

Wednesday, December 07, 2022, 7:00 P.M.

Tracy City Hall, 333 Civic Center Plaza, Tracy

Web Site: www.cityoftracy.org

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

THE CITY OF TRACY REMAINS UNDER A LOCAL EMERGENCY FOR COVID-19 AND IS NOW CONDUCTING TELECONFERENCE MEETINGS PURSUANT TO STATE LAW. TELECONFERENCED LOCATIONS MAY INCLUDE VARIOUS LOCATIONS INCLUDING TRACY CITY HALL. IN ACCORDANCE WITH THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH GUIDELINES, UNIVERSAL MASKING IS RECOMMENDED FOR ALL PERSONS REGARDLESS OF VACCINATION STATUS AND SOCIAL DISTANCING PROTOCOLS WILL BE IN PLACE FOR TRACY CITY HALL.

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 CityofTracy.org or on Comcast Channel 26/AT&T U-verse Channel 99. To view from the City's website, open the "Government" menu at the top of the City's homepage and select "Planning Commission", then select "[Planning Commission Meeting Videos](#)" under the "Boards and Commissions" section.

If you only wish to watch the meeting and do not wish to address the Council, 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:** 2559 804 9511 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.
 - **Join by phone by dialing** +1-408-418-9388,,25598049511#75266464# **Press *3 to raise the hand icon to speak on an item.**

- *Protocols for commenting via WebEx:*
 - *If you wish to comment on the "New Business" or "Items from the Audience" portions of the agenda:*
 - *Listen for the Chair 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 "New Business" or "Items from the Audience" portions of the agenda will be accepted until the public comment for that item is closed.*

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 Council meeting shall provide an opportunity for the public to address the Council on any item within its jurisdiction before or during the Council'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 Council to conduct its business as efficiently as possible, members of the public wishing to address the Council 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 City Council 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 Council. 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.

Addressing the Council on Items not on the Agenda – The Brown Act prohibits discussion or action on items not on the posted agenda. The City Council's Meeting Protocols and Rules of Procedure provide that in the interest of allowing Council 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, Council 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 Council. When members of the public address the Council, 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 City Council prior to or at the public hearing.

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

MEETING AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

MINUTES

DIRECTOR'S REPORT REGARDING THIS AGENDA

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

- 1.A STAFF RECOMMENDS THAT THE PLANNING COMMISSION ADOPT A RESOLUTION 1) APPROVING A TWO-YEAR EXTENSION OF THE 226-LOT ROCKING HORSE VESTING TENTATIVE SUBDIVISION MAP (TSM15-0001), LOCATED ON THE EAST SIDE OF LAMMERS ROAD NORTH OF REDBRIDGE ROAD, ASSESSOR'S PARCEL NUMBERS 240-060-26 AND 240-060-27.; AND 2) DETERMINING THAT THE PROJECT IS CONSISTENT WITH THE ROCKINGHORSE MITIGATED NEGATIVE DECLARATION APPROVED BY CITY COUNCIL ON APRIL 5, 2016. THE PROPERTY OWNERS ARE CALANDEV, LLC AND FAHMEY, SARWAT SABET TR ET. AL AND THE APPLICANT IS CONCENTRIC DEVELOPMENT, APPLICATION NUMBER EXT22-0004
- 1.B STAFF RECOMMENDS THAT THE PLANNING COMMISSION ADOPT A RESOLUTION 1) APPROVING A DEVELOPMENT REVIEW PERMIT (D21-0033) FOR MODIFICATIONS TO THE MCDONALD'S DEVELOPMENT AT 3430 N. TRACY BLVD., APN 214-210-02; AND 2) DETERMINING THAT THIS PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. THE APPLICANT AND THE PROPERTY OWNER ARE MCDONALD'S USA, LLC., APPLICATION NUMBER D21-0033

- 1.C PROVIDE DIRECTION TO STAFF ON WHETHER TO CANCEL THE PLANNING COMMISSION MEETING SCHEDULED FOR WEDNESDAY, DECEMBER 21, 2022

2. ITEMS FROM THE AUDIENCE

3. DIRECTOR'S REPORT

4. ITEMS FROM THE COMMISSION

5. ADJOURNMENT

Posted: December 01, 2022

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
REGULAR MEETING
OCTOBER 26, 2022, 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, and WebEx during the meeting.

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Chair Hudson led the pledge of allegiance.

ROLL CALL

Roll Call found Commissioner Atwal, Commissioner Augustus, Commissioner Boakye-Boateng, and Chair Hudson present. Vice Chair Orcutt was not present. Also present were: Alan Bell, Senior Planner; Victoria Lombardo, Senior Planner; Kris Balaji, Director of Development Services; Bijal Patel, City Attorney; Gina Peace, Executive Assistant, and Miranda Aguilar, Administrative Assistant.

MINUTES

Chair Hudson introduced the Regular Meeting Minutes from the October 12, 2022 meeting.

ACTION: It was moved by Commissioner Augustus and seconded by Commissioner Atwal to approve the October 12, 2022 Planning Commission Regular meeting minutes. A voice vote found Commissioner Atwal, Commissioner Augustus, Commissioner Boakye-Boateng, and Chair Hudson in favor; Vice Chair Orcutt absent. Passed and so ordered; 4-0-1-0.

DIRECTOR'S REPORT REGARDING THIS AGENDA

None.

ITEMS FROM THE AUDIENCE

Dotty Nygard expressed disappointment in the discrepancy in the Planning Commission treatment regarding Cannabis Conditional Use Permits.

1. NEW BUSINESS

- A. STAFF RECOMMENDS THAT THE PLANNING COMMISSION ADOPT A RESOLUTION 1) APPROVING A DEVELOPMENT REVIEW PERMIT (D19-0021) FOR A NEW 25,000 SQUARE FOOT MULTI-TENANT BUILDING AND**

RELATED SITE IMPROVEMENTS LOCATED AT APN 212-270-21 (DIRECTLY WEST OF THE DEPARTMENT OF MOTOR VEHICLES, 2785 AUTO PLAZA DRIVE AND APPROXIMATELY 170 FEET EAST OF POWER ROAD); AND 2) GRANTING A CONDITIONAL USE PERMIT (CUP21-0003) FOR VEHICLE SERVICE USES ON A VACANT SITE LOCATED AT APN 212-270-21 (DIRECTLY WEST OF THE DEPARTMENT OF MOTOR VEHICLES, 2785 AUTO PLAZA DRIVE AND APPROXIMATELY 170 FEET EAST OF POWER ROAD); 3) EXTENDING THE TIME PERIOD TO ESTABLISH THE CONDITIONAL USE PERMIT FROM SIX MONTHS TO 2 YEARS TO BE CONSISTENT WITH THE DEVELOPMENT REVIEW PERMIT APPROVAL TIME PERIOD; AND 4) DETERMINING THAT THIS PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. THE APPLICANTS ARE BARYALAI AND MASOOD FERAZ AND THE PROPERTY OWNER IS TRACY AUTO PLAZA INVESTORS PTP

Alan Bell, Senior Planner, presented the staff report and addressed questions from the Commission.

Masood Feroz, Applicant, addressed the Commission.

Chair Hudson opened the Public Hearing at 7:15 p.m., seeing as no one came forward, the public hearing was closed.

ACTION: It was moved by Commissioner Augustus and seconded by Commissioner Atwal that the Planning Commission adopt a resolution:

- 1) Approving a Development Review Permit (D19-0021) for a new multi-tenant building and related site improvements located at APN 212-270-21 (directly west of the department of motor vehicles, 2785 Auto Plaza Drive and approximately 170 feet east of Power Road);
- 2) Granting a Conditional Use Permit (CUP21-0003) for vehicle service uses on a vacant site located at located at APN 212-270-21 (directly west of the Department of Motor Vehicles, 2785 Auto Plaza Drive and approximately 170 feet east of Power Road);
- 3) Extending the time period to establish the conditional use permit from six months to two years; and
- 4) Determining that this project is categorically exempt from the California Environmental Quality Act.

A roll call vote found Commissioner Atwal, Commissioner Augustus, Commissioner Boakye-Boateng, and Chair Hudson in favor; Vice Chair Orcutt absent. Passed and so ordered; 4-0-1-0.

B. STAFF RECOMMENDS THAT THE PLANNING COMMISSION RECEIVE AN INFORMATIONAL REPORT REGARDING STATE LAW CHANGES TO THE PERMITTING OF ACCESSORY DWELLING UNITS AND PROVIDE DIRECTION REGARDING PROPOSED AMENDMENTS TO THE CITY'S

ACCESSORY DWELLING UNIT REGULATIONS TO BETTER ALIGN WITH STATE LAW CHANGES

Alan Bell, Senior Planner, presented the staff report and addressed questions from the Commission.

Chair Hudson opened the Public Hearing at 7:27 p.m., seeing as no one came forward, the public hearing was closed.

No action required.

C. CONDUCT A WORKSHOP TO DISCUSS EXISTING ZONING REGULATIONS APPLICABLE TO CANNABIS DISPENSARIES IN THE CITY, AS SET FORTH IN TRACY MUNICIPAL CODE SECTION 10.08.3196, AND POTENTIAL AMENDMENTS TO SUCH REGULATIONS

Victoria Lombardo, Senior Planner, presented the staff report and addressed questions from the Commission.

Chair Hudson opened the Public Hearing at 8:26 p.m.

Dotty Nygard addressed the Commission and expressed her disappointment that this conversation did not happen two years ago when the Ordinance was adopted and recommended using this as an educational opportunity.

Karen Moore addressed the Commission and expressed her experience with dispensaries. She also suggested instead of placing a buffer between businesses let the market decide who survives and she is glad these questions are being discussed.

Chair Hudson closed the Public Hearing at 8:36 p.m.

The consensus of the Planning Commission was for city staff to do research on 20 other cities of various sizes; small, (population of 50,000<), medium (population of 50,000 – 100,000), and large (population of 100,000>). Research should include:

- (1) What other cities are doing regarding buffers between cannabis businesses and sensitive uses, and between multiple cannabis businesses;
- (2) What other cities do with sensitive (youth) uses and defining youth centers;
- (3) How they handle proximity of cannabis businesses to non-conforming residential units; and
- (4) Whether other cities treat some zones differently (i.e. downtown commercial versus other more common commercial zones).

No action required.

2. ITEMS FROM THE AUDIENCE

None.

3. DIRECTOR'S REPORT

None.

4. ITEMS FROM THE COMMISSION

Commissioner Atwal wanted to verify whether there was a Planning Commission Meeting scheduled for next Wednesday, November 02, 2022. Chair Hudson confirmed.

Chair Hudson inquired about how to amend cancelling the December 21, 2022 meeting. Victoria suggest we put it on the agenda for the next meeting to discuss cancelling the meeting in advance.

5. ADJOURNMENT

ACTION: It was moved by Commissioner Augustus and seconded by Commissioner Atwal to adjourn.

A voice vote found Commissioner Atwal, Commissioner Augustus, Commissioner Boakye-Boateng, and Chair Hudson in favor; Vice Chair Orcutt absent. Passed and so ordered; 4-0-1-0.

Time: 8:46 p.m.

CHAIR

STAFF LIAISON

Agenda Item 1.A

RECOMMENDATION

STAFF RECOMMENDS THAT THE PLANNING COMMISSION ADOPT A RESOLUTION:

- 1) APPROVING A TWO-YEAR EXTENSION OF THE 226-LOT ROCKING HORSE VESTING TENTATIVE SUBDIVISION MAP (TSM15-0001), LOCATED ON THE EAST SIDE OF LAMMERS ROAD NORTH OF REDBRIDGE ROAD, ASSESSOR'S PARCEL NUMBERS 240-060-26 AND 240-060-27.; AND**
 - 2) DETERMINING THAT THE PROJECT IS CONSISTENT WITH THE ROCKINGHORSE MITIGATED NEGATIVE DECLARATION APPROVED BY CITY COUNCIL ON APRIL 5, 2016.**
- THE PROPERTY OWNERS ARE CALANDEV, LLC AND FAHMEY, SARWAT SABET TR ET. AL AND THE APPLICANT IS CONCENTRIC DEVELOPMENT, APPLICATION NUMBER EXT22-0004.**

EXECUTIVE SUMMARY

Vesting Tentative Subdivision Maps are approved for an initial period of two years and can be extended for a variety of reasons. Staff is recommending that the Planning Commission approve an additional two-year extension of this map through October 5, 2024.

BACKGROUND AND LEGISLATIVE HISTORY

On April 5, 2016, City Council approved a Vesting Tentative Subdivision Map and PUD rezoning for a 226-lot single-family home project (Attachment A). On December 4, 2018, a three-year extension was granted, pursuant to Government Code Section 66452.6(a)(1), causing a new expiration date of April 5, 2021. The map was again extended for 18 months in 2021, via Assembly Bill 1561, which automatically extended subdivision maps that had been approved prior to March 4, 2020, and were set to expire prior to December 31, 2021, due to the effects of the Coronavirus pandemic. That caused a new expiration date of October 5, 2022. Prior to that date, the applicant submitted a request to extend the life of the approval by an additional two years.

City staff is recommending that the Planning Commission grant the two-year time extension (to October 5, 2024) and determine that the project is consistent with the Mitigated Negative Declaration dated April 5, 2016.

ANALYSIS

The extension of the Vesting Tentative Subdivision Map would allow for the subdivision of the property into 226 lots and facilitate the construction of single-family homes. The new lots are in compliance with the standards established in the Planned Unit Development Zone in which they are located, and will be consistent in size and layout with the surrounding lots to the east and south that were developed in the early 2000's.

Initially, construction was anticipated shortly after the map's approval in 2016, however, the developer at the time, as they worked toward their first final map, ultimately determined not to move forward with construction at that time. The property owners have remained the same, and they now have a developer potentially interested in completing the subdivision and building the project as approved, but they need more time to complete the necessary steps to begin construction before the Vesting Tentative Subdivision Map expires, hence the request for an extension. Government Code Section 66452.6(e) allows for subdivision map extensions of up to six years beyond the original two-year life of a tentative map.

An initial condition of approval for the project regarding establishing a CFD or direct funding source for the maintenance of various public improvements and services was applied to this project and will be updated to the current version of that condition as a part of this extension (Exhibit 1 to the Resolution).

PUBLIC OUTREACH/ INTEREST

A public hearing notice for the project was mailed to all property owners within a 300-foot radius of the project site, posted on the City website, and also published in the Tracy Press on November 24, 2022. The Planning Commission agenda packet was posted on the City website, City Hall, and the Tracy Branch Library on December 01, 2022.

COORDINATION

The project was reviewed by multiple City departments and other agencies, including the City's Development Services Department, Public Works Department, Utilities Department, Police Department, and South San Joaquin County Fire Authority. All comments received were incorporated into the project plans at the time of the original approval, or otherwise addressed.

CEQA DETERMINATION

During the evaluation of the original project, a Mitigate Negative Declaration (MND) was completed and circulated for public review. On April 5, 2016, Council concurrently approved the MND, as well as the Vesting Tentative Subdivision Map and rezoning of the property for future development. There are no proposed changes to the approved project, therefore, this map extension is consistent with that MND and no further environmental review is necessary.

ACTION REQUESTED OF THE PLANNING COMMISSION

STAFF RECOMMENDS THAT THE PLANNING COMMISSION ADOPT A RESOLUTION:

- 1. DETERMINING THAT THIS PROJECT IS CONSISTENT WITH THE MITIGATED NEGATIVE DECLARATION APPROVED BY COUNCIL ON APRIL 5, 2016; AND**
- 2. APPROVING A TWO-YEAR EXTENSION (EXT22-0004) OF THE ROCKING HORSE 226-LOT VESTING TENTATIVE SUBDIVISION MAP LOCATED ON ASSESSOR'S PARCEL NUMBERS 240-060-26 AND 240-060-27, TO OCTOBER 5, 2024.**

Prepared by: Victoria Lombardo, Senior Planner
Reviewed by: Bill Dean, Assistant Development Services Director

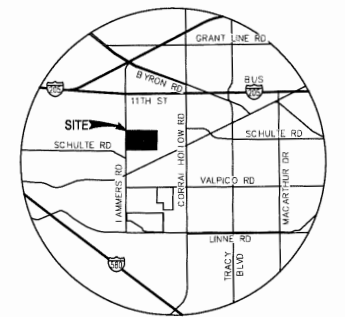
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Approved by: Kris Balaji, Development Services Director

ATTACHMENTS

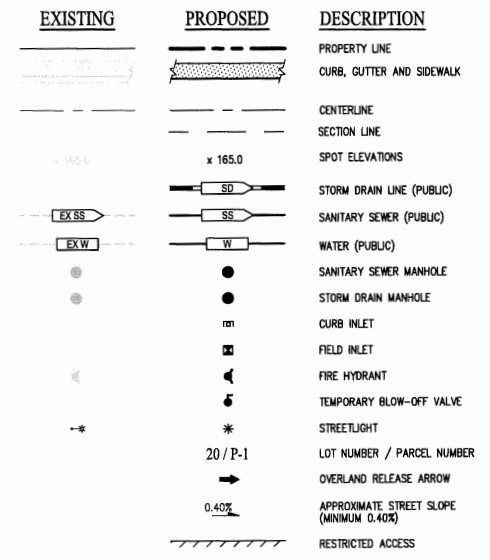
Attachment A – Approved Map

Attachment B – Planning Commission Resolution



VICINITY MAP
NOT TO SCALE

LEGEND



ABBREVIATIONS

BNDY	BOUNDARY	P	PAD ELEVATION
CL	CENTERLINE	PAE	PEDESTRIAN ACCESS EASEMENT
EVA	EMERGENCY VEHICLE ACCESS	PL	PROPERTY LINE
EX	EXISTING	PUE	PUBLIC UTILITY EASEMENT
FL	FLOW LINE	R	RADIUS
HP	HIGH POINT	R/W	RIGHT-OF-WAY
INV	INVERT	S	SLOPE
L	LENGTH	SS	SANITARY SEWER
LF	LINEAR FEET	SD	STORM DRAIN
LP	LOW POINT	TD	TOP OF CURB
		W	WATER

GENERAL NOTES

- OWNER: CALANDEV, LLC
224 AIRPORT PARKWAY SUITE 630
SAN JOSE, CA 95110
(408) 452-8877

JOANNE MARSH SOUCHEK
25376 SOUTH LAMMERS ROAD
TRACY, CA 95377
- SUBDIVIDER: BATES STRINGER TRACY II, LLC
875 ORANGE BLOSSOM WAY
DANVILLE, CA 94526
ATTN: SCOTT STRINGER
- CIVIL ENGINEER: CARLSON, BARBEE & GIBSON, INC.
2833 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
(925) 865-0322
GORDON T. ZANNI, R.C.E. 76794
- GEOTECHNICAL ENGINEER: STEVENS, FERRONE & BAILEY
ENGINEERING COMPANY, INC.
1600 WILLOW PASS COURT
CONCORD, CA 94520
ATTN: KENNETH C. FERRONE
- ASSESSORS PARCEL NO.: 240-060-26
240-060-27
- SITE ADDRESS: 25380 SOUTH LAMMERS ROAD
25376 SOUTH LAMMERS ROAD
- EXISTING ZONING: LOW DENSITY RESIDENTIAL
- PROPOSED ZONING: PLANNED UNIT DEVELOPMENT
- EXISTING LAND USE: VACANT/RESIDENTIAL
- PROPOSED LAND USE: LOW DENSITY RESIDENTIAL
- EXISTING GENERAL PLAN LAND USE: URBAN RESERVE B
- GROSS SITE AREA: 59.1 ACRES
DEDICATED R/W AREA: 18.3 ACRES
NET SITE AREA: 40.8 ACRES
- PARCELS:
PARCEL A: UTILITY CONNECTION/PEDESTRIAN ACCESS (2,218 SF)
PARCEL B: LANDSCAPE PARCEL (8,118 SF)
PARCEL C: LANDSCAPE PARCEL (10,727 SF)
PARCEL D: UTILITY CONNECTION/PEDESTRIAN ACCESS (2,402 SF)
PARCEL E: EMERGENCY VEHICLE ACCESS/PEDESTRIAN ACCESS (2,251 SF)
PARCEL F: LANDSCAPE PARCEL (1,879 SF)
PARCEL G: PARK (104,852 SF)
PARCEL H: UTILITY CONNECTION (3,000 SF)
PARCEL I: FUTURE RIGHT-OF-WAY DEDICATION. PARCEL I TO BE DEDICATED TO CITY AS PART OF ULTIMATE IMPROVEMENTS. SEE SHEET TM10 FOR MORE INFORMATION (25,218 SF)
- NUMBER OF UNITS: 226
- PROPOSED DENSITY: 3.82 DU/AC GROSS
- LOT SIZE: MINIMUM LOT SIZE: LOT 98 (5,262 SF)
MAXIMUM LOT SIZE: LOT 11 (16,904 SF)
AVERAGE LOT SIZE: (7,250 SF)
- BENCHMARK: CITY OF TRACY CONTROL MONUMENT 2045 LOCATED 50 FEET NORTH OF SCHULTE ROAD, ON HEADWALL ON EASTERLY SIDE OF LAMMERS ROAD. 2045 IS A 2.5" BRASS DISK WITH OUNCH STAMPED "SJC0 EE-40.4 1981 BM". ELEVATION OF 2045 = 107.70 FEET (NAVD88)
- STREETS: ALL STREETS WITHIN THE SUBDIVISION WILL BE PUBLIC STREETS MAINTAINED BY THE CITY OF TRACY
- UTILITY PROVIDERS:
SEWER: CITY OF TRACY
WATER: CITY OF TRACY
GAS/ELECTRIC: PACIFIC GAS & ELECTRIC
TELEPHONE: AT&T
- FLOOD ZONE: NO SPECIAL FLOOD ZONE AREAS PER FEMA FLOOD PANEL 06077C0730F.
- ALL DIMENSIONS SHOWN ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN AND MAPPING.
- PROJECT MAY BE BUILT IN PHASES & MULTIPLE FINAL MAPS MAY BE FILED.
- GRADING SHOWN IS PRELIMINARY AND SUBJECT TO CHANGES DURING FINAL DESIGN.
- ALL PROPOSED UTILITIES SHOWN ARE TENTATIVE AND MAY CHANGE DURING FINAL DESIGN. FINAL DESIGN SHALL ADHERE TO CITY OF TRACY STANDARDS

INDEX SHEET	
TM01	TITLE SHEET AND GENERAL NOTES
TM02	LOTTING PLAN
TM03	EXISTING CONDITIONS
TM04	GRADING AND DRAINAGE PLAN
TM05	UTILITY PLAN
TM06	STORM WATER MANAGEMENT PLAN
TM07	TYPICAL HOUSE PLOTTING
TM08	FIRE TRUCK ACCESS
TM09	INTERIM LAMMERS-CROSSROADS IMPROVEMENTS
TM10	ULTIMATE LAMMERS-CROSSROADS IMPROVEMENTS
TM11	PRELIMINARY DEVELOPMENT PLAN
TM12	TEMPORARY PEDESTRIAN ACCESS PATH

CITY ENGINEER'S STATEMENT

I HEREBY CERTIFY THAT THIS MAP HAS BEEN REVIEWED FOR COMPLIANCE WITH THE REQUIREMENTS OF THE TRACY MUNICIPAL CODE AND THE SUBDIVISION MAP ACT AS TO FORM AND CONTENT.

CITY ENGINEER _____ DATE _____

PLANNING COMMISSION FILING CERTIFICATE

TENTATIVE MAP FILED THIS _____ DAY OF _____, 20____, IN THE OFFICE OF THE TRACY PLANNING COMMISSION, TRACY, CALIFORNIA, ACCOMPANIED WITH APPROPRIATE FILING FEES. THIS CERTIFICATE DOES NOT DEEM THIS APPLICATION COMPLETE.

SECRETARY OF PLANNING COMMISSION _____ DATE _____

CITY COUNCIL CERTIFICATE

I HEREBY CERTIFY THAT THE CITY COUNCIL OF TRACY HAS CONDITIONALLY APPROVED THIS TENTATIVE MAP ON _____ BY RESOLUTION NO. _____

CITY CLERK _____ DATE _____

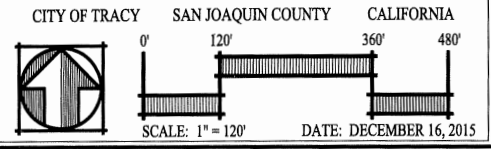
ENGINEER'S STATEMENT

THIS MAP WAS PREPARED BY CARLSON, BARBEE & GIBSON, INC. UNDER MY DIRECTION

GORDON T. ZANNI, R.C.E. 76794 _____ DATE _____



FIGURE 5
SITE PLAN



CITY OF TRACY

Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
2833 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
TEL: (925) 865-0322

REVISIONS

NO.	DATE	DESCRIPTION

APPROVED BY: _____

DESIGNED BY: _____

DRAWN BY: _____

CHECKED BY: _____

SCALE: AS SHOWN

TITLE SHEET AND GENERAL NOTES

TRACT 8855
VESTING TENTATIVE MAP
ROCKING HORSE
TRACY, CALIFORNIA

SHEET
TM01
OF 12 SHEETS

APPROVED AS TO FORM AND LEGALITY

CITY ATTORNEY'S OFFICE

TRACY PLANNING COMMISSION

RESOLUTION NO. _____

1) APPROVING A TWO-YEAR TIME EXTENSION FOR VESTING TENTATIVE SUBDIVISION MAP (TSM15-0001) TO CREATE A 226-LOT SUBDIVISION AND CONSTRUCT 226 SINGLE FAMILY HOMES LOCATED ON THE EAST SIDE OF LAMMERS ROAD NORTH OF REDBRIDGE ROAD, ASSESSOR'S PARCEL NUMBERS 240-060-26 AND 240-060-27., AND

2) DETERMINING THAT THE PROJECT IS CONSISTENT WITH THE ROCKINGHORSE MITIGATED NEGATIVE DECLARATION APPROVED BY THE CITY COUNCIL ON APRIL 5, 2016.

THE PROPERTY OWNERS ARE CALANDEV, LLC AND FAHMEY, SARWAT SABET TR ETAL APPLICANT IS CONCENTRIC DEVELOPMENT, APPLICATION NUMBER EXT22-0004.

WHEREAS, The subject property was annexed to the City of Tracy in 1994 as a part of a larger subdivision, and has a zoning designation of Planned Unit Development, 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 designation of the property is Residential Low, which provides for a density range of 2.1 to 5.8 dwelling units per acre. The General Plan identifies "conventional single-family dwelling units" as the "likely principal type of housing stock" within the Residential Low land use designation. The Rocking Horse project proposes single-family detached homes with an average density of 3.9 dwelling units per gross acre, and

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

WHEREAS, The site is physically suitable for the proposed density of development. The 3.9 dwelling units per gross acre proposed is consistent with the allowable density range prescribed by the General Plan. The density is consistent with the residential development adjacent to the subject property. Traffic circulation is designed in accordance with City standards for the proposed density to ensure adequate traffic service levels are met, and

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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. A Mitigated Negative Declaration was approved for the project on April 5, 2016, and the extension remains consistent with that environmental study, 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, City Council conducted a public hearing to review and consider the Vesting Tentative Subdivision Map and PUD Zoning on April 5, 2016 and approved the project, and

WHEREAS, Previous extensions to the Vesting Tentative Subdivision Map were granted by the Planning Commission on December 4, 2018, and by Assembly Bill 1561 in 2020, causing the expiration date of the map to be October 5, 2022, and

WHEREAS, An application for an additional extension, pursuant with the regulations of Government Code Section 66452.6(e) was submitted prior to the expiration of the map and evaluated by staff, and

WHEREAS, The Planning Commission conducted a public hearing to review and consider an extension of the project approvals on December 07, 2022; now, therefore be it

RESOLVED:

That the Planning Commission does hereby approve a two-year time extension to the Rocking Horse Vesting Tentative Subdivision Map (TSM15-0001) to create a 226-lot subdivision and construct 226 single-family homes located on the east side of Lammers Road, north of Redbridge Road, Application Number EXT22-0004, subject to the original conditions stated in Exhibit "1", attached and made part hereof; be it

FURTHER RESOLVED: That the Planning Commission hereby determines that that the project is consistent with the Mitigated Negative Declaration approved by the City Council on April 5, 2016, no new or changed circumstances exist, and that no

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additional environmental review is necessary under the California Environmental Quality Act.

The foregoing Resolution 2022-____ was adopted by the Planning Commission on December 07, 2022, by the following vote:

AYES:	COMMISSION MEMBERS:
NOES:	COMMISSION MEMBERS:
ABSENT:	COMMISSION MEMBERS:
ABSTENTION:	COMMISSION MEMBERS:

CHAIR

ATTEST: _____
STAFF LIAISON

Exhibit 1

**Rocking Horse Conditions of Approval
Application Numbers PUD15-0001 and TSM15-0001
December 07, 2022**

These Conditions of Approval shall apply to the real property described as the Rocking Horse Development Project (Project) of 226 single-family residential lots on approximately 59.1 acres located on the east side of Lammers Road, north of Redbridge Road. Assessor's Parcel Numbers 240-060-26 and 240-060-27; Application Number PUD15-0001.

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 Development Services 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 (i.e., 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).
4. "Conditions of Approval" shall mean the conditions of approval applicable to the Project, consisting of 226 single-family residential lots on approximately 59.1 acres located on the east side of Lammers Road, north of Redbridge Road. Assessor's Parcel Numbers 240-060-26 and 240-060-27, Application Number PUD15-0001. The Conditions of Approval shall specifically include all Development Services Department conditions, including Planning Division and Engineering Division conditions set forth herein.
5. "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.
6. "Project Site" means the real property consisting of approximately 59.1 acres located on the east side of Lammers Road, north of Redbridge Road. Assessor's Parcel Numbers 240-060-26 and 240-060-27, Application Number PUD15-0001.
7. "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 Site boundaries, or who applies to the City to develop or improve any portion of the real property within the Project Site boundaries. "Subdivider" also means Developer. The term "Developer" shall include all successors in interest.

B. Planning Division Conditions of Approval:

1. The Developer shall comply with all applicable laws (federal, state, and local) related to the development of real property within the Project Site, 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. Unless specifically modified by these Conditions of Approval, the Developer shall comply with all mitigation measures identified in the Rocking Horse Development Project Mitigated Negative Declaration dated November 2015.
4. 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) will begin on the date of the City's 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 is advised that applicable statute(s) of limitations may legally bar Developer from later challenging any such fees, dedications, reservations or other exactions.
5. Except as otherwise modified herein, all construction shall be consistent with the plans received by the Development Services Department on January 5, 2016.
6. Prior to the issuance of a building permit, the applicant shall provide a detailed landscape and irrigation plan for that typical lot consistent with City landscape and irrigation standards and the approved Project plans, including, but not limited to Tracy Municipal Code Section 10.08.3560, the City's Design Goals and Standards, and the applicable Department of Water Resources Model Efficient Landscape Ordinance on private property, and the Parks and Parkways Design Manual for public property, to the satisfaction of the Development Services Director. Newly planted, on-site trees shall be a minimum size of 24-inch box and shrubs shall be a minimum size of five gallons. Provided, however, that because the proposed park within the Project will be private, it shall not be required to meet the City's Parks and Parkways Design Manual for public property.
7. Prior to final inspection for any residential unit of the Project (excluding model homes), the Developer shall construct a nine-foot tall masonry wall (as measured from the taller grade on either side of the wall) along the Project's west property line, consistent with requirements of the Project's environmental mitigation measures related to noise attenuation. The wall shall be designed consistent with the approved plans and subject to final approval by the Development Services Director and may include mounding on the west side of the wall to reduce its effective visual height as seen from Lammers Road.

8. Prior to the issuance of a building permit, the Developer shall document compliance with the City of Tracy Manual of Stormwater Quality Control Standards for New Development and Redevelopment (Manual) which were in place at the time the Project's Vesting Tentative Map application was deemed complete to the satisfaction of the Public Works Director, which includes the requirement for Site Design Control Measures, Source Control Measures and Treatment Control Measures under the guidelines in a project Stormwater Quality Control Plan (SWQCP). Compliance with the Manual includes, but is not limited to, addressing outdoor storage areas, trash enclosures, parking areas, any wash areas and maintenance areas. The SWQCP must conform to the content and format requirements indicated in Appendix D of the Manual and must be approved by the Public Works Director prior to issuance of grading or building permits. The Project was deemed complete prior to the new stormwater regulations adopted by the City. Stormwater treatment shall be consistent with the approved plans, subject to approval by the City's Engineering Division.

9. The Project shall comply with all applicable provisions of the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan, including the Incidental Take Minimization Measures applicable at the time of permit and a pre-construction survey prior to ground disturbance in accordance with the requirements set forth in the Mitigation Monitoring Reporting Program of the Rocking Horse Development Project's Mitigated Negative Declaration dated November 2015, to the satisfaction of San Joaquin Council of Governments.

10. The Developer shall design and construct all buildings with fire sprinklers in accordance with City Regulations to the satisfaction of the Chief Building Official.

11. The on-site interim storm drainage basin in the northeast portion of the site shall be fenced to provide both visual relief of the basin until such time as a permanent off-site basin (as planned for in the City's Stormwater Master Plan) is constructed. The color, material, and other design elements of the fence, which shall also include perimeter landscaping to help soften its appearance, shall be compatible with the residential neighborhood, and the height shall be the minimum necessary to provide reasonable security but not over 72 inches tall, to the mutual satisfaction of the Developer and the Development Services Director.

12. The floor plans and architectural elevations for the project shall be consistent with the plans received by the Development Services Department on March 28, 2016.

13. All common area lots and open spaces, including landscaping, shall be maintained by the Project homeowner's association (HOA). Final covenants, conditions and restrictions (CC&Rs) shall be submitted to the City for review and approval prior to their recordation for the purpose of confirming compliance with this Condition No. 13. The CC&Rs shall be recorded prior to City issuance of a grading permit or improvement plans for the Project.

14. Final design plans shall be provided for the entry feature to the Project located along Crossroads Drive, providing for additional architectural detailing of the features.

15. The Emergency Vehicle Access (EVA) connecting the Project to Lammers Road shall be built subject to Fire Department and Engineering Division approval, including with respect to width, loads, turn radius, and use of gates or other barriers. The EVA shall be converted to a pedestrian and bicycle pathway after elimination of the EVA once the secondary street connection to Crossroads Drive is constructed at the northeast corner of the Project consistent with the Project's Vesting Tentative Map. The design of the pedestrian and bicycle pathway

shall be subject to review and approval of the Development Services Director, and the pathway shall be subject to maintenance by the Project Homeowner's Association.

16. The Developer shall be required to pay all applicable City impact fees subject to any applicable fee credits and reimbursement in accordance with the City Regulations and an executed Fee Credit Agreement between the Developer and the City as provided for in the City of Tracy Municipal Code, including park fees. Provided, however, no fee credit shall be given for the Developer's construction of the 2.4-acre private park.

17. The approximately 2.4-acre private park shall be designed for the recreational use of the Project residents. The amenities included will be designed, constructed, and maintained at the sole discretion of the Developer and the homeowner's association, but shall comply with the all applicable City Standards for private property landscaping, including, but not limited to water-efficient landscape and stormwater design standards.

C. Building Division and Fire Prevention Conditions of Approval

1. NFPA 13-R automatic sprinkler systems and fire and smoke alarm systems are required with monitoring.
2. Provide "No Parking" signage along both sides of Crossroads Drive.
3. Prior to the issuance of the 151st building permit, the Developer shall fund the cost of a new Type-I Fire Pumper Apparatus per the requirements of the Citywide Public Safety Master Plan dated 3/21/13, in an amount not to exceed the estimated cost of said equipment (\$500,000). In determining the amount due under this Condition No. C.3, the Developer shall pay the amount of the actual cost of the apparatus minus the total amount of the public safety fees already paid by the Developer in connection with the Project, and shall also receive credit against any remaining public safety fees otherwise due, as provided for in the Fee Credit Agreement that shall be executed by the Developer and the City pursuant to Planning Condition No. 16.

D. Public Works Conditions of Approval

1. The Project Site is already located on the City's Landscape Maintenance District (LMD) map and designated as inactive LMD Zone 32. The City requires that the Project homeowners association (HOA) provide for maintenance of all landscape areas in streets and road rights-of-way and that the Project remain in the City LMD. While required to remain the LMD, it will be kept in a "dormant" status and only activated if the HOA does not provide for maintenance as needed. Landscape maintenance on each privately owned lot will be the responsibility of the individual homeowners or as otherwise provided for in the Project CC&Rs.
2. Landscaping as set forth in the approved Project plans shall be provided consistent with standard details set forth in the City Regulations.
3. Utilize decorative pavement (i.e., stamped concrete) instead of use of pavers in street sections within public streets in accordance with the approved Project plans

C. Engineering Division Conditions of Approval

C.1. General Conditions

C.1.1. Subdivider shall comply with the applicable requirements of the approved documents, technical analyses/ reports prepared for the Project listed as follows:

- a. Subdivider shall comply with the applicable recommendations of the *Stringer Property Traffic Impact Study in the City of Tracy*, prepared by Kimley-Horn and Associates, Inc., dated July 20, 2015 and *Stringer Development Plan Set Engineering Comments* prepared by Kimley-Horn and Associates, Inc., dated May 21, 2015 (“Traffic Analysis”).
- b. *Precise Plan Line (Alignment) for Eleventh Street, Lammers Road*, prepared by BKF and approved by the City Council on June 19, 2007 by Resolution No. 2007-137
- c. *Hydraulic Evaluation of South Lammers Road Development*, prepared by West Yost Associates, dated May 20, 2015 (“Water Analysis”).

C.2. Final Map No application for any final map within the Project Site boundaries will be accepted by the City as complete until the Subdivider provides all documents as required by City Regulations and these Conditions of Approval, to the satisfaction of the City Engineer, including, but not limited to, the following:

- C.2.1. The final map application, which includes tract boundary, street right-of-way, and lot closure calculations, preliminary title report, updated subdivision map guarantee, copies of recorded deeds and/or easements and documents that are necessary to complete the technical accuracy review of the final map.
- C.2.2. The Final Map is prepared in accordance with the City Regulations, and in substantial conformance with the Tentative Subdivision Map.
- C.2.3. The Final Map shall include dedications or offers of dedication of all right(s)-of-way and/or easement(s) required to serve the Project described by the Final Map, in accordance with City Regulations and these Conditions of Approval.
 - a. The Subdivider shall dedicate a 10-foot wide Public Utility Easement (PUE) along the lot frontages within the Project Site, for the installation, repair, use, operation, and maintenance of public utilities such as electric, gas, telephone, cable TV, and others.

- C.2.4. Horizontal and vertical control for the Project shall be based upon the City of Tracy's 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 control points to a minimum of two separate points adjacent to or within the Project Site described by the Final Map.
- C.2.5. Improvement Plans for in-tract and offsite improvements required to serve the Project Site described by the final map and Vesting Tentative Subdivision Map in accordance with the City Regulations and these Conditions of Approval. The Improvement Plans shall specifically include all the requirements specified in Condition C.6., below.
- a. The Improvement Plans shall consist of the Grading and Storm Drainage Plans, Irrigation and Landscaping Plans, Composite / Joint Utility Plans, In-tract Civil and Utility Plans, Street Lighting Plans, Signing and Striping Plans, Masonry Wall Plans, and Storm Water Plans prepared in accordance with the City Regulations. The Grading Plans shall be submitted together with the calculations of earthwork quantities or specifically the volumes of cut and fill in cubic yards.
 - b. All supporting and engineering calculations, material and technical specifications, and reports related to the design of the subdivision improvements, and as required by the City Engineer. The engineering calculations shall include calculations for determining the size and capacity of sewer, water and storm drain lines.
 - c. 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.2.6. A signed and stamped Engineer's Estimate for the cost of subdivision improvements and all the required public facilities, prepared in accordance with City Regulations. Use and add ten percent (10%) for construction contingencies.
- C.2.7. All the required improvement plans are prepared in accordance with City regulations and these Conditions of Approval. The improvement agreements are executed, improvement security is submitted, and documentation of insurance are provided, as required by these Conditions of Approval. The amounts of improvement security shall be approved by the City and the form of improvement security shall be in accordance with the City regulations.
- C.2.8. Improvement Security. The Subdivider shall provide improvement security for all public facilities, as required by any Subdivision Improvement Agreement and any Deferred Improvement Agreement. The form of the improvement security may be a surety bond, letter of

credit or other form in accordance with City Regulations. The amount of the improvement security shall be as follows:

- a. Faithful Performance (100% of the estimated cost of constructing the public facilities),
- b. Labor & Material (100% of the estimated cost of constructing the public facilities), and
- c. Warranty (10% of the estimated cost of constructing the public facilities)
- d. Monumentation (\$500 multiplied by the total number of street centerline monuments that are shown on the Final Map)

C.2.9. The Subdivider shall participate in any applicable Benefit Districts or Assessment Districts so long as any such district(s) have been formed in accordance with applicable laws and are in place as of the time of Project approval, or sub-regional reimbursement areas, in accordance with City Regulations. Provided, however, the applicant shall agree to the inclusion of the Project Site in the City's Landscape Maintenance District pursuant to Public Works Condition No. 1.

C.2.10. Initial payment of plan and map checking, agreement(s) processing, and other fees required by these Conditions of Approval and City Regulations.

C.3. Grading Permit The City will not accept a grading permit application for the Project as complete until the Subdivider has provided all relevant 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.

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. Three sets of the Storm Water Pollution Prevention Plan (SWPPP) for the Project with a copy of the Notice of Intent (NOI) submitted to the State Water Quality Control Board (SWQCB) and any relevant documentation or written approvals from the SWQCB, including the Wastewater Discharge Identification Number (WDID#).

- a. After the completion of the Project, the Subdivider is responsible for filing the Notice of Termination (NOT) required by SWQCB. The Subdivider shall provide the City with a copy of the completed Notice of Termination.

- b. The cost of preparing the SWPPP, NOI and NOT, including the filing fee of the NOI and NOT, shall be paid by the Subdivider.
 - c. The Subdivider shall prepare a Storm Water Pollution Prevention Plan (SWPPP) that covers specific types and sources of stormwater pollutants, determines the location and nature of potential impacts, and specifies appropriate control measures to eliminate any potentially significant impacts on receiving water quality from stormwater runoff. The SWPPP shall require treatment BMPs that incorporate, at a minimum, the required hydraulic sizing design criteria for volume and flow to treat projected stormwater runoff. The SWPPP shall comply with the applicable standards established by the Central Valley RWQCB, which are those that were in place as of the date the Project's Vesting Tentative Subdivision Map application was deemed complete. Best Management Practices shall be selected from the City's Manual of Stormwater Quality Control Standards for New Development and Redevelopment according to site requirements and shall be subject to approval by the City Engineer and Central Valley RWQCB.
- C.3.4. Two sets of the Project's Geotechnical Report signed and stamped by a licensed Geotechnical Engineer licensed to practice in the State of California. The technical report must include relevant information related to soil types and characteristics, soil bearing capacity, pavement design recommendations, percolation rate, and elevation of the highest observed groundwater level (measured in two locations within the proposed temporary storm drainage retention basin sites).
- C.3.5. Two sets of Hydrologic and Storm Drainage Calculations for the design of the on-site storm drainage system and for determining the size of the Project's storm drainage connection.
- C.3.6. 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 Measures 4 and 5 of the Mitigation Monitoring and Reporting Program of the Mitigated Negative Declaration (MND).
- C.3.7. Check payment in the amount of a \$5,000 deposit (which Developer shall replenish, if and as needed, within thirty (30) days of a request from City to do so), to cover City's actual cost of services for any emergency repair or maintenance work to be performed on the on-site temporary storm drainage retention basin.
- C.3.8. Prior to the issuance of a grading permit for the Project, Subdivider shall submit improvement plans that are at least sixty-five percent (65%) complete to the City for the design of on-site and off-site improvements.
- C.4. Encroachment Permit - No applications for an encroachment permit will be accepted by the City as complete until the Subdivider provides all relevant documents related to said encroachment permit required by the applicable City Regulations and these Conditions of Approval, to the satisfaction of the City Engineer, including, but not limited to, the following:

- C.4.1. Improvement Plans prepared on a 24" x 36" size 4-mil thick polyester film (mylar). Improvement Plans shall be prepared under the supervision of, and stamped and signed by a Registered Civil, Traffic, Electrical, Mechanical Engineer, and Registered Landscape Architect for the relevant work.
- C.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.
- C.4.4. Check for payment of the applicable engineering review fees which include plan checking, permit and agreement processing, testing, construction inspection, and other applicable fees as required by the City Regulations and these Conditions of Approval. The engineering review fees will be calculated based on the fee rate adopted by the City Council on April 15, 2014, per Resolution 2014-059.
- C.4.5. If it is necessary to close or interrupt the operation of travel lane(s) on Lammers Road during construction, a Traffic Control Plan prepared and/or signed by a Registered Civil or Traffic Engineer licensed to practice in the State of California, must be submitted for review and approval. No work shall start within City's right-of-way or no lane closure shall be made without obtaining City Engineer's approval on the Traffic Control Plan.
- C.5. Improvement Plans - The Improvement Plans that are required in this section shall contain the design and construction details of street and utilities improvements on South Lammers Road, and all subdivision improvements that are required to serve the Project. The Improvement Plans shall be drawn on a 24" x 36" size 4-mil thick polyester film (mylar) and prepared under the supervision of, and stamped and signed by a Registered Civil Engineer, Traffic Engineer, Electrical Engineer, Mechanical Engineer, and Registered Landscape Architect for the relevant work.
 - C.5.1. Grading and Storm Drainage Plans
 - C.5.1.1. Erosion Control Improvement Plans shall specify the method of erosion control to be employed and materials to be used.
 - C.5.1.2. Site Grading
 - a. When the grade differential between the Project Site and adjacent property(s) exceeds 12 inches, a reinforced or masonry block, or engineered retaining wall is required for retaining soil. The Grading Plan shall show construction detail(s) and structural calculations of the retaining wall or masonry wall for City's review and approval. The entire

retaining wall and footing shall be constructed within the Project Site. A structural calculation shall be submitted with the Grading and Storm Drainage Plans.

- b. An engineered fill may be accepted as a substitute of a retaining wall, if the grade differential is less than 2 feet and subject to approval by the City Engineer. If an engineered slope is used to retain soil, a slope easement will be necessary from the adjacent property. If a slope easement is required under this Condition No. C.5.1.2, then the Subdivider shall obtain a slope easement from owner(s) of the adjacent and affected property(s) and show the slope easement on the Final Map. The Grading and Storm Drainage Plans must show the extent of the slope easement(s). The Subdivider shall be responsible for obtaining permission from owner(s) of the adjacent and affected property(s). The slope easement must be recorded, prior to the issuance of the final building certificate of occupancy.
- c. Site grading shall be designed such that the Project's storm water can surface drain directly to a public street that has a functional storm drainage system with adequate capacity to drain storm water from the Project Site, in the event that the on-site storm drainage system fails or it is clogged. The storm drainage release point is recommended to be at least 0.70 foot lower than the building finish floor elevation and shall be improved to the satisfaction of the City Engineer.

C.5.1.3. Storm Drainage

- a. The design and construction details of the Project's storm drainage system and treatment facilities shall comply with the applicable requirements of the City's Storm Water Quality Control Standards and storm water regulations that were in place on the date that the Project's Vesting Tentative Subdivision Map application was deemed complete.
- b. 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.
- c. Temporary Retention ("Interim Drainage"). In the absence of permanent downstream storm drainage facilities (i.e., the 30" storm drain pipe downstream from the project, and the SDMP Detention Basin 3B and associated outfall, as shown on Figure 5.1a of the *City of Tracy Citywide Storm Drainage Master Plan*, prepared by Stantec/Storm Water Consulting, Inc., dated November 2012), the City will allow the use of on-

site temporary storm drainage retention basin(s) as an interim solution for disposal of storm water generated from the Project Site, provided the Subdivider complies with the applicable City Regulations pertaining to the design and construction of said interim storm drainage retention basin, and ensures that the Project's HOA is obligated (via recorded CC&Rs), and signs a Deferred Improvement Agreement (DIA), to assure completion of the Subdivider's obligation to repair and maintain said basin(s) while the on-site temporary storm drainage retention basin(s) are in service and then to remove the on-site temporary storm drainage retention basin(s) at such time they are no longer needed due to the construction of the above-referenced permanent facilities. Once said permanent facilities are constructed and operational and serving the Project Site, then the Subdivider shall be responsible for backfilling the temporary storm drainage retention basin(s) and grading the basin site. Once said on-site facilities are removed as required under this Condition No. C.5.1.3(c), the Subdivider may develop lots on the former basin site in accordance with the Project's Vesting Tentative Subdivision Map and other Project approvals. The Subdivider shall pay all costs for the design, construction, maintenance and removal of the on-site temporary storm drainage retention basin(s), and any modifications to temporary facilities. Prior to the recordation of the first final map for the Project, the Subdivider shall enter into a Deferred Improvement Agreement (DIA) with the City that obligates the Subdivider to remove the interim on-site detention basin (and related improvements) and to backfill said basin site pursuant to this Condition No. C.5.1.3(c) once the above-referenced permanent storm drainage facilities are operational and serving the Project Site.

- d. The Subdivider shall provide a geotechnical investigation with respect to the on-site Temporary Retention Basin that validates that percolation rates for the subsurface soils that exist at and below the bottom of the basin are acceptable.
- e. To avoid reverse flow, the on-site temporary storm drainage retention basin(s) must be located at the downstream portion of the Project's on-site storm drainage system and the Project Site and must be designed and constructed in accordance with the applicable City Regulations and these Conditions of Approval.
- f. Excavated materials shall be kept within the basin site except as otherwise provided for in this Condition No. C.5.1.3(f). If the excavated materials are removed from the basin site, the Subdivider shall be responsible for the cost of import backfill materials, hauling to the basin site, spreading, compacting

and re-grading the basin site. If excavated materials are retained on-site, the stockpile of excavated materials shall not be higher than 8 feet and slope should not be steeper than 1:1. A metal fence and access gate shall be installed by the Subdivider to enclose the basin site. The bottom of the temporary on-site storm drainage retention basin(s) shall be 5 feet above the observed highest groundwater elevation at the basin site. The Geotechnical Report shall also indicate the observed highest groundwater elevation at the basin site.

- g. The Subdivider shall record a temporary storm drainage easement to grant rights to the City to access the temporary on-site storm drainage retention basin(s) for any necessary emergency repair or maintenance work the City may have to perform within the basin site. The temporary access easement shall include a sunset clause that such easement will automatically be terminated at such time as the above-referenced permanent storm drainage improvements are completed.

C.5.1.4. Prior to the final inspection of the first building to be constructed on the Project Site, the Subdivider shall submit a signed and notarized Stormwater Treatment Facilities Maintenance Agreement (STFMA) (in substantially the same form as the City's standard STFMA) as a guarantee for the performance of Subdivider's responsibility towards the repair and maintenance of on-site storm water treatment facilities. Calculations related to the design and sizing of on-site storm water treatment facilities must be submitted with the STFMA and the Grading and Storm Drainage Plans.

C.5.2. Sanitary Sewer Facilities

C.5.2.1. The Subdivider 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. The Subdivider is hereby notified that the City will not provide maintenance of the sewer lateral within the public right-of-way unless the sewer cleanout is located and constructed in conformance with Standard Plan No. 203. The City's responsibility to maintain on the sewer lateral is from the wye fitting to the point of connection with the sewer main.

C.5.2.2. Connection to Westside Catchment Sewer System - According to the Tracy Wastewater Master Plan (TWMP) that was adopted by the City Council on January 15, 2013, (Resolution 2013-008), the Project Site is within the planned service area of the Westside Catchment Sewer System (Page 5-1 of the TWMP). The Subdivider is responsible to design and construct the 18-

inch and 21-inch sewer lines in Lammers Road per the master plan, approximately 3000 Linear Feet from the southerly property boundary to the existing terminus in Lammers Road.

- a. Fee Credits (as well as any reimbursements that may also be due if cost of improvements exceeds applicable wastewater fee credits) for design and construction of the Westside Catchment Sewer system shall be in accordance Title 13 of the Tracy Municipal Code and provided pursuant to the Fee Credit Agreement that Developer and the City enter into pursuant to Planning Condition No. 16. The amount of fee credits/reimbursement shall be determined during the review of the Improvement Plans.
- b. The Subdivider shall pay a fair share fee for the use of the Hansen Sewer capacity in the interim, until the Westside Catchment Sewer is completed. The amount of the fair share fee to be determined by the City Engineer.
- c. Subdivider shall design and construct the sewer line in Crossroads Drive from the Project to the manhole connection to the Westside Catchment Sewer System in Lammers Road (identified as Node 5W on Fig.5-1 of the TWMP). The sewer line in Crossroads Drive is not a master plan Program facility. The full cost of the design and construction of this sewer line shall be paid by the Subdivider, and no reimbursement or fee credits shall be applicable.
- d. The Developer is hereby notified that the City has limited wastewater treatment capacity in the City's Wastewater Treatment Plant until current and future expansion capital improvement projects are completed and operational. As of January 2015, the City had an unused capacity of approximately 4200 EDU's within its wastewater treatment plant available to new development within the City on a first come-first served basis. These EDU's are currently available to serve the proposed Project, but as other development projects within the City come forward and building permits are issued, this remaining capacity will be reduced.

Should the remaining EDUs be fully allocated prior to start of construction of the proposed Project and the Developer seeks to commence construction of the 226 lots, the Developer would have the option to provide the necessary funding to the City to assist in completion of the phased WWTP expansion construction, above and beyond payment of sewer impact fees, and would be eligible for fee credits (in addition to any reimbursement that also may be due) of these monies as other projects are developed and sewer impact fees posted with the City.

C.5.3. Water System Facilities

C.5.3.1. The Subdivider shall complete the design and installation of water lines and connections as recommended in the Water Analysis (Figure 3) including the 12-inch diameter DIP connection from the Project to the existing 20-inch water main in Lammers Road at the intersection of Crossroads Drive and Lammers Road and the 12-inch diameter connection from the project to the existing 12-inch water main located in Redbridge Road near the intersection of Redbridge Road and Kaden Lane.

C.5.3.2. 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 Subdivider 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 Subdivider shall submit a Water Shutdown Plan and Traffic Control Plan to be used during the installation of the offsite water mains.

C.5.3.3. Domestic and Irrigation Water Services

- a. All water connections that are bigger than 2 inches in diameter shall be Ductile Iron Pipe (DIP).
- b. Domestic water service shall be installed in accordance with City Regulations 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. Repair and maintenance of all on-site water lines, laterals, sub- meters, valves, fittings, fire hydrant and appurtenances shall be the responsibility of the Subdivider.
- c. All costs associated with the installation of the Project's permanent water connection(s) as identified in the Water 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 Subdivider.

C.5.3.4. Prior to the approval of the Improvement Plans, the Subdivider shall obtain written approval from the City's Fire Safety Officer and Chief Building Official, for the location and spacing of fire hydrants that are to be installed to serve the Project.

C.5.4. Street Improvements

C.5.4.1. Roadway Improvements Frontage Responsibility – Per the Citywide Roadway & Transportation Master Plan (CRTMP) that was adopted by the City Council on November 26, 2012, pursuant to Resolution 2012-240, Lammers Road will be a 6-lane expressway (parkway) street with a minimum right-of-way of 137 feet. According to the CRTMP (Figure 5.1 – Roadway Improvement Cross Section Responsibility per Frontage Policy), the Subdivider is responsible to design and construct the outside travel lane (plus shoulder) and the landscape strip behind the curb up to the property line. The Subdivider shall be eligible to receive fee credits for the cost of the program portion of improvements and shall receive said credits in accordance with the Fee Credit Agreement that the City and the Subdivider enter into pursuant to Planning Condition No. 16.

C.5.4.2. Right-of-Way on Lammers Road – The Subdivider shall dedicate 70 feet of right-of-way along the entire frontage of the Property on Lammers. An additional 5 feet of right-of-way (75 feet total) shall be dedicated where the right-turn lane to Crossroads Drive is to be located. The Subdivider shall execute a Grant Deed to convey the land in fee title or dedicate the right-of-way on the Final Map.

- a. The Subdivider shall vacate the existing 40' wide irrigation easement adjacent to the Lammers Road right-of-way at the west boundary line of the Project parcel.
- b. The Subdivider shall work with the City of Tracy, San Joaquin County and the adjacent property owner to the north to locate and construct an interim pedestrian path from Crossroads Drive to Kimball High School consistent with the approved Project plans. The exact location and width will be determined by all parties after review of the available options.

If requested by the Subdivider, the City will assist in the acquisition of right-of-way, for this interim pedestrian path by extending its power of eminent domain, subject to approval by the City Council.

- c. The Subdivider shall dedicate the proposed Parcel “F” lot adjacent to Redbridge Road for future intersection improvements.

C.5.4.3. Right-of-Way on Crossroads Drive – Per the Citywide Roadway & Transportation Master Plan (CRTMP) that was adopted by the City Council on November 26, 2012, pursuant to Resolution 2012-240, Crossroads Drive will be a 4-lane arterial street with a minimum right-of-way of 99 feet. According to the CRTMP

(Figure 5.1 – Roadway Improvement Cross Section Responsibility per Frontage Policy), the Subdivider is responsible to design and construct the outside travel lane (plus shoulder) and the landscape strip behind the curb up to the property line. Any travel lane(s) or left-turn and right-turn lane(s) along the Property's frontage or at all the access points on Crossroads Drive that are provided and are necessary to meet access spacing requirements are considered to be site specific offsite improvements and they are Subdivider's responsibility to design and construct without any reimbursement from the City.

- a. For the section of Crossroads Drive located between Lammers Road and the Project entry at Street 'M', the Project shall dedicate 54 feet of right-of-way for Crossroads Drive, with the remaining 45 feet of right-of-way to be dedicated by the property located to the north of the Project when that property is developed. The Subdivider shall not be eligible for fee credits /reimbursement for this portion of right-of-way dedication in excess of its obligation, as the amount will be credited towards Subdivider's obligations outlined in Condition C.5.4.3(b) below.
- b. For the section of Crossroads Drive east of Street 'M', the proposed alignment of Crossroads Drive shifts to the north. Subdivider and the City have agreed that the fee credits for the excess right-of-way dedication outlined in Condition C.5.4.3(a) above shall be applied towards Subdivider's obligation for future required transitions in the alignment of Crossroads Drive to east of Street 'M'.

C.5.4.4. Street 'M' entry road and Other In-tract Streets. The Subdivider shall dedicate all rights-of-way that are necessary to construct Street 'M' and all the in-tract streets based on their respective cross sections shown on the VTM. The width of travel lanes, street median, landscaping strip and sidewalk shall be in accordance with the City Regulations or as otherwise shown on the approved Tentative Map package.

C.5.4.5. Emergency Vehicle Access Easement (EVA) Prior to final inspection of the first residential unit within the Project (excluding model homes), the Subdivider shall provide minimum 20-foot wide Emergency Vehicle Access between Lots 107 and 108 to provide a second point of Fire Department access to the Project as required by the Fire Code Official. The Subdivider and City shall enter into an EVA Agreement prior to the start of construction to address access across private property and maintenance responsibilities of the HOA. The Subdivider shall submit improvement plans for the EVA for approval.

C.5.4.6. Frontage Improvements on Lammers Road – The Subdivider shall design and construct all roadway improvements on

Lammers Road that are necessary to provide safe and functional access to the Project, as described by the Technical Memorandum prepared by Kimley-Horn and Associates, titled "*Stringer Development Plan Set Roadway Engineering Comments*" dated May 21, 2015 (Traffic Report), and as required by these Conditions of Approval and as approved by the City Engineer. The Traffic Report is on file with the Office of the City Engineer and is available for review upon request. The conceptual layouts of Interim and Ultimate improvements required to be completed are shown on Sheets TM09 and TM10 of the Vesting Tentative Map.

- a. Frontage Improvements: The frontage roadway improvements required on Lammers Road involve widening of the east side of Lammers Road along the frontage of the Project to provide an interim median island, two northbound travel lanes, and a right-turn lane; roadway improvements shall include pavement transitions and other improvements which includes but not limited to, the installation of new asphalt concrete pavement, concrete curb and gutter, a 10-foot wide Class 1 Bikeway/pedestrian facility, handicap ramp(s), crosswalks, and parkway landscaping improvements with automatic irrigation system, storm drainage, catch basin/ drop inlet, fire hydrants, domestic, irrigation and fire services, LED street lights, traffic sign(s), pavement marking and striping along the entire frontage of the Project and other improvements such as barricades, signing, and striping that are necessary to provide a safe transitions to and from a widened roadway section of Lammers Road. Design and construction of Frontage Roadway Improvements shall be completed by the Subdivider, prior to final inspection of the first building to be constructed within the Project Site (excluding model homes).

Subdivider shall be eligible to receive fee credits for the program portion of the above-referenced improvements in accordance with the CRTMP and City Regulations and provided in accordance with the Fee Credit Agreement that Subdivider and the City enter into pursuant to Planning Condition No. 16.

- b. The masonry wall along the Project's frontage on South Lammers Road and Crossroads Drive is considered a public improvement (once it is built by Developer and the dedication of which is accepted by the City) which will be maintained by the HOA. The masonry wall including its column and wall footings shall be constructed within the area that will be dedicated to the City with the first final map. The masonry wall shall be designed and constructed in accordance with City Regulations.

- c. To provide pedestrian and bicyclist access from the Project to Kimball High School, the Subdivider is required to install an interim sidewalk on Lammers Road from the Project Site to the existing sidewalk on Lammers Road in front of the Kimball High School sports field, approximately 2200 feet north of Crossroads Drive, consistent with approved Project plans. The interim sidewalk shall be 5-feet wide and have a structural section of 3" asphalt concrete and 8" Class II aggregate base. The design and construct details of the interim sidewalk shall be included on the Offsite Improvement Plans. Cost of designing and constructing the interim sidewalk shall be paid by the Subdivider without any reimbursement from the City. Construction of the above-referenced pedestrian and bicyclist access to be completed prior to final inspection of the first residential unit within the Project (excluding model homes).

C.5.4.7. Frontage Improvements on Crossroad Drive – The Subdivider shall design and construct all roadway improvements on Crossroads Drive that are necessary to provide safe and functional access to the Project for each phase and at Project's build-out condition and consistent with the approved Project plans.

- a. Frontage Improvements: The roadway improvements required on Crossroads Drive includes construction of median curb on Project frontage, a 12-foot-wide westbound travel lane, and a 12-foot wide eastbound travel lane. The roadway improvements shall include the installation of new asphalt concrete pavement, concrete curb and gutter, a 10-foot wide Class 1 Bikeway/pedestrian facility to be installed seven feet behind the back of curb, handicap ramp(s), crosswalks, parkway landscaping improvements with automatic irrigation system, storm drainage, catch basin/drop inlets, fire hydrants, domestic, irrigation and fire services, LED street lights, traffic sign(s), pavement marking and striping along the entire frontage of the Project from Lammers Road to the end of Crossroads Drive at the Project Entry at Street 'M'. Other improvements such as barricades, signage, and fencing shall be installed as required or as directed by the City Engineer and consistent with approved Project plans. Design and construction of frontage Improvements shall be completed by the Subdivider, prior to final inspection of the first building to be constructed within the Project Site (excluding model homes).
- b. The Subdivider shall not be eligible for fee credits or reimbursement for this portion of frontage improvements in excess of Subdivider's obligation in accordance with the CRTMP, as the Subdivider and the City have agreed that the fee credits for the excess frontage improvements shall

be applied towards Subdivider's obligation for future required transitions in the alignment of Crossroads Drive to east of Street 'M'.

- c. Traffic Signal on Crossroads Drive According to the Traffic Analysis for the Project, the Lammers Road/Crossroads Drive Intersection does not warrant a traffic signal by a marginal amount (7 vehicles in the AM peak hour). Because of the high speeds on Lammers Road, the City's Traffic Section will monitor traffic conditions at this intersection and will conduct two additional volume counts and speed study (warrant analysis), one after the 180th home is occupied and one after the 226th home is occupied.
- (1) In order to guarantee the Project's obligation towards mitigation of traffic impacts caused as a result of traffic increase generated by the Project, the Subdivider will be required to deliver a cash deposit in the amount of \$10,000 prior to the approval of the first Final Map. The cash deposit will be used to cover the cost of performing the two above-referenced (2) traffic signal warrant analyses. The City shall complete the warrant analyses prior to performing final inspection of the 181st and 226th residential buildings to be constructed within the Project. If the actual cost of the warrant analyses is more than the cash deposit, the Subdivider shall pay the cost difference within fifteen (15) working days from the date of written notice from the City Engineer. The unused portion of the cash deposit shall be refunded to the Subdivider after the Project closeout is completed.
 - (2) If the signal warrant is met, the Subdivider shall install a traffic signal at this intersection. The Subdivider shall enter into a Deferred Improvement Agreement with the City for installation of the traffic signal prior to approval of the first Final Map. Security for the traffic signal shall be provided (in accordance with applicable City Regulations) at such time as the above-referenced analyses show that the traffic signal warrants are met. The signal is included in the City TIF, and the Subdivider will be eligible for a fee credit against remaining traffic fees that would otherwise be due (in accordance with applicable City Regulations) for installation of the traffic signal if it is required (in addition to any reimbursement that also may be due), which arrangement shall be reflected in the Fee Credit Agreement that Developer and the City enter into pursuant to Planning Condition No. 16.

- C.5.4.8. At the time of issuance of the first building permit, the Subdivider shall pay its fair share of the cost of interim improvements at the intersection of Lammers Road and Old

Schulte Road per the capital improvement project and the applicable City Regulations.

- C.5.4.9. All roadway improvements described in these Conditions of Approval must be designed and constructed by the Subdivider to meet the applicable requirements of the latest edition of the California Department of Transportation Highway Design Manual (HDM) and the California Manual of Uniform Traffic Control Devices (MUTCD), all applicable City Regulations, and these Conditions of Approval, prior to final inspection of the first building to be constructed within the Project Site (excluding model homes).
- C.5.4.10. The City will assume responsibility to maintain the public improvements and accept the offer of dedication for right-of-way on Lammers Road, Crossroads Drive, and all other public streets after the City Council accepts the public improvements.
- C.5.4.11. All traffic control devices and appurtenances, including stop sign, street name sign, pavement legend, and pavement marking and striping shall be installed in accordance with City Regulations and a detailed signing and striping plan approved by the City Engineer.
- C.5.4.12. LED Street lights shall be installed in accordance with City Regulations and at locations approved by the City Engineer. As part of the Improvement Plans, a street lighting plan that shows the LED street lights, conduits, wires and electrical connection to PG&E facility including all pertinent construct details. A Photometric Plan must be submitted for City's review and approval.
- C.5.4.13. Landscaping improvements along Lammers Road and Crossroads Drive shall be installed with an automatic irrigation system as approved by the City Engineer, and shall be completed by the Subdivider, prior to the final inspection of the first residential building to be constructed within the Property (excluding model homes). Irrigation and Landscape Plans shall be signed and stamped by a registered Landscape Architect licensed to practice in the State of California
- C.5.4.14. A standard barricade and guardrail with appropriate traffic sign will be required at the east end of Crossroads Drive at the intersection to the Project entrance at Street 'M'. The space behind the barricade shall be paved to prevent growth of weeds and provide easier access for removing accumulated debris. To prevent street runoff from draining to adjacent property(s), a curb shall be installed through the entire width of the pavement

or curb-to-curb. Alternatively, the space behind the barricade may be landscaped and maintained by the HOA.

C.5.4.15. The Subdivider shall coordinate with the Tracy Post Master for location of, and installation (by the Subdivider) of, cluster type mailbox units. Design and construction criteria shall be in accordance with City requirements. The US Postal Services is responsible for repairing and maintaining all cluster mailboxes located within City's right-of-way.

C.5.5. The Utility Corridor parcels shown on the Vesting Tentative Map as Parcels A, D, and H shall be dedicated to and maintained by the Homeowner's Association. If these parcels will also be used for pedestrian access to the subdivision, details related to maintenance vehicle access, driveway curb cuts, maintenance access road structural sections, bollards, safety lighting, landscaping, any safety concerns by police department, etc. will need to be coordinated with the Planning, Public Works, and Police departments.

C.5.6. Neighborhood Park

As part of the Project development, the Subdivider shall construct a private, neighborhood park per these Conditions of Approval and consistent with the approved Project plans. The private park shall be maintained by the Project's Homeowners Association (HOA).

C.5.7. Joint Utility Trench Plans – All future utilities along the frontage of the Project Site on Lammers Road shall be placed in an underground facility. If required, the Subdivider shall relocate existing utility poles along the frontage of the Project Site on Lammers Road after obtaining approval of affected utility companies and the City. However, no undergrounding or relocation of any utility poles on the west side of Lammers Road shall be required. No fee credits or reimbursements shall be applicable for utility pole relocations.

C.5.7.1. Subdivider 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. The Subdivider 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 Subdivider 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.5.7.2. 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). This pavement repair requirement is applicable when cuts or trenches are perpendicular to the street direction; when the new joint trench is placed in the street parallel to the street direction; the width of overlay is to be the width of the affected lane.

C.6. Building Permit No building permit within the Project Site boundaries will be approved by the City (excluding model homes) until the Subdivider demonstrates, to the satisfaction of the City Engineer, compliance with all Conditions of Approval that expressly require compliance prior to issuance of a building permit, as well as the Conditions Nos. C.6.1 through C.6.6 below:

C.6.1. Payment (on a per-unit basis) of the Master Plan Fees for Citywide Roadway and Traffic, Water, Recycled Water, Wastewater, Storm Drainage, Public Safety, Public Facilities, and Park adopted by the City Council on January 7, 2014, per Resolution 2014-010 and all other applicable fees pursuant to the City Regulations, as required by these Conditions of Approval.

C.6.2. Payment (on a per-unit basis) of the San Joaquin County Facilities Fees as required in Chapter 13.24 of the TMC, and these Conditions of Approval.

C.6.3. Payment (on a per-unit basis) of the Agricultural Conversion or Mitigation Fee as required in Chapter 13.28 of the TMC and these Conditions of Approval.

C.6.4. Payment (on a per-unit basis) of the Regional Transportation Impact Fees (RTIF) as required in Chapter 13.32 of the TMC, and these Conditions of Approval.

C.6.5. A letter signed and stamped by the Project's Geotechnical Engineer certifying that all grading work that was performed by the Subdivider within the Project meets the requirements of the Project's Geotechnical/Soils Report and the recommendations of the Project's Geotechnical Engineer.

C.6.6. The applicable final map is approved by the City and recorded at the Office of the San Joaquin County Recorder.

C.7. Agreements, Improvement Security, and Insurance

C.7.1. Subdivision Improvement Agreement - Concurrently with the City's processing of a final map, and prior to the City's approval of the final map, the Subdivider shall execute a Subdivision Improvement Agreement (for the public facilities required to serve the real property described by the final map), which includes the Subdivider's responsibility to complete all of the following requirements to the satisfaction of the City Engineer:

- a. The Subdivider has submitted all required improvement plans in accordance with the requirements of City Regulations and these Conditions of Approval, and the improvement plans have been approved by the City Engineer.
- b. The Subdivider has submitted a complete application for a final map which is served by the required public improvements, and the final map has been approved by the City Engineer.
- c. The Subdivider has paid all required processing fees including plan check and inspection fees.
- d. The Subdivider executes a Subdivision Improvement Agreement, in substantial conformance with the City's standard form agreement, by which (among other things) the Subdivider agrees to complete construction of all required improvements.
- e. The Subdivider posts all required improvement security and evidence of insurance.

C.7.2. Offsite Improvement Agreement: Prior to starting any work on Roadway Improvements, the Subdivider shall sign an improvement agreement (Offsite Improvement Agreement or OIA) and post improvement security in accordance with Section 12.36.080 of the TMC, to guarantee completion of the public improvements. The OIA requires approval from the City Council.

- a. Prior to the approval of the OIA, the Subdivider will be required to submit Improvement Plans that contains the design, construction details and specifications of all public improvements that are required to serve the Project, prepared in a 24" x 36" size polyester film (mylar), signed and stamped by the Design Engineer, for City's approval and signature. The Subdivider shall also submit Technical Specifications and Cost Estimates. All engineering calculations for the design of the improvements must be submitted as part of the Improvement Plans.
- b. The Subdivider will be required to pay Engineering Review Fees which include plan checking, agreement and permit processing, testing, engineering inspection, and program management fees,

prior to the approval of the OIA and in accordance with the City Regulations.

- C.7.3. Deferred Improvement Agreement - Prior to the City's approval of the first final map within the Project, the Subdivider shall execute a Deferred Improvement Agreement, in substantial conformance with the City's standard form agreement, by which (among other things) the Subdivider agrees to complete construction of all remaining public facilities (to the extent the public facilities are not included in the Subdivision Improvement Agreement) which are required by these Conditions of Approval. The Deferred Improvement Agreement shall identify timing requirements for construction of all remaining public facilities, in conformance with the phasing plan submitted by the Subdivider and approved by the City Engineer and shall include improvement security for the deferred improvements.
- C.7.4. Improvement Security - The Subdivider shall provide improvement security for all public facilities, as required by Deferred Improvement Agreement, Subdivision Improvement Agreement, or Offsite Improvement Agreement. The form of the improvement security may be a bond, or other form in accordance with City Regulations. The amount of the improvement security shall be in accordance with City Regulations, generally, as follows: Faithful Performance (100% of the approved estimates of the construction costs of public facilities), Labor & Material (100% of the approved estimates of the construction costs of public facilities), and Warranty (10% of the approved estimates of the construction costs of public facilities).
- C.7.5. Insurance - For each Inspection Improvement Agreement and Subdivision Improvement Agreement, the Subdivider shall provide the City with evidence of insurance, as follows:
- a. General. The Subdivider shall, throughout the duration of the Agreement, maintain insurance to cover Subdivider, its agents, representatives, contractors, subcontractors, and employees in connection with the performance of services under the Agreement at the minimum levels set forth below.
 - b. Commercial General Liability (with coverage at least as broad as ISO form CG 00 01 01 96) coverage shall be maintained in an amount not less than \$3,000,000 general aggregate and \$1,000,000 per occurrence for general liability, bodily injury, personal injury, and property damage.
 - c. Automobile Liability (with coverage at least as broad as ISO form CA 00 01 07 97, for "any auto") coverage shall be maintained in an amount not less than \$1,000,000 per accident for bodily injury and property damage.
 - d. Workers' Compensation coverage shall be maintained as required by the State of California.

- e. Endorsements. Subdivider shall obtain endorsements to the automobile and commercial general liability with the following provisions:
 - 1) The City (including its elected and appointed officials, officers, employees, agents, and volunteers) shall be named as an additional “insured.”
 - 2) For any claims related to this Agreement, Subdivider’s coverage shall be primary insurance with respect to the City. Any insurance maintained by the City shall be excess of the Subdivider’s insurance and shall not contribute with it.
 - f. Notice of Cancellation. Subdivider shall obtain endorsements to all insurance policies by which each insurer is required to provide thirty (30) days prior written notice to the City should the policy be canceled before the expiration date. For the purpose of this notice requirement, any material change in the policy prior to the expiration shall be considered a cancellation.
 - g. Authorized Insurers. All insurance companies providing coverage to Subdivider shall be insurance organizations authorized by the Insurance Commissioner of the State of California to transact the business of insurance in the State of California.
 - h. Insurance Certificate. Subdivider shall provide evidence of compliance with the insurance requirements listed above by providing a certificate of insurance, in a form satisfactory to the City.
 - i. Substitute Certificates. No later than thirty (30) days prior to the policy expiration date of any insurance policy required by the Agreement, Subdivider shall provide a substitute certificate of insurance.
 - j. Subdivider’s Obligation. Maintenance of insurance by the Subdivider as specified in the Agreement shall in no way be interpreted as relieving the Subdivider of any responsibility whatsoever (including indemnity obligations under the Agreement), and the Subdivider may carry, at its own expense, such additional insurance as it deems necessary.
- C.8. Release of Improvement Security - Improvement Security(s) described herein shall be released to the Subdivider after City Council’s acceptance of public improvements and in accordance with the release provisions in the Subdivision Improvement Agreement (or the DIA or OIA, as applicable) and the applicable provisions governing security under the City of Tracy Municipal Code.
- C.9. Acceptance of Public Improvements - Public improvements will not be accepted by the City Council until after the Subdivider completes construction of the relevant public improvements, and also demonstrates to the City Engineer satisfactory completion of the following:
- C.9.1. 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.9.2. Certified "As-Built" Improvement Plans (or Record Drawings). Upon completion of the construction by the Subdivider, the City shall temporarily release the originals of the Improvement Plans to the Subdivider that the Subdivider will be able to document revisions to show the "As Built" configuration of all improvements.
- C.10. Temporary or Final Building Certificate of Occupancy - No Temporary or Final Building Certificate of Occupancy will be issued by the City (excluding model homes) until after the Subdivider provides reasonable documentation which demonstrates, to the satisfaction of the City Engineer, that:
- C.10.1. The Subdivider has satisfied all the requirements set forth in Condition C.9, above.
- C.10.2. The Subdivider 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 Subdivider shall use diligent and good faith efforts in taking all actions necessary to construct all public facilities required to serve the Project, and the Subdivider 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), subject to applicable fee credits (in addition to any reimbursement that may also be due) in accordance with the City Regulations and as provided in the Fee Credit Agreement entered into by the City and Developer pursuant to Planning Condition No. 16.
- C.11. Special Conditions
- C.11.1. All streets and utilities improvements within City's right-of-way shall be designed and constructed in accordance with City Regulations, and City's Design documents including 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 in accordance with approved Project plans.
- C.11.2. All existing on-site wells, if any, shall be abandoned or removed in accordance with the City and San Joaquin County requirements. The Subdivider 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 Subdivider shall submit a copy of written approval(s) or permit(s) obtained from San Joaquin County regarding the removal and abandonment of any existing well(s), prior to the issuance of the Grading Permit.
- C.11.3. The Subdivider shall abandon or remove all existing irrigation structures, channels and pipes, if any, as directed by the City after coordination with the irrigation district, if the facilities are no longer required for irrigation purposes. If irrigation facilities including tile drains, if any, are

required to remain to serve existing adjacent agricultural uses, the Subdivider will design, coordinate and construct required modifications to the facilities to the satisfaction of the affected agency and the City. Written permission from irrigation district or affected owner(s) will be required to be submitted to the City prior to the issuance of the Grading Permit. The cost of relocating and/or removing irrigation facilities and/or tile drains is the sole responsibility of the Subdivider.

C.11.4. 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 Subdivider's cost.

C.11.5. 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.11.6. 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 and is otherwise in accordance with the City Regulations. The Subdivider shall bear all the cost for the inclusion, design, and implementations of such additions and requirements, without reimbursement or any payment from the City except as otherwise expressly set forth in these Conditions of Approval.

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

Contact: Guadalupe Pena

209.831.6834

Guadalupe.pena@cityoftracy.org

D.1. Streets, Streetlights and Sidewalks

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

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

Or

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

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

D.2. Police/Public Safety & Public Works

Before issuance of any building permit for the Property, Developer shall provide for perpetual funding of the on-going costs of providing Police and public safety and Public Works services for the Property, by doing one of the following, subject to the approval of the City's Finance Director:

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

Or

- b. Direct funding. Developer shall enter into an agreement with the City, which shall be recorded against the Property, which requires that prior to issuance of a certificate of occupancy, Developer shall deposit with the City an amount necessary, as reasonably determined by the City, to fund in perpetuity the on-going costs of providing Police and public safety and Public Works services for the Property.

If the provisions for adequate funding of the on-going costs of providing Police and public safety and Public Works services for the Property are met prior to issuance of the first building permit for the Property, subject to the Finance Director's review and approval, the terms of this condition shall be considered to have been met and this condition shall become null and void.

D.3. Landscaping Maintenance

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

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

Or

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

Agenda Item 1.B

RECOMMENDATION

STAFF RECOMMENDS THAT THE PLANNING COMMISSION ADOPT A RESOLUTION:

- 1) APPROVING A DEVELOPMENT REVIEW PERMIT (D21-0033) FOR MODIFICATIONS TO THE MCDONALD'S DEVELOPMENT AT 3430 N. TRACY BLVD., APN 214-210-02; AND**
- 2) DETERMINING THAT THIS PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

THE APPLICANT AND THE PROPERTY OWNER ARE MCDONALD'S USA, LLC., APPLICATION NUMBER D21-0033.

EXECUTIVE SUMMARY

Through this item, staff recommends that the Planning Commission approve a Development Review Permit for modifications to the building, drive-thru, and parking area of an existing McDonald's development at 3430 N. Tracy Blvd.

BACKGROUND

On November 8, 1976, the City approved a development application for an eating and drinking establishment with drive-thru (McDonald's) and associated parking area improvements located at the northeast corner of Tracy Boulevard and Clover Road, near the I-205 freeway. The site has a General Plan land use designation of Commercial and a zoning designation of Highway Service Zone, wherein such uses are principally permitted. The development has since undergone expansions and remodels with requisite City approvals in 1981, 1988, 1994, 2007, and 2009. On October 13, 2021, the applicant submitted a development review permit application for modifications to the building façade, building size, drive-thru lane, and parking area (Attachment A).

Development review is regulated by Tracy Municipal Code (TMC) Title 10 Article 30, most recently amended by Ordinance 1236 on July 18, 2017. Because the project site is located within 500 feet of a freeway, the subject Development Review Permit is a Tier 2 application subject to Planning Commission review in accordance with TMC Section 10.08.3950.

ANALYSIS

Project Proposal

The existing development is a 6,084 square feet drive-thru restaurant with two drive-thru windows on the north elevation. The site is served by two driveways on Clover Road and two drive aisles that connect to a primary drive aisle that connects this site and several surrounding commercial developments to Tracy Boulevard. As shown in Attachment A, the proposal is to demolish 370 square feet of the building and reconfigure the building to accommodate a third drive-thru window. The drive-thru lane will be reconfigured, which involves removing five

parking spaces, relocating the trash enclosure, and closing the one-way drive aisle east of the building that exits to the primary drive aisle that serves the greater commercial area, to be replaced with additional landscaping. According to the applicant, these changes are proposed to improve traffic circulation and improve service to the restaurant's customers. The project currently has two driveways on Clover Road, both which will be closed for the construction of a single driveway on Clover Road as recommended by the City's Engineering staff for improved circulation on Clover Road. This eliminates a driveway that had been previously constructed too close to the intersection and provides more stacking room for vehicles queuing to enter the drive-thru.

The project also proposes to remodel the entirety of the building exterior with a new façade consistent with the McDonald's corporate image. The proposed architectural improvements consist of updating the building façade and related drive-thru structures with a modern-industrial aesthetic as depicted in the elevation images in Attachment A. The proposed architecture introduces a larger building element on the western end, which gives the building entries a grander sense of entry. Horizontal metal is thematic as a use of awnings over the building entries and windows as well as a horizontal wall accent that introduces a new texture and color to the building. An aluminum accent colored with a similar appearance to wood will be used vertically to frame the building corners and break up horizontal elements on long walls.

Consistency with General Plan Policies and City Standards

As evidenced in the analysis above, this proposed design meets the City's objectives for high quality design as required by the Tracy General Plan and the City of Tracy Design Goals and Standards, including the following:

General Plan Community Character Element

Goal CC-1 *Superior design quality throughout Tracy.*

Objective CC-1.1 *Preserve and enhance Tracy's unique character and "hometown feel" through high-quality urban design.*

Policy P3. *All new development and redevelopment shall adhere to the basic principles of high-quality urban design, architecture and landscape architecture including, but not limited to, human-scaled design, pedestrian-orientation, interconnectivity of street layout, siting buildings to hold corners, entryways, focal points and landmarks.*

Goal CC-7 *High quality architecture, site planning and landscaping in the I-205 Regional Commercial Area.*

Objective CC-7.1 *Ensure that future development in the I 205 Regional Commercial Area enhances its attractiveness and pro-vides multi-modal access.*

Policy P4. *Building architecture in the I-205 Regional Commercial Area shall be of the highest quality.*

Design Goals and Standards

Site Planning & Design

GOAL 1. *To integrate automobile, pedestrian, and alternative travel methods into site planning for optimal results for both the consumer and the business owner.*

Architecture

GOAL 1. *To promote well-designed structures through attention to rich architectural details.*

GOAL 2. *To meet or exceed the highest quality design offered by projects having corporate identity.*

Landscape

GOAL 2. *To maximize and balance landscape areas throughout each site.*

Though the project will remove five parking spaces, the minimum off-street parking requirements are still exceeded. The project requires 60 parking spaces, and 72 spaces will be provided on site after the removal of five existing spaces.

Findings

Development Review Permits must meet the requirements set forth in TMC Section 10.08.3920. Before approving a Development Review Permit, the Planning Commission must make the following findings:

- (a) That the proposal increases the quality of the project site, and enhances the property in a manner that therefore improves the property in relation to the surrounding area and the citizens of Tracy; and
- (b) That the proposal conforms to this chapter, the general plan, any applicable specific plan, the Design Goals and Standards, any applicable Infrastructure Master Plans, and other City regulations.

Staff recommends that the Planning Commission make the requisite findings for this project based on the evidence in the record, including, without limitation, the following:

- (a) The proposal increases the quality of the project site and enhances the property in a manner that therefore improves the property in relation to the surrounding area and the citizens of Tracy, because the proposed development meets the City's objectives for high quality design. The building utilizes a variety of materials and textures in horizontal and vertical manners that provides visual interest to the building and proposes colors that are complementary to the other commercial developments in the project vicinity. The redesign of the parking area and drive-thru improve vehicular circulation through the site, including the allowance of more stacking room for vehicles queuing to enter the drive-thru. This redesign also results in a significant increase to the amount of onsite landscaping.
- (b) The proposal, as conditioned, conforms to the Tracy Municipal Code, the City of Tracy General Plan, the City Design Goals and Standards, applicable City Standards, California Building Codes, and California Fire Codes, because the proposed development will comply with all applicable City and state regulations for construction. Additionally, the removal of an existing driveway previously constructed too close to the intersection will bring the site into conformance with current driveway spacing standards and allow for better traffic flow on Clover Road.

PUBLIC OUTREACH/ INTEREST

This item was duly noticed in the local newspaper and public hearing notices were mailed to all property owners of property within 300 feet of the subject site.

COORDINATION

This development application was reviewed by multiple City Departments, the South San Joaquin County Fire Authority, Tracy Delta Disposal, and the Air Pollution Control District as part of the City's normal application review process. This staff report was prepared by the Development Services Planning Division.

CEQA DETERMINATION

The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, which pertains to minor alterations to existing facilities in an area where all public services and facilities are available, and which is not environmentally sensitive. In accordance with CEQA Guidelines, no further environmental assessment is required.

ACTION REQUESTED OF THE PLANNING COMMISSION

STAFF RECOMMENDS THAT THE PLANNING COMMISSION ADOPT A RESOLUTION:

- 1. APPROVING A DEVELOPMENT REVIEW PERMIT (D21-0033) FOR MODIFICATIONS TO THE MCDONALD'S DEVELOPMENT AT 3430 N. TRACY BLVD., APN 214-210-02; AND**
- 2. DETERMINING THAT THIS PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO CEQA GUIDELINES SECTION 15301.**

Prepared by: Kimberly Matlock, Associate Planner

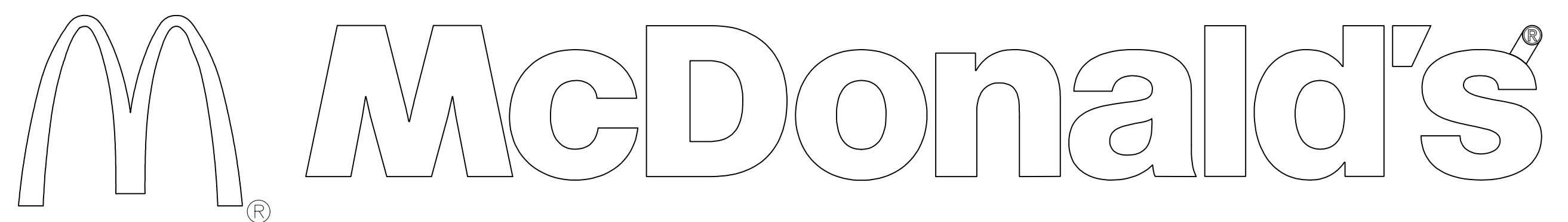
Reviewed by: Bill Dean, Assistant Development Services Director

Approved by: Kris Balaji, Development Services Director

Attachments:

Attachment A – Vicinity Map, Site and Floor Plans, and Elevations received on August 10 and September 16, 2022

Attachment B – Planning Commission Resolution



3430 N. TRACY BLVD., TRACY, CA

EOTF REMODEL BUILDING EXTERIOR & INTERIOR REMODEL PACIFIC NORTHWEST REGION



REVISIONS	NO.	DESCRIPTION
	1	CVR COVER SHEET
	2	C1.0 PRELIMINARY GRADING PLAN
	3	L1 CONCEPT LANDSCAPING & IRRIGATION REPAIR
	4	SPO EXISTING SITE PLAN
	5	SP1 SITE PLAN
	6	SP2 ENLARGED SITE PLAN
	7	A0.1 DEMOLITION FLOOR PLAN
	8	A1.0 FLOOR PLAN
	9	A2.0 EXTERIOR ELEVATIONS
	10	A2.1 EXTERIOR ELEVATIONS
	11	A2.2 EXTERIOR ELEVATIONS
	12	A2.3 EXTERIOR ELEVATIONS
	13	COLORED ELEVATIONS

BUILDING INFORMATION:

ADDRESS:

STATE SITE CODE: 004-0587
STREET ADDRESS: 3430 N. TRACY BLVD.
CITY: TRACY
COUNTY: SAN JOAQUIN
STATE: CALIFORNIA

SITE:

ZONED: HS - HIGHWAY SERVICE
A.P.N.: 214-210-02

BUILDING CODE:

BUILDING CODE EDITION: 2019 CALIFORNIA BUILDING CODE
PLUMBING CODE EDITION: 2019 CALIFORNIA PLUMBING CODE
MECHANICAL CODE EDITION: 2019 CALIFORNIA MECHANICAL CODE
ELECTRICAL CODE EDITION: 2019 CALIFORNIA ELECTRICAL CODE
FIRE CODE EDITION: 2019 CALIFORNIA FIRE CODE
ACCESSIBILITY CODE: 2019 CALIFORNIA BUILDING CODE, CHAPTER 11B
CALIFORNIA CODE REGULATIONS TITLE 24 FOR DISABLED ACCESS, ENERGY CONSERVATION & NOISE ATTENUATION
GREEN BUILDING CODE: 2019 CALIFORNIA GREEN BUILDING CODE
ENERGY CODE: 2019 CALIFORNIA ENERGY CODE

BUILDING DATA:

OCCUPANCY: A2
CONSTRUCTION TYPE: VB
NUMBER OF STORIES: 1
BUILDING HEIGHT: 20'-0" (MAIN BLDG. PARAPET)
24'-3" (PLAY PLAGE)

BUILDING AREA: EXISTING: 6,084 S.F.
DEMO: 370 S.F.
TOTAL: 5,714 S.F.

DESIGN LOADS:

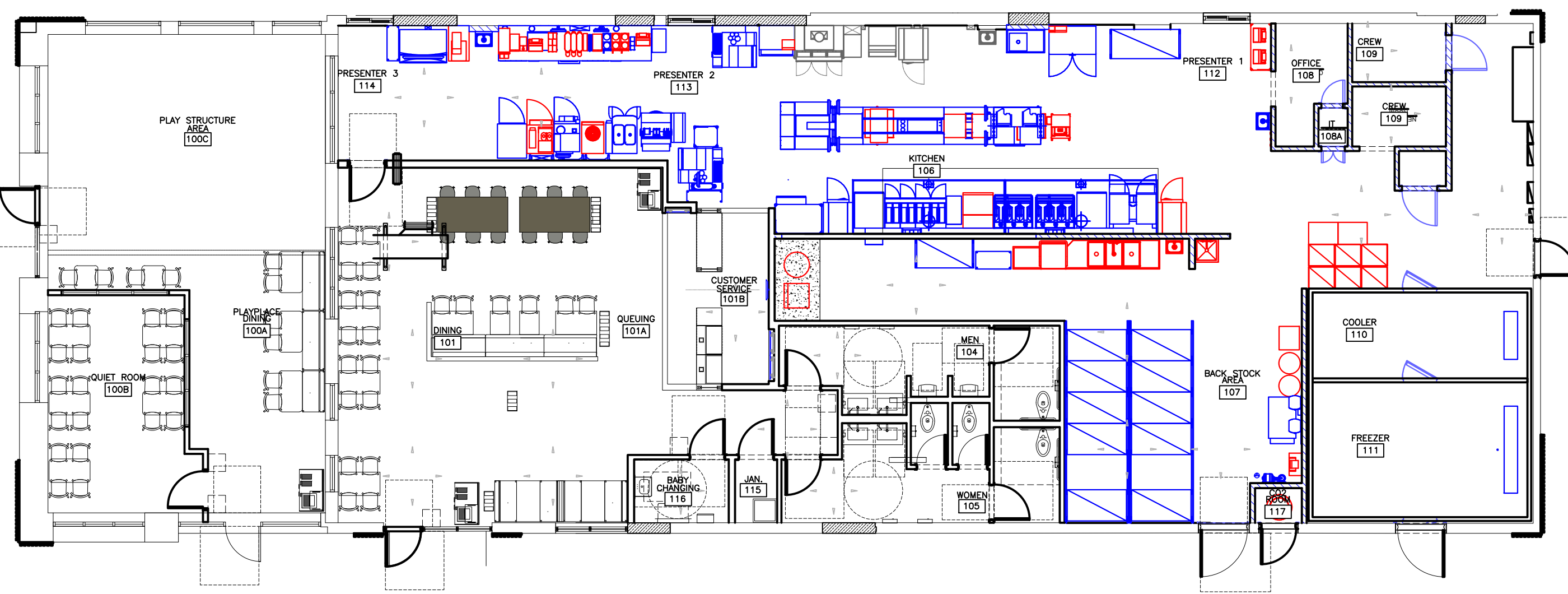
ROOF LIVE LOAD: 20 PSF
WIND LOAD: V = 110mph
SEISMIC DESIGN CATEGORY: D

LIFE SAFETY SYSTEM:

EMERGENCY LIGHTING:	<input checked="" type="checkbox"/>	YES	<input type="checkbox"/>	NO
EXIT SIGNS:	<input checked="" type="checkbox"/>	YES	<input type="checkbox"/>	NO
FIRE ALARM:	<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO
DUCT SMOKE DETECTORS W/ AUDIBLE/VISIBLE DEVICE:	<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO
FIRE SPRINKLERS:	<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO
SPRINKLER FLOW/TAMPER SWITCH W/ AUDIBLE/VISIBLE DEVICE:	<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO
CO2 DETECTION SYSTEM W/ AUDIBLE/VISIBLE DEVICE:	<input checked="" type="checkbox"/>	YES	<input type="checkbox"/>	NO
PANIC HARDWARE:	<input checked="" type="checkbox"/>	YES	<input type="checkbox"/>	NO

SCOPE OF WORK:

- DEMOLITION OF APPROXIMATELY 404 SF ON NORTH SIDE OF BUILDING
- DEMOLITION AND REPLACEMENT OF EXISTING ROOF FRAME AND TRUSSES
- INTERIOR DEMOLITION
- FACADE RENOVATION
- NEW RESTROOMS, BABY CHANGING ROOM, KITCHEN AND DINING
- NEW SIDE BY SIDE DRIVE THRU CONFIGURATION
- ACCESSIBILITY BARRIER REMOVAL



THIS DRAWING IS FOR
REFERENCE ONLY. NOT
FOR CONSTRUCTION



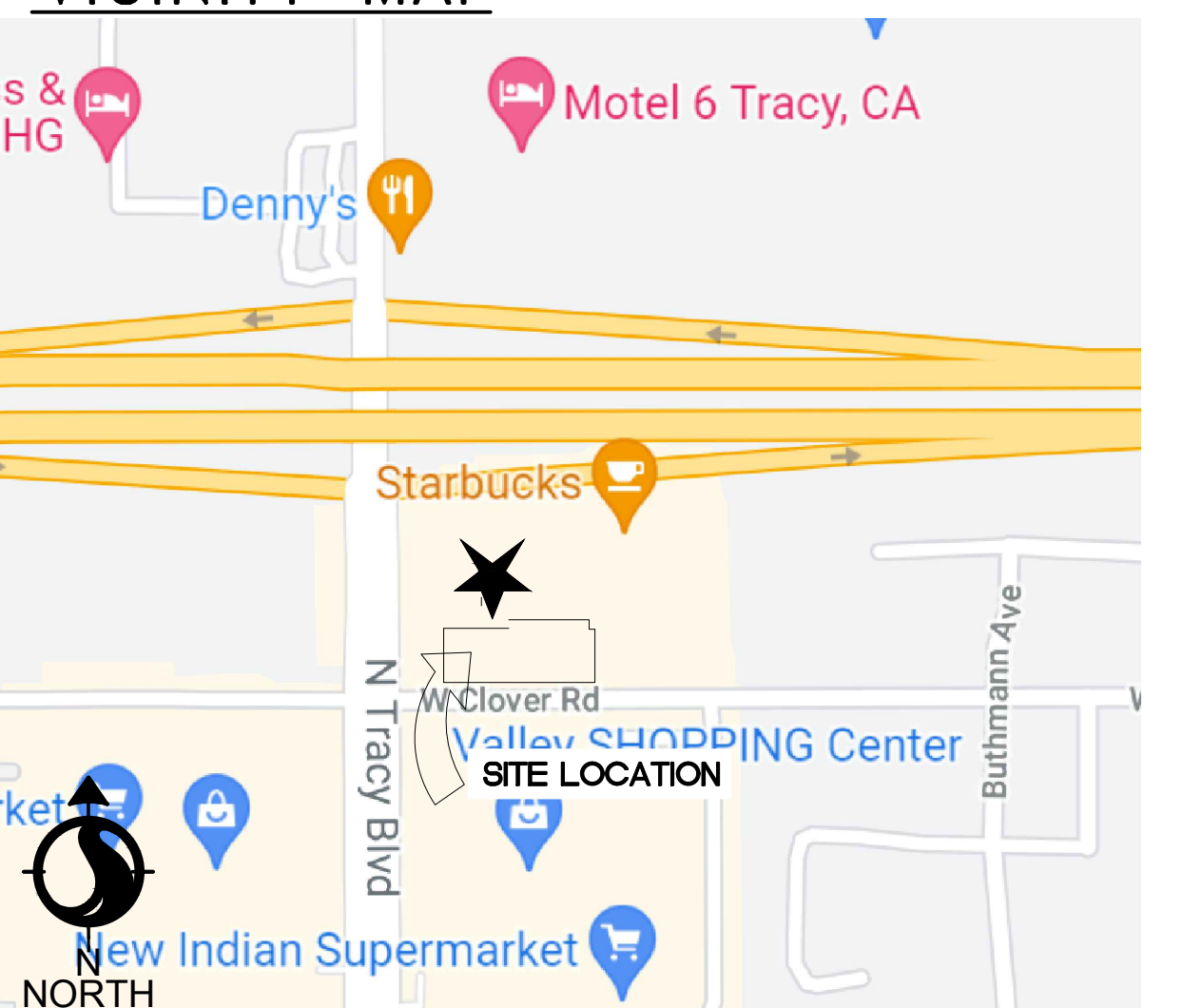
DESIGNER OF RECORD:

DISCIPLINE:	NAME	REPRESENTATIVE	ADDRESS	PHONE #:
ARCHITECTURAL:	STANTEC ARCHITECTURE INC.	ROBERT CHANDLER	224 S. MICHIGAN AVENUE SUITE 1400, CHICAGO, IL. 60604	(312) 453-7094
ELECTRICAL:	ROBISON ENGINEERING	JAMES YBARRA	20300 19TH AVENUE NE, SHORELINE, WA 98155	(206) 364-3343
MECHANICAL:	ROBISON ENGINEERING	MARK MAGLIMOT	19401 40TH AVENUE W, SUITE 302, LYNNWOOD, WA. 98036	(206) 364-3343
STRUCTURAL:	BRAD YOUNG & ASSOCIATES INC.	BRAD YOUNG	345 POLLASKY AVENUE, CLOVIS, CA 93612	(559) 323-9600
CIVIL:	KIMLEY-HORN	HANNAH SMITH	1100 W. TOWN & COUNTRY ROAD, SUITE 700, ORANGE, CA. 92868	(714) 939-1030

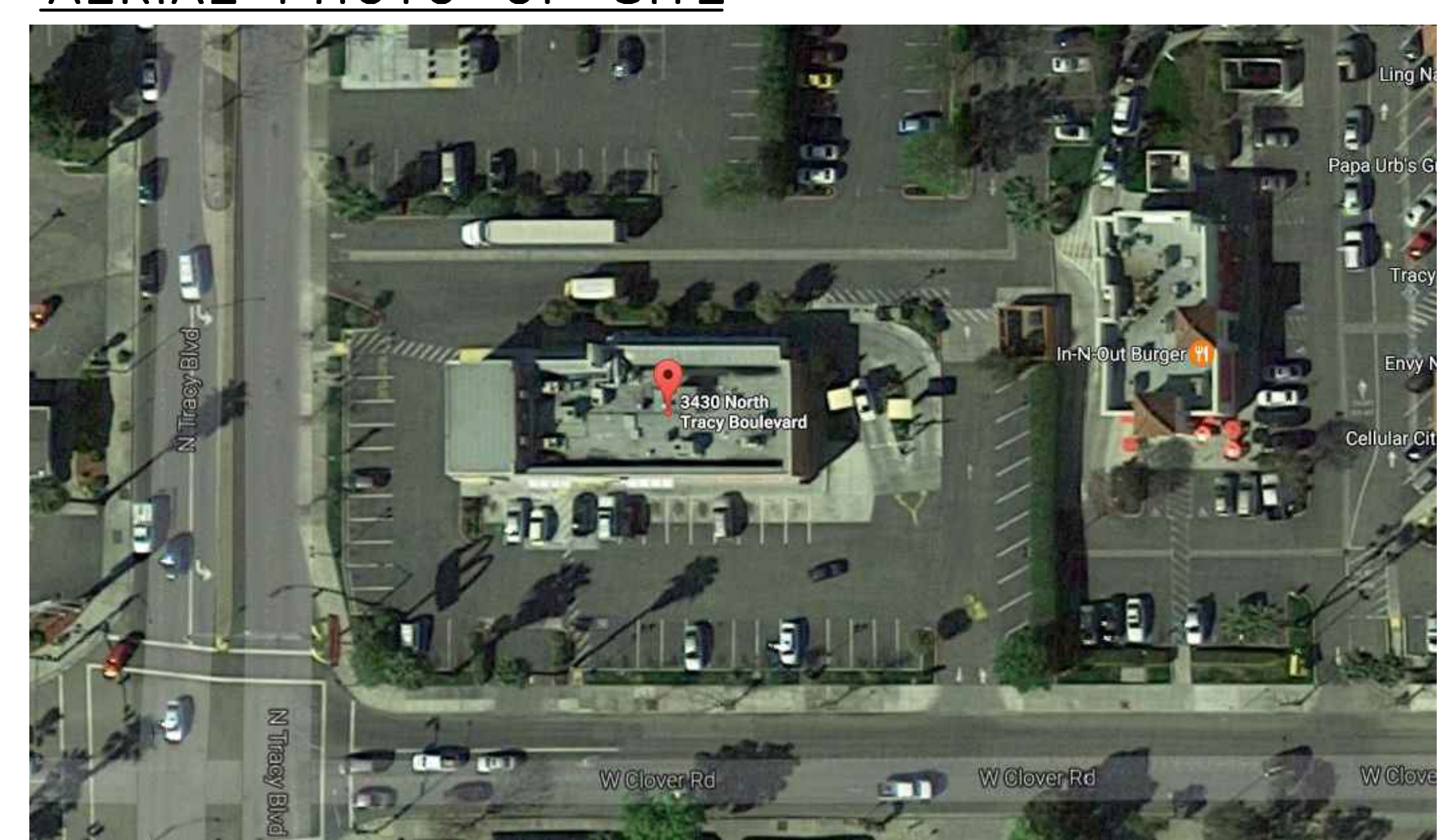
CONSTRUCTION PROJECT MANAGER:

NAME:	MAILING ADDRESS:	EMAIL ADDRESS:	PHONE #:
MANAGER:	BRIAN MCCARTHY 2999 OAK ROAD, WALNUT CREEK, CA 94597	BRIAN.MCCARTHY@US.MCD.COM	(530) 205-8525

VICINITY MAP



AERIAL PHOTO OF SITE



NOTES:

1. PER THE ACCESSIBILITY UPGRADE FORM AND CBC 11B-202.4, THE EXISTING SITE CONDITIONS FOR EXTERIOR ACCESSIBLE PATH OF TRAVEL FROM PUBLIC R.O.W., PARKING STALLS, SIDEWALKS, CURB RAMPS, AND SIGNAGE HAVE BEEN VERIFIED BY ADA CONSULTANTS, INC.; TROY MILBURN CASP #355 ON SEPT 26, 2017. DEFICIENT CONDITIONS HAVE BEEN MET IN THESE DOCUMENTS PER ADA CONSULTANTS REPORT.
2. CO² DETECTION SYSTEM & BULK STORAGE IS EXISTING. G.C. TO CONFIRM THAT THE EXISTING CO² DETECTION SYSTEM IS PRESENT AND OPERATIONAL. G.C. TO CONFIRM THAT THE EXISTING STAINLESS STEEL TANK IS EQUIPPED WITH AN ASME RELIEF VALVE AND A SECONDARY RELIEF VALVE PER CBC SECTION 5307. CONTACT ARCHITECT IF SAFETY FEATURES ARE NOT PRESENT.

SAN JOAQUIN COUNTY EHD NOTES

1. THE FLOOR SURFACES IN ALL FOOD PREPARATION OR PACKAGING AREAS, OPEN FOOD STORAGE AREAS, UTENSIL WASHING AREAS, REFUSE STORAGE AREAS, JANITORIAL AREAS, AND ALL RESTROOM AND EMPLOYEE CHANGE AREAS, SHALL BE SMOOTH AND OF DURABLE CONSTRUCTION AND NONABSORBENT MATERIAL WHICH IS EASILY CLEANED. THESE FLOOR SURFACES SHALL BE COVERED AT THE JUNCTURE AT THE FLOOR AND WALL WITH A THREE EIGHTHS (3/8) INCH MINIMUM RADIUS COVING AND SHALL EXTEND UP THE WALL AT LEAST FOUR (4) INCHES. RUBBER OR VINYL TOP SET BASE IS NOT PERMITTED IN THESE AREAS [CRFC 114268].
2. PROVIDE A COMPLETE HAND WASHING STATION, WITH HOT AND COLD WATER SUPPLIES, WALL MOUNTED FULLY ENCLOSED SINGLE SERVICE HAND TOWEL DISPENSER, WALL MOUNTED LIQUID OR POWDER HAND SOAP DISPENSER, IMMEDIATELY ACCESSIBLE FROM THE FOOD PREPARATION AREA [CRFC 113953].

Stantec Architecture Inc. | Tel. 707.765.1660
1383 N. McDowell Blvd. | Fax. 707.765.9908
Petroluma, CA U.S.A. 94954 | www.stantec.com

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McDonald's USA, LLC

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BRAND REVIEW: _____

PLANNING: 05/10/21

PERMIT: _____

BD: _____

CONSTRUCTION: _____

DRAWING TITLE:
COVER SHEET

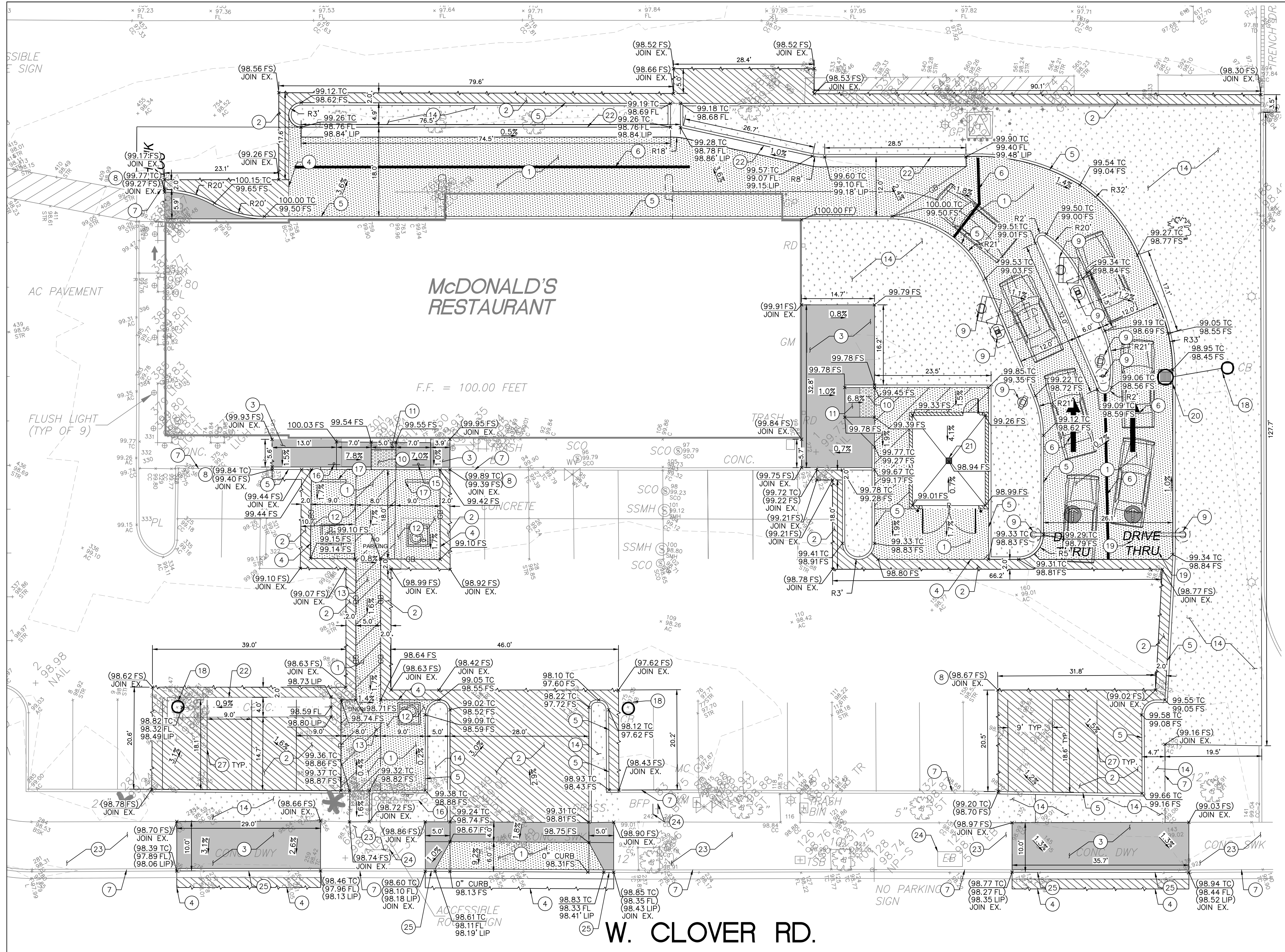
PROJECT ADDRESS:
3430 N. TRACY BLVD.
TRACY, CA

STATE SITE CODE:
004-0587

PROJECT CAD FILE:
2007049070

SHEET NO.:

CVR



LEGEND

- PROPERTY LINE
- GB — GRADE BREAK LINE
- R — RIDGE LINE
- CONCRETE FLOW LINE
- SAWCUT LINE
- 100.XX TC
100.XX FS PROPOSED SPOT GRADE
- (100.XX TC)
(100.XX FS) EXISTING SPOT GRADE
- 2.5% PROPOSED FLOW (DIRECTION AND SLOPE)
- (3.5%) EXISTING FLOW (DIRECTION AND SLOPE)
- STORM DRAIN INLET PROTECTION
- STANDARD DUTY CONCRETE PAVEMENT. SEE DETAIL 4, SHEET C2.0.
- ▨ DETECTABLE WARNING SYSTEM (TRUNCATED DOMES).
- ▩ HEAVY DUTY CONCRETE PAVEMENT REPLACEMENT. SEE DETAIL 4, SHEET C2.0.
- ▧ FULL DEPTH AC PAVEMENT REPLACEMENT. INCLUDING BASE COURSE. SEE DETAIL 4, SHEET C2.0.
- ▤ LANDSCAPING PER LANDSCAPE PLANS

CONSTRUCTION NOTES

- 1 INSTALL HEAVY DUTY CONCRETE PAVEMENT. SEE DETAIL 4, SHEET C2.0.
- 2 FULL DEPTH AC REPLACEMENT MIN 2FT FROM FACE OF CURB. SEE DETAIL 4, SHEET C2.0.
- 3 INSTALL SIDEWALK CONCRETE PAVEMENT CONTRACTOR TO JOIN TO NEAREST EXISTING PANEL. SEE DETAIL 4, SHEET C2.0.
- 4 THICKENED EDGE AT ALL CONCRETE/ASPHALT PAVEMENT JOIN CONDITIONS. SEE DETAIL 2, SHEET C2.0.
- 5 INSTALL CONCRETE CURB. SEE DETAIL 1, SHEET C2.0.
- 6 PAVEMENT MARKING PER ARCHITECTURAL PLANS.
- 7 PROTECT IN PLACE EXISTING CURB/CURB AND GUTTER
- 8 JOIN FLUSH WITH EXISTING CURB
- 9 NEW DRIVE THRU EQUIPMENT AND SIGNAGE PER ARCHITECTURAL PLANS
- 10 INSTALL CAST IN PLACE DETECTABLE WARNING SYSTEM (TRUNCATED DOMES) PER ARMOR TILE. PRODUCT NO. ADA-C-2448. SEE DETAIL 5, SHEET C2.0.
- 11 CONSTRUCT CURB RAMP. SEE DETAIL 10, SHEET C2.0.
- 12 INSTALL ACCESSIBLE PARKING STALL STRIPING. SEE DETAIL 7, SHEET C2.0.
- 13 ACCESSIBLE PATH OF TRAVEL STRIPING. SEE DETAIL 6, SHEET C2.0.
- 14 INSTALL LANDSCAPING.
- 15 INSTALL ACCESSIBLE PARKING STALL SIGN. SEE DETAIL 8, SHEET C2.0.
- 16 INSTALL VAN ACCESSIBLE PARKING STALL SIGN. SEE DETAIL 8, SHEET C2.0.
- 17 INSTALL 3-FT CONCRETE WHEEL STOP. SEE DETAIL 11, SHEET C2.0.
- 18 PROTECT IN PLACE CATCH BASIN. IF DAMAGED, REPAIR TO ORIGINAL OR BETTER CONDITIONS
- 19 DRIVE-UP SIGNAGE PER ARCHITECTURAL PLANS
- 20 24"x24" JENSEN PRECAST DROP INLET. ALL DROP INLETS SHALL HAVE "OLDCASTLE FLOGARD CATCH BASIN FILTER INSERTS". ALL GRATES SHALL BE TRAFFIC RATED. PAINT "NO-DUMPING-DRAINS TO OCEAN" ON CURB ADJACENT TO CATCH BASIN.
- 21 INSTALL TRASH ENCLOSURE DRAIN PER ARCHITECTURAL PLANS.
- 22 INSTALL CONCRETE CURB AND GUTTER. SEE DETAIL 3, SHEET C2.0.
- 23 PROTECT IN PLACE EXISTING SIDEWALK
- 24 PROTECT IN PLACE EXISTING UTILITY APPARATUS.
- 25 INSTALL CURB AND GUTTER PER CITY OF TRACY STANDARD PLAN NO. 130.
- 26 INSTALL DRIVEWAY APPROACH PER CITY OF TRACY STANDARD PLAN NO. 130.
- 27 INSTALL 90° STANDARD STRIPING SEE DETAIL 12, SHEET C2.0.

Kimley»Horn
1100 WEST TOWN AND COUNTRY ROAD, SUITE 700
ORANGE, CA 92668
(714) 939-1030
DATE: 8/9/2022

PREPARED FOR:
McDonald's USA, LLC
These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced in any form without the prior written consent of McDonald's USA, LLC. Use of these drawings and specifications for any other project is strictly prohibited. The user of these drawings and specifications shall be responsible for obtaining the services of a properly licensed architect and engineer. The reproduction of these drawings and specifications for use on any other project is strictly prohibited. The contract documents for reuse on another project is not authorized.

PROFESSIONAL SEAL
Michael S. Kimley
REGISTERED CIVIL ENGINEER
STATE OF CALIFORNIA
NO. 9051

8/9/2022

BRAND REVIEW	PLANNING	PERMIT	BID	CONSTRUCTION
	05/10/21			

DRAWING TITLE: **PRELIMINARY GRADING PLAN**

PROJECT ADDRESS: 3430 N. TRACY BLVD.
TRACY, CA

STATE SITE CODE: 004-0587
PROJECT CAD FILE: 2007049070

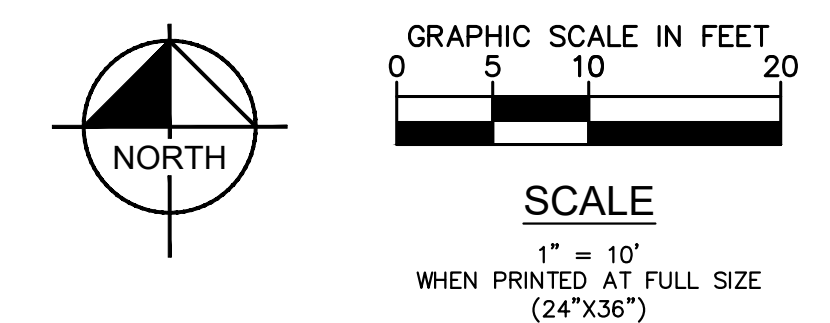
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SHEET NO: **C1.0**

SCALE: 1" = 10'
WHEN PRINTED AT FULL SIZE (24"x36")

GENERAL NOTES

1. WHERE GRADES ARE AFFECTED, THE CONTRACTOR SHALL USE A SURVEYOR AS NEEDED TO INSURE PROPER GRADES ARE ACHIEVED.
2. THE GENERAL CONTRACTOR SHALL ALSO REVIEW ANY APPLICABLE STATE AND LOCAL GUIDELINES AS THEY APPLY TO THE ACCESSIBILITY AND SIGNAGE.
3. THE GENERAL CONTRACTOR SHALL VERIFY ELEVATIONS AND GRADES PRE AND POST CONSTRUCTION AND REPORT ANY DEFICIENCIES TO THE ARCHITECT BEFORE START OF WORK AND AT COMPLETION.
4. ALL NEW CONSTRUCTION SHALL BE VERIFIED TO BE IN COMPLIANCE WITH LOCALLY ADOPTED ACCESSIBILITY REGULATIONS. ANYTHING FOUND NOT IN COMPLIANCE SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL SLOPES TO BE MEASURED WITH A 24" SMART LEVEL.
5. IT IS ACKNOWLEDGED THAT THE IMPROVEMENTS SHOWN ON THIS PLAN CONSIST OF A LIMITED SCOPE OF WORK AND MAY NOT BRING THE ENTIRE SITE INTO FULL COMPLIANCE WITH AMERICANS WITH DISABILITIES ACT GUIDELINES AND ANY OTHER STATE SPECIFIC ACCESSIBILITY CODES. THE ENGINEER OF RECORD SHALL NOT BE HELD RESPONSIBLE FOR ANY EXISTING CONDITIONS OUTSIDE OF THE IDENTIFIED SCOPE OF WORK THAT ARE NOT BROUGHT WITHIN COMPLIANCE.
6. PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR TO FIELD VERIFY FOUNDATION LOCATION AND NOTIFY ENGINEER OF ANY POTENTIAL CONFLICTS IMMEDIATELY.



ESTIMATED TOTAL WATER USE		PROJECT: CT Realty, Tracy, CA					
ETWU = (Eto) x (0.62) x [(PF x HA)/(IE + SLA)]							
Irrigation Efficiency Value =	MAWA =	607,158.00 Maximum Allowable Water Use					
Bubblers 0.81	ETWU =	345,099 Estimated total water use per year					
Laser Tube (Drip) 0.81	Eto =	48.50 Reference Evapotranspiration (inches per year)					
Rotary / Rotor 0.75	PF =	See Table at Left Plant Factor from WUCOLS* or equivalent reference					
Spray 0.75	HA =	See Table Below Hydrozone Area (square feet)					
SLA = 0 Special Landscaped Area (square feet)							
0.62 = Conversion Factor (to gallons per square foot)							
IE = See Table at Left Irrigation Efficiency (minimum 0.75)							
Plant Water Use Type Plant Factor							
Low 0.10 0.20 0.30							
Moderate 0.40 0.50 0.60							
High 0.70 0.80 0.90							
SLA 1.00							
HYDROZONE TABLE		ETWU					
Hydrozone	Plant Water Use Type(s) (low, moderate, high)	Plant Factor (PF)	Irrigation Type	Hydrozone Area (HA) (sq ft)	PF x HA (sq ft)	100 CF/Year	Gallons / Year
1	Low	0.20	Laser Tube (Drip)	43,798	8,760	434.78	325,201
2	Moderate	0.50	Bubblers	1,072	536	26.60	19,896
3	Low	0.20	Rotary / Rotor	0	0	0.00	0
4	Low	0.50	Spray	0	0	0.00	0
5	High	0.80	Bubblers	0	0	0.00	0
6	High	0.80	Laser Tube (Drip)	0	0	0.00	0
7	High	0.80	Rotary / Rotor	0	0	0.00	0
8	High	0.80	Spray	0	0	0.00	0
	SLA						
Sum				44,870	9,296	461.38	345,099
RESULTS		ETWU = (Eto) x (0.62) x [(PF x HA)/(IE + SLA)]					
MAWA =	607,158	ETWU =	345,099				
ETWU must be less than or equal to MAWA ETWU complies with MAWA							

MAXIMUM APPLIED WATER ALLOWANCE		PROJECT #: CT Realty, Tracy, CA	
MAWA = (Eto) x (0.62) x [(0.45 x LA)+(0.55 x SLA)]			
Eto**	48.50	Eto (inches/year)	
Enter total project Landscaped Area	44,870.00	LA (square feet)	
Enter Special Landscaped Area	0.00	SLA (square feet)	
RESULTS:		MAWA (gallons/year)	
	607,158	MAWA (100 CF/year)	461
	811.71		

** Eto Values derived from Appendix A of the CA Model Water Efficient Landscape Ordinance, CA Dept. of Water

MAWA Maximum applied water allowance (gallons per year)

Eto Reference Evapotranspiration (inches per year)

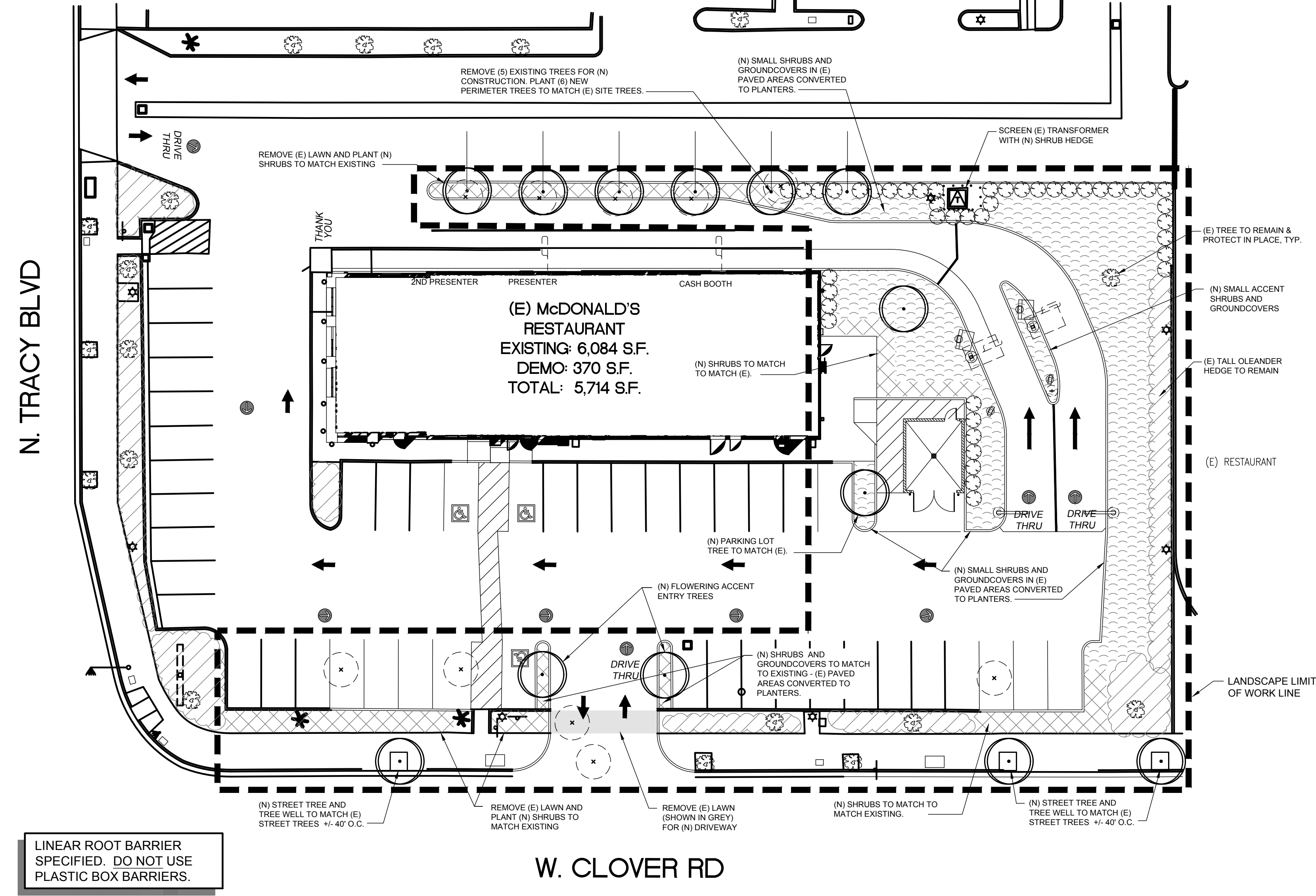
0.45 ET Adjustment Factor (ETA F) per AB 681

LA Planted landscaped area including SLA and not including landscapes. Also include surface area of water features not

0.62 Conversion Factor (to gallons per square foot)

SLA Portion of the Landscaped Area identified as Special Landscaped Area. Also include surface area of water features using recycled

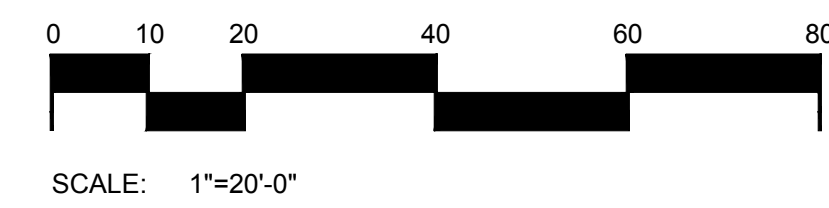
0.55 The additional ET Adjustment Factor for SLA (1.0 - 0.45 = 0.55)



LINEAR ROOT BARRIER SPECIFIED. DO NOT USE PLASTIC BOX BARRIERS.

W. CLOVER RD

1 CONCEPT LANDSCAPE AND IRRIGATION REPAIR PLAN
1" = 20'-0"



CITY COMMENTS COMPLETED

- ✓ COMMENT: SCREEN TRANSFORMER.
RESPONSE: SEE PLAN AND LEGEND.
- ✓ COMMENT: SHOW AREAS OF NEW LANDSCAPE.
RESPONSE: SEE PLAN AND LEGEND.
- ✓ COMMENT: REPAIR/REPLACE ANY EXISTING DEAD TREES OR EMPTY TREE WELLS IN THE RIGHT-OF-WAY AND REPAIR/REPLACE/PROVIDE AN AUTOMATIC IRRIGATION SYSTEM PER CITY STANDARDS.
RESPONSE: SEE LANDSCAPE NOTE #2 & #3, AND 'WATER CONSERVATION CONCEPT' STATEMENT.

WATER CONSERVATION CONCEPT

A COMBINATION OF SUB-SURFACE LOW FLOW DRIP, BUBBLERS, AND/OR LOW VOLUME HUNTER MP ROTATOR SPRAYS SHALL BE USED IN ALL (N) PLANTERS.

NEW PLANTS ARE GROUPED INTO "HYDROZONES" AND IRRIGATED SEPARATELY FROM THOSE WITH DIFFERENT WATER REQUIREMENTS.

IF NOT ALREADY EXISTING ON SITE: THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A WEATHER TRACK CONTROLLER CAPABLE OF DUAL PROGRAMMING, FLOW SENSOR LEAK DETECTION, AND AUTOMATIC SHUT-OFF PROVIDED AT POC.

LANDSCAPE NOTES

1. (E) PLANTS TO REMAIN THAT ARE DAMAGED DUE TO CONSTRUCTION ARE TO BE REPLACED WITH 15 GAL TREES, 5 GAL SHRUBS AND 1 GAL GROUNDCOVERS, TO MATCH IN LIKE KIND.
2. AN ARBORIST SHALL BE RETAINED TO EVALUATE EXISTING ON-SITE AND R.O.W. TREES AND DIRECT REPLACEMENTS OR REPAIRS AS NEEDED, TO BE DOCUMENTED DURING THE PERMIT/CONSTRUCTION DOCUMENT PHASE FOR CITY REVIEW AND APPROVAL.
3. IRRIGATION REPAIR: NEW PLANTERS TO HAVE IRRIGATION EXTENDED OR MOVED FROM EXISTING OR DEMOLISHED PLANTERS AS POSSIBLE. NEW VALVES AND DRILINE TO BE INSTALLED FOR THOSE AREAS WITHOUT AVAILABLE VALVES, OR VALVE DOUBLERS TO BE INSTALLED. REPAIR OR REPLACE ANY IRRIGATION EQUIPMENT AS NEEDED OR THAT IS DAMAGED. CONVERT ANY REMAINING SPRINKLER HEADS TO HUNTER MP ROTATOR HEAD - FOR WATER CONSERVATION.



PROPOSED SCREENING PLANT: MYRTUS COMMUNIS 'COMPACTA' EVERGREEN, 5'-6' TALL X 4'-5' WIDE LOW WATER USE

PLANTING LEGEND

SYMBOL	SIZE	QTY.	MATURE HEIGHT	BOTANICAL NAME	WUCOLS* WATER RATING	COMMON NAME
TREES						
(Symbol)	15 GAL.	13	20'-30'	NEW TREE SEE NOTES ON PLAN	L/M	
(Symbol)	-	-	-	EXISTING TREE/PALM TO REMAIN	-	-
(Symbol)	-	-	10	EXISTING TREE TO BE REMOVED	-	-
SCREENING SHRUBS						
(Symbol)	5 GAL.	44	5'	MYRTUS COMMUNIS 'COMPACTA'	L	COMPACT MYRTLE

** GROUNDCOVERS / MASS PLANTINGS						
(Symbol)	1 GAL. 30" OC	1358 S.F.	30"	SHRUBS TO MATCH (E)	L	
(Symbol)	1 GAL. 30" OC	3,467 S.F.	24"	GROUNDCOVERS AND SMALL SHRUBS TO MATCH EXISTING	L	
(Symbol)				EXISTING LANDSCAPE TO REMAIN		

SITE FEATURES - TYPICAL

(Symbol)	NOT SHOWN	ROOT BARRIER: INSTALL AT TREES (EXCEPT PALMS) PLANTED 5' OR LESS FROM CURBS, BUILDINGS, OR PAVEMENT. USE COPPER MESH 16.011 COPPER AVAILABLE FROM HOWARD WIRE CLOTH COMPANY, HAYWARD CA (510)887-8787, OR 24" LINEAR PLASTIC PANEL FROM DEEP ROOT OR EQUAL
----------	-----------	--

TOTAL NEW AND REPAIRED LANDSCAPED AREA: 4,230 S.F.

** GROUND COVERS TO EXTEND UNDER SHRUBS AND TREES WHICH IS NOT SHOWN ON THE PLAN DUE TO LEGIBILITY. CONTRACTOR TO INCLUDE SUFFICIENT PLANTS TO ACCOMPLISH THE SPACING SHOWN IN SHRUB BEDS TO WITHIN 3' OF EACH PLANTED SHRUB.

GENERAL NOTES

1. ALL PLANTING AREAS SHALL HAVE A 2" LAYER OF ORGANIC COMPOST ROTOTILLED TO A DEPTH OF 4", THEN COVERED WITH RECYCLED PAPER AS A BIODEGRADABLE WEED SUPPRESSANT AND TOPDRESSED WITH A 3" (MINIMUM) DEEP LAYER OF 3/4" MINUS WOOD CHIP MULCH.
2. REFER TO ARCHITECTURAL AND CIVIL PLANS FOR DESCRIPTIONS OF ELEMENTS NOT IDENTIFIED ON THIS PLAN.
3. OBSERVE THE FOLLOWING MINIMUM SETBACK DISTANCES FOR TREE PLANTING:
 - BETWEEN STREET TREES = 30 FT.
 - DRIVEWAY CUTS AND FIRE HYDRANTS = 7 FT.
 - UTILITY BOXES, MANHOLE AND OTHER UTILITY VAULTS, TELEPHONE AND OTHER UTILITY POLES, GAS AND WATER METER, AND MAINS = 5 FT.
4. ALL SURFACE AND SUB-SURFACE SWALES, DRAINAGE STRUCTURES AND PATTERNS SHALL BE MAINTAINED.
5. A LICENSED LANDSCAPE MAINTENANCE CONTRACTOR WILL BE RETAINED TO PERFORM ROUTINE MAINTENANCE DUTIES.
6. LOCATIONS AND QUANTITIES OF EXISTING LANDSCAPE MATERIALS ARE APPROXIMATE.
7. PLANTER SOIL SHALL BE AMENDED AS DESCRIBED BY A LABORATORY SOIL ANALYSIS. ORGANIC COMPOST AND AMENDMENT TO BE USED.
8. LANDSCAPE CONSTRUCTION WASTE TO BE RECYCLED PER LOCAL CODES AND REQUIREMENTS.
9. NO NEW PLANTS SELECTED REQUIRE SHEARING
10. OBTAIN ALL MATERIALS LOCALLY (WITHIN 50 MILES) AS POSSIBLE.
11. EXISTING TREES TO REMAIN TO BE PROTECTED PER ISA CERTIFIED ARBORIST AND/OR LOCAL TREE ORDINANCE.

NO.	REVISIONS PER PLANNING	DATE	DESCRIPTION
1		7/11/22	

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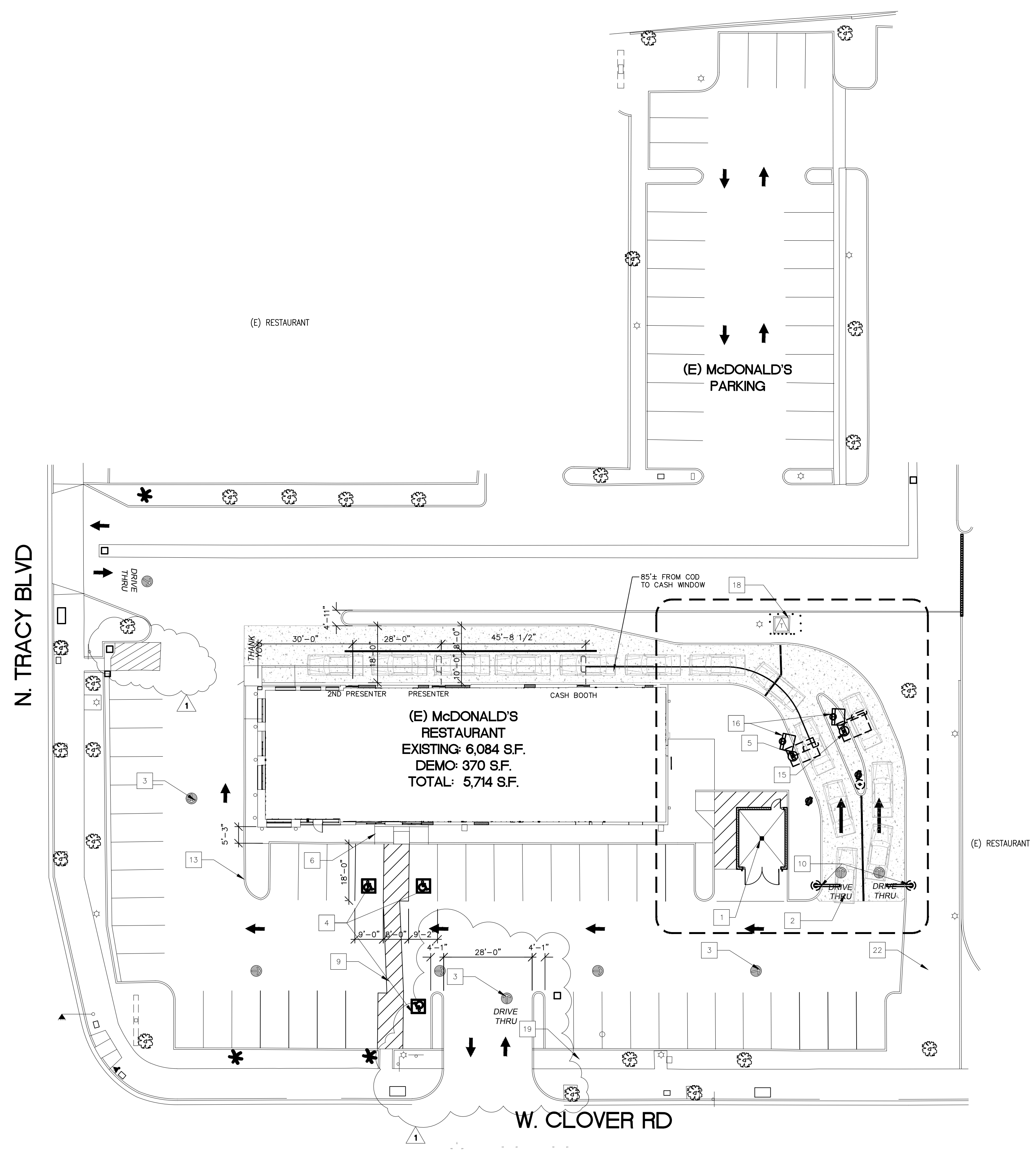
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BRAND REVIEW	PLANNING	PERMIT	BID	CONSTRUCTION
	05/10/21			

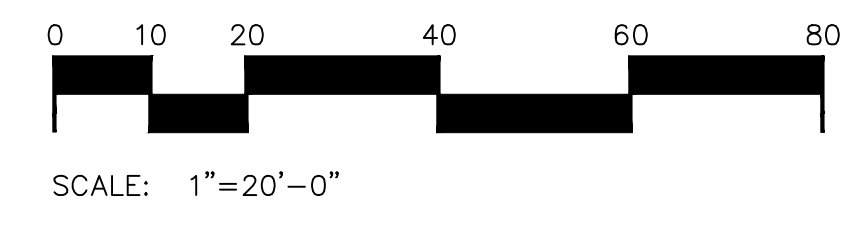
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PROJECT ADDRESS: 3430 N. TRACY BLVD. TRACY, CA
STATE SITE CODE: 004-0567
PROJECT CAD FILE: 2007049070
DRAWN BY: [Name]

SHEET NO.	DESCRIPTION
1	CONCEPT LANDSCAPE AND IRRIGATION REPAIR PLAN

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1 SITE PLAN
1" = 20'-0"



GENERAL NOTES

1. SURFACE OF RAMP AND FLARES SHALL BE SLIP RESISTANT AND CONTRASTING FINISH FROM SIDEWALK.
2. RAMP SHALL LIE IN SINGLE SLOPE PLANE W/ MIN. SURFACE WARPING AND CROSS SLOPE.
3. RAMP LANDING SHALL HAVE A CROSS SLOPE OF 2% MAX. IN ALL DIRECTIONS.
4. MAXIMUM SLOPE IN ACCESSIBLE PARKING STALLS & ACCESSIBLE AISLE TO BE 2% IN ANY DIRECTION.
5. ALL PARKING LOT IMPROVEMENTS SHALL MATCH SURROUNDING EXISTING GRADES.
6. ALL SIGNAGE UNDER SEPARATE PERMIT BY OTHERS.
7. ALL DIMENSIONS TO SIGNAGE IS TO CENTER OF FOUNDATION U.O.N.

KEY NOTES

- 1 (N) TRASH ENCLOSURE
- 2 (N) SIDE-BY-SIDE DRIVE THRU LAYOUT
- 3 (N) PAVEMENT MARKINGS TO BE APPLIED AS SHOWN
- 4 (N) CONCRETE PAVING AT ADA PARKING STALLS; RE-STRIPE EDGE LINE IN BLUE.
- 5 (N) PRIMARY COD W/ CANOPY
- 6 (N) CONC. SIDEWALK, PATH OF TRAVEL TO BE 5% MAX. IN DIRECTION OF CHANGE IN PATHWAY DIRECTION TO BE 2% MAX. IN ANY DIRECTION.
- 7 (N) PULL-FORWARD PARKING SIGNAGE
- 8 (E) PARKING STALLS, TO BE RE-STRIPED WITH WHITE PAINT, U.O.N.
- 9 PATH OF TRAVEL
- 10 (N) CLEARANCE BAR
- 11 NOT USED
- 12 (N) PARKING STALLS
- 13 (E) CURB TO REMAIN
- 14 (N) CONC. CURB TYP.
- 15 (N) SECONDARY COD W/CANOPY
- 16 (N) OUTDOOR DIGITAL MENU BOARD
- 17 NOT USED
- 18 PROTECT (E) TRANSFORMER
- 19 (E) LANDSCAPING TO REMAIN. REFRESH/REPAIR AS NEEDED.
- 20 NOT USED
- 21 (N) PRE-BROWSE DIGITAL MENU BD.
- 22 (N) LANDSCAPING, MATCH EXISTING
- 23 (N) BOLLARD
- 24 NOT USED
- 25 (N) STRIPING
- 26 (E) SITE LIGHT TO REMAIN

ASSESSOR'S PARCEL NUMBER: 079-490-05

PARKING INFORMATION (EXISTING)

TOTAL SPACES	77
ACCESSIBLE	4 SPACES 9' X 19' @ 90°
STANDARD	46 SPACES 9' X 18' @ 90°
COMPACT	27 SPACES 8'-6" X 16' @ 90°

PARKING INFORMATION ([PROPOSED])

TOTAL SPACES	72
ACCESSIBLE	3 SPACES 9' X 19' @ 90°
STANDARD	44 SPACES 9' X 18' @ 90°
COMPACT	25 SPACES 8'-6" X 16' @ 90°

PARKING INFORMATION (REQUIRED)

TOTAL SPACES	60
DINING:	ONE SPACE PER 45 SQUARE FEET OF CUSTOMER AREA AND ONE SPACE PER 250 SQUARE FEET OF ALL OTHER AREAS
KITCHEN SF	- 3,690 SF/250 = 15 STALLS
CUSTOMER AREA	- 2,023 SF/45 = 45 STALLS

PLAN LEGEND

- CL = CENTER LINE
- COL. = COLUMN
- (E) = EXISTING
- EQU. = EQUAL
- F.O.C. = FACE OF CURB
- F.O.S. = FACE OF STUD
- F.O.F. = FACE OF FOUNDATION
- (N) = NEW
- P.O.C. = POINT OF CURVATURE
- R.O.W. = RIGHT OF WAY
- SHT. = SHEET
- SM. = SIMILAR
- TYP. = TYPICAL
- FSE = FINISH SLAB ELEVATION
- (E) CONCRETE CURB
- PROPERTY LINE
- ACCESSIBLE PATH OF TRAVEL
- (N) CONCRETE CURB
- (N) CONCRETE PAVING
- (N) LANDSCAPE
- (N) PAVEMENT ARROWS PER DETAIL 18/SP3 (PAINTED WHITE)
- (N) DRIVE THRU STRIPING PER DETAIL 17/SP3 (PAINTED YELLOW)

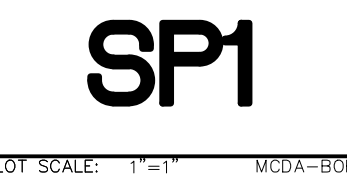
REV	DATE	DESCRIPTION
1	7/11/22	REVISIONS PER PLANNING

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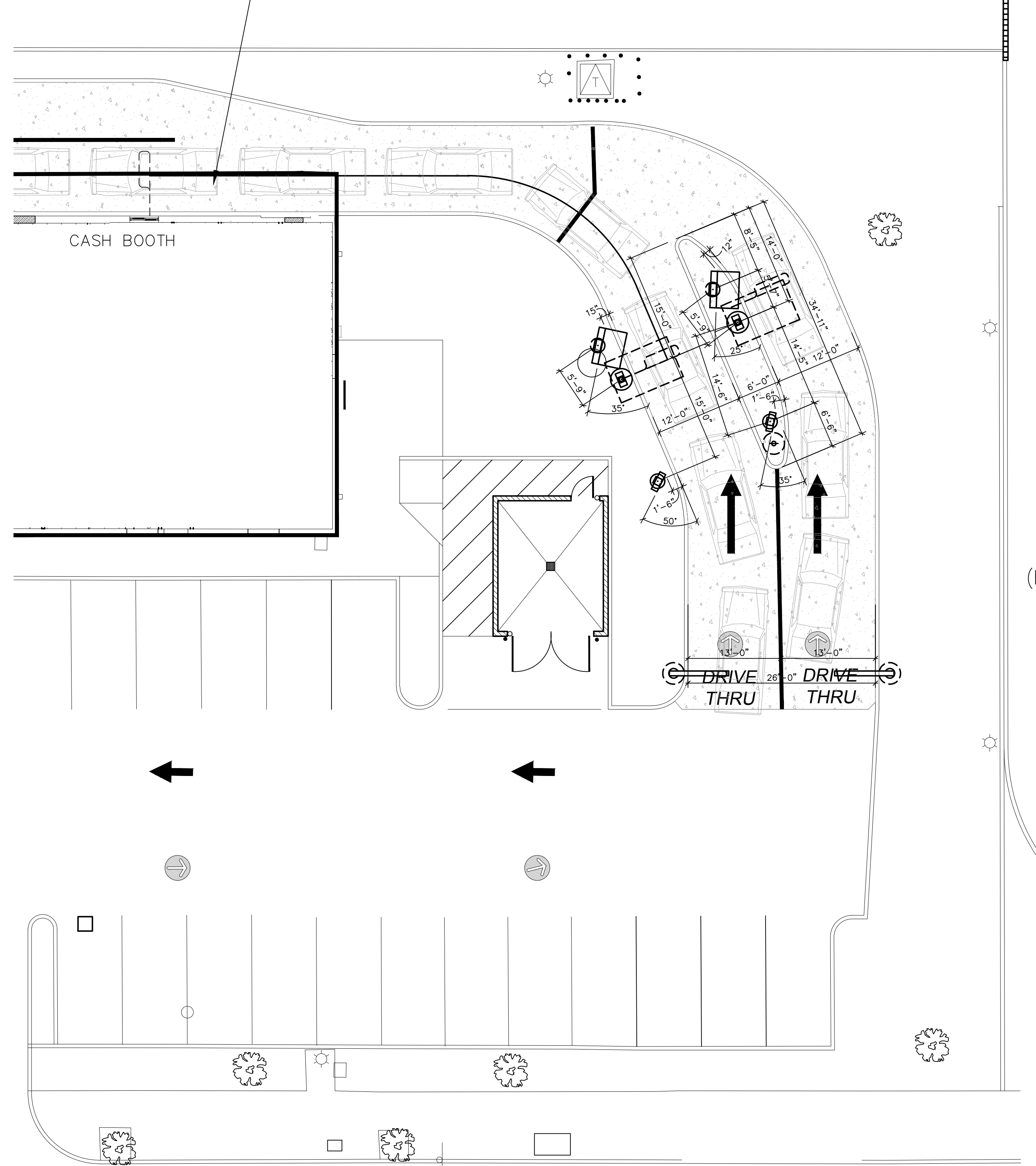
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BRAND REVIEW	-
PLANNING	05/10/21
PERMIT	-
BID	-
CONSTRUCTION	-

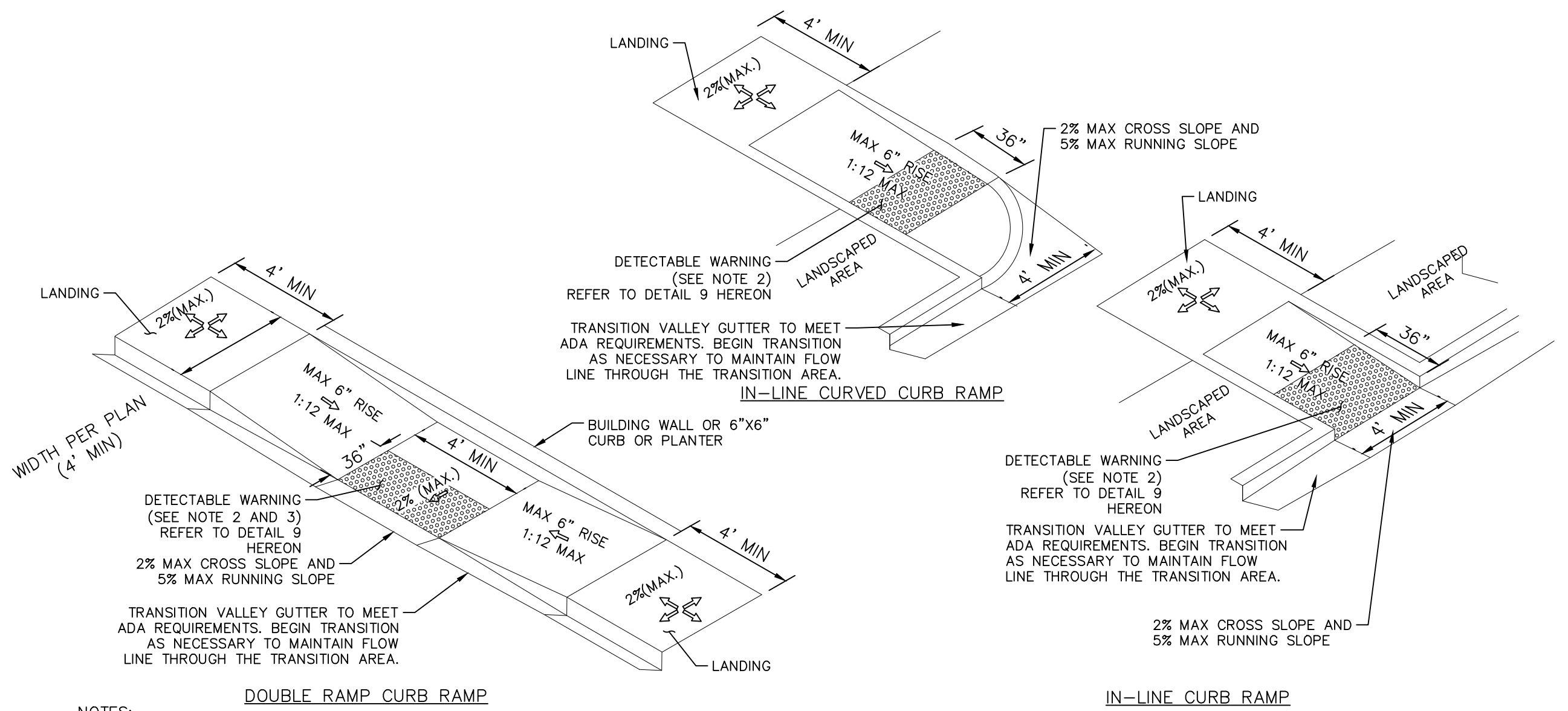
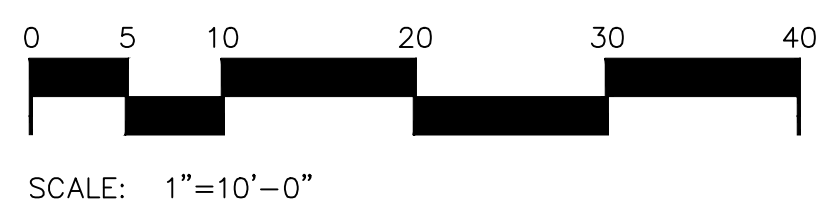
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SITE PLAN
PROJECT ADDRESS:
3430 N. TRACY BLVD.
TRACY, CA
PROJECT CAD FILE:
2007049070
STATE SITE CODE:
004-0587



85'± FROM COD TO CASH WINDOW

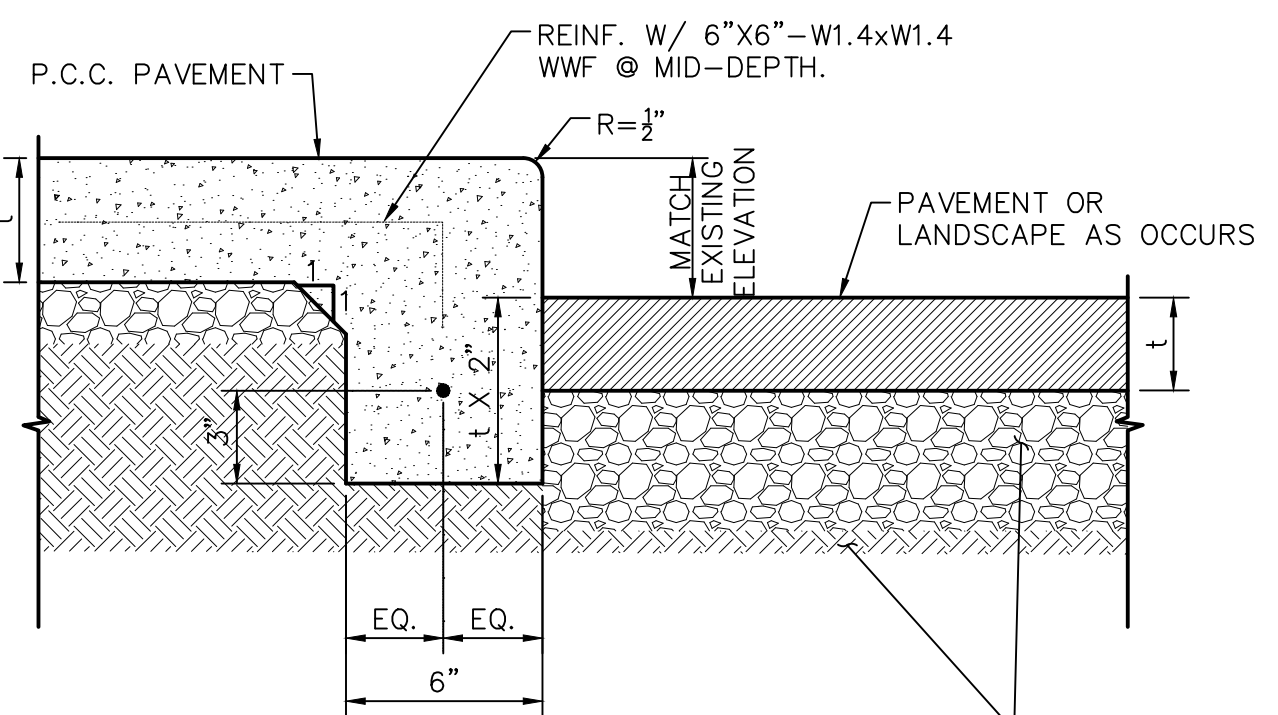


1 SITE PLAN
SP-2 1" = 10'-0"



- NOTES:
1. ALL ACCESSIBLE COMPONENTS CONSTRUCTED AS PART OF THESE PLANS SHALL COMPLY WITH THE LOCAL, STATE, AND FEDERAL REGULATIONS WHICHEVER ARE MORE STRINGENT.
 2. CURB RAMPS SHALL HAVE A DETECTABLE WARNING EXTENDING THE FULL WIDTH OF THE CURB RAMP AND 3' DEEP, GROOVED SURFACES ON OUTDOOR CURB RAMPS ARE NOT PERMITTED. VERIFY LOCAL REQUIREMENTS WITH THE BUILDING DEPARTMENT. REFER TO TRUNCATED DOMES DETAIL AND REQUIREMENTS IN THE CALIFORNIA BUILDING CODE.
 3. PARALLEL CURB RAMPS SHALL HAVE A DETECTABLE WARNING EXTENDING 36" DEEP ALONG THE FLUSH TRANSITION BETWEEN STREET AND SIDEWALK. REFER TO TRUNCATED DOMES DETAIL.
 4. PUBLIC SIDEWALK CURB RAMPS CONSTRUCTED WITHIN A PUBLIC RIGHT-OF-WAY, IN ABSENCE OF LOCAL ROADWAY GUIDELINES, SHALL MEET OR EXCEED LOCAL REGULATIONS.
 5. CURB RAMP SURFACES (FLARES AND RAMP) SHALL HAVE A DIFFERENT TEXTURE FROM THE SURROUNDING PAVEMENT.
 6. CURB RAMPS SHALL BE CONCRETE WITH STRENGTH OF 2500 PSI.
 7. INSTALL 1/4" EXPANSION JOINT FILLER MATERIAL BETWEEN A NEW CURB RAMP AND THE EXISTING SIDEWALKS.
 8. WATER PONDING WITHIN THE CURB RAMP LIMITS IS NOT ALLOWED.
 9. NO GRADE BREAK IS ALLOWED ALONG THE RAMP SURFACE.
 10. CROSS SLOPE OF THE CURB RAMP SURFACE SHALL BE LESS THAN 2%.
 11. TRANSITION CHANGE IN ELEVATION IS NOT TO EXCEED 1/2" WITHIN AN ACCESSIBLE ROUTE.
 12. DIAGONAL CURB RAMP SIDE SLOPE VARIES UNIFORMLY FROM A MAXIMUM OF UP TO 10% AT CURB TO CONFORM WITH LONGITUDINAL SIDEWALK SLOPE ADJACENT TO TOP OF THE RAMP.

ACCESSIBLE RAMP DETAILS



- NOTES:
1. APPROVED BONDING AGENT SHALL BE APPLIED AT CONSTRUCTION JOINT.
 2. SEE DETAIL 3B FOR PAVEMENT SECTION AND THICKNESS (t).
 3. DETAIL APPLIES AT ALL SIDEWALK EDGE CONDITIONS AND PAVEMENT TRANSITIONS

THICKENED EDGE

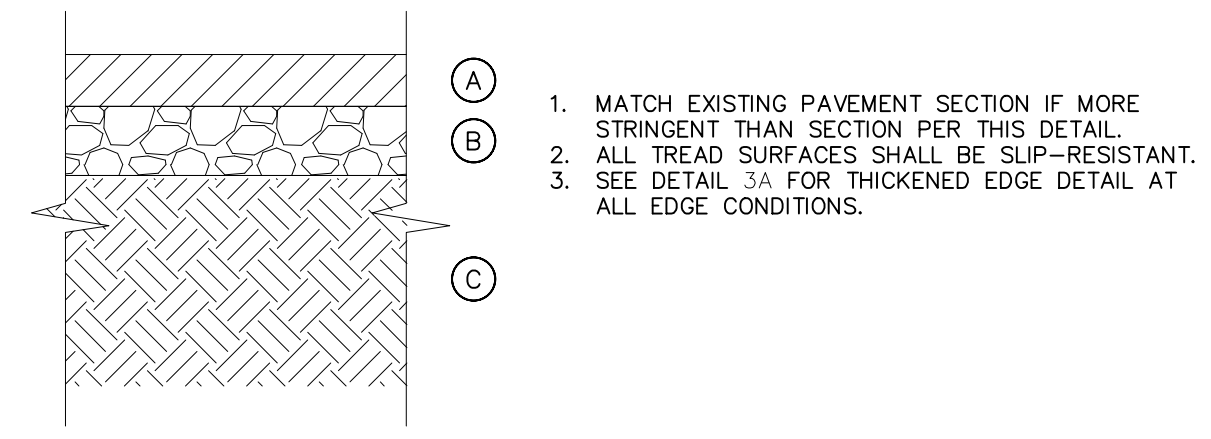
N.T.S.

- NOTES:
1. CONTRACTOR SHALL CONFIRM THESE PAVEMENT SECTIONS WITH THE GEOTECHNICAL REPORT BY LANDMARK CONSULTANTS, INC. DATED AUGUST 2017.
 2. MATCH EXISTING PAVEMENT SECTION IF MORE STRINGENT THAN SECTION PER THIS DETAIL.
 3. CONTRACTOR TO PROVIDE R-VALUE OF COMPACTED SUBGRADE TO ENGINEER PRIOR TO PAVEMENT OPERATIONS, IN ORDER TO MAKE ANY NECESSARY ADJUSTMENTS TO THE PAVEMENT SECTION.
 4. ALL TREAD SURFACES SHALL BE SLIP-RESISTANT.
 5. REFER TO ARCHITECTURAL PLANS FOR COLOR, TEXTURE, PATTERN AND FINISH.
 6. SEE DETAIL 13 FOR THICKENED EDGE DETAIL AT ALL EDGE CONDITIONS.

C2-PG64-10 ASPHALTIC PAVEMENT, 4,000 PSI PORTLAND CEMENT STANDARD DUTY SIDEWALK CONCRETE OR 4,500 PSI PORTLAND CEMENT HEAVY DUTY CONCRETE.

CLASS 2 AGGREGATE BASE COMPACTED TO 95% OF THE MATERIAL'S ASTM D-1557 MAXIMUM DRY DENSITY.

SUBGRADE SCARIFIED AND RECOMPACTED TO 90% MAXIMUM DRY DENSITY BASED ON ASTM D1557-07 TEST METHOD



- NOTES:
1. CONTRACTOR SHALL CONFIRM THESE PAVEMENT SECTIONS WITH THE GEOTECHNICAL REPORT BY LANDMARK CONSULTANTS, INC. DATED AUGUST 2017.
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 5. REFER TO ARCHITECTURAL PLANS FOR COLOR, TEXTURE, PATTERN AND FINISH.
 6. SEE DETAIL 13 FOR THICKENED EDGE DETAIL AT ALL EDGE CONDITIONS.

	STANDARD DUTY ASPHALT CONCRETE	STANDARD DUTY SIDEWALK CONCRETE 4000 PSI	HEAVY DUTY CONCRETE 4500 PSI
A	3"	4"	6"
B	6.5"	2"	8"
C	12"	8"	12"

PAVEMENT SECTIONS

N.T.S.

- NOTES:
1. CONTRACTOR SHALL CONFIRM THESE PAVEMENT SECTIONS WITH THE GEOTECHNICAL REPORT BY LANDMARK CONSULTANTS, INC. DATED AUGUST 2017.
 2. MATCH EXISTING PAVEMENT SECTION IF MORE STRINGENT THAN SECTION PER THIS DETAIL.
 3. CONTRACTOR TO PROVIDE R-VALUE OF COMPACTED SUBGRADE TO ENGINEER PRIOR TO PAVEMENT OPERATIONS, IN ORDER TO MAKE ANY NECESSARY ADJUSTMENTS TO THE PAVEMENT SECTION.
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C2-PG64-10 ASPHALTIC PAVEMENT, 4,000 PSI PORTLAND CEMENT STANDARD DUTY SIDEWALK CONCRETE OR 4,500 PSI PORTLAND CEMENT HEAVY DUTY CONCRETE.

CLASS 2 AGGREGATE BASE COMPACTED TO 95% OF THE MATERIAL'S ASTM D-1557 MAXIMUM DRY DENSITY.

SUBGRADE SCARIFIED AND RECOMPACTED TO 90% MAXIMUM DRY DENSITY BASED ON ASTM D1557-07 TEST METHOD

REV	DATE	DESCRIPTION

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1383 N. McDowell Blvd. Fax: 707.765.9908
Petaling, CA U.S.A. 94954/www.stantec.com

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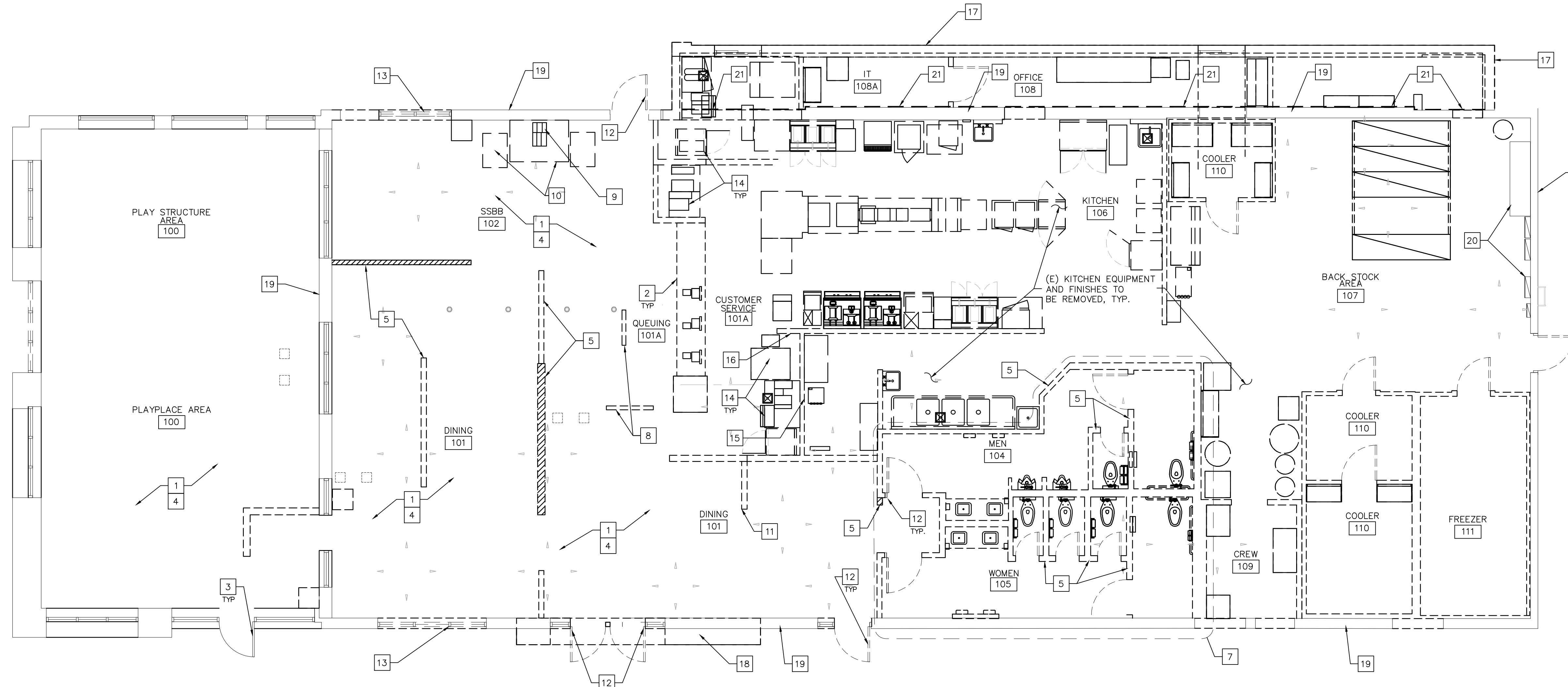
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DRAWING TITLE: **SITE PLAN**
PROJECT ADDRESS: **3430 N. TRACY BLVD. TRACY, CA**
STATE SITE CODE: **004-0587**
DRAWN BY: **2007049070**

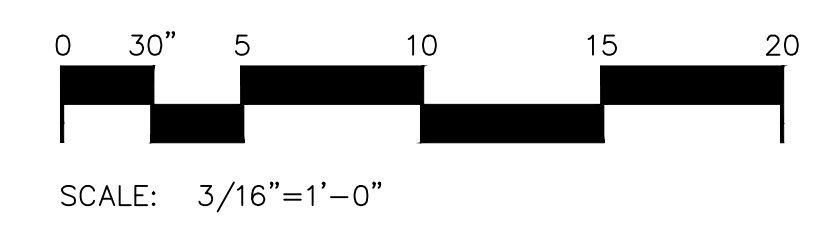
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PLOT SCALE: 1"=10'

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1
A0.1
DEMOLITION FLOOR PLAN
3/16" = 1'-0"



GENERAL NOTES

- FIELD VERIFY THE (E) CONDITION OF ALL ENTRANCE AND EXIT DOORS FOR MODIFICATION, REPAIR AND/ OR REPLACEMENT TO COMPLY WITH LOCAL ADAAG REQUIREMENTS.
- FIELD VERIFY THE (E)CONDITION OF ALL RESTROOM DOORS FOR MODIFICATION, REPAIR AND/ OR REPLACEMENT T.O COMPLY WITH LOCAL CA ADA CBC 11B REQUIREMENTS
- (E) DINING SEATING TO BE UPGRADED. SEE DECOR DRAWINGS FOR MORE INFORMATION. CONTRACTOR TO DEMO SEATING, BOOTH AND HALF WALLS AS REQUIRED.
- REFER TO THE STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND CIVIL DRAWINGS FOR ADDITIONAL DEMOLITION SCOPE.

DEMOLITION PLAN KEYNOTES

<p>1 (E) DINING AREA SEATING AND TABLES TO BE REMOVED.</p> <p>2 (E) SERVICE COUNTER TO BE REMOVED.</p> <p>3 REMOVE (E) DOOR CLOSERS.</p> <p>4 REMOVE (E) FLOOR FINISHES AND (E) WALL FINISHES TO PREP FOR 'JBI DECOR' FINISHES.</p> <p>5 REMOVE (E) INTERIOR PARTITIONS IN THEIR ENTIRETY - TYP. FOR FULL-HEIGHT AND LOW-HEIGHT PARTITIONS.</p> <p>6 (E) CREW ROOM SEATING AND TABLE TO BE REMOVED.</p> <p>7 REMOVE (E) RESTROOM FINISHES, ACCESSORIES, AND FIXTURES. SEE ENLARGED PLAN, SHEET A4.0.</p> <p>8 (E) QUEUING TO BE REMOVED.</p> <p>9 (E) FLOOR SINK TO BE REMOVED. EXPOSE (E) WASTE LINE FOR (N) FLOOR SINKS. SEE PLUMBING DRAWINGS.</p> <p>10 (E) SSBF COUNTER TO MODIFIED, PREP SSBF FLOOR FOR SCHEDULE FINISHES, SEE 'JBI DECOR' DWGS. FOR EXTENT OF DEMO WORK.</p> <p>11 GC TO VERIFY IF WALL IS STRUCTURAL AND NOTIFY ARCHITECT PRIOR TO REMOVING.</p>	<p>12 REMOVE DOOR, DOOR FRAME, & GLAZING.</p> <p>13 REMOVE (E) GLAZING, MULLIONS, & EXTERIOR WALL ASSEMBLY.</p> <p>14 (E) KITCHEN EQUIPMENT TO BE REMOVED OR RELOCATED. SEE KITCHEN PLANS FOR DETAILS.</p> <p>15 REMOVE PORTION OF EXISTING INTERIOR WALL FOR NEW CASED OPENING.</p> <p>16 REMOVE INTERIOR WING WALL.</p> <p>17 REMOVE EXTERIOR WALL, CONCRETE AND FOUNDATION AT EXISTING CASH BOOTH.</p> <p>18 REMOVE EXTERIOR WALL BUILD-OUT, CONCRETE AND FOUNDATIONAS REQUIRED FOR NEW WORK.</p> <p>19 (E) CMU WALLS TO REMAIN, PROTECT IN PLACE.</p> <p>20 (E) ELECTRICAL PANELS. SEE ELECTRICAL DRAWINGS.</p> <p>21 REMOVE (E) WALL FINISH IN IT'S ENTIRETY AND PREP WALL TO RECEIVE NEW EXTERIOR WALL FINISH.</p>
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SYMBOL LEGEND

	DEMO KEYNOTE
	(E) WALLS TO REMAIN
	(E) INTERIOR FULL-HGT. PARTITIONS TO BE REMOVED
	(E) INTERIOR LOW-HGT. PARTITIONS TO BE REMOVED
	(E) DOORS AND WINDOWS TO BE REMOVED
	AREA N.I.C

REV	DATE	DESCRIPTION	BY

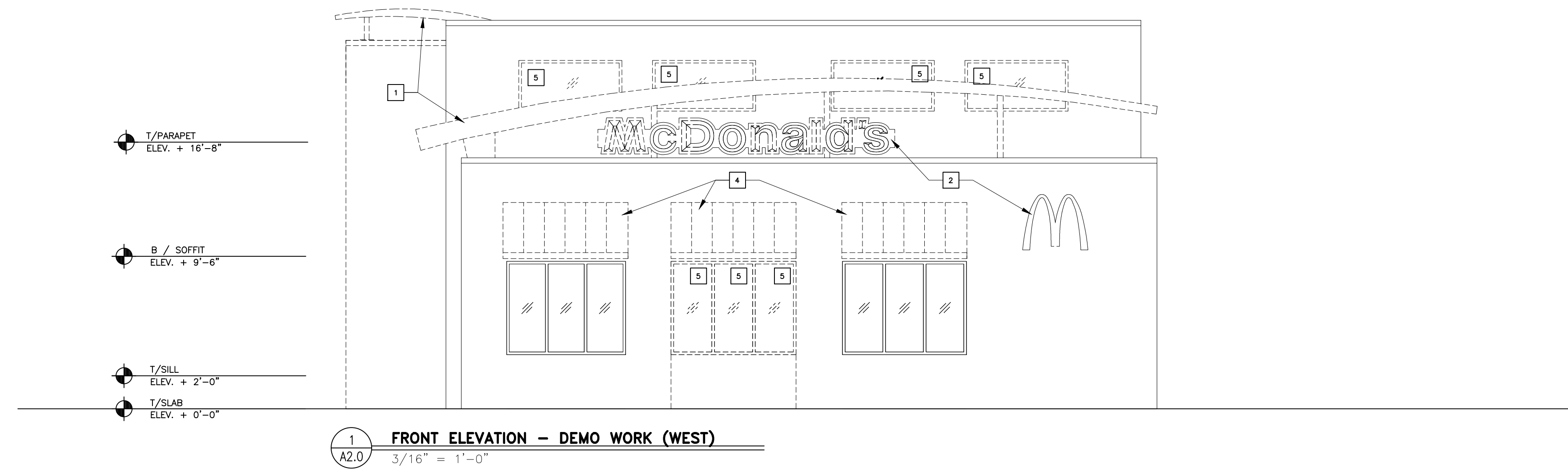
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1383 N. McDowell Blvd. | Fax. 707.765.9908
Petaluma, CA U.S.A. 94954 | www.stantec.com

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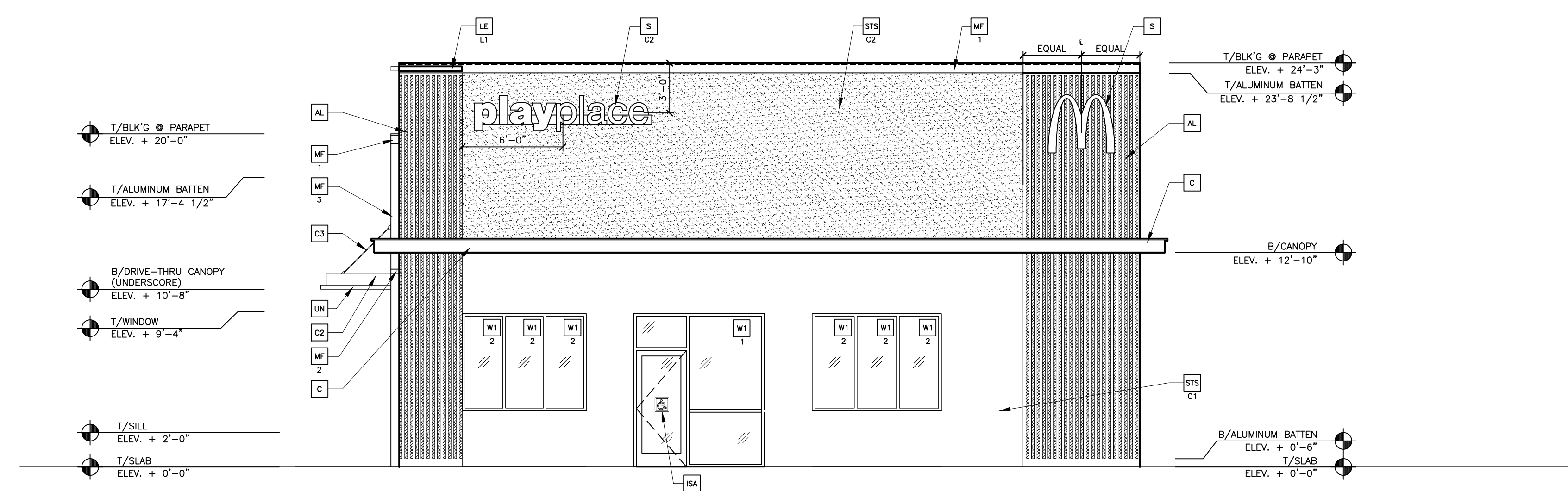
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	05/10/21			

DRAWING TITLE:
DEMOLITION FLOOR PLAN
PROJECT ADDRESS:
3430 N. TRACY BLVD.
TRACY, CA
PROJECT CAD FILE:
2007049070
STATE SITE CODE:
004-0587
DRAWN BY:

SHEET NO.
A0.1
PLOT SCALE: 1"=11'
MADA-B08



1 FRONT ELEVATION - DEMO WORK (WEST)
3/16" = 1'-0"



2 FRONT ELEVATION - NEW WORK (WEST)
3/16" = 1'-0"

V:\2007\active\2007049070\working_files\04_architecture\02_cad\11_A2.0 - Exterior Elevations.dwg Dimscale: 4 LScale: 0.5 Plot: [Time: Aug 09, 2022, 06:21 am Login: ccaalie]

- DEMOLITION KEYNOTES**
- 1 EXISTING ARCH TO BE REMOVED.
 - 2 EXISTING SIGNAGE TO BE REMOVED
 - 3 EXISTING CANOPY TO BE REMOVED
 - 4 EXISTING WINDOW AWNINGS TO BE REMOVED
 - 5 EXISTING STOREFRONT TO BE REMOVED
 - 6 EXISTING DOOR TO BE REMOVED
 - 7 INFILL WALL OPENING W/ (N) CMU TO MATCH.
 - 8 INFILL WALL OPENING WITH (N) CMU AND APPLY (N) EXTERIOR STUCCO FINISH, SEE FINISH SCHEDULE. MATCH ADJACENT STUCCO PATTERN.
 - 9 (N) EXTERIOR STUCCO FINISH, SEE FINISH SCHEDULE OVER ENTIRE WALL.

COLOR SCHEME: 'DESERT' SCHEME
(SEE ELEVATION KEYNOTES FOR MATERIALS AND COLOR SPECIFICATIONS)

KEY NOTES:

- AL ALUMINUM BATTEN SYSTEM MFR: B+N INDUSTRIES SIZE: 2"x2" PROFILE COLOR: WOOD GRAIN, BACKRAIL UNFINISHED, ENDCAP PAINTED TO MATCH SUBSTRATE: 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB, GROUP 1, HDO BOTH FACES, APA TRADEMARKED. COURSE GRIT SAND SURFACES PRIOR TO PRIMING. PRIME AND PAINT BOTH SIDES AND ALL EDGES. SUBSTRATE COLOR: "IRON ORE" SW7069 BY SHERWIN WILLIAMS
- BA BUILDING ADDRESS 6" HIGH CHARACTERS AND 3/4" STROKE

- C ALUMINUM CANOPY SYSTEM W/FASCIA COLOR: WHITE
- C2 ALUMINUM CANOPY SYSTEM COLOR: RAL 7022
- C3 ALUMINUM CANOPY TIEBACK GC TO PROVIDE CONTINUOUS BLOCKING ON WALL BEHIND TIEBACKS ON METAL PANELING
- X CONTROL JOINT TYPE: 1 - MATCHING SPACING OF EXISTING EIFS BELOW OR SPACE PER MFR'S RECOMMENDATIONS
- CM 7" REVEAL METAL WALL PANEL SYSTEM BY METAL ERA COLOR: WEATHERED ZINC
- D HOLLOW METAL DOOR - PAINT TO MATCH COLOR OF SURROUNDING MATERIAL
- DE DECAL BY GRAPHICS SUPPLIER SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED. SUPPLIERS: VOMELA (865) 330-7337, ann.bowen@vomela.com GEX INTERNATIONAL (847) 543-4600, mcdonaldsdecor@gxi.com

- DR GUARDRAIL TO REMAIN
- GM (E) GAS METER TO REMAIN
- ISA NEW ACCESSIBILITY SIGNAGE. X 1 - ACCESSIBILITY SIGNAGE; SEE 5/0cs2 2 - DIRECTIONAL SIGNAGE; SEE 5/0cs2
- L1 RECESSED DOWN LIGHT FIXTURE - SEE ELECTRICAL COLOR: GOLD
- L2 RADIAL SCONCE LIGHT FIXTURE - SEE ELECTRICAL C1 - COLOR: C1 = WHITE C2 = PLATINUM SILVER

- LE ACCENT LIGHTING - SEE ELECTRICAL
- L1 - LED LIGHT: L1 = SLIM LED (DOWN ONLY) L2 = INTEGRAL CANOPY FIXTURE L3 = UP ONLY FLOOD FIXTURE
- MF METAL FASCIA C1 - TYPE: 1 = PRE-FAB ANCHOR-TITE FASCIA 2 = BOTTOM TRIM AT METAL REVEAL PANEL 3 = VERTICAL TRIM AT METAL REVEAL PANEL CORNERS, CLOSURES
- COLOR: C1 = WEATHERED ZINC C2 = RAL 7022
- ML METAL LETTERING - BY OTHERS X - TYPE: 1 = "WELCOME" COLOR: SILVER 2 = 24" x 3/4" THICK METAL ARCH COLOR: PANTONE 1236
- PR PIPE BOLLARD - PAINTED YELLOW

- PT PASS-THRU COIN COLLECTOR - OPTIONAL (RMHC)
- RQ ROOF DRAIN OVERFLOW PIPE - PAINT TO MATCH SURROUNDING MATERIAL
- S McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT. C1 - RACEWAY COLOR: C1 = SILVER C2 = RAL 7022
- STS THREE COAT STUCCO EXTERIOR SYSTEM PATCH AND REPAIR (E) STUCCO AS REQUIRED XX TYPE: (COLOR-SEE COLOR LEGEND) C1 = HC-85 FAIRVIEW TAUPE BENJAMIN MOORE C2 = "IRON ORE" SW7069 BY SHERWIN WILLIAMS
- UN METAL UNDERSCORE COLOR: GOLD

- W1 (N) STOREFRONT AND GLAZING 1 - 1 = (N) STOREFRONT AND GLAZING - SEE ASSEMBLY NOTES 2 = EXISTING WINDOW TO REMAIN
- W2 NEW DRIVE-THRU WINDOW BY READY ACCESS MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL OPEN; ELECTRONIC RELEASE SLIDE DIRECTION: RL = RIGHT TO LEFT LR = LEFT TO RIGHT
- COLOR: C1 = DEEP BRONZE C2 = RAL 7022

BRAND REVIEW	PLANNING	PERMIT	BID	CONSTRUCTION
-	05/10/21	-	-	-
DRAWING TITLE: EXTERIOR ELEVATIONS				
PROJECT ADDRESS: 3430 N. TRACY BLVD. TRACY, CA				
STATE SITE CODE: 004-0587				
DRAWN BY: 2007049070				

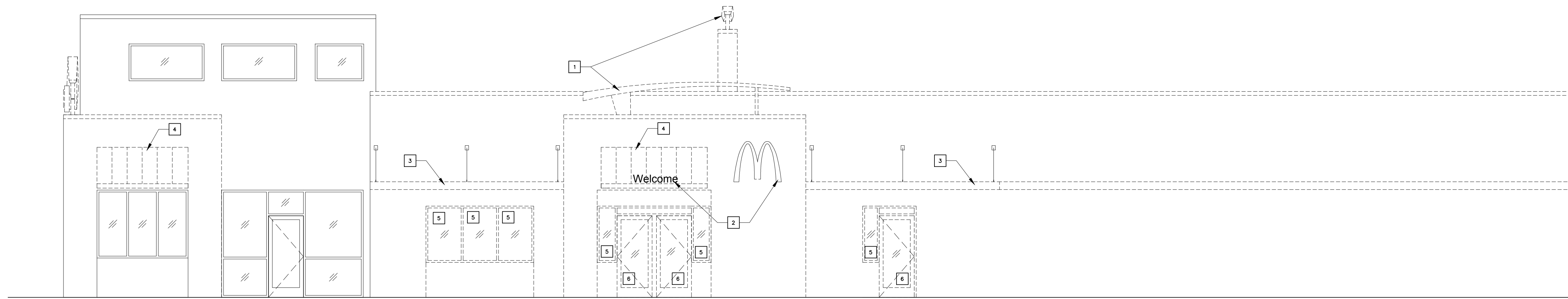
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PLOT SCALE: 1" = 1'

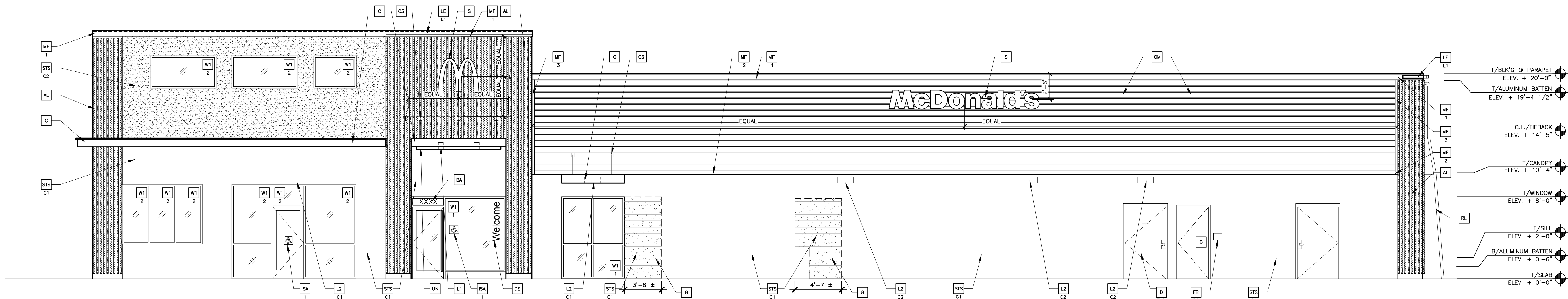
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1 NON-DRIVE THRU ELEVATION - DEMO WORK (SOUTH)
3/16" = 1'-0"



2 NON DRIVE THRU ELEVATION - NEW WORK (SOUTH)
3/16" = 1'-0"

DEMOLITION KEYNOTES

- 1 EXISTING ARCH TO BE REMOVED.
- 2 EXISTING SIGNAGE TO BE REMOVED
- 3 EXISTING CANOPY TO BE REMOVED
- 4 EXISTING WINDOW AWNINGS TO BE REMOVED
- 5 EXISTING STOREFRONT TO BE REMOVED
- 6 EXISTING DOOR TO BE REMOVED
- 7 INFILL WALL OPENING W/ (N) CMU TO MATCH.
- 8 INFILL WALL OPENING WITH (N) CMU AND APPLY (N) EXTERIOR STUCCO FINISH, SEE FINISH SCHEDULE. MATCH ADJACENT STUCCO PATTERN.
- 9 (N) EXTERIOR STUCCO FINISH, SEE FINISH SCHEDULE OVER ENTIRE WALL.

COLOR SCHEME: 'DESERT' SCHEME
(SEE ELEVATION KEYNOTES FOR MATERIALS AND COLOR SPECIFICATIONS)

KEY NOTES:

AL ALUMINUM BATTEN SYSTEM
MFR: B+N INDUSTRIES
COLOR: WOOD GRAIN, BACKRAIL UNFINISHED, ENDCAP PAINTED TO MATCH
SUBSTRATE: 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB, GROUP 1, HDO BOTH FACES, APA TRADEMARKED.
COURSE GRIT SAND SURFACES PRIOR TO PRIMING. PRIME AND PAINT BOTH SIDES AND ALL EDGES.
SUBSTRATE COLOR: "IRON ORE" SW7069 BY SHERWIN WILLIAMS

BA BUILDING ADDRESS
6" HIGH CHARACTERS AND 3/4" STROKE

C ALUMINUM CANOPY SYSTEM W/FASCIA
COLOR: WHITE

C2 ALUMINUM CANOPY SYSTEM
COLOR: RAL 7022

C3 ALUMINUM CANOPY TIEBACK
COLOR: RAL 7022
GC TO PROVIDE CONTINUOUS BLOCKING ON WALL BEHIND TIEBACKS ON METAL PANELING

X CONTROL JOINT
X - TYPE:
1 - MATCHING SPACING OF EXISTING EIFS BELOW OR SPACE PER MFR'S RECOMMENDATIONS

CM 7" REVEAL METAL WALL PANEL SYSTEM BY METAL ERA
COLOR: WEATHERED ZINC

D HOLLOW METAL DOOR - PAINT TO MATCH COLOR OF SURROUNDING MATERIAL

DE DECAL BY GRAPHICS SUPPLIER
SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.
SUPPLIERS:
VOMELA (865) 330-7337, ann.bowen@vomela.com
GFX INTERNATIONAL (847) 543-4600, mcdonaldsdecor@gfxi.com

DR GUARDRAIL TO REMAIN

GM (E) GAS METER TO REMAIN

ISA NEW ACCESSIBILITY SIGNAGE,
X 1 - ACCESSIBILITY SIGNAGE; SEE 5/0cs2
2 - DIRECTIONAL SIGNAGE; SEE 5/0cs2

L1 RECESSED DOWN LIGHT FIXTURE - SEE ELECTRICAL
COLOR: GOLD

L2 RADIAL SCONCE LIGHT FIXTURE - SEE ELECTRICAL
C1 - COLOR:
C1 = WHITE
C2 = PLATINUM SILVER

LE ACCENT LIGHTING - SEE ELECTRICAL

L1 - LED LIGHT:
L1 = SLIM LED (DOWN ONLY)
L2 = INTEGRAL CANOPY FIXTURE
L3 = UP ONLY FLOOD FIXTURE

MF METAL FASCIA
C1 - TYPE:
1 = PRE-FAB ANCHOR-TITE FASCIA
2 = BOTTOM TRIM AT METAL REVEAL PANEL CORNERS, CLOSURES
3 = VERTICAL TRIM AT METAL REVEAL PANEL CORNERS, CLOSURES
COLOR:
C1 = WEATHERED ZINC
C2 = RAL 7022

ML METAL LETTERING - BY OTHERS
X - TYPE:
1 = "WELCOME" COLOR: SILVER
2 = 24" x 3/4" THICK METAL ARCH
COLOR: PANTONE-1236

PR PIPE BOLLARD - PAINTED YELLOW

PT PASS-THRU COIN COLLECTOR - OPTIONAL (RMHC)

RQ ROOF DRAIN OVERFLOW PIPE - PAINT TO MATCH SURROUNDING MATERIAL

S McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.
C1 - RACEWAY COLOR:
C1 = SILVER
C2 = RAL 7022

STS THREE COAT STUCCO EXTERIOR SYSTEM
PATCH AND REPAIR (E) STUCCO AS REQUIRED
XX TYPE: (COLOR-SEE COLOR LEGEND)
C1 = HC-85 FAIRVIEW TAUPE BENJAMIN MOORE
C2 = "IRON ORE" SW7069 BY SHERWIN WILLIAMS

UN METAL UNDERSCORE
COLOR: GOLD

W1 (N) STOREFRONT AND GLAZING
1 - 1 = (N) STOREFRONT AND GLAZING - SEE ASSEMBLY NOTES
2 = EXISTING WINDOW TO REMAIN

W2 NEW DRIVE-THRU WINDOW BY READY ACCESS
MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL OPEN; ELECTRONIC RELEASE
SLIDE DIRECTION: RL = RIGHT TO LEFT
LR = LEFT TO RIGHT
COLOR:
C1 = DEEP BRONZE
C2 = RAL 7022

V:\2007\active\2007049070\working_files\04_architecture\02_cad\11_A2.0 - Exterior Elevations.dwg Dimscale: 4 L1Scale: 0.5 Plot: [Time: Aug 09, 2022 - 06:21 am Login: cccastie]

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-

PLANNING

05/10/21

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-

DRAWN BY:

004-0587

STATE SITE CODE:

-

PROJECT CAD FILE:

2007049070

DRAWING TITLE:

EXTERIOR ELEVATION

PROJECT ADDRESS:

3430 N. TRACY BLVD.

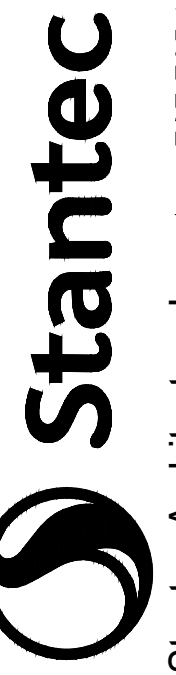
TRACY, CA

SHEET NO.

A2.1

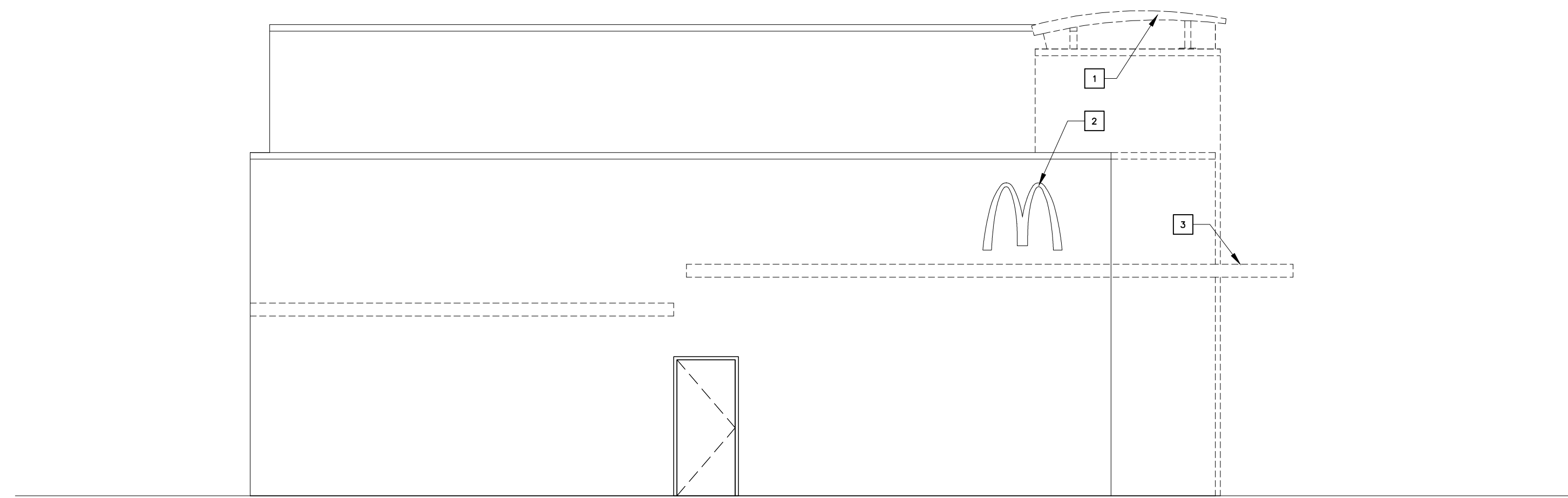
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MGA-B08

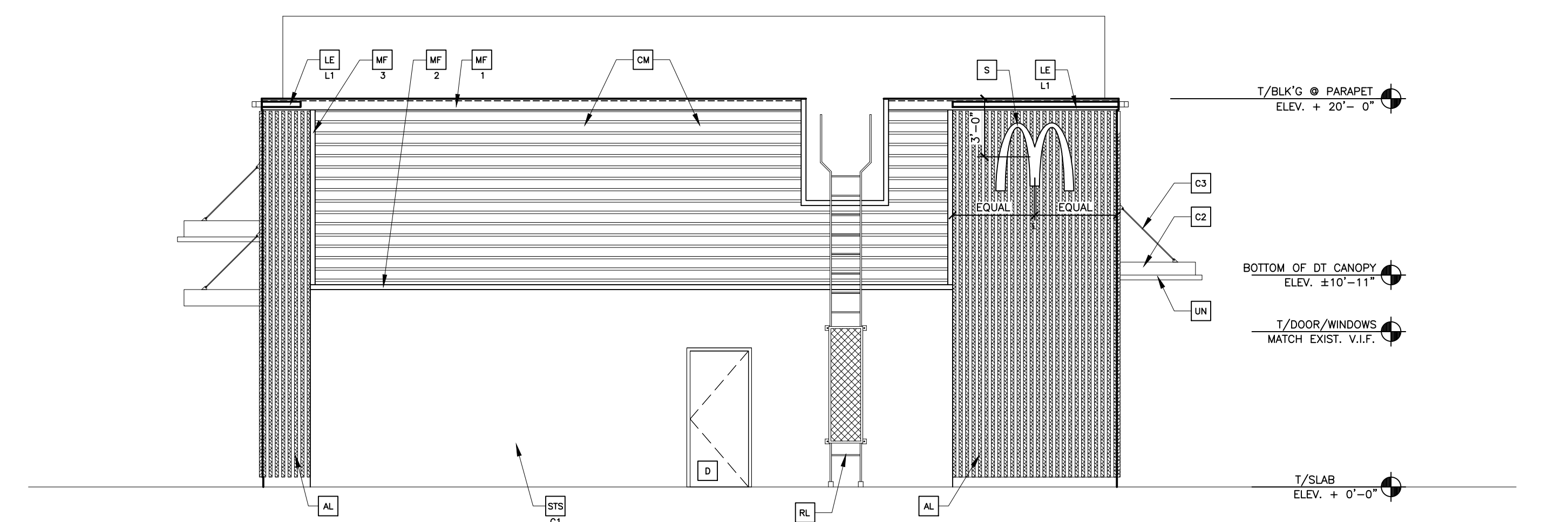


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REV	DATE	DESCRIPTION	BY



1 REAR ELEVATION - DEMO WORK (EAST)
3/16" = 1'-0"



2 REAR ELEVATION - NEW WORK (EAST)
3/16" = 1'-0"

- DEMOLITION KEYNOTES**
- 1 EXISTING ARCH TO BE REMOVED.
 - 2 EXISTING SIGNAGE TO BE REMOVED
 - 3 EXISTING CANOPY TO BE REMOVED
 - 4 EXISTING WINDOW AWNINGS TO BE REMOVED
 - 5 EXISTING STOREFRONT TO BE REMOVED
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 - 9 (N) EXTERIOR STUCCO FINISH. SEE FINISH SCHEDULE OVER ENTIRE WALL.

COLOR SCHEME: 'DESERT' SCHEME
(SEE ELEVATION KEYNOTES FOR MATERIALS AND COLOR SPECIFICATIONS)

KEY NOTES:

AL ALUMINUM BATTEN SYSTEM
MFR: B+N INDUSTRIES
SIZE: 2"x2" PROFILE
COLOR: WOOD GRAIN, BACKRAIL UNFINISHED, ENDCAP PAINTED TO MATCH
SUBSTRATE: 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB, GROUP 1, HDO BOTH FACES, APA TRADEMARKED.
COURSE GRIT SAND SURFACES PRIOR TO PRIMING. PRIME AND PAINT BOTH SIDES AND ALL EDGES.
SUBSTRATE COLOR: "IRON ORE" SW7069 BY SHERWIN WILLIAMS

BA BUILDING ADDRESS
6" HIGH CHARACTERS AND 3/4" STROKE

C ALUMINUM CANOPY SYSTEM W/FASCIA
COLOR: WHITE

C2 ALUMINUM CANOPY SYSTEM
COLOR: RAL 7022

C3 ALUMINUM CANOPY TIEBACK
COLOR: RAL 7022
GC TO PROVIDE CONTINUOUS BLOCKING ON WALL BEHIND TIEBACKS ON METAL PANELING

CM 7" REVEAL METAL WALL PANEL SYSTEM BY METAL ERA
COLOR: WEATHERED ZINC

D HOLLOW METAL DOOR - PAINT TO MATCH COLOR OF SURROUNDING MATERIAL

DE DECAL BY GRAPHICS SUPPLIER
SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.
SUPPLIERS:
VOMELA (865) 330-7337, ann.bowen@vomela.com
GFX INTERNATIONAL (847) 543-4600, mcdonaldsdecor@gfx.com

- DR** GUARDRAIL TO REMAIN
- GM** (E) GAS METER TO REMAIN
- ISA** NEW ACCESSIBILITY SIGNAGE.
X - TYPE:
1 - ACCESSIBILITY SIGNAGE; SEE 5/0cs2
2 - DIRECTIONAL SIGNAGE; SEE 5/0cs2
- L1** RECESSED DOWN LIGHT FIXTURE - SEE ELECTRICAL
COLOR: GOLD
- L2** RADIAL SCONCE LIGHT FIXTURE - SEE ELECTRICAL
C1 - COLOR:
C1 = WHITE
C2 = PLATINUM SILVER

- LE** ACCENT LIGHTING - SEE ELECTRICAL
L1 - LED LIGHT:
L1 = SLIM LED (DOWN ONLY)
L2 = INTEGRAL CANOPY FIXTURE
L3 = UP ONLY FLOOD FIXTURE
- MF** METAL FASCIA
C1 - TYPE:
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C2 = RAL 7022
- ML** METAL LETTERING - BY OTHERS
X - TYPE:
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COLOR: PANTONE 1236
- PR** PIPE BOLLARD - PAINTED YELLOW

- PT** PASS-THRU COIN COLLECTOR - OPTIONAL (RMHC)
- RQ** ROOF DRAIN OVERFLOW PIPE - PAINT TO MATCH SURROUNDING MATERIAL
- S** McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.
C1 - RACEWAY COLOR:
C1 = SILVER
C2 = RAL 7022
- STS** THREE COAT STUCCO EXTERIOR SYSTEM
PATCH AND REPAIR (E) STUCCO AS REQUIRED
- XX** TYPE: (COLOR-SEE COLOR LEGEND)
C1 = HC-85 FAIRVIEW TAUPE BENJAMIN MOORE
C2 = "IRON ORE" SW7069 BY SHERWIN WILLIAMS
- UN** METAL UNDERSCORE
COLOR: GOLD

- W1** (N) STOREFRONT AND GLAZING
1 - 1 = (N) STOREFRONT AND GLAZING - SEE ASSEMBLY NOTES
2 = EXISTING WINDOW TO REMAIN
- W2** NEW DRIVE-THRU WINDOW BY READY ACCESS
MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL OPEN; ELECTRONIC RELEASE
SLIDE DIRECTION: RL = RIGHT TO LEFT
LR = LEFT TO RIGHT
COLOR:
C1 = DEEP BRONZE
C2 = RAL 7022

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REV	DATE	DESCRIPTION	BY

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1383 N. McDowell Blvd. | Fax. 707.765.9908
Petaluma, CA U.S.A. 94954 | www.stantec.com

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BRAND REVIEW	PLANNING	05/10/21
	PERMIT	
	BID	
	CONSTRUCTION	

DRAWING TITLE:
EXTERIOR ELEVATIONS

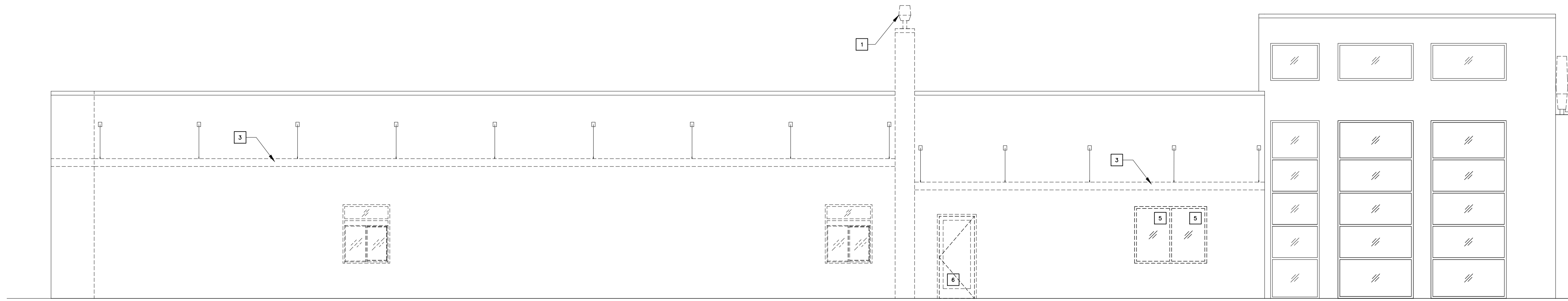
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TRACY, CA

STATE SITE CODE:
004-0587

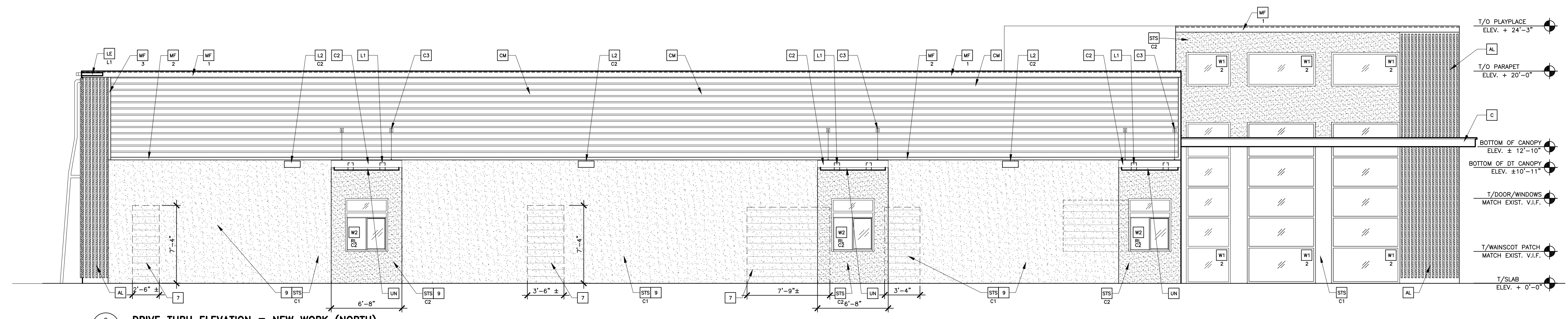
PROJECT CAD FILE:
2007049070

DRAWN BY:

SHEET NO.
A2.2



1 DRIVE THRU ELEVATION - DEMO WORK (NORTH)
3/16" = 1'-0"



2 DRIVE THRU ELEVATION = NEW WORK (NORTH)
3/16" = 1'-0"

- DEMOLITION KEYNOTES**
- 1 EXISTING ARCH TO BE REMOVED.
 - 2 EXISTING SIGNAGE TO BE REMOVED
 - 3 EXISTING CANOPY TO BE REMOVED
 - 4 EXISTING WINDOW AWNINGS TO BE REMOVED
 - 5 EXISTING STOREFRONT TO BE REMOVED
 - 6 EXISTING DOOR TO BE REMOVED
 - 7 INFILL WALL OPENING W/ (N) CMU TO MATCH.
 - 8 INFILL WALL OPENING WITH (N) CMU AND APPLY (N) EXTERIOR STUCCO FINISH, SEE FINISH SCHEDULE. MATCH ADJACENT STUCCO PATTERN.
 - 9 (N) EXTERIOR STUCCO FINISH, SEE FINISH SCHEDULE OVER ENTIRE WALL.

COLOR SCHEME: 'DESERT' SCHEME
(SEE ELEVATION KEYNOTES FOR MATERIALS AND COLOR SPECIFICATIONS)

KEY NOTES:

AL ALUMINUM BATTEN SYSTEM
MFR: B+N INDUSTRIES
SIZE: 2"x2" PROFILE
COLOR: WOOD GRAIN, BACKRAIL UNFINISHED, ENDCAP PAINTED TO MATCH
SUBSTRATE: 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB, GROUP 1, HDO BOTH FACES, APA TRADEMARKED.
COURSE GRIT SAND SURFACES PRIOR TO PRIMING. PRIME AND PAINT BOTH SIDES AND ALL EDGES.
SUBSTRATE COLOR: "IRON ORE" SW7069 BY SHERWIN WILLIAMS

BA BUILDING ADDRESS
6" HIGH CHARACTERS AND 3/4" STROKE

- C ALUMINUM CANOPY SYSTEM W/FASCIA
COLOR: WHITE
- C2 ALUMINUM CANOPY SYSTEM
COLOR: RAL 7022
- C3 ALUMINUM CANOPY TIEBACK
COLOR: RAL 7022
GC TO PROVIDE CONTINUOUS BLOCKING ON WALL BEHIND TIEBACKS ON METAL PANELING
- X CONTROL JOINT
X TYPE:
1 = MATCHING SPACING OF EXISTING EIFS BELOW OR SPACE PER MFR'S RECOMMENDATIONS
- CM 7" REVEAL METAL WALL PANEL SYSTEM BY METAL ERA
COLOR: WEATHERED ZINC
- D HOLLOW METAL DOOR - PAINT TO MATCH COLOR OF SURROUNDING MATERIAL
- DE DECAL BY GRAPHICS SUPPLIER
SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.
SUPPLIERS:
VOMELA (865) 330-7337, ann.bowen@vomela.com
GFX INTERNATIONAL (847) 543-4600, mcdonaldsdecor@gfx.com

- DR GUARDRAIL TO REMAIN
- GM (E) GAS METER TO REMAIN
- ISA NEW ACCESSIBILITY SIGNAGE.
X 1 = ACCESSIBILITY SIGNAGE; SEE 5/0cs2
2 = DIRECTIONAL SIGNAGE; SEE 5/0cs2
- L1 RECESSED DOWN LIGHT FIXTURE - SEE ELECTRICAL
COLOR: GOLD
- L2 RADIAL SCONCE LIGHT FIXTURE - SEE ELECTRICAL
C1 - COLOR:
C1 = WHITE
C2 = PLATINUM SILVER

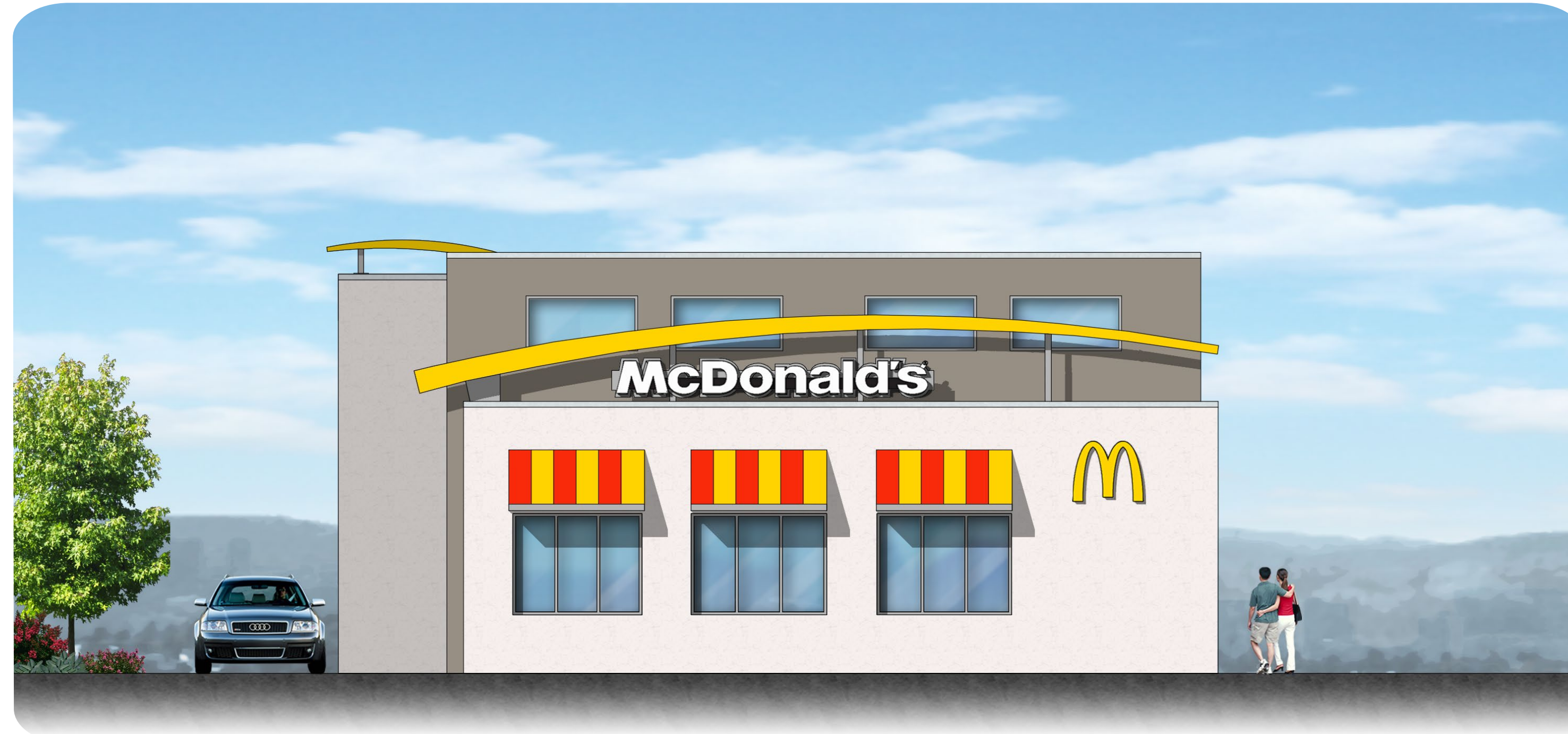
- LE ACCENT LIGHTING - SEE ELECTRICAL
- L1 - LED LIGHT:
L1 = SLIM LED (DOWN ONLY)
L2 = INTEGRAL CANOPY FIXTURE
L3 = UP ONLY FLOOD FIXTURE
- MF METAL FASCIA
C1 - TYPE:
1 = PRE-FAB ANCHOR-TITE FASCIA
2 = BOTTOM TRIM AT METAL REVEAL PANEL CORNERS, CLOSURES
3 = VERTICAL TRIM AT METAL REVEAL PANEL CORNERS, CLOSURES
COLOR:
C1 = WEATHERED ZINC
C2 = RAL 7022
- ML METAL LETTERING - BY OTHERS
X - TYPE:
1 = "WELCOME" COLOR: SILVER
2 = 24" x 3/4" THICK METAL ARCH
COLOR: PANTONE 1236
- PR PIPE DOLLARD - PAINTED YELLOW

- PT PASS-THRU COIN COLLECTOR - OPTIONAL (RMHC)
- RQ ROOF DRAIN OVERFLOW PIPE - PAINT TO MATCH SURROUNDING MATERIAL
- S McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.
C1 - RACEWAY COLOR:
C1 = SILVER
C2 = RAL 7022
- STS THREE COAT STUCCO EXTERIOR SYSTEM
PATCH AND REPAIR (E) STUCCO AS REQUIRED
XX TYPE: (COLOR-SEE COLOR LEGEND)
C1 = HC-85 FAIRVIEW TAUPE BENJAMIN MOORE
C2 = "IRON ORE" SW7069 BY SHERWIN WILLIAMS
- UN METAL UNDERSCORE
COLOR: GOLD

- W1 (N) STOREFRONT AND GLAZING
1 - 1 = (N) STOREFRONT AND GLAZING - SEE ASSEMBLY NOTES/
2 = EXISTING WINDOW TO REMAIN
- W2 NEW DRIVE-THRU WINDOW BY READY ACCESS
MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL OPEN; ELECTRONIC RELEASE
SLIDE DIRECTION: RL = RIGHT TO LEFT
LR = LEFT TO RIGHT
COLOR:
C1 = DEEP BRONZE
C2 = RAL 7022

V:\2007\active\2007049070\working_files\04_architecture\02_cad\11_A2.0 - Exterior Elevations.dwg Dimscale: 4 LScale: 0.5 Plot: [Time: Aug 09, 2022, 06:22am Login: ccoaster]

<p>Stantec Stantec Architecture Inc. Tel. 707.765.1660 1383 N. McDowell Blvd. Fax. 707.765.9908 Petaluma, CA U.S.A. 94954 www.stantec.com</p>	<p>© 2012 McDonald's USA, LLC McDonald's USA, LLC These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced for use on this specific site in conjunction with its issue date and are not suitable for use on a different site or at a later time. Use of the services of properly licensed architects and engineers in the production of the contract documents for reuse on another project is not authorized.</p>	<p>BRAND REVIEW PLANNING 05/10/21 PERMIT CONSTRUCTION</p>	<p>DRAWING TITLE: ELEVATIONS</p> <p>PROJECT ADDRESS: 3430 N. TRACY BLVD. TRACY, CA</p> <p>STATE SITE CODE: 2007049070</p>	<p>DRAWN BY: 004-0587</p>	<p>SHEET NO. A2.3</p> <p>SCALE: 1" = 1'</p>
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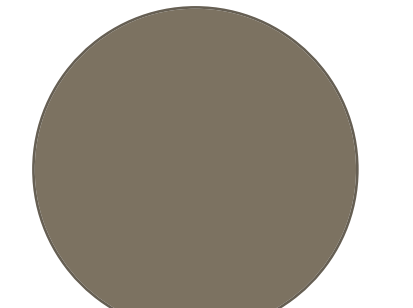


Front Elevation - Existing (West)

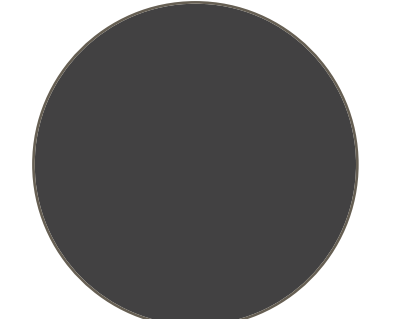


Front Elevation - Proposed (West)

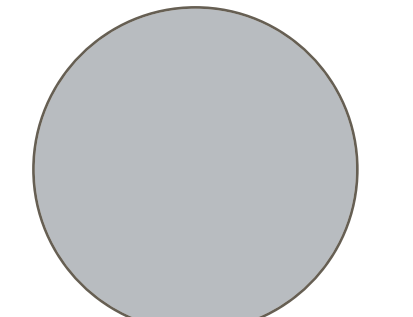
Color Legend:



Building Base - Benjamin Moore
"Fairview Taupe" - HC-85



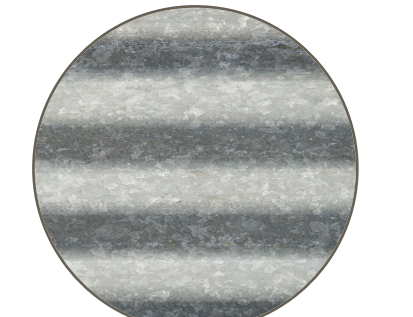
Accent Wall - Sherwin Williams
"Iron Ore" - SW7069



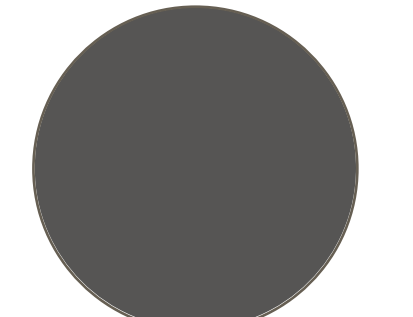
7" Metal Panel System
Weathered Zinc



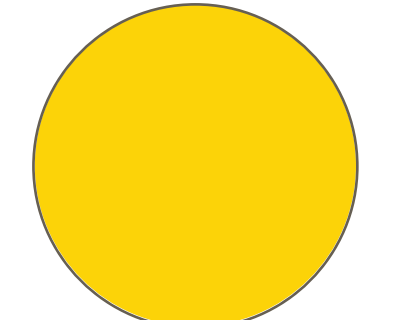
2"x2" Aluminum Batters
TA-647 "Earl Walnut"



Prefinished Metal
Trellis/Canopy System - White



Prefinished Metal
Trellis System - Charcoal



Prefinished Metal
Trellis System - Gold

McDonald's 004-0587
3430 North Tracy Blvd.
Tracy, CA



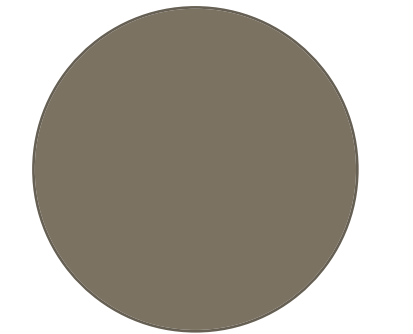


Non Drive Thru Elevation - Existing (South)

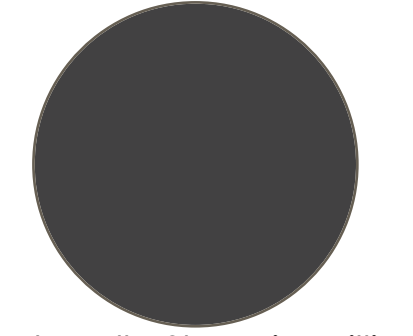


Non Drive Thru Elevation - Proposed (South)

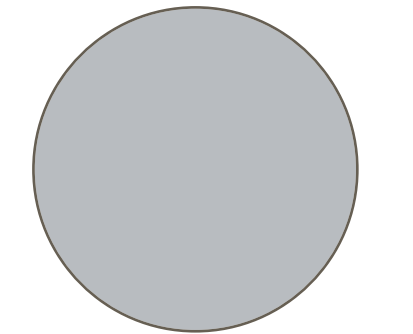
Color Legend:



Building Base - Benjamin Moore
"Fairview Taupe" - HC-85



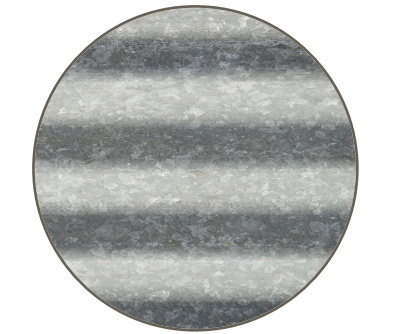
Accent Wall - Sherwin Williams
"Iron Ore" - SW7069



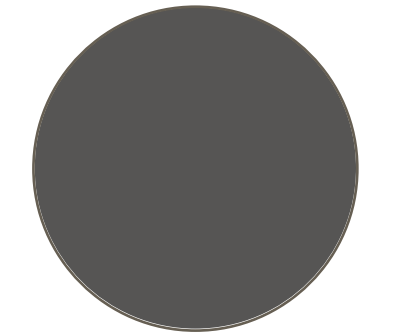
7" Metal Panel System
Weathered Zinc



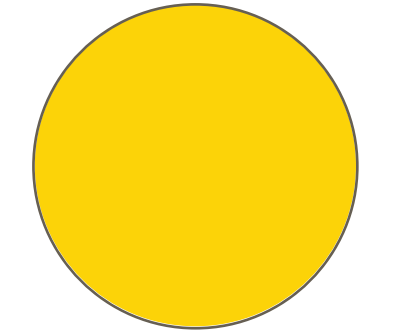
2"x2" Aluminum Battens
TA-647 "Earl Walnut"



Prefinished Metal
Trellis/Canopy System - White



Prefinished Metal
Trellis System - Charcoal



Prefinished Metal
Trellis System - Gold

McDonald's 004-0587
3430 North Tracy Blvd.
Tracy, CA



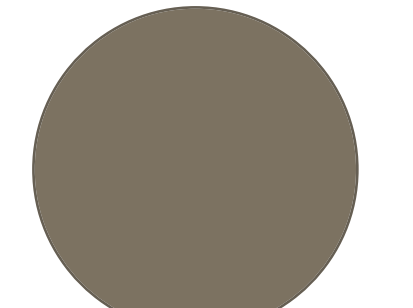


Rear Elevation - Existing (East)

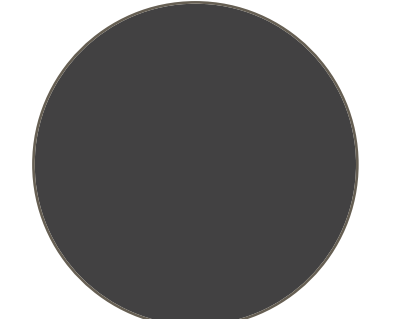


Rear Elevation - Proposed (East)

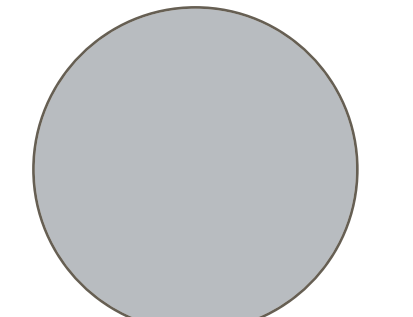
Color Legend:



Building Base - Benjamin Moore
"Fairview Taupe" - HC-85



Accent Wall - Sherwin Williams
"Iron Ore" - SW7069



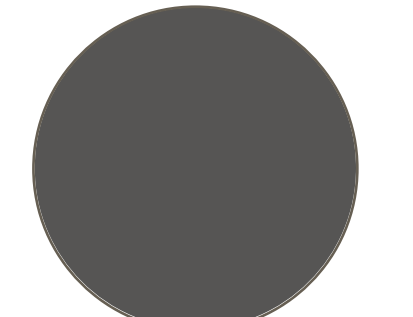
7" Metal Panel System
Weathered Zinc



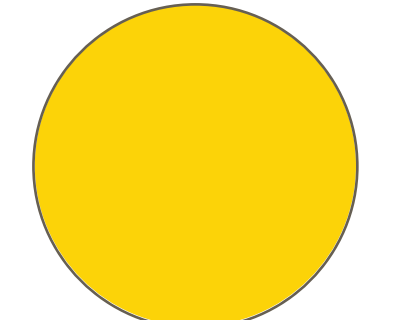
2"x2" Aluminum Batters
TA-647 "Earl Walnut"



Prefinished Metal
Trellis/Canopy System - White



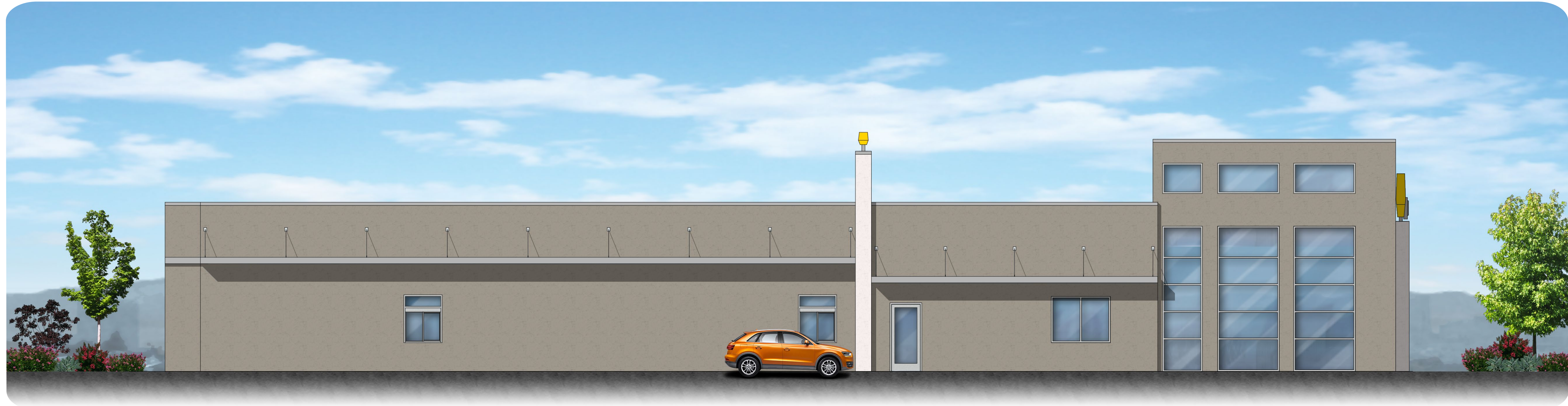
Prefinished Metal
Trellis System - Charcoal



Prefinished Metal
Trellis System - Gold

McDonald's 004-0587
3430 North Tracy Blvd.
Tracy, CA



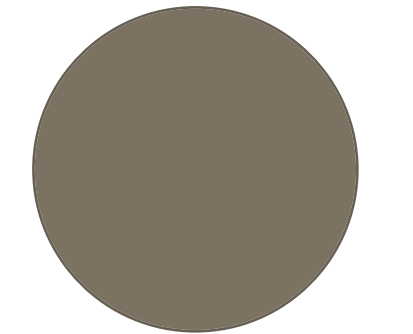


Drive Thru Elevation - Existing (North)

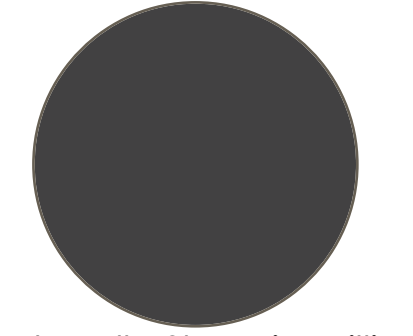


Drive Thru Elevation - Proposed (North)

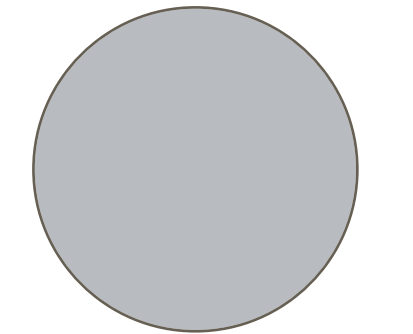
Color Legend:



Building Base - Benjamin Moore
"Fairview Taupe" - HC-85



Accent Wall - Sherwin Williams
"Iron Ore" - SW7069



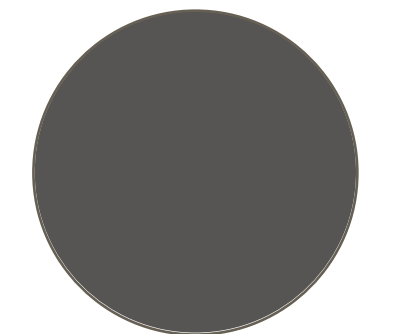
7" Metal Panel System
Weathered Zinc



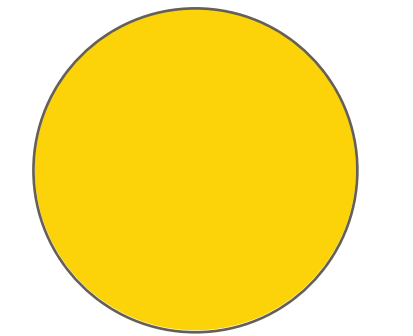
2"x2" Aluminum Batters
TA-647 "Earl Walnut"



Prefinished Metal
Trellis/Canopy System - White



Prefinished Metal
Trellis System - Charcoal

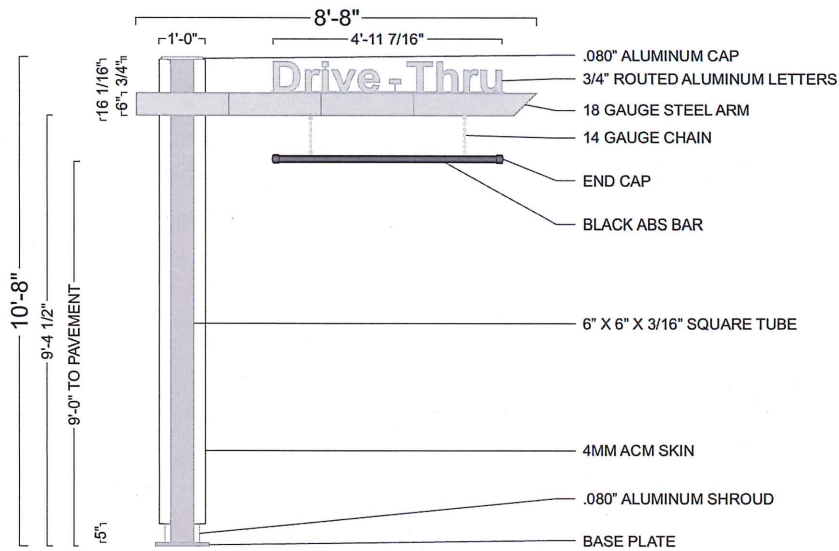


Prefinished Metal
Trellis System - Gold

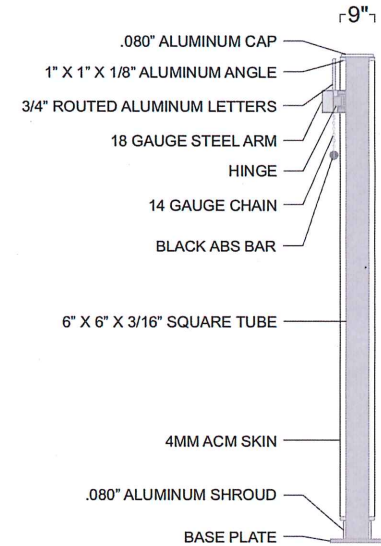
McDonald's 004-0587
3430 North Tracy Blvd.
Tracy, CA



Attachment A



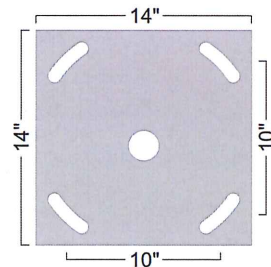
FRONT VIEW
SCALE: 1/4" = 1'-0"



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



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



1" X 14" X 14" PLATE
7/8" SLOTTED HOLES
2" CENTER HOLE
3/4" ANCHOR BOLTS

BASE PLATE DETAIL
SCALE: 1" = 1'-0"

POLE COVER DETAIL

DESIGN FACTOR: TBD
4MM CHARCOAL ACM POLE COVER
.080" ALUMINUM CAP AND SHROUD
EXTERIOR FINISH:
POLE COVER - PRE-FINISHED CHARCOAL
SHROUD AND BASE PLATE - MATCH B.M. 1631 MIDNIGHT OIL

CLEARANCE BAR DETAIL

BLACK ACM PIPE W/ 180-25 GOLD VINYL STRIPES APPLIED TO 1ST SURFACE

SQUARE FEET: BOXED = 92.44
ACTUAL = 15.68

SWING ARM DETAIL

DESIGN FACTOR: TBD
18 GAUGE STEEL ARM WITH HINGE W/ 1ST SURFACE PAINT AND VINYL DECORATION:
■ MATCH PMS 123 C YELLOW - SWING ARM
■ 7725-12 BLACK - "CLEARANCE 9 FEET" COPY

"DRIVE-THRU" LETTER DETAIL

3/4" ROUTED ALUMINUM LETTERS W/ 1ST SURFACE VINYL DECORATION:
■ 180-25 GOLD - "DRIVE-THRU" COPY
■ BLACK - COPY OUTLINE

Customer: **McDONALD'S**

Date: **01/19/18**

Prepared By: **RA/CM**

Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.

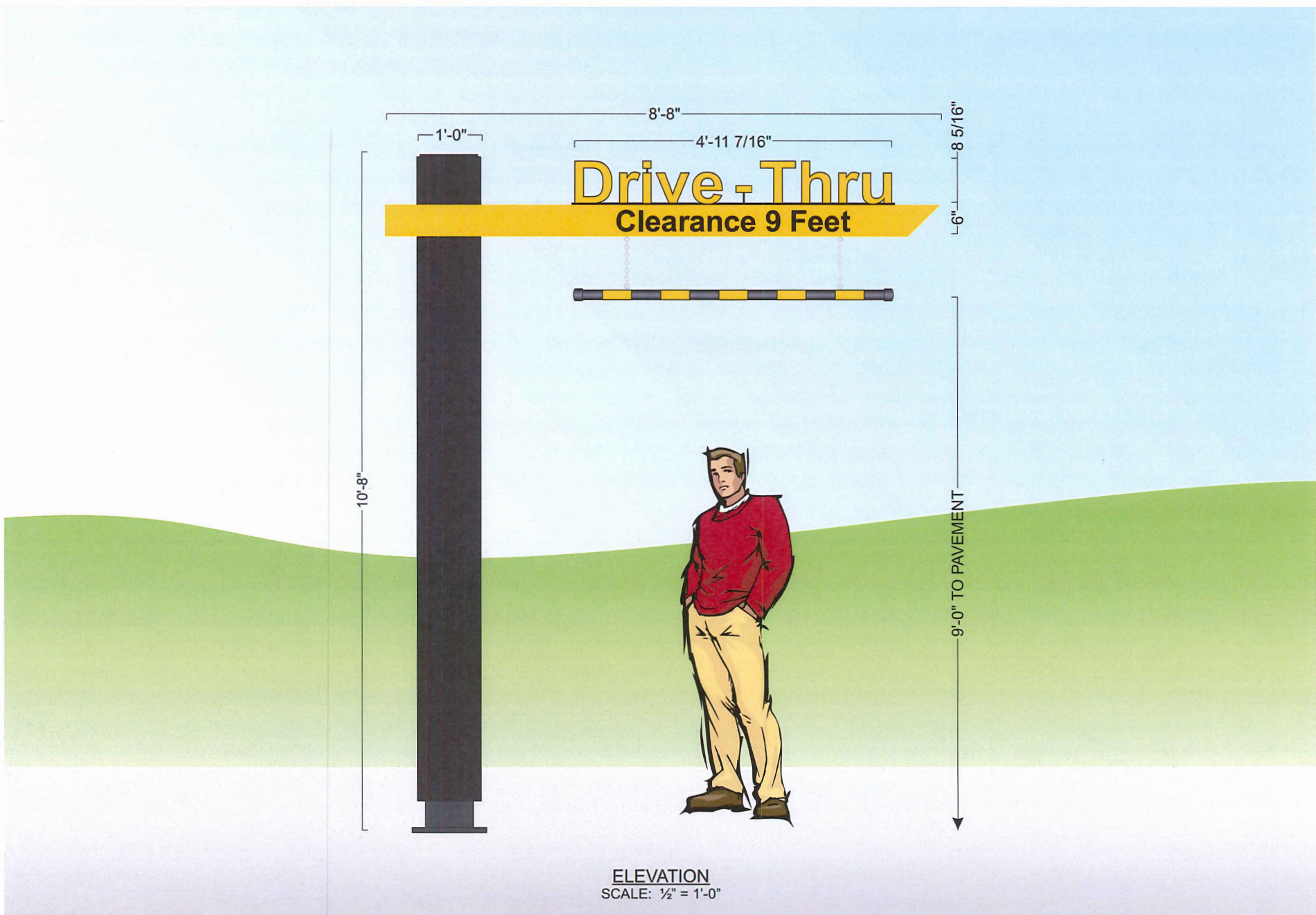
Item Number: MCD-NGGWSGLARMCHARATO-S

File Name: **McD NG SINGLE ARM GATEWAY - GOLD**

Revision: -

persona
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Customer:	McDONALD'S
Item Number:	MCD-NGGWSGLARMCHARATO-S

Date:	01/19/18
File Name:	McD NG SINGLE ARM GATEWAY - GOLD

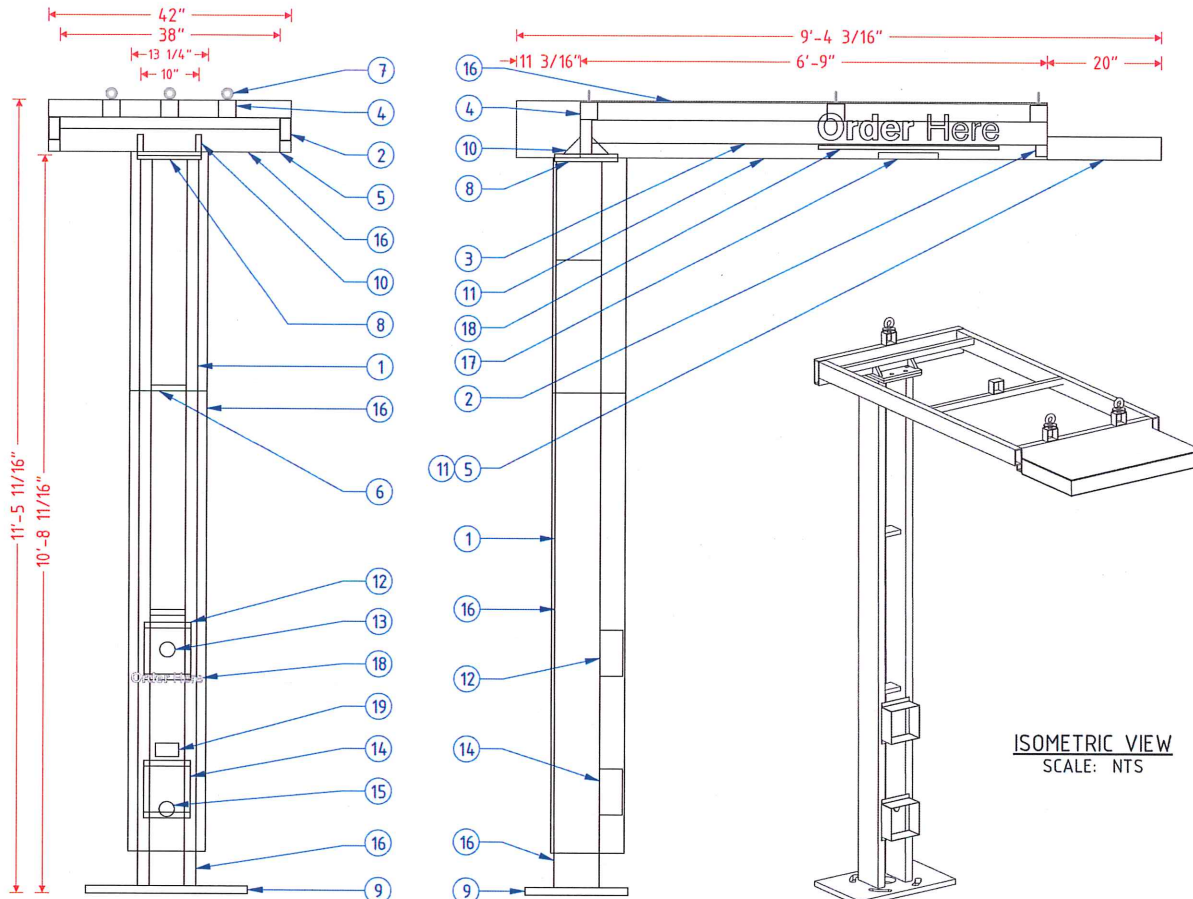
Prepared By:	RA/CM
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<small>Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.</small>	Revision:	-
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persona
SIGNS | LIGHTING | IMAGE

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Attachment A



FRAME & LAMP DETAIL
SCALE: 3/8" = 1'-0"

CROSS SECTION A-A
SCALE: 3/8" = 1'-0"

18" X 28" X 1 1/4" PLATE
1 3/8" SLOTTED HOLES
1 1/4" BOLTS

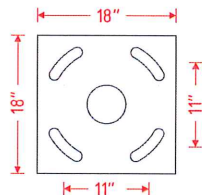


PLATE DETAIL
SCALE: 1/2" = 1'-0"

11" X 11" X 5/8" PLATE
3/4" HOLES
5/8" BOLTS

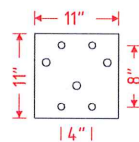


PLATE DETAIL
SCALE: 1/2" = 1'-0"



GRAPHIC DETAIL
SCALE: 3/16" = 1'-0"

MCDONALD'S SPRINGBOARD OHC SPECIFICATIONS	
NO.	PART/DESCRIPTION
1	2" X 6" X 3/16" RECTANGULAR TUBE
2	2" X 6" X 1/4" RECTANGULAR TUBE
3	2" X 4" X 1/4" RECTANGULAR TUBE
4	3" X 3" X 3/16" TUBE
5	1" X 4" C-CHANNEL
6	2" X 6" X 3/16" RECTANGULAR TUBE
7	1/2" EYEBOLTS (3)
8	11" X 11" X 5/8" TOP PLATES (2) (SEE PLATE DETAILS)
9	18" X 28" X 1 1/4" BASE PLATE (SEE PLATE DETAILS)
10	3" X 3" X 3/4" GUSSETS (2)
11	.063" SKIN
12	.063" ALUMINUM BENT SP10 SPEAKER BOX HOLDER
13	SPEAKER OPENING
14	.063" ALUMINUM BENT DM 4/DM 5 MICROPHONE BOX HOLDER
15	MICROPHONE OPENING
16	ACM CLADDING
17	SLOAN LED LIGHT
18	3M 680-10 REFLECTIVE WHITE FILM 1ST SURFACE
19	ADA STICKER

NOTES:

- 2" X 6" X 3/16" RECTANGULAR TUBE FRAME
- ACM AND .063" ALUMINUM SKIN
- EXTERIOR FINISH:
BASE PLATE - PAINT BM 1631 MIDNIGHT OIL
TUBE AND TOP ACM - PAINT CHARCOAL
SPRINGBOARD TIP AND UNDERSIDE - PAINT PMS 123C
- ACM/SKIN REMOVABLE FOR SERVICE
- U.L. LISTED
- (1) 20A / 120V CIRCUIT REQUIRED

Customer: **McDONALDS**
Item Number: MCD-NGOHC130CHRGDATO-S

Date: **07/22/2021**

Prepared By: **MR/RA/CM**

Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.

File Name: **McD SPRINGBOARD ORDER HERE CANOPY - 130 MPH - GOLD**

Revision: -

persona
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APPROVED AS TO FORM AND LEGALITY

CITY ATTORNEY'S OFFICE

TRACY PLANNING COMMISSION

RESOLUTION NO. _____

-
- 1. APPROVING A DEVELOPMENT REVIEW PERMIT (D21-0033) FOR MODIFICATIONS TO THE MCDONALD'S DEVELOPMENT AT 3430 N. TRACY BLVD., APN 214-210-02; AND**
 - 2. DETERMINING THAT THIS PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO CEQA GUIDELINES SECTION 15301.**

WHEREAS, In 1976, the City approved the development of an eating and drinking establishment with drive-thru and associated parking area (McDonald's) at 3430 N. Tracy Blvd.; and

WHEREAS, The site has a General Plan land use designation of Commercial and a zoning designation of Highway Service Zone, wherein such uses are principally permitted; and

WHEREAS, The project site and building have undergone modifications over the years with City approvals; and

WHEREAS, A development review permit application for further modifications to the building, drive-thru lane, and parking area was received on October 13, 2021; and

WHEREAS, The Planning Commission can approve a Development Review Permit on the basis of the application and evidence submitted, subject to making all of the requisite findings set forth in TMC Section 10.08.3920, which findings are set forth in Exhibit 1; and

WHEREAS, The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, which pertains to minor alterations to existing facilities in an area where all public services and facilities are available and which is not environmentally sensitive; and

WHEREAS, The Planning Commission conducted a public hearing to review and consider the applications on December 7, 2022; now, therefore, be it

RESOLVED: That the Planning Commission of the City of Tracy hereby determines, based on the evidence in the record and its own independent judgment, that the proposed project is categorically exempt from the California Environmental Quality Act pursuant to Guidelines Section 15301 (Existing Facilities); and be it

FURTHER RESOLVED: That the Planning Commission hereby adopts the findings set forth in Exhibit 1, supporting the approval of Development Review Permit D21-0033 for modifications to the McDonald's building, drive-thru lane, and parking area; and be it

FURTHER RESOLVED: That the Planning Commission, based on the CEQA determination of exemption and the adoption of requisite findings, hereby approves Development Review Permit D21-0033 for modifications to the McDonald's development at 3430 N. Tracy Blvd., APN 214-210-02, subject to the Conditions of Approval contained in Exhibit 2.

The foregoing Resolution 2022-_____ was adopted by the Planning Commission on December 7, 2022, by the following vote:

AYES:	COMMISSION MEMBERS:
NOES:	COMMISSION MEMBERS:
ABSENT:	COMMISSION MEMBERS:
ABSTENTION:	COMMISSION MEMBERS:

CHAIR

ATTEST:

STAFF LIAISON

**City of Tracy
Development Review Permit Findings
Application Number D21-0033**

1. The proposal increases the quality of the project site and enhances the property in a manner that therefore improves the property in relation to the surrounding area and the citizens of Tracy, because the proposed development meets the City's objectives for high quality design. The building utilizes a variety of materials and textures in horizontal and vertical manners that provides visual interest to the building and proposes colors that are complementary to the other commercial developments in the project vicinity. The redesign of the parking area and drive-thru improve vehicular circulation through the site, including the allowance of more stacking room for vehicles queuing to enter the drive-thru. This redesign also results in a significant increase to the amount of onsite landscaping.

2. The proposal, as conditioned, conforms to the Tracy Municipal Code, the City of Tracy General Plan, the City Design Goals and Standards, applicable City Standards, California Building Codes, and California Fire Codes, because the proposed development will comply with all applicable City and state regulations for construction. Additionally, the removal of an existing driveway previously constructed too close to the intersection will bring the site into conformance with current driveway spacing standards and allow for better traffic flow on Clover Road.

City of Tracy
Conditions of Approval
McDonald's Remodel
Application Numbers D21-0033

A. General Provisions and Definitions.

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

The Project: Modifications to the McDonald's building, drive-thru, and parking area

The Property: A 1.3 acre site at 3430 N. Tracy Blvd., APN 214-210-02

A.2. Definitions.

- a. "Applicant" means any person, or other legal entity, applying for a development permit.
- b. "City Engineer" means the City Engineer of the City of Tracy, or any other duly licensed Engineer designated by the City Manager, or the Development Services Director, or the City Engineer to perform the duties set forth herein.
- c. "City Regulations" means all written laws, rules, and policies established by the City, including those set forth in the City of Tracy General Plan, the Tracy Municipal Code, ordinances, resolutions, policies, procedures, and the City's Design Documents (including the Standard Plans, Standard Specifications, Design Standards, and relevant Public Facility Master Plans).
- d. "Development Services Director" means the Development Services Director of the City of Tracy, or any other person designated by the City Manager or the Development Services Director to perform the duties set forth herein.
- e. "Conditions of Approval" shall mean the conditions of approval applicable to the Project located at the Property. The Conditions of Approval shall specifically include all conditions set forth herein.
- f. "Developer" means any person, or other legal entity, who applies to the City to divide or cause to be divided real property within the Project boundaries, or who applies to the City to develop or improve any portion of the real property within the Project boundaries. The term "Developer" shall include all successors in interest.

A.3. Compliance with submitted plans. Prior to the establishment of the use, the project shall be established in substantial compliance with the plans received by the Development Services Department on August 10 and September 16, 2022, to the satisfaction of the Development Services Director.

A.4. Payment of applicable fees. The applicant shall pay all applicable fees for the project, including, but not limited to, development impact fees, building permit fees, plan check fees, grading permit fees, encroachment permit fees, inspection fees, school fees, or any other City or other agency fees or deposits that may be applicable to the project.

- A.5. Compliance with laws. The Developer shall comply with all federal, state and local laws, as amended from time to time, related to the development of real property within the Project, including, but not limited to:
- the Planning and Zoning Law (Government Code sections 65000, et seq.)
 - the California Environmental Quality Act (Public Resources Code sections 21000, et seq., "CEQA"), and
 - the Guidelines for California Environmental Quality Act (California Administrative Code, title 14, sections 1500, et seq., "CEQA Guidelines").
- A.6. Compliance with applicable regulations. Unless specifically modified by these Conditions of Approval, the use shall comply with all City and State Regulations.
- A.7. Prior to construction, the applicant shall submit construction documents which meet the requirements of the California Building and Fire Codes and the Tracy Municipal Code to the City of Tracy and the South San Joaquin County Fire Authority for review, approval and inspections.

B. Development Services Department, Planning Division Conditions

Contact: Kimberly Matlock (209) 831-6430 kimberly.matlock@cityoftracy.org

- B.1. Prior to approval of a building permit, the applicant shall provide detailed plans that demonstrate the following:
- B.1.1. A parking area designed in accordance with TMC Title 10 Article 26 (off-street parking and landscaping design) and Standard Plan 141 (parking stall striping).
- i. Details that demonstrate sidewalk, landscape planters, and bio-retention areas perpendicular to parking stalls overhang up to 24 inches into the parking stall in place of wheel stops where feasible. Any landscape planter overhang may not be double-counted toward the required amount of parking area landscaping.
 - ii. Said plans shall include a planting legend indicating, at minimum, the quantity, planting size, and height and width at maturity and calculations for landscape and canopy tree shading areas.
 - iii. All planters be comprised of trees, shrubs, and groundcover. Trees shall be a minimum of 24" box size, shrubs shall be a minimum size of 5 gallon, and groundcover shall be a minimum size of 1 gallon.
 - iv. Where trees are planted ten feet or less from a sidewalk or curb, root barriers dimensioned 8 feet long by 24 inches deep shall be provided adjacent to such sidewalk and curb, centered on the tree.
 - v. A photometric plan showing a minimum of one foot candle per Standard Plan 141 throughout the parking area as defined in TMC Section 10.08.3450.
- B.1.2. All roof mounted equipment, including, but not limited to, HVAC units, vents, fans, antennas, sky lights and dishes, whether proposed as part of this application, potential future equipment, or any portion thereof, are not visible from any public right-of-way to the satisfaction of the Development Services Director.
- B.1.3. All vents, gutters, downspouts, flashing, and electrical conduits are internal to the structures and other wall-mounted or building-attached utilities shall be painted to

- match the color of the adjacent surfaces or otherwise designed in harmony with the building exterior to the satisfaction of the Development Services Director.
- B.1.4. All PG&E transformers, phone company boxes, Fire Department connections, backflow preventers, irrigation controllers, and other on-site utilities, shall be vaulted or screened from view from any public right-of-way, behind structures, walls, or landscaping, to the satisfaction of the Development Services Director.
- B.1.5. The trash and recycling enclosure which architecturally matches the main building to the satisfaction of the Development Services Director. The enclosures shall be large enough to accommodate the enclosed equipment and trash and recycling bins. The trash and recycling enclosure walls shall be tall enough to fully screen the height of the bins, and the door shall be constructed of a solid metal door attached to posts which are attached to the walls.
- B.2. Prior to issuance of a building permit, the applicant shall execute an Agreement for Maintenance of Landscape and Irrigation Improvements and submit financial security to the Development Services Department. The Agreement shall ensure maintenance of the on-site landscape and irrigation improvements for a period of two years. Said security shall be equal to the actual material and labor costs for installation of the on-site landscape and irrigation improvements or \$2.50 per square foot of on-site landscape area.
- B.3. Prior to final inspection, the applicant shall demonstrate the following:
- B.3.1. All landscaping and irrigation shown in the approved building permit construction plans installed to the satisfaction of the Development Services Director.
- B.3.2. All exterior and parking area lighting shall be directed downward or shielded, to prevent glare or spray of light into the public rights-of-way and onto any adjacent private property to the satisfaction of the Development Services Director.
- B.4. Before installation of exterior business identification signs, the applicant shall secure sign and building permits as applicable. All signs, including temporary signage, shall be on private property and shall not encroach into the public right-of-way.
- B.5. No bollards, chain link, or similar improvements that are industrial in nature shall be readily visible to the public.

C. Development Services Department, Engineering Conditions of Approval

Contact: Al Gali (209) 831-6436 al.gali@cityoftracy.org

C.1. General Conditions

Developer shall comply with the applicable sections of approved documents and/or recommendations of the technical analyses/reports prepared for the Project listed as follows:

1) Not Applicable.

- C.2. RESERVED
C.3. RESERVED
C.4. RESERVED

C.5. Improvement Agreement(s)

All construction activity involving public improvements will require a fully executed improvement agreement (Off-site, Subdivision, and/or Inspection). Any construction activity involving public improvements without a fully executed improvement agreement is prohibited. All public improvements shall be performed and completed in accordance with the recommendation(s) of the Project's Registered Civil Engineer. Prior to the consideration of City Council's approval of said improvement agreement, the Developer shall provide all documents related to said improvements 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.5.1. Off-site and/or Public Infrastructure Improvement Plans prepared on a twenty-four (24) inch x thirty-six (36) inch size four (4) millimeter thick mylar that incorporate all requirements described in the documents described in these Conditions of Approval, the City's Design Documents as defined in Title 12 of the Tracy Municipal Code. Developer shall use the latest title block and, if necessary, contain a signature block for the Fire Marshal. 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. Developer shall obtain all applicable signatures by City departments and outside agencies (where applicable) on the mylars including signatures by Fire Marshal to submitting the mylars to Engineering Division for City Engineer's signature. The improvement plans shall be prepared to specifically include, but not be limited to, the following items:
- C.5.1.a. All existing and proposed utilities such as domestic water line, irrigation service, fire service line, storm drain, and sanitary sewer, including the size and location of the pipes.
 - C.5.1.b. All supporting engineering calculations, materials information or technical specifications, cost estimate, and technical reports. 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 such as benchmarks.
 - C.5.1.c. A PDF copy of the Project's approved Geotechnical/Soils Report that was prepared for the grading permit submittal.
 - C.5.1.d. Storm Water - The Project's on-site storm water drainage connection to the City's storm water system shall be approved by the City Engineer. Drainage calculations for the sizing of the on-site storm drainage system. Improvement Plans to be submitted with the hydrology and storm water.

Storm drainage release point is a location at the boundary of the Project adjacent public right-of-way where storm water leaves the Property, in a storm event and that the Property's on-site storm drainage system fails to function or it is clogged. Site grading shall be designed such that the Project's storm drainage overland release point will be directly to an adjacent public right-of-way with a functional storm drainage system and the existing storm drainage line has adequate capacity to drain storm water from the Property. The storm drainage release point is recommended to be at least 0.70-feet lower than the building finish floor elevation and shall be designed and improved to the satisfaction of the City Engineer.

The Project's permanent storm drainage connection(s) shall be designed and constructed in accordance with City Regulations. The design of the permanent storm drainage connection shall be shown on the Grading and Drainage Plans with calculations for the sizing of the storm drainpipe(s) and shall comply with the applicable requirements of the City's storm water regulations adopted by the City Council in 2012 and any subsequent amendments.

Developer and its heirs shall be responsible for repairing and maintaining the on-site storm water system and treatment basin at the Developer's (and heirs') sole cost and expense.

C.5.1.e Sanitary Sewer - It is the Developer's responsibility to design and construct the Project's permanent on-site sanitary sewer (sewer) improvements including the Project's sewer connection in accordance with the City's Design Standards, City Regulations and Standard Specifications. Sewer improvements shall include but not limited to, replacing asphalt concrete pavement, reconstructing curb, gutter and sidewalk, restoring pavement marking and striping, and other improvements that are disturbed as a result of installing the Project's permanent sewer connection. Developer shall submit improvement plans that include the design of the sewer line from the Property to the point of connection. Developer shall also construct the recommended mitigations from the sanitary sewer technical memorandum.

C.5.1.f Water Distribution - Developer shall design and construct domestic and irrigation water service that comply with the City Regulations. Water line sizing, layout and looping requirements for this Project shall comply with City Regulations. During the construction 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 Fire Marshal.

Interruption to the water supply to the existing businesses and other users will not be allowed to facilitate construction of improvements related to the Project. Developer shall be

responsible for notifying business owner(s) and users, regarding construction work. The written notice, as approved by the City Engineer, shall be delivered to the affected residents or business owner(s) at least seventy-two (72) hours before 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 off-site water mains and connections.

The Project's water service connections shall use a remote-read (radio-read) master water meter (the water meter to be located within City's right-of-way) and a Reduced Pressure Type back-flow protection device in accordance with City Regulations. The domestic and irrigation water service connection(s) must be completed before the inspection of the building. The location of the meters shall be approved by the City Engineer.

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

Prior to improvement acceptance, repair and maintenance of all on-site water lines, laterals, sub-water meters, valves, fittings, fire hydrant and appurtenances shall be the responsibility of the Developer or the individual lot owner(s).

All costs associated with the installation of the Project's water connection(s) including the cost of removing and replacing asphalt concrete pavement, pavement marking and striping such as crosswalk lines and lane line markings on existing street or parking area(s) that may be disturbed with the installation of the permanent water connection(s), or domestic water service, and other improvements shall be paid by the Developer.

Fire Service Line – Location and construction details of fire service line including fire hydrant(s) that are to serve the Project shall be approved by the Fire Marshal. Prior to the approval of the Improvement Plans by the City Engineer, the Developer shall obtain written approval from the Fire Marshal, 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 or planned to serve the Project.

C.5.1.g Streets – The Developer shall have frontage improvements. All streets and utilities improvements within City right-of-way shall be designed and constructed in accordance with City Regulations, and City's Design Standards including the City's Facilities Master Plan

for storm drainage, roadways, wastewater, and water as adopted, amended, and updated by the City, or as otherwise specifically approved by the City. The Developer shall construct frontage improvements as described below.

Clover Road

Developer shall combine the two existing driveways on Clover Road and construct portland cement concrete curb and gutter, sidewalk, landscaping and automatic irrigation system, fire hydrants, and streetlights. Developer shall install street trees fronting Clover Road. Developer shall install an automatic irrigation system to irrigate any plantings in the right-of-way. Developer shall refresh the striping on Clover Road from the existing crosswalk to the east along the Project's Clover Road frontage. The new proposed driveway will be a commercial driveway.

Developer shall also upgrade the northeast corner of the existing traffic signal with an audible pedestrian system.

Developer shall construct landscaped and irrigation per current adopted City landscape standards. Landscape and irrigation plans shall be prepared on a 24-inch x 36-inch size 4-millimeter thick mylar that incorporate all requirements described in the documents described in these Conditions of Approval, the City's Design Documents as defined in Title 12 of the Tracy Municipal Code. Developer shall use the latest title block. Said landscape and irrigation plan shall be prepared by a California licensed landscape architect. Developer can either protect-in-place the existing sidewalk and repair any cracked, settled, and/or damaged sidewalk or remove and replace the sidewalk so long as the replacement sidewalk is similar to the current sidewalk, i.e. similar width, meanders, etc.

- C.5.2. Joint Trench Plans and Composite Utility Plans, prepared on a twenty-four (24) inch x thirty-six (36) inch size four (4) millimeter thick mylar for the installation of dry utilities such as electric, gas, TV cable, telephone, and others that will be located within the twenty-four (24) feet wide to forty-six (46) feet wide [the width varies) PUE to be installed to serve the Project. All private utility services to serve Project must be installed underground or relocated to be underground, and to be installed at the location approved by the respective owner(s) of the utilities from the street or an existing or proposed utility easement to the building(s). If necessary, the Developer shall dedicate twenty-two (22) feet wide PUE for access to these new utilities for re-installation, replacement, repair, and maintenance work to be performed by the respective utility owner(s) in the future.
- C.5.3. Signed and stamped Engineer's Estimate that summarizes the cost of constructing all the public improvements shown on the Improvement Plans. The cost estimate shall show the cost of designing the public improvements.

Payment of applicable fees required by these Conditions of Approval and City Regulations, including but not limited to, plan checking, grading and encroachment permits and agreement processing, construction inspection, and testing fees. The engineering review fees will be calculated based on the fee rate adopted by the City Council on September 2, 2014, per Resolution 2014-141 and on May 16, 2017, per Resolution 2017-098. Developer shall submit payment in the form of a check for the aforementioned fees.

- C.5.4. Traffic Control Plan - Prior to starting the work for any work within City's right-of-way, the Developer shall submit a Traffic Control Plan (TCP). TCP can be split among the different construction phases. TCP will show the method and type of construction signs to be used for regulating traffic at the work areas within these streets. TCP shall conform to the Manual on Uniform Traffic Control Devices as amended by the State of California, latest edition (MUTCD-CA). TCP shall be prepared under the supervision of, signed and stamped by a Registered Civil Engineer or Registered Traffic Engineer.

Access and Traffic Circulation to Existing Businesses/Residents - Developer shall take all steps necessary to plan and construct site improvements such that construction operations do not impact safety and access (including emergency vehicles) to the existing businesses and residents throughout the duration of construction. Developer shall coordinate with the owners and cooperate to minimize impacts on existing businesses. All costs of measures needed to provide safe and functional access shall be borne by the Developer.

- C.5.5. No street trench shall be left open, uncovered, and/or unprotected during night hours and when the Developer's contractor is not performing construction activities. Appropriate signs and barricades shall be installed on the street and on all trenches during such times. If the Developer or its contractor elects to use steel plates to cover street trenches, said steel plates will be skid-resistance, and shall be ramped on all sides. Ramps will be a minimum two-foot wide and will run the entire length of each side.
- C.5.6 If at any point during utility installation or construction in general that the Developer, its contractor, its engineers, and their respective officials, employees, subcontractor, and/or subconsultant exposes/encounters/uncovers any archeological, historical, or other paleontological findings, the Developer shall address the findings as required per the General Plan Cultural Resource Policy and General Plan EIR; and subsequent Cultural Resource Policy or mitigation in any applicable environmental document.
- C.5.7 Improvement Security - Developer shall provide improvement security for all public facilities, as required by the Improvement Agreement. The form of the improvement security may be a bond, or other form in accordance with the Government Code, and the TMC. The amount of the improvement security shall be in accordance with Title 12 of the TMC.

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

C.6. Building Permit

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

C.6.1 Developer shall submit a separate building permit for the demolition of any existing structures.

C.7 Acceptance of Public Improvements

Prior to the consideration of City Council's acceptance of public improvements, the Developer shall demonstrate to the reasonable satisfaction of the City Engineer, completion of the following:

C.7.1 Developer has satisfied all the requirements set forth in these Conditions of Approval.

C.7.2 Developer submitted the Storm water Treatment Facilities Maintenance Agreement (STFMA) to the Utilities Department.

C.7.3 Developer has satisfactorily completed construction of all required/conditioned improvements. 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.7.4 Certified "As-Built" Improvement Plans (or Record Drawings). Upon completion of the construction by the Developer, the City, at its sole discretion, temporarily release the original mylars of the Improvement Plans to the Developer so that the Developer will be able to document revisions to show the "As-Built" configuration of all improvements.

C.7.5 Developer shall be responsible for any repairs or reconstruction of street pavement, curb, gutter and sidewalk and other public improvements along the frontage of the Project, if determined by the City Engineer to be in poor condition or damaged by construction activities related to the Project.

C.7.6 Developer has completed the ninety (90) day public landscaping maintenance period.

C.7.7 Per Section 21107.5 of the California Vehicle Code, Developer shall install signs at all entrance(s) of the Project stating that the streets are privately owned and maintained and are not subject to the public traffic regulations or

control. Said signs must be conspicuously placed, plainly visible, and legible during daylight hours from a distance of one hundred (100) feet, if applicable.

- C.7.8 Survey Monuments – Any altered, damaged, or destroyed survey monuments and/or benchmarks shall be re-established. Developer shall submit centerline tie sheets or a record of survey for the following: new public streets; re-established survey monuments, and/or benchmarks. If the Developer destroyed, altered, and/or reconstructed any existing curb returns, Developer shall also submit corner records. Any survey document will be submitted the City and to the San Joaquin County Surveyor to comply with California Business and Professions Code Section 8771(c). Said work shall be executed by a California licensed Land Surveyor at the Developer's sole expense.

C.8 Special Conditions

- C.8.1 When street cuts are made for the installation of utilities, the Developer shall conform to Section 3.14 of the 2020 Design Standards and is required install a two (2) inch thick asphalt concrete (AC) overlay with reinforcing fabric at least twenty-five (25) feet from all sides of each utility trench. A two (2) inch deep grind on the existing AC pavement will be required where the AC overlay will be applied and shall be uniform thickness in order to maintain current pavement grades, cross and longitudinal slopes. This pavement repair requirement is when cuts/trenches are perpendicular and parallel to the street's direction.
- C.8.2 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 improvement plans, prior to the City Engineer's signature on the improvement plans, and prior to issuance of Grading Permit, Encroachment Permit, Building Permit, if the City Engineer finds it necessary due to public health and safety reasons, and it is in the best interest of the City. The Developer shall bear all the cost for the inclusion, design, and implementations of such additions and requirements, without reimbursement or any payment from the City.
- C.8.3 Prior to the release of the Building Permit, if water is required for the Project, the Developer shall obtain an account for the water service and register the water meter with the Finance Department. Developer shall pay all fees associated with obtaining the account number for the water service.
- C.8.4 Prior to the release of the Certificate of Occupancy, Developer shall record with San Joaquin County Recorder a document to adjust the two parcels.
- C.8.5 Prior to acceptance of the public improvements, Developer shall cause its design professional to provide to the City in both AutoCAD format, and Shape (GIS) File format (both in versions approved by the City) the public improvements associated with this Project.

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

Contact: Guadalupe Pena

209.831.6834

Guadalupe.pena@cityoftracy.org

D.1. Streets and Streetlights

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

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

Or

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

"Infrastructure");

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

Or

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

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

D.2. Landscaping Maintenance

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

- a. CFD or other funding mechanism. The Developer shall enter into an agreement with the City, which shall be recorded against the Property, which stipulates the following: (1) prior to issuance of a building permit, the Developer shall form or annex into a Community Facilities District (CFD) for funding the on-going costs related to maintenance, operation, repair and replacement of public landscaping, public walls and any public amenities included in the Project, and ongoing public landscaping maintenance costs associated with major program roadways

identified in the Citywide Roadway and Transportation Master Plan; (2) the items to be maintained include but are not limited to the following: ground cover, turf, shrubs, trees, irrigation systems, drainage and electrical systems; masonry walls or other fencing, entryway monuments or other ornamental structures, furniture, recreation equipment, hardscape and any associated appurtenances within medians, parkways, dedicated easements, channel-ways, public parks, and public open space areas and trails; (3) formation of the CFD shall include, but not be limited to, affirmative votes and the recordation of a Notice of Special Tax Lien; (4) upon successful formation, the parcels will be subject to the maximum special tax rates as outlined in the Rate and Method of Apportionment; (5) prior to issuance of a building permit, the Developer shall deposit an amount equal to the first year's taxes; and (6) the Developer shall be responsible for all costs associated with formation or annexation of the CFD.

Or

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

Or

- c. Direct funding. The Developer shall enter into an agreement with the City, which shall be recorded against the Property, which stipulates that prior to issuance of a building permit, the Developer shall deposit with the City an amount necessary, as reasonably determined by the City, to fund in perpetuity the full on-going maintenance costs related to maintenance, operation, repair and replacement of

public landscaping, public walls and any public amenities included in the Project, and ongoing public landscaping maintenance costs associated with major program roadways identified in the Citywide Roadway and Transportation Master Plan. The items to be maintained include but are not limited to the following: ground cover, turf, shrubs, trees, irrigation systems, drainage and electrical systems, masonry walls or other fencing, entryway monuments or other ornamental structures, furniture, recreation equipment, hardscape and any associated appurtenances within medians, parkways, dedicated easements, channel-ways, public parks, and public open space areas and trails.

E. South San Joaquin County Fire Authority Conditions

Contact: Daniel Stowe (209) 831-6707 daniel.stowe@sjcfire.org

- E.1. Prior to construction, applicant shall submit construction documents to the South San Joaquin County Fire Authority for review and approval.
 - E.1.1. Construction documents shall be designed to the current edition of the California Code of Regulations, Title 24, as amended by the City of Tracy Municipal Code.
 - E.1.2. Deferred submittals shall be listed on the coversheet of each page. Each deferred submittal shall be submitted, reviewed and approved by SSJCFA prior to installation.
- E.2. Engineering and building permit applications received by our offices are subject to the current fee schedule for South San Joaquin County Fire Authority. Contact our offices for additional information.
 - E.2.1. Application processing fees and minimum plan review fees are due at time of submittal of construction documents.
 - E.2.2. Additional plan review fees, minimum inspection fees and administrative fees are calculated on approval of project and shall be paid prior to issuance of permit.
 - E.2.3. Permit holder is responsible for any additional inspection fees incurred, which shall be paid prior to final inspection.
- E.3. Knox boxes shall be required. The operator of the building shall immediately notify the Fire Authority and provide the new key where a lock is changed or rekeyed. The key to such shall be secured in the key box.
- E.4. Building shall be provided with approved address identification internally or externally illuminated in accordance with 2019 CFC Section 505.

F. Development Services Department, Building Division Conditions

Contact: Phillip Rainone (209) 831-6413 Phillip.Rainone@cityoftracy.org

- F.1. The At time of building permit application submittal, applicant shall provide plans, specifications, calculation etc. that comply with the current Title 24 California Code of Regulations at the time application date, as applicable.

- F.2. At time building permit application submittal, the applicant shall demonstrate that 3' wide pass through shall be provided at the top of the truncated domes, per CBC 11B-705.1.2.2.2.1.
- F.3. Since the number of exits has changed (door taken away), the applicant at time of submittal provide plans that CBC Chapter 10 requirements for the means of egress, as applicable
- F.4. Please note, if the existing play structure is to be modified, then it will have to meet current CBC requirements, at time of building permit submittal.

December 7, 2022

AGENDA ITEM 1.C

REQUEST

PROVIDE DIRECTION TO STAFF ON WHETHER TO CANCEL THE PLANNING COMMISSION MEETING SCHEDULED FOR WEDNESDAY, DECEMBER 21, 2022

EXECUTIVE SUMMARY

The regularly scheduled Planning Commission meeting for the first Wednesday in December falls on December 21, 2022, and Planning Commission wishes to discuss potential cancellation of that meeting.

BACKGROUND AND ANALYSIS

Section 10.04.030 of the Tracy Municipal Code provides that the Planning Commission shall hold at least two (2) regular meetings in each month. The second regular Planning Commission meeting is scheduled for Wednesday, December 21, 2022. On October 26, 2022 Commission requested this discussion to be added to an agenda to decide whether to cancel the meeting scheduled for December 21, 2022, due to the holiday week, and potential out of town plans.

Currently there are no agenda items scheduled for the December 21, 2022 meeting. If Commission decides to cancel the December 21, 2022 meeting, and action is required on an item prior to the next regularly scheduled Planning Commission meeting on January 11, 2022, a special Planning Commission meeting could be scheduled, if necessary.

RECOMMENDATION

Staff recommends that Commission provide direction on whether to cancel the Council meeting scheduled for December 21, 2022.

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Approved by: William Dean, Assistant Director of Development Services