

COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR PUBLIC HEARING  
MEETING AGENDA

**Tuesday, May 21, 2024, 2:00 P.M.**

Tracy City Hall, Conference Room 120, 333 Civic Center Plaza, Tracy

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

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

- *joining the meeting via Microsoft Teams by:*
  - *viewing the Public Hearing Login information at <https://www.cityoftracy.org/government/public-notices>; or*
  - *visiting the Microsoft Teams website at <https://www.microsoft.com/microsoft-teams/join-a-meeting> and using the following Meeting ID: **240 798 063 018** and Passcode: **Znm3Ce**; or*
  - *calling the Microsoft Teams teleconference line at (209) 425-4338 Conference ID: 567 571 108# to submit statements orally during the meeting; or*
- *submitting comments in writing before the meeting by sending written statements to [publiccomment@cityoftracy.org](mailto:publiccomment@cityoftracy.org).*

MEETING AGENDA

CALL TO ORDER

1. PUBLIC HEARING TO CONSIDER APPROVING A DEVELOPMENT REVIEW PERMIT, APPLICATION NUMBER D23-0016, TO (1) CONSTRUCT A NEW QUICK-SERVE RESTAURANT ON A 0.45-ACRE VACANT SITE CONSISTING OF A NEW 1,692 SQUARE-FOOT BUILDING AND RELATED SITE IMPROVEMENTS LOCATED AT 1102 N. INTERNATIONAL PARKWAY, ACCESSORS PARCEL NUMBER 209-480-05; AND (2) DETERMINE THAT THIS PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15168 AND SECTION 15162. THE APPLICANT IS THE COMMERCIAL PERMIT GROUP, AND THE PROPERTY OWNER IS R&B DELTA II, LLC.

ADJOURNMENT

Posted: May 16, 2024

DIRECTOR PUBLIC HEARING  
AGENDA ITEM 1

REQUEST

**PUBLIC HEARING TO CONSIDER APPROVING A DEVELOPMENT REVIEW PERMIT, APPLICATION NUMBER D23-0016, TO (1) CONSTRUCT A NEW QUICK-SERVE RESTAURANT ON A 0.45-ACRE VACANT SITE CONSISTING OF A NEW 1,692 SQUARE-FOOT BUILDING AND RELATED SITE IMPROVEMENTS LOCATED AT 1102 N. INTERNATIONAL PARKWAY, ACCESSORS PARCEL NUMBER 209-480-05; AND (2) DETERMINE THAT THIS PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15168 AND SECTION 15162. THE APPLICANT IS THE COMMERCIAL PERMIT GROUP, AND THE PROPERTY OWNER IS R&B DELTA II, LLC.**

DISCUSSION

This agenda item is to consider approving a Development Review Permit, D23-0016, to construct a new quick-serve restaurant (Taco Bell) on a 0.45-acre vacant site consisting of a new 1,692 square-foot building, nine parking spaces including, new landscaping and other related on-site improvements located at 1102 N. International Parkway, Accessors Parcel Number 209-480-05. The applicant is Bret Florey, and the property owner is SAI PROPERTIES GANDY DANCER LLC, Application Number D23-0016.

Background

In 2020, a Tentative Subdivision Map for West Parkway Village, consisting of 14 parcels on an approximate 17.6-acre site, located on the southeast corner of Interstate 205 and International Parkway was approved in anticipation of commercial development. The first of these parcels to develop included a Chevron Station, approved in 2021, at the southwest corner of the commercial center. The project is located on the 0.45-acre vacant site, located at 1102 N. International Parkway (Attachment A – Location Map).

Project Description

The proposed project includes construction of a 1,692 square-foot Taco Bell quick-serve restaurant with an indoor dining area, an outdoor covered patio dining area, and related site improvements.

On-site improvements consist of nine parking spaces, a minimum of 16 new canopy shade trees, new accent trees, new shrubs, and groundcover. The new landscaping will aid in screening the drive-thru lanes from the public right-of-way, International Parkway, and provides a minimum of 40% of the designated parking area to be shaded at tree maturity in accordance with the City standards.

The architectural design and elements proposed on the structure such as the covered entry, variation in height throughout the structure, and various pop-outs provide both horizontal and vertical relief creating a visually appealing structure. Additionally, a decorative tower element

with high-quality decorative panels, the use of a variety of complimentary colors, and landscape lattice panels all provide elements that enhance the architecture and are consistent with the design standards under the Cordes Ranch Specific Plan, the City's Design Goals and Standards.

The subject property is located within the Cordes Ranch Specific Plan with a land use designation of General Commercial. The proposed quick-serve restaurant is a permitted use for the General Commercial land use designation in the Cordes Ranch Specific Plan, as the drive-thru and parking area is accessory to the permitted quick-serve restaurant use operated by Taco Bell. The site also has a land use designation of Commercial in the General Plan which also permits restaurants.

#### Environmental Document

The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15168, and CEQA Guidelines Section 15162, no further environmental assessment is required, as the Project is within the parameters of the CRSP Program EIR, no substantial changes have been determined, in the light of the whole project, that will create new significant environmental effects that cannot be mitigated under CRSP Program EIR, and no major revisions and/or no new EIR will need to be made, therefore no further environmental assessment is required.

#### RECOMMENDATION

Staff recommends that the Community and Economic Development Director approve a Development Review Permit, D23-0016, to construct the Project, based on the findings contained in the Community and Economic Development Director Determination dated May 21, 2024, Attachment C.

Prepared by: Genevieve Federighi, Acting Senior Planner

Approved by: Scott Claar, Acting Community and Economic Development Assistant Director

#### ATTACHMENTS

- A: Location Map
- B: Plans Set dated April 8, 2024
- C: Community and Economic Development Director Determination  
Exhibit 1 – Conditions of Approval

# Attachment A – Location Map

## 1102 International Parkway

Assessor's Parcel Number:  
209-480-05

0.45-acre site

Vacant Site within the  
Cordes Ranch Specific Plan







Attachment B

# TACO BELL

## 1102 N. INTERNATIONAL PARKWAY TRACY, CALIFORNIA 95377



### SCOPE OF WORK

CONSTRUCTION OF A NEW TACO BELL DRIVE-THRU RESTAURANT ON AN EXISTING VACANT LOT. THIS PROJECT SHALL INCLUDE A NEW KITCHEN, NEW DINING AREA, AND A NEW ADA COMPLIANT RESTROOM. SITE WORK SHALL INCLUDE NEW PARKING, NEW SITE SIGNAGE, AND NEW SITE LIGHTING. SITE SIGNAGE AND BUILDING SIGNAGE UNDER SEPARATE PERMIT.

### PROJECT SCOPE

LEGAL JURISDICTION	: CITY OF TRACY
BUILDING CODE	: 2022 CBC
ACCESSIBILITY	: 2022 CBC CHAPTER 11B
MECHANICAL	: 2022 CA MECHANICAL CODE
PLUMBING	: 2022 CA PLUMBING CODE
ELECTRICAL	: 2022 CA ELECTRICAL CODE
FIRE	: 2022 CA FIRE CODE
ENERGY	: 2022 CA BUILDING ENERGY EFFICIENCY
CAL GREEN	: 2022 CALIFORNIA GREEN BUILDING CODE(CCB, TITLE 24, PART 11-CALGreen)
SEATING	: 14 INTERIOR
OCCUPANCY	: "B"
TYPE CONSTRUCTION	: TYPE VB
SPRINKLERS	: NO
OF STORIES	: 1

\* CBC 303.1.1: A BUILDING OR TENANT SPACE USED FOR ASSEMBLY PURPOSES WITH AN OCCUPANT LOAD OF LESS THAN 50 PERSONS SHALL BE CLASSIFIED AS A GROUP B OCCUPANCY.  
NOTE: PROJECT SITS ON A SHARED PARCEL THAT WILL BE SUBDIVIDED INTO TWO SEPARATE PARCELS UNDER A LOT LINE ADJUSTMENT PERMIT/ PERMIT # MS23-0005.

### PROJECT SUMMARY

USE	AREA	FACTOR	OCCUPANTS
DINING	: 242 S.F.	1:15 S.F.	16
PATIO	: 179 S.F.	1:15 S.F.	12
KITCHEN/BOH	: 888 S.F.	1:200 S.F.	5
OTHER; RESTROOM			
WALK-IN COOLER/FREEZER	: 170 S.F.	0.0 S.F.	0
TOTAL	: 1479 S.F.		33

### OCCUPANT LOAD

SEPARATE PERMITS	DEFERRED PERMITS
• SIGNAGE	• FIRE SPRINKLER SYSTEM
• MECHANICAL, ELECTRICAL AND PLUMBING	• FIRE ALARM SYSTEM
• UNDERGROUND FIRE PROTECTION SERVICE	• KITCHEN HOOD FIRE SUSPENSION SYSTEM
• CARBON DIOXIDE GAS DETECTION SYSTEM	

### ARCHITECTURAL AND LANDSCAPE

T1.0	TITLE SHEET	09/12/2023	12/21/2023	03/06/2024
G0.0	OVERALL DEVELOPMENT PLAN	●	●	●
A0.1	SITE PLAN	●	●	●
A1.0	CONSTRUCTION FLOOR PLAN	●	●	●
A2.0	ROOF PLAN	●	●	●
L1.0	LANDSCAPE PLAN	●	●	●
L1.1	PLANT PALETTE	●	●	●
L1.2	HYDROZONE PLAN	●	●	●
L1.3	LANDSCAPE CALCULATIONS	●	●	●
A3.0	EXTERIOR RENDER	●	●	●
A3.1	EXTERIOR RENDER	●	●	●
A4.0	EXTERIOR ELEVATION	●	●	●
A4.1	EXTERIOR ELEVATION	●	●	●
A4.2	TRASH ENCLOSURE ELEVATION AND DETAILS	●	●	●
A5.0	PATIO DETAILS	●	●	●
A5.1	PATIO DETAILS	●	●	●
A6.0	BUILDING SECTIONS	●	●	●
A6.1	BUILDING SECTIONS	●	●	●
A7.0	LINE OF SIGHT ANALYSIS	●	●	●
A7.1	LIGHTING PLAN	●	●	●
A8.0	GENERAL SITE DETAILS	●	●	●

SHEET COUNT : 21

### ACCESSIBILITY

ADA1.1	ACCESSIBILITY REQUIREMENTS	●	●	●
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SHEET COUNT : 01

### CIVIL

C01	CONTEXT MAP	●	●	●
C02	GRADING AND DRAINAGE PLAN	●	●	●
C03	SITE AND UTILITY PLAN	●	●	●
C04	SITE SECTIONS	●	●	●
C05	BOUNDARY AND TOPOGRAPHIC SURVEY	●	●	●

SHEET COUNT : 05

ARCHITECT:  
KATHRYN CULLEY-RAPATA, AIA  
CA LICENSE NO. C-31564  
CONTACT: KATE CULLEY-RAPATA  
PH: 510-459-5136

STAMP & SEAL:

PROJECT CONSULTANT:  
  
globeatelié  
5655 SILVER CREEK VALLEY ROAD #260,  
SAN JOSE CA 95138

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CLIENT:

- ALL WORK SHALL CONFORM TO THE 2022 CALIFORNIA BUILDING CODE (CBC) AND ALL OTHER APPLICABLE CODES, STANDARDS, AND REGULATIONS OF THE CITY OF TRACY AND COUNTY OF SAN JOAQUIN.
- IT IS INTENDED THAT A COMPLETE OCCUPIABLE BUILDING PROJECT IS PROVIDED.
- DO NOT SCALE THESE DRAWINGS. VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. ANY DISCREPANCIES IN THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO STARTING WORK.
- ALL PROPOSED SUBSTITUTIONS SHALL BE APPROVED BY THE TACO BELL CORPORATE BRAND DESIGNER OR CONSTRUCTION MANAGER, IN WRITING, PRIOR TO INSTALLATION.
- SUBMIT, PAY FEES AND OBTAIN ALL PERMITS ASSOCIATED WITH THE PROJECT EXCEPT GENERAL BUILDING PERMIT. THIS INCLUDES, BUT IS NOT LIMITED TO ELECTRICAL, MECHANICAL, PLUMBING, FIRE SPRINKLER, HOOD ANSUL, OR OTHER RELATED FIRE PERMITS, ENCROACHMENT PERMIT, ETC. YUM BRANDS WILL PAY FOR "CONNECTION FEES" ASSOCIATED WITH UTILITY PERMITS. PAY FOR TEMPORARY FACILITIES FEES AS REQUIRED TO COMPLETE THE WORK IN A TIMELY MANNER. THE BUILDING PLAN REVIEW FEE IS DUE AT SUBMITTAL, ALL OTHER FEES ARE DUE AT THE TIME OF PERMIT ISSUANCE.
- PROVIDE EACH SUBCONTRACTOR WITH A COMPLETE AGENCY-PERMITTED DRAWING SET AT TIME OF CONSTRUCTION.
- ALL ABBREVIATIONS INCLUDED FOLLOW INDUSTRY STANDARDS. CONTACT ARCHITECT IF ANY ABBREVIATIONS ARE NOT CLEAR.
- GC SHALL SUPPLY AND INSTALL ALL ASPECTS OF THE PROJECT DESCRIBED IN THIS DRAWING SET UNLESS OTHERWISE NOTED. SEE SCOPE OF WORK FOR EXCEPTIONS.
- GRAPHIC AND WRITTEN INFORMATION ON DRAWINGS SHALL BE COORDINATED WITH ALL TRADES PRIOR TO INSTALLATION.
- ALL MATERIALS STAGED TO BE USED FOR CONSTRUCTION SHALL BE PROTECTED FROM EXCESSIVE MOISTURE. IF THEY ARE EXPOSED TO MOISTURE THEY SHOULD BE ADEQUATELY DRIED AND INSPECTED FOR COMPLIANCE WITH MINIMUM QUALITY STANDARDS BEFORE ENCAPSULATED INTO THE BUILDING.
- ALL PAINTS, ADHESIVES, COATINGS AND SEALANTS USED INSIDE THE BUILDING SHALL HAVE A LOW VOC CONTENT.
- GC IS TO FOLLOW ALL CURRENT STATE AND LOCAL HEALTH ORDERS AND SAFETY PROTOCOLS IN PLACE FOR THE DURATION OF CONSTRUCTION.
- ALL PERMITS EXCEEDING \$1,000.00 IN VALUATION SHALL REQUIRE INSTALLATION OF APPROVED SMOKE AND CARBON MONOXIDE DETECTORS WITHIN THE DWELLING.
- ALL PERMITS EXCEEDING \$10,000.00 OF VALUATION SHALL REQUIRE THE INSTALLATION OF AN APPROVED AUTOMATIC GAS SHUT-OFF DEVICE ON THE CUSTOMER OWNED PIPING AT THE UTILITY METER.
- BUILDING ADDRESS NUMBERS MUST BE A MINIMUM OF 4" IN HEIGHT OR 3" IN HEIGHT AND SELF-ILLUMINATED.
- PER THE GREEN BUILDING STANDARDS CODE, THE CONSTRUCTION AND DEMOLITION ORDINANCE (C&D) APPLIES.

### GENERAL DRAWING SYMBOLS

	OFFICE	ROOM NAME
	A	SHEET NUMBER
	B	ELEVATION NUMBER
	8'-4"	CEILING HEIGHT
	X	BLDG. SECTION LETTER
	XX	BLDG. SECTION SHEET
	X	DETAIL NUMBER
	XX	DIRECTION OF DETAIL
	XX	DETAIL SHEET
	△	REVISION NUMBER
	0'-0" ELEV.	BLDG. HEIGHT REFERENCE POINT

REFER TO STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL SHEETS FOR SPECIFIC SYMBOLS

	ELEV. LETTER
	ELEV. SHEET
	DOOR NUMBER
	WINDOW NUMBER / DECOR ITEM NUMBER
	KEY NOTE NUMBER
	EQUIPMENT NUMBER
	WALL NUMBER
	INTERIOR ELEVATION DESIGNATION
	SHEAR WALL TYPE (STRUCTURAL)
	XXX   000 EQUIPMENT / FIXTURE NUMBER (M.E.P)
	INDICATES SUSTAINABLE DESIGN

### PERMITS AND SUBMITTALS

PLUMBING FIXTURE CALCULATIONS ARE IN ACCORDANCE WITH TABLE 422.1, TABLE A & TABLE 4-1 OF THE CALIFORNIA PLUMBING CODE:

TYPE	AREA	FACTOR	OCCUPANTS	TOTAL PLUMBING FIXTURES REQUIRED PER CPC TABLE 422.1			
DINING/PATIO	: 421 S.F.	1:30 S.F.	14	WATER CLOSETS	URINALS	LAVATORIES	DRINKING FOUNTAINS
KITCHEN/BOH	: 888 S.F.	1:50 S.F.	18	MALE/FEMALE	MALE	MALE/FEMALE	***0
TOTAL	: 1,309 S.F.		32	1	1	**0	1

\*ACCESSORY AREAS MAY BE EXCLUDED (FOR EXAMPLE: HALLWAY, RESTROOM, STAIR ENCLOSURE).  
\*\* NOTE 3: THIS REQUIREMENT SHALL NOT APPLY WHEN SINGLE OCCUPANCY TOILET FACILITIES ARE PROVIDED FOR EACH SEX IN AN "A" OF "E" OCCUPANCY WITH AN OCCUPANT LOAD OF LESS THAN 50, THE REQUIRED URINAL SHALL BE PERMITTED TO BE OMITTED.  
\*\*\*DRINKING FOUNTAIN ALTERNATIVES. WHERE FOOD IS CONSUMED INDOORS, WATER STATIONS (E.G. BEVERAGE DISPENSER) SHALL BE PERMITTED TO BE SUBSTITUTED FOR DRINKING FOUNTAINS IN ACCORDANCE WITH CPC SECTION 415.2.

### VICINITY MAP

LEASE LINE — 24110 MOUNTAIN HOUSE PKWY, TRACY

### PROJECT DIRECTORY

<b>OWNER</b> REYNOLDS & BROWN 2402 MERCED ST, SAN LEANDRO, CA 94577 CONTACT NAME: DREW MICKEL CONTACT: DREW@REYNOLDSANDBROWN.COM	<b>ARCHITECT</b> KATHRYN CULLEY-RAPATA, AIA CA LICENSE NO. C-31564 CONTACT NAME: KATHRYN CULLEY-RAPATA CONTACT: 510-459-5136
<b>PROJECT CONSULTANT</b> GLOBEATELIE 2041 EAST STREET PMB 475 CONCORD, CA, 94520 CONTACT NAME: JANETTE CASAS CONTACT: 818-808-2061	<b>FRANCHISEE</b> DIVERSIFIED RESTAURANT GROUP 3225 S RAINBOW BLVD, UNIT 102, LAS VEGAS, NV 89146 CONTACT NAME: CHRIS CZYZ CONTACT: 602-714-3099; CHRIS@FIRSTSTREETDEV.COM
<b>MEP ENGINEER</b> DIALECTIC ENGINEERING 310 W. 20TH STREET #100 KANSAS CITY, MO 64108 CONTACT NAME: JEREMY MARJAN CONTACT: 816-997-9594	<b>LANDSCAPE ARCHITECT</b> GATES + ASSOCIATES 1655 N MAIN STREET, #365, WALNUT CREEK, CA 94596 CONTACT NAME: ERIK GELLERMAN CONTACT: 925-736-8176 EXT. 2194
<b>CIVIL ENGINEER</b> HUMANN COMPANY 1021 BROWN AVE. LAFAYETTE, CA 94549 CONTACT NAME: HANY NIADOM CONTACT: 925-283-5000 EXT. 0264	<b>STRUCTURAL ENGINEER</b> SHIRK & O'DONOVAN 370 E. WILSON BRIDGE ROAD WORTHINGTON, OH 43085 CONTACT NAME: PAT O'DONOVAN CONTACT: 614-436-6465; PatODonovan@shirkodonovan.com

PROJECT:  
**TACO BELL, TRACY**  
1102 N. INTERNATIONAL PARKWAY  
TRACY, CALIFORNIA 95377

### PROJECT GENERAL NOTES

### VICINITY MAP

### PROJECT DIRECTORY

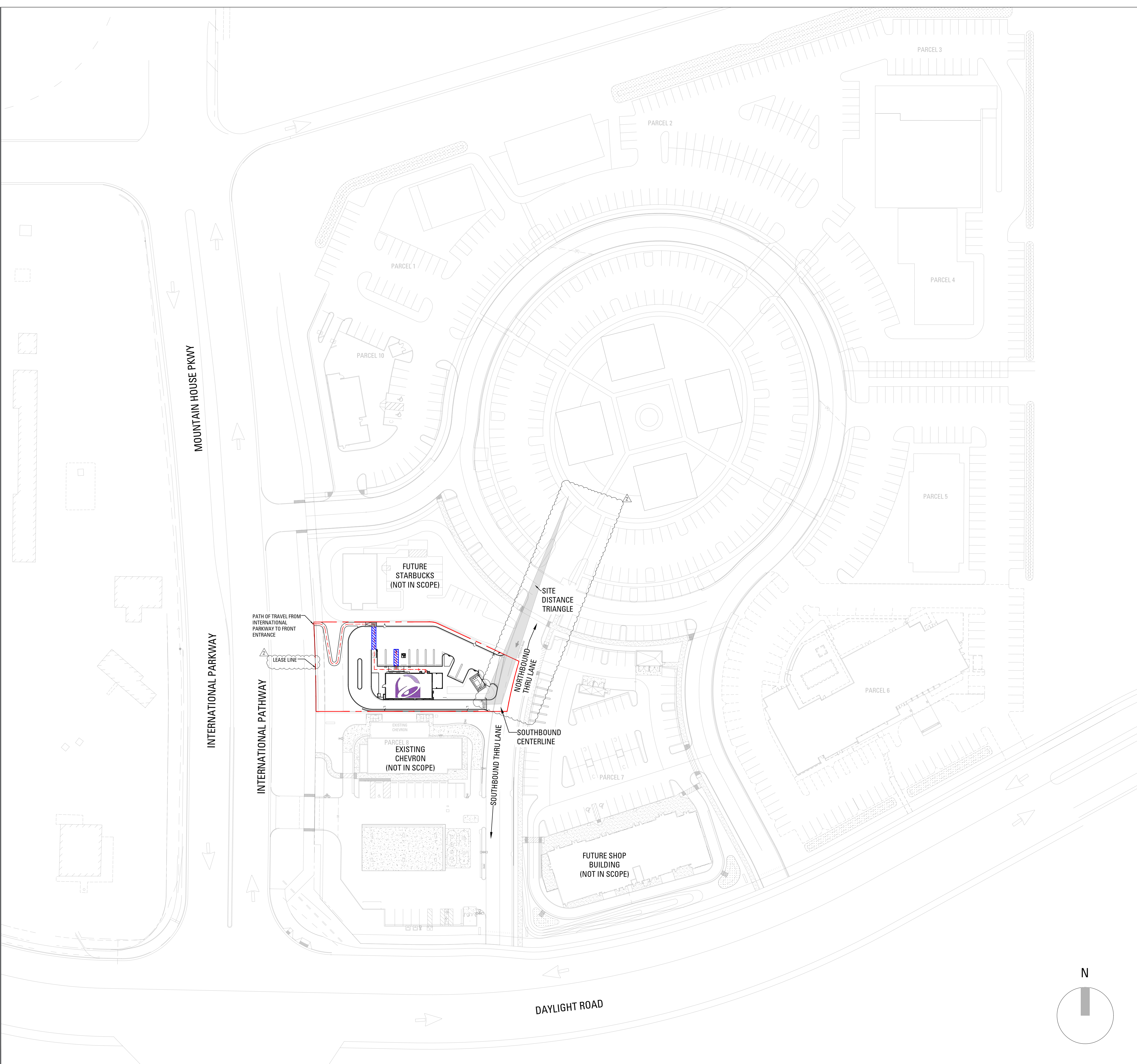
### SHEET INDEX

### PLANNING SUBMITTAL

DATE	REV#	ISSUE
09-12-2023		PLANNING SUBMITTAL SET
11-01-2023		PERMIT SET
12-21-2023		PLANNING SUBMITTAL REV 01
03-06-2024		PLANNING SUBMITTAL REV 02

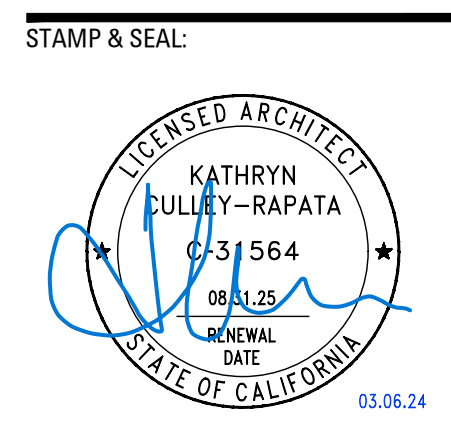
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CHECKED BY: JC  
SHEET TITLE  
**COVER SHEET**  
SHEET NUMBER  
**T1.0**





THIS SHEET IS FOR REFERENCE ONLY. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.

ARCHITECT:  
 KATHRYN CULLEY-RAPATA, AIA  
 CA LICENSE NO. C-31564  
 CONTACT: KATE CULLEY-RAPATA  
 PH: 510-459-5138



PROJECT CONSULTANT:

**globeatelië**  
 5655 SILVER CREEK VALLEY ROAD #200,  
 SAN JOSE CA 95138

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**TACO BELL, TRACY**  
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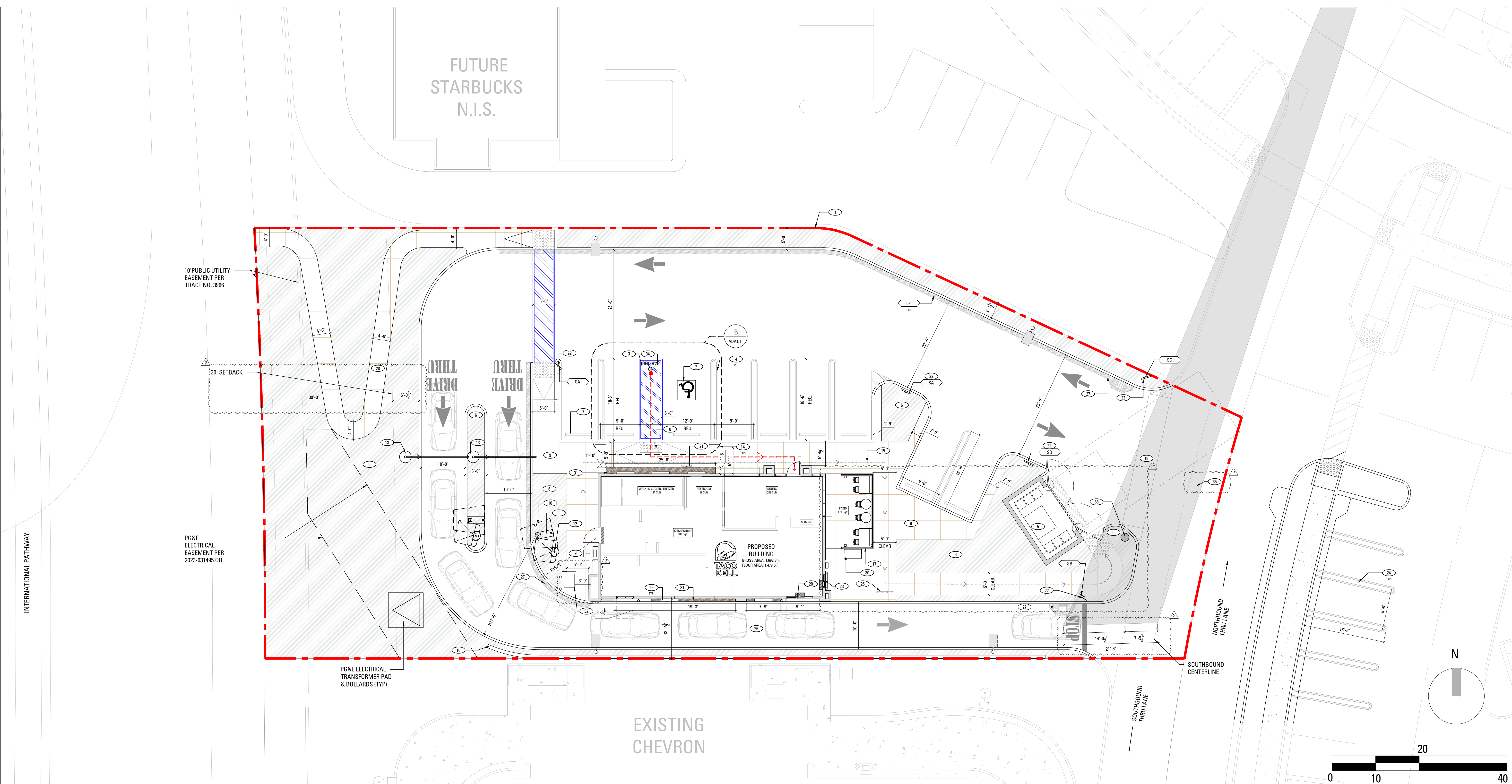
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 CHECKED BY: \_\_\_\_\_ JC

SHEET TITLE  
**OVERALL DEVELOPMENT PLAN**

SHEET NUMBER

**GO.0**





ARCHITECT:  
 KATHRYN CULLEY-RAPATA, AIA  
 CA LICENSE NO. C-31564  
 CONTACT: KATE CULLEY-RAPATA  
 PH: 510-459-5138

STAMP & SEAL:

PROJECT CONSULTANT:  
  
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CLIENT:

PROJECT:  
**TACO BELL, TRACY**  
 1102 N. INTERNATIONAL PARKWAY  
 TRACY, CALIFORNIA 95377

SITE PLAN 3/32" = 1'-0" B

**LEGEND**

- HARDSCAPE
- EXISTING SOFTSCAPE
- PAVED
- GUTTER LINE
- IN-GROUND PLANTER FOR VINES ON TRELLISES
- ADA SYMBOL
- PROPERTY LINE

**SITE LEVEL SIGNAGE**  
 SEE A8.1 FOR MORE DETAILS

NAME	COUNT	SIGNAGE	DESCRIPTION
SA	2		DIRECTIONAL SIGNAGE - DRIVE THRU REFER TO C/A4.2
SB	1		DIRECTIONAL SIGNAGE - EXIT REFER TO C/A4.2
SC	1		DIRECTIONAL SIGNAGE - ENTER REFER TO C/A4.2
SD	1		UNAUTHORIZED VEHICLE SIGN REFER TO ADA1.1

**NOTES:**

- BUILDING APPROX. GROSS AREA: 1,692 SQ.FT.
- FLOOR AREA: 1,479 SQ.FT.
- PARKING SPACES: 12 + 1; ADA (VAN) PARKING: 1
- REQUIRED PARKING SPACES: 13; PROVIDED PARKING SPACES: 13
- SITE APPROX. AREA: 19648 SQ.FT.

**NOTES** C

**PARKING CALCULATIONS:**

DINING 242 SF + PATIO 179 SF = 421 SF/45 = 9.35  
 9 PARKING SPACES REQUIRED

KITCHEN 888 SF + WIC/F 111 SF + RESTROOM 59 SF + 1058 SF/250 = 4.23  
 4 PARKING SPACES REQUIRED

TOTAL OF 13 PARKING SPACES REQUIRED

- 1 PROPERTY LINE
- 2 VAN ACCESSIBLE ADA PARKING STALL WITH SIGNAGE
- 3 ACCESSIBLE PATH OF TRAVEL: 1:20 MAX. SLOPE, 2% MAX. CROSS SLOPE.
- 4 PAINTED PARKING STRIPING PER CITY STANDARDS. 2'-0" PARKING OVERHANG.
- 5 TRASH ENCLOSURE
- 6 LANDSCAPE AND IRRIGATION AREA
- 7 PRECAST CONCRETE WHEEL STOP
- 8 ACCESSIBLE CURB RAMP
- 9 CONCRETE PAVEMENT
- 10 CANOPY
- 11 SPEAKER POST
- 12 MENU BOARD
- 13 CLEARANCE BAR
- 14 EV READY CONDUIT; 1 CONDUIT TO SERVICE 2 PARKING SPACES FOR A TOTAL OF 4.
- 15 PATH OF TRAVEL FROM SERVICE DOOR TO TRASH ENCLOSURE; PATH LENGTH: 128'-0"
- 16 EASEMENT WALL
- 17 COVERED WAITING AREA FOR DELIVERY DRIVERS
- 18 COMMERCIAL DRIVEWAY APPROACH
- 19 PAY WINDOW
- 20 PICK-UP DRIVE-THRU WINDOW
- 21 ADA PARKING STALL SIGNAGE
- 22 DIRECTIONAL/WARNING SIGNAGE. REFER SHEET A4.2 FOR DETAILS
- 23 WALK-UP WINDOW
- 24 EXISTING SHARED PARKING SPACES
- 25 BIKE RACKS
- 26 SETBACK DISTANCE FROM PROPERTY LINE TO SOUTH WALL
- 27 GUTTER LINE. REFER TO CIVIL SHEET C03 FOR FURTHER DETAILS.
- 28 ACCESSIBLE PATH OF TRAVEL
- 29 METAL TRELLIS
- 30 EXTERIOR WASTE RECEPTACLE (T-759E) - SINGLE
- 31 IN-GROUND PLANTER FOR VINES ON TRELLISES
- 32 TRANSFORMER 225KVA TRANSF.
- 33 FIRE HYDRANT
- 34 WHITE LETTERING; 12 INCHES MINIMUM HEIGHT
- 35 SITE DISTANCE TRIANGLE

**PLANNING SUBMITTAL**

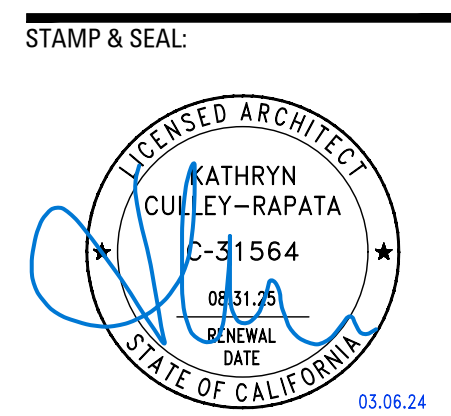
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DRAWN BY: \_\_\_\_\_ STAFF  
 CHECKED BY: \_\_\_\_\_ JC

SHEET TITLE  
**SITE PLAN**

SHEET NUMBER  
**A0.1**

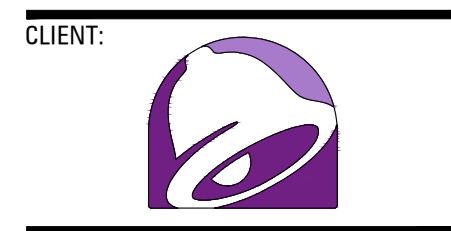




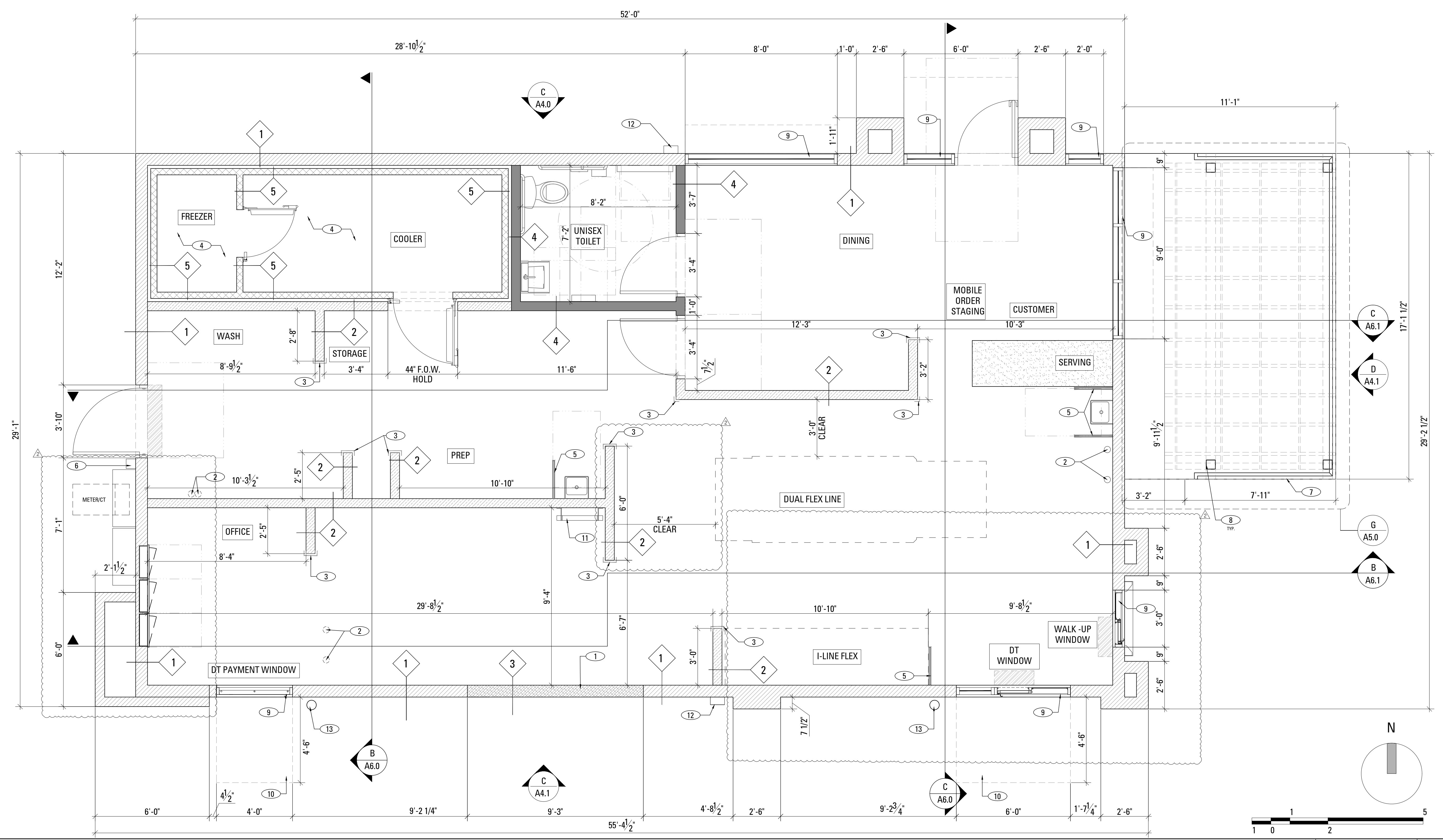
PROJECT CONSULTANT:



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PROJECT:  
**TACO BELL, TRACY**  
1102 N. INTERNATIONAL PARKWAY  
TRACY, CALIFORNIA 95377



**CONSTRUCTION FLOOR PLAN**

3/8" = 1'-0" B

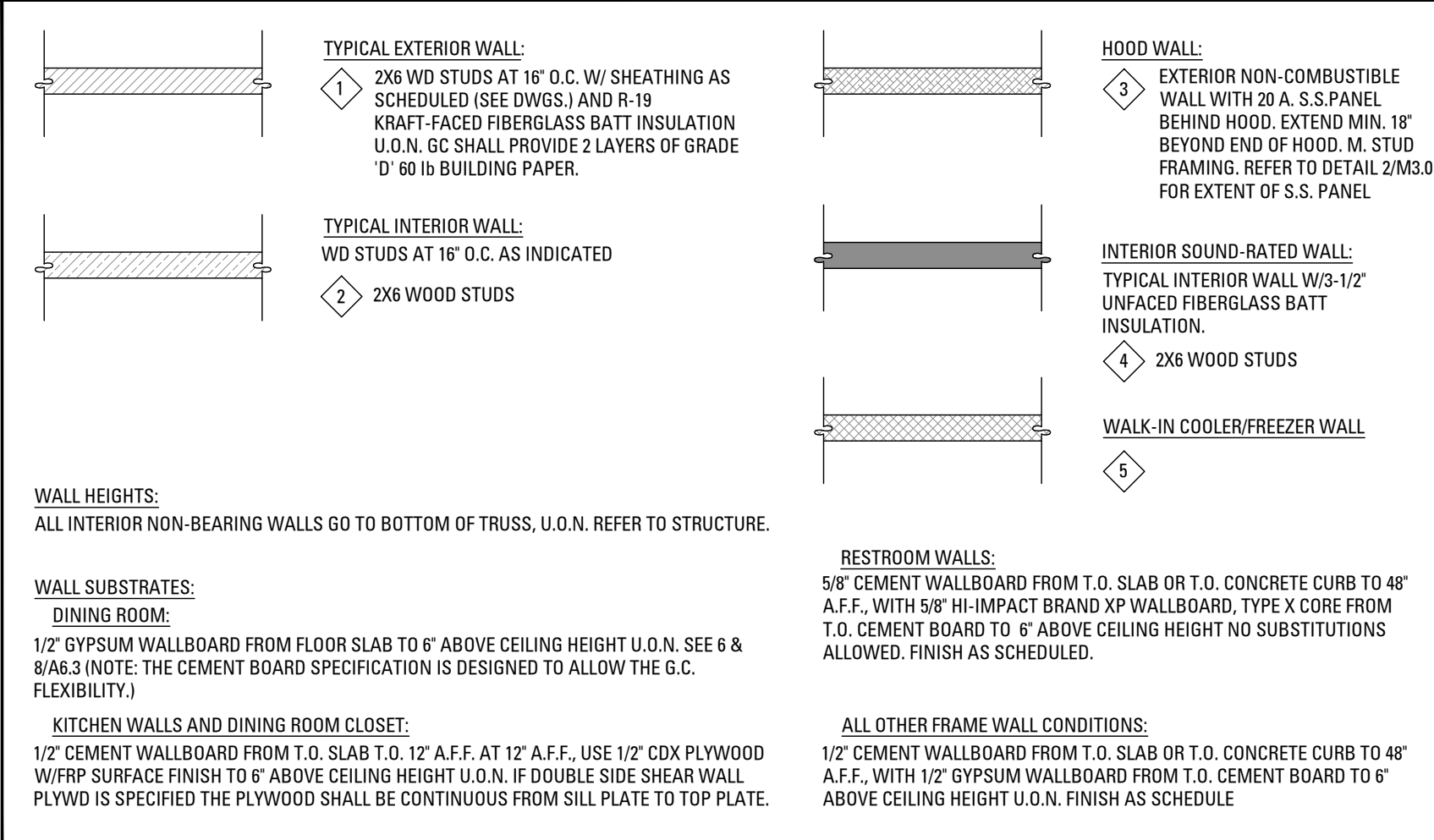
**DIMENSIONS**  
A. ALL DIMENSIONS ARE TO FACE OF INTERIOR STUD U.O.N.  
B. DIMENSIONS NOTED AS "CLEAR" OR "HOLD" ARE MIN. REQ'D. NET CLEARANCE FROM FACE OF WALL / WAINSCOT FINISH.  
C. VERIFY FINAL EQUIPMENT SIZES WITH VENDOR PRIOR TO INT. WALL FRAMING.

**WINDOWS / DOORS**  
A. SEE SHEET A1.1 FOR WINDOW TYPES AND DOOR SCHEDULE.  
B. ALL DOOR AND WINDOW OPENING DIMENSIONS ARE TO ROUGH OPENING.

**FINISH SUBSTRATES**  
A. PROVIDE 1/2" THICK CEMENTITIOUS BD. FROM FLOOR SLAB TO 48" A.F.F. MIN. IN LIEU OF GYP. BD. AT ALL WALLS EXCEPT SHEARWALL SURFACES, U.O.N.  
B. ALL JOINTS, GAPS OR SPACES LEADING TO ALL HOLLOW OR INACCESSIBLE SPACES SHALL BE SEALED WITH "NSF INTERNATIONAL" APPROVED SEALANTS.  
C. ALL BACK OF HOUSE AND OFFICE WALLS SHALL HAVE 1/2" CDX PLYWOOD SUBSTRATE, U.O.N.

**DECOR**  
SEE A2.0 FOR FIXTURES, EQUIPMENTS & FURNITURE PLAN AND DETAILS. SEE A7.0 FOR FLOOR FINISHES. SEE A8.0 - A8.1 FOR WALL FINISHES. SEE A7.1 FOR CEILING FINISHES. SEE A7.2 FOR FINISH SCHEDULE.

**GENERAL**  
A. PROVIDE THREE FIRE EXTINGUISHERS - (2) 10 lb. BC and (1) 10 lb. ABC - TO COMPLY WITH LOCAL FIRE CODE. LOCATE PER DIRECTION OF FIRE MARSHALL OR LOCAL AUTHORIZING AGENT.  
B. DRAWINGS BASED ON NEW CONSTRUCTION UTILIZING METAL STUD CONSTRUCTION WITHIN EXISTING SPACE. G.C. TO COORDINATE WITH BUILDING FACILITIES MANAGER FOR BUILDING STANDARDS, EXISTING CONDITION COORDINATION AND ANY OTHER BUILDING RULES AND REGULATIONS FOR CONSTRUCTION OPERATIONS AND SCHEDULING. CONTRACTOR TO BE RESPONSIBLE FOR MAINTENANCE OF THE INTEGRITY OF ALL EXISTING FIRE RATED ASSEMBLIES AND FOR PATCHING OR REPAIRING OF ANY EXISTING FIRE RATED ASSEMBLIES DAMAGED DURING CONSTRUCTION. PROVIDE METAL OR FIRE RETARDANT BLOCKING IN WALL AT LOCATIONS THAT HAVE WALL MOUNTED ACCESSORIES. COORDINATE WITH PLANS.



- 1 HOOD WALL. SEE WALL LEGEND.
- 2 SYRUP LINE CHASE (ABOVE). KEEP CLEAR FOR SYRUP LINE AND UTILITIES.
- 3 SS CORNER GUARD/WALL CAP (TM-2), TYP.
- 4 NO FRP BEHIND WALK-IN COOLER FREEZER.
- 5 STAINLESS STEEL SPLASH GUARD
- 6 CO2 FILLER VALVE AND COVER.
- 7 PERGOLA EDGE LINE
- 8 PERGOLA COLUMNS
- 9 EXTERIOR WINDOW/STOREFRONT SYSTEMS. REFER TO A1.1 FOR DETAILS.
- 10 DRIVE-THRU CANOPY.
- 11 ROOF LADDER
- 12 HOSE BIBB BOX. REFER TO MEP DRAWINGS FOR FURTHER DETAILS.
- 13 NEW BOLLARD. SEE DETAIL ON SHEET A8.0.

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CHECKED BY: JC  
SHEET TITLE

**CONSTRUCTION FLOOR PLAN**

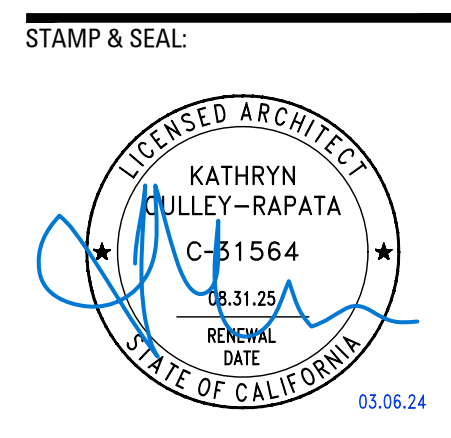
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**A1.0**



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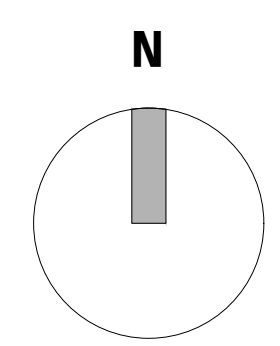
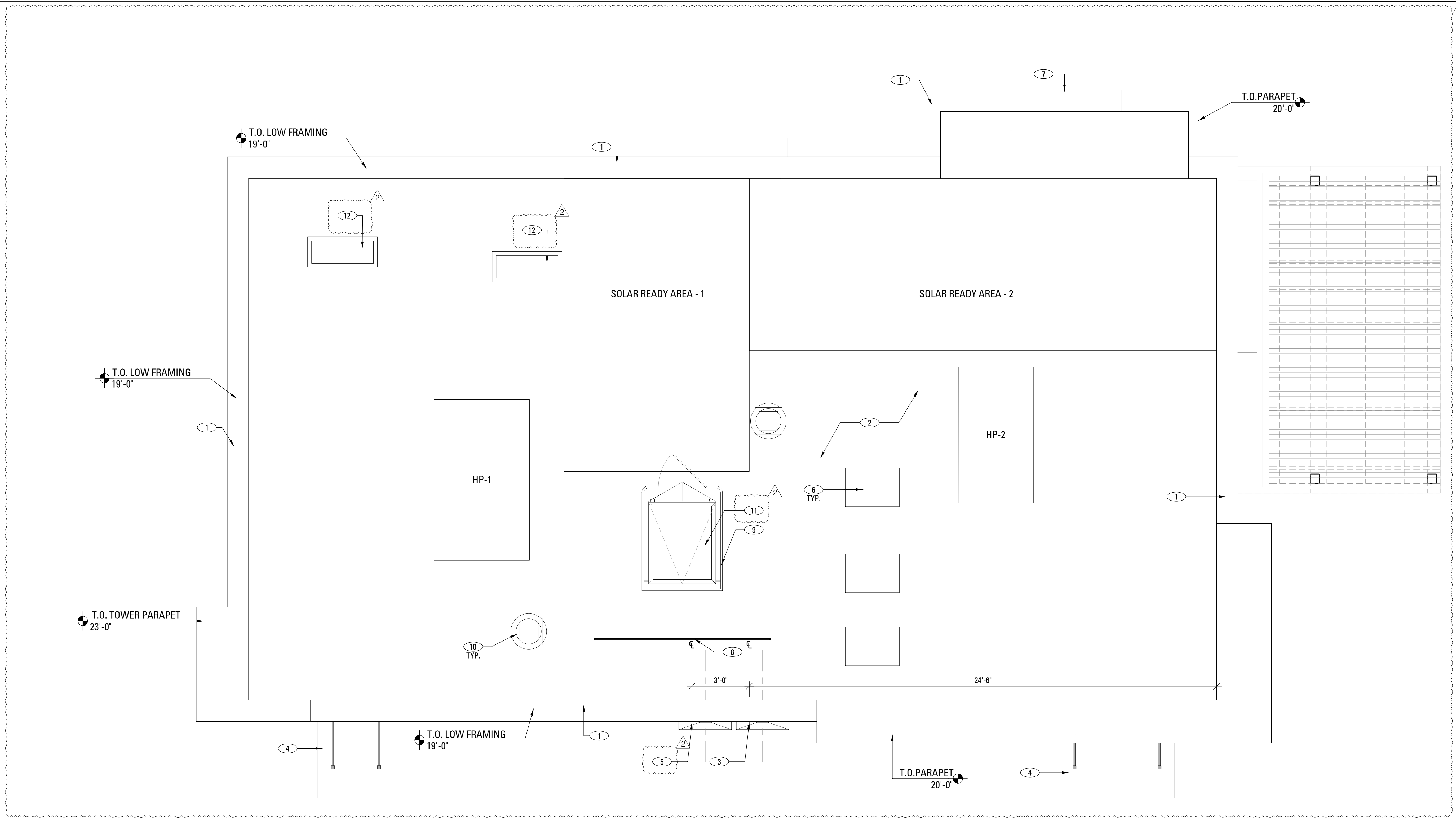


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**globeatelië**  
 5655 SILVER CREEK VALLEY ROAD #200,  
 SAN JOSE CA 95138

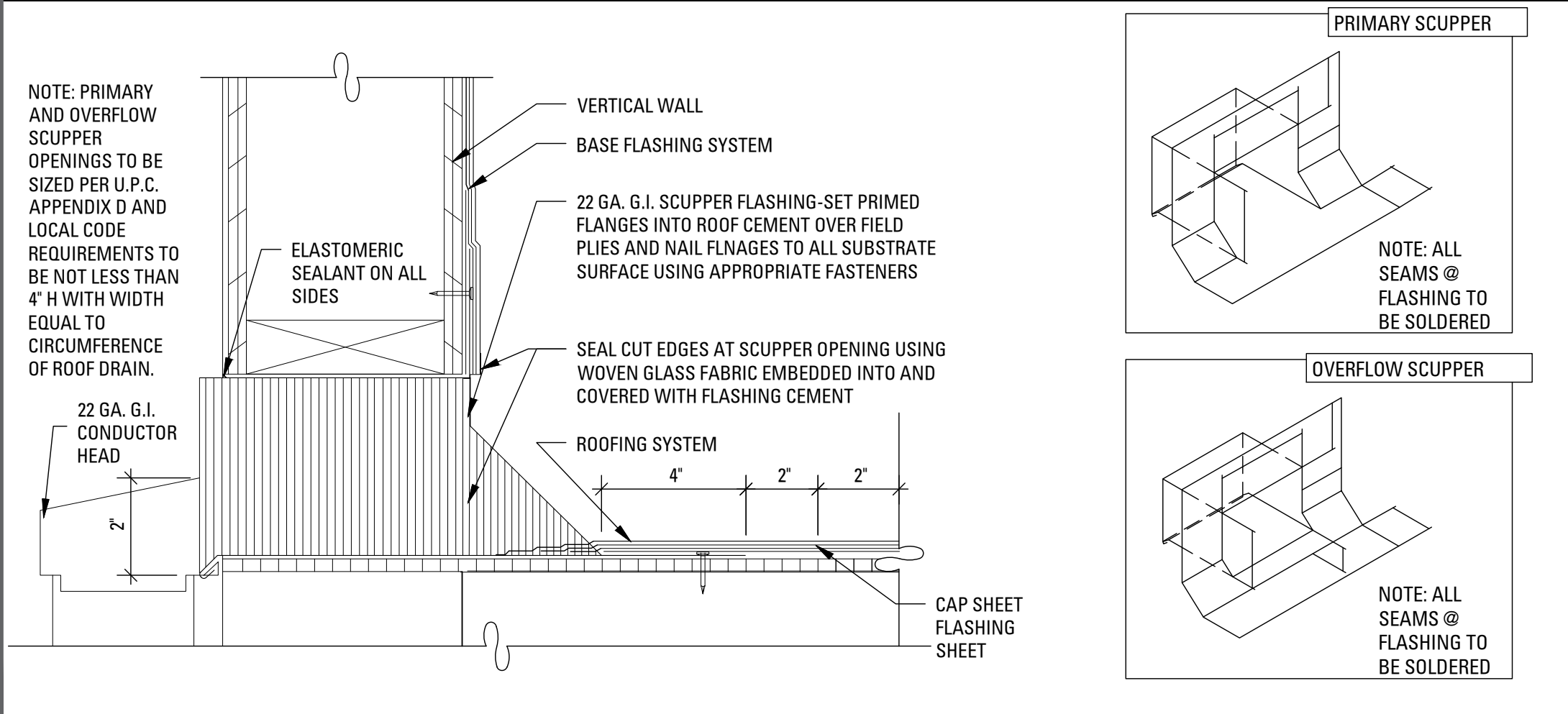
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PROJECT:  
**TACO BELL, TRACY**  
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**ROOF PLAN** **3/8" = 1'-0"** **A**



**ROOF PLAN NOTES**

**WATERPROOFING:**

- PAINT UNDERSIDE OF PARAPET CAP FLASHING WITH FACTORY BONDED PAINT GRIP OR PRIMER
- TOP NAILING AT PARAPET CAP FLASHING WILL NOT BE ACCEPTED
- PENETRATIONS IN ROOFING MEMBRANE AND FLASHING SHALL ONLY BE MADE AS INDICATED ON THE DRAWINGS OR SPECS.
- ALL SHEET MTL FLASHING SHALL BE 22 GA MIN.

**MISCELLANEOUS:**

- ROOF PENETRATIONS CLOSER THAN 12" FROM ANOTHER WILL NOT BE ALLOWED.
- EXHAUST FANS MIN. 10'-0" AWAY FROM ALL AIR INTAKE / SUPPLY.
- ROOF VENTS, PIPES AND FLUES SHALL BE COMBINED AND/OR COLLECTED TOGETHER ON SLOPES OF ROOF OR BEHIND PARAPETS OUT OF PUBLIC VIEW.
- PLEASE SEE SHEET A6.0 FOR ALL ROOFTOP DETAILS.

- KEYNOTES**
- METAL PARAPET CAP
  - 'DURO-LAST' SINGLE PLY ROOF MEMBRANE OVER MINIMUM R-20 RIGID INSULATION BOARD OVER 5/8" APA RATED EXTERIOR GRADE PLYWOOD OVER TRUSSES. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
  - OVERFLOW SCUPPER AND DOWNSPOUT
  - DRIVE-THRU CANOPY
  - PRIMARY ROOF DRAIN SCUPPER AND DOWNSPOUT
  - MECHANICAL UNIT. SEE MECHANICAL SHEETS CRICKET AS REQUIRED FOR DRAINAGE
  - ENTRY CANOPY. REFERENCE A7.1.
  - ROOF GUARD AT ROOF HATCH. GUARD TO BE NO LESS THAN 30" BEYOND EDGE OF HATCH AND SHALL BE CONSTRUCTED SO AS TO PREVENT THE PASSAGE OF A SPHERE 21" IN DIAMETER.
  - ROOF ACCESS SIDE RAILS. RAILS NOT TO BE LESS THAN 30" ABOVE ROOF.
  - EXHAUST FAN, SEE MECHANICAL
  - TRAP DOOR FOR ROOF LADDER
  - CONDENSING UNIT SERVING WALK-IN COOLER. SEE MECHANICAL.

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 CHECKED BY: **JC**

SHEET TITLE  
**ROOF PLAN**

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**A2.0**

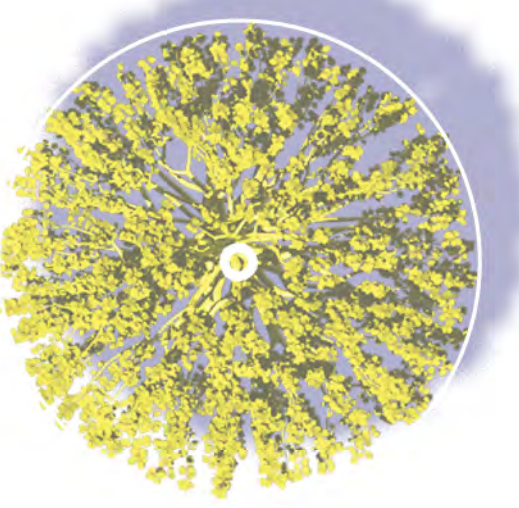


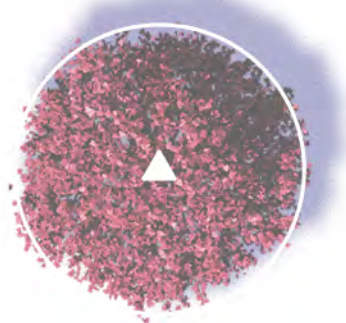
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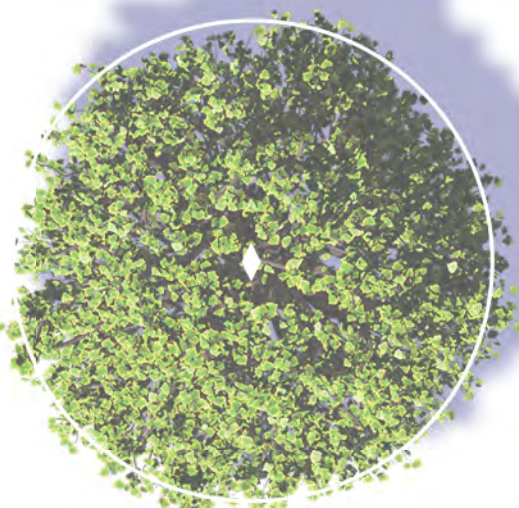


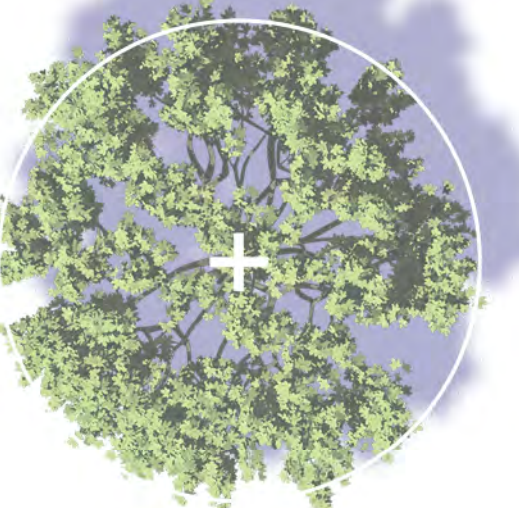
**TREE LEGEND**

- Koelreuteria paniculata*  
Golden Rain Tree


- Lagerstroemia i. 'Tuscarora'*  
Crape Myrtle


- Pistacia chinensis*  
Chinese Pistache


- Ulmus 'Frontier'*  
Frontier Elm



NOTE: Trash enclosures shall be screened from view from all public rights-of-way by buildings of landscaping, with openings oriented away from public view, and shall be located in a manner that allows for accessibility by the trash/recycling vehicles.

**LEGEND**

- 1** Building Footprint
- 2** Hardscape Area
- 3** Parking Area
- 4** Building Entrance
- 5** Covered Patio Area
- 6** Walk-Up Window
- 7** Drive-Thru Entrance
- 8** Drive-Thru Pay Window
- 9** Drive-Thru Pick-Up Window
- 10** Trash Enclosure
- 11** Screening Shrubs: Rosmarinus & Muhlenbergia
- 12** Foundation Planting: Salvia & Juniperus
- 13** Accent Planting: Lantana, Hesperaloe, & Yucca
- 14** Vines on Trellis
- 15** Sandstone Boulders
- 16** Bike Rack

LANDSCAPE ARCHITECT:  
 GATES + ASSOCIATES  
 CASEY CASE, CA LICENSE NO. 6032  
 CONTACT: ERIK GELLERMAN  
 PH: 925-736-8176 EXT. 2194

STAMP & SEAL:  


PROJECT CONSULTANT:  
  
 globeateliè  
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 #260  
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**LANDSCAPE PLAN**

SHEET NUMBER



**TREES**



*Koelreuteria paniculata*  
Golden Rain Tree  
Mature H X W: 30-40'H x 30-40'W  
24" box  
Growth Rate: Mod-Fast  
Water Usage: Moderate  
Caliper: 1.5"  
Install Height: 8'-10'



*Lagerstroemia indica 'Tuscarora'*  
Crape Myrtle  
Mature H X W: 20'H x 10-20'W  
15 gallon  
Growth Rate: Fast  
Water Usage: Low  
Caliper: 1"  
Install Height: 6'-8'



*Pistacia chinensis*  
Chinese Pistache  
Mature H X W: 30-35'H x 20-30'W  
24" box  
Growth Rate: Mod  
Water Usage: Low  
Caliper: 1.5"  
Install Height: 8'-10'



*Ulmus 'Frontier'*  
Frontier Elm  
Mature H X W: 35'H x 25'W  
24" box  
Growth Rate: Mod  
Water Usage: Low  
Caliper: 1.5"  
Install Height: 8'-10'

**ROCK WORK**



Sand Stone Boulder  
Desert Sand Color  
12" - 36"

**SHRUB AND GROUNDCOVERS**



*Muhlenbergia rigens*  
Deer Grass  
Mature H X W: 4-5'H x 3-4'W  
5 gallon  
Growth Rate: Fast  
Water Usage: Low



*Rosmarinus officinalis*  
Rosemary  
Mature H X W: 5'H x 5'W  
5 gallon  
Growth Rate: Med  
Water Usage: Low



*Salvia x 'Bee's Bliss'*  
Bee's Bliss Sage  
Mature H X W: 2'H x 7'W  
5 gallon  
Growth Rate: Fast  
Water Usage: Low



*Lantana x 'New Gold'*  
New Gold Lantana  
Mature H X W: 2'H x 4'W  
5 gallon  
Growth Rate: Fast  
Water Usage: Low

**VINES**



*Hardenbergia violacea 'Happy Wanderer'*  
Lilac Vine  
Mature H X W: 10'H x 10'W  
1 gallon  
Growth Rate: Med  
Water Usage: Mod



*Hesperaloe parviflora*  
Red Yucca  
Mature H X W: 3-4'H x 4-6'W  
5 gallon  
Growth Rate: Med-Slow  
Water Usage: Low



*Yucca flaccida*  
Adam's Needle  
Mature H X W: 2-3'H x 2-3'W  
5 gallon  
Growth Rate: Slow  
Water Usage: Low



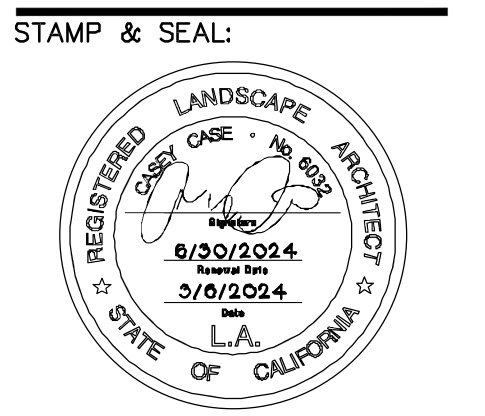
*Juniperus conferta 'All Gold'*  
Juniper  
Mature H X W: 6"H x 6-8'W  
5 gallon  
Growth Rate: Med-Fast  
Water Usage: Low



*Bignonia violacea*  
Violet Trumpet Vine  
Mature H X W: 30'H x 30'W  
1 gallon  
Growth Rate: Med  
Water Usage: Mod

LANDSCAPE ARCHITECT:

GATES + ASSOCIATES  
CASEY CASE, CA LICENSE NO. 8032  
CONTACT: ERK GELLERMAN  
PH: 925-736-8176 EXT. 2194



PROJECT CONSULTANT:  
**gā**  
globeateliã

5855 SILVER CREEK VALLEY ROAD  
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**PLANT PALETTE**

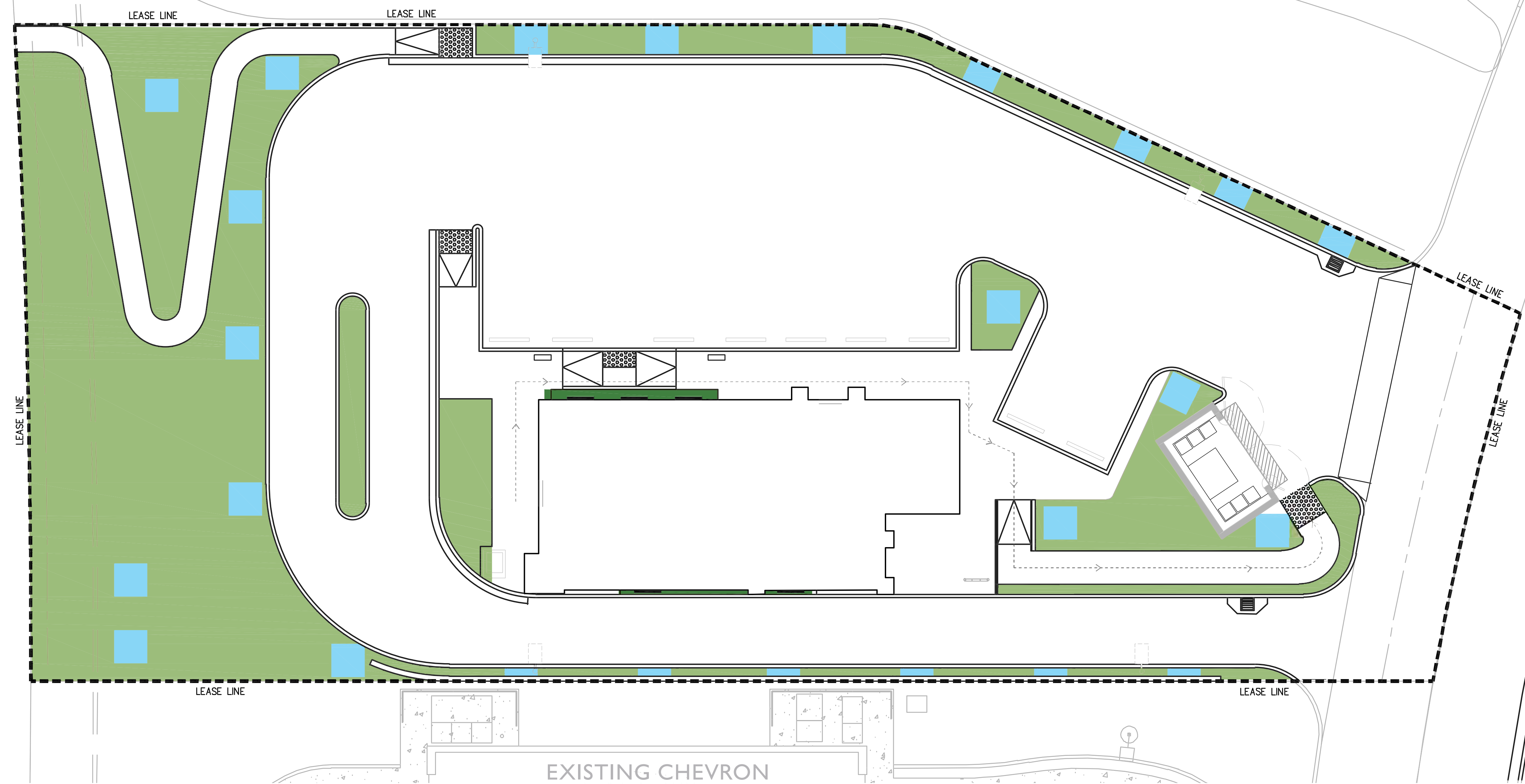
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INTERNATIONAL PARKWAY

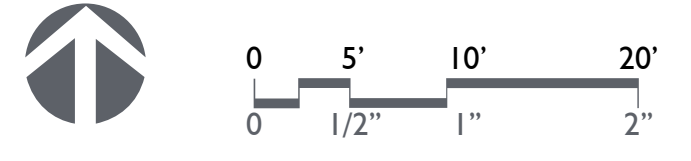


FUTURE STARBUCKS  
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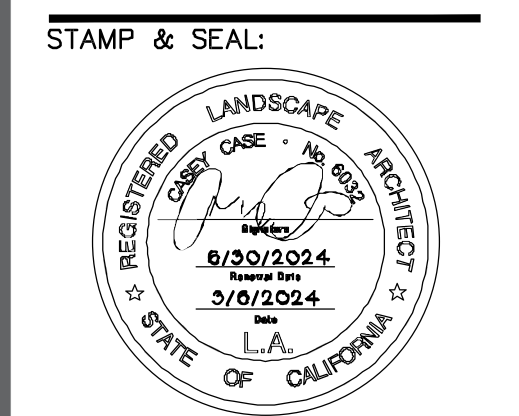
EXISTING CHEVRON  
(NOT IN SCOPE)


### HYDROZONE LEGEND

- LOW BUBBLER/DRIP IRRIGATION FOR FOUNDATION AND ACCENT PLANTS
- MEDIUM BUBBLER/DRIP IRRIGATION FOR FOUNDATION AND ACCENT PLANTS
- MEDIUM BUBBLERS IRRIGATION FOR TREES



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 CASEY CASE, CA LICENSE NO. 60332  
 CONTACT: ERIK GELLMAN  
 PH: 925-736-8176 EXT. 2194



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**HYDROZONE PLAN**

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INTERNATIONAL PARKWAY



35' PLANTING BUFFER AREA: 3000 SQ. FT

**LEGEND**

--- PARKING AREA BOUNDARY

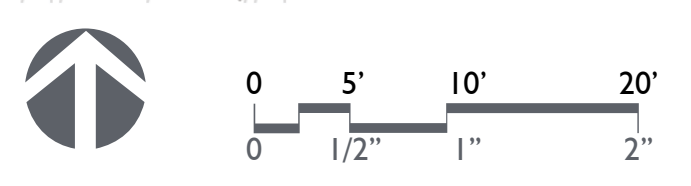
**LANDSCAPE CALCULATONS**

Total Vehicular Parking Pavement: 8,874 SQ FT  
 Total Landscape Area Adjacent to Vehicular Parking Pavement: 4,090 SQ FT  
 Parking Area Landscaped: 46%

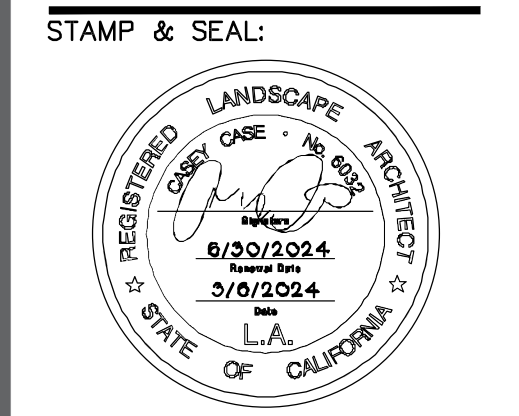
**SHADE CALCULATONS**

Total Vehicular Pavement: 8,874 SQ FT  
 Shaded Area Required: 3,550 SQ FT (40%)  
 Shaded Area Provided: 3,797.5 SQ FT (42.7%)

PERCENTAGE OF SHADE FOR 25' DIAMETER TREE	AREA (SQ FT)	# OF TREES	TOTAL AREA (SQ FT)
100%	490	0	0
75%	367.5	2	735
50%	245	12	2940
25%	122.5	1	122.5
		<b>15</b>	<b>3797.5</b>



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 CASEY CASE, CA LICENSE NO. 6032  
 CONTACT: ERIK GELLMAN  
 PH: 925-736-8176 EXT. 2194



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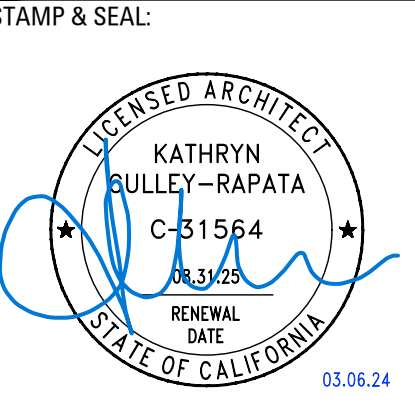
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CONTACT: KATE CULLEY-RAPATA  
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PROJECT CONSULTANT:  
  
**globeateliè**  
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EXTERIOR RENDERS

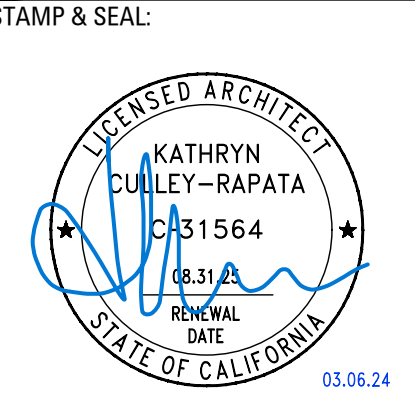
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**EXTERIOR RENDERS**

SHEET NUMBER

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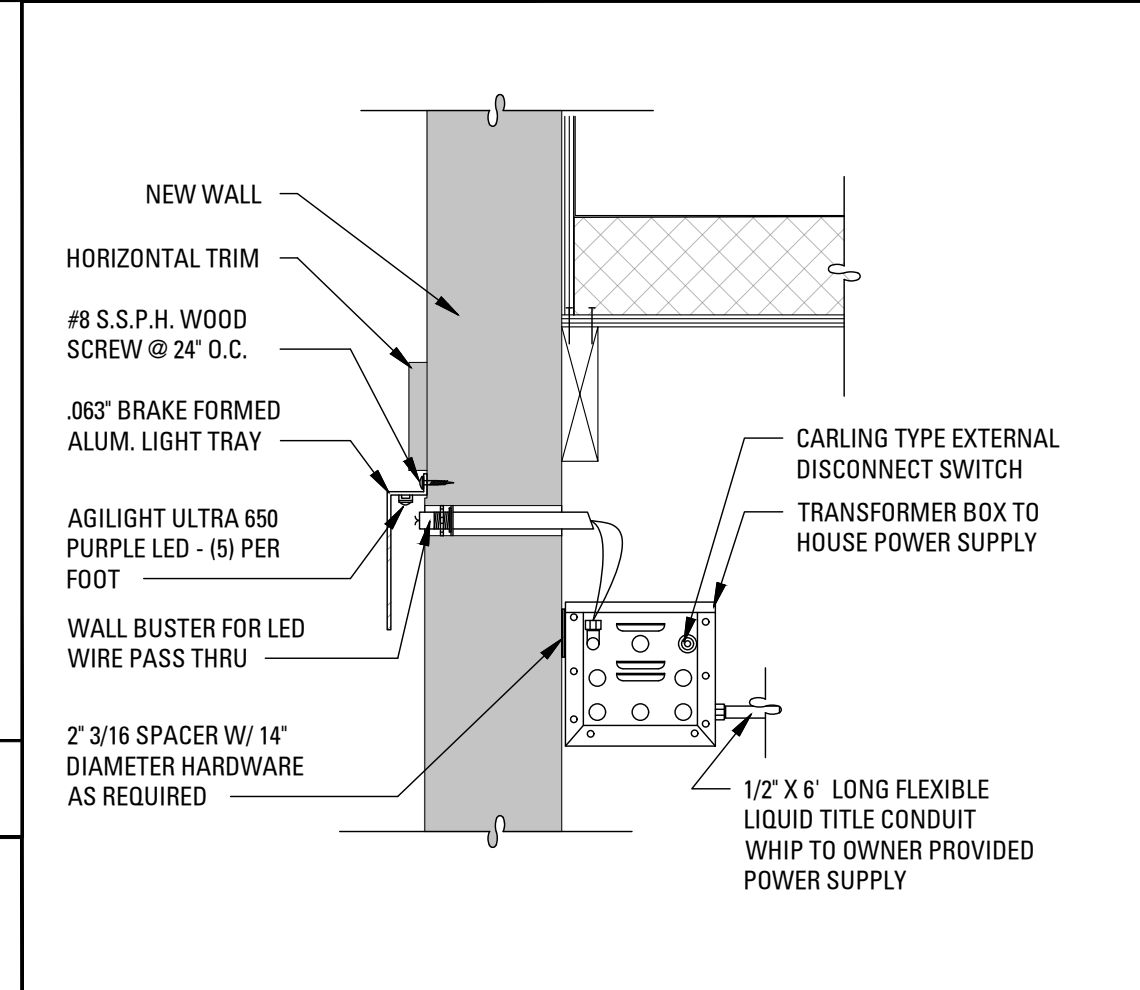
**NORTH ELEVATION**

3/8" = 1'-0" C

SYMBOL	COUNT	MANUFACTURER	DESCRIPTION	MATERIAL
WALL SCENCE	7	TROY	17"x14" WALL MOUNT SCENCE, OLD SILVER FINISH, MEDIUM BASE SOCKET, 100 WALL MAX	
EMERGENCY LIGHT E2	6	TROY	CATALOG NO.: ELM-807-SDT-BZ CAMRAY LED EM WALL MNT, DRK BRNZ, CLD WEATHER; EM: 120 W/1-16 VA	

SYMBOL	NAME	FAMILY	FRAME OR MURAL	COUNT	SIZE	LOCATION
SD	BELL SYMBOL (LARGE)	BELL SYMBOL		1	42" BELL AREA: 12 SF	A4.0
SE	STACKED LOCK-UP(VERTICAL)	STACKED LOCK-UP		1	36" BELL 12" LETTERS AREA: 17.9 SF	A4.1
SF	HORIZONTAL CENTERED LOCK-UP	HORIZONTAL LOCK-UP		1	30" BELL 14" LETTERS AREA: 16.6 SF	A4.1

**PAINTING NOTES:**  
 APPLICATOR MUST DO THEIR DUE DILIGENCE WITH PREPARATION.  
 PRIMER: 1 COAT SW A24W8300  
 FINISH: 2 COATS SW A82-100 SERIES, MATCH COLORS FROM MATERIAL SCHEDULE (E/A4.0).  
 A-100 EXTERIOR LATER SATIN



**FIXTURE SCHEDULE**

**SIGNAGE SCHEDULE/PAIN NOTES**

SYMBOL	MATERIAL	SIZE	LOCATION
C1	BLACK; BY THE SIGNAGE VENDOR	8'-0" X 1'-6"	A4.0
C2	BLACK; BY THE SIGNAGE VENDOR	6'-0" X 3'-0"	A4.0
C3	BLACK; BY THE SIGNAGE VENDOR	7'-0" X 1'-6"	A4.1
C4	BLACK; BY THE SIGNAGE VENDOR	4'-0" X 4'-6"	A4.1
C5	BLACK; BY THE SIGNAGE VENDOR	6'-0" X 4'-6"	A4.1

SYMBOL	ITEM/MATERIAL	MANUFACTURER	MATERIAL SPEC	COLOR
1	SIDING	JAMES HARDIE	ARTISAN V-GROOVE; 144" X 8.25"W; 7" EXPOSURE; (COMES PRIMED FOR PAINT); WORLDLY GRAY (SW7043), SEMI GLOSS	
2	SCUPPERS	-	WORLDLY GRAY (SW7043), SEMI GLOSS	
3	DOWN SPOUTS	-	WORLDLY GRAY (SW7043), SEMI GLOSS	
4	HARDIE TRIM	JAMES HARDIE	HARDIE TRIM 5/4 SMOOTH 1" X 5.5"; CYBERSPACE (SW7076), SEMI-GLOSS	
5	HARDIE PANEL VERTICAL SIDING	JAMES HARDIE	HARDIE PANEL VERTICAL SIDING SMOOTH; CYBERSPACE (SW7076), SEMI-GLOSS	
6	HOLLOW METAL DOOR	-	24GA GALVANIZED; CYBERSPACE (SW7076) KYNAR 500 COATING	
7	AWNINGS	SIGNAGE VENDOR	BLACK BY THE SIGNAGE VENDOR	
8	CORNER TOWER	WESTERN STATE	T-GROOVE 24GA; PAINTED 18" PANEL; WEATHERED RUSTIC	
9	RECESS OF SIDE ENTRY PORTAL	WESTERN STATE	T-GROOVE 24GA; PAINTED 18" PANEL; WEATHERED RUSTIC	
10	HARDIE REVEAL PANEL	JAMES HARDIE	REVEAL PANEL SYSTEM; SW PURPLE TB2603C, SEMI-GLOSS	
11	METAL PARAPET CAP	-	24GA GALVANIZED; CYBERSPACE (SW7076) KYNAR 500 COATING	
12	ELECTRICAL PANEL FACE	-	24GA GALVANIZED; CYBERSPACE (SW7076) KYNAR 500 COATING	

DESCRIPTION	ITEM ID - MANUFACTURER
SURROUND J CHANNEL TRIM	T2 - FRY REGLET JMS - TAMLYN
SURROUND VERTICAL TRIM	V2 - FRY REGLET W516RV - TAMLYN
VENT SCREEN	VST38 - TAMLYN
SURROUND HORIZONTAL TRIM	W2 - TAMLYN
SURROUND DRAINAGE FLASHING	XWF - TAMLYN
SURROUND OUTSIDE CORNER TRIM	OC9 - FRY REGLET XOCR516 - TAMLYN
SURROUND INSIDE CORNER TRIM	IC1/IC21 - FRY REGLET XICS16 - TAMLYN

**AWNING SCHEDULE**

**EXTERIOR FINISH SCHEDULE**

**LED WALL WASHER DETAIL**

- 1 EXTERIOR LIGHT FIXTURE (BOTTOM @ 7'-7"); SEE F/A4.0 FOR DETAILS.
- 2 EXTERIOR DECORATIVE SCENCE FIXTURE. BOTTOM @ 8'-6".
- 3 ADA VAN ACCESSIBLE PARKING SIGNAGE.
- 4 EXTERIOR BRAND SIGNAGE. REFER TO A8.1 FOR DETAILS. REFER TO E/A4.0 FOR SCHEDULE.
- 5 AWNING OVER WINDOW/DOOR.
- 6 PURPLE LIGHT WALL WASHER, PROVIDED BY SIGNAGE VENDOR. SEE B/A4.0 FOR DETAILS.
- 7 EXTERIOR DECORATIVE SCENCE FIXTURE. BOTTOM @ 10'-6".
- 8 HOSE BIBB BOX. REFER TO MEP DRAWINGS FOR DETAILS.
- 9 METAL TRELLIS AND VINES.
- 10 PATIO CANOPY. REFER TO SHEET A5.0 FOR DETAILS.

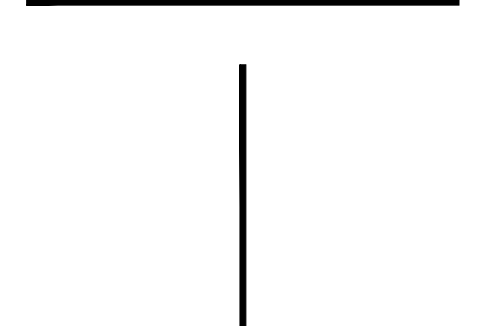
**KEY NOTES**

**AWNING SCHEDULE**

ARCHITECT:  
 KATHRYN CULLEY-RAPATA, AIA  
 CA LICENSE NO. C-31564  
 CONTACT: KATE CULLEY-RAPATA  
 PH: 510-459-5138



PROJECT CONSULTANT:  
**globeateliè**  
 5655 SILVER CREEK VALLEY ROAD #280,  
 SAN JOSE CA 95138



**TACO BELL, TRACY**  
 1102 N. INTERNATIONAL PARKWAY  
 TRACY, CALIFORNIA 95377

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DRAWN BY: STAFF  
 CHECKED BY: JC  
 SHEET TITLE: **EXTERIOR ELEVATION**

SHEET NUMBER: **A4.0**



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**EAST ELEVATION** **3/8" = 1'-0"** **D**



**WEST ELEVATION** **3/8" = 1'-0"** **B**



**SOUTH ELEVATION** **3/8" = 1'-0"** **C**

- KEY NOTES**
- 1 EXTERIOR LIGHT FIXTURE @ 7'-7" BOTTOM. SEE F/A4.0 FOR DETAILS.
  - 2 EXTERIOR DECORATIVE SCNCE FIXTURE @ 10'-6"
  - 3 PATIO CANOPY. REFER TO SHEET A5.0 FOR DETAILS.
  - 4 EXTERIOR BRAND SIGNAGE. REFER TO A8.1 FOR DETAILS. REFER TO D/A4.0 FOR SCHEDULE.
  - 5 AWNING OVER WINDOW/DOOR. PLEASE REFER TO B/A4.0 FOR DETAILS.
  - 6 PURPLE LIGHT WALL WASHER, PROVIDED BY SIGNAGE VENDOR. SEE B/A4.0 FOR DETAILS.
  - 7 CO<sub>2</sub> FILLER VALVE AND COVER.
  - 8 HOSE BIBB BOX. REFER TO MEP DRAWINGS FOR DETAILS.
  - 9 SAFETY BOLLARDS TO BE PAINTED SW CYPERSPACE TO MATCH BUILDING FACADE
  - 10 METAL TRELLIS AND VINES.

ARCHITECT:  
 KATHRYN CULLEY-RAPATA, AIA  
 CA LICENSE NO. C-31564  
 CONTACT: KATE CULLEY-RAPATA  
 PH: 510-459-5138

STAMP & SEAL:

PROJECT CONSULTANT:  
  
**globeatelië**  
 5655 SILVER CREEK VALLEY ROAD #260,  
 SAN JOSE CA 95138  
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 1102 N. INTERNATIONAL PARKWAY  
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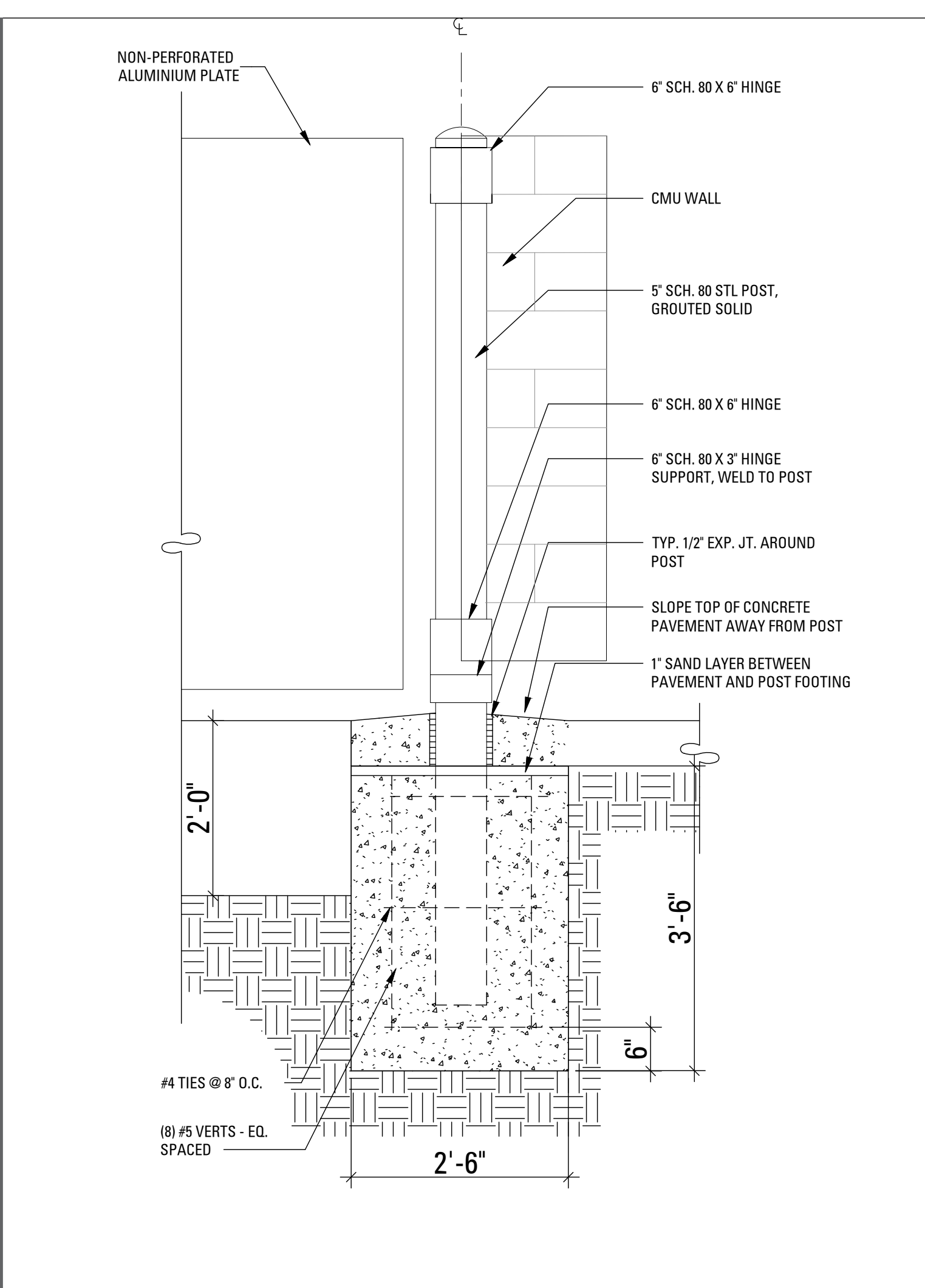
PROJECT:

**PLANNING SUBMITTAL**

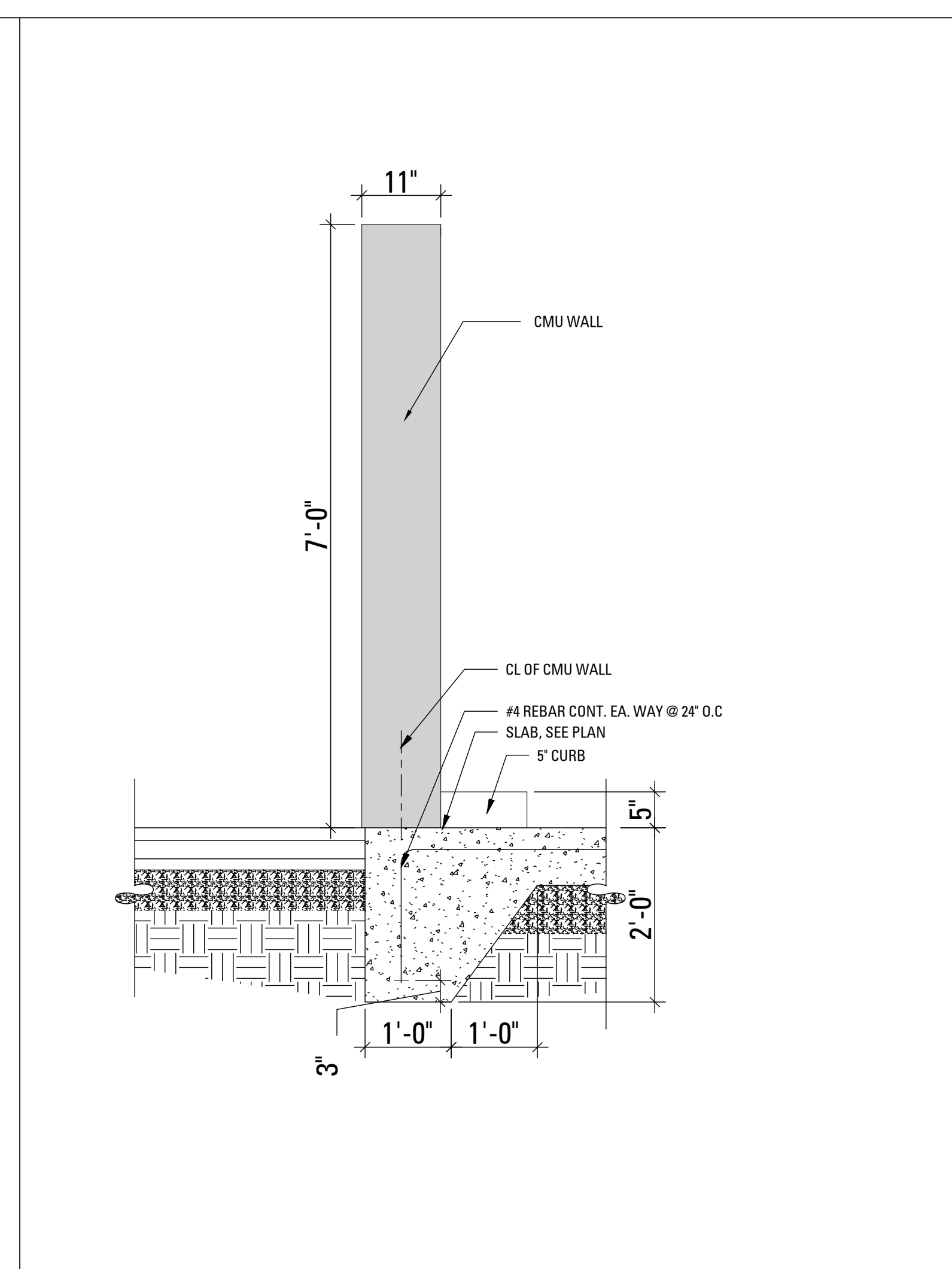
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DRAWN BY: \_\_\_\_\_ STAFF  
 CHECKED BY: \_\_\_\_\_ JC  
 SHEET TITLE  
**EXTERIOR ELEVATION**  
 SHEET NUMBER  
**A4.1**





**GATE POST FOOTING** 3/4" = 1'-0" H



**MASONRY WALL SECTION** 3/4" = 1'-0" F

**GATE HARDWARE:** ALL HARDWARE AND ACCESSORIES SHALL BE HEAVY GALVANIZED.

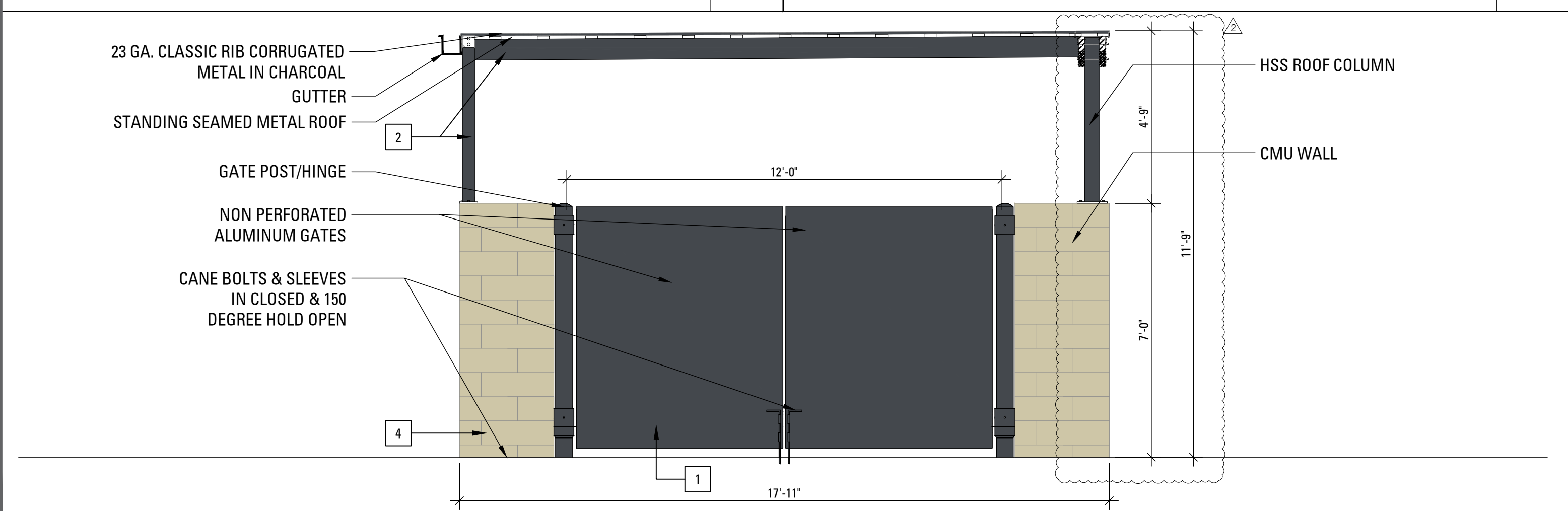
**GATE STOP:** MUSHROOM TYPE OR FLUSH PLATE WITH ANCHORS SET IN CONCRETE TO ENGAGE THE CENTER DROP ROD OR PLUNGER BAR.

**GATE NOTES:** (4) EQUAL WIDE x 6'-0" HIGH MTL. GATES, TYPE 'B' 1 1/2" DECKING, 22GA. W/T.S. 1 X1 1875 BAR CROSS BRACING WELD AND GRIND SMOOTH ALL CONNECTIONS, TYP. PRIME AND PAINT ALL STEEL COMPONENTS.

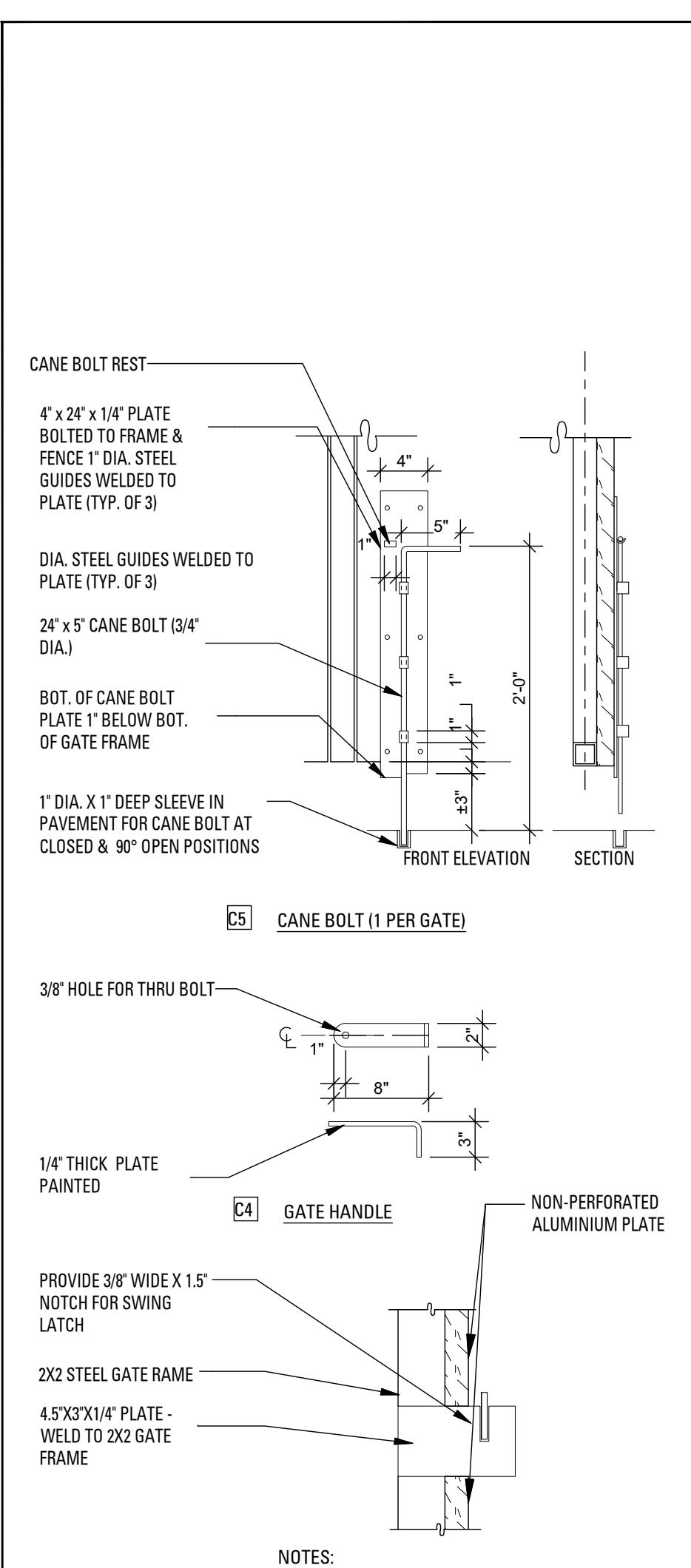
SYMBOL	AREA	MANUFACTURER	COLOR
1	ALUMINUM GATE	SHERWIN WILLIAMS	24GA GALVANIZED; CYBERSPACE (SW7076) KYNAR 500 COATING
2	METAL ROOF	SHERWIN WILLIAMS	24GA GALVANIZED; CYBERSPACE (SW7076) KYNAR 500 COATING
3	PIPE BOLLARDS	SHERWIN WILLIAMS	CYBERSPACE (SW7076)
4	MASONRY WALLS	SHERWIN WILLIAMS	WORLDLY GRAY (SW7043)

**ENCLOSURE NOTES** G

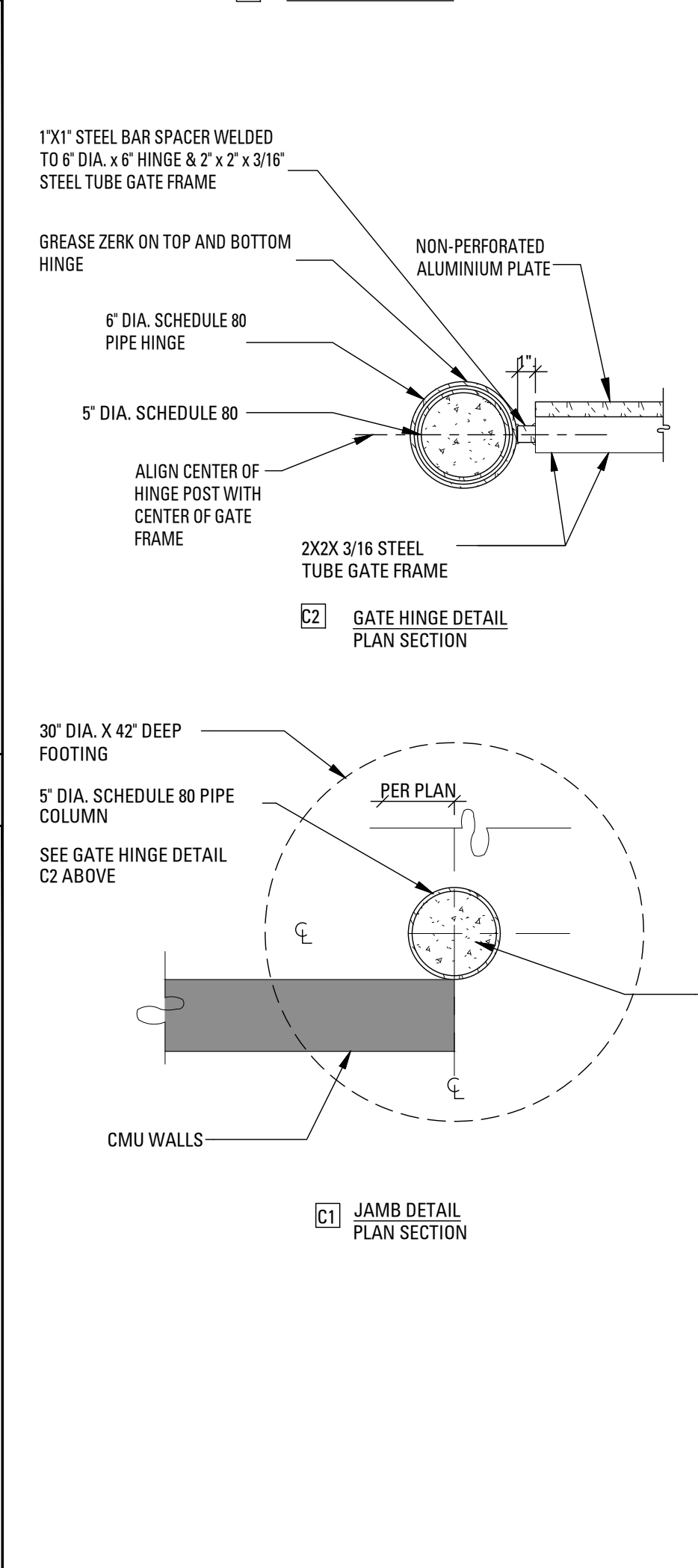
**SCHEDULE** E



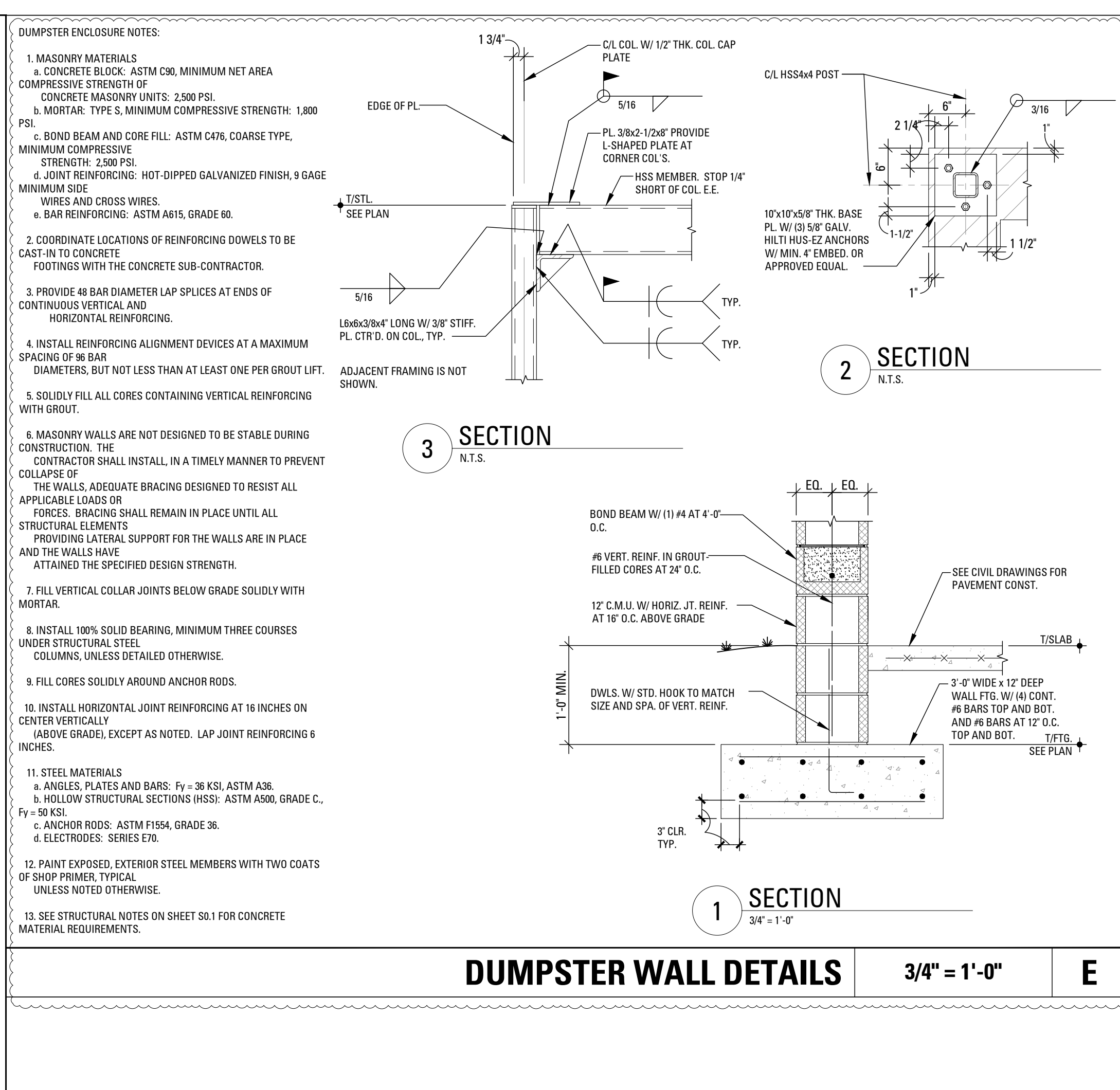
**FRONT ELEVATION** D



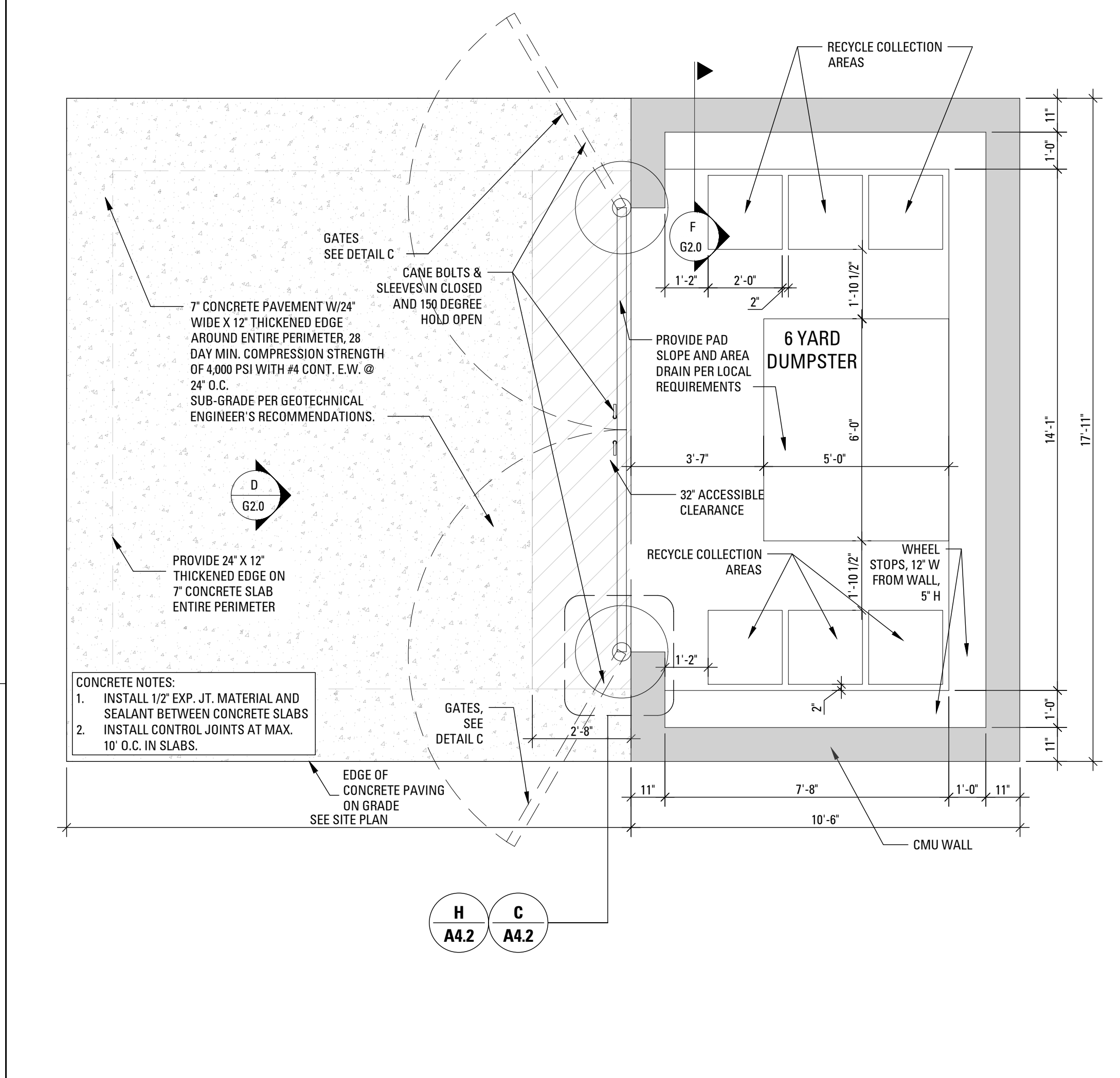
**GATE DETAILS** C



**TRASH LAYOUT** 3/8" = 1'-0" A



**DUMPSTER WALL DETAILS** 3/4" = 1'-0" E



**GATE DETAILS** C

ARCHITECT:  
KATHRYN CULLEY-RAPATA, AIA  
CA LICENSE NO. C-31564  
CONTACT: KATE CULLEY-RAPATA  
PH: 510-459-5138

STAMP & SEAL:  
KATHRYN CULLEY-RAPATA  
31564  
08-31-2023  
RENEWAL DATE  
STATE OF CALIFORNIA  
03.06.24

PROJECT CONSULTANT:  
globeateliē  
5655 SILVER CREEK VALLEY ROAD #260,  
SAN JOSE CA 95138

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TACO BELL, TRACY

PROJECT:  
**TACO BELL, TRACY**  
1102 N. INTERNATIONAL PARKWAY  
TRACY, CALIFORNIA 95377

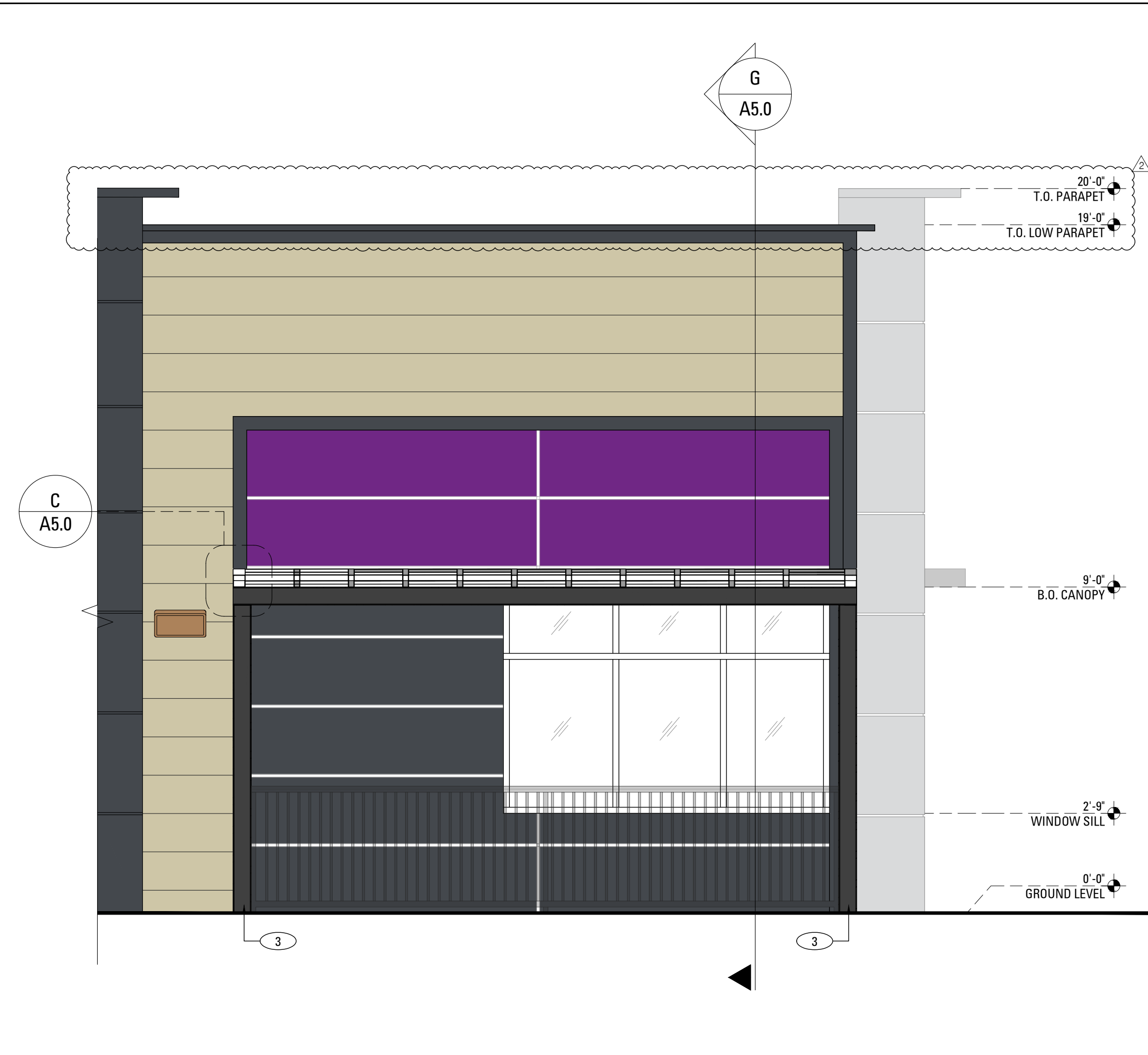
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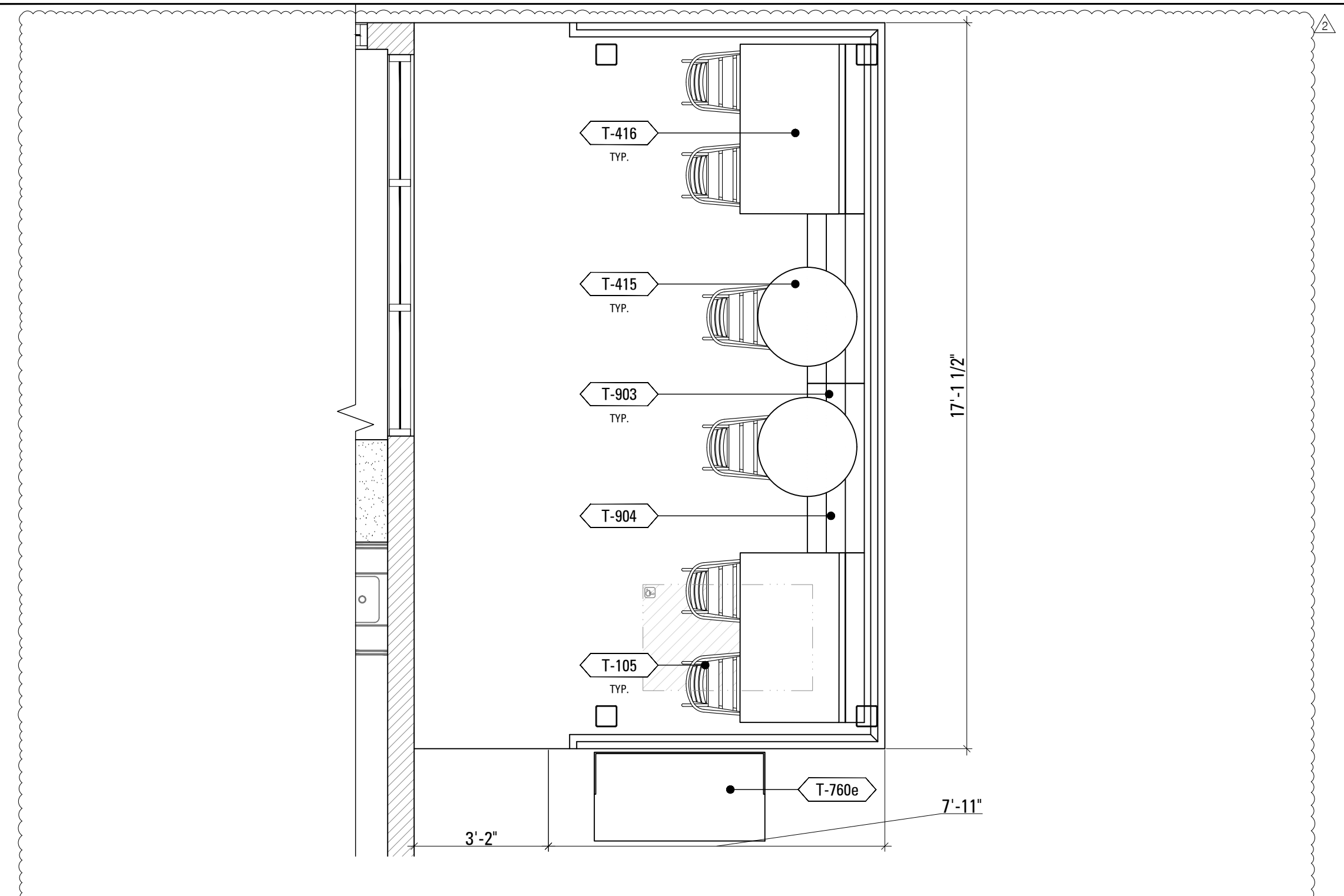
DRAWN BY: STAFF  
CHECKED BY: JC  
SHEET TITLE  
**TRASH ENCLOSURE ELEVATION AND DETAILS**  
SHEET NUMBER  
**A4.2**



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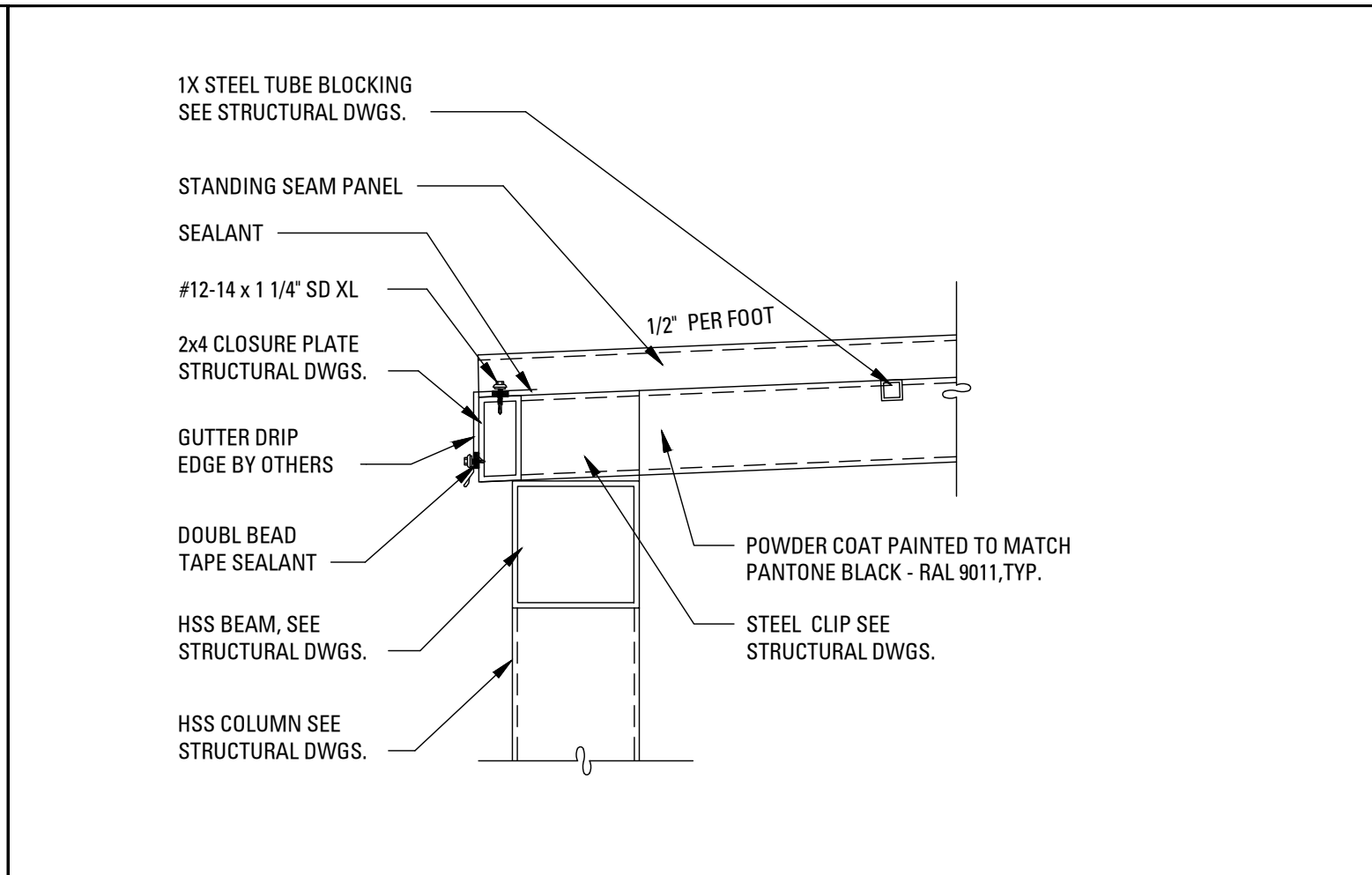
**CANOPY SECTION** 3/8" = 1'-0" H



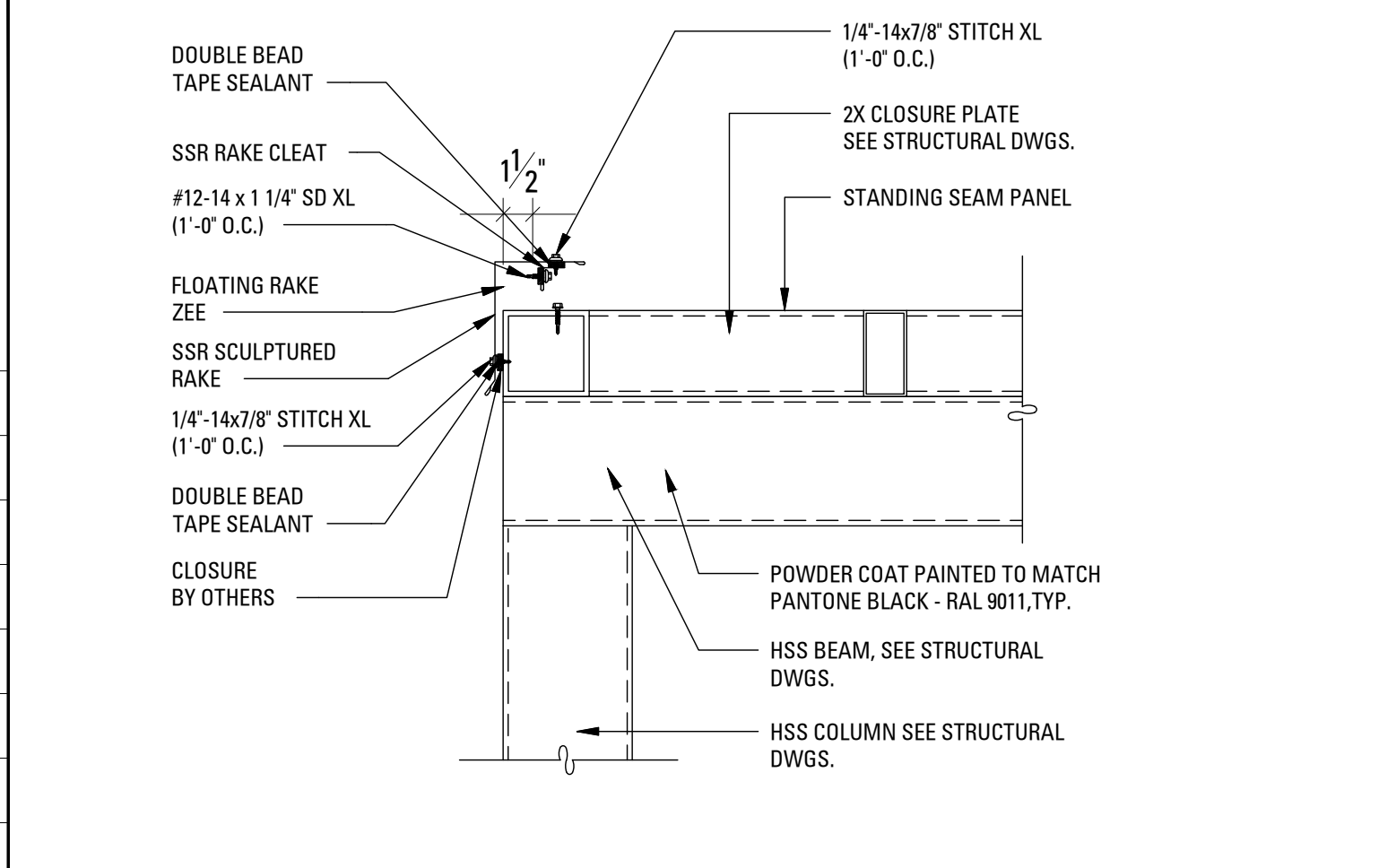
**FURNITURE SCHEDULE**

TAG	QTY	ITEM DESCRIPTION
T-105	6	ALUMINUM CHAIR - EXTERIOR
T-415	2	24" DIA. ROUND TABLE & CROSS BASE
T-416	2	24"X48"X30" TABLE TOP & BASE ADA - EXTERIOR
T-760e	1	WASTE ENCLOSURE - SINGLE
T-XX1	2	BENCH SEAT - 36"
T-904	2	BENCH SEAT - 60"

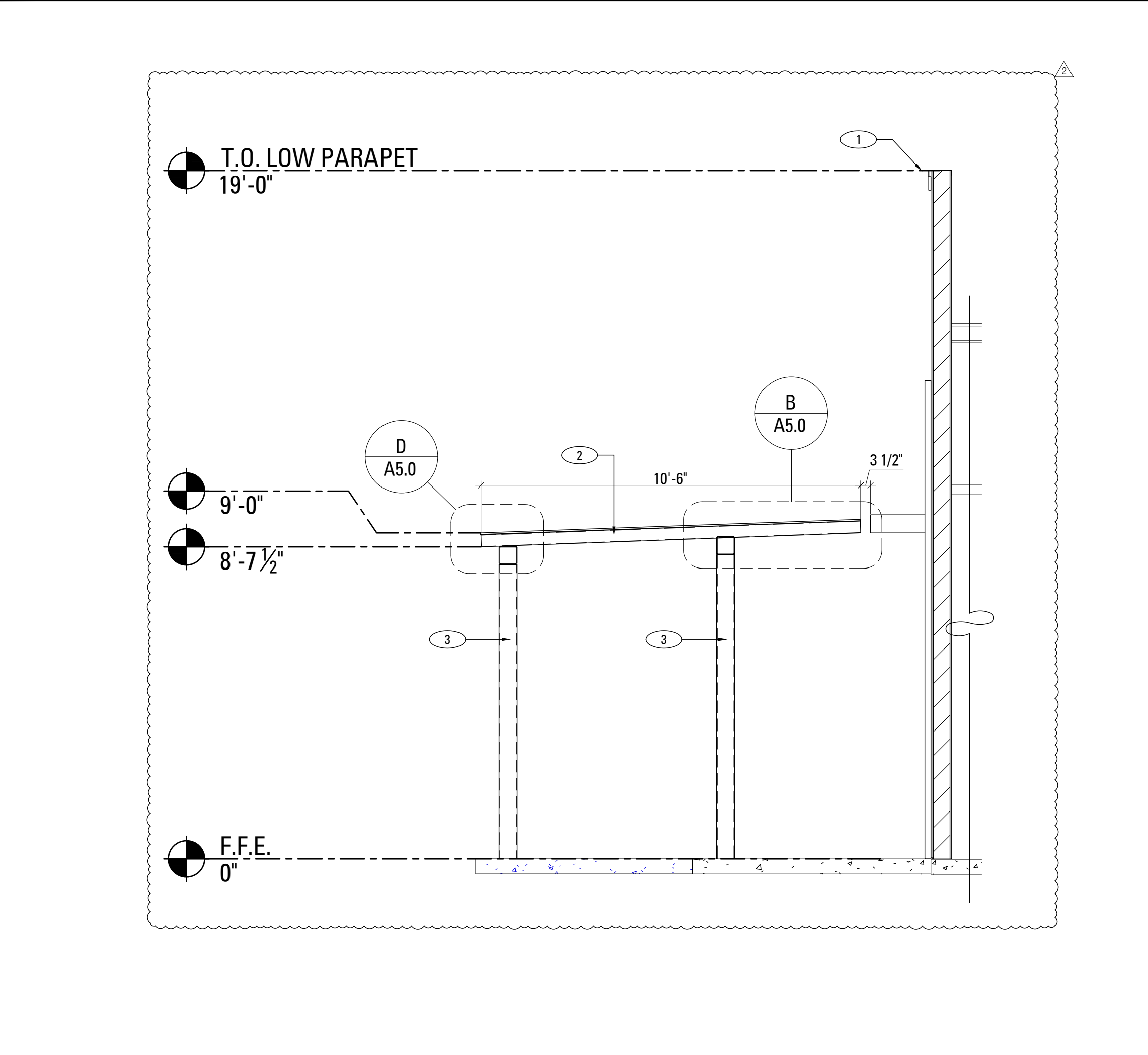
**PATIO PLAN** 3/8" = 1'-0" F



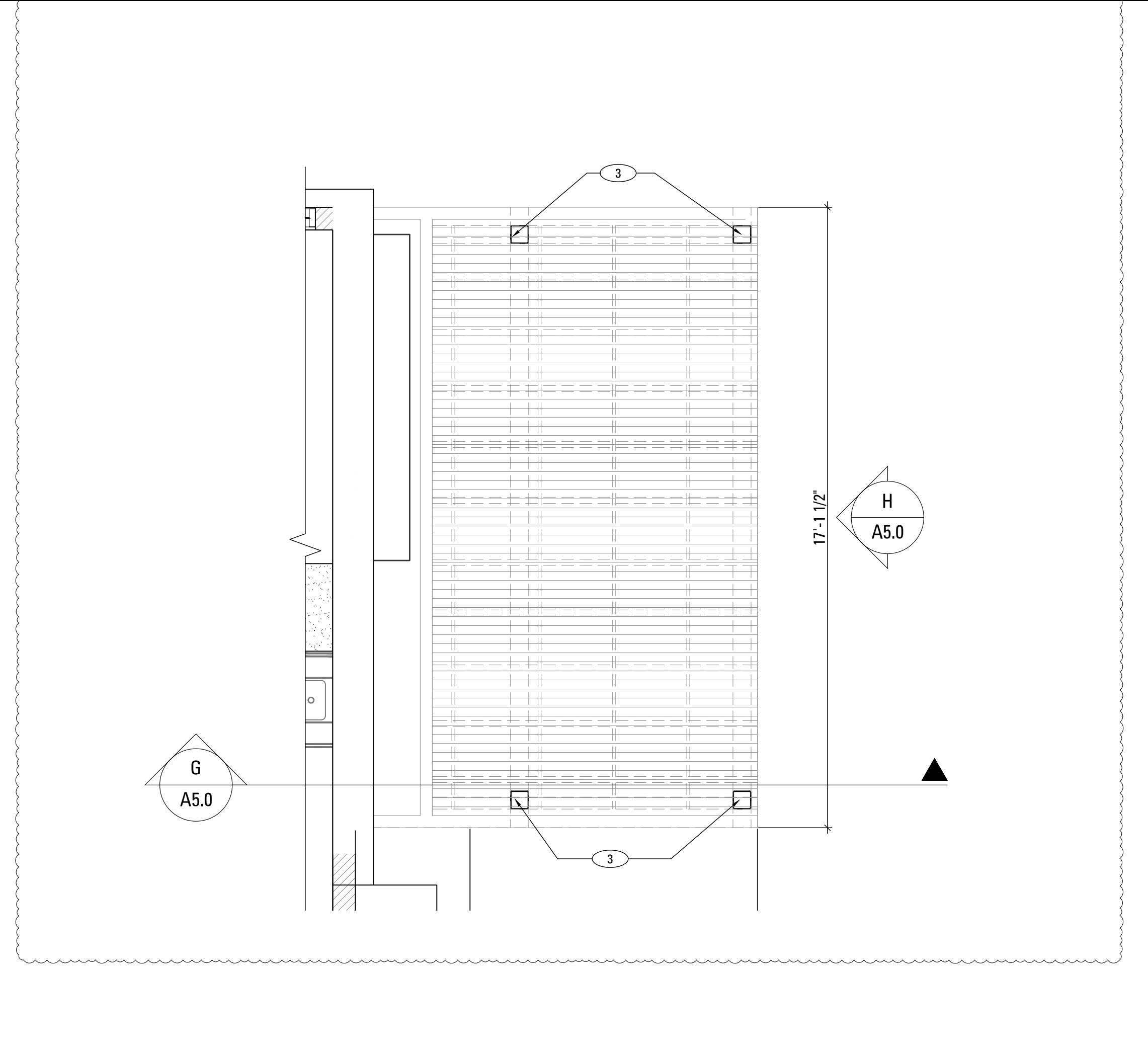
**STANDING SEAM DETAIL @ FRONT** 1 1/2" = 1'-0" D



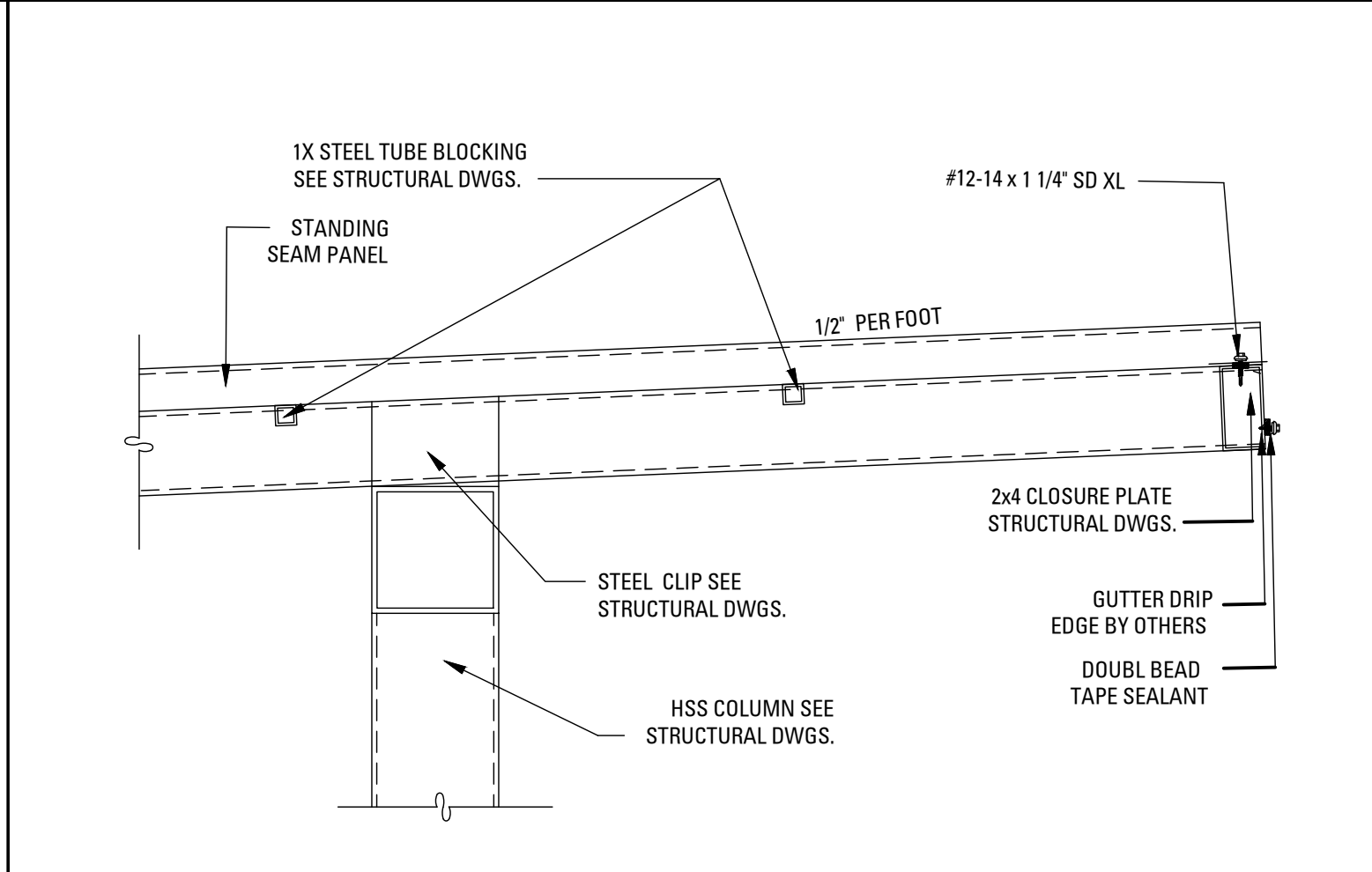
**STANDING SEAM DETAIL @ EDGE** 1 1/2" = 1'-0" C



**SECTION AT PATIO CANOPY** 3/8" = 1'-0" G



**PATIO ROOF PLAN** 3/8" = 1'-0" E

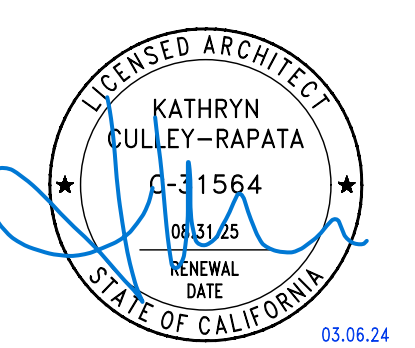


**STANDING SEAM AT CANTILEVER** 1 1/2" = 1'-0" B

- KEY NOTES**
- 1 METAL PARAPET CAP
  - 2 OUTDOOR PATIO. COLOR TO MATCH METAL AWNINGS IN BLACK.
  - 3 PATIO COLUMNS. COLOR TO MATCH METAL AWNINGS IN BLACK.

**KEY NOTES** A

ARCHITECT:  
**KATHRYN CULLEY-RAPATA, AIA**  
 CA LICENSE NO. C-31564  
 CONTACT: KATE CULLEY-RAPATA  
 PH: 510-459-5138

STAMP & SEAL:  


PROJECT CONSULTANT:  
  
**globeatelië**  
 5655 SILVER CREEK VALLEY ROAD #260,  
 SAN JOSE CA 95138

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CLIENT:  


**TACO BELL, TRACY**  
 1102 N. INTERNATIONAL PARKWAY  
 TRACY, CALIFORNIA 95377

PROJECT:

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DRAWN BY: \_\_\_\_\_ STAFF  
 CHECKED BY: \_\_\_\_\_ JC  
 SHEET TITLE

**PATIO DETAILS**

SHEET NUMBER

**A5.0**

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**ARS P2066AA ALUMINUM PICKET RAILING**

ITEM NO.	PART NO.	DESCRIPTION	MATERIAL
1	ARS66AA	TOP RAIL 2 3/16" x 1 1/2" H.	6063-T6
2	ARS67	CHANNEL 3/4" x 1.98" x 3/4"	6063-T6
3	ARS68A	CHANNEL 1" x 2" x 1" x .085" WALL	6063-T6
4	ARS60	PICKET 3/4" x 1" RECT.	6063-T6
5	ARS12P	POST 2" SQ.	6005-T6
6	PCI	ANGLE CLIP 1 1/4" x 1/2" x 1/8" x 1 1/4"	6063-T6
7	ARS23B	POST SHOE 2 1/2" H x 4 3/4" SQ.	ALUM. CASTING
8	AD-616BS	PDP RIVET B.S.	ALUM.
9		S.S. SELF TAPPING SCREW	S.S.
10	AD-64BS	PDP RIVET B.S.	ALUM.

ARS59  
3/4" SQ.

ARS61  
3/4" x 1 1/2"

ARS63  
1" SQ.

ARS69  
1" SQ.

AVAILABLE PICKETS

5'-0" O.C. MAX

END CAP

3'-6"

CAST ALUM. WALL CLIP

SHOE MOUNT

5" O.C.

EMBEDDED MOUNT

4" MAX

VEEP HOLE (IF REQ'D)

WELD

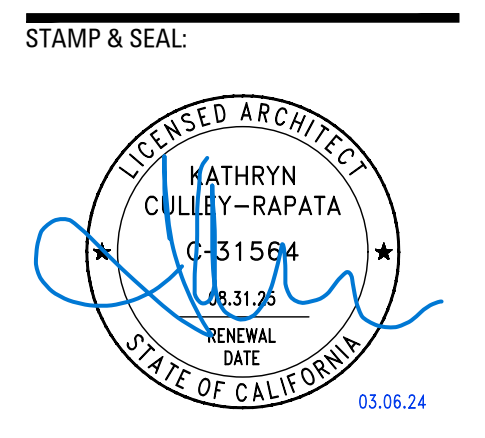
NOTE: SIDE MOUNT IS AVAILABLE  
PICKETS AVAILABLE IN 4", 5" AND 6" O.C. SPACINGS.

AMERICAN RAILING SYSTEMS, INC. 1813 McLELLAND AVE., ERIC, PA 16510 PHONE: (814) 899-7677 WEBSITE: WWW.AMERICANRAILING.COM FAX: (814) 899-0743 EMAIL: ARS@AMERICANRAILING.COM		CUSTOMER:	
STYLE: P2066AA ALUM. PICKET RAIL WITH ARS60 PICKETS		JOB NAME:	
FINISHES AVAIL: BAKED ENAMEL, KYNAR, ANODIZED, DURANODIC & POWDER COAT		DATE:	
DRN. BY:		JOB #	

**PATIO RAILING DETAIL**

**A**

ARCHITECT:  
 KATHRYN CULLEY-RAPATA, AIA  
 CA LICENSE NO. C-31564  
 CONTACT: KATE CULLEY-RAPATA  
 PH: 510-459-5138



PROJECT CONSULTANT:

**globeateliè**  
 5655 SILVER CREEK VALLEY ROAD #200,  
 SAN JOSE CA 95138

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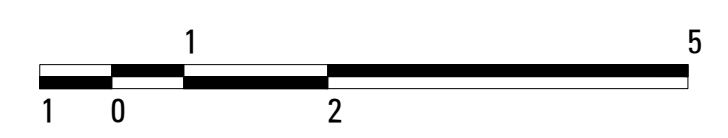
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 SHEET TITLE

**PATIO DETAILS**

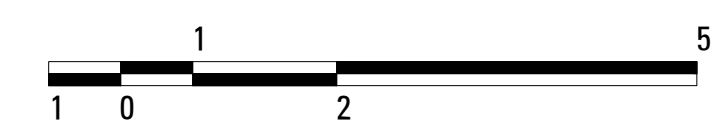
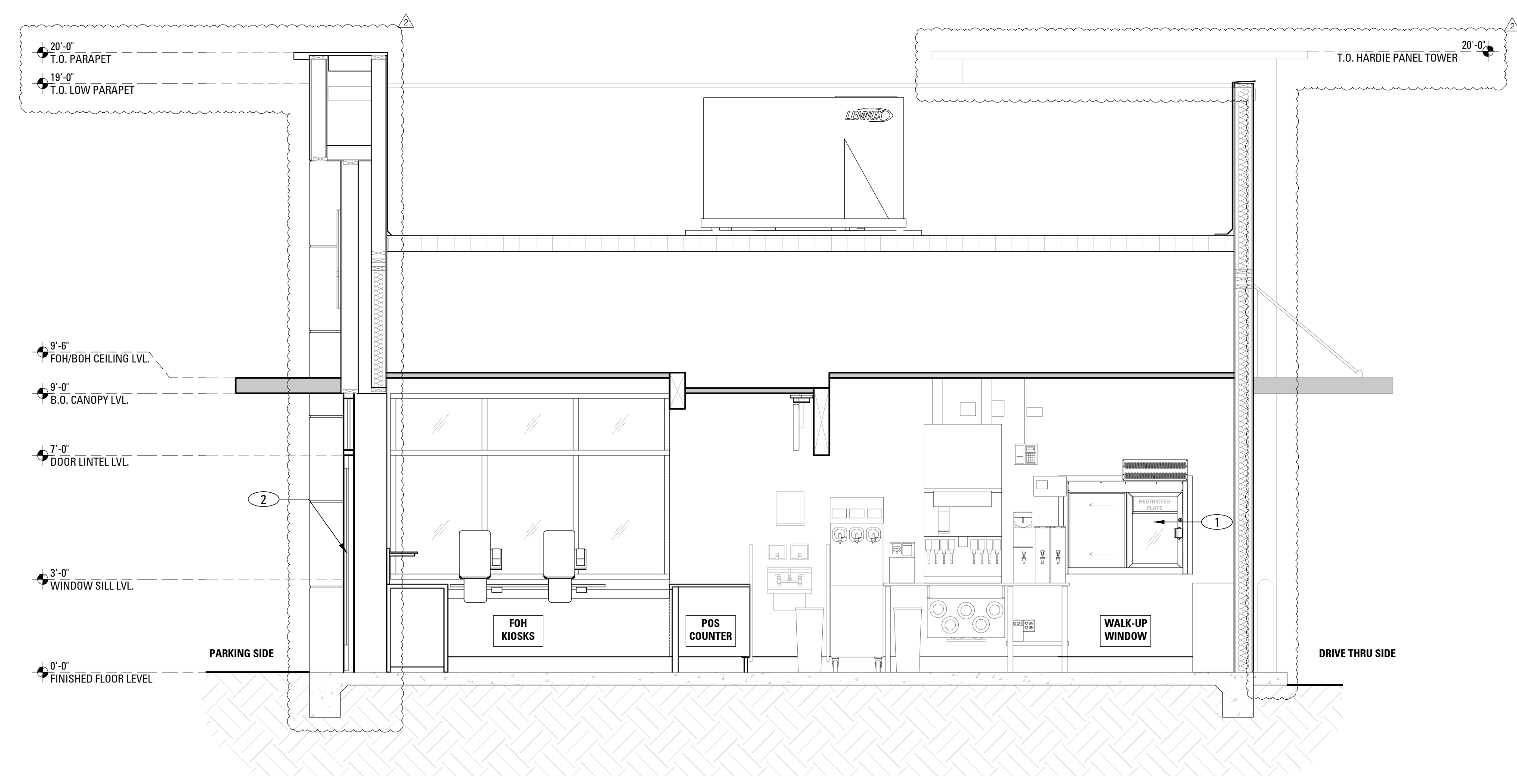
SHEET NUMBER  
**A5.1**





BUILDING SECTION 3

3/8" = 1'-0" B

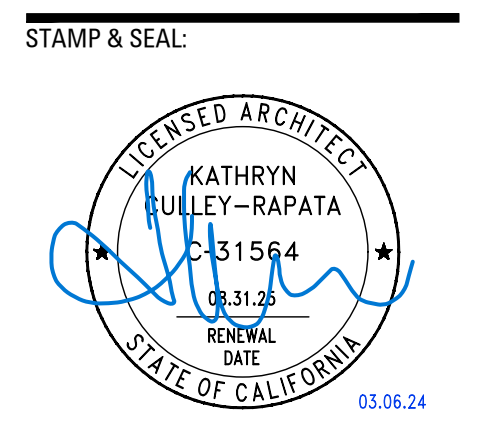


BUILDING SECTION 4

3/8" = 1'-0" C KEYNOTES A

- 1 WALK-UP WINDOW.
- 2 ENTRY DOOR AT STOREFRONT.
- 3 ELECTRIC PANELS.
- 4 WINDOW CANOPY.
- 5 BOH DOOR TO EXTERIOR. REFER TO C/A1.1 FOR FURTHER DETAILS.

ARCHITECT:  
KATHRYN CULLEY-RAPATA, AIA  
CA LICENSE NO. C-31564  
CONTACT: KATE CULLEY-RAPATA  
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5655 SILVER CREEK VALLEY ROAD #260,  
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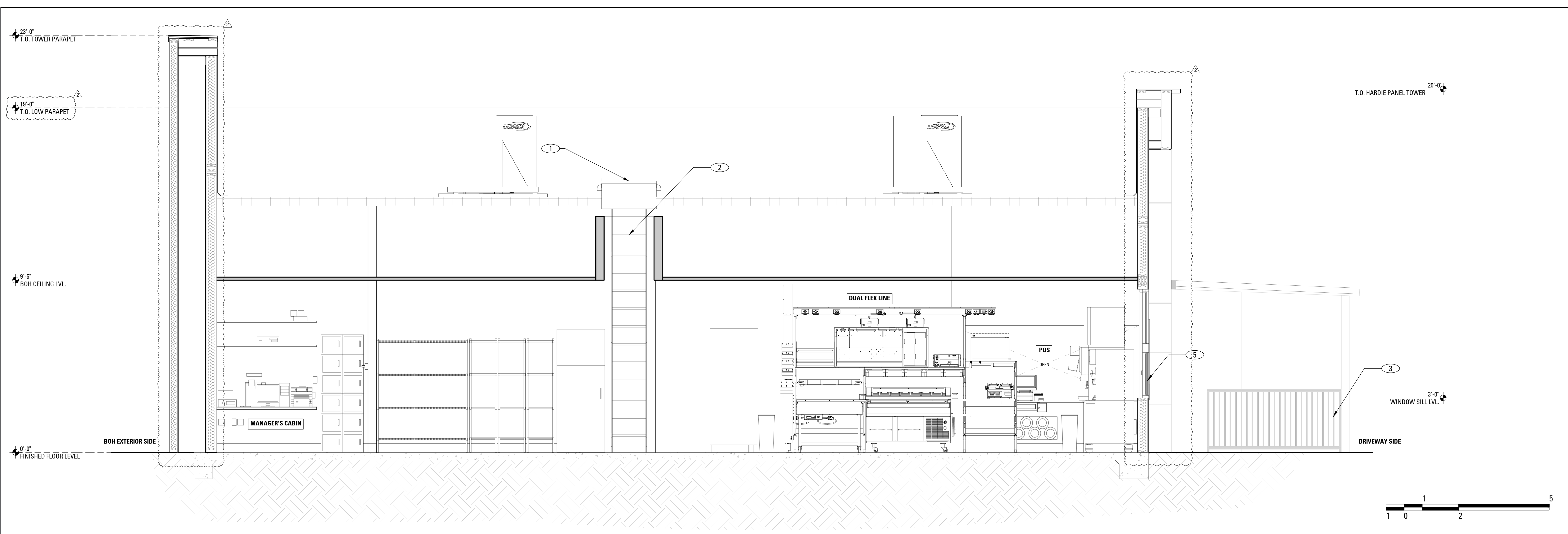
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DRAWN BY: STAFF  
CHECKED BY: JC  
SHEET TITLE:

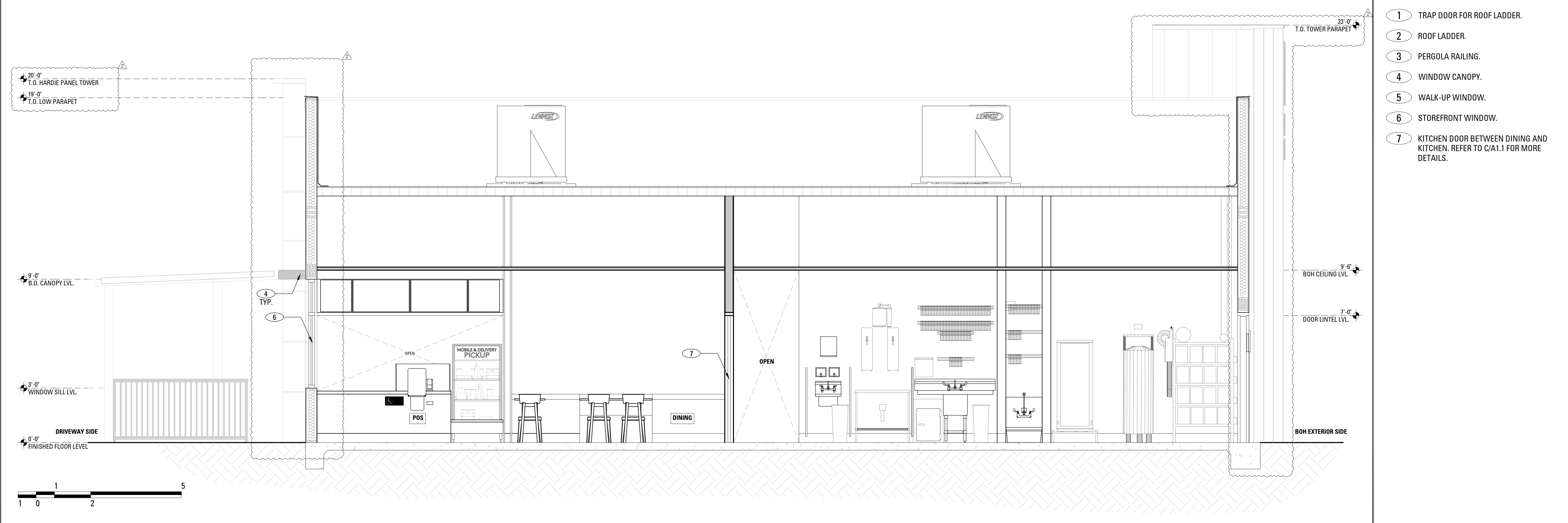
**BUILDING SECTIONS**  
SHEET NUMBER

**A6.0**

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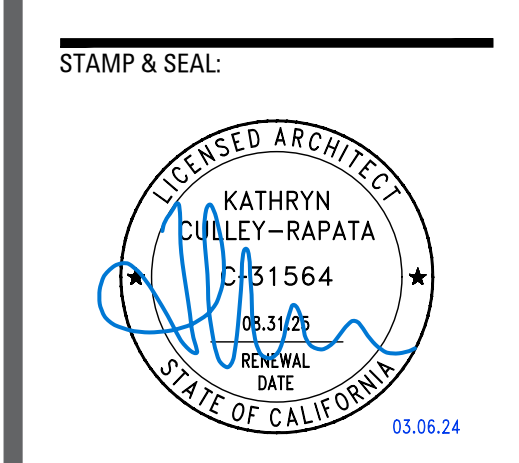
**BUILDING SECTION 1** 3/8" = 1'-0" **B**



**BUILDING SECTION 2** 3/8" = 1'-0" **C**

- 1 TRAP DOOR FOR ROOF LADDER.
- 2 ROOF LADDER.
- 3 PERGOLA RAILING.
- 4 WINDOW CANOPY.
- 5 WALK-UP WINDOW.
- 6 STOREFRONT WINDOW.
- 7 KITCHEN DOOR BETWEEN DINING AND KITCHEN. REFER TO C/A1.1 FOR MORE DETAILS.

ARCHITECT:  
KATHRYN CULLEY-RAPATA, AIA  
CA LICENSE NO. C-31564  
CONTACT: KATE CULLEY-RAPATA  
PH: 510-459-5138



PROJECT CONSULTANT:  
**globeateliè**  
5655 SILVER CREEK VALLEY ROAD #200,  
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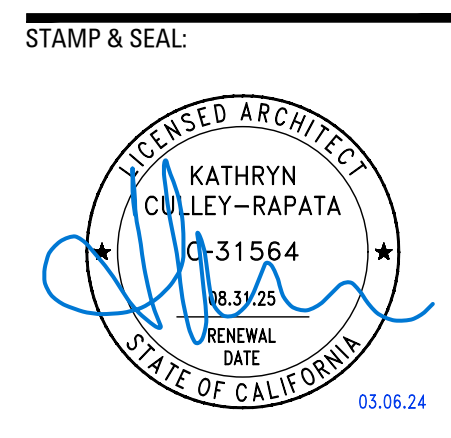
DRAWN BY: **STAFF**  
CHECKED BY: **JC**

SHEET TITLE  
**BUILDING SECTIONS**

SHEET NUMBER  
**A6.1**

KEYNOTES **A**





PROJECT CONSULTANT:  
**globeatelië**  
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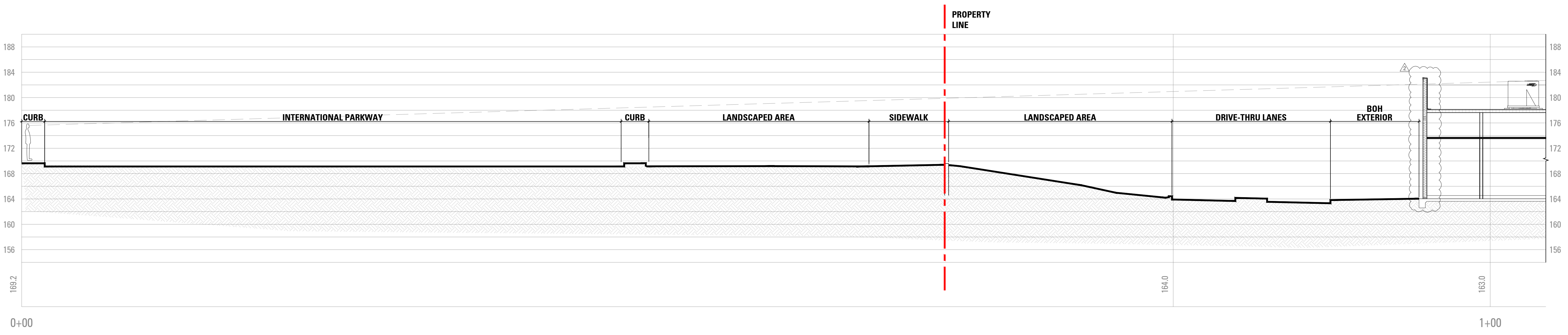
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11-01-2023		PERMIT SET
12-21-2023		PLANNING SUBMITTAL REV 01
03-06-2024		PLANNING SUBMITTAL REV 02

DRAWN BY: STAFF  
CHECKED BY: JC  
SHEET TITLE

**LINE OF SIGHT ANALYSIS**

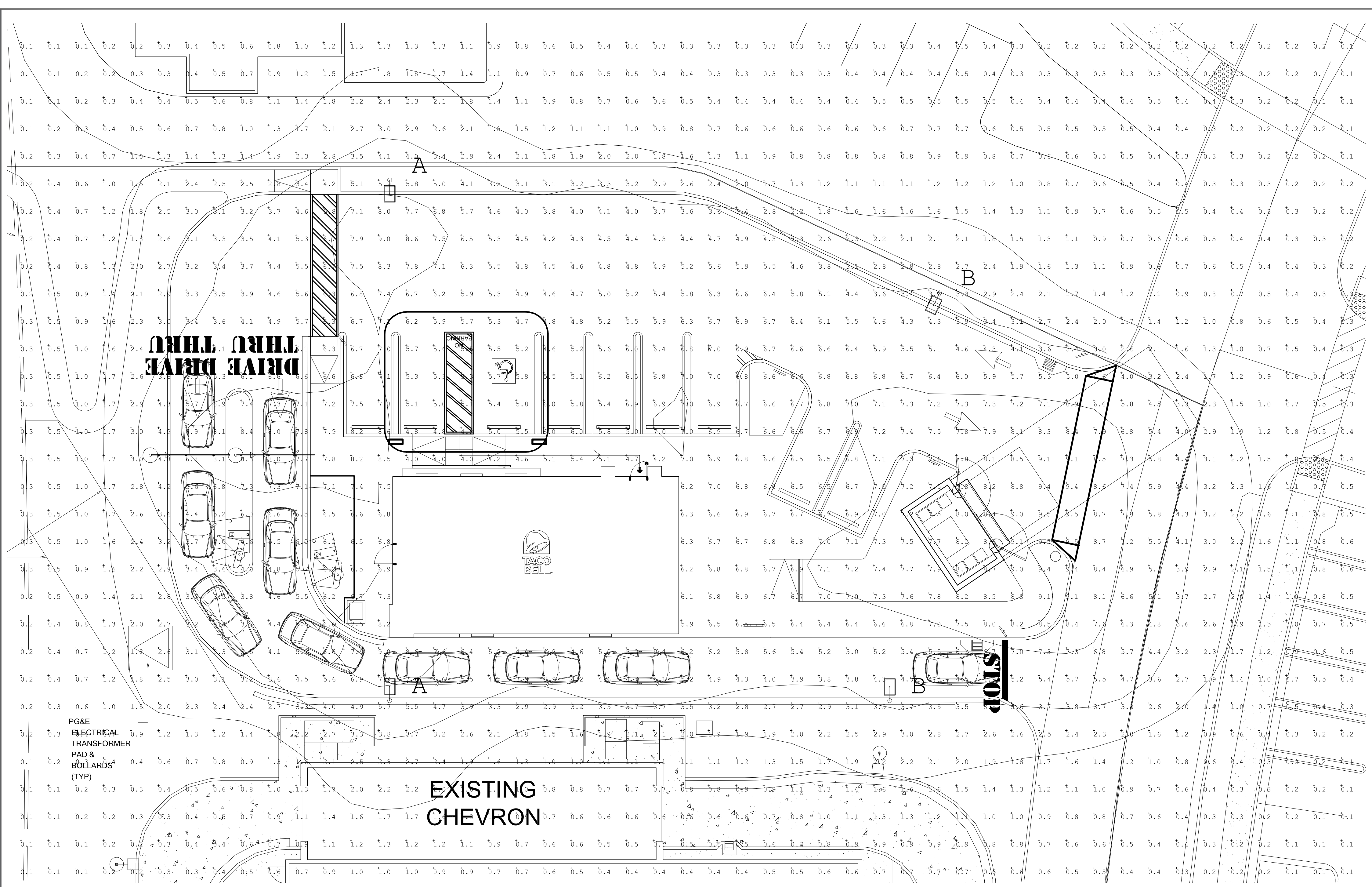
SHEET NUMBER

**A7.0**





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TACO BELL  
 1102 N. INTERNATIONAL PKWY.  
 TRACY, CA  
 PREPARED BY: JOHN BUJAKE  
 ACCUSERV LIGHTING & EQUIPMENT  
 877-707-7378  
 jbujake@accu-serv.com  
 MARCH 4, 2024

ARCHITECT:  
 KATHRYN CULLEY-RAPATA, AIA  
 CA LICENSE NO. C-31564  
 CONTACT: KATE CULLEY-RAPATA  
 PH: 510-459-5138

STAMP & SEAL:

FOR REFERENCE

PROJECT CONSULTANT:  
  
 globeatelië  
 5655 SILVER CREEK VALLEY ROAD #280,  
 SAN JOSE CA 95138

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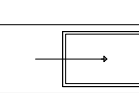
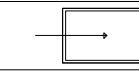
CLIENT:  


PROJECT:

**TACO BELL, TRACY**  
 1102 N. INTERNATIONAL PARKWAY  
 TRACY, CALIFORNIA 95377

Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
EXTENDED	2.99	9.5	0.1	29.90	95.00
PARKING LOT & DRIVE-THRU SURFACE	5.92	9.5	3.2	1.85	2.97

LIGHT LEVELS ARE MAINTAINED FOOT-CANDLES, INITIAL LEVELS ARE SLIGHTLY HIGHER

Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Luminaire Lumens	LLF	CCT	Luminaire Watts	Mounting Height	Description	
	2	A	SINGLE	34830	0.900	4000K	269	27.5	VP-2-320L-255-4K7-4F-UNV-A-DBT / SES-25-40-01-F-B4-DBT	
	2	B	SINGLE	39566	0.900	4000K	321	27.5	VP-2-320L-315-4K7-4W-UNV-A-DBT / SES-25-40-01-F-B4-DBT	

POLES ARE 25'-0" ON 2'-6" BASES

PLANNING SUBMITTAL

DATE	REV#	ISSUE
09-12-2023		PLANNING SUBMITTAL SET
11-01-2023		PERMIT SET
12-21-2023		PLANNING SUBMITTAL REV 01
03-06-2024		PLANNING SUBMITTAL REV 02

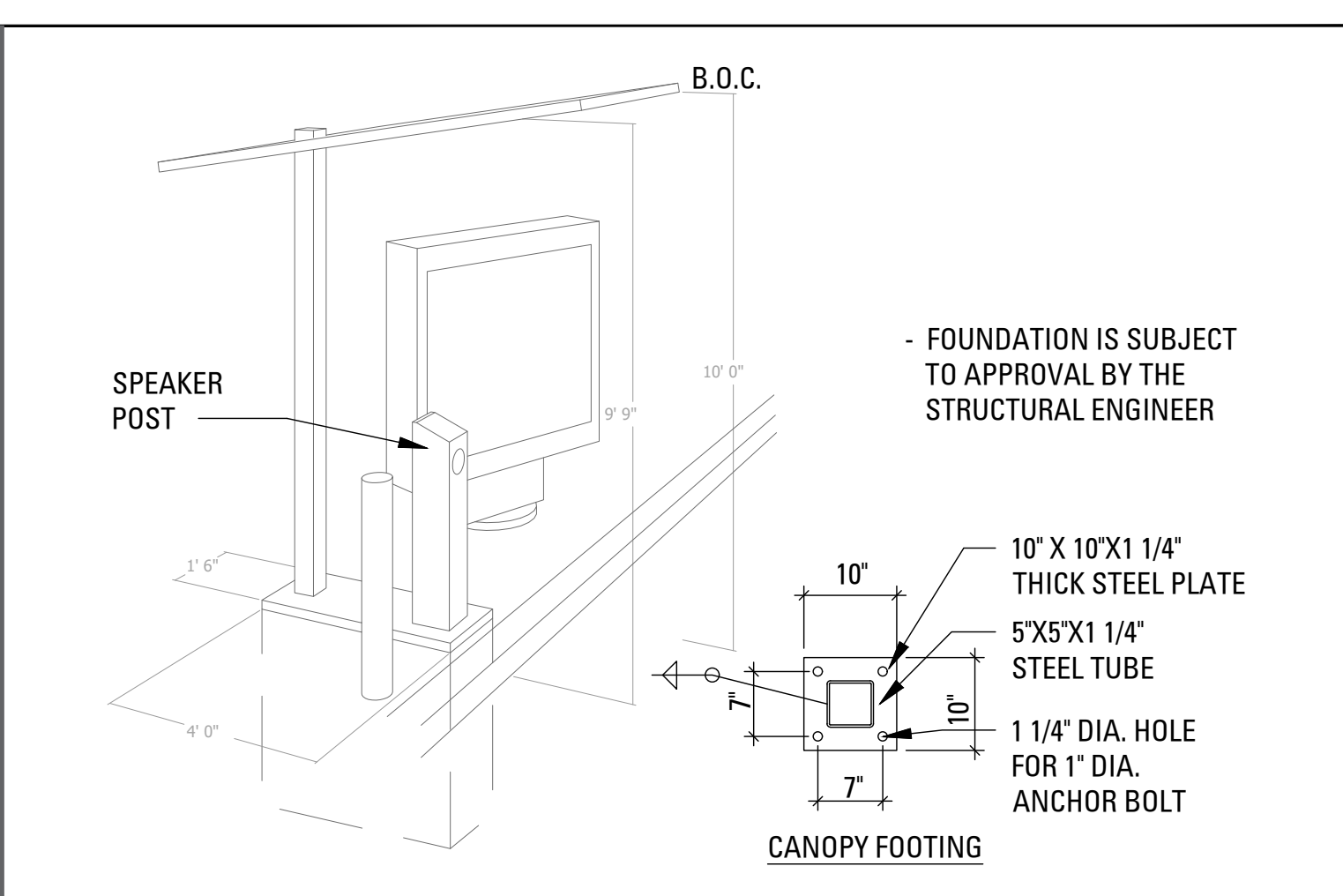
DRAWN BY: STAFF  
 CHECKED BY: JC  
 SHEET TITLE

**LIGHTING PLAN**

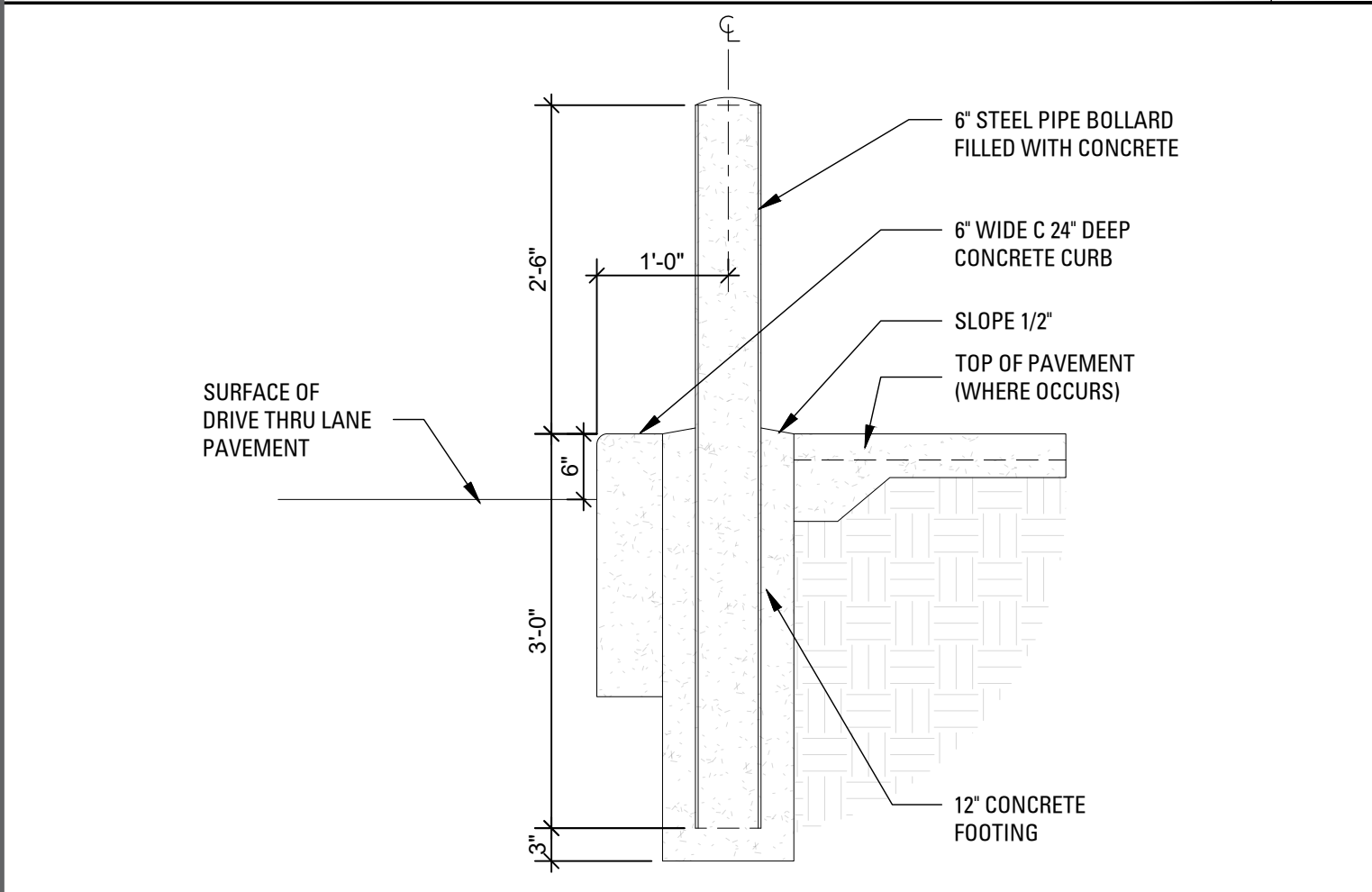
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**A7.1**

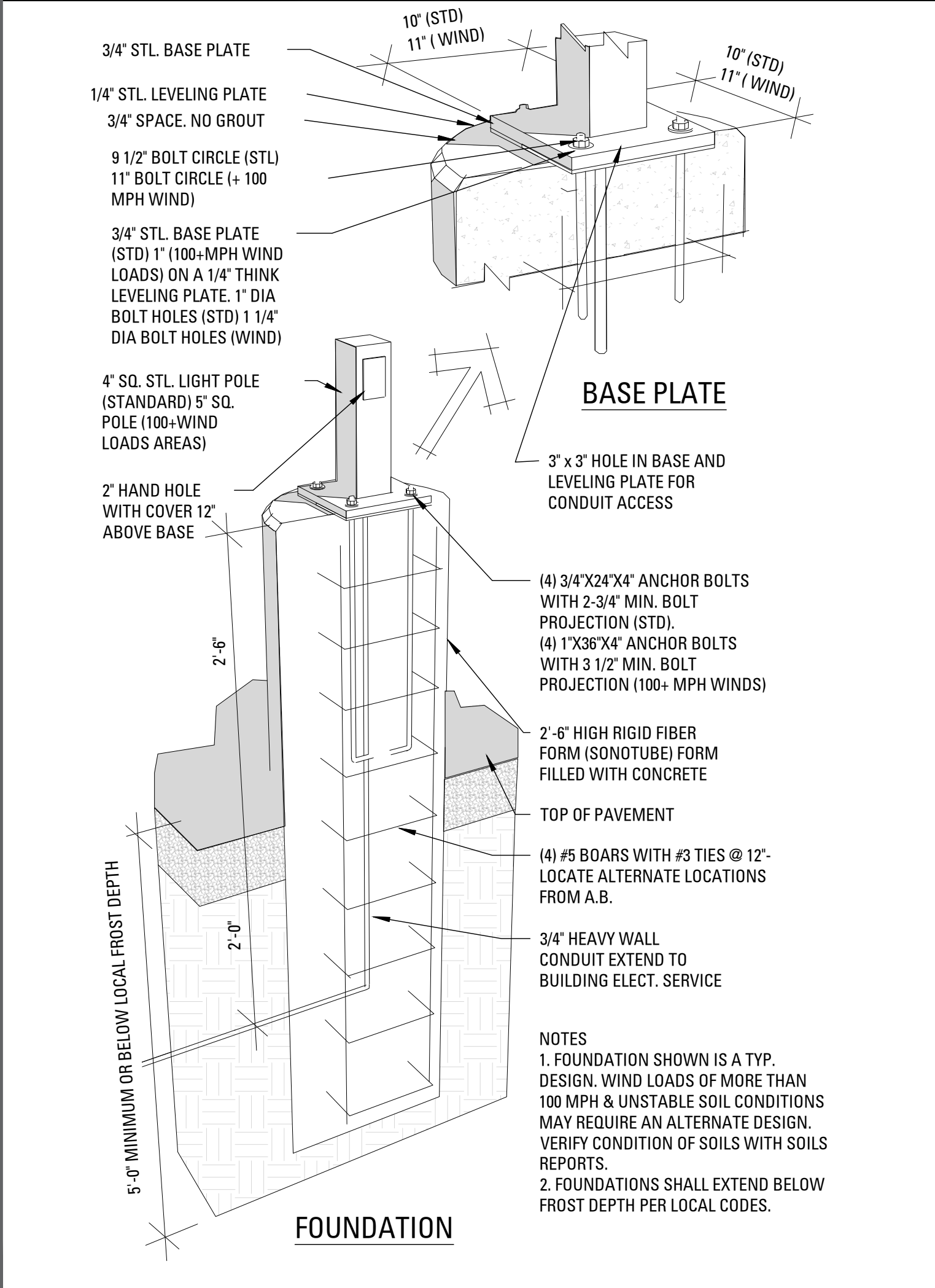




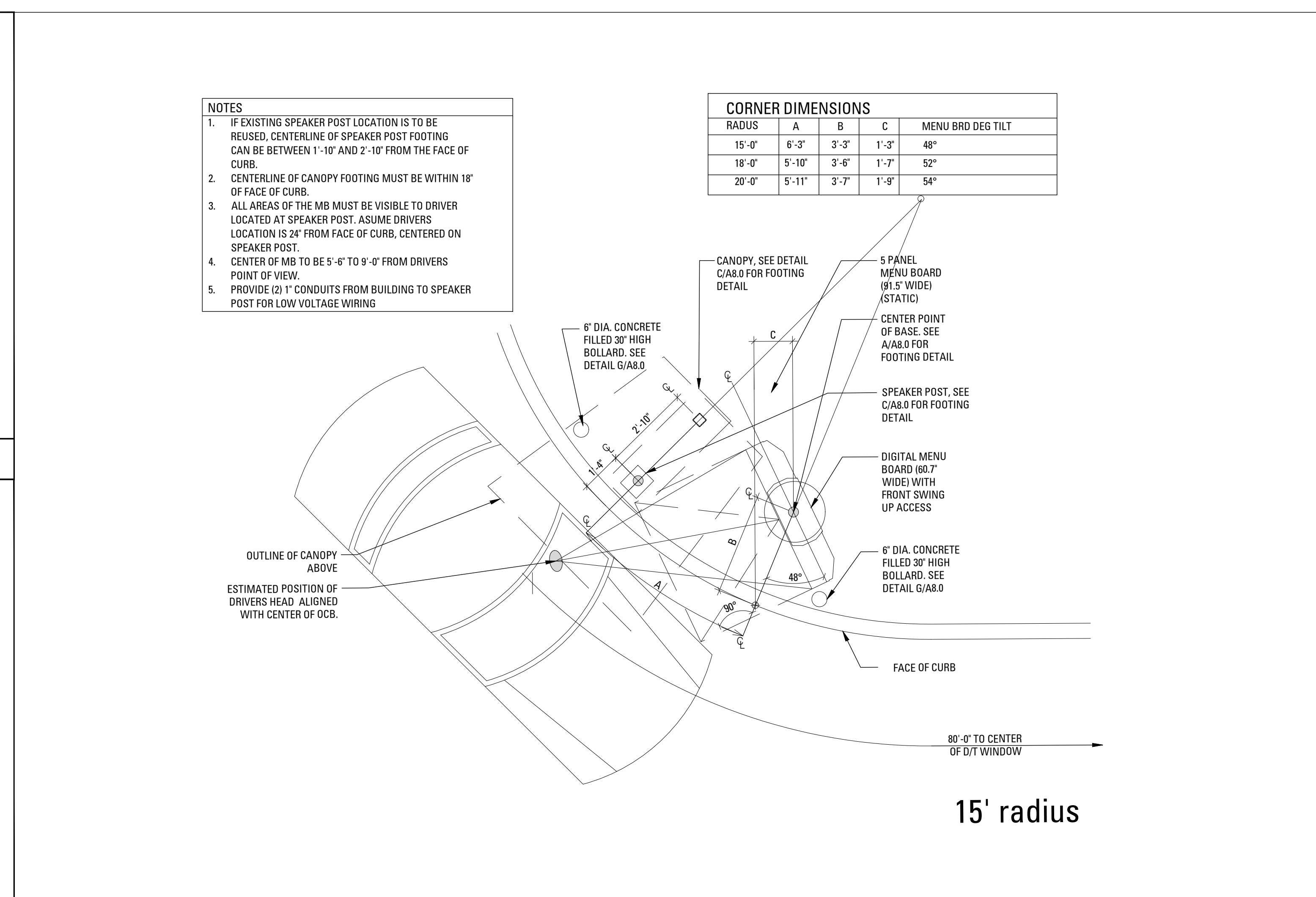
**SITE MENU BOARD** H



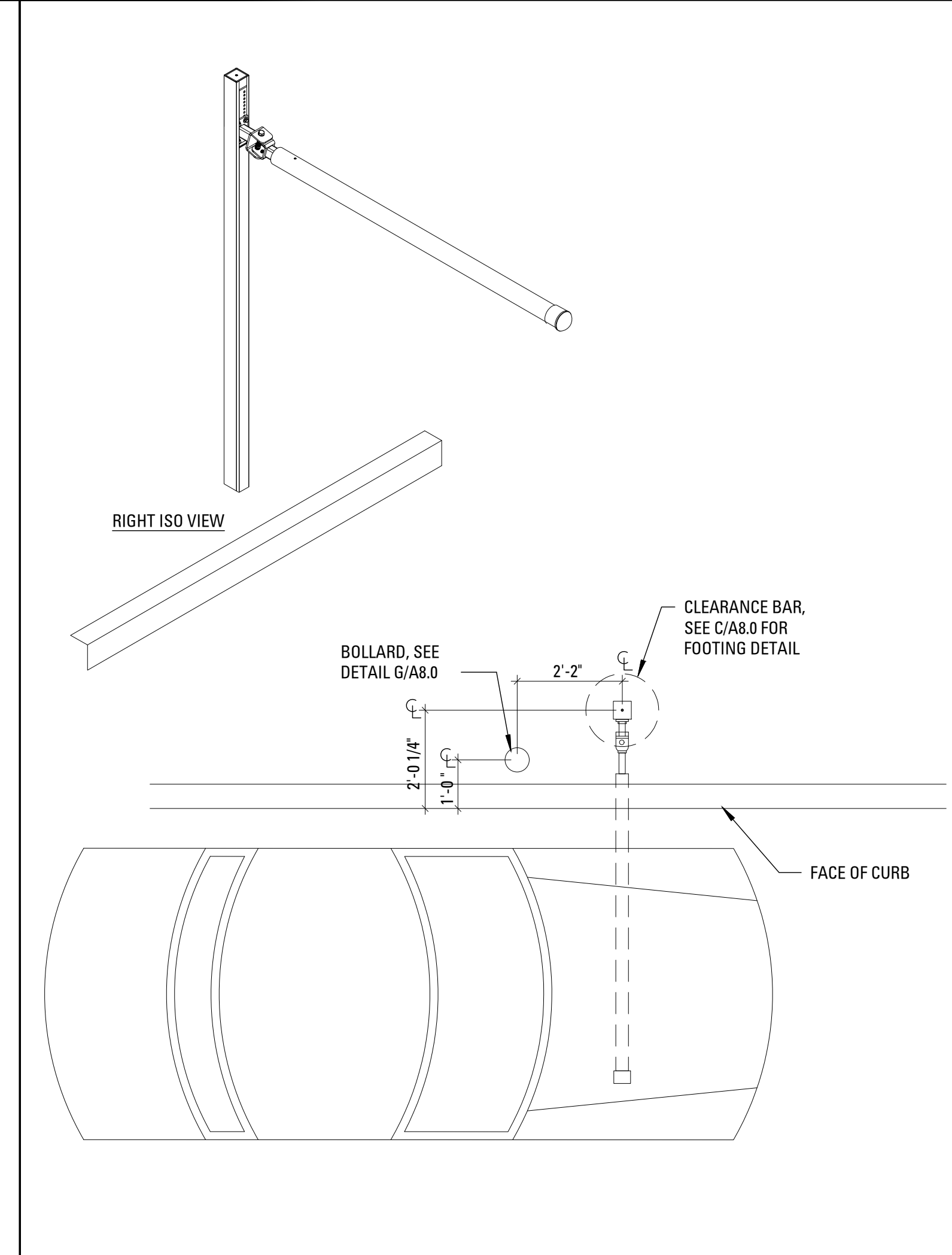
**BOLLARD AT DRIVE-THRU** G



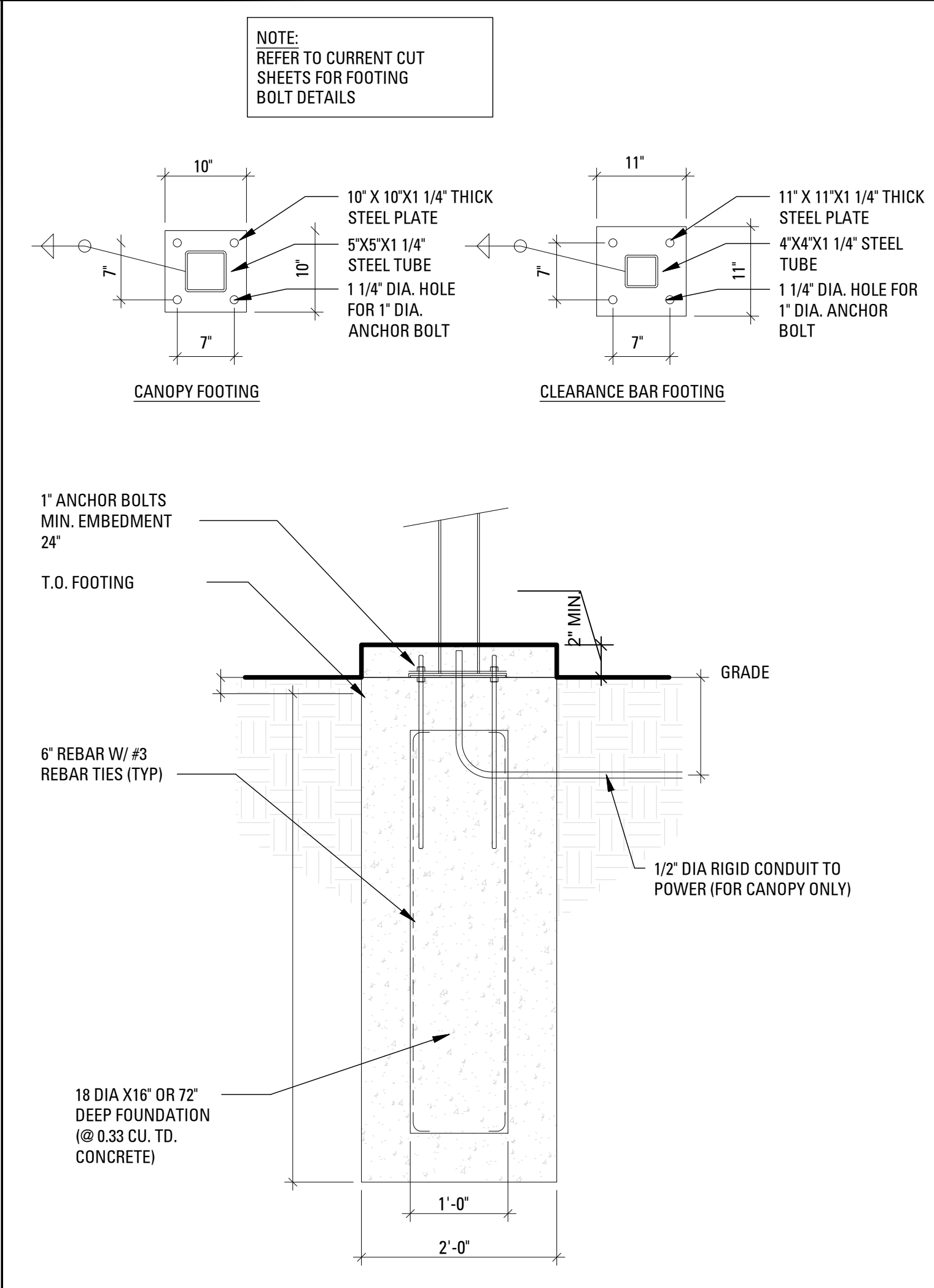
**LIGHT POLE FOOTING** F



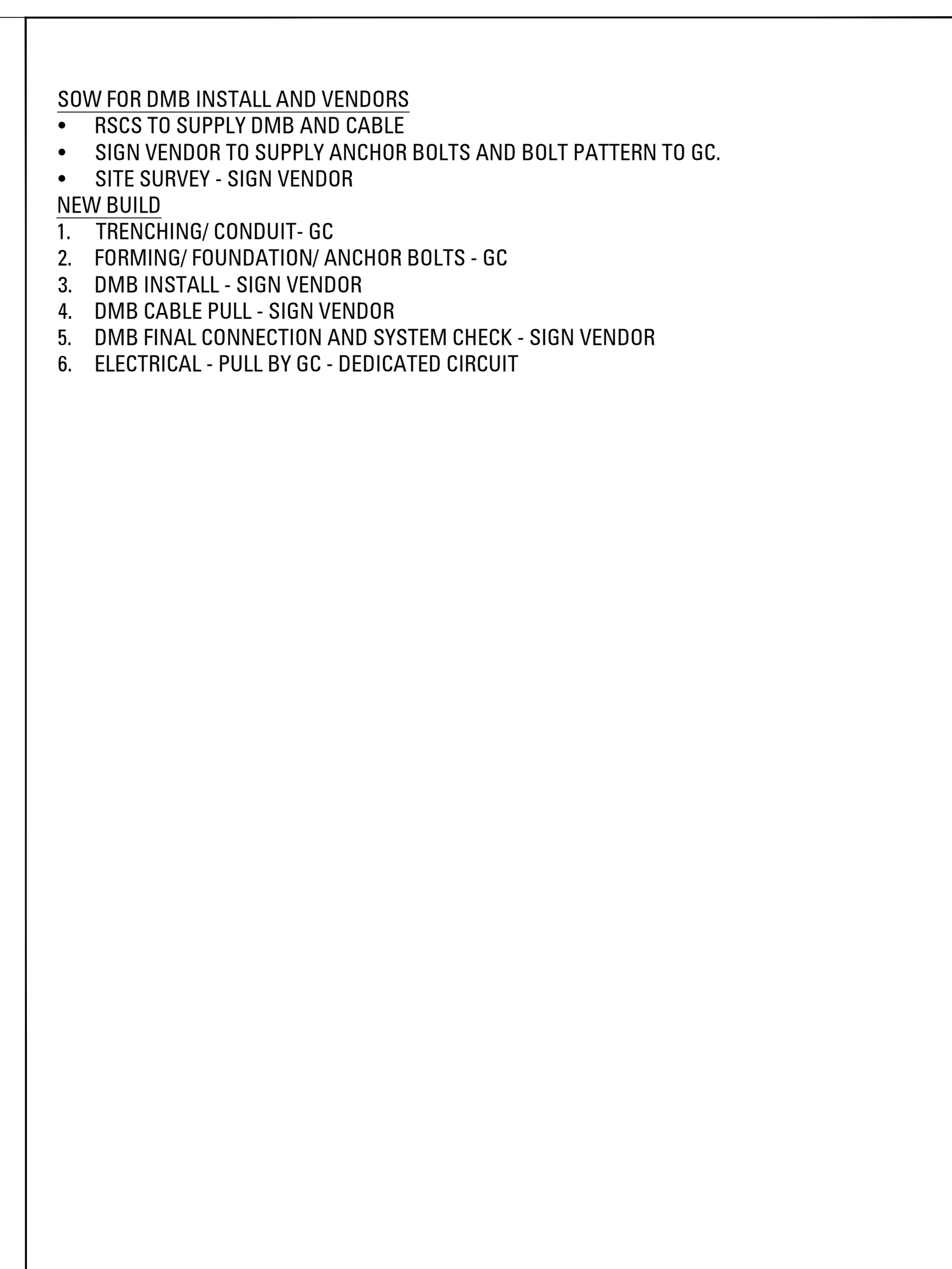
**ENLARGED MENU BOARD DETAIL @ STRAIGHT CURB** 3/8" = 1'-0" D



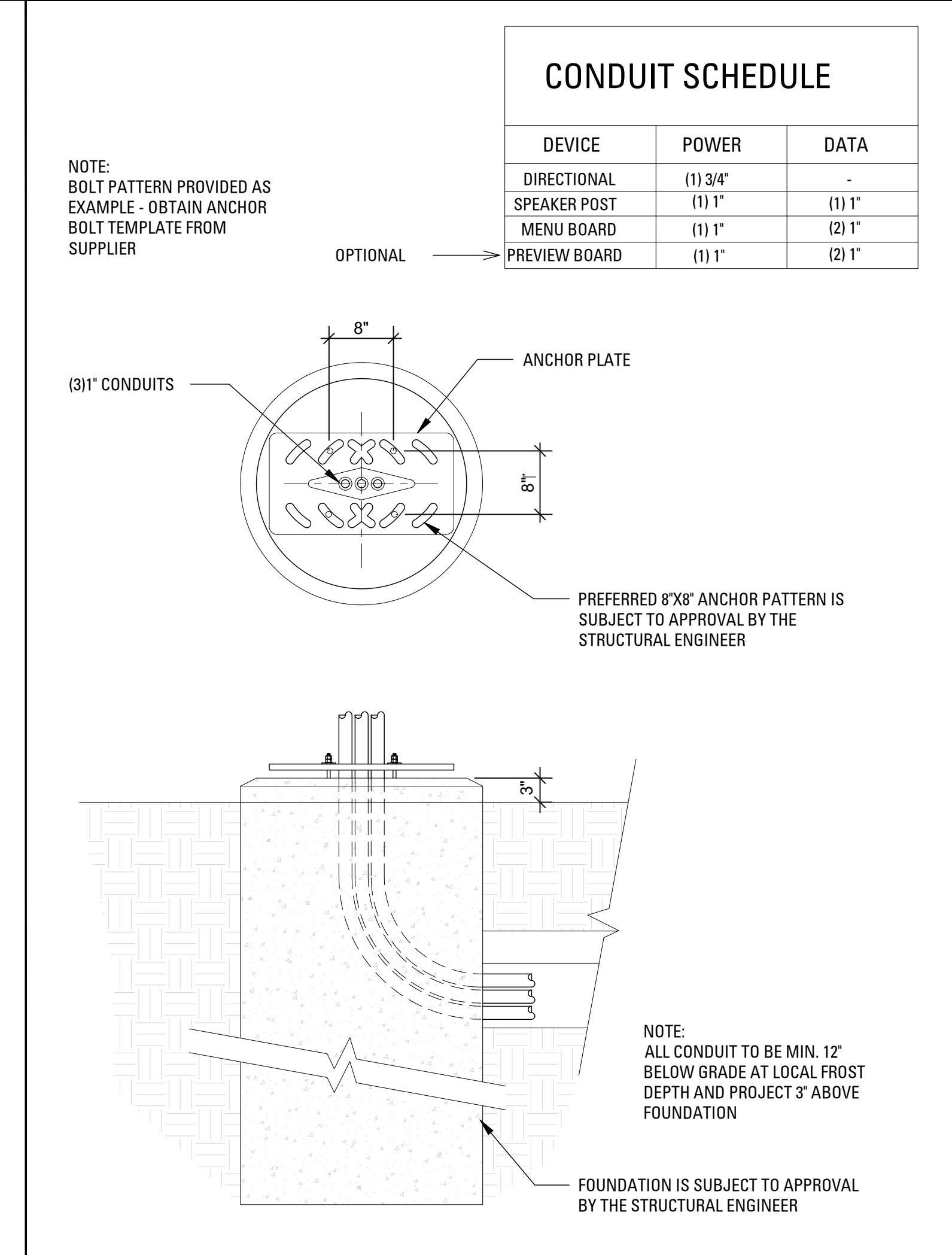
**PORTAL PLACEMENT DETAIL** E



**CLEARANCE BAR FOOTING** C



**MENU BOARD SOW** B



**MENU FOUNDATION** A

- NOTES**
- IF EXISTING SPEAKER POST LOCATION IS TO BE REUSED, CENTERLINE OF SPEAKER POST FOOTING CAN BE BETWEEN 1'-10" AND 2'-10" FROM THE FACE OF CURB.
  - CENTERLINE OF CANOPY FOOTING MUST BE WITHIN 18" OF FACE OF CURB.
  - ALL AREAS OF THE MB MUST BE VISIBLE TO DRIVER LOCATED AT SPEAKER POST. ASSUME DRIVERS LOCATION IS 24" FROM FACE OF CURB, CENTERED ON SPEAKER POST.
  - CENTER OF MB TO BE 5'-6" TO 9'-0" FROM DRIVERS POINT OF VIEW.
  - PROVIDE (2) 1" CONDUITS FROM BUILDING TO SPEAKER POST FOR LOW VOLTAGE WIRING

**CORNER DIMENSIONS**

RADIUS	A	B	C	MENU BRD DEG TILT
15'-0"	6'-3"	3'-3"	1'-3"	48°
18'-0"	5'-10"	3'-6"	1'-7"	52°
20'-0"	5'-11"	3'-7"	1'-9"	54°

**CONDUIT SCHEDULE**

DEVICE	POWER	DATA
DIRECTIONAL	(1) 3/4"	-
SPEAKER POST	(1) 1"	(1) 1"
MENU BOARD	(1) 1"	(2) 1"
OPTIONAL PREVIEW BOARD	(1) 1"	(2) 1"

ARCHITECT:  
KATHRYN CULLEY-RAPATA, AIA  
CA LICENSE NO. C-31564  
CONTACT: KATE CULLEY-RAPATA  
PH: 510-459-5138

STAMP & SEAL:  
KATHRYN CULLEY-RAPATA  
C-31564  
DATE: 03.06.24  
STATE OF CALIFORNIA

PROJECT CONSULTANT:  
globeatelië  
5655 SILVER CREEK VALLEY ROAD #200,  
SAN JOSE CA 95138

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CLIENT:  
TACO BELL, TRACY

**TACO BELL, TRACY**  
1102 N. INTERNATIONAL PARKWAY  
TRACY, CALIFORNIA 95377

PLANNING SUBMITTAL

DATE	REV#	ISSUE
09-12-2023		PLANNING SUBMITTAL SET
11-01-2023		PERMIT SET
12-21-2023		PLANNING SUBMITTAL REV 01
03-06-2024		PLANNING SUBMITTAL REV 02

DRAWN BY: STAFF  
CHECKED BY: JC  
SHEET TITLE: GENERAL SITE DETAILS

SHEET NUMBER: A8.0







TENTATIVE IMPROVEMENT PLANS

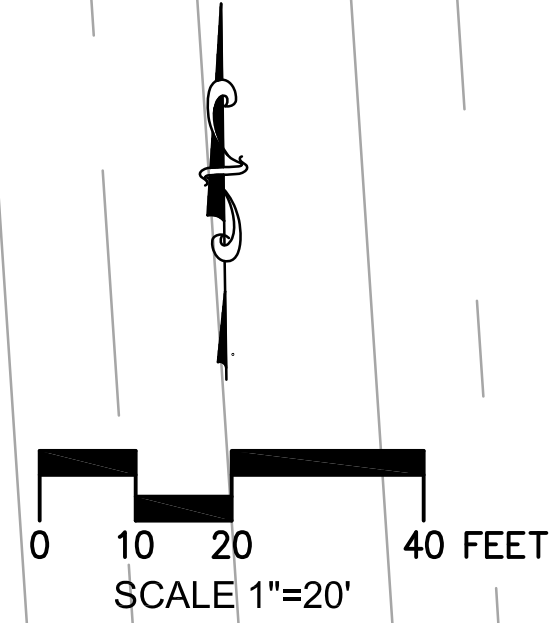
TACO BELL

1102 N. INTERNATIONAL PARKWAY

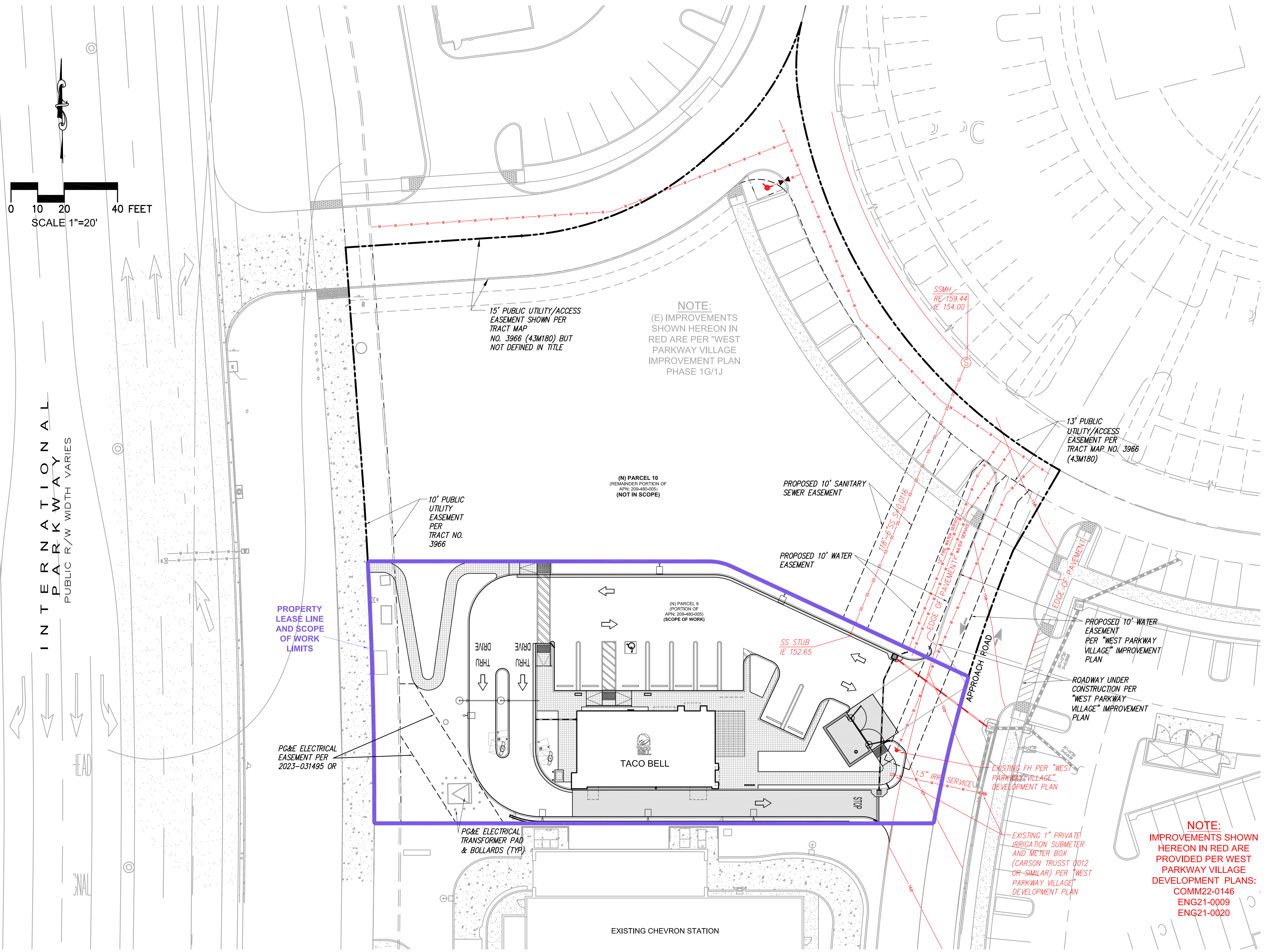
APN 209-480-005 PORTION

TRACY

CALIFORNIA



INTERNATIONAL PARKWAY  
PUBLIC R/W WIDTH VARIES



**NOTE:**  
(E) IMPROVEMENTS SHOWN HEREON IN RED ARE PER "WEST PARKWAY VILLAGE IMPROVEMENT PLAN PHASE 1G/1J"

15' PUBLIC UTILITY/ACCESS EASEMENT SHOWN PER TRACT MAP NO. 3966 (43M180) BUT NOT DEFINED IN TITLE

PROPERTY LEASE LINE AND SCOPE OF WORK LIMITS

PG&E ELECTRICAL EASEMENT PER 2023-031495 OR

PG&E ELECTRICAL TRANSFORMER PAD & BOLLARDS (TYP)

EXISTING CHEVRON STATION

13' PUBLIC UTILITY/ACCESS EASEMENT PER TRACT MAP NO. 3966 (43M180)

PROPOSED 10' SANITARY SEWER EASEMENT

PROPOSED 10' WATER EASEMENT

PROPOSED 10' WATER EASEMENT PER "WEST PARKWAY VILLAGE" IMPROVEMENT PLAN

ROADWAY UNDER CONSTRUCTION PER "WEST PARKWAY VILLAGE" IMPROVEMENT PLAN

EXISTING 1" PRIVATE IRRIGATION SUBMETER AND METER BOX (CARSON TRUSS 0012 OR SIMILAR) PER "WEST PARKWAY VILLAGE" DEVELOPMENT PLAN

**NOTE:**  
IMPROVEMENTS SHOWN HEREON IN RED ARE PROVIDED PER WEST PARKWAY VILLAGE DEVELOPMENT PLANS:  
COMM22-0146  
ENG21-0009  
ENG21-0020

**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
—	—	PROPERTY LINE
—	—	LEASE LINE/SCOPE OF WORK LIMITS
—	—	CENTERLINE
—	—	JOINT POLE
—	—	SANITARY SEWER & MANHOLE
—	—	STORM SEWER & MANHOLE
—	—	DRAIN INLET/CATCH BASIN
—	—	PERFORATED SUBDRAIN & CLEANOUT
—	—	AREA DRAIN
—	—	FIRE HYDRANT
—	—	FORCED MAIN
—	—	COMMUNICATION
—	—	WATER MAIN & GATE VALVE
—	—	SPOT ELEVATION
—	—	OVERHANG UTILITY
—	—	SIGN
—	—	EXISTING TREE
—	—	STANDARD CITY MONUMENT
—	—	WATER SERVICES & METER
—	—	ELECTRIC BOX
—	—	STREET LIGHT
—	—	PG&E BOX

**AREA:**  
19,620± SF (0.45± ACRES) GROSS  
899± SF (0.02± ACRES) ROADWAY EASEMENT

**AVERAGE SLOPE:**  
3%

**EARTH QUANTITIES**  
EARTH QUANTITIES TO BE VERIFIED BY CONTRACTOR  
Approximate FILL 150± CU. YDS.  
CUT 150± CU. YDS.

NO.	DATE	BY	REVISIONS

SCALE	1" = 20'
DATE	04/04/2024
ENGINEER	H. N.
JOB NO.	23073

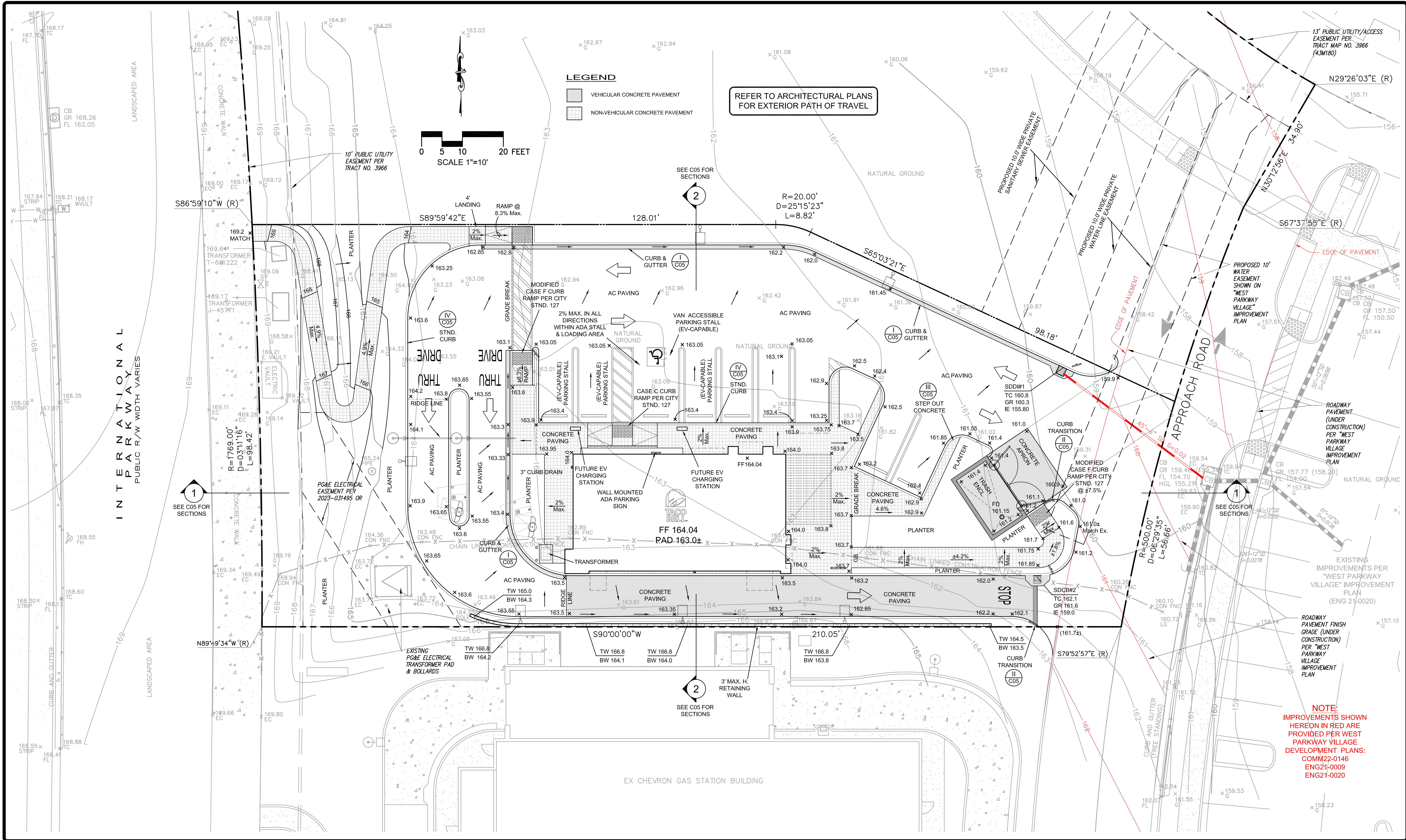
REGISTERED PROFESSIONAL ENGINEER  
TRACY, CALIFORNIA  
No. 29528  
*Met Nashishi*  
ICZAT/S. NASHASHIBI R.C.E. 29528

CONTEXT MAP  
TACO BELL  
1102 N. INTERNATIONAL PARKWAY  
APN 209-480-005  
PORTION OF PARCEL 9, TRACT No. 3966, WEST PARKWAY VILLAGE (43 M 180)  
TRACY CALIFORNIA

HUMANN COMPANY INC.  
ENGINEERING - SURVEYING  
1021 BROWN AVE. LAFAYETTE, CA 94549  
PH (925)283-5000 FAX (925)283-3578

SHEET	C01
OF 5 SHEETS	
JOB NO.	23073





REFER TO ARCHITECTURAL PLANS FOR EXTERIOR PATH OF TRAVEL

**NOTE:**  
IMPROVEMENTS SHOWN HEREON IN RED ARE PROVIDED PER WEST PARKWAY VILLAGE DEVELOPMENT PLANS:  
COMM22-0146  
ENG21-0009  
ENG21-0020

NO.	DATE	BY	REVISIONS

SCALE	1"=10'
DATE	04/04/2024
ENGINEER	H. N.
JOB NO.	23073

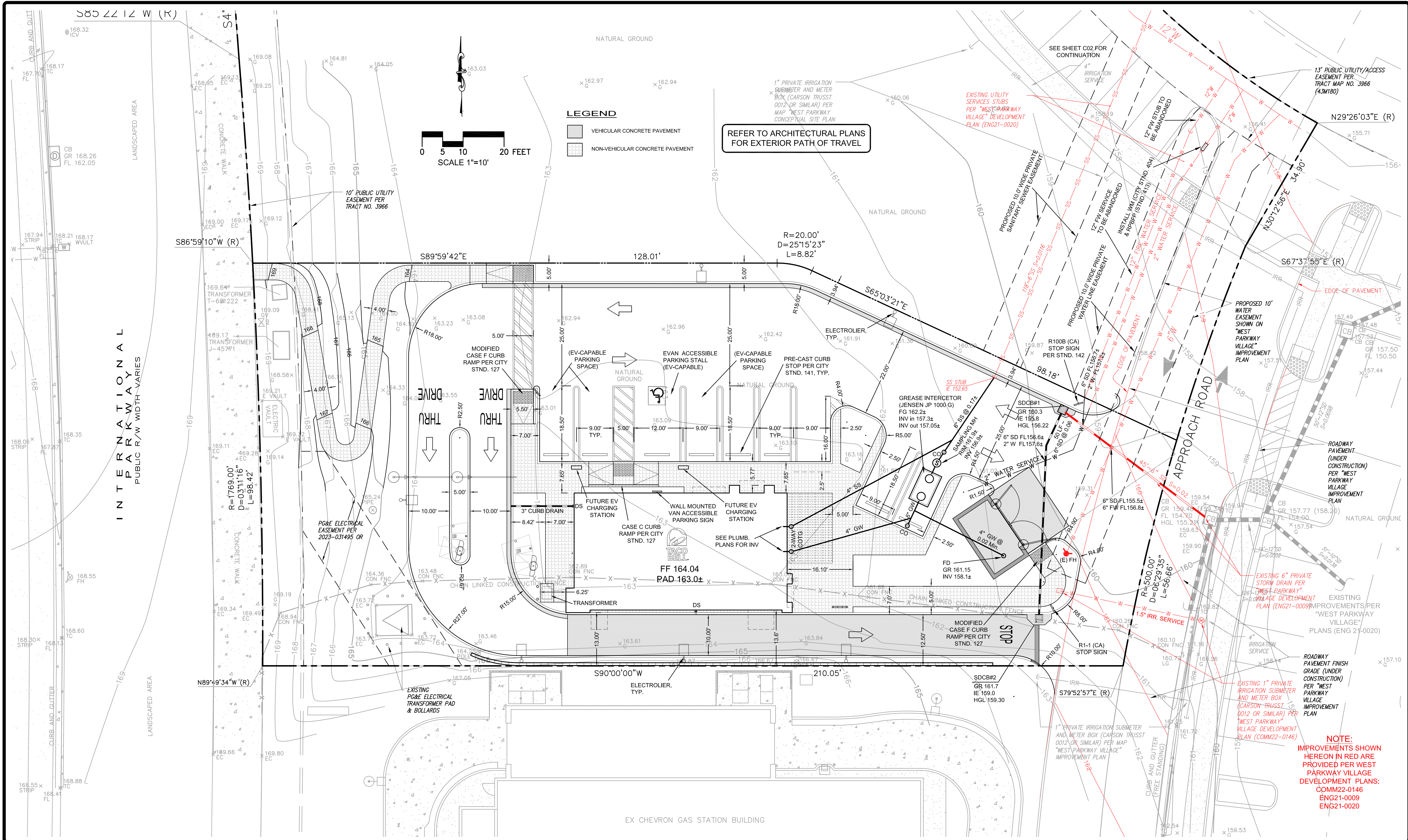
REGISTERED PROFESSIONAL ENGINEER  
STATE OF CALIFORNIA  
No. 29528  
*Mat Washel*  
IZZAT J.S. NASHASHIBI R.C.E. 29528

TENTATIVE GRADING AND DRAINAGE PLAN  
**TACO BELL**  
1102 N. INTERNATIONAL PARKWAY  
APN 209-480-005  
PORTION OF PARCEL 9, TRACT No. 3966, WEST PARKWAY VILLAGE (43 M 180)  
TRACY CALIFORNIA

**HUMANN COMPANY INC.**  
ENGINEERING - SURVEYING  
1021 BROWN AVE. LAFAYETTE, CA 94549  
PH (925)283-5000 FAX (925)283-3578

SHEET	C02
OF 5 SHEETS	
JOB NO.	23073





NO.	DATE	BY	REVISIONS

SCALE	1"=10'
DATE	04/04/2024
ENGINEER	H. N.
JOB NO.	23073

*H. N.*
  
 IZZAT/S. NASHASHIBI R.C.E. 29528

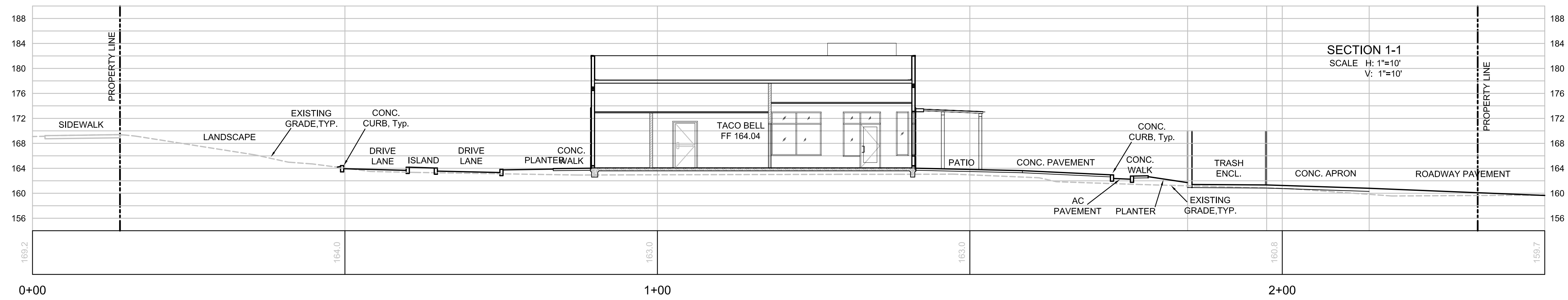
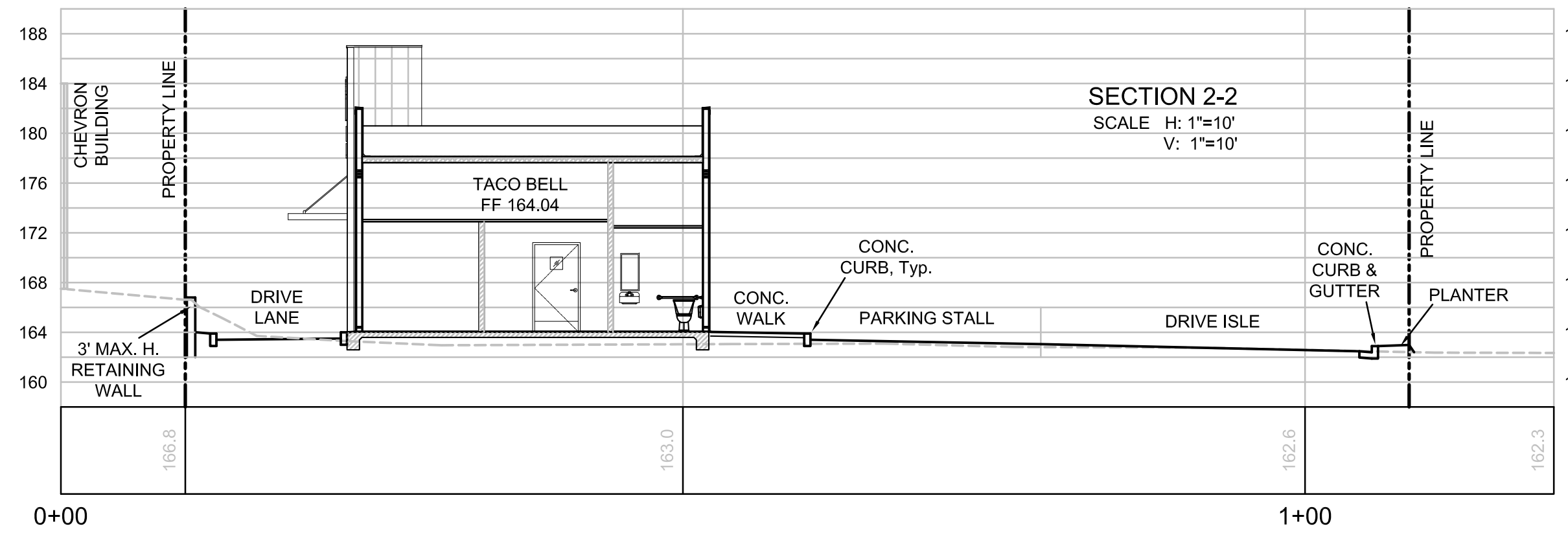
**TENTATIVE SITE & UTILITY PLAN**  
**TACO BELL**  
 1102 N. INTERNATIONAL PARKWAY  
 APN 209-480-005  
 PORTION OF PARCEL 9, TRACT No. 3966, WEST PARKWAY VILLAGE (43 M 180)

**TRACY CALIFORNIA**

**HUMANN COMPANY INC.**  
 ENGINEERING - SURVEYING  
 1021 BROWN AVE. LAFAYETTE, CA 94549  
 PH (925)283-5000 FAX (925)283-3578


SHEET	C03
OF 5 SHEETS	
JOB NO.	23073



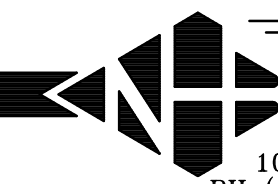


NO.	DATE	BY	REVISIONS

SCALE	AS NOTED
DATE	04/04/2024
ENGINEER	H. N.
JOB NO.	23073

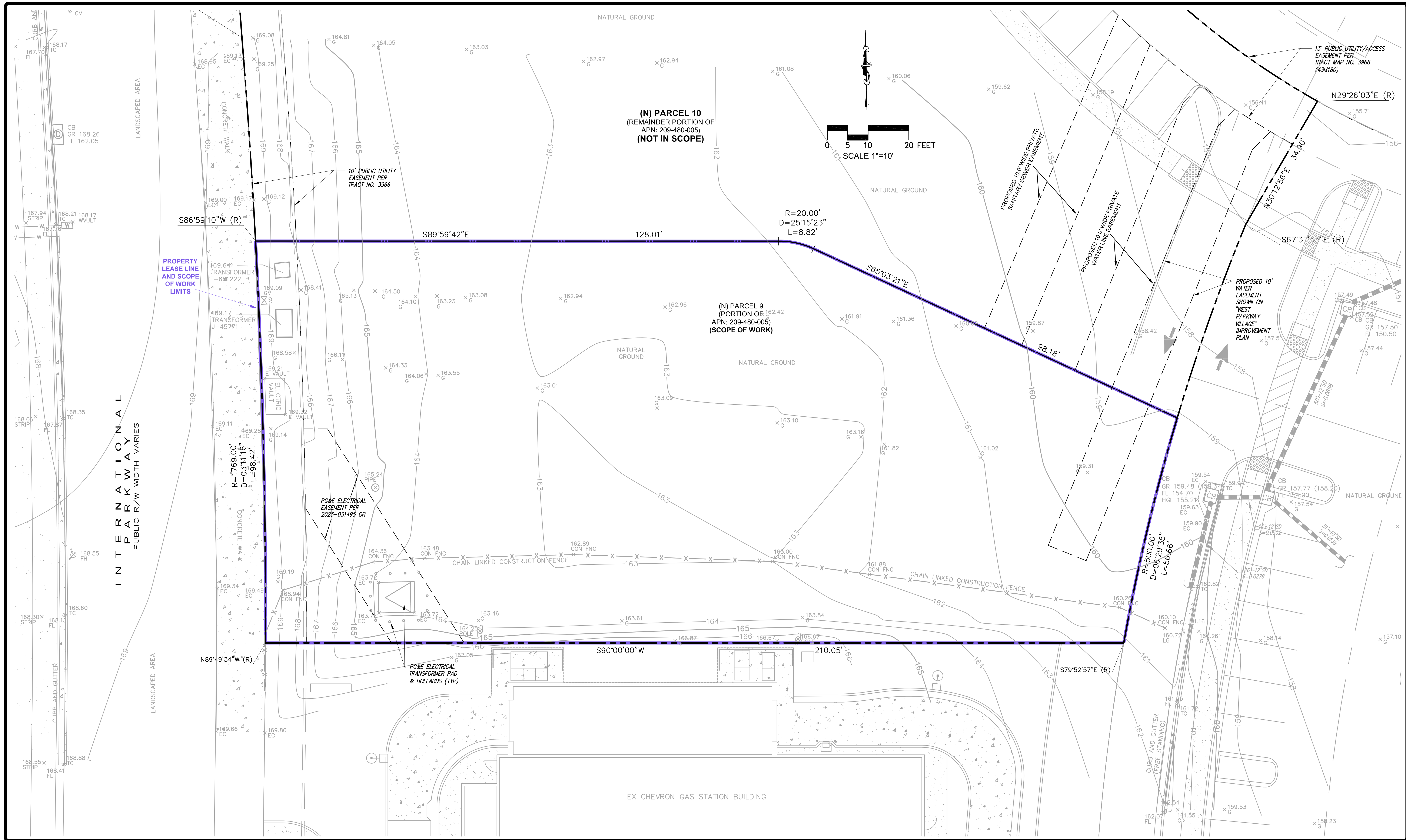

  
 IZZAT J. NASHASHIBI R.C.E. 29528

**TENTATIVE SITE SECTIONS**  
**TACO BELL**  
 1102 N. INTERNATIONAL PARKWAY  
 APN 209-480-005  
 PORTION OF PARCEL 9, TRACT No. 3966, WEST PARKWAY VILLAGE (43 M 180)  
 TRACY CALIFORNIA


**HUMANN COMPANY INC.**  
 ENGINEERING - SURVEYING  
 1021 BROWN AVE. LAFAYETTE, CA 94549  
 PH (925)283-5000 FAX (925)283-3578

SHEET	C04
OF 5 SHEETS	
JOB NO.	23073



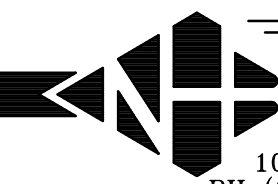


NO.	DATE	BY	REVISIONS

SCALE	1"=10'
DATE	04/04/2024
ENGINEER	H. N.
JOB NO.	23073


  
 Izzat S. Nashashibi  
 REGISTERED PROFESSIONAL ENGINEER  
 CIVIL  
 STATE OF CALIFORNIA  
 No. 29528

**BOUNDARY AND TOPOGRAPHIC SURVEY**  
**TACO BELL**  
 1102 N. INTERNATIONAL PARKWAY  
 APN 209-480-005  
 PORTION OF PARCEL 9, TRACT No. 3966, WEST PARKWAY VILLAGE (43 M 180)  
 CALIFORNIA


**HUMANN COMPANY INC.**  
 ENGINEERING - SURVEYING  
 1021 BROWN AVE. LAFAYETTE, CA 94549  
 PH (925)283-5000 FAX (925)283-3578

SHEET	C05
OF 5 SHEETS	
JOB NO.	23073



CITY OF TRACY

DETERMINATION OF  
THE COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

Application Number D23-0016

A determination of the Community and Economic Development Director to consider approving a Development Review Permit, Application Number D23-0016, (hereinafter "Project"), to (1) Construct a new Taco Bell restaurant on a 0.45-acre vacant site consisting of a new 1,692 square-foot building and other related on-site improvements located at 1102 N. International Parkway, Accessors Parcel Number 209-480-05; and (2) Determining that this project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15168 and Section 15162. The applicant is the Commercial Permit Group, and the Property Owner is R&B Delta II, LLC.

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

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

The Project consists of the construction of new quick-serve restaurant on a 0.45-acre vacant site within the CRSP, consisting of a new 1,692 square-foot building, 9 parking spaces including, new landscaping, and other related on-site improvements. In accordance with CEQA Guidelines Section 15168, and CEQA Guidelines Section 15162, no further environmental assessment is required, as the Project is within the parameters of the CRSP Program EIR, no substantial changes have been determined, in the light of the whole project, that will create new significant environmental effects that cannot be mitigated under CRSP Program EIR, and no major revisions and/or no new EIR will need to be made, therefore no further environmental assessment is required.

THE DEVELOPMENT SERVICES DIRECTOR, AFTER CONSIDERING ALL OF THE EVIDENCE PRESENTED, HEREBY (1) DETERMINES THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15168, WHICH PERTAINS TO INDIVIDUAL ACTIVITIES BEING CARRIED OUT UNDER AN APPROVED PROGRAM EIR, AND PURSUANT TO CEQA GUIDELINES SECTION 15162, WHICH PERTAINS NO SUBSEQUENT EIR SHALL BE PREPARED FOR A PROJECT THAT HAS A CERTIFIED EIR, UNLESS SUBSTANTIAL EVIDENCE THAT THERE ARE NEW SIGNIFICANT ENVIRONMENTAL EFFECTS HAS BEEN DETERMINED. THE APPLICANT IS THE COMMERCIAL PERMIT GROUP, AND THE PROPERTY OWNER IS R&B DELTA II, LLC; AND (2) APPROVES DEVELOPMENT REVIEW PERMIT APPLICATION NUMBER D23-0016, AS DESCRIBED IN THE PLANS RECEIVED BY THE COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT ON APRIL 8, 2024, TO CONSTRUCT A NEW QUICK-SERVE RESTAURANT ON A 0.45-ACRE VACANT SITE AND RELATED SITE IMPROVEMENTS LOCATED AT 1102 N. INTERNATIONAL PARKWAY, ACCESSORS PARCEL NUMBER 209-480-05, SUBJECT TO THE CONDITIONS OF APPROVAL CONTAINED IN EXHIBIT 1 AND BASED ON THE FOLLOWING FINDINGS:



1. The proposal increases the quality of the project site and enhances the property in a manner that improves the property, the surrounding area, and the citizens of Tracy, because the establishment, maintenance, and operation of the new quick-serve restaurant and related site improvements are compatible with the land use, design, and operational characteristics of the neighboring properties within the Cordes Ranch Specific Plan. The restaurant will be part of the larger development project called West Parkway Village within the Cordes Ranch Specific Plan (CRSP). The restaurant is complimentary to the existing gas station located on the site to the south, as well as a multi-tenant retail project located directly to the East of the site, which is approved but not yet under construction.

2. The proposal conforms to Chapter 10.08, Zoning Regulations, of the Tracy Municipal Code, the Cordes Ranch Specific Plan, the City of Tracy General Plan, applicable Infrastructure Master Plans, and other City regulations as eating and drinking establishments, such as restaurants, are a permitted use under the General Commercial land use designation of the CRSP and the General Plan Designation of Commercial, and the project will comply with all City requirements. The project has incorporated several architectural features including an outdoor covered patio dining area for customers, as well as architectural elements consisting of a 23-foot tower parapet located on the southwest corner of the structure, building attached trellis, and a metal parapet wall to screen all roof-mounted equipment from the public right-of-way (along International Parkway) making it consistent with the CRSP and the City's Design, Goals and Standards.

---

Forrest Ebbs  
Community and Economic Development Director

---

Date of Action



**City of Tracy  
Conditions of Approval**

Taco Bell  
Development Review Permit, Application Number D23-0016  
May 21, 2024

**A. General Provisions and Definitions.**

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

The Project: A Development Review Permit to construct a new quick-serve restaurant on a 0.45-acre vacant site consisting of a new 1,692 square-foot building, 9 parking spaces, new landscaping and other site improvements located at 1102 International Parkway, Accessors Parcel Number (APN) 209-480-05, Application Number D23-0016.

The Property: The Taco Bell project is located on an approximately 0.45-acre site, located at 1102 International Parkway (APN: 209-480-05).

A.2. Definitions.

- a. "Applicant" means any person, or other legal entity, defined as a "Developer."
- b. "City Engineer" means the City Engineer of the City of Tracy, or any other duly licensed Engineer designated by the City Manager, or the Community and Economic Development Director, or the City Engineer to perform the duties set forth herein.
- c. "City Regulations" means all written laws, rules, and policies established by the City, including those set forth in the City of Tracy General Plan, the Tracy Municipal Code, ordinances, resolutions, policies, procedures, the Cordes Ranch Specific Plan, and the City's Design Documents (including the Standard Plans, Standard Specifications, and relevant Public Facility Master Plans).
- d. "Community and Economic Development Director" means the Community and Economic Development Director of the City of Tracy Community and Economic Development Department, or any other person designated by the City Manager or the Community and Economic Development Director to perform the duties set forth herein.
- e. "Conditions of Approval" shall mean the conditions of approval applicable to the Project located at the Property, Application Number D23-0016. The Conditions of Approval shall specifically include all conditions set forth herein.
- f. "Developer" means any person, or other legal entity, who applies to the City to divide or cause to be divided real property within the Project boundaries, or



who applies to the City to develop or improve any portion of the real property within the Project boundaries. The term "Developer" shall include all successors in interest.

- A.3. Compliance with submitted plans. Except as otherwise modified herein, the project shall be constructed in substantial compliance with the project plans received by the Community and Economic Development Department on April 8, 2024, to the satisfaction of the Community and Economic Development Director.
- A.4. Payment of applicable fees. The applicant shall pay all applicable fees for the project, including, but not limited to, development impact fees, building permit fees, plan check fees, grading permit fees, encroachment permit fees, inspection fees, school fees, or any other City or other agency fees or deposits that may be applicable to the project.
- A.5. Compliance with laws. The Developer shall comply with all laws (federal, state, and local) related to the development of real property within the Project, including, but not limited to:
- the Planning and Zoning Law (Government Code sections 65000, et seq.),
  - the California Environmental Quality Act (Public Resources Code sections 21000, et seq., "CEQA"),
  - the Guidelines for California Environmental Quality Act (California Administrative Code, title 14, sections 1500, et seq., "CEQA Guidelines"),
  - California Building Code, and
  - California Fire Code
- A.6. Compliance with City regulations. Unless specifically modified by these Conditions of Approval, the Developer shall comply with all City regulations, including, but not limited to, the Tracy Municipal Code (TMC), Standard Plans, the Cordes Ranch Specific Plan, and the City's Design Goals and Standards.
- A.7. Protest of fees, dedications, reservations, or other exactions. Pursuant to Government Code section 66020, including section 66020(d)(1), the City HEREBY NOTIFIES the Developer that the 90-day approval period (in which the Developer may protest the imposition of any fees, dedications, reservations, or other exactions imposed on this Project by these Conditions of Approval) has begun on the date of the conditional approval of this Project. If the Developer fails to file a protest within this 90-day period, complying with all of the requirements of Government Code section 66020, the Developer will be legally barred from later challenging any such fees, dedications, reservations or other exactions.

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

- B.1. Parking Area. Before the approval of a building permit, the applicant shall submit the following to the satisfaction of the Community and Economic Development Director:



- B.1.1 Site plans and construction details that demonstrate 12-inch-wide concrete curbs along the perimeter of landscape planters where such planters are parallel and adjacent to vehicular parking spaces to provide access to vehicles without stepping into the landscape planters.
  - B.1.2 Detailed plans that demonstrate the parking stalls are striped in accordance with Standard Plan 141.
  - B.1.3 Detailed plans that demonstrate any sidewalk, landscape planters, or bio-retention areas perpendicular to parking stalls shall extend up to 24 inches into the parking stall, including a six-inch concrete curb, in place of wheel stops where feasible. No credit towards parking lot landscape requirements shall be given for the resulting additional landscaping.
  - B.1.4 Bicycle parking spaces shall be provided in accordance with Tracy Municipal Code Section 10.08.3510.
  - B.1.5 Detailed plans that demonstrate a minimum of one foot candle power illumination throughout the parking area as defined in Tracy Municipal Code Section 10.08.3450.
  - B.1.6 Parking area lighting shall be designed and installed so that it is directed downward onto the parking surface and away from the public right-of-way and adjacent properties.
- B.2. Landscaping & Irrigation. Before the approval of a building permit, the applicant shall provide detailed landscape and irrigation plans consistent with the following to the satisfaction of the Community and Economic Development Director:
- B.2.1 Said plans shall demonstrate compliance with the Cordes Ranch Specific Plan, the City of Tracy Design Goals & Standards, and the Tracy Municipal Code Section 10.08.3560 for parking area landscaping. Said plans shall clearly delineate the property line and shall include a planting legend indicating, at minimum, the quantity, planting size, and height and width at maturity.
  - B.2.2 Each planter shall contain a combination of trees, shrubs, and live groundcover. Trees shall be a minimum of 24" box size, shrubs shall be a minimum size of 5 gallon, and groundcover shall be a minimum size of 1 gallon at planting. Landscaping shall be continuously maintained to prevent incidence of wildfire.
  - B.2.3 Where trees are planted ten feet or less from a sidewalk or curb, root barriers dimensioned 8 feet long by 24 inches deep shall be provided adjacent to such sidewalk and curb, centered on the tree.
  - B.2.4 Landscape & Irrigation Maintenance. Prior to the issuance of a building permit for each phase, the Developer shall execute a two-year landscape



and irrigation maintenance agreement and submit financial security, such as a performance bond, to ensure the success of all on-site landscaping for the term of the agreement. The security amount shall be equal to \$2.50 per square foot of the landscaped area or equal to the actual labor and material installation cost of all on-site landscaping and irrigation for that phase.

- B.3. Screening Utilities and Equipment. Before the approval of a building permit, the applicant shall submit detailed plans that demonstrate the following:
- B.3.1 All PG&E transformers, phone company boxes, Fire Department connections, backflow preventers, irrigation controllers, and other on-site utilities, shall be vaulted or substantially screened from view behind structures or landscaping, to the satisfaction of the Community and Economic Development Director.
  - B.3.2 All vents, gutters, downspouts, flashing, and electrical conduits shall be internal to the structures and bollards and other wall-mounted or building-attached utilities shall be painted to match the color of the adjacent surfaces or otherwise designed in harmony with the building exterior to the satisfaction of the Community and Economic Development Director.
  - B.3.3 No roof mounted equipment, including, but not limited to, HVAC units, vents, fans, antennas, sky lights and dishes, whether proposed as part of this application, potential future equipment, or any portion thereof, shall be visible from any public right-of-way to the satisfaction of the Community and Economic Development Director. Plans to demonstrate such compliance shall be submitted to the City prior to the issuance of a building permit.
- B.4. Signs. No business identification signs are approved with this development review permit. All business identification signs shall obtain a sign permit in accordance with the Cordes Ranch Specific Plan and the Tracy Municipal Code.
- B.5. All bollards on-site shall be painted to match the existing building, unless stated otherwise by federal or state regulations.
- B.6. The Developer shall comply with all applicable requirements of the San Joaquin County (SJC) Environmental Health Department (EHD) to the satisfaction of the SJC EHD.
- B.7. The Developer shall comply with all applicable requirements of the Airport Land Use Commission (ACLU), to the satisfaction of the San Joaquin Council of Governments (SJCOG), acting as the ACLU.
- B.8. The Developer shall comply with all applicable requirements Pacific Gas and Electric (PG&E) Company, to the satisfaction of PG&E.



## **C. Public Works Department, Engineering Division Conditions**

### **C.1. Technical Analysis incorporated into these Conditions**

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

- a) "Cordes Ranch Specific Plan" prepared by David Babcock & Associates, dated September 3, 2013 ("Specific Plan").
- b) "Cordes Ranch Specific Plan Final Environmental Impact Report", prepared by The Planning Center | DC&E, dated September 3, 2013 ("FEIR"), adopted by City Council on September 3, 2013 (Resolution No. 2013-143).
- c) "Mitigation Measures and Monitoring Program for the Cordes Ranch Specific Plan", adopted by the City Council September 3, 2013 (Resolution No. 2013-143).
- d) "Cordes Ranch Specific Plan – Storm Drainage Technical Report" prepared by Storm Water Consulting, Inc. and Stantec, Inc., dated December 2012, and any subsequent amendments or updates.
- e) "Cordes Ranch Specific Plan Tier 2 Infrastructure Evaluation of Potable and Recycled Water Systems" prepared by West Yost Associates, Inc. dated July 7, 2014, and any amendments or updates.
- f) "Wastewater Master Plan Tier 2 – Cordes Ranch Specific Plan Application Review" prepared by CH2MHill, Inc. dated January 2013, and any subsequent amendments or updates.
- g) "Traffic Study for Implementation of Cordes Ranch Scheme 100" Technical Memorandum prepared by Kimley Horn, dated January 12, 2016, and subsequent amendments, dated September 28, 2018 or updates.
- h) "West Parkway Village Traffic Study" Technical Memorandum prepared by Kimley Horn, dated August 30, 2019, and subsequent amendments or updates. ("Traffic Analysis").
- i) "Hydraulic Evaluation of West Parkway Village prepared by West Yost Associates, Inc., dated October 23, 2019 as approved by the City Engineer ("*Water System Analysis*"), and any subsequent amendments or updates.

### **C.2. Grading Permit**

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

- C.2.1 All grading work (on-site and off-site) shall require a grading plan and a grading permit. The Developer will complete all requirements set forth in this section.



- C.2.2 Prior to grading permit release, Developer shall prepare grading and drainage plans for all required earthmoving and drainage to serve the Project (on-site and off-site) including grading details, grading quantities, and retaining walls (Grading Plans). Said Grading Plans shall be prepared in accordance with the City's Subdivision Ordinance (Tracy Municipal Code (TMC) Chapter 12.36), City Design Documents as defined in Title 12 of the TMC, and these Conditions of Approval.
- C.2.3 Prior to grading permit release, Developer shall prepare Grading Plans that are stamped and prepared under the supervision of a California registered Civil Engineer (CA-CE). Grading Plans shall be prepared on a 24-inch x 36-inch size 20-pound bond white paper and shall use the City's Title Block.
- C.2.4 Prior to grading permit release, Developer shall prepare Grading Plans in substantial conformance all site building, parking, utility, grading, and other site improvements identified on submitted site improvements drawing package for D23-0016 (Taco Bell) 1102 International Parkway, Tracy CA 95377 submitted April 8, 2024.
- C.2.5 Prior to grading permit release, Developer shall provide a PDF copy of the Project's Geotechnical Report prepared and stamped by the Project's California registered Geotechnical Engineer (CA-GE). The technical report must include relevant information related to soil types and characteristics, soil bearing capacity, compaction recommendations, slope recommendations, retaining wall recommendations, paving recommendations, and elevation of the highest observed groundwater level. All Grading Plans and grading work shall be performed and completed in accordance with the recommendation(s) of the Project's CA-GE.
- C.2.6 Prior to grading permit release, Developer shall depict in the Grading Plans to use reinforced or engineered masonry blocks for retaining soil when the grade differential exceeds twelve (12) vertical inches. Developer will include construction details of these minor retaining walls with the Grading Plans. Developer may use slopes among the lots to address the grade differential but said slope shall not exceed a slope gradient of three (3) horizontal feet to one (1) vertical foot unless approved by a CA-GE. Slope easements may be required and will be subject to approval by the City Engineer and if adjacent and affected property(s) owner(s) grants said easements.
- C.2.7 Slopes are an acceptable option as a substitute to engineered retaining walls, where cuts or fills do not match existing ground or final grade with the adjacent property or public right of way, up to a maximum grade differential of two (2) vertical feet, subject to approval by the City Engineer.
- C.2.8 Prior to grading permit release, Developer shall depict proposed retaining walls and masonry walls on the Grading Plans. The Developer is required to include construction details, and structural calculations for retaining walls and masonry



walls to Building Safety. Retaining wall and masonry wall design parameters will be included in the geotechnical report.

- C.2.9 Prior to grading permit release, Developer shall provide a copy of the approved building permit from Building Safety for any retaining wall depicted on the Grading Plans.
- C.2.10 Prior to grading permit release, Developer shall obtain all applicable signatures by Project's CA-GE, City departments, and outside agencies (where applicable) on the Grading Plans including signatures by the Fire Marshal prior to submitting the Grading Plans to Engineering for City Engineer's signature.
- C.2.11 Prior to grading permit release, Developer shall depict on the Grading Plans erosion control measures and shall be implemented in accordance with the Grading Plans. All grading work not completed before October 15 may be subject to additional requirements as applicable. Grading Plans shall specify all proposed erosion control methods and construction details to be employed and specify materials to be used during and after the construction and shall be included in the grading permit.
- C.2.12 Prior to grading permit release, Developer shall pay Grading Permit fees which include grading, plan checking, and inspection fees, and other applicable fees per the fee schedule.
- C.2.13 Prior to grading permit release, Developer shall obtain written approval (i.e., recorded easements for slopes, drainage, utilities, access, parking, etc.) of all other public agencies and/or private entities with jurisdiction over the required public and/or private facilities and/or property. A copy of the recorded easement document(s) shall be provided to the City upon request.
- C.2.14 Prior to grading permit release, Developer shall obtain a demolition permit to remove all existing structures, utilities or other improvements located within the project's limits. The developer shall conduct an asbestos survey of the existing buildings in accordance with City requirements and identify all hazardous materials that must be removed prior to demolition and removal of the existing buildings. The contractor shall then remove all asbestos and all hazardous materials in accordance with state and city requirements prior to new construction to the satisfaction of the City Engineer. Demolition of the existing site utilities disturb, water, sewer, drainage, electrical, phone or internet service to the existing houses of this facility the developer shall install temporary services until permanent services to these existing houses can be restored. If demolition of parking, sidewalks and access to existing residential buildings takes place, the developer shall provide adequate notice to the existing residents of the demolition of the site. Prior to any demolition of the site, the contractor shall a temporary fence of the entire construction of area of new project. At all times, the developer shall maintain safe and clean working conditions for the general public and those residents that will be living in close proximity to the construction of the project. At all times, the developer shall



provide adequate warning devices, barricades, metal plating of open trenches and other safety measures installed during construction.

- C.2.15 Prior to grading permit release, Developer shall have obtained the necessary permits to abandon or remove all existing on-site water well(s), septic system(s), leech field(s), and title drain(s), if any, in accordance with City and San Joaquin County requirements. The developer shall be responsible for all costs associated with the abandonment or removal of the aforementioned items including the cost of permit(s) and inspection. A copy of the permits shall be provided to the City upon request.
- C.2.16 Prior to grading permit release, Developer shall provide a copy of the approved Incidental Take Minimization Measures (ITMM) habitat survey [San Joaquin County Multi-Species Habitat Conservation & Open Space Plan (SJMSCP)] from San Joaquin Council of Governments (SJCOG) prior to grading permit.
- C.2.17 Prior to grading permit release, Developer shall provide a copy of the approved Air Impact Assessment (AIA) with an Indirect Source Review (ISR) and Dust Control from San Joaquin Valley Air Pollution Control District (SJVAPCD) prior to grading permit.
- C.2.18 Prior to grading permit release, Developer shall provide to the City's its written plan to address archeological, historical, or other paleontological findings. If at any point during grading that 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 1) inform the City Engineer; 2) shall address the findings as required per the General Plan Cultural Resource Policy and General Plan EIR; and 3) subsequent Cultural Resource Policy or mitigation in any applicable environmental document.
- C.2.19 Seven calendar days after the release of the grading permit, Developer shall request a pre-construction (grading) meeting with the City's Construction Management team. At this meeting, Developer shall provide three (3) paper copies of the Grading Plans. Developer shall provide additional copies as requested.
- C.2.20 The Developer shall provide a Stormwater Quality Control Plan (SWQCP) detailing the methods in which the development will address compliance with the applicable City's Multi-Agency Post-Construction Stormwater Standards Manual (Manual). Prior to the issuance of the grading permit for the project, the SWQCP shall be approved by the City Engineer.

Grading Permit Special Condition(s)

- C.2.21 Prior to the issuance of Grading Permit, all the required downstream utilities located in Daylight Road and east side of the Project shall be designed and constructed. The Project's permanent storm drainage connection(s) shall be



designed and constructed to meet City Standards and the recommendations in the Storm Drainage Technical Report.

C.3.0 Construction Permit [Encroachment Permit and Improvement Agreement(s)]

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

- C.3.1 All construction activity involving public improvements (on-site and off-site) may require one (1) or a combination of the following: approved plans; an encroachment permit; and/or a fully executed improvement agreement (Off-site Improvement Agreement - OIA or Subdivision Improvement Agreement - SIA). Any construction activity involving public improvements without the required items is prohibited. The Developer will complete all requirements set forth in this section.
- C.3.2 Prior to construction permit release, Developer shall prepare public infrastructure improvement plans for all required improvements required to serve the Project (on-site and off-site) including construction details, paving sections, joint-trench, traffic signals, etc. (Improvement Plans).
- C.3.3 Prior to construction permit release, Developer shall prepare Improvement Plans that are stamped and prepared under the supervision of a California registered Civil Engineer (CA-CE). Other disciplines' work shall also be stamped and prepared under the supervision for each disciplines' registered design professional.
- C.3.4 Prior to construction permit release, Developer shall prepare Improvement Plans on a 24-inch x 36-inch size 20-pound bond white paper and shall use the City's Title Block. Said Improvement Plans and the improvements and details depicted on said Improvement Plans shall be prepared in accordance with the City's Subdivision Ordinance (Tracy Municipal Code (TMC) Chapter 12.36), City Design Documents as defined in Title 12 of the TMC, City's Facilities Master Plan for storm drainage, roadways, wastewater, and water as adopted, amended, and updated by the City, or as otherwise specifically approved by the City, and all requirements described in the documents described hereon, and these Conditions of Approval.
- C.3.5 Prior to construction permit release, Developer shall prepare Improvement Plans in substantial conformance all site building, parking, utility, grading, and other on-site and off-site improvements identified on submitted site improvements drawing package for D23-0016 (Taco Bell) 1102 International Parkway, Tracy CA 95377 submitted April 8, 2024.
- C.3.6 Prior to construction permit release, Developer shall provide a PDF copy of the Project's Geotechnical/Soils Report prepared and stamped by the Project's CA-GE. The technical report must include relevant information related to street



pavement thickness (asphalt concrete and aggregate base), compaction recommendation, building pad compaction recommendation, soil bearing capacity, retaining wall footing design parameters, slope recommendations, percolation rates, ground water depth, and other pertinent information for grading the site and building the building foundations.

- C.3.7 Prior to construction permit release, Developer shall prepare Improvement Plans to specifically include, but not be limited to all existing and proposed utilities such as domestic water line, irrigation service, water fire service, domestic water services, storm drain, sanitary sewer, all existing surface improvements such as PCC, curb, gutter, sidewalk, ADA ramps, fire hydrants, streetlights, landscaping, irrigation, irrigation controllers, striping, etc. including the size and location of all pipes.
- C.3.8 Prior to construction permit release, Developer shall prepare Improvement Plans to specifically include, but not be limited to dimensions of existing and proposed utilities and surface improvements.
- C.3.9 Prior to construction permit release, Developer shall identify and depict on the Improvement Plans any frontage improvements of pavement, curb and gutter, sidewalk, ADA ramps, fire hydrants, streetlights, landscaping, and irrigation in need of repair (cracked, settled, and/or damaged) along the Project's frontage. Developer shall than note on the Improvement that said improvement in need of repair shall be repaired accordance with City requirements and to the Satisfaction of the City Engineer. Any repair, removal, and replacement shall be in a similar manner to the current improvement, i.e., similar width, color, finish, meander, etc.
- C.3.10 Prior to construction permit release, Developer shall provide all supporting engineering calculations, materials information or technical specifications, cost estimate, and technical reports shall be submitted at the time of grading, site improvement and building permit reviews. All improvement plans shall contain a note stating that the Developer will be responsible for preserving and protecting all existing survey monuments and other survey markers such as benchmarks prior to building permit.
- C.3.11 Public Right-of-Way Landscaping and Irrigation – Prior to construction permit release, Developer shall prepare landscape and irrigation plans that depict the following:

The Developer shall landscape and irrigate the existing area along the project frontage, from the back of curb to the new building. Landscape and irrigation plans shall be in substantial conformance with the approved LC1 and LC2 preliminary plans submitted with the approved site development review permit for this Project. All landscape drawings shall be prepared on a 24-inch x 36-inch size 20-pound bond white paper that incorporates all requirements described in these Conditions of Approval, and the City's Design Documents as defined in Title 12 of the Tracy Municipal Code. Developer shall use the latest title block.



Said landscape and irrigation plan shall be prepared by a California licensed landscape architect. The Developer shall also reinstall all existing street trees in the landscaped area between the sidewalk and curb line along West 8<sup>th</sup> Street along the project frontage. The Developer shall also install additional street trees, shrubs, ground cover, and other landscaping and other corresponding irrigation systems as required. The landscaping and irrigation shall conform to MWELO standards. If recommended, Developer shall use structural soil if the street trees' well is narrower than five (5) feet wide. The Developer shall construct new proposed monument signs and their appurtenances, and any other existing items such as mailboxes, etc. out of this clear site visibility zones of all driveway entrances to the site.

#### C.3.12 Storm Water

Prior to construction permit release, Developer shall depict on the Improvement Plans the proposed storm drain for the Project's storm drain connection. The Project's storm water drain connection to the City's storm water system shall be in accordance with City requirements and to the satisfaction of the City Engineer.

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

C.3.13 As required by Item No. 16, Section V on page 103 of the 2020 Design Standards, storm drain run-off will not cross lot lines. Generally, 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 new building's finish floor elevation and shall be designed and improved to the satisfaction of the City Engineer.

C.3.14 Per the 2012 Storm Drainage Master Plan, this parcel is master planned to drain into an underground pipe. The on-site storm drains should be sized for the ten (10) year discharge, using the one hundred (100) year water surface elevation for the point of discharge as the starting water surface elevation (tailwater elevation) for capacity or HGL analyses. This drainage scheme requires constructing a storm drain system on private property.

Prior to construction permit release, if applicable, Developer shall depict on the Improvement Plans bioretention basins with bio-treatment soils to the satisfaction of the City C-3 requirements and to the satisfaction of the City Engineer. On-site



runoff from the site landscaping, pavement and roofs will discharge directly into these bioretention basins which will then filter the water that will drain into the city storm drain system.

#### C.3.15 Sanitary Sewer

Prior to construction permit release, Developer shall depict on the Improvement Plans the Project's permanent sanitary sewer line laterals from the proposed building to the Project's sewer connection in accordance with the City's Design Documents and to the satisfaction of the City Engineer.

#### C.3.16 Water Distribution

Prior to construction permit release, Developer shall depict on the Improvement Plans the Project's permanent potable domestic, irrigation, and fire water services. Fire sprinkler and irrigation water services to every building in the project that complies with the City Design Documents. Water line sizing, layout and looping requirements for this Project shall comply with City requirements. 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 the 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 requirements. The City Engineer shall approve the location of the meters.

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

- C.3.17 Prior to construction permit release, Developer shall prepare Joint Trench Plans and Composite Utility Plans, prepared on a 24-inch x 36-inch size 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 ten (10) feet wide P.U.E. 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 ten (10) 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.3.18 Prior to construction permit release, Developer shall provide signed and stamped Engineer's Estimate that summarizes the cost of constructing all the public improvements shown on the Improvement Plans.
- C.3.19 Prior to construction permit release, Developer shall provide Payment of fees required by the City requirements including but not limited to plan checking, grading, construction inspection, agreement processing, encroachment permits, and other fees. The engineering review fees will be calculated based on the fee rate adopted and updated by the City Council.
- C.3.20 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. The Developer shall coordinate with the owners and cooperate to minimize impacts on existing businesses. All costs of measures needed to provide safe and functional access shall be borne by the Developer.

C.3.21 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-resistant, and shall be ramped on all sides. Ramps will be a minimum two-foot wide and will run the entire length of each side.

C.3.22 If at any point during utility installation or construction 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 1) inform the City Engineer; 2) shall address the findings as required per the General Plan Cultural Resource Policy and General Plan EIR; and 3) subsequent Cultural Resource Policy or mitigation in any applicable environmental document.

C.3.23 Off-site Public Improvements - Prior to the Developer commencing construction of off-site public improvements, if applicable, Developer shall possess a fully executed Off-site Improvement Agreement (OIA). Developer shall also complete all of the following requirements to the satisfaction of the City Engineer:

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

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

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

#### Construction Permit Special Condition(s)

C.3.24 Prior to construction permit release, Developer shall obtain all applicable signatures by City departments and outside agencies (where applicable) on the Improvement Plans including the Fire Marshal prior to submitting said plans to Engineering for City Engineer's signature.



C.4. Building Permit

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

- C.4.1 Developer has satisfied all the requirements set forth in Condition C.1 through C.2, above.
- C.4.2 Prior to building permit release, Developer shall pay the development impact fees to the satisfaction of the City Engineer.
- C.4.3 Payment of the applicable City Wide Roadway and Traffic, Water, Recycled Water, Wastewater, Storm Drainage, Public Safety, Public Facilities, and Park Development Impact Fees (adopted by Resolution 2017-098) as these relate to the Project, and as otherwise required by the Cordes Ranch Development Agreement and these Conditions of Approval.
- C.4.4 Payment of the San Joaquin County Facilities Fees as required in Chapter 13.24 of the TMC, and these Conditions of Approval.
- C.4.5 Payment of any applicable Regional Transportation Impact Fees (RTIF) as required in Mitigation Measure TRANS-7 of the Mitigation Monitoring and Reporting Program of the Cordes Ranch Final Environmental Impact Report and these Conditions of Approval.
- C.4.6 Payment of any applicable Regional Transportation Impact Fees (RTIF) as required in Mitigation Measure TRANS-7 of the Mitigation Monitoring and Reporting Program of the Cordes Ranch Final Environmental Impact Report and these Conditions of Approval.
- C.4.7 Prior to building permit release, Developer shall have obtained a Grading Permit.
- C.4.8 Prior to the issuance of Building Permit for the Project, Developer shall submit improvement plans and secure approval of plans from the City's Building Division, for the design of on-site sewer improvements. The Developer shall design and install sanitary sewer facilities including the Project's sewer connection in accordance with City Regulations and utility improvement plans approved by the City Engineer.

Building Permit Special Condition(s)

NONE

C.5. Acceptance of Public Improvements and Occupancy

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



- C.5.1 Developer has satisfied all the requirements set forth in these Conditions of Approval.
- C.5.2 Prior to any form of occupancy, Developer shall demonstrate satisfactory completion of all required/conditioned improvements. Developer shall use diligent and good faith efforts in taking all actions necessary to construct all public facilities required to serve the Project, and the Developer shall bear all costs related to construction of the public facilities (including all costs of design, construction, construction management, plan check, inspection, land acquisition, program implementation, and contingency).
- C.5.3 Prior to any form of occupancy, Developer shall provide Certified "As-Built" Improvement Plans (or Record Drawings) from the Project's CA-CE. Upon completion of the construction by the Developer, the City, at its sole discretion, temporarily release the original mylars of the Improvement Plans to the Developer so that the Developer will be able to document revisions to show the "As-Built" configuration of all improvements.
- C.5.4 Prior to any form of occupancy, Developer shall provide both AutoCAD files (including all X-references files), and GIS Shape files (both in formats approved by the City) for the public improvements.
- C.5.5 Prior to any form of occupancy, Developer shall complete potable domestic and irrigation water service connection(s). Developer shall also complete all fire water lines to fire sprinkler system and on-site fire hydrants. These items are to be installed per City requirements.
- C.5.6 Prior to any form of occupancy, Developer shall complete all sewer improvements. Developer shall also complete but not limited to reconstructing PCC curb, gutter, and sidewalk, replacing asphalt concrete pavement, restoring pavement marking and striping, and other improvements that are disturbed because of installing the Project's permanent sewer connection.
- C.5.7 Developer shall repair or reconstruct street pavement, curb, gutter and sidewalk and other public improvements for this Project, if determined by the City Engineer to be in poor condition or damaged by construction activities related to the Project.
- C.5.8 Prior to acceptance of public improvements, Developer has completed the ninety (90) day public landscaping maintenance period.
- C.5.9 Prior to improvement acceptance Per Section 21107.5 of the California Vehicle Code, Developer shall install signs at all entrance(s) of the Project stating that the streets are privately owned and maintained and are not subject to the public traffic regulations or control. Said signs must be conspicuously placed, plainly visible, and legible during daylight hours from a distance of one hundred (100) feet, if applicable.



- C.5.10 Prior to improvement acceptance, Developer shall submit warranty bonds.
- C.5.11 Prior to acceptance of public improvements, Developer shall have constructed all public improvements in accordance City requirements, the recommendation(s) of the Project's (CA-CE), and to the satisfaction of the City Engineer.
- C.5.12 Release of Improvement Security – Release of improvement security shall be in accordance with the requirements of Title 12 of the TMC. Monumentation Bond will be released to the Developer after the City Council's acceptance of the public improvements and if the Developer meets the terms set in Section 66497(c) of the Subdivision Map Act. All survey monuments shown on the Final Map, if applicable, must be installed. Any altered, damaged, or destroyed survey monuments and/or benchmarks shall be re-established. The developer shall submit centerline tie sheets or a record of survey for the following: new public streets; re-established survey monuments, and/or benchmarks. If the Developer destroyed, altered, and/or reconstructed any existing curb returns, Developer shall also submit corner records. Any survey document will be submitted the City and to the San Joaquin County Surveyor to comply with California Business and Professions Code Section 8771(c). Said work shall be executed by a California licensed Land Surveyor at the Developer's sole expense.

Acceptance or Occupancy Special Condition(s)

- C.5.13 Prior to issuance of temporary/final certificate of occupancy, Lot Line Adjustment Number MS-23-0005 shall be fully executed, notarized, and recorded by the San Joaquin County Recorder's Office.
- C.5.14 Prior to issuance of temporary/final certificate of occupancy, the public access easement, emergency vehicle access easement, and utility easements for the private street/access road for Parcel 8 of West Parkway Village shall be dedicated to the City and recorded per Condition C.4.8.a of the Development Review Application Number D21-0001 Conditions of Approval.
- C.5.15 Prior to issuance of temporary/final certificate of occupancy, acceptance of street improvements and rights-of-way dedication on International Parkway and Daylight Road as identified in the improvement plans titled "International Park of Commerce – Street Improvement Plans – Phase 1G, 1J, prepared by Kier & Wright, Inc., shall be completed.
- C.5.16 Prior to issuance of temporary/final certificate of occupancy, all recommended improvements for driveways and improvements on International Parkway and Daylight Road recommended in the Traffic Analysis shall be constructed.
- C.5.17 Prior to issuance of temporary/final certificate of occupancy, all off-site water, storm drainage and wastewater facilities required to serve the Project shall be constructed and operational. If the off-site improvements are to be constructed by others, it shall be the Developer's responsibility to coordinate timing of



completion of improvements with the responsible party to ensure timely completion.

#### Water

The Developer shall design and install domestic and irrigation water service connection, including a remote-read master water meter (the water meter to be located within City's right-of-way) and a Reduced Pressure Type back-flow protection device in accordance with City Regulations. The domestic and irrigation water service connection(s) must be completed before the final inspection of the building. Sub-metering will be allowed within private property. The City will not perform water consumption reading on sub-meters. The Developer will be responsible for relocating or reinstalling water sub-meters. The City shall maintain water lines from the master water meter to the point of connection with the water distribution main (inclusive) only. Repair and maintenance of all on-site water lines, laterals, sub-meters, valves, fittings, fire hydrant and appurtenances shall be the responsibility of the Developer.

Water main in the loop road shall be designed and constructed per City Standards and dedicated to the City within a 30-foot -wide easement. The Developer shall provide documentation of a fully executed a Maintenance Agreement with the City prior to issuance of Final Certificate of Occupancy for the Project.

#### Storm Drainage

The Project's permanent storm drainage connection(s) shall be designed and constructed to meet City Standards and the recommendations in the Storm Drainage Technical Report.

In order to convey storm drainage from the Project to DET LW8, the storm drain line from Daylight Road to DET LW8 shall be designed and constructed per City standards. This storm drain shall be located within the easement to be dedicated to the City. Improvements to the maintenance/access road within the easement shall be constructed per approved plans by the City Engineer, and as acceptable to Public Works Department. Prologis, the developer of International Park of Commerce has executed an Inspection Improvement Agreement with security to construct these improvements. City has no obligation to complete these improvements, and hence does not represent that these facilities will be completed in time for certificate of occupancy for the Project. If these improvements are not completed, the Developer may request approval for onsite temporary retention basin(s) per City Design Standards.

#### Sewer

In order to convey wastewater from the Project to existing City system, the sewer main from Daylight Road to the connection point shall be designed and constructed per City standards. This sewer line shall be located within the easement to be dedicated to the City. Improvements to the maintenance/access road within the easement shall be constructed per approved plans by the City Engineer, and as acceptable to Public Works Department. Prologis, the



developer of International Park of Commerce has executed an Inspection Improvement Agreement with security to construct these improvements. City has no obligation to complete these improvements, and hence does not represent that these facilities will be completed in time for certificate of occupancy for the Project.

C.5.18 Prior to issuance of temporary/final certificate of occupancy, the Developer shall demonstrate to the satisfaction of the Fire Marshal that all applicable fire flow parameters are met.

C.5.19 The Developer has completed construction of all required public facilities for the building for which a certificate of occupancy is requested and all the improvements required in these Conditions of Approval. Unless specifically provided in these Conditions of Approval, or some other applicable City Regulations, the Developer shall use diligent and good faith efforts in taking all actions necessary to construct all public facilities required to serve the Project, and the Developer shall bear all costs related to construction of the public facilities (including all costs of design, construction, construction management, plan check, inspection, land acquisition, program implementation, and contingency).

C.5.20 Prior to issuance of temporary/final certificate of occupancy, Developer shall provide documentation that all proposed utility easements have been dedicated and recorded, as identified on submitted site improvements drawing package for D23-0016 (Taco Bell) 1102 International Parkway, Tracy CA 95377 submitted April 8, 2024.

C.6. Special Conditions

C.6.1 When Street cuts are made for the installation of utilities in the paved street, the Developer shall conform to Section 3.13 of the 2020 Design Standards and is required install a 2-inch-thick asphalt concrete (AC) overlay with reinforcing fabric at least 25-feet from all sides of each utility trench. A 2-inch-deep grind on the existing AC pavement will be required where the AC overlay will be applied and shall be 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.6.2 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 implementation of such additions and requirements, without reimbursement or any payment from the City.



- C.6.3 If water is required for the project, the Developer shall obtain an account for the water service and register for a temporary water meter with the City Finance Department and Public Works Departments. The developer shall pay all fees associated with obtaining the account number and temporary water meter for the water service.
- C.6.4 Developer shall obtain an account for the water service to the Project and register the water meter with the Finance Department and Public Works department. The developer shall prepare and submit a map depicting the location of the water meter on an 8.5-inch X 11-inch sheet to the Finance Department.
- C.6.5. The developer shall install lights around the parameter of the site to obtain the minimum coverage of 1.5 candles per square foot of site area and in the parking lot of the site. The developer shall submit yard lighting details and yard lighting plans to the City building and Engineering departments for review and approval prior to building permit.

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

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

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

- E.1 Prior to construction, applicant shall submit construction documents to the South San Joaquin County Fire Authority for review and approval.
  - 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 for fire sprinkler system, special fire suppression systems, and fire alarm system shall be listed on the coversheet. Each deferred submittal shall be submitted, reviewed and approved by SSJCFA prior to installation.



- E.1.3 A request for fire flow shall be submitted to the South San Joaquin County Fire Authority and results shall be approved by the Fire Marshal prior to construction. Fire flow requirements shall be in accordance with CFC Appendix B.
- E.1.4 Provide a truck turning template in Engineering submittal which clearly shows the truck turning radius of 30' inside and 50' outside. Truck turning template shall show all ingress and egress paths available.
- E.2 Engineering and building permit applications received by our offices are subject to the current fee schedule for South San Joaquin County Fire Authority. Contact our offices for additional information.
  - 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, and shall be paid prior to final inspection.
- E.3 Prior to construction, all-weather fire apparatus access roads shall be installed. Fire apparatus access roads during construction shall have a minimum 20' unobstructed width in accordance with CFC §503.
- E.4 Prior to construction, an address must be posted at the construction site entrance. Address must be a minimum of 4 inches high by ½ inch numerals. Address must be provided so that emergency service personnel can locate the construction site in the event of an emergency.
- E.5 All hydrants shall be installed, inspected, and tested prior to bringing combustible materials onsite, including storage.
- E.6 For this project a Knox box shall be required to be installed by the front door of the business. Keys shall be placed in the Knox Box for afterhours emergency access to premise. The operator of the building shall immediately notify the Fire Authority and provide the new key where a lock is changed or rekeyed.
- E.7 Building shall be provided with approved address identification that is illuminated in accordance with CFC §505 as amended by the Tracy Municipal Code.
- E.8 Additional comments may occur upon submittal of construction documents.