COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR PUBLIC HEARING MEETING AGENDA

Tuesday, September 24, 2024, 4:00 P.M.

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

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

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

- joining the meeting via Microsoft Teams by:
 - viewing the Public Hearing Login information at https://www.cityoftracy.org/government/public-notices; or
 - visiting the Microsoft Teams website at https://www.microsoft.com/microsoft-teams/join-a-meeting and using the following Meeting ID: 281 913 865 428 and Passcode: reUMGN; or
 - calling the Microsoft Teams teleconference line at (209) 425-4338 Conference ID:
 236 148 097# to submit statements orally during the meeting; or
- submitting comments in writing before the meeting by sending written statements to publiccomment@cityoftracy.org.

MEETING AGENDA

CALL TO ORDER

- 1. PUBLIC HEARING TO CONSIDER (1) APPROVING A DEVELOPMENT REVIEW PERMIT, APPLICATION NUMBER D24-0012, FOR THE INSTALLATION OF THREE COMPRESSED NATURAL GAS (CNG) DISPENSERS, THE CONSTRUCTION OF AN EQUIPMENT ENCLOSURE AND RELATED SITE IMPROVEMENTS ON A 3.95-ACRE SITE LOCATED AT 3940 N. TRACY BOULEVARD, ASSESSOR'S PARCEL NUMBER 212-200-04; AND (2) DETERMINE THAT THIS PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO CEQA GUIDELINES SECTION 15311, PERTAINING TO THE CONSTRUCTION OF MINOR STRUCTURES ACCESSORY TO EXISTING COMMERCIAL FACILITIES. THE APPLICANT IS ROBERT PICARD, AND THE PROPERTY OWNER IS H&S ENERGY LLC.
- 2. PUBLIC HEARING TO CONSIDER (1) APPROVING THE DEVELOPMENT REVIEW PERMIT, APPLICATION NUMBER D24-0016, FOR THE CONSTRUCTION OF A 4,868 SQ FT MARKET/DELI BUILDING WITH ASSOCIATED PARKING LOT, LANDSCAPING AND OTHER SITE IMPROVEMENTS ON A 0.50-ACRE SITE LOCATED AT 1450 W. 11TH STREET, APN 234-050-03 AND 04; AND (2) DETERMINING THAT THIS PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO CEQA GUIDELINES SECTION 15332. THE APPLICANT IS DAN SCHACK AND THE PROPERTY OWNER IS VIRGILIO AND ELEANOR ESCOBAR.

ADJOURNMENT

Posted: September 19, 2024



DIRECTOR HEARING STAFF REPORT

Item No. 1

DATE September 24, 2024

TITLE Three CNG Dispenser Installation and Equipment Enclosure

Addition at Chevron

LOCATION 3940 N. Tracy Boulevard (APN 212-200-04)

APPLICATION TYPE Development Review Permit (D24-0012)

CEQA STATUS Categorically Exempt CEQA Guidelines Section 15311

PROJECT PLANNER Martin E. Vargas

(209) 831-6438

martin.e.vargas@cityoftracy.org

RECOMMENDATION

Staff recommends that the Community and Economic Development Director (1) approve the Development Review Permit, Application Number D24-0012, for the installation of three compressed natural gas (CNG) dispensers, the construction of an equipment enclosure and related site improvements on a 3.95-acre site located at 3940 N. Tracy Boulevard, Assessor's Parcel Number 212-200-04; and (2) determine that this project is categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15311, pertaining to the construction of minor structures accessory to existing commercial facilities.

PROJECT DESCRIPTION

The proposed project site is 3.95-acres located at 3940 N. Tracy Boulevard, the northeast corner of N. Tracy Boulevard and W. Larch Road (Attachment A: Location Map). The existing site improvements include two fueling stations (one for automobiles and one for trucks), a truck wash, gas and diesel tank enclosure, a convenience store building, and a quick serve restaurant with a drive thru. The site is designated Commercial in the General Plan and zoned Highway Service (HS) in the Tracy Municipal Code (TMC), which conditionally permits truck stop uses, including fueling, servicing, restaurants, and related uses. A Conditional Use Permit (CUP) was previously granted for the truck stop use on September 8, 1997 (22-96-CUP).

The proposed project includes the installation of three CNG dispensers at an existing Chevron fuel station for trucks. The existing truck fuel station is located north of the convenience store and drive-thru restaurant building and has eight diesel dispensers that are located under an existing Chevron canopy. The three CNG dispensers will be installed adjacent to three existing diesel fuel dispensers. The CNG dispensers are proposed to be approximately 8 feet height, 4 feet in length, and 2 feet in width. The exterior design of the CNG dispensers will be in a white, blue, and green

Agenda Item 1
Director Hearing
September 24, 2024
Page 2

color which can be viewed on sheet CA1 of the plan set (Attachment B: Plan Set). There will be two bollards installed adjacent to each CNG dispenser which is a total of six bollards, and they will be painted white color which is consistent with the existing bollards on site.

Northeast to the existing Chevron canopy, a 2,797 square foot CNG equipment enclosure will be constructed over four existing truck parking spaces. The enclosure will store CNG equipment which includes CNG storage vessels, CNG compressors, electrical panels, electrical switches, electrical MSB and an air compressor. The enclosure is proposed to be 12 feet in height, 74 feet 8 inches in length, and 41 feet 4 inches in width. The enclosure will have a cement plaster (stucco) finish and painted in a beige color with tan detailing and tile roofing so that it is consistent with the buildings on site. In addition, there will be eight trellis' proposed on the walls of the enclosure that will be utilized for landscaping and architectural detail. Each trellis is proposed to be 6 feet 9 inches in length and 6 feet 9 inches in width and will be painted in a black color. In addition, there will be nineteen bollards installed that will surround the enclosure and will be painted in a white color so that it is consistent with the existing bollards on site. The equipment enclosure and the twenty-two bollards that surround it will be screened with trees, shrubs, and vines so that they are not visible from public view. Adjacent to the equipment enclosure, there will be one maintenance vehicle stall that will be labeled and striped for identification purposes. Additionally, there will be one above-ground Master Set Assembly (gas meter) that will be adjacent to the equipment enclosure that will have sixteen bollards painted in a white color so that it is consistent with the existing bollards on site and will be screened with trees and shrubs so that they are not visible from public view.

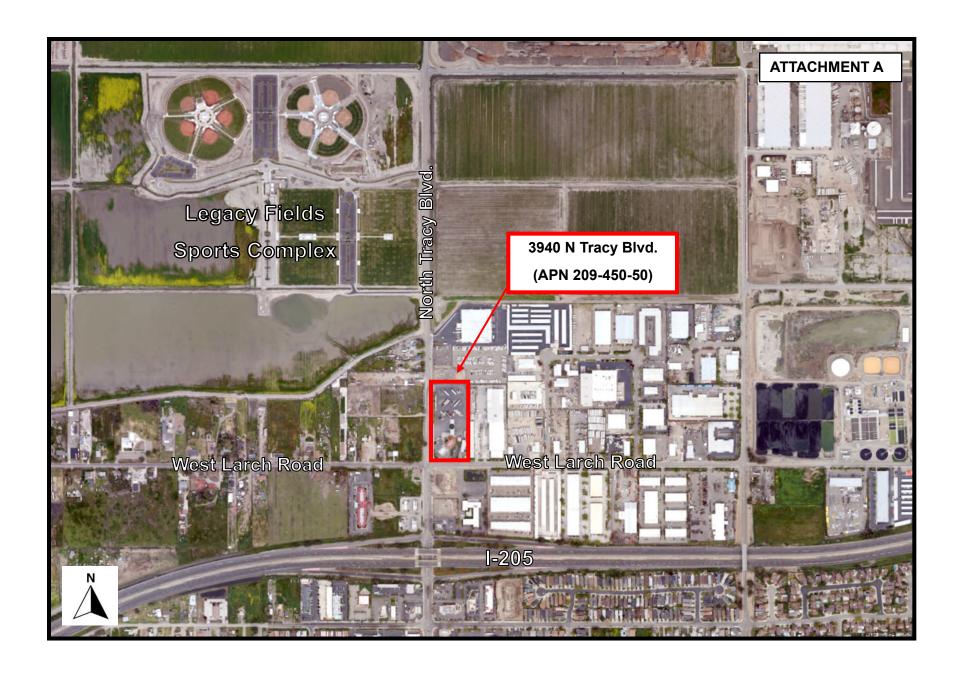
Other improvements proposed with the project include replacing three trees that were removed due to the construction of the enclosure and surrounding site improvements. The three trees will be replaced in existing planters in the truck stop parking lot that is adjacent to the equipment enclosure and Chevron canopy. Additionally, near the east property line along N. Tracy Boulevard, six additional trees will be planted in existing tree wells located on City sidewalk. The six trees will be planted due to existing trees either missing and/or dead. Lastly, two new wayfinding CNG directional signs will be installed at the entrance of the truck fuel station to help guide drivers to the three CNG dispensers located under the truck canopy. No other changes to the site are proposed with this project.

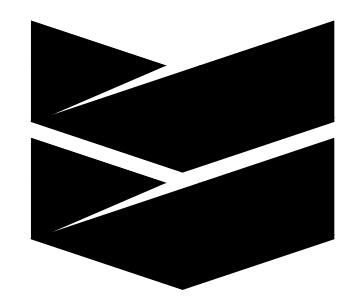
California Environmental Quality Act Requirements

The proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15311, pertaining to the construction of minor structures accessory to existing commercial facilities. No further environmental assessment is necessary.

ATTACHMENTS

- A Location Map
- B Plan Set
- C Community and Economic Development Director Determination Exhibit 1 – Conditions of Approval





se chevron

DRAWING INDEX

Attachment B

SHT.# TITLE CS COVER SHEET 1 OF 4 ALTA SURVEY

2 OF 4 ALTA SURVEY 3 OF 4 ALTA SURVEY

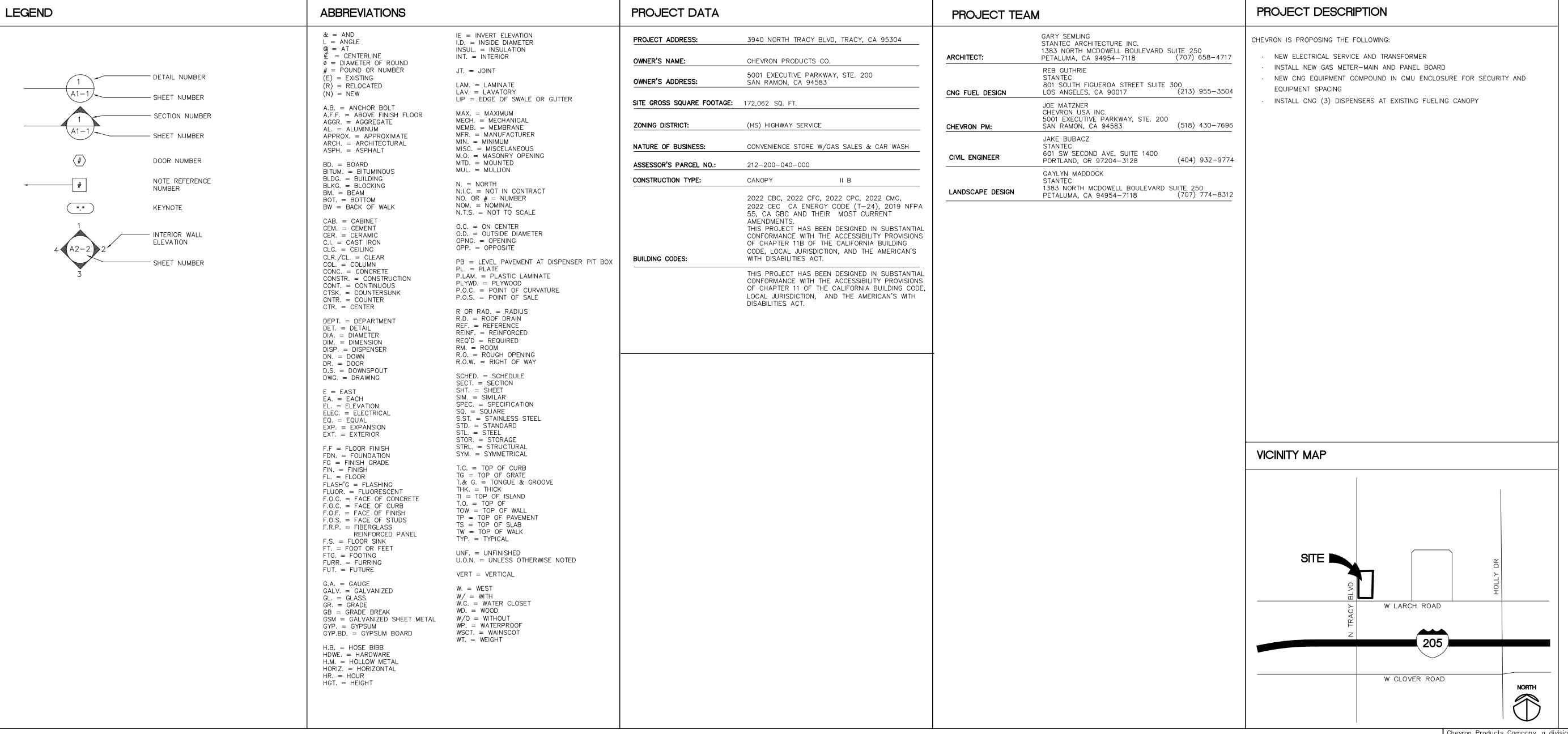
4 OF 4 ALTA SURVEY PRELIMINARY GRADING PLAN PRELIMINARY UTILITY PLAN

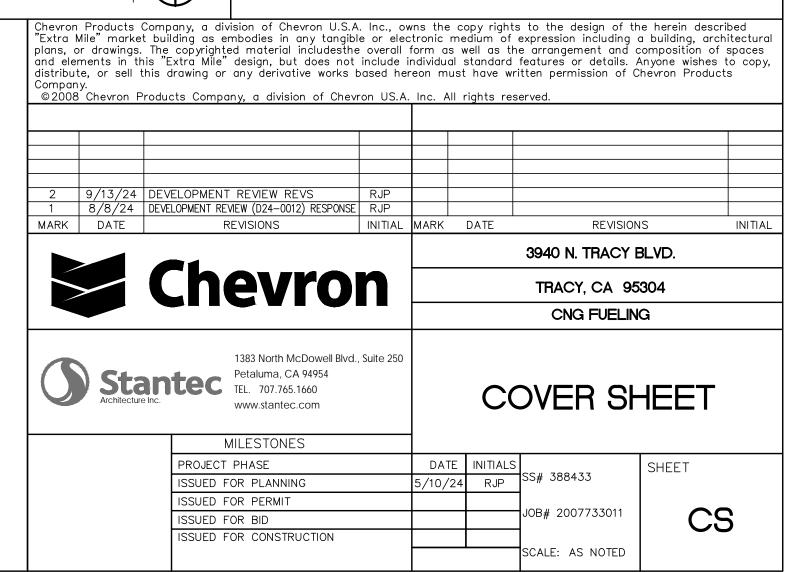
CROSS SECTIONS PRELIMINARY LANDSCAPE PLAN

SP1 SITE PLAN

SD1 CANOPY AND CNG ENCLOSURE PLANS

CNG ENCLOSURE ELEVATIONS EXISTING TRUCK CANOPY ELEVATIONS AND SIGNAGE





*DENOTES SURVEYOR COMMENTS

OPTIONAL TABLE A ITEMS

- ADDRESS(ES) OF THE SURVEYED PROPERTY IF DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR, OR OBSERVED WHILE CONDUCTING THE FIELDWORK. 3940 N TRACY BOULEVARD, TRACY, SAN JOAQUIN COUNTY, CALIFORNIA
- 3. FLOOD ZONE CLASSIFICATION (WITH PROPER ANNOTATION BASED ON FEDERAL FLOOD INSURANCE RATE MAPS OR THE STATE OR LOCAL EQUIVALENT) DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY. ZONE X ARÉA OF MINIMAL FLOOD HAZARD
- 4. GROSS LAND AREA (AND OTHER AREAS IF SPECIFIED BY THE CLIENT). 3.957 ACRES
- VERTICAL RELIEF WITH THE SOURCE OF INFORMATION (E.G., GROUND SURVEY, AERIAL MAP), CONTOUR ORIGINATING BENCHMARK, WHEN APPROPRIATE.
- 8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (IN ADDITION TO THE IMPROVEMENTS AND FEATURES REQUIRED PURSUANT TO SECTION 5 ABOVE) (E.G., PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, SUBSTANTIAL AREAS OF REFUSE). SEE SHEET 3-4
- NUMBER AND TYPE (E.G., DISABLED, MOTORCYCLE, REGULAR AND OTHER MARKED SPECIALIZED TYPES) OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS, LOTS AND IN PARKING STRUCTURES. STRIPING OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS AND LOTS. 27 TRACTOR TRAILER PARKING STALLS 2 DISABLED PARKING STALLS
- 16 REGULAR PARKING STALLS 11. EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY (IN ADDITION TO THE OBSERVED EVIDENCE OF UTILITIES REQUIRED PURSUANT TO SECTION 5.E.IV.) AS DETERMINED BY:

(B) MARKINGS COORDINATED BY THE SURVEYOR PURSUANT TO A PRIVATE UTILITY LOCATE REQUEST

NOTE TO THE CLIENT, INSURER, AND LENDER - WITH REGARD TO TABLE A, ITEM 11, INFORMATION FROM THE SOURCES CHECKED ABOVE WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

- 14. AS SPECIFIED BY THE CLIENT, DISTANCE TO THE NEAREST INTERSECTING STREET. SEE SHEET 2
- 16. EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF NO EVIDENCE OF RECENT EARTH MOVING WORK DURING THE TIME OF FIELDWORK WAS OBSERVED.

A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

AS DESCRIBED IN THE PRELIMINARY REPORT PREPARED BY: FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NUMBER: NCS-1195592-SA1 DATED: OCTOBER 02, 2023 AT 07:30 AM

VICINITY MAP

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF TRACY, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THE WEST ONE-HALF OF LOT 8, IN BLOCK 8, OF TRACY GARDEN FARMS, IN THE CITY OF TRACY, ACCORDING TO THE OFFICIAL MAP THEREOF FILED FOR RECORD IN VOLUME 8 OF MAPS AND PLATS, PAGE 1, SAN JOAQUIN COUNTY RECORDS.

THAT PORTION THEREOF CONVEYED TO THE CITY OF TRACY BY DEED RECORDED APRIL 1, 1976 IN VOLUME 4104 OF OFFICIAL RECORDS, PAGE 387, INSTRUMENT NO. 15847.

ALSO EXCEPTING THEREFROM

THAT PORTION OF SAID LAND AS CONVEYED TO THE CITY OF TRACY, A MUNICIPAL CORPORATION, BY GRANT DEED RECORDED JULY 2, 1998, RECORDER'S INSTRUMENT NO. 98-76889, SAN JOAQUIN COUNTY RECORDS. APN: 212-200-040-000

SURVEYOR'S CERTIFICATE TO: FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS: 2,3,4,5,8,9,11,14,16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 3/28/2024.





SCHEDULE B ITEMS *DENOTES SURVEYOR COMMENTS

1. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2023-2024.

FIRST INSTALLMENT: \$22,503.31, OPEN PENALTY: \$22,503.31, OPEN SECOND INSTALLMENT: PENALTY: \$0.00 TAX RATE AREA: Ö04-049 212-200-040-000

- 2. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE. NOT A MAPPING ITEM
- 3. TAXES AND ASSESSMENTS, IF ANY, OF THE SOUTH DELTA WATER DISTRICT DISTRICT. NOT A MAPPING ITEM
- 4. THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE TRACY COMMUNITY REDEVELOPMENT PROJECT AREA, AS DISCLOSED BY THE DOCUMENT RECORDED JULY 18, 1990 AS INSTRUMENT NO. 199071154 OF OFFICIAL RECORDS. DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED DECEMBER 16, 1994 AS INSTRUMENT NO. 1994-134034 OF OFFICIAL

DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED JULY 09, 2010 AS INSTRUMENT NO. 2010-90236 OF OFFICIAL RECORDS

5. AN EASEMENT FOR PUBLIC ROAD AND INCIDENTAL PURPOSES, RECORDED JULY 02, 1998 AS INSTRUMENT NO.98076889 OF OFFICIAL IN FAVOR OF: CITY OF TRACY, A MUNICIPAL CORPORATION AS DESCRIBED THEREIN

THIS EASEMENT IS IDENTICAL TO THE "ALSO EXCEPTION THEREFROM" DESCRIBED IN THE LEGAL DESCRIPTION SHOWN HEREON. THIS EASEMENT IS PART OF THE STREET AND ADJOINS THE BOUNDARY LINE SHOWN HEREON.

AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JULY 02, 1998 AS INSTRUMENT NO.98076890 OF OFFICIAL RECORDS. CITY OF TRACY, A MUNICIPAL CORPORATION IN FAVOR OF:

AFFECTS: AS DESCRIBED THEREIN MAPPED HEREON

A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF \$1,200,000.00 RECORDED SEPTEMBER 23, 1998 AS INSTRUMENT NO. 98-112317 OF OFFICIAL RECORDS.

TRUSTOR:

CHARANJIT S. JUTLA AND DAVINDER K. JUTLA LAWYERS TITLE INSURANCE COMPANY TRUSTEE: TEXACO REFINING AND MARKETING INC., A DELAWARE CORPORATION BENEFICIARY:

ACCORDING TO THE PUBLIC RECORDS, THE BENEFICIAL INTEREST UNDER THE DEED OF TRUST WAS ASSIGNED TO CITYCORP NORTH AMERICA, INC., AS INVESTOR AGENT BY ASSIGNMENT RECORDED SEPTEMBER 23, 1998 AS INSTRUMENT NO. 98-112318 OF OFFICIAL RECORDS.

NOT A MAPPING ITEM 8. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE TO CREDITORS OF BULK SALE" RECORDED SEPTEMBER 19, 2022 AS INSTRUMENT NO. 2022-109692 OF OFFICIAL RECORDS.

9. A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF \$288,137,900.00 RECORDED NOVEMBER 7, 2022 AS

INSTRUMENT NO. 2022-126834 OF OFFICIAL RECORDS.

TRUSTOR: H&S ENERGY PRODUCTS, LLC, AND H&S ENERGY, LLC, EACH A CALIFORNIA LIMITED LIABILITY COMPANY

STEWART TITLE GUARANTY COMPANY CAPITAL ONE, NATIONAL ASSOCIATION BENEFICIARY:

ANY RIGHT. TITLE OR INTEREST OF H&S ENERGY PRODUCTS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS DISCLOSED BY THE DOCUMENT RECORDED NOVEMBER 7, 2022 AS INSTRUMENT NO. 2022-126834 OF OFFICIAL RECORDS.

11. A FINANCING STATEMENT RECORDED JANUARY 30, 2023 AS INSTRUMENT NO. 2023-007215 OF OFFICIAL RECORDS.

H&S ENERGY PRODUCTS, LLC SECURED PARTY: CAPITAL ONE, NATIONAL ASSOCIATION

(AFFECTS SAID PREMISES AND OTHER PROPERTY) NOT A MAPPING ITEM

12. ANY CLAIM THAT THE TITLE IS SUBJECT TO A TRUST OR LIEN CREATED UNDER THE PERISHABLE AGRICULTURAL COMMODITIES ACT, 1930 (7 U.S.C. §§499A, ET SEQ.) OR THE PACKERS AND STOCKYARDS ACT (7 U.S.C. §§181 ET SEQ.) OR UNDER SIMILAR STATE

CONSIDERATION FOR THE DELETION OF THIS EXCEPTION IS HIGHLY FACT INTENSIVE. PLEASE CONTACT THE UNDERWRITER ASSIGNED TO YOUR FILE AS SOON AS POSSIBLE TO DISCUSS. NOT A MAPPING ITEM

- 13. AN ALTA/NSPS SURVEY OF RECENT DATE WHICH COMPLIES WITH THE CURRENT MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS. NOT A MAPPING ITEM
- 14. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. NOT A MAPPING ITEM
- 15. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH WOULD BE DISCLOSED BY A CORRECT ALTA/NSPS SURVEY. NOT A MAPPING ITEM
- 16. RIGHTS OF PARTIES IN POSSESSION.

NOT A MAPPING ITEM

NOT A MAPPING ITEM

GEOMATICS, INC 147 N 1st Avenue OAKDALE, CA, 95361 PHONE: (209) 845 9694

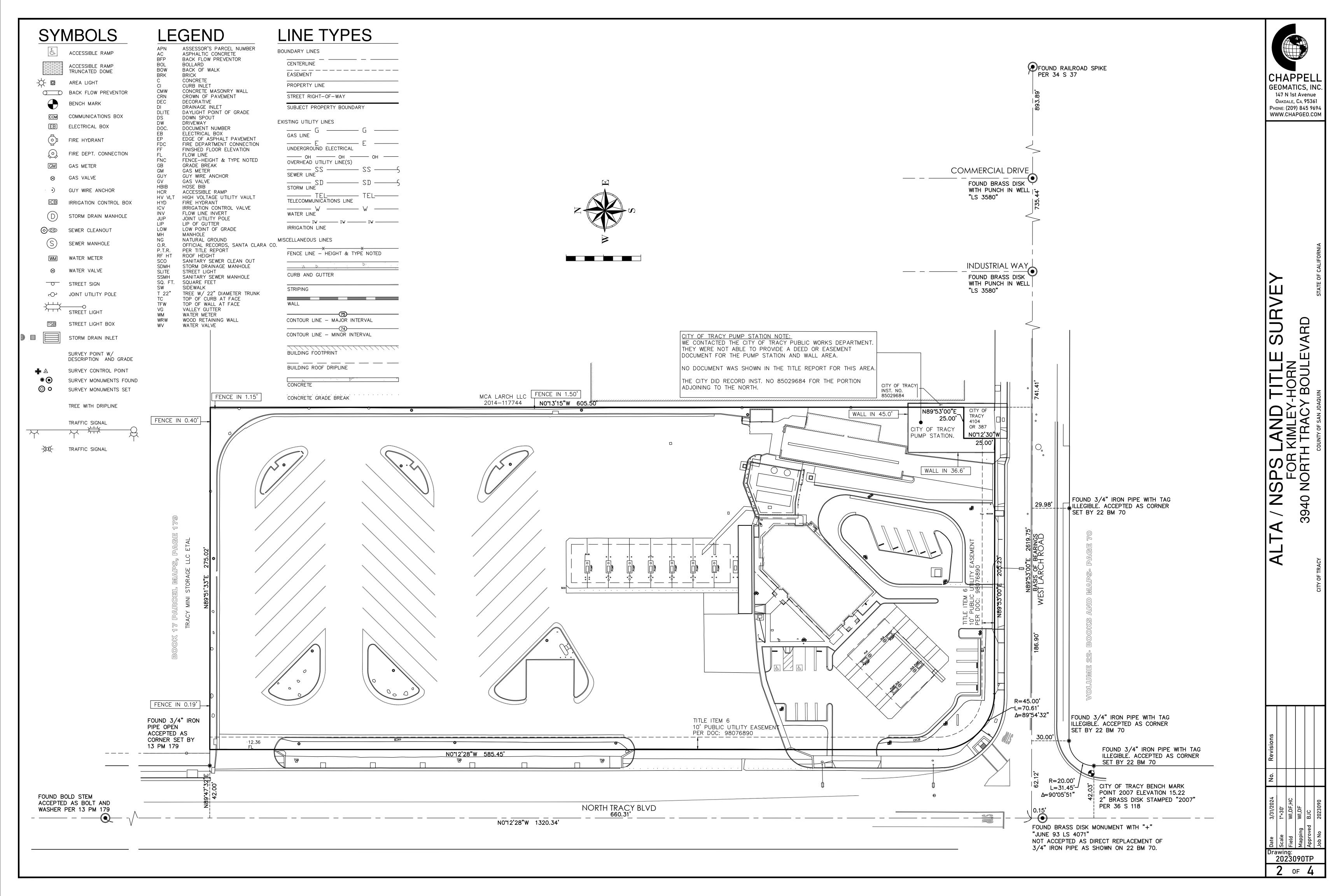
WWW.CHAPGEO.COM

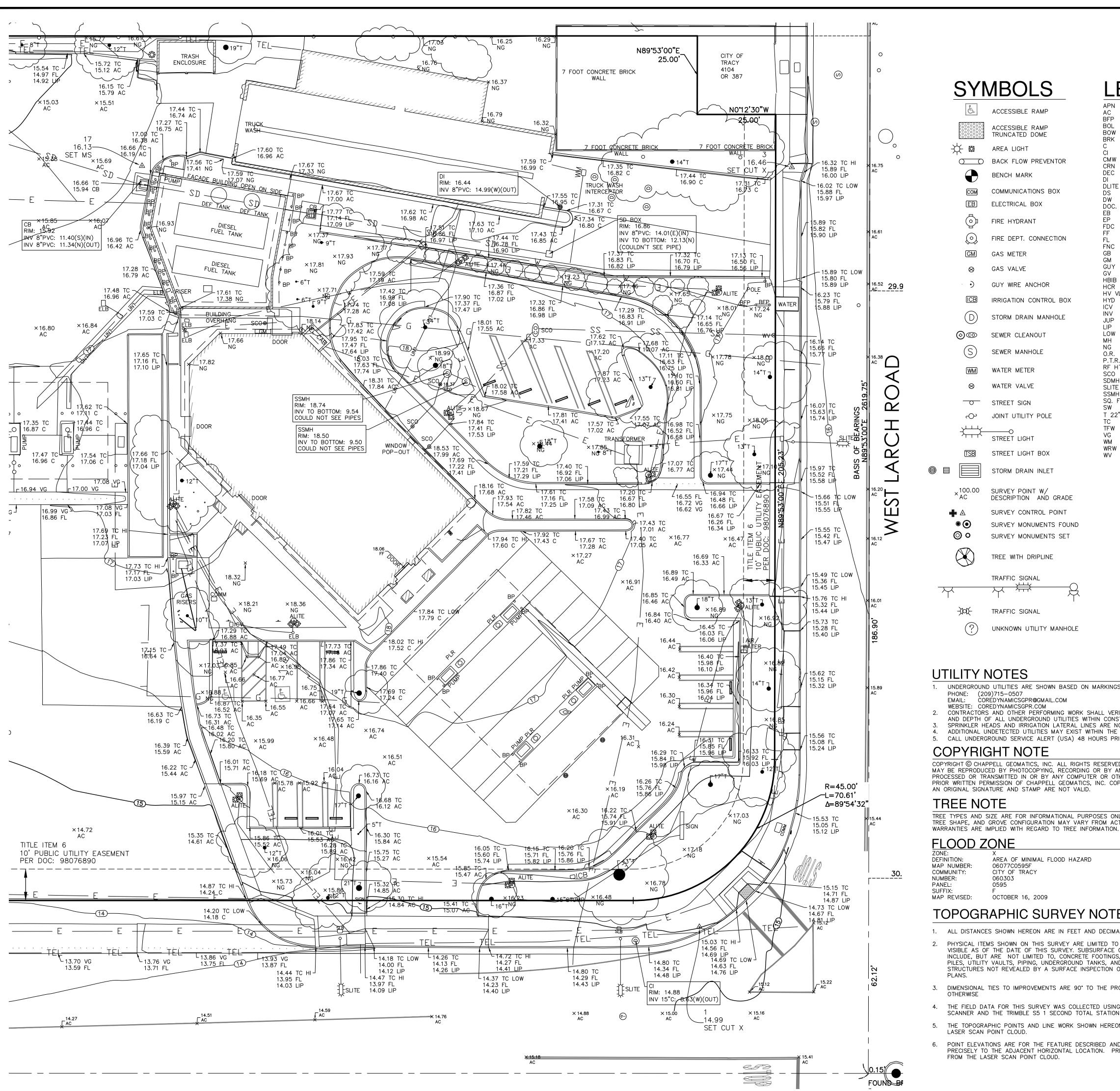
X

0

2023090TP

0F **4**







ACCESSIBLE RAMP ACCESSIBLE RAMP

TRUNCATED DOME

→ AREA LIGHT O BACK FLOW PREVENTOR

BENCH MARK COMMUNICATIONS BOX ELECTRICAL BOX

FIRE HYDRANT FIRE DEPT. CONNECTION

GAS METER GAS VALVE

GUY WIRE ANCHOR IRRIGATION CONTROL BOX

STORM DRAIN MANHOLE

SEWER MANHOLE

SEWER CLEANOUT

WATER METER WATER VALVE

STREET SIGN JOINT UTILITY POLE

STREET LIGHT STREET LIGHT BOX

SURVEY POINT W/ DESCRIPTION AND GRADE SURVEY CONTROL POINT

STORM DRAIN INLET

SURVEY MONUMENTS FOUND SURVEY MONUMENTS SET

TREE WITH DRIPLINE

UNKNOWN UTILITY MANHOLE

TRAFFIC SIGNAL TRAFFIC SIGNAL

LEGEND ASSESSOR'S PARCEL NUMBER ASPHALTIC CONCRETE BACK FLOW PREVENTOR BOL BACK OF WALK BOW BRICK CONCRETE CURB INLET CONCRETE MASONRY WALL CROWN OF PAVEMENT DECORATIVE DRAINAGE INLET DAYLIGHT POINT OF GRADE DOWN SPOUT DRIVEWAY DOCUMENT NUMBER ELECTRICAL BOX EDGE OF ASPHALT PAVEMENT FIRE DEPARTMENT CONNECTION FINISHED FLOOR ELEVATION FENCE-HEIGHT & TYPE NOTED GRADE BREAK GAS METER GUY WIRE ANCHOR GAS VALVE HOSE BIB ACCESSIBLE RAMP HIGH VOLTAGE UTILITY VAULT FIRE HYDRANT IRRIGATION CONTROL VALVE FLOW LINE INVERT JOINT UTILITY POLE LIP OF GUTTER LOW POINT OF GRADE MANHOLE NATURAL GROUND OFFICIAL RECORDS, SANTA CLARA CO. PER TITLE REPORT ROOF HEIGHT SCO SANITARY SEWER CLEAN OUT STORM DRAINAGE MANHOLE SLITE STREET LIGHT

SANITARY SEWER MANHOLE

TOP OF CURB AT FACE

TOP OF WALL AT FACE

WOOD RETAINING WALL

TREE W/ 22" DIAMETER TRUNK

SQUARE FEET

VALLEY GUTTER

WATER METER

WATER VALVE

SIDEWALK

SQ. FT.

T 22"

LINE TYPES **BOUNDARY LINES** CENTERLINE EASEMENT PROPERTY LINE STREET RIGHT-OF-WAY SUBJECT PROPERTY BOUNDARY EXISTING UTILITY LINES GAS LINE UNDERGROUND ELECTRICAL —— он —— он —— он —— OVERHEAD UTILITY LINE(S) _____ 22 _____ 22 ____ TELECOMMUNICATIONS LINE WATER LINE _____ IW ____ IW ____ IRRIGATION LINE MISCELLANEOUS LINES

FENCE LINE - HEIGHT & TYPE NOTED

CURB AND GUTTER STRIPING CONTOUR LINE - MAJOR INTERVAL

CONTOUR LINE - MINOR INTERVAL

BUILDING FOOTPRINT BUILDING ROOF DRIPLINE

CONCRETE GRADE BREAK

UTILITY NOTES

- UNDERGROUND UTILITIES ARE SHOWN BASED ON MARKINGS PROVIDED BY CORE DYNAMICS GPR. PHONE: (209)715-0507
 EMAIL: COREDYNAMICSGPR@GMAIL.COM
- WEBSITE: COREDYNAMICSGPR.COM CONTRACTORS AND OTHER PERFORMING WORK SHALL VERIFY THE EXACT LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES WITHIN CONSTRUCTION AREA. SPRINKLER HEADS AND IRRIGATION LATERAL LINES ARE NOT SHOWN HEREON.
- ADDITIONAL UNDETECTED UTILITIES MAY EXIST WITHIN THE LIMIT OF THIS SURVEY. CALL UNDERGROUND SERVICE ALERT (USA) 48 HOURS PRIOR TO ANY UNDERGROUND WORK.

COPYRIGHT NOTE

COPYRIGHT © CHAPPELL GEOMATICS, INC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF CHAPPELL GEOMATICS, INC. COPIES OF THIS DRAWING WITHOUT AN ORIGINAL SIGNATURE AND STAMP ARE NOT VALID.

TREE NOTE

TREE TYPES AND SIZE ARE FOR INFORMATIONAL PURPOSES ONLY. ACTUAL TYPE OF TREE, TREE SHAPE, AND GROVE CONFIGURATION MAY VARY FROM ACTUAL FIELD CONDITIONS. NO

AREA OF MINIMAL FLOOD HAZARD MAP NUMBER: 06077C0595F COMMUNITY: CITY OF TRACY 060303 0595

OCTOBER 16, 2009

TOPOGRAPHIC SURVEY NOTES

- 1. ALL DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SURFACE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY. SUBSURFACE OBJECTS NOT SHOWN MAY INCLUDE, BUT ARE NOT LIMITED TO, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, UTILITY VAULTS, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION OR PER SITE IMPROVEMENT
- 3. DIMENSIONAL TIES TO IMPROVEMENTS ARE 90° TO THE PROPERTY LINES UNLESS NOTED
- 4. THE FIELD DATA FOR THIS SURVEY WAS COLLECTED USING A LEICA RTC 360 LASER SCANNER AND THE TRIMBLE S5 1 SECOND TOTAL STATION.
- 5. THE TOPOGRAPHIC POINTS AND LINE WORK SHOWN HEREON WERE MAPPED FROM THE LASER SCAN POINT CLOUD.
- POINT ELEVATIONS ARE FOR THE FEATURE DESCRIBED AND DO NOT CORRESPOND PRECISELY TO THE ADJACENT HORIZONTAL LOCATION. PRECISE LINE WORK WAS DERIVED FROM THE LASER SCAN POINT CLOUD.

REFERENCED TITLE REPORT

THIS SURVEY WAS PREPARED FROM INFORMATION FURNISHED IN THE BELOW REFERENCED PRELIMINARY TITLE REPORT. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID PRELIMINARY REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.

FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES TITLE COMPANY: 18500 VON KARMAN AVE, SUITE 600

H&S ENERGY, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

IRVINE, CA 92612 ORDER NO: NCS-1195592-SA1 TITLE REPORT DATE: OCTOBER 02, 2023 AT 7:30 A.M.

BASIS OF BEARINGS

ASSESSOR'S PARCEL NO.: 212-200-040-000

THE BEARING NORTH 89°53'00") BEING THE CENTERLINE OF LARCH ROAD AS SHOWN ON THE RECORD OF SURVEY MAP FILED FOR RECORD ON FEBRUARY 14TH 1968 IN BOOK 17 OF SURVEYS AT PAGE 33 IN THE OFFICE OF THE RECORDER FOR THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, WAS USED AS THE BASIS FOR ALL BEARING SHOWN HEREON.

SITE BENCHMARK

ELEVATION: 15.22 FEET DATUM: NAVD 88 (CITY OF TRACY PER 36 S 118) POINT I.D.: #2007

DESCRIPTION: BRASS DISK STAMPED "2007" LOCATION: SEE SHEET 2 FOR LOCATION

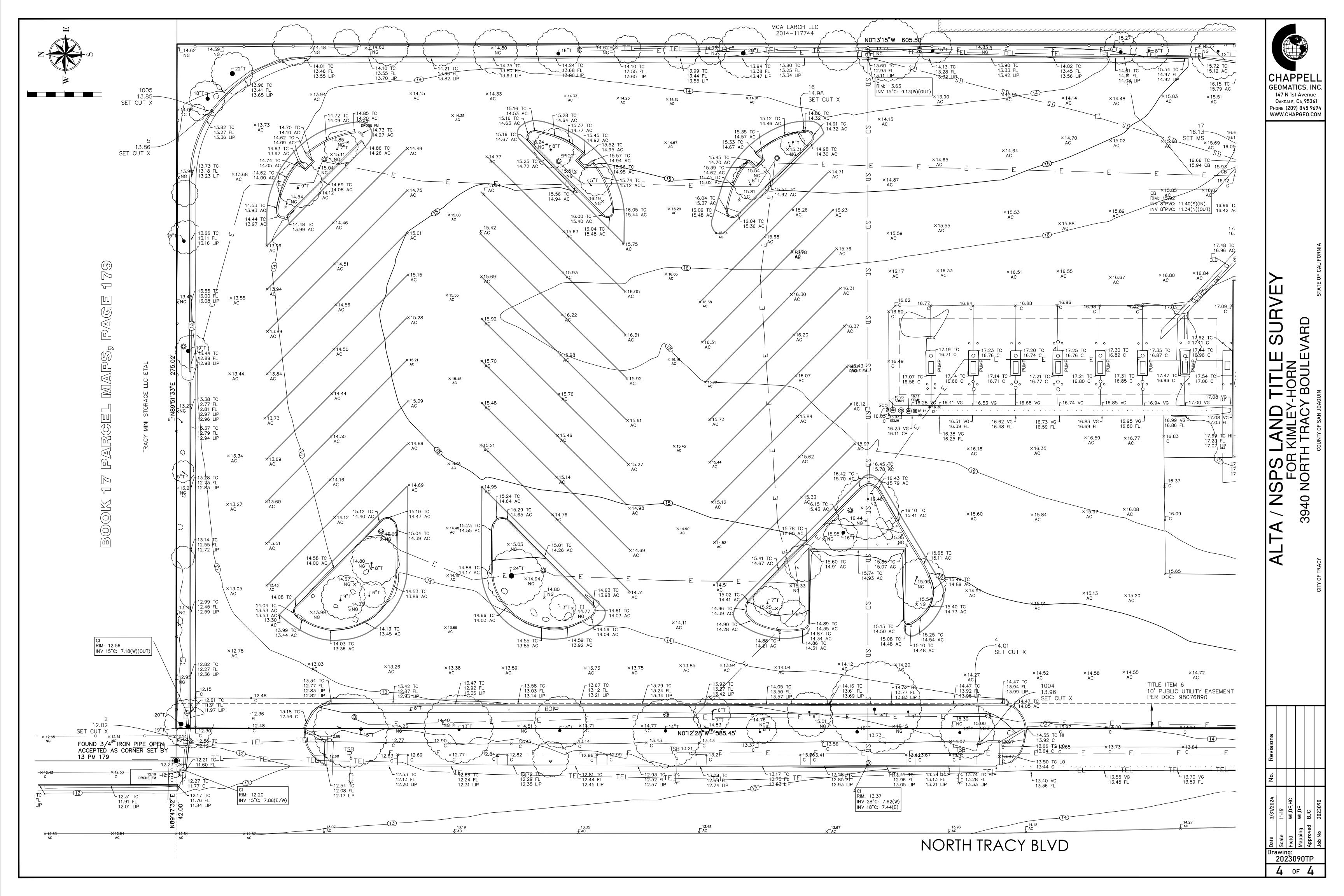
2023090TP

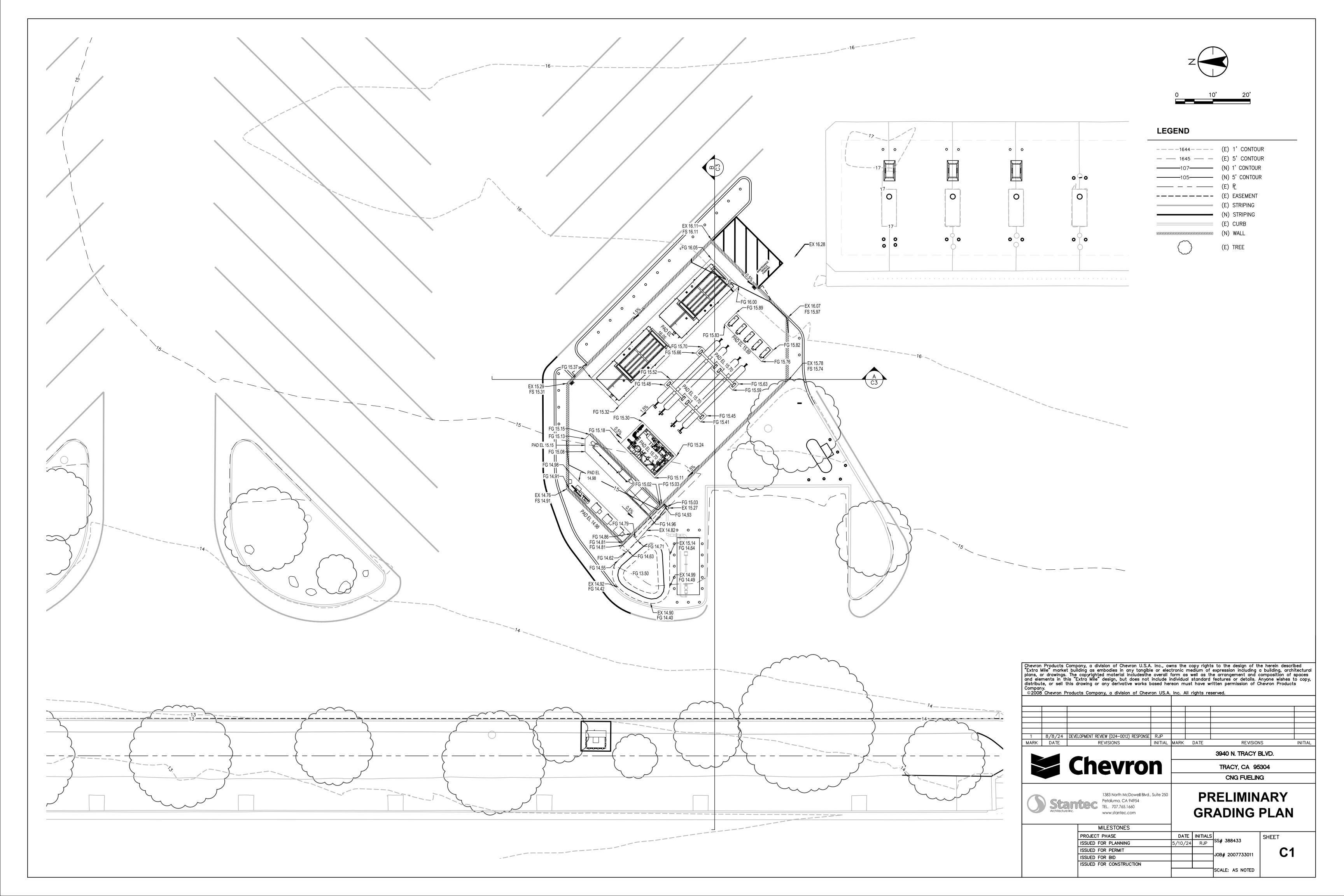
GEOMATICS, INC 147 N 1st Avenue OAKDALE, CA, 95361 PHONE: (209) 845 9694

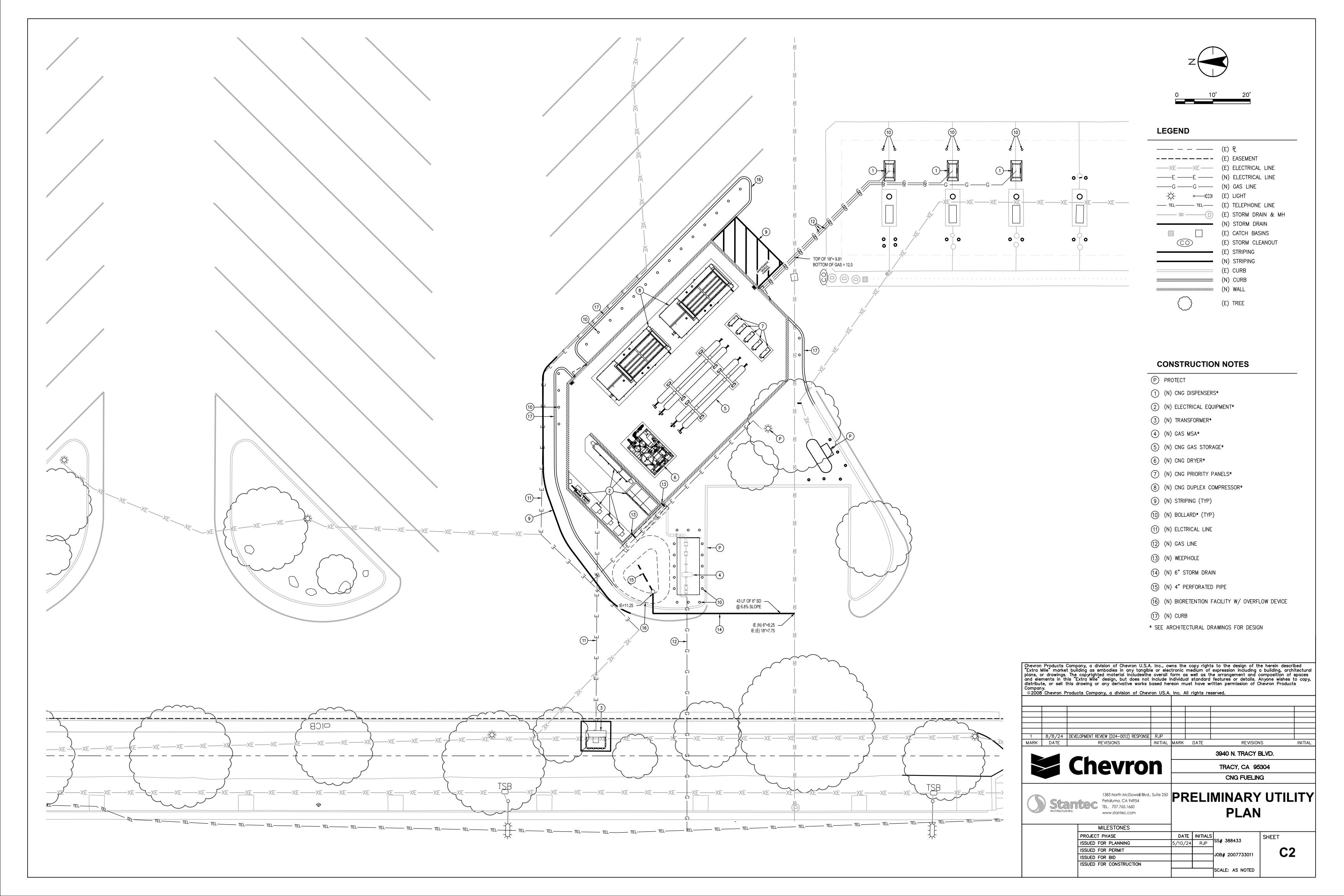
WWW.CHAPGEO.COM

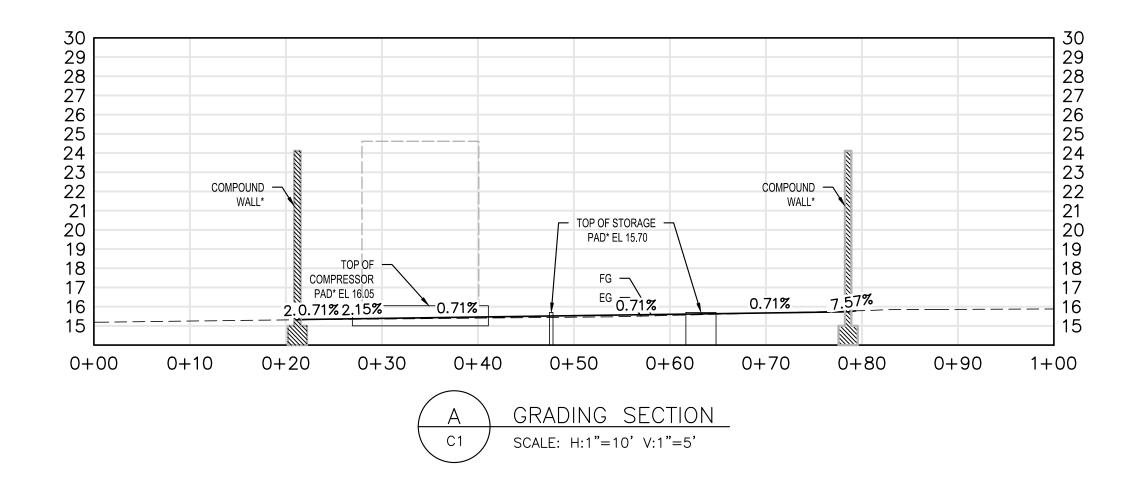
0

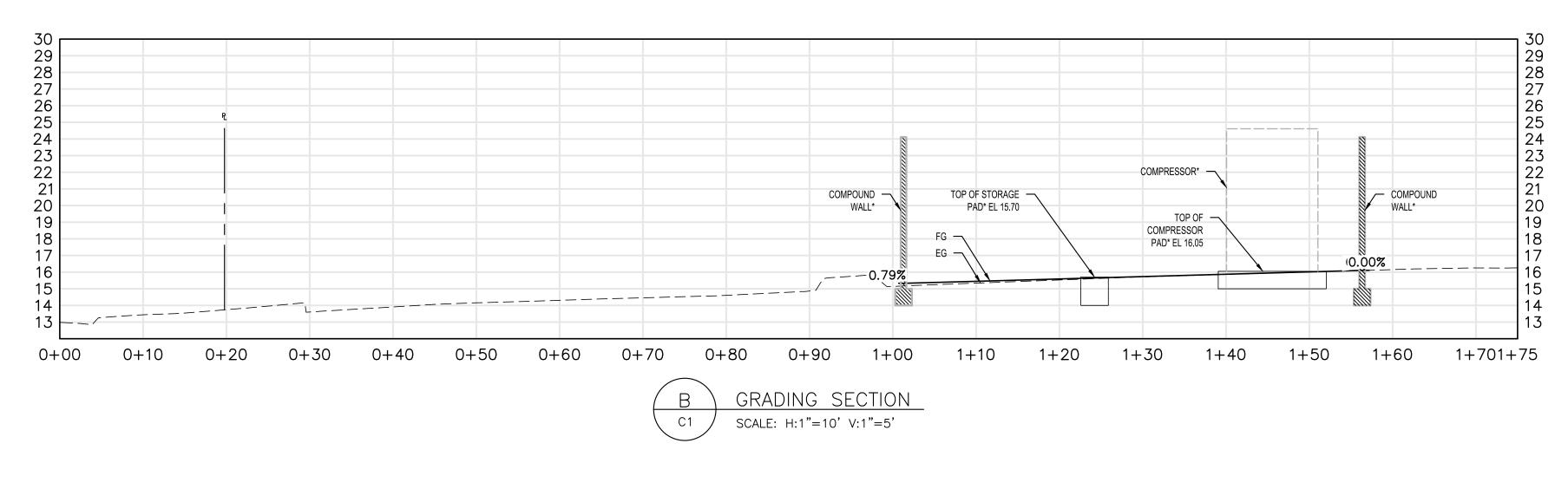
3 of 4





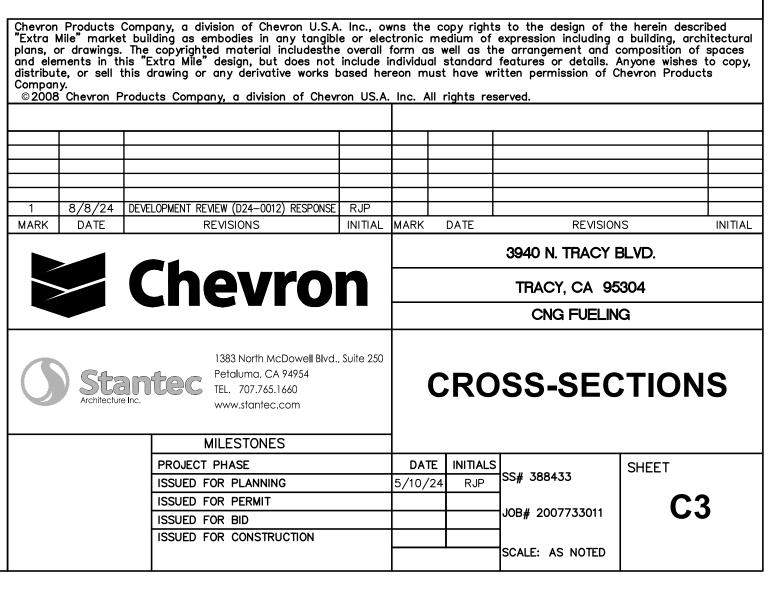


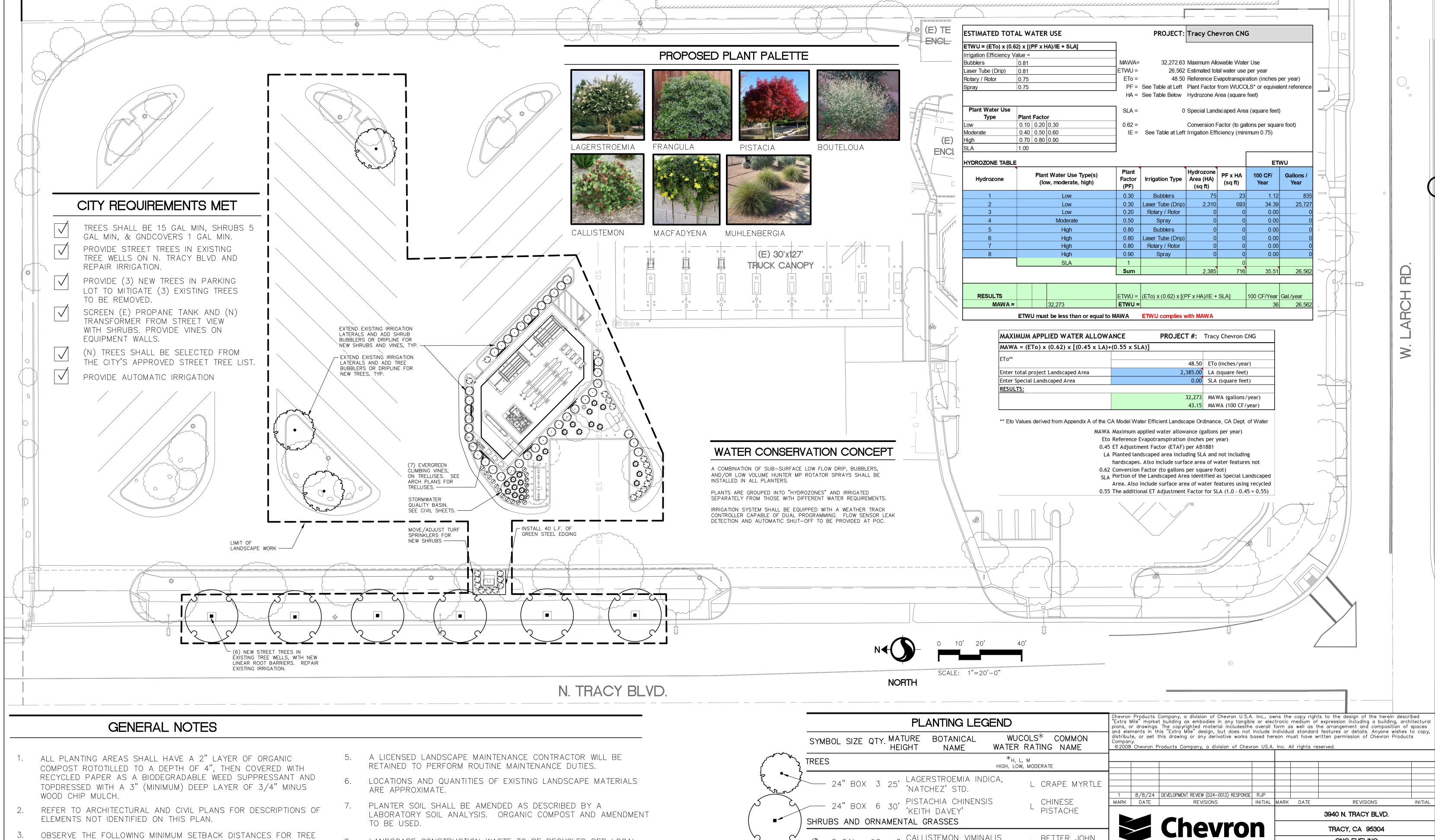




GENERAL NOTES

* FOUNDATIONS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. DETAILED STRUCTURAL DESIGN WILL BE PROVIDED WITH CONSTRUCTION DRAWINGS.





PLANTING:

= 30 FT.BETWEEN STREET TREES

= 7 FT. DRIVEWAY CUTS AND FIRE HYDRANTS = 5 FT. UTILITY BOXES, MANHOLE AND OTHER UTILITY VAULTS. TELEPHONE AND OTHER UTILITY POLES.

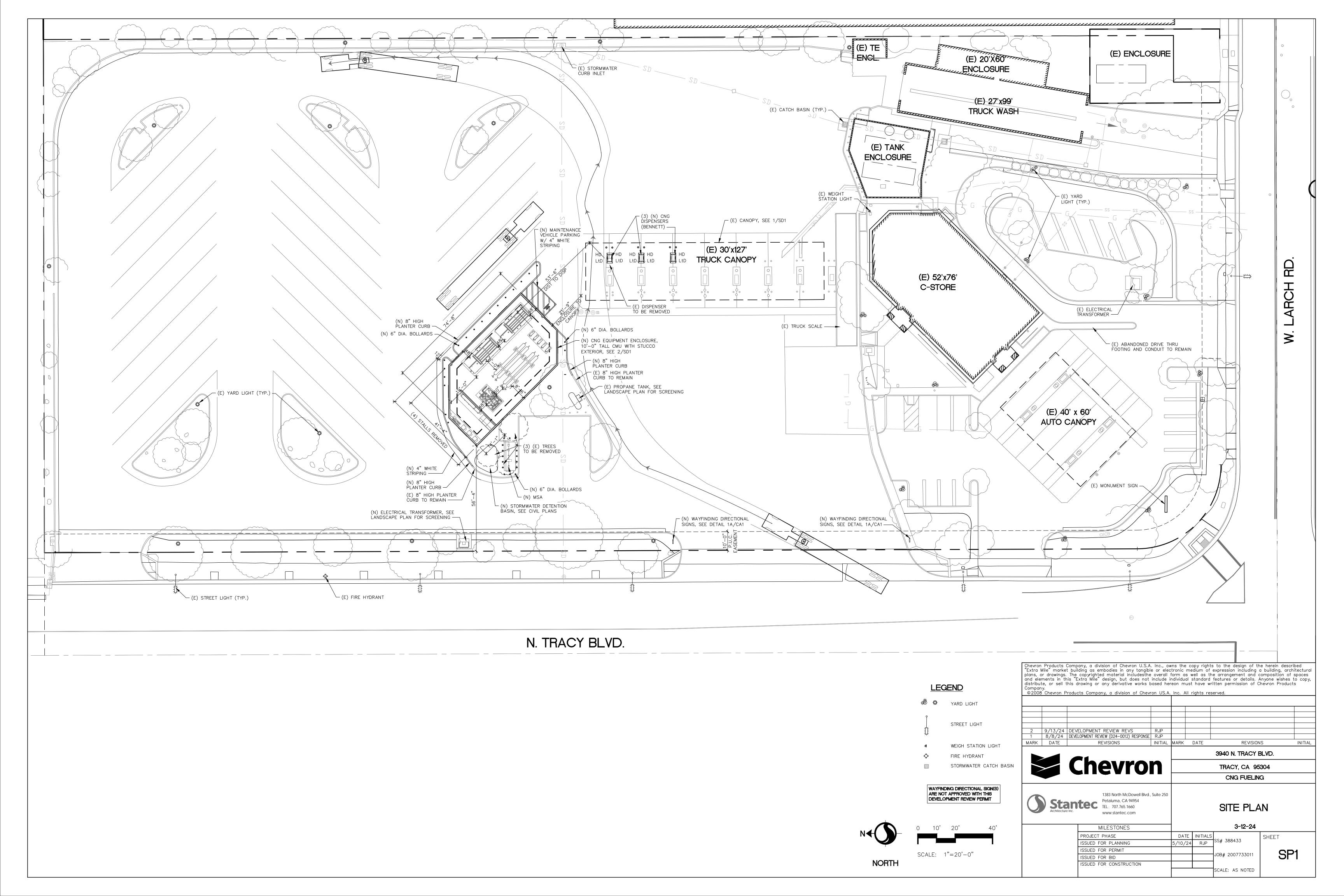
ALL SURFACE AND SUB-SURFACE SWALES, DRAINAGE STRUCTURES AND PATTERNS SHALL BE MAINTAINED.

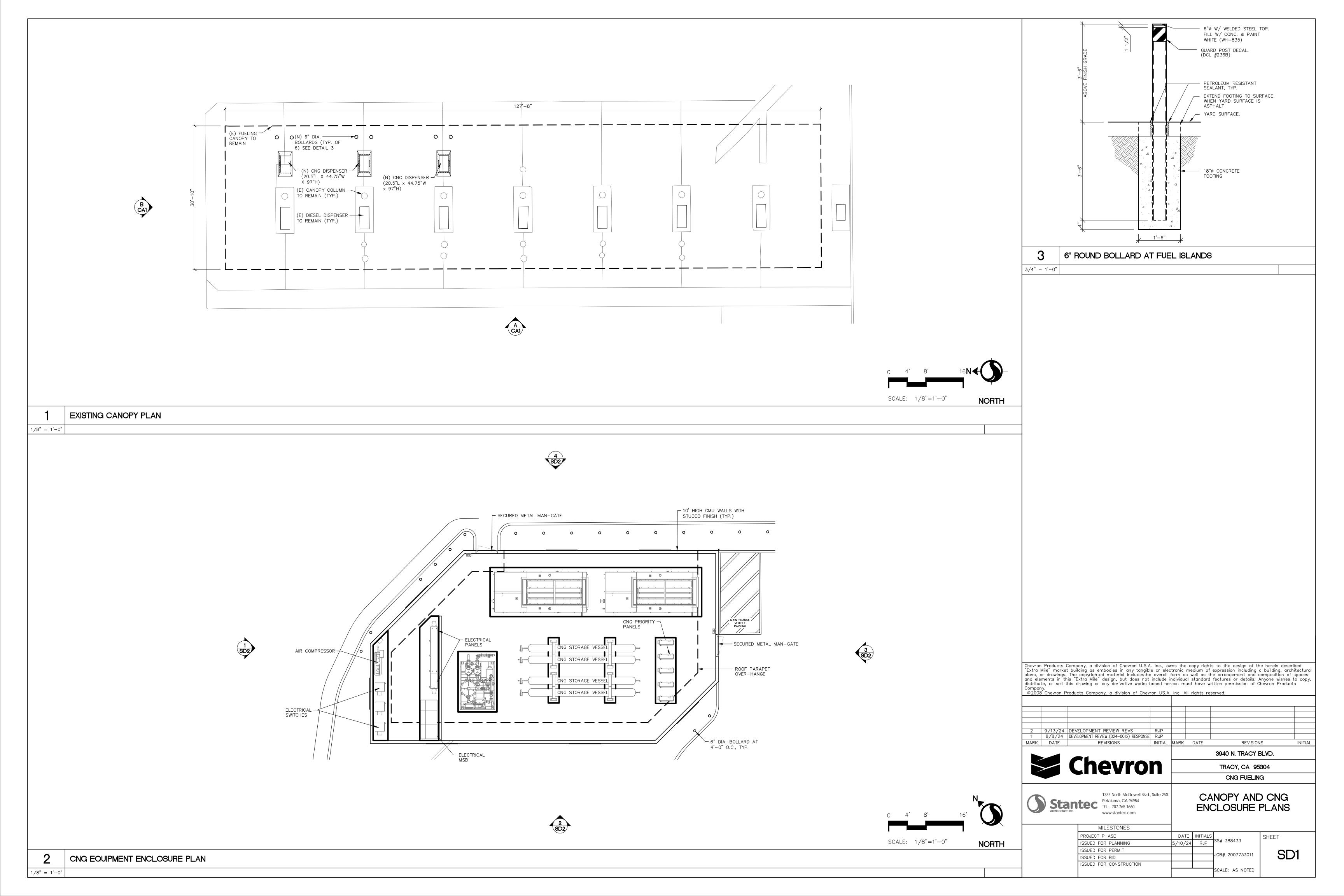
GAS AND WATER METER, AND MAINS

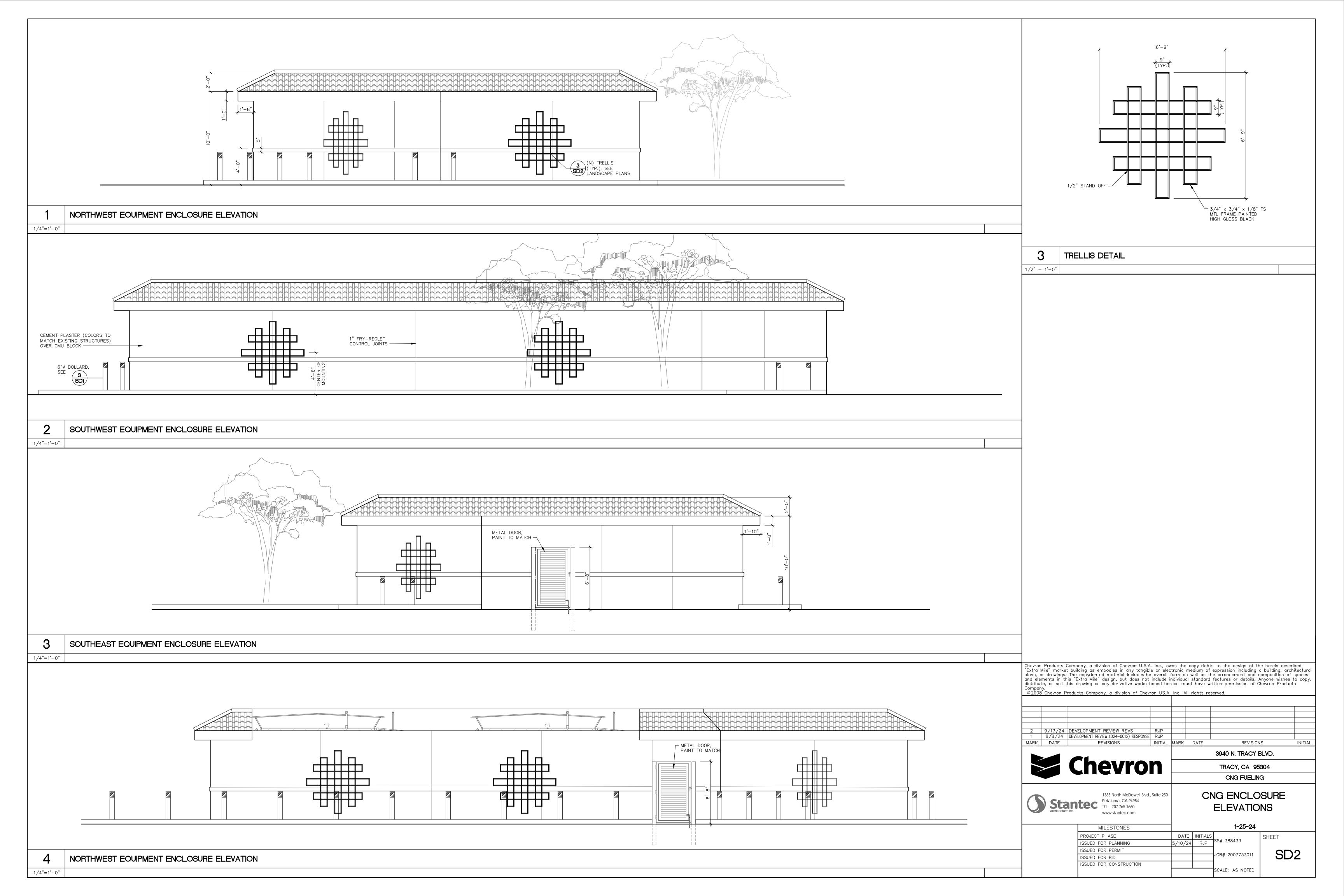
- LANDSCAPE CONSTRUCTION WASTE TO BE RECYCLED PER LOCAL CODES AND REQUIREMENTS.
- 9. NO PLANTS SELECTED REQUIRE SHEARING
- 10. OBTAIN ALL MATERIALS LOCALLY (WITHIN 50 MILES) AS POSSIBLE.
- 11. EXISTING TREES TO REMAIN TO BE PROTECTED PER ISA CERTIFIED ARBORIST AND/OR LOCAL TREE ORDINANCE.

TOTAL LANDSCAPE AREA: 2,385 SF

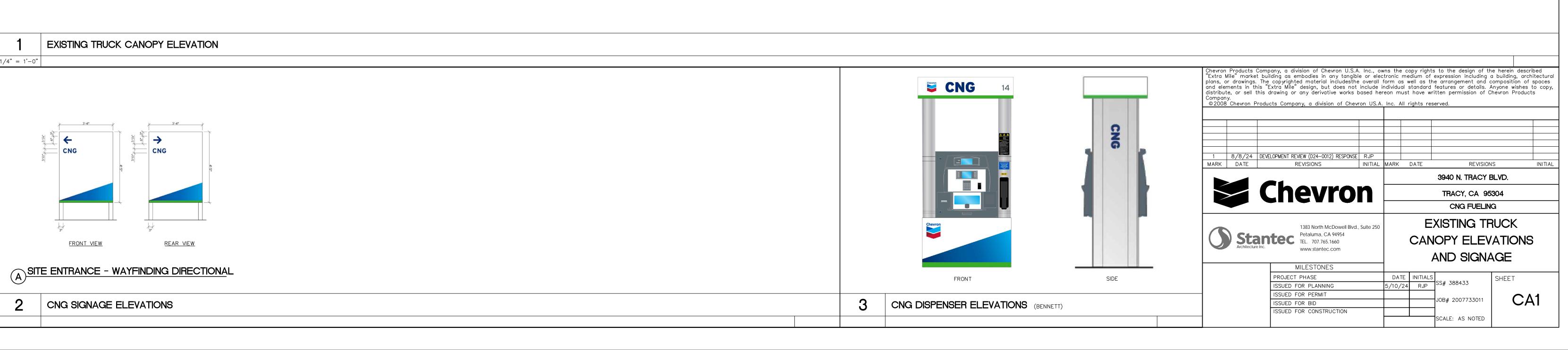
5 GAL. 23 16" CALLISTEMON VIMINALIS BETTER JOHN **CNG FUELING** BOTTLEBRUSH EVE CASE ① 15 GAL. 40 5' FRANGULA CALIFORNICA 1383 North McDowell Blvd., Suite 250 COFFEEBERRY Petaluma, CA 94954 **PRELIMINARY** Stantec Petaluma, CA 9495
TEL. 707.765.1660 'EVE CASE' LANDSCAPE PLAN CALIFORNIA www.stantec.com Ø 1 GAL. 17 2' BOUTELOUA GRACILLIS GREY RUSH 'BLOND AMBITION' MILESTONES 5 GAL. 22 3' MUHLENBERGIA RIGENS PROJECT PHASE DATE INITIALS L DEER GRASS SHEET S# 388433 0/24 RJP SSUED FOR PLANNING **VINES** SSUED FOR PERMIT OB# 2007733011 ISSUED FOR BID CAT'S CLAW ISSUED FOR CONSTRUCTION 5 GAL. 7 10' MACFADYENA UNGUIS—CATI CREEPER CALE: AS NOTED















Southwest Elevation



Northwest Elevation



Chevron CNG
3940 N. Tracy Blvd
Tracy, CA





Northeast Elevation



Southeast Elevation











CITY OF TRACY DETERMINATION OF THE COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

Application Number D24-0012

A determination of the Community and Economic Development Director (1) approving a Development Review Permit, Application Number D24-0012, for the installation of three compressed natural gas (CNG) dispensers, the construction of an equipment enclosure and related site improvements on a 3.95-acre site located at 3940 N. Tracy Boulevard, Assessor's Parcel Number 212-200-04; and (2) determine that this project is categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15311, pertaining to the construction of minor structures accessory to existing commercial facilities. The applicant is Robert Picard, and the property owner is H&S Energy LLC.

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

- 1. Highway Service (HS) Zone
- 2. Off-Street Parking Requirements (TMC Sec 10.08.3440, Article 26)
- 3. Development Review (TMC Sec 10.08.3920, Article 30)
- 4. City Design, Goals and Standards

The Community and Economic Development Department has determined that the project is categorically exempt from the California Environmental Act pursuant to CEQA Guidelines Section 15311 pertaining to the construction of minor structures accessory to existing commercial facilities. No further environmental assessment is required.

THE COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR, AFTER CONSIDERING ALL OF THE EVIDENCE PRESENTED, HEREBY APPROVES DEVELOPMENT REVIEW PERMIT APPLICATION NUMBER D24-0012, 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 therefore improves the property, in relation to the surrounding area and the citizens of Tracy because the proposed installation of three CNG dispensers and equipment enclosure will enhance the existing architecture and the improvements that are compatible with the architectural character of the commercial buildings on the project site, such as the two existing fueling stations, the gas and diesel tank enclosure, the truck wash, and the convenience store with a drive-thru restaurant.
- 2. The proposal conforms to the Highway Service (HS) Zone, the City of Tracy General Plan, the Citywide Design Goals and Standards, and other City regulations. The proposed installation of three CNG dispensers will enhance a sustainable environment by reducing emissions and harmful pollutants. The equipment enclosure will provide complimentary level of detailing and high-quality materials such as cement plaster (stucco) walls, tile roofing, and trellis additions on all sides for landscaping purposes which will create visual interest and establish a sense of cohesion on the project site. In addition, the project proposal includes replacing all missing and/or dead trees in existing tree wells that are currently empty.

Forrest Ebbs	Date of Action
Community and Economic Development Director	

Exhibit 1

CITY OF TRACY COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT CONDITIONS OF APPROVAL

Three CNG Dispenser Installation and Equipment Enclosure at Chevron Development Review Permit, Application Number D24-0012

September 24, 2024

A. General Provisions and Definitions

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

The Project: A Development Review Permit for the installation of three compressed natural

gas (CNG) dispensers, the construction of an equipment enclosure and related

site improvements.

The Property: The three CNG dispenser installation and equipment enclosure project at

Chevron is located on an approximately 3.95-acre site, located at 3940 N. Tracy

Boulevard (APN 212-200-04).

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, and the City's Design Documents (including the Standard Plans, Standard Specifications, and relevant Public Facility Master Plans).
- d. "Community and Economic Development Director" means the Community and Economic Development Director of the City of Tracy Community and Economic Development Department, or any other person designated by the City Manager or the Community and Economic Development Director to perform the duties set forth herein.
- e. "Conditions of Approval" shall mean the conditions of approval applicable to the Project located at the Property, Application Number D24-0012. 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 May 21, 2024, to the satisfaction of the Community and Economic Development Director.

- A.4. Payment of applicable fees. The applicant shall pay all applicable fees for the project, including, but not limited to, development impact fees, building permit fees, plan check fees, grading permit fees, encroachment permit fees, inspection fees, school fees, or any other City or other agency fees or deposits that may be applicable to the project.
- A.5. Compliance with laws. The Developer shall comply with all laws (federal, state, and local) related to the development of real property within the Project, including, but not limited to:
 - The Planning and Zoning Law (Government Code Sections 65000, et seq.),
 - the California Environmental Quality Act (Public Resources Code Sections 21000, et seq., "CEQA"),
 - the Guidelines for California Environmental Quality Act (California Administrative Code, Title 14, Sections 1500, et seq., "CEQA Guidelines"),
 - California Building Code, and
 - California Fire Code
- A.6. Compliance with City regulations. Unless specifically modified by these Conditions of Approval, the Developer shall comply with all City regulations, including, but not limited to, the Tracy Municipal Code (TMC), Standard Plans, and the City's Design Goals and Standards.
- A.7. 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. 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.1.1. Said plans shall demonstrate compliance with the City of Tracy Design Goals & Standards, and the Tracy Municipal Code Section 10.08.3560 for parking area landscaping. Said plans shall clearly delineate the property line and shall include a planting legend indicating, at minimum, the quantity, planting size, and height and width at maturity.
 - B.1.2. 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.1.3. 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.2. Screening Utilities and Equipment. Before the approval of a building permit, the applicant shall submit detailed plans that demonstrate the following:
 - B.2.1. 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.2.2. 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.3. Signs. No business identification signs are approved with this development review permit. All business identification signs shall obtain a sign permit in accordance with the Tracy Municipal Code.
- B.4. All bollards on-site shall be located and consistent with the approved plans and painted to match the existing building, unless stated otherwise by federal or state regulations.

C. Community and Economic Development Department, Building Division Conditions

- C.1. Prior to the commencement of construction, applicant shall submit construction plans and supporting documents to the Building Safety Division for the building conforming to Title 24 California Code of Regulations and the Tracy Municipal Code that are current at the time of the submittal.
- C.2. Prior to the construction of onsite improvements, including, but not limited to, walks, sidewalks, utilities, signs, lights, retaining walls, sound walls, underground vaults, transformers, trellis, trash enclosures, etc., applicant shall submit to the Building Safety Division construction drawings and supporting documents that conform to the current Title 24 California Code of Regulations.
- C.3. Prior to the submittal of a Building Permit application to the Building Safety Division, applicant shall ensure the design complies with the California Plumbing Code, California Mechanical Code, and California Electrical Code as applicable in conformance with California Building Code Section 406.

D. **Engineering Division Conditions**

- D.1. <u>Grading Permit.</u> Prior to Grading Permit release, the Developer shall provide all documents related to said Grading Permit required by City requirements and these Conditions of Approval, to the satisfaction of the City Engineer, including, but not limited to, the following:
 - D.1.1. All grading work (on-site and off-site) shall require a grading plan and a City grading permit. The Developer will complete all requirements set forth by in this section.

- D.1.2. 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 design (Grading Plans). The said Grading Plans shall be prepared in accordance with the City's Subdivision Ordinance (Tracy Municipal Code (TMC) Chapter 12.36), City Design Documents as defined in Title 12 of the TMC, and these Conditions of Approval.
- D.1.3. 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.
- D.1.4. 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 D22-0012 Chevron Compressed Natural Gas (CNG) dispenser is, located at 3940 N. Tracy Blvd, Tracy CA 95376 submitted March 12,2024.
- D.1.5. Prior to grading permit release, the Developer shall provide a PDF copy of the Project's Geotechnical Report to the City, and it shall be stamped by the Project's California registered Geotechnical Engineer (CA-GE). The technical report must include relevant information related to soil types and characteristics, soil bearing capacity, compaction recommendations, slope recommendations, retaining wall design recommendations, paving section recommendations, and elevation of the highest observed groundwater level. All Grading Plans and grading work shall be performed and completed in accordance with the recommendation(s) of the Project's CA-GE.
- D.1.6. Prior to grading permit release, Developer shall depict in the Grading Plans to use reinforced and engineered masonry blocks for retaining soil when the grade differential that exceeds twelve (12) vertical inches. The Developer will include construction details of all minor and major retaining walls with the Grading Plans. Developer may use slopes to transition between the lots to address the grade differential, but the said slope shall not exceed a gradient of three (3) horizontal feet to one (1) vertical foot unless approved by a CA-GE. If adjacent and affected property(s) owner(s) grants said easements to the Developer, these slope easements will be subject to review and approval by the City Engineer prior to grading permit.
- D.1.7. 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, and subject to approval by the City Engineer.
- D.1.8. Prior to grading permit release, the Developer shall depict the proposed retaining walls and masonry walls to be shown on the Grading Plans. The Developer is required to submit construction footing details, structural calculations, masonry walls details of all retaining wall design to Building Safety for review and approval. Retaining wall and masonry wall design parameters will be included in the geotechnical report and submitted to the city building for review.

- D.1.9. Prior to grading permit release, Developer shall provide a copy of the approved building permit from Building Safety for all retaining walls depicted on the Grading Plans.
- D.1.10.Prior to grading permit release, the Developer shall obtain all applicable signatures by Project's CA-GE, City departments, Fire Marshal, and outside agencies (where
 - applicable) on the Grading Plans prior to submitting the Grading Plans to Engineering for City Engineer's signature.
- D.1.11.Prior to grading permit release, the Developer shall depict on the Grading Plans, all erosion control measures needed to be implemented for the project in accordance city and state requirements on the Grading Plans. All grading work not completed before October 15 may be subject to additional requirements as applicable by field conditions as defined by City Engineer. Grading Plans shall specify all proposed erosion control methods and construction details to be employed during construction of the project. The plans shall also specify all materials to be used during and after the construction be included in the grading permit.
- D.1.12.Prior to grading permit release, the Developer shall pay all Grading Permit fees which include grading, plan checking, and inspection fees, and other applicable fees per the City fee schedule.
- D.1.13. Prior to grading permit release, the Developer shall obtain written approval (i.e., recorded easements for slopes, drainage, utilities, access, parking, etc.) of all other public agencies and private entities with jurisdiction over the required public and/or private facilities and/or property prior to grading permit issuance.
- D.1.14.Prior to grading permit release, the Developer shall obtain a demolition and grading permit to remove existing pavement, landscaping, utilities, or other improvements located within the specific area of the site that will be improved. If the demolition of parking, sidewalks and access to existing gas station pumps takes place, the developer shall provide adequate notice to the users of the facility that various gas pumps and parking areas that are going to be demolished and under construction. Prior to any demolition of the site, the Developer shall install a temporary fence of the entire construction area of the new project. At all times, the Developer shall maintain safe and clean working conditions for the general public and those residents that will be living in close proximity to the construction of the project. At all times, the Developer shall provide adequate warning devices, barricades, metal plating of open trenches and other safety measures installed during construction.
- D.1.15.Prior to grading permit release, the Developer shall provide a copy of the approved Air Impact Assessment (AIA) with an Indirect Source Review (ISR) and Dust Control from San Joaquin Valley Air Pollution Control District (SJVAPCD) prior to grading permit.
- D.1.16.Prior to grading permit release, the Developer shall provide to the City a written plan to address archeological, historical, or other paleontological findings. If at any point during grading that the Developer, and their respective officials, employees, subcontractor, and/or subconsultant exposes/encounters/uncovers any archeological, historical, or

other paleontological findings, the Developer shall 1) inform the City Engineer; 2) shall address the findings as required per the General Plan Cultural Resource Policy and General Plan EIR; and 3) subsequent Cultural Resource Policy or mitigation in any applicable environmental document.

D.1.17 Seven calendar days after the release of the grading permit, the Developer shall request a pre-construction (grading) meeting with the City's Construction Management team. At

this meeting, the Developer shall provide three (3) paper copies of the Grading Plans. The Developer shall provide additional copies as requested.

- D.2. <u>Encroachment Permit and Improvement Agreement(s).</u> Prior to construction permit release, Developer shall provide all documents as required by City requirements and these Conditions of Approval, to the satisfaction of the City Engineer, including, but not limited to, the following:
 - D.2.1. All construction activity involving public improvements (on-site and off-site) will require approved improvement plans; an encroachment permit; and a fully executed improvement agreement (Off-site Improvement Agreement OIA or Subdivision Improvement Agreement SIA). Any construction activity involving public improvements without all three items is prohibited. The Developer will complete all requirements set forth in this section prior to any construction.
 - D.2.2. Prior to construction permit, the Developer shall prepare public infrastructure improvement plans for all required improvements required to serve the Project (on-site and off-site) including construction details, paving sections, joint-trench, traffic signals, etc. (Improvement Plans).
 - D.2.3. Prior to construction permit, the Developer shall prepare Improvement Plans that are stamped and prepared under the supervision of a California registered Civil Engineer (CA-CE). Other disciplines' work shall also be stamped and prepared under the supervision of each disciplines' registered design professional.
 - D.2.4. Prior to construction permit, the Developer shall prepare Improvement Plans on a 24-inch x 36-inch size 20-pound bond white paper and shall use the City's Title Block. The said Improvement Plans, specifications and details depicted on said Improvement Plans shall be prepared in accordance with the City's Subdivision Ordinance (Tracy Municipal Code (TMC) Chapter 12.36), City Design Documents as defined in Title 12 of the TMC, City's Facilities Master Plan for storm drainage, roadways, wastewater, and water as adopted, amended, and updated by the City, or as otherwise specifically approved by the City, and all requirements described in the documents described hereon, and these Conditions of Approval.
 - D.2.5. Prior to construction permit, the Developer shall prepare Improvement Plans in substantial conformance with the site building, parking, utility, grading, and other on-site and off-site improvements identified on submitted site improvements drawing package for D24-0012 Chevron Compressed Natural Gas (CNG) dispensers, 3940 N. Tracy Blvd, Tracy CA 95376 submitted March 12,2024 by Stantec Architecture, Inc, 1383 North McDowell Blvd. suite 250, Petaluma, CA 94954, CA.
 - D.2.6. Prior to construction permit release, the Developer shall provide a PDF copy of the Project's Geotechnical/Soils Report prepared and stamped by the Project's CA-GE. The

- technical report must include relevant information related to street pavement thickness (asphalt concrete and aggregate base), compaction recommendations, building pad section and compaction recommendation, soil bearing capacity, retaining wall footing design parameters, slope recommendations, peculation rates, ground water depth, and other pertinent information for grading the site and building the building foundations.
- D.2.7. Prior to construction permit release, the Developer shall prepare Improvement Plans to specifically include, but not be limited to all demolition, grading, existing and proposed utilities to be constructed, and other improvement such as irrigation, storm drain, all
 - existing surface improvements such as PCC, curb, gutter, sidewalk, ADA ramps, landscaping, irrigation, striping, etc. including the size and location of all pipes.
- D.2.8. Prior to construction permit release, the Developer shall identify and depict on the Improvement Plans all frontage improvements to be reconstructed including of pavement, curb and gutter, sidewalk, ADA ramps, fire hydrants, streetlights, landscaping, and irrigation in need of repair (cracked, settled, and/or damaged). The Developer shall then note on the Improvement plans the location of the said improvements that need reconstructed and shall be reconstructed in accordance with City requirements to the satisfaction of the City Engineer. Any repair, removal, and replacement shall be in a similar manner to the current improvement, i.e., similar width, color, finish, meander, etc.
- D.2.9. 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 permits.
- D.2.10. The Developer shall also make the following improvements: a) The Developer shall reconstruct any damaged frontage improvements of curb and gutter, sidewalk, driveways, ADA ramps and landscaping along N. Tracy Blvd to recent City requirements prior to project completion. b) The Developer shall reconstruct damaged frontage improvements of curb and gutter, driveways, sidewalk, ADA ramps along W. Larch Road to City standard plans per city requirements prior to project completion.
- D.2.11. Public Right-of-Way Landscaping and Irrigation Prior to construction permit release, the Developer shall prepare landscape and irrigation plans that depict the following: The Developer shall install six (6) new street trees along N. Tracy Blvd in existing trees wells between the two driveways to site and repair the existing city irrigation system to these existing street trees prior to occupancy. Landscape and irrigation plans shall be in substantial conformance with the approved preliminary Landscape plans submitted with the approved site development review permit for this Project. All landscape drawings shall be prepared on a 24-inch x 36-inch size 20-pound bond white paper that incorporates all requirements described in these Conditions of Approval, and the City's Design Documents as defined in Title 12 of the Tracy Municipal Code. Developer shall use the latest title block. Said landscape and irrigation plan shall be prepared by a California licensed landscape architect. The Developer shall install 24 box size street trees in the existing street tree well areas located between the curb and the public sidewalk. 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 out of this clear site visibility zones of all driveway entrances to the site.

D.2.12. Storm Water. Prior to construction permit release, the developer shall depict on the site Improvement Plans the location of all existing storm drain systems located within the site that drain to N. Tracy Blvd and Larch W. Larch Road. All new storm drain inlets shall connect into this existing site storm drain system within the site. The contractor shall clean and protect this existing site storm water system of any future oil products from

draining into the site storm drain system so that it does not contaminate storm water that drains into the City's existing storm water system in accordance with City standard plans and city requirements and to the satisfaction of the City Engineer. The Developer shall provide calculations for the sizing of the proposed storm drain(s) system from the equipment enclosure area and the rest of the site shall be submitted with the hydrology and storm water report during plan review. The Developer shall comply with the applicable requirements of the City's storm water masterplan adopted by the City Council in 2012 and any subsequent amendments. The proposed bioretention basin shall comply with the applicable requirements of the City's clean water program and storm water masterplan adopted by the City Council in 2012.

- D.2.13. The Developer shall construct a bioretention basin facility for the storage and treatment of storm water of the new gas equipment area of the site to the satisfaction of the City clean water program requirements. Per Item No. 15, Section V on page 94 of the 2008 Design Standards, all storm water run-off from the site shall not cross property lines. The project storm drainage release point is located at the north end of a 25' wide driveway along N. Tracy Blvd and one of the driveways south of the site along W. Larch Road. This storm drainage release point is where storm water leaves the project in a 100-year storm event or when the project property's on-site storm drainage system fails to function, or pipes are clogged. Site grading shall be designed such that the project's storm drainage flow to the existing 12" storm drainage release point is recommended to be at least 0.70-feet lower than any the new building's finish floor elevation and shall be designed and improved to the satisfaction of the City Engineer.
- D.2.14. Per the 2012 Storm Drainage Master Plan, this parcel is master planned to drain into the existing storm drain underground pipe system located in N. Tracy Blvd. The new onsite storm drains should be sized for the ten (10) year storm discharge, using the one hundred (100) year water surface elevation for the point of discharge water elevation. This drainage scheme requires constructing a storm drain system on private property.
- D.2.14. <u>Sanitary Sewer.</u> Prior to construction permit release, If the developer is required to connect any part of the site into the City sanitary sewer system, the developer shall depict these additional sewer improvements on the project site utility Improvement Plan. This sewer connection to the City sewer system shall be first to the onsite sanitary sewer line lateral from the existing building to the clean out located just outside the public right of way in W. Larch Road, shall be the first priority of the sewer design in accordance with the City's Design requirements and to the satisfaction of the City Engineer. If this

connection cannot be made, the second sewer design alternative shall be directly to the public sewer mains in N. Tracy Blvd or to W Larch Road.

D.2.15. Water Distribution. If a water connection is required for this new gas CNG equipment facility, Prior to construction permit release, the Developer shall depict on the project Improvement Plans this potable domestic, irrigation, and fire sprinkler water services within the project site before taping into city water system. Fire sprinkler lines and/or domestic water services to every building within the project shall comply with the City Design criteria and city standard plans. The sizing, layout and looping of all water lines shall meet state fire code requirements for this type of building development. During the construction of the Project, the Developer is responsible for providing water infrastructure (temporary or permanent) capable of delivering adequate fire flows and pressure that is appropriate to all stages of construction and as approved by the City

Fire Marshal. If the new gas equipment enclosure is required to connect to an existing fire sprinkler water system or domestic water system, The Developer shall connect the existing site fire sprinkler system and existing water systems from the existing building first. If this is not enough flow or pressure, then an alternative would be to connect directly into the existing water mains located in N. Tracy Blvd and W. Larch Road for a new fire protection and domestic water service. If trenching is required, the pavement trenching and restoration in public street shall be per City Standards. Interruption to the water supply to the existing businesses and other users will not be allowed to facilitate construction of improvements related to the Project. The Developer is responsible for notifying business owner(s) and users, regarding any disruptions from the construction work. The written notice, as approved by the City Engineer, shall be delivered to the affected residents or business owner(s) at least seventy-two (72) hours before the start of work. Prior to starting the work described in this section, the Developer shall submit prepare a work plan acceptable to the City that demonstrates no interruptions to the water supply, and Traffic Control Plan to be used during the installation of the off-site water mains and connections. The Project's water service connections shall be a remote-read (radio-read) master water meter (the water meter to be located within City's right-of-way) and a Reduced Pressure Type back-flow protection device in accordance with City requirements. The City Engineer shall approve the location of the water meters. After improvement acceptance, and maintenance of the water service from the water meter to the point of connection with the water distribution main in the street shall be the responsibility of the City. Water service repairs after the water meter is the responsibility of the Developer or individual lot owner(s). Prior to improvement acceptance, the construction and maintenance of all on-site water lines, laterals, subwater meters, valves, fittings, fire hydrant and appurtenances shall be installed by the developer. 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.

<u>Fire Service Line(s) and Hydrants</u> – Location and construction details of installing the fire service line shall include the installation of fire hydrant(s) that are to serve the Project, shall be protected with 4 concrete bollards around each hydrant. The layout of all fire hydrants shall be approved by the City Fire Marshal prior to the approval of the Improvement Plans by the City Engineer. The Developer shall submit a layout of the

- fire hydrants and obtain written approval of the location of fire hydrants and fire connections to the building from the Fire Marshal, prior completion of the of the water line design.
- D.2.16. Prior to construction permit release, the Developer shall prepare mechanical, electrical, and civil utility improvement Plans, prepared on a 24-inch x 36-inch size 4-millimeter thick mylar for the installation of all natural gas lines, tanks, gas equipment, electric, drainage, TV cable, telephone, and others to serve the Project. All private utility services to serve Project must be installed underground or relocated to be underground, and to be installed at the location approved by the respective owner(s) of the utilities from the street or an existing or proposed utility easement to the building(s).
- D.2.17.Prior to construction permit release, the Developer shall provide signed and stamped Engineer's Estimate that summarizes the cost of constructing all the public improvements shown on the Improvement Plans.
- D.2.18. Prior to construction permit release, the Developer shall provide payment of fees required by the City requirements including but not limited to plan checking, grading, construction inspection, agreement processing, encroachment permits, and other fees. The engineering review fees will be calculated based on the fee rate adopted and updated by the City Council.
- D.2.19. <u>Traffic Control Plan</u> Prior to starting 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.
- D.2.20.No street trench shall be left open, uncovered, and/or unprotected during night hours or when the Developer's contractor is not performing construction activities. Appropriate signs and barricades shall be installed on the street and on all trenches during construction. If the Developer or his contractor elects to use steel plates to cover street trenches, said steel plates will be skid-resistant, and shall be ramped on all sides. Ramps will be a minimum two-foot wide and will run the entire length of each side.
- D.2.21.If at any point during utility installation or construction, the Developer, or his contractor, engineers, and their respective officials, employees, subcontractors, and/or subconsultant exposes/encounters/uncovers any archeological, historical, or other paleontological findings, the Developer shall 1) inform the City Engineer; 2) shall address the findings as required per the General Plan Cultural Resource Policy and

General Plan EIR; and 3) subsequent Cultural Resource Policy or mitigation in any applicable environmental document.

- D.2.22.<u>Off-Site Public Improvements</u> Prior to the Developer commencing construction of off-site public improvements, the Developer shall possess a fully executed Off-Site Improvement Agreement (OIA). The Developer shall also complete all the following requirements to the satisfaction of the City Engineer:
 - Developer shall reconstruct any damaged frontage improvements along the of curb and gutter, sidewalk, ADA ramps and landscaping along N. Tracy Blvd to the most recent City requirements prior to occupancy.
 - b. Developer shall reconstruct damaged frontage improvements of curb and gutter, sidewalk, ADA ramps and landscaping along Larch Road to City requirements prior to occupancy.

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

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

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

Construction Permit Special Condition(s)

- D.2.23. The Developer shall file for an encroachment permit for the demolition and construction of new improvements in the city right of way.
- D.2.24.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.
- D.3. <u>Building Permit.</u> Prior to building permit release, the Developer shall demonstrate, to the satisfaction of the City Engineer, compliance with all required Conditions of Approval, including, but not limited to, the following:
 - D.3.1. The Developer has satisfied all the requirements set forth in these Conditions of Approval.
 - D.3.2. Prior to building permit release, the Developer shall pay the development impact fees to the satisfaction of the City Engineer.
 - D.3.3. Prior to building permit release, the Developer shall have obtained a Grading Permit.

- D.4. <u>Acceptance of Public Improvements and Occupancy.</u> Prior to acceptance of public improvements, the Developer shall demonstrate to the satisfaction of the City Engineer completion of the following:
 - D.4.1. The Developer has satisfied all the requirements set forth in these Conditions of Approval.
 - D.4.2. Prior to any form of occupancy, the Developer shall demonstrate satisfactory completion of all required/conditioned improvements. The Developer shall use diligent and good faith efforts in taking all actions necessary to construct all public facilities required to serve the Project, and the Developer shall bear all costs related to construction of the public facilities (including all costs of design, construction, construction management, plan check, inspection, land acquisition, program implementation, and contingency).
 - D.4.3. Prior to any form of occupancy, the Developer shall provide Certified "As-Built" Improvement Plans (or Record Drawings) from the Project's CA-CE. Upon completion of the construction by the Developer, the City, at its sole discretion, temporarily release the original mylars of the Improvement Plans to the Developer so that the Developer will be able to document revisions to show the "As-Built" configuration of all improvements.
 - D.4.4. Prior to occupancy, the Developer shall provide both AutoCAD files (including all X-references files), and GIS Shape files (both in formats approved by the City) for the public improvements.
 - D.4.5. Prior to occupancy or project completion, if a connection to a sewer line is required, the Developer shall install all required sewer improvements as mandated by the city utility department for the site. The developer shall also complete but not limited to reconstructing PCC curb, gutter, and sidewalk, replacing asphalt concrete pavement, restoring pavement marking and striping, and other improvements that are disturbed because of installing a new sewer line to the Project's permanent sewer connection.
 - D.4.6. Prior to acceptance of public improvements, if determined by the City Engineer that an existing pavement to be in poor condition or damaged by construction activities related to the Project, the Developer shall repair or reconstruct street pavement fronting the project including curb, gutter and sidewalk and other public improvements.
 - D.4.7. Prior to acceptance of public improvements, the Developer will need to complete the ninety (90) day public landscaping maintenance period.
 - D.4.8. Prior to improvement acceptance, the Developer shall submit warranty bonds to the City for review.
 - D.4.9. Prior to acceptance of public improvements, the Developer shall have constructed all public improvements in accordance with City requirements, the recommendation(s) of the Project's (CA-CE), and to the satisfaction of the City Engineer.
 - D.4.10. <u>Release of Improvement Security</u> Release of improvement security shall be in accordance with the requirements of Title 12 of the TMC. The Monumentation Bond will

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

Acceptance or Occupancy Special Condition(s)

- D.4.11.When street cuts are made for the installation of utilities in the paved street, the Developer shall conform to Section 3.14 of the 2008 Design Standards that he is required to install a 2-inch-thick asphalt concrete (AC) overlay with reinforcing fabric at least 25-feet from all sides of each utility trench. A 2-inch-deep grind on the existing AC
 - pavement will be required where the AC overlay will be applied and shall be of uniform thickness to maintain current pavement grades, cross sectional, and longitudinal slopes. This pavement repair is required when cuts/trenches are perpendicular to and parallel to the street's direction.
- D.4.12.Nothing contained herein these conditions shall be constructed to permit any violation of relevant ordinances and regulations of the City of Tracy, or other public agency having 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.
- D.4.13.If temporary water is required for the construction of the project, the Developer shall obtain an account for the water service and register for a temporary water meter with the City Finance Department and Public Works Departments. The Developer shall pay all fees associated with obtaining the account number and temporary water meter for the water service.
- D.4.14. The Developer shall obtain an account for the water service to the Project and register the water meter with the Finance Department and Public Works department prior to the start of construction. The Developer shall prepare and submit a map depicting the location of the water meter on an 8.5-inch X 11-inch sheet to the Finance Department.
- D.4.15.The Developer shall install lights in and around the parameter of the gas equipment enclosure of the site to obtain the minimum coverage of 1.5 candles per square foot of site. The Developer shall submit yard lighting details, photometrics and yard lighting plans to the City building and Engineering departments for review and approval prior to building permit.

- D.4.16. The Developer shall install a storm water quality bioretention basin in the closest landscape area to the compressed natural gas and equipment enclosure to satisfy the city clean water quality requirements for the project. The local drainage from this compressed natural gas and equipment area shall drain into this basin. The basin shall be designed prior to building permit and constructed prior to completion and use of the project. The developer shall install City approved bioretention basin design and filtration material to be installed in the bio detention basin. The Developer shall also reinstall landscaping in this existing landscaped island area. This landscaping shall be additional shrubs, ground cover, other landscaping and repair the corresponding irrigation systems as required to relandscape the existing landscape area adjacent to the CNG equipment enclosure.
- D.4.17. The Developer will remove 4 existing truck parking stalls to install this new natural gas dispenser enclosure and will restripe the remaining 5 truck parking stalls in truck parking area prior to occupancy.
- D.4.18. Prior to the issuance of a building permit, the Developer shall submit detailed construction plans that remove existing connections to the storm drain system from the sand/oil separator at the north side of the fueling area and the secondary containment

on the east side of the store/restaurant and make proper connections to the sanitary sewer system in order to resolve long standing issues with petroleum-related products entering the City's storm drain system from this site to the satisfaction of the Director or Assistant Director of the Public Works Department/Utilities Division. The design of these storm drain connections the sanitary sewer system shall be reviewed and approved by the City of Tracy utility department prior to building permit and constructed prior to final completion of this new CNG gas equipment enclosure facility.

E. Public Works Department, Utilities Division Conditions

E.1. Prior to the issuance of a building permit, the Developer shall submit detailed construction plans that remove existing connections to the storm drain system from the sand/oil separator at the north side of the fueling area and the secondary containment on the east side of the store/restaurant and make proper connections to the sanitary sewer system in order to resolve long standing issues with petroleum-related products entering the City's storm drain system from this site, to the satisfaction of the Director or Assistant Director of the Public Works Department/Utilities Division.

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

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

- F.2. Engineering and building permit applications received by our offices are subject to the current fee schedule for South San Joaquin County Fire Authority. Contact our offices for additional information.
 - F.2.1. Application processing fees and minimum plan review fees are due at time of submittal of construction documents.
 - F.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.
 - F.2.3. Permit holder is responsible for any additional inspection fees incurred and shall be paid prior to final inspection.



DIRECTOR HEARING STAFF REPORT

Item No. 2

DATE September 24, 2024

TITLE Island Gourmet Market and Deli

LOCATION 1450 W. 11th Street (APN 234-050-03 and 04)

APPLICATION TYPE Development Review Permit (D24-0016)

CEQA STATUS Categorically Exempt CEQA Guidelines Section 15332

PROJECT PLANNER Craig Hoffman

(209) 831-6426

craig.hoffman@cityoftracy.org

RECOMMENDATION

Staff recommends that the Community and Economic Development Director (1) approve the Development Review Permit, Application Number D24-0016, for the construction of a 4,868 sq ft market/deli building with associated parking lot, landscaping and other site improvements on a 0.50-acre site located at 1450 W. 11th Street APN 234-050-03 and 04; and (2) determine that this project is categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15332 as an infill project that is consistent with the General Plan and zoning code and is served by existing infrastructure.

PROJECT DESCRIPTION

The project site is currently vacant and comprised of two parcels. This site shares a parking lot and driveway with an adjacent development to the west. The project site is accessed off West 11th Street with a shared driveway and parking lot. (Attachment A: Location Map). The project site is designated Commercial in the General Plan and zoned General Highway Commercial (GHC) in the Tracy Municipal Code (TMC), which permits retail trade and convenience and food related uses.

The proposed market and deli use will bring a commercial establishment and business to this community and provide an amenity this community does not currently enjoy.

The proposed project includes:

- Construction of a new 4,868 sq ft market and deli building. The building is a single story tan stucco/block structure with tile roof. The building is consistent in color, material and mass of adjacent buildings.
- Removal of an existing driveway and the improvement of a shared driveway feature.

Agenda Item 2 Director Hearing September 24, 2024 Page 2

- The project includes the construction of 33 new parking spaces. The project shares parking and driveway features with the adjacent parcel.
- The project will include frontage improvements as needed, including the demolition of an existing driveway and reconstruction of a sidewalk in its place.
- Landscaping includes two large street trees along 11th Street and five large trees in the parking lot area. The project meets its shading requirement for the parking lot area.
- A tubular steel fence is located along the southern portion of the eastern property line and along the southern property line.
- The project site includes a trash enclosure in the southeast portion of the parking lot that will match the building color and treatments.

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

The project as proposed is consistent with the intent of General Highway Commercial district. The project meets the setback, lot coverage and design standards of the zoning district. The proposed parking and layout meet the requirements of the municipal code along with the landscaping coverage and screening for the site.

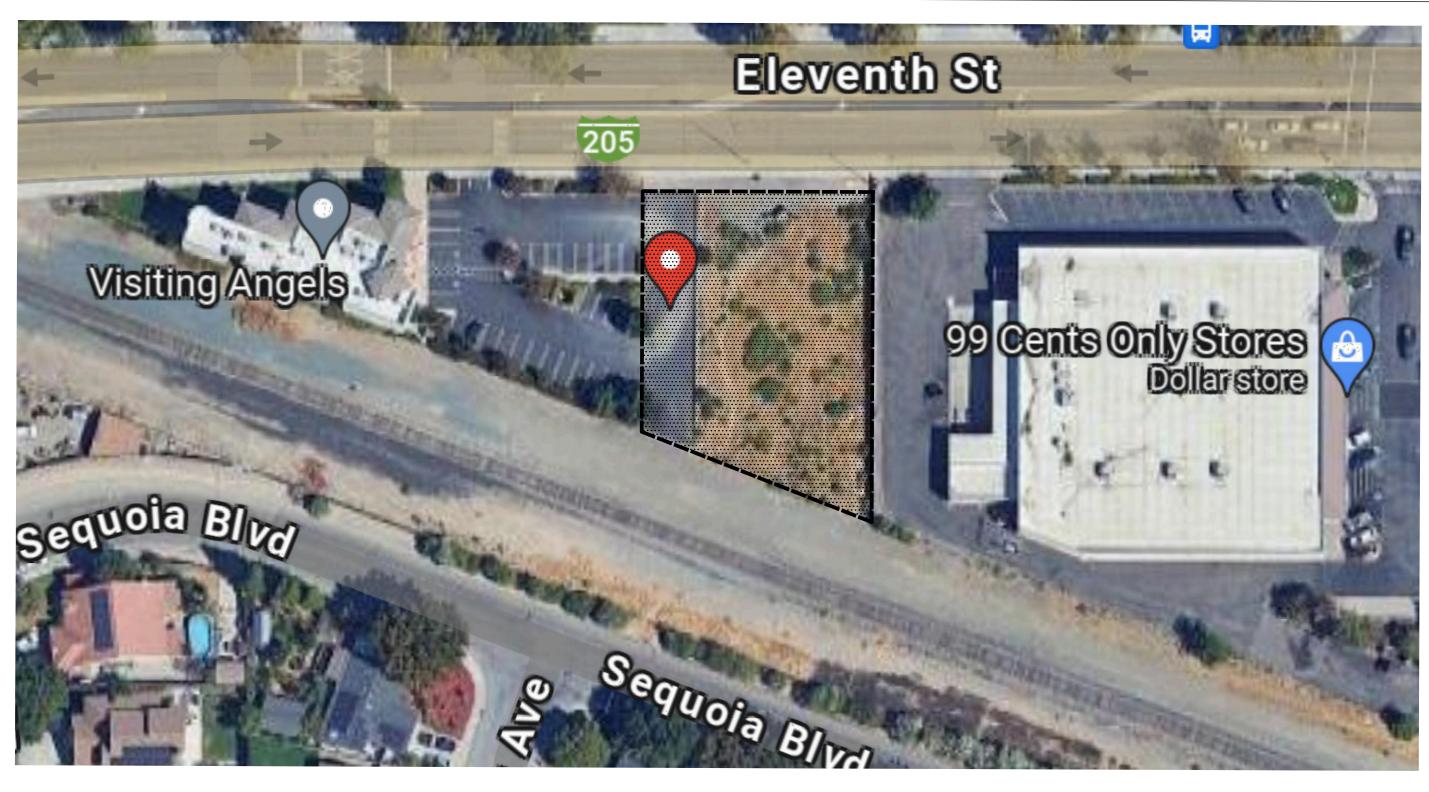
The project has been reviewed for consistency with the massing, architectural style and colors and textures of the surrounding commercial businesses. The project meets or exceeds the aesthetics of the area and will provide for the infill of a vacant parcel.

California Environmental Quality Act (CEQA) Requirements

The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, the project is an infill project / property that is consistent with the General Plan and Zoning Code and served by existing infrastructure. No further environmental assessment is necessary.

ATTACHMENTS

- A Location Map
- B Plan Set
- C Community and Economic Development Director Determination Exhibit 1 Conditions of Approval



DEVELOPMENT REVIEW

AERIAL MAP

NO SCALE



DEVELOPMENT REVIEW

| Island Gourmet-Market/Dell
| Commercial & Restaurant

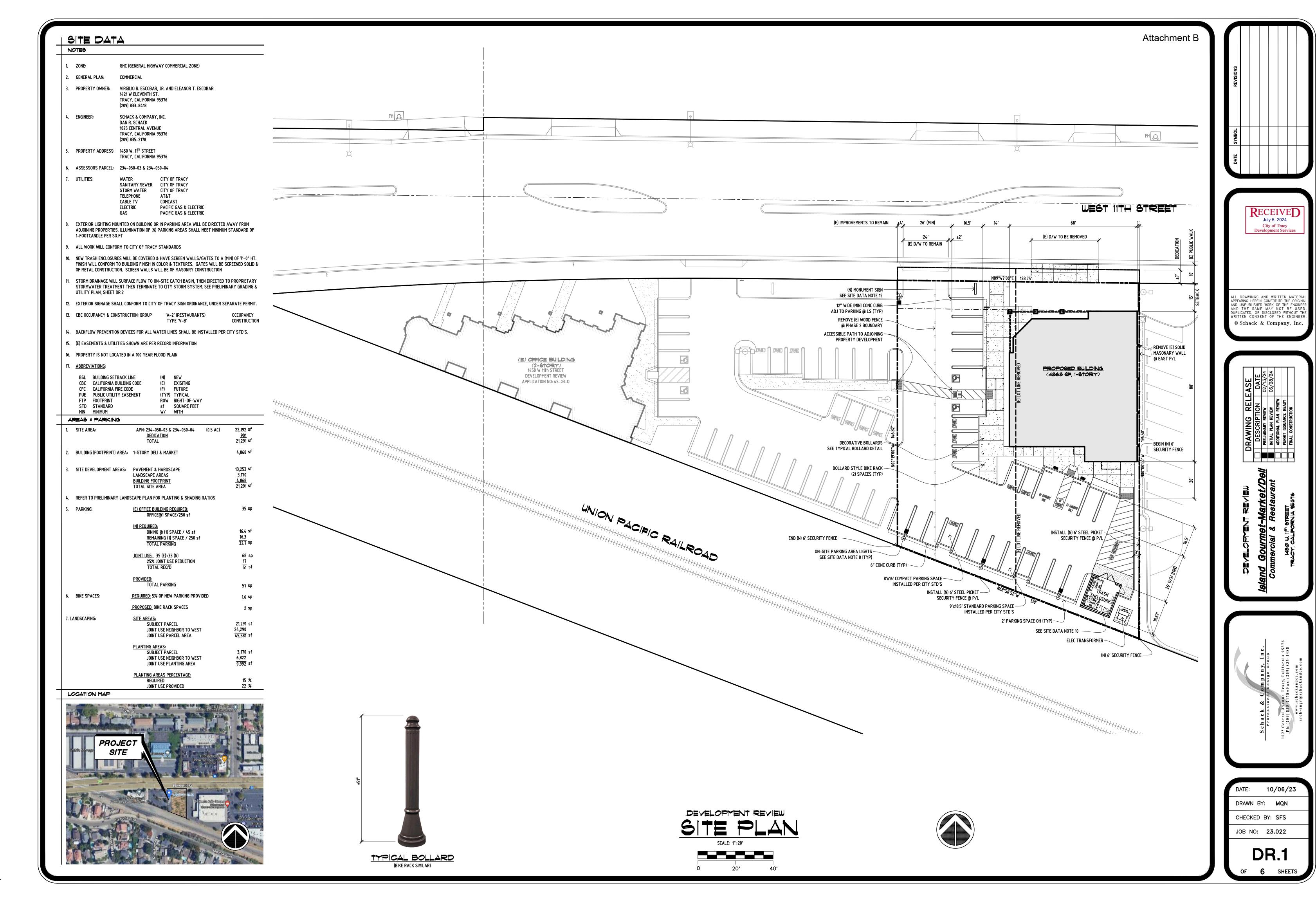
Schack & Company, Inc.

Civil Engineering • Building Design • Surveying
(20) 855-2178 • P.D. Buz 859 • They, California 8577 • P.M. (200) 855-2488

Date: **05/06/24** Job: **23.022**

> By: **MQI** Sheet

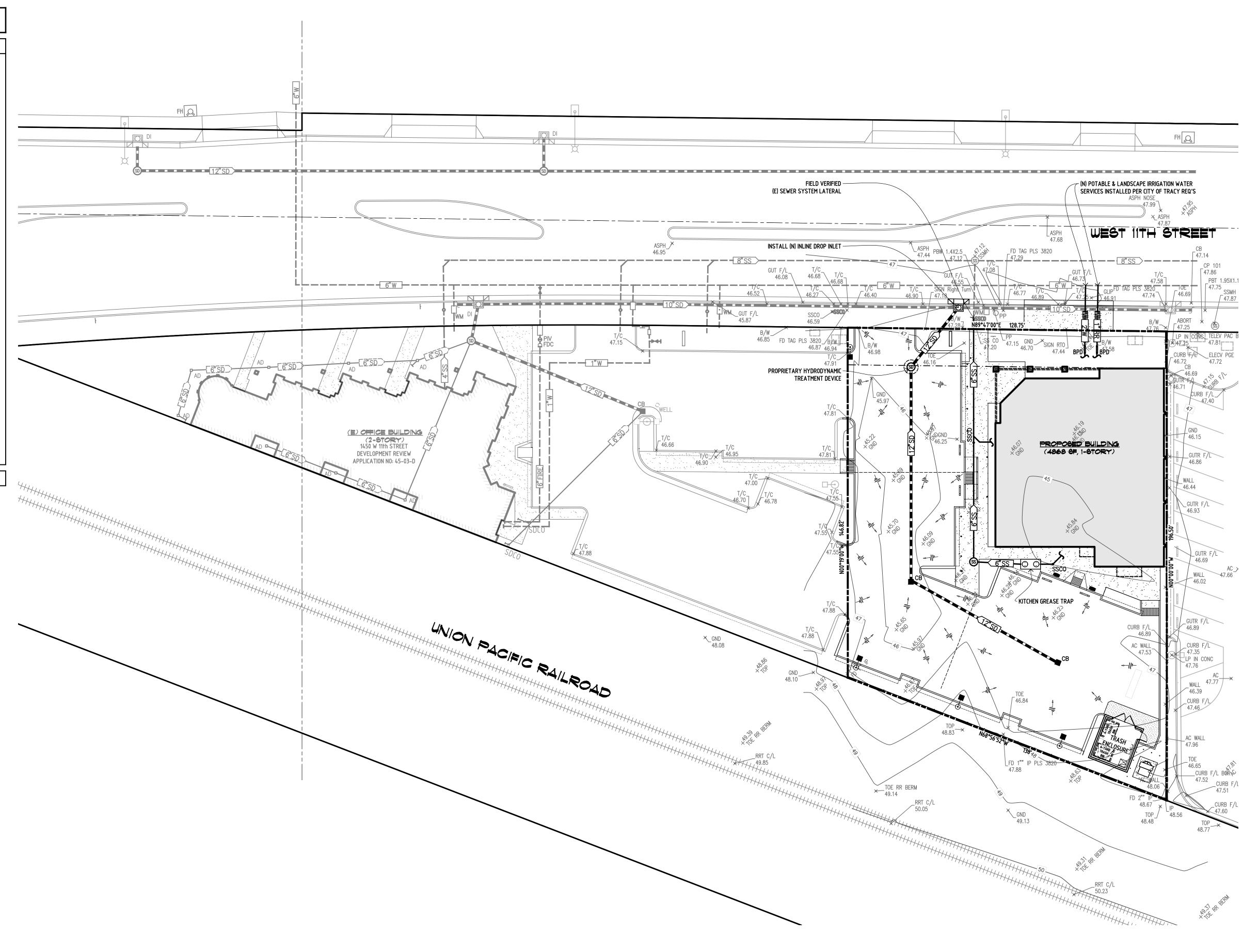
of **1**



P:\Projects\23022\dwgs\entitlement\DR01-001.dwg, SITE_Cons-A, 7/1/2024 2:59

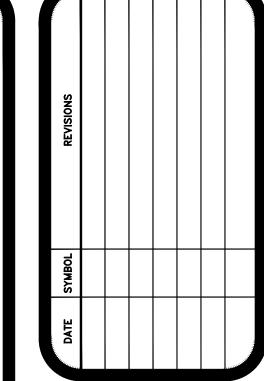
SYMBOL LEGEND						
NEW	EXIST	SYMBOL DESCRIPTION				
12"SD	12°SD	STORM DRAIN W/ LINE SIZE (8" OR GREATER)				
CB	СВ	STORM DRAIN CATCH BASIN				
		STORM DRAIN DROP INLET				
3	SD	STORM DRAIN MANHOLE				
6"SD	6"SD	STORM DRAIN W/ LINE SIZE (SMALLER THAN 8")				
AD SDCO	AD OSDCO	STORM AREA DRAIN				
OF	SDC0 OF	STORM DRAIN CLEAN-OUT				
O	O	STORM DRAIN OVERFLOW				
12"SS	12"SS	SANITARY SEWER W/ LINE SIZE				
SSCO	SS SSC0	SANITARY SEWER MANHOLE				
		SANITARY SEWER CLEAN-OUT				
	SANITARY SEWER WYE/SWEEP TO SEWER MAIN					
12*W	12"W	WATER W/ LINE SIZE				
	WATER VALVE					
WM	—— <u>WM</u> ———	WATER METER				
6"FS	6"FS	Fire Service W/ Line Size				
		FIRE HYDRANT				
——⊋ ^{FDC}	DFDC	FIRE DEPARTMENT CONNECTION				
FBPD	FBPD	FIRE SERVICE BACKFLOW PREVENTION DEVICE				
SCV	SCV	FIRE SERVICE SINGLE CHECK VALVE				
<u>л.</u> υ	JT.U	JOINT TRENCH UNDERGROUND UTILITIES				
<u>л.о</u>	JT.0	JOINT OVERHEAD UTILITIES				
ELE.U	ELE.U	ELECTRIC UNDERGROUND LINES				
ELE.O	ELE.O	ELECTRIC OVERHEAD LINES				
TEL.U]	TEL.U	TELEPHONE UNDERGROUND LINES				
TEL.0}	TEL.O	TELEPHONE OVERHEAD LINES				
CTV.U]	CTV.U	CABLE TELEVISION UNDERGROUND LINES				
CTV.O	CTV.O	CABLE TELEVISION OVERHEAD LINES				
GAS	GAS	GAS LINES				
●PP ●TP ●JP	o ^{PP} o ^{TP} o ^{JP}	POWER POLE, TELEPHONE POLE OR JOINT POLE				
●	⊕ ¤	STREET LIGHTS (PUBLIC)				
⊙-■	$\odot\Box$	SITE LIGHTS (PRIVATE)				
-₩		GRADE SLOPE DIRECTION				
GENERAL NOTES						

- 1. MAIN ELECTRIC PANEL & METERS WILL BE INSTALLED INSIDE THE BUILDING. GAS METER LOCATIONS ARE SHOWN ON THE PLAN
- 2. EXISTING CITY SERVICES IN THE PUBLIC WAY COULD NOT BE DETERMINED IN THE FIELD OR BY RECORD DOCUMENTATION. SANITARY SEWER & WATER FOR ON-SITE SERVICES WILL BE EXTENDED TO PUBLIC FACILITIES PER CITY OF TRACY REQ'S



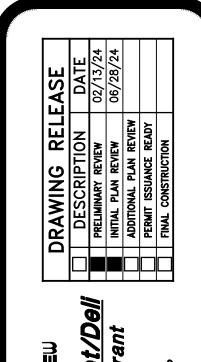






ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ENGINEER AND THE SAME MAY NOT BE USED, DUPLICATED, OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

© Schack & Company, Inc.



Professional Design Group

Central Ayenue Tracy, California 95376

www.schackandco.com

DATE: 10/26/23

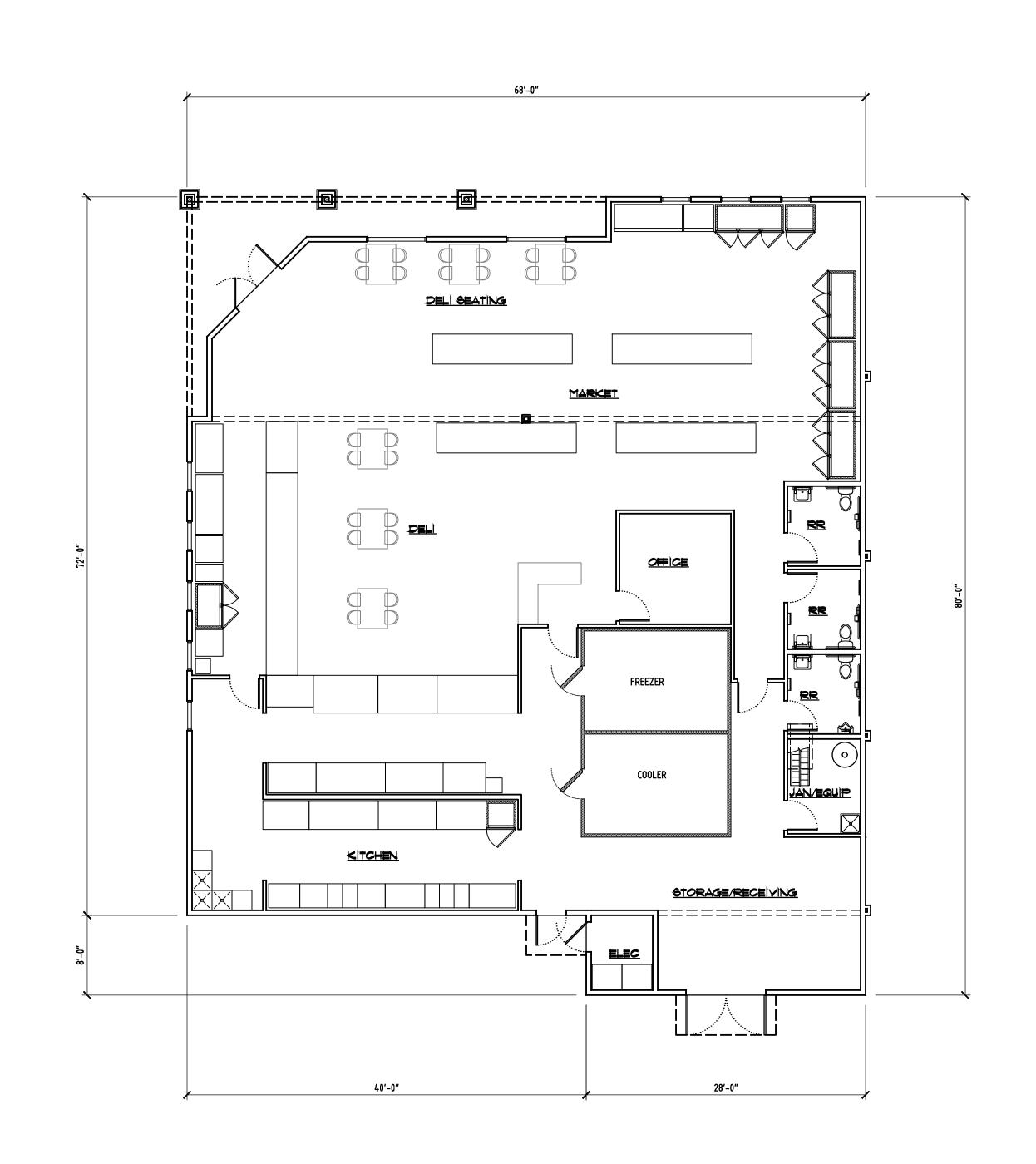
DRAWN BY: MQN

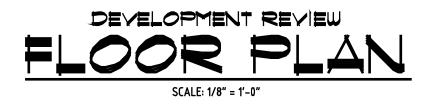
CHECKED BY: SFS

JOB NO: 23.022

DR.2

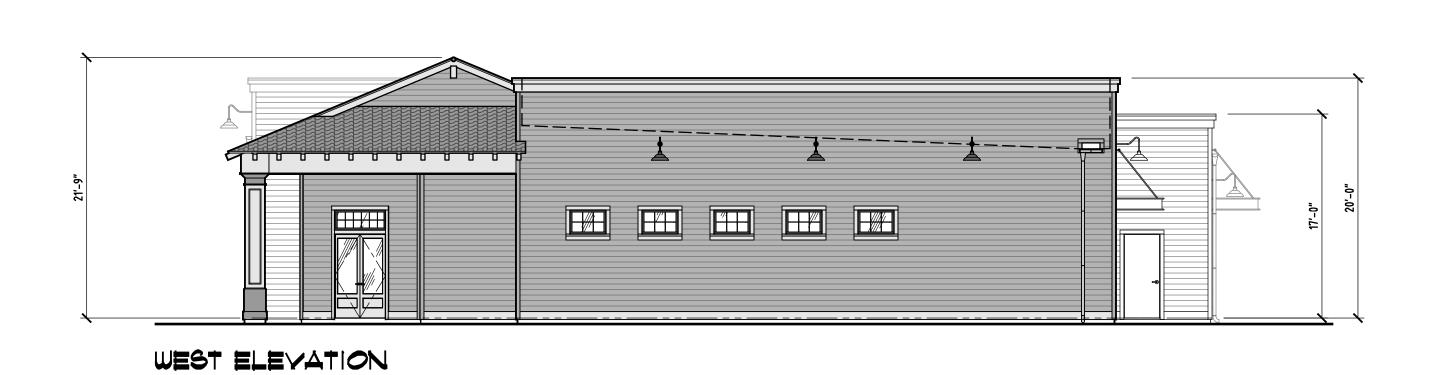
P:\Projects\23022\dwgs\entitlement\DR02-001.dwg, UTIL_Cons-A, 7/1/2024 2:59:35 PM, 12:12

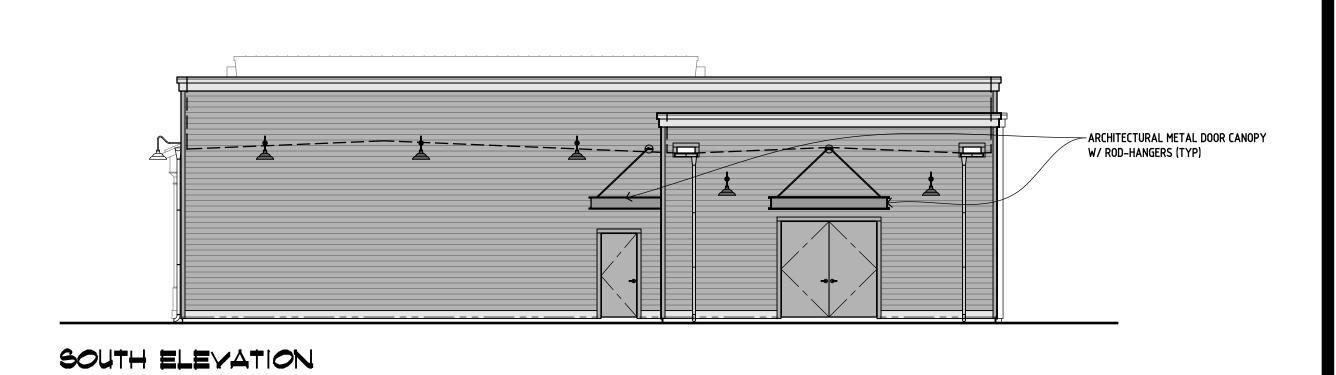


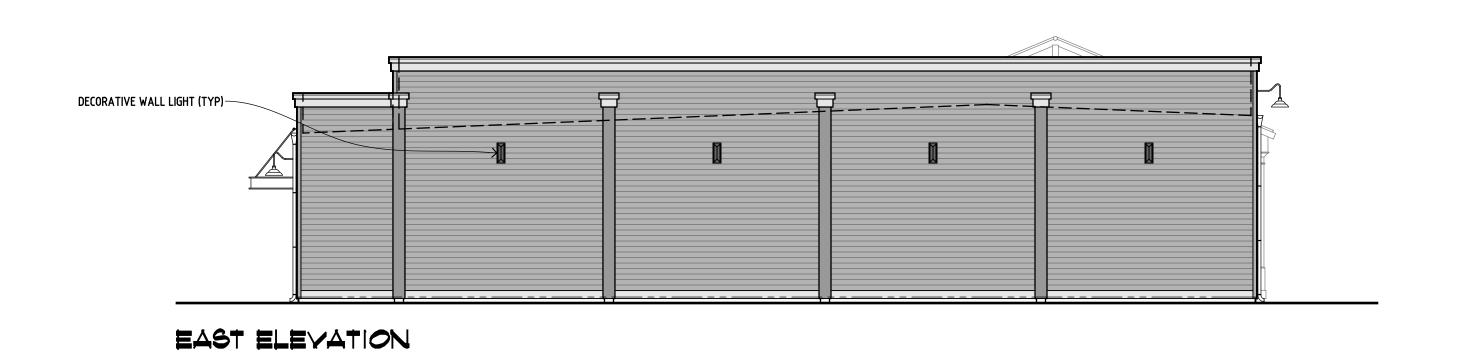




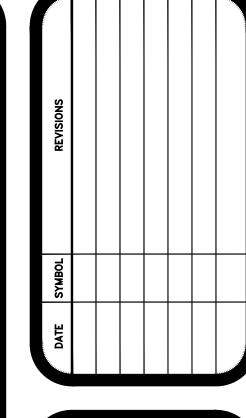




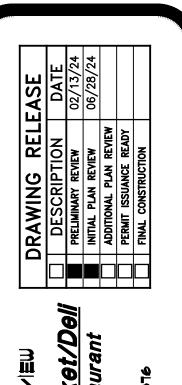






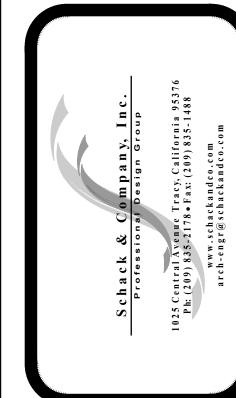






Island Gourmet-Market/Deli
Commercial & Restaurant

1450 W. IIth STREET
TRACY, CALIFORNIA 95376



DATE: 02/29/24

DRAWN BY: SFS/MQN

CHECKED BY: SFS

JOB NO: 23.022

DR.3

COLORS & MATERIALS

CEMENT-FIBER SIDING

MANUFACTURER: MANGNOLIA HOME/JAMES HARDIE

COLOR: RUGGED PATH

COLOR: SIDING NOTES: COLOR-MATCH TRIMS & GUTTERS



CEMENT-FIBER SIDING MANUFACTURER: MANGNOLIA HOME/JAMES HARDIE COLOR: STYLE: STONE PAVER

SMOOTH FINISH COLOR-MATCH TRIMS

COLOR: STYLE: NOTES:

NOTES:

Architectural Standing Seam Roof Manufacturer: Mca Clay Roof Tile Japanese Black 'Cog' Orental-Japanese tile Grayish Smoked Color

<u>WINDOW FRAMES GRID</u> MANUFACTURER: WINCO WINDOW COLOR: STYLE: BLACK SERIES 3250 NOTES: FIXED WINDOWS W/ GRIDS

WALL MOUNTED LIGHT
MANUFACTURER: JAMES ALLAN (BOSQUE COLLECTION) COLOR: Style: MATTE BLACK 21" TALL LED OUTDOOR WALL SCONCE MODLE-MYWS3603MBK NOTES:

DOWNSPOUTS & GUTTER

MANUFACTURER: SUNRISE HALF ROUND

COLOR: PLAINTED (CHOCOLATE BROWN)

STYLE: GALVANIZED STEEL HALF ROUND

NOTES: CUSTOM SIZE AS NEEDED

COLOR: STYLE:

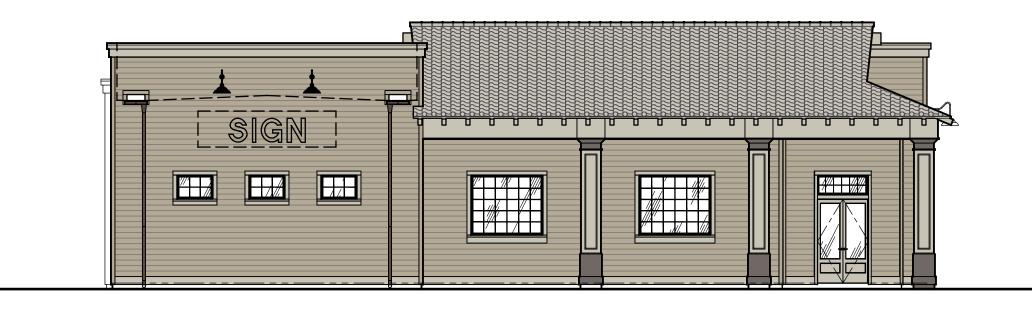
MANUFACTURER: OMEGA PRODUCTS INTERNATIONAL CEMENT PLASTER STUCCO

ACCENT PAINT O/ CEMENT PLASTER
MANUFACTURER: JAMESHARDIE

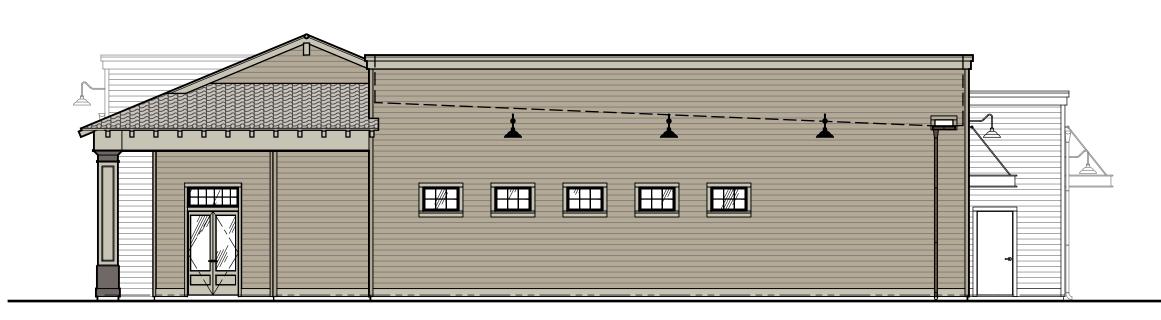
DREAM COLLECTION 'FLINT GRAY'

GENERAL NOTES

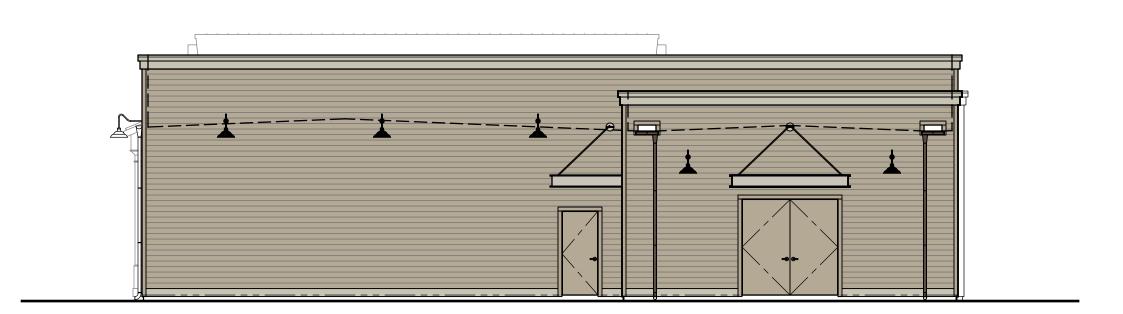
- ALTERNATIVE PRODUCT OR MANUFACTURER MAY BE SELECTED PRIOR TO INSTALLATION.
- 2. ALL PRODUCTS WILL BE INSTALLED PER MANUFACTURER REQUIREMENTS



NORTH ELEVATION



WEST ELEVATION

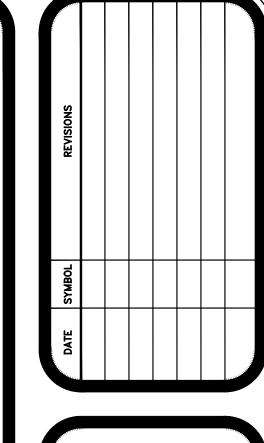


SOUTH ELEVATION

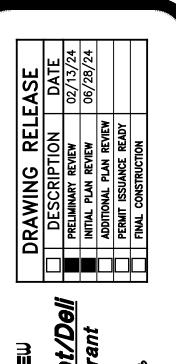


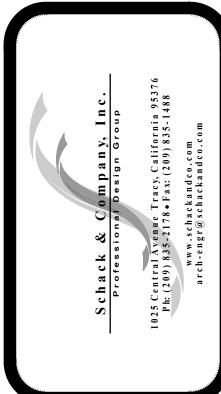
EAST ELEVATION



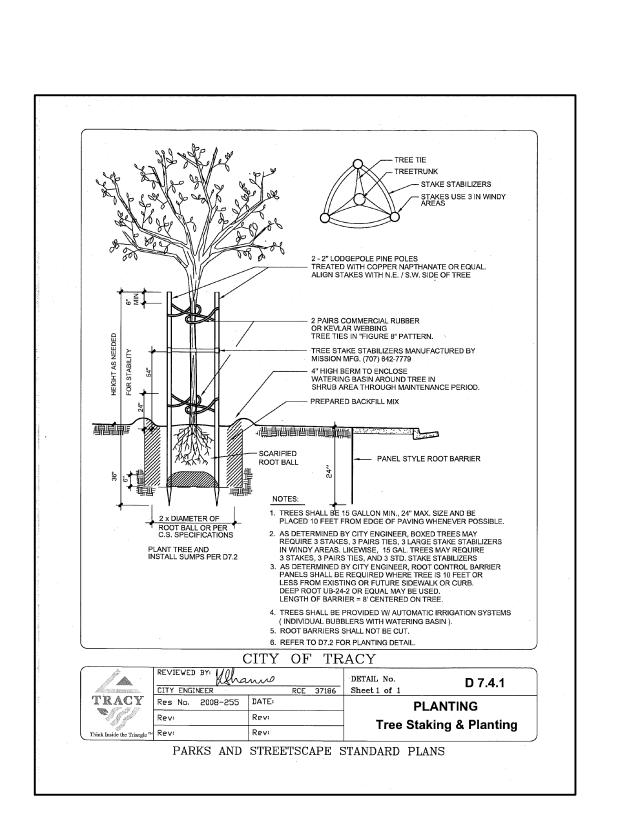








JOB NO: **23.022 DR.3.1**



NOTES:

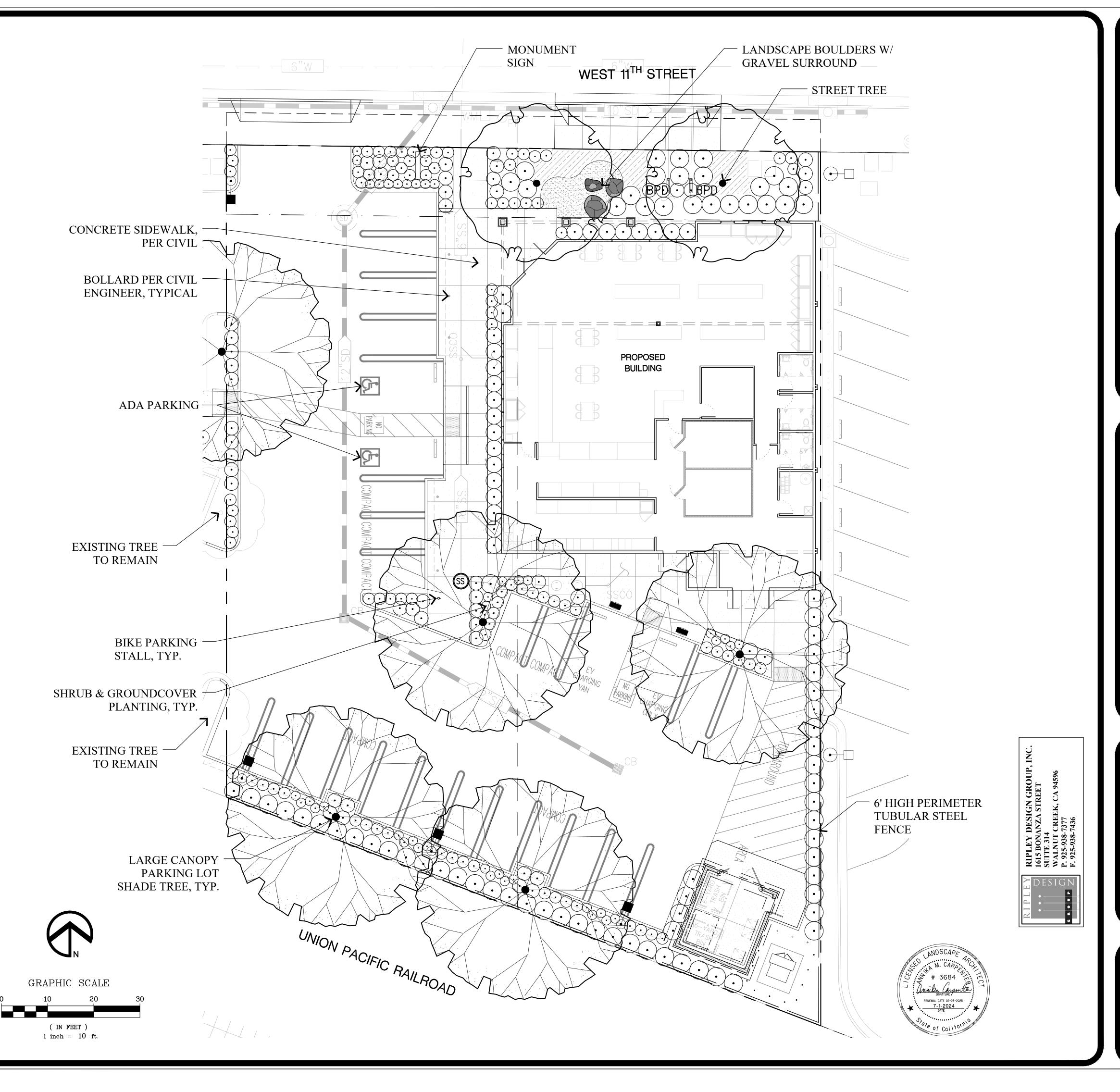
- I. ALL TREES SHALL BE PLANTED AND STAKED PER CITY STANDARDS.
- 2. TREES BE PLANTED WITHIN 3' OF HARDSCAPE ELEMENTS, SHALL HAVE A LINEAR ROOT BARRIER INSTALLED ADJACENT TO THE HARDSCAPE ELEMENT AT TIME OF TREE PLANTING.
- 3. LANDSCAPE AND IRRIGATION SHALL COMPLY WITH CITY'S
- CURRENT WATER-EFFICIENT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

PRELIMINARY PLANT LEGEND

COPROSMA KIRKII

SYMBOL	BOTANICAL NAME	COMMON NAME	WATE USE				
TREES			UGE				
PLA 'COL' ZEL 'V.G.'	PLATANUS A. COLUMBIA' ZELKOVA SERRATA 'VILLAGE GREEN'	LONDON PLANE TREE JAPANESE ZELKOVA	MED MED				
SHRUBS							
LAN MON LIG 'TEX' LIM PER MUH RIG	RHAPHIOLEPIS UMB. 'MINOR' OLEA E. 'LITTLE OLLIE' SALVIA 'SANTA BARBARA' TEUCRIUM CHAMAEDRYS WESTRINGIA F. 'BLUE GEM' XYLOSMA C. 'COMPACTA'	TRAILING LANTANA WAXLEAF PRIVET SEA LAVENDER DEER GRASS	LOW				
GROUNDO	OVERO						

KIRK'S COPROSMA



ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ENGINEER AND THE SAME MAY NOT BE USED DUPLICATED, OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER

© Schack & Company, In

DATE: 7/1/24

DRAWN BY: CL

CHECKED BY: AMC

JOB NO: 23.022

TREE SHADING TAI	BLE	100	% SH.	ADE	75%	6 SH	ADE	50%	% SH.	ADE	25%	% SHA	ADE	TO	TAL
TREE DESCRIPTION	DIA	QTY	SQFT	AREA	QTY	SQFT	AREA	QTY	SQFT	AREA	QTY	SQFT	AREA		
ZELKOVA S. VILLAGE GREEN	50'	0	1,963	0	0	1,472	0	4	982	3,928	-	491	491	5	4,419
													TOTAL	(SF)	<u>4,419</u>

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

PARKING LOT AREA = 9,601 SF TREE SHADE AREA = 4,419 SF

4,419 / 9,601 = 46%

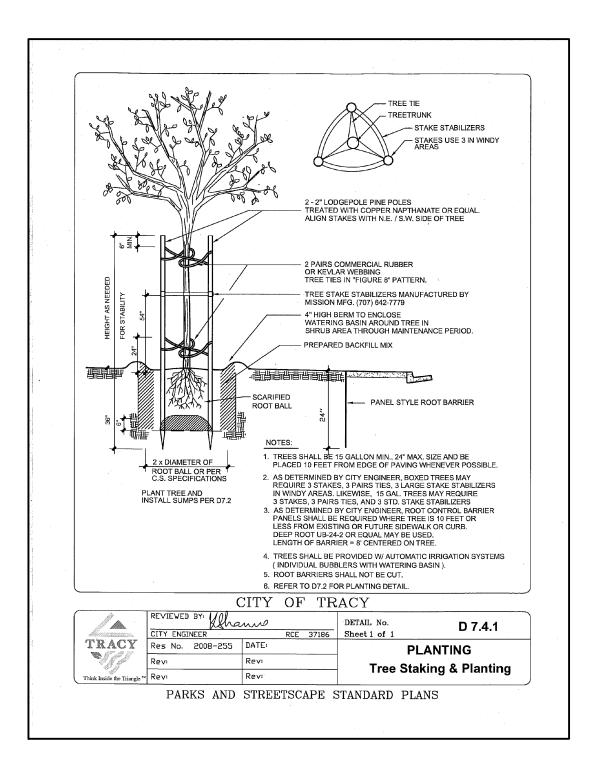
SHADE LEGEND

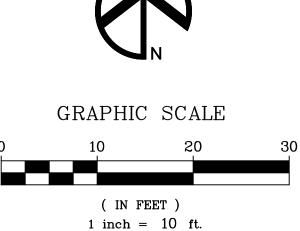
PARKING AREA REQUIRED FOR SHADING

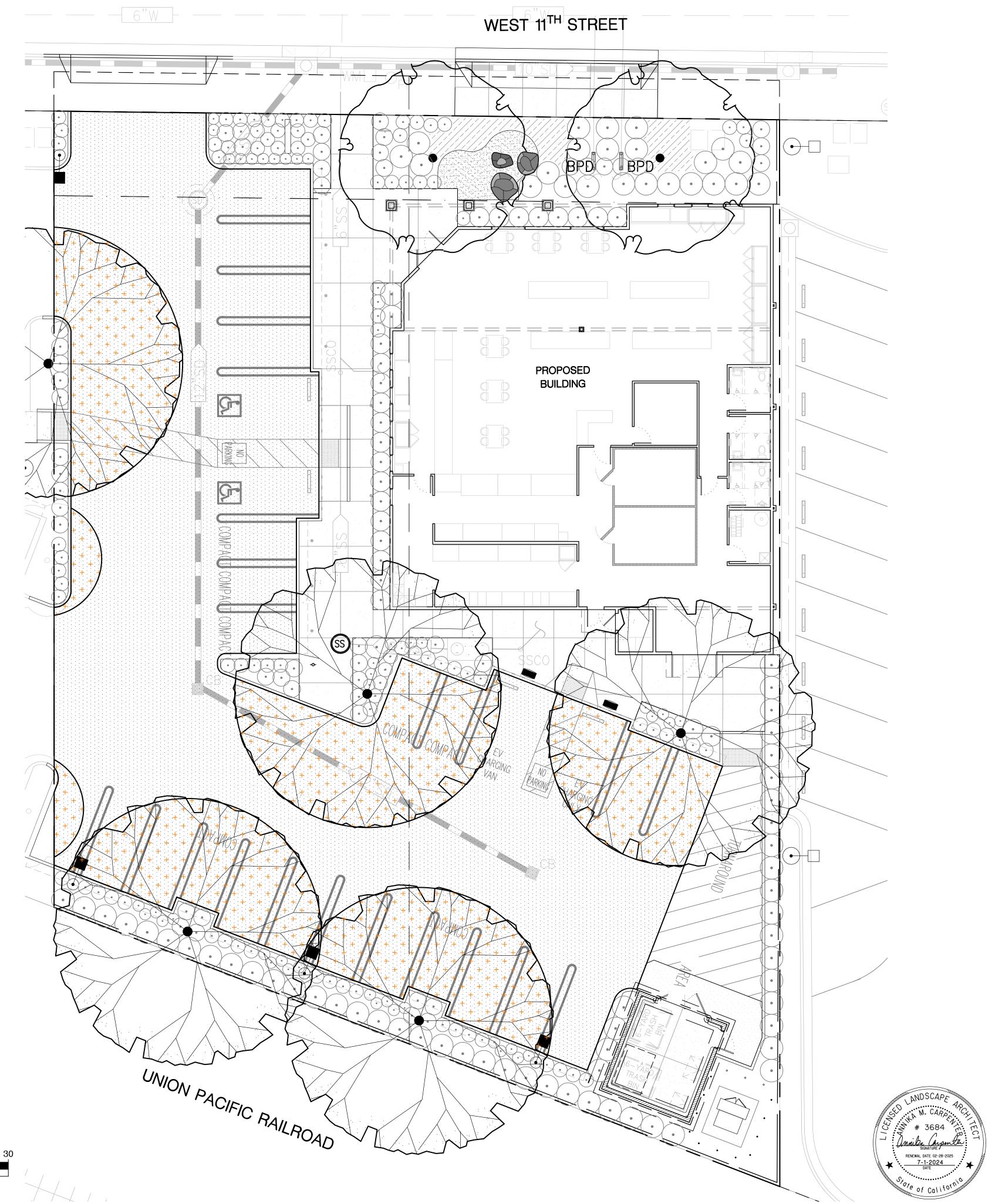
_ + _ + _ PF

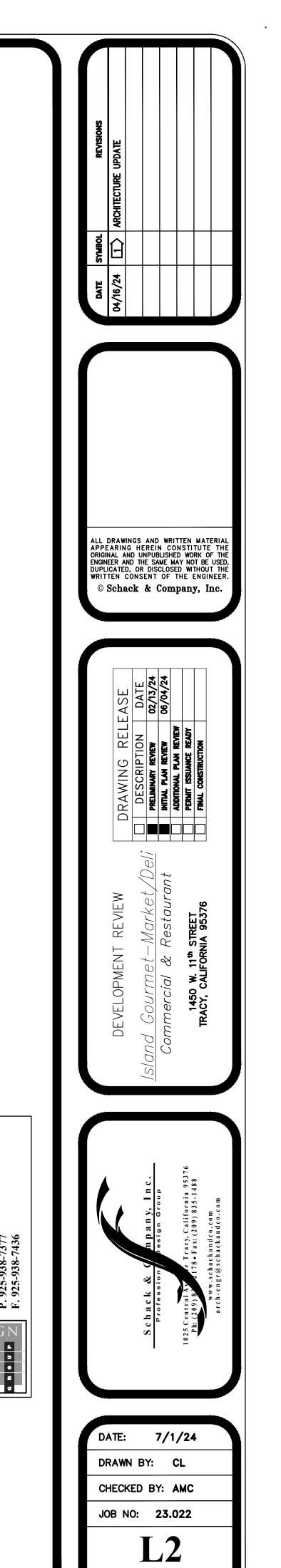
PROPOSED SHADED AREAS

TREE LEGEND BOTANICAL NAME	COMMON NAME	SIZE	WATER	MATURE
			USE	WIDTH
PLATANUS A. 'COLUMBIA'	LONDON PLANE TREE	24" BOX	MED	35'
ZELKOVA S. 'VILLAGE GREEN'	JAPANESE ZELKOVA	24" B0X	MED	50'









CITY OF TRACY DETERMINATION OF THE COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

Application Number D24-0016

A determination of the Community and Economic Development Director (1) approving the Development Review Permit, Application Number D24-0016, for the construction of a 4,868 sq ft market/deli building with associated parking lot, landscaping and other site improvements on a 0.50-acre site located at 1450 W. 11th Street, APN 234-050-03 and 04; and (2) determining that this project is categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15332. The applicant is Dan Schack and the property owner is Virgilio and Eleanor Escobar.

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

- 1. General Highway Commercial (GHC) Zone
- 2. Off-Street Parking Requirements (TMC Sec 10.08.3440, Article 26)
- 3. Development Review (TMC Sec 10.08.3920, Article 30)
- 4. City Design, Goals and Standards

The Community and Economic Development Department has determined that the project is categorically exempt from the California Environmental Act pursuant to CEQA Guidelines Section 15332 as an infill project that is consistent with the General Plan and zoning code and is served by existing infrastructure. No further environmental assessment is required.

THE COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR, AFTER CONSIDERING ALL OF THE EVIDENCE PRESENTED, HEREBY APPROVES DEVELOPMENT REVIEW PERMIT APPLICATION NUMBER D24-0016, SUBJECT TO THE CONDITIONS OF APPROVAL CONTAINED IN EXHIBIT 1 AND BASED ON THE FOLLOWING FINDINGS:

- 1. The proposal increases the quality of the project site and enhances the property in a manner that improves the property, the surrounding area and the citizens of Tracy because the project as proposed is consistent with the intent of General Highway Commercial district. The project meets the setback, lot coverage and design standards of the zoning district. The proposed parking and layout meet the requirements of the municipal code along with the landscaping coverage and screening for the site. The project has been reviewed for consistency with the massing, architectural style and colors and textures of the surrounding commercial businesses. The project meets or exceeds the aesthetics of the area and will provide for the infill of a vacant parcel.
- 2. The proposal conforms to the General Highway Commercial (GHC) Zone, the City of Tracy General Plan, the Citywide Design Goals and Standards, and other City regulations because the proposed the project as proposed is consistent with the intent of General Highway Commercial district. The project meets the setback, lot coverage and design standards of the zoning district. The proposed parking and layout meet the requirements of the municipal code along with the landscaping coverage and screening for the site. The project has been reviewed for consistency with the massing, architectural style and colors and textures of the surrounding commercial businesses. The project meets or exceeds the aesthetics of the area and will provide for the infill of a vacant parcel.

Forrest Ebbs	Date of Action
Community and Economic Development Director	

CITY OF TRACY COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT CONDITIONS OF APPROVAL

Island Gourmet Market and Deli Development Review Permit, Application Number D24-0016 September 24, 2024

A. General Provisions and Definitions

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

The Project: A Development Review Permit for the construction of a 4,868 sq ft market/deli building with associated parking lot, landscaping and other site improvements on a 0.50-acre site located at 1450 W. 11th Street (APN 234-050-03 and 04)

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, and the City's Design Documents (including the Standard Plans, Standard Specifications, and relevant Public Facility Master Plans).
- d. "Community and Economic Development Director" means the Community and Economic Development Director of the City of Tracy Community and Economic Development Department, or any other person designated by the City Manager or the Community and Economic Development Director to perform the duties set forth herein.
- e. "Conditions of Approval" shall mean the conditions of approval applicable to the Project located at the Property, Application Number D24-0016. 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 approved by the Community and Economic Development Department on September 24, 2024, to the satisfaction of the Community and Economic Development Director.
- A.4. Payment of applicable fees. The applicant shall pay all applicable fees for the project, including, but not limited to, development impact fees, building permit fees, plan check fees, grading

permit fees, encroachment permit fees, inspection fees, school fees, or any other City or other agency fees or deposits that may be applicable to the project.

- A.5. Compliance with laws. The Developer shall comply with all laws (federal, state, and local) related to the development of real property within the Project, including, but not limited to:
 - The Planning and Zoning Law (Government Code Sections 65000, et seq.),
 - the California Environmental Quality Act (Public Resources Code Sections 21000, et seq., "CEQA"),
 - the Guidelines for California Environmental Quality Act (California Administrative Code, Title 14, Sections 1500, et seq., "CEQA Guidelines"),
 - California Building Code, and
 - California Fire Code
- A.6. Compliance with City regulations. Unless specifically modified by these Conditions of Approval, the Developer shall comply with all City regulations, including, but not limited to, the Tracy Municipal Code (TMC), Standard Plans, and the City's Design Goals and Standards.
- A.7. 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. 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.1.1. Said plans shall demonstrate compliance with the City of Tracy Design Goals & Standards, and the Tracy Municipal Code Section 10.08.3560 for parking area landscaping. Said plans shall clearly delineate the property line and shall include a planting legend indicating, at minimum, the quantity, planting size, and height and width at maturity.
 - B.1.2. 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.1.3. 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.2. Screening Utilities and Equipment. Before the approval of a building permit, the applicant shall submit detailed plans that demonstrate the following:
 - B.2.1. 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.2.2. 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.3. Signs. No business identification signs are approved with this development review permit. All business identification signs shall obtain a sign permit in accordance with the Tracy Municipal Code.
- B.4. The parking lot lighting will need to comply with the minimum requirement of one foot-candle power within the parking areas as part of building permit review and approval and screened to project lighting from offsite spillage.
- B.5 The trash enclosure structure will need to be architecturally consistent with the primary structure and with a similar color scheme.
- B.6 A lot line adjustment/lot merger shall be required and completed prior to building plans being issued to eliminate the lot line running through the building or to the satisfaction of the Community and Economic Development Director.
- B.7 Construction of the building along the eastern property line may require approval from the adjacent property owner. An acknowledgement should be provided at time of building permit.
- B.8 The project includes a number of bollards along the western edge of the building. Staff would like to work with the applicant team to development planter or other features to achieve the same goal and security measure.

C. 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:

1. None.

C.2. <u>Grading Permit</u>

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

- C.2.1 All grading work (on-site and off-site) shall require a grading plan and a City grading permit. The Developer will complete all requirements set forth by in this section.
- C.2.2 Prior to grading permit release, Developer shall prepare grading and drainage plans for all required earthmoving and drainage to serve the Project (on-site and off-site) including grading details, grading quantities, and retaining walls design (Grading Plans). The said Grading Plans shall be prepared in accordance with the City's Subdivision Ordinance (Tracy Municipal Code (TMC) Chapter 12.36), City Design Documents as defined in Title 12 of the TMC, and these Conditions of Approval.
- C.2.3 Prior to grading permit release, Developer shall prepare Grading Plans that are stamped and prepared under the supervision of a California registered Civil Engineer (CA-CE). Grading Plans shall be prepared on a 24-inch x 36-inch size 20-pound bond white paper and shall use the City's Title Block.
- C.2.4 Prior to grading permit release, Developer shall prepare Grading Plans in substantial conformance all site building, parking, utility, grading, and other site improvements identified on submitted site improvements drawing package for D24-0016 submitted July 5, 2024.
- C.2.5 Prior to grading permit release, Developer shall provide a PDF copy of the Project's Geotechnical Report to the City, and it shall be stamped by the Project's California registered Geotechnical Engineer (CA-GE). The technical report must include relevant information related to soil types and characteristics, soil bearing capacity, compaction recommendations, slope recommendations, retaining wall design recommendations, paving section recommendations, and elevation of the highest observed groundwater level. All Grading Plans and grading work shall be performed and completed in accordance with the recommendation(s) of the Project's CA-GE.
- C.2.6 Prior to grading permit release, Developer shall depict in the Grading Plans to use reinforced and engineered masonry blocks for retaining soil when the grade differential exceeds twelve (12) vertical inches. The Developer will include construction details of these minor and major retaining walls with the Grading Plans. Developers may use slopes to transition between the lots to address the grade differential, but the said slope shall not exceed a gradient of three (3) horizontal feet to one (1) vertical foot unless approved by a CA-GE. If adjacent and affected property(s) owner(s) grants said easements to the Developer, these slope easements will be subject to review and approval by the City Engineer prior to grading permit.
- 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, and subject to approval by the City Engineer.
- C.2.8 Prior to grading permit release, the Developer shall depict the proposed retaining walls and masonry walls to be shown on the Grading Plans. The Developer is required to submit construction footing details, structural calculations, masonry walls details of all retaining wall design to Building Safety for review and approval. Retaining wall and masonry wall design

- parameters will be included in the geotechnical report and submitted to the city building for review.
- C.2.9 Prior to grading permit release, Developer shall provide a copy of the approved building permit from Building Safety for all retaining walls depicted on the Grading Plans.
- C.2.10 Prior to grading permit release, the Developer shall obtain all applicable signatures by Project's CA-GE, City departments, Fire Marshal, and outside agencies (where applicable) on the Grading Plans prior to submitting the Grading Plans to Engineering for City Engineer's signature.
- C.2.11 Prior to grading permit release, the Developer shall depict on the Grading Plans all erosion control measures needed to be implemented for the Project in accordance city and state on the Grading Plans. All grading work not completed before October 15 may be subject to additional requirements as applicable by field conditions as defined by City Engineer. Grading Plans shall specify all proposed erosion control methods and construction details to be employed during construction of the Project. The plans shall also specify all materials to be used during and after the construction be included in the grading permit.
- C.2.12 Prior to grading permit release, the Developer shall pay all Grading Permit fees which include grading, plan checking, and inspection fees, and other applicable fees per the City fee schedule.
- C.2.13 Prior to grading permit release, the Developer shall obtain written approval (i.e., recorded easements for slopes, drainage, utilities, access, parking, etc.) of all other public agencies and private entities with jurisdiction over the required public and/or private facilities and/or property prior to grading permit issuance. A copy of the recorded easement document(s) shall be provided to the City upon request.
- C.2.14 Prior to grading permit release, the 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 Developer 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 such as: water, sewer, drainage, electrical, phone or internet service to the existing houses of this facility. The Developer shall install temporary utility services until permanent services 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 demolition of the site. Prior to any demolition of the site, the Developer shall install a temporary fence of the entire construction area of the new Project. At all times, the Developer shall maintain safe and clean working conditions for the general public and those residents that will be living in close proximity to the construction of the Project. At all times, the Developer shall provide adequate warning devices, barricades, metal plating of open trenches and other safety measures installed during construction.
- C.2.15 Prior to grading permit release, the 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, the Developer shall provide a copy of the approved Incidental Take Minimization Measures (ITMM) habitat survey [San Joaquin County Multi-Species Habitat Conservation & Open Space Plan (SJMSCP)] from San Joaquin Council of Governments (SJCOG) prior to grading permit.
- C.2.17 Prior to grading permit release, the Developer shall provide a copy of the approved Air Impact Assessment (AIA) with an Indirect Source Review (ISR) and Dust Control from San Joaquin Valley Air Pollution Control District (SJVAPCD) prior to grading permit.
- C.2.18 Prior to grading permit release, the Developer shall provide to the City a written plan to address archeological, historical, or other paleontological findings. If at any point during grading that the Developer, and their respective officials, employees, subcontractor, and/or subconsultant exposes/encounters/uncovers any archeological, historical, or other paleontological findings, the Developer shall 1) inform the City Engineer; 2) shall address the findings as required per the General Plan Cultural Resource Policy and General Plan EIR; and 3) subsequent Cultural Resource Policy or mitigation in any applicable environmental document.
- C.2.19 Seven calendar days after the release of the grading permit, the Developer shall request a preconstruction (grading) meeting with the City's Construction Management team. At this meeting, the Developer shall provide three (3) paper copies of the Grading Plans. The Developer shall provide additional copies as requested.

Grading Permit Special Condition(s)

C.2.20 Prior to grading permit release, the Developer shall prepare plans that depict undergrounding all existing overhead utilities such as electric, TV cable, telephone, and others along the Project frontage along Eleventh Street. Each dry utility shall be installed at the location approved by the respective owner(s) of dry utility and Developer shall coordinate such activities with each utility owner. All costs associated with the underground shall be the sole responsibility of Developer and no reimbursement will be due from the City. Exemptions from this condition are allowable by the TMC.

C.3.0 Encroachment Permit and Improvement Agreement(s)

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

- C.3.1 All construction activity involving public improvements (on-site and off-site) will require approved improvement plans; an encroachment permit. Any construction activity involving public improvements without all three items is prohibited. The Developer will complete all requirements set forth in this section prior to any construction.
- C.3.2 Prior to construction permit release, the Developer shall prepare public infrastructure improvement plans for all required improvements required to serve the Project (on-site and offsite) including construction details, paving sections, joint-trench, traffic signals, etc. (Improvement Plans).

- C.3.3 Prior to construction permit release, the Developer shall prepare Improvement Plans that are stamped and prepared under the supervision of a California registered Civil Engineer (CA-CE). Other disciplines' work shall also be stamped and prepared under the supervision of each disciplines' registered design professional.
- C.3.4 Prior to construction permit release, the Developer shall prepare Improvement Plans on a 24-inch x 36-inch size 20-pound bond white paper and shall use the City's Title Block. The said Improvement Plans, specifications and details depicted on said Improvement Plans shall be prepared in accordance with the City's Subdivision Ordinance (Tracy Municipal Code (TMC) Chapter 12.36), City Design Documents as defined in Title 12 of the TMC, City's Facilities Master Plan for storm drainage, roadways, wastewater, and water as adopted, amended, and updated by the City, or as otherwise specifically approved by the City, and all requirements described in the documents described hereon, and these Conditions of Approval.
- C.3.5 Prior to construction permit release, the Developer shall prepare Improvement Plans in substantial conformance with the site building, parking, utility, grading, and other on-site and offsite improvements identified on submitted site improvements drawing package for D24-0016.
- C.3.6 Prior to construction permit release, the Developer shall provide a PDF copy of the Project's Geotechnical/Soils Report prepared and stamped by the Project's CA-GE. The technical report must include relevant information related to street pavement thickness (asphalt concrete and aggregate base), compaction recommendations, building pad section and compaction recommendation, soil bearing capacity, retaining wall footing design parameters, slope recommendations, peculation rates, ground water depth, and other pertinent information for grading the site and building the building foundations.
- C.3.7 Prior to construction permit release, the Developer shall submit an encroachment permit application with prepared Improvement Plans to specifically include, but not be limited to all existing and proposed utilities to be constructed 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.3.9 Prior to construction permit release, the Developer shall identify and depict on the Improvement Plans all existing improvements of pavement, curb and gutter, sidewalk, ADA ramps, fire hydrants, streetlights, landscaping, and irrigation in need of repair (cracked, settled, and/or damaged). The Developer shall then note on the Improvement plans the location of the said improvements need repair and shall be repaired accordance with City requirements 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 dedicate a ten (10) feet wide Public Utility Easements (PUE) behind the right-of-way/property line along Eleventh Street.
- C.3.11 Prior to construction permit release, Developer shall provide all supporting engineering calculations, materials information or technical specifications, cost estimate, and technical reports shall be submitted at the time of grading, site improvement and building permit reviews. All improvement plans shall contain a note stating that the Developer will be responsible for preserving and protecting all existing survey monuments and other survey markers such as benchmarks prior to building permits.

- C.3.12 The Developer shall also make the following improvements:
 - a. Remove the existing driveway that cannot be used in the future.
- C.3.13 <u>Public Right-of-Way Landscaping and Irrigation</u> Prior to construction permit release, the Developer shall prepare landscape and irrigation plans that depict the following:

The Developer shall landscape and irrigate the area from the back of sidewalk to the new parking lot curb lines prior to occupancy. Landscape and irrigation plans shall be in substantial conformance with the approved L1 and LC2 preliminary plans submitted with the approved site development review permit for this Project. All landscape drawings shall be prepared on a 24inch 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 install trees in the landscaped area between the sidewalk and onsite curb line along the Project frontage. The Developer shall also install additional shrubs, ground cover, and other landscaping and other corresponding irrigation systems as required fifteen (15) feet from the existing sidewalk to parking lot curb. 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 out of this clear site visibility zones of all driveway entrances to the site.

C.3.14 Storm Water

Prior to construction permit release, the developer shall depict on the Improvement Plans the location of the existing storm drain located on Eleventh Street for this Project to storm drain system to connect. The Project's storm water connection to the City's existing storm water system is in asphalt pavement shall be in accordance with City standard plans and city requirements and to the satisfaction of the City Engineer.

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

All proposed detention basin(s) shall comply with the applicable requirements of the City's storm water masterplan adopted by the City Council in 2012 and clean water program and any subsequent amendments.

C.3.15 The Developer shall construct one (1) underground pretreatment facility for the storage and treatment of storm water to the satisfaction of the City C.3. requirements. Per Item No. 15, Section V on page 94 of the 2008 Design Standards, all storm water run-off from the site shall not cross property lines. The Project storm drainage release point shall be located on the drive aisle to Eleventh Street where onsite storm water line leaves the Project property. This storm drainage release point is where storm water leaves the Project in a 100-year storm event or when the Project property's on-site storm drainage system fails to function, or it is clogged. Site grading shall be designed such that the Project's storm drainage flow to the existing storm drain pipe located on Eleventh Street and flow to the existing storm drainage line within the street and have 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.3.16 Per the 2012 Storm Drainage Master Plan, this parcel is master planned to drain into the existing underground storm drain pipe system located on Eleventh Street. The on-site storm drains should be sized for the ten (10) year storm discharge, using the one hundred (100) year water surface elevation for the point of discharge water elevation. This drainage scheme requires constructing a storm drain system on private property.

Prior to construction permit release, the developer shall depict on the Improvement Plans the construction of one (1) underground Prinsco stormwater pretreatment system to the specifications of the manufacture and to satisfaction of the City C-3 requirements and the satisfaction of the City Engineer. On-site runoff from the site landscaping, pavement and roofs will discharge directly into this underground pretreatment system which will then filter the water that will drain into the city storm drain system.

C.3.17 Sanitary Sewer

Prior to construction permit release, the developer shall depict on the Project Improvement Plans sanitary sewer line lateral from the proposed building to the existing sewer lateral line along Eleventh Street in accordance with the City's Design requirements and to the satisfaction of the City Engineer.

C.3.18 Water Distribution

Prior to construction permit release, the Developer shall depict on the Project Improvement Plans a potable domestic, irrigation, and fire sprinkler water services to each building within the Project site. Fire sprinkler lines and domestic water services to every building within the Project shall comply with the City Design criteria and city standard plans. The sizing, layout and looping of all water lines shall meet national and state fire code requirements for this type of building development. During the construction of the Project, the Developer is responsible for providing water infrastructure (temporary or permanent) capable of delivering adequate fire flows and pressure that is appropriate to all stages of construction and as approved by the City Fire Marshal.

The Developer shall connect the fire sprinkler line and the domestic water services to the existing water line on Eleventh Street for fire protection and domestic water service. If trenching is required, the pavement trenching and restoration in Eleventh Street shall be per the Design Standards.

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

The Project's water service connections shall be a remote-read (radio-read) master water meter (the water meter to be located within City's right-of-way) and a Reduced Pressure Type

back-flow protection device in accordance with City requirements. The City Engineer shall approve the location of the water meters.

After improvement, acceptance, 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, the repair and maintenance of all on-site water lines, laterals, sub-water meters, valves, fittings, fire hydrant and appurtenances shall be installed by the developer.

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.

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

C.3.19 Prior to construction permit release, the Developer shall prepare 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 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).

Prior to construction permit release, the Developer shall dedicate 10-feet wide P.U.E. for access to these new utilities for re-installation, replacement, repair, and maintenance work to be performed by the respective utility owner(s).

- C.3.20 Prior to construction permit release, the Developer shall provide signed and stamped Engineer's Estimate that summarizes the cost of constructing all the public improvements shown on the Improvement Plans.
- C.3.21 Prior to construction permit release, the Developer shall provide payment of fees required by the City requirements including but not limited to plan checking, grading, construction inspection, agreement processing, encroachment permits, and other fees. The engineering review fees will be calculated based on the fee rate adopted and updated by the City Council.
- C.3.22 <u>Traffic Control Plan</u> 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.3.23 No street trench shall be left open, uncovered, and/or unprotected during night hours or when the Developer's contractor is not performing construction activities. Appropriate signs and barricades shall be installed on the street and on all trenches during construction. If the Developer or his contractor elects to use steel plates to cover street trenches, said steel plates will be skid-resistant, and shall be ramped on all sides. Ramps will be a minimum two-foot wide and will run the entire length of each side.
- C.3.24 If at any point during utility installation or construction, the Developer, or his contractor, engineers, and their respective officials, employees, subcontractors, and/or subconsultant exposes/encounters/uncovers any archeological, historical, or other paleontological findings, the Developer shall 1) inform the City Engineer; 2) shall address the findings as required per the General Plan Cultural Resource Policy and General Plan EIR; and 3) subsequent Cultural Resource Policy or mitigation in any applicable environmental document.
- C.3.25 Improvement Security Developer shall provide improvement security for all public facilities, as required by the TMC. 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.

<u>Insurance</u> – Developer shall provide written evidence of insurance coverage that meets the TMC.

Construction Permit Special Condition(s)

- C.3.26 The Developer shall file for an encroachment permit for the demolition and construction of new improvements in the city right of way.
- C.3.27 Prior to construction permit release, Developer shall obtain all applicable signatures by City departments and outside agencies (where applicable) on the Improvement Plans including the Fire Marshal prior to submitting said plans to Engineering for City Engineer's signature.
- C.3.28 Prior to construction permit release, Developer shall submit to the City a signed and notarized grant deed of dedication in fee title to dedicate right-of-way to the City for Eleventh Street. The square-footage and dimensions of the dedication shall be to the satisifcation of the City Engineer.

C.4. <u>Building Permit</u>

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

- C.4.1 The Developer has satisfied all the requirements set forth in these Conditions of Approval.
- C.4.2 Prior to building permit release, the Developer shall pay all the relevant city and county development impact fees to the satisfaction of the City Engineer.
- C.4.3 Prior to building permit release, the Developer shall have obtained a Grading Permit.

Building Permit Special Condition(s)

C.6.6 Prior to a building permit release, Developer shall have obtained a recorded lot merger to merge the two existing lots.

C.5. Acceptance of Public Improvements and Occupancy

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

- C.5.1 The Developer has satisfied all the requirements set forth in these Conditions of Approval.
- C.5.2 Prior to any form of occupancy, the Developer shall demonstrate satisfactory completion of all required/conditioned improvements. The Developer shall use diligent and good faith efforts in taking all actions necessary to construct all public facilities required to serve the Project, and the Developer shall bear all costs related to construction of the public facilities (including all costs of design, construction, construction management, plan check, inspection, land acquisition, program implementation, and contingency).
- C.5.3 Prior to any form of occupancy, the Developer shall provide Certified "As-Built" Improvement Plans (or Record Drawings) from the Project's CA-CE. Upon completion of the construction by the Developer, the City, at its sole discretion, temporarily release the original mylars of the Improvement Plans to the Developer so that the Developer will be able to document revisions to show the "As-Built" configuration of all improvements.
- C.5.4 Prior to occupancy, the Developer shall provide both AutoCAD files (including all X-references files), and GIS Shape files (both in formats approved by the City) for the public improvements.
- C.5.5 Prior to occupancy, the Developer shall complete potable domestic and irrigation water service connection(s). The developer shall also complete all fire water lines to fire sprinkler system and on-site fire hydrants. These items are to be installed per City requirements.
- C.5.6 Prior to occupancy, the Developer shall complete all sewer improvements. The developer shall also complete but not limited to reconstructing PCC curb, gutter, and sidewalk, replacing asphalt concrete pavement, restoring pavement marking and striping, and other improvements that are disturbed because of installing the Project's permanent sewer connection.

- C.5.6 Prior to acceptance of public improvements, if determined by the City Engineer that an existing pavement to be in poor condition or damaged by construction activities related to the Project, the Developer shall repair or reconstruct street pavement fronting the project including curb, gutter and sidewalk and other public improvements
- C.5.7 Prior to acceptance of public improvements, the Developer will need to complete the ninety (90) day public landscaping maintenance period.
- C.5.8 Prior to improvement acceptance Per Section 21107.5 of the California Vehicle Code, the Developer shall install signs at all entrance(s) to the Project stating that the streets are privately owned and maintained and are not subject to the public traffic regulations or control. Said signs must be conspicuously placed, plainly visible, and legible during daylight hours from a distance of one hundred (100) feet, if applicable.
- C.5.9 Prior to improvement acceptance, the Developer shall submit warranty bonds to the City for review.
- C.5.10 Prior to acceptance of public improvements, the Developer shall have constructed all public improvements in accordance with City requirements, the recommendation(s) of the Project's (CA-CE), and to the satisfaction of the City Engineer.
- C.5.11 Release of Improvement Security Release of improvement security shall be in accordance with the requirements of Title 12 of the TMC. The Monumentation Bond will be released to the Developer after the City Council's acceptance of the public improvements and if the Developer meets the terms set in Section 66497(c) of the Subdivision Map Act. All survey monuments shown on the Final Map, if applicable, must be installed. Any altered, damaged, or destroyed survey monuments and/or benchmarks shall be re-established. The Developer shall submit centerline tie sheets or a record of survey for the following: new public streets; re-established survey monuments, and/or benchmarks. If the Developer destroyed, altered, and/or reconstructed any existing curb returns, the Developer shall also submit corner records. Any survey document will be submitted the city and to the San Joaquin County Surveyor to comply with California Business and Professions Code Section 8771(c). Said work shall be executed by a California licensed Land Surveyor at the Developer's sole expense.

Acceptance or Occupancy Special Condition(s)

C.5.12 None.

C.6.0 Special Conditions

- C.6.1 When Street cuts are made for the installation of utilities in the paved street, the Developer shall conform to Section 3.14 of the 2008 Design Standards that he is required to install a 2-inch-thick asphalt concrete (AC) overlay with reinforcing fabric at least 25-feet from all sides of each utility trench. A 2-inch-deep grind on the existing AC pavement will be required where the AC overlay will be applied and shall be of uniform thickness to maintain current pavement grades, cross sectional, and longitudinal slopes. This pavement repair is required when cuts/trenches are perpendicular to and parallel to the street's direction.
- C.6.2 Nothing contained herein 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 construction of the project, the Developer shall obtain an account for the water service and register for a temporary water meter with the City Finance Department and Public Works Departments. The Developer shall pay all fees associated with obtaining the account number and temporary water meter for the water service.
- C.6.4 The Developer shall obtain an account for the water service to the Project and register the water meter with the Finance Department and Public Works department prior to the start of construction. The Developer shall prepare and submit a map depicting the location of the water meter on an 8.5-inch X 11-inch sheet to the Finance Department.
- C.6.5 The Developer shall 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. If required by the power company, this joint trench line shall be located within the ten (10) feet wide P.U.E. 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 each building(s). If necessary, the Developer shall dedicate a (10 feet) wide Public Utility Easements (PUE) behind the proposed sidewalk along the Project frontage prior to building permit.

C. Community and Economic Development Department, Building Division Conditions

- D.1. Prior to the construction of onsite improvement including but not limited to walks, sidewalks, utilities, signs, lights, retaining walls, sound walls, underground vaults, transformer, trellis, trash enclosures, etc., applicant shall submit to the Building Safety Division construction drawings and supporting documents that conform to the current Title 24 California Code of Regulations at time of application.
- D.2. Prior to commencement of construction, applicant shall submit to the Building Safety division construction plans and supporting documents that demonstrate compliance with CBC section 705.5 for fire-resistance rating requirements for exterior walls.
- D.3. Prior to commencement of construction, applicant shall submit to the Building Safety division construction plans and supporting documents for the building conforming to Title 24 California Code of Regulations and Tracy Municipal Code that are current at the time of submittal.
- D.4. Prior to commencement of construction, applicant shall submit to the Building Safety division construction plans that demonstrate compliance with CBC 302 for assigning the proper occupancy classification of each room or space based on its intended use, and CBC section 508 for implementing the proper occupancy separation requirements.

E. Public Works Department, Utilities Division Conditions

E.1. Prior to the issuance of a building permit, the Developer shall submit detailed construction plans that make proper connections to the sanitary sewer system in order to resolve long standing issues with petroleum-related products entering the City's storm drain system, to the satisfaction of the Director or Assistant Director of the Public Works Department/Utilities Division.

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

- F.1. Prior to construction, applicant shall submit construction documents to the South San Joaquin County Fire Authority for review and approval.
 - 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.
 - 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.
 - Provide a truck turning template which clearly shows the truck turning radius of 30' inside and 50' outside. Truck turning template shall show all ingress and egress paths available as well as the fire engine turnaround.
- F.2. Engineering and building permit applications received by our offices are subject to the current fee schedule for South San Joaquin County Fire Authority. Contact our offices for additional information.
 - Application processing fees and minimum plan review fees are due at time of submittal of construction documents.
 - 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.
 - Permit holder is responsible for any additional inspection fees incurred, and shall be paid prior to final inspection.
- F.3. The building shall be provided with approved address identification in accordance with 2022 California Fire Code §505.1 as amended by the Tracy Municipal Code §9.06.070 Section 912.2.CFC §505.1. The address shall be Illuminated at night. Illumination shall be either internally or externally at an intensity of 5.0 foot-candles.
- F.4. A Knox Box shall be required for this project. Each tenant shall have keys placed in the Knox Box. The operator of the building shall immediately notify the Fire Authority and provide the new key where a lock is changed or rekeyed. The key to such shall be secured in the Knox Box.
- F.5. Prior to construction, an address must be posted at the construction site entrance. Address must be a minimum of 4 inches high by ½ inch numerals. Address must be provided so that emergency service personnel can locate the construction site in the event of an emergency.
- F.6. Prior to construction, all-weather fire apparatus access roads shall be installed. Fire apparatus access roads during construction shall have a minimum 20' unobstructed width in accordance with CFC §503
- F.7. Additional comments may occur upon submittal of construction documents.

G. San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP).

Please contact SJMSCP staff regarding completing the following steps to satisfy SJMSCP requirements: Schedule a SJMSCP Biologist to perform a pre-construction survey *prior to any ground disturbance.*

- G.1. SJMSCP Incidental take Minimization Measures and mitigation requirement:
 - Incidental Take Minimization Measures (ITMMs) will be issued to the project and must be signed by the project applicant prior to any ground disturbance but no later than six (6) months from receipt of the ITMMs. If ITMMs are not signed within six months, the applicant must reapply for SJMSCP Coverage. Upon receipt of signed ITMMs from project applicant, SJCOG, Inc. staff will sign the ITMMs. This is the effective date of the ITMMs.
 - Under no circumstance shall ground disturbance occur without compliance and satisfaction of the ITMMs.
 - Upon issuance of fully executed ITMMs and prior to any ground disturbance, the project applicant must:
 - a. Post a bond for payment of the applicable SJMSCP fee covering the entirety of the project acreage being covered (the bond should be valid for no longer than a 6 month period); or
 - b. Pay the appropriate SJMSCP fee for the entirety of the project acreage being covered; or
 - c. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - d. Purchase approved mitigation bank credits.
 - Within 6 months from the effective date of the ITMMs or issuance of a building permit, whichever occurs first, the project applicant must:
 - a. Pay the appropriate SJMSCP for the entirety of the project acreage being covered; or
 - b. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - c. Purchase approved mitigation bank credits.
 - Failure to satisfy the obligations of the mitigation fee shall subject the bond to be called.

Receive your Certificate of Payment and release the required permit