

AGENDA ITEM 1

REQUEST

PUBLIC HEARING TO CONSIDER AN APPLICATION TO AMEND THE ORIGINAL DEVELOPMENT REVIEW APPROVAL FOR THE FINAL PHASE OF CONSTRUCTION, CAUSING MINOR MODIFICATIONS TO THE APPROVED SITE PLAN, BUILDINGS, AND PARKING AREAS LOCATED AT FEDEX, 5655 HOOD WAY, ASSESSOR'S PARCEL NUMBERS 209-220-15 AND 16, WITHIN THE CORDES RANCH SPECIFIC PLAN AREA. APPLICANT IS DANIEL BOULTINGHOUSE AND OWNER IS FEDEX GROUND PACKAGE SYSTEM, INC. APPLICATION NUMBER D20-0027.

Project Description

The Cordes Ranch Specific Plan area was approved and annexed into the City of Tracy in 2013, for the construction of a 1,780 acre industrial park, with supporting office and retail. Since then, numerous industrial buildings have been built and occupied within the Specific Plan area, most within the Business Park Industrial (BPI) land use designation. The original phased FedEx building and site improvements were approved in 2014 and constructed shortly thereafter.

The operators of the FedEx facility are ready to construct the final phase of development, but require some changes for the originally approved final phase. The existing storm drain basins are no longer needed and can be filled, and many of the additional improvements will be located in those areas. The changes include minor modifications to the building, increasing the square footage by 13,730 to widen load wing C by 10 feet, the addition of a 110 square foot pump station to resolve water pressure issues, and minor reconfiguration and changes to parking areas from the original approval as follows:

- 2 additional auto (employee/visitor) parking spaces
- 36 fewer van/transport parking spaces
- 50 more dolly parking spaces
- 15 more tractor parking spaces
- 233 more trailer parking spaces

There are no proposed revisions to the well-established perimeter landscaping and berming, which mitigates all of the potential visual impacts that the additional truck parking could create.

Environmental Document

The proposed project is consistent with the Cordes Ranch Specific Plan Environmental Impact Report (EIR), approved by the City Council on September 3, 2013, and the

General Plan EIR approved by the City Council on February 1, 2011. Pursuant to CEQA Guidelines Section 15183, no additional environmental documentation is required.

RECOMMENDATION

Staff recommends that the Development Services Director approve the amendments to the final phase of the Fed Ex plans, including a pump station, 13,730 square feet of building area, and various parking spaces located at 5655 Hood Way (Assessor's Parcel Numbers 209-220-15 and 16, based on the findings contained in the Director's Determination dated December 15, 2020 (Attachment B).

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

ATTACHMENTS

- A: Site Plan, Elevations, Landscape Plans
- B: Development Services Director Determination

**DEVELOPMENT SERVICES DEPARTMENT
CONDITIONS OF APPROVAL
Amended Final Phase for FedEx, including minor modifications to the approved building,
site plan and parking and landscaped areas
Application Number D20-0027**

A. General Provisions and Definitions

1. These Conditions of Approval shall apply to the real property described as the 5655 Hood Way, Assessor's Parcel Numbers 209-220-15 and 16, Application Number D20-0027, amending the Development Review Approval for the final phase of construction, causing minor modifications to the approved site plan, buildings and parking areas (hereinafter "Project").
2. The following definitions shall apply to these Conditions of Approval:
 - 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 Development Services Director, or the City Engineer to perform the duties set forth herein.
 - c. "City Regulations" means all written laws, rules, and policies established by the City, including those set forth in the City of Tracy General Plan, the Tracy Municipal Code, Cordes Ranch Specific Plan, ordinances, resolutions, policies, procedures, and the City's Design Documents (including the Standard Plans, Standard Specifications, Design Standards, and relevant Public Facility Master Plans).
 - d. "Development Services Director" means the Development Services Director of the City of Tracy, or any other person designated by the City Manager or the Development Services Director to perform the duties set forth herein.
 - e. "Conditions of Approval" shall mean the conditions of approval applicable to the amendment to the Development Review Approval for the final phase of construction, causing minor modifications to the approved site plan, buildings and parking areas, Application Number D20-0027. The Conditions of Approval shall specifically include all Development Services Department conditions set forth herein, including all Planning Division conditions set forth herein.
 - f. "Project" means the real property described as 5655 Hood Way, Assessor's Parcel Numbers 209-220-15 and 16, Application Number D20-0027, amendment to the Development Review Approval for the final

phase of construction, causing minor modifications to the approved site plan, buildings and parking areas.

- g. "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.
3. The Developer shall comply with all laws (federal, state, and local) related to the development of real property within the Project, including, but not limited to: the Planning and Zoning Law (Government Code sections 65000, et seq.), the Subdivision Map Act (Government Code sections 66410, et seq.), the California Environmental Quality Act (Public Resources Code sections 21000, et seq., "CEQA"), and the Guidelines for California Environmental Quality Act (California Administrative Code, title 14, sections 1500, et seq., "CEQA Guidelines").
4. Unless specifically modified by these Conditions of Approval, the Developer shall comply with all City Regulations.

Planning Division Conditions of Approval

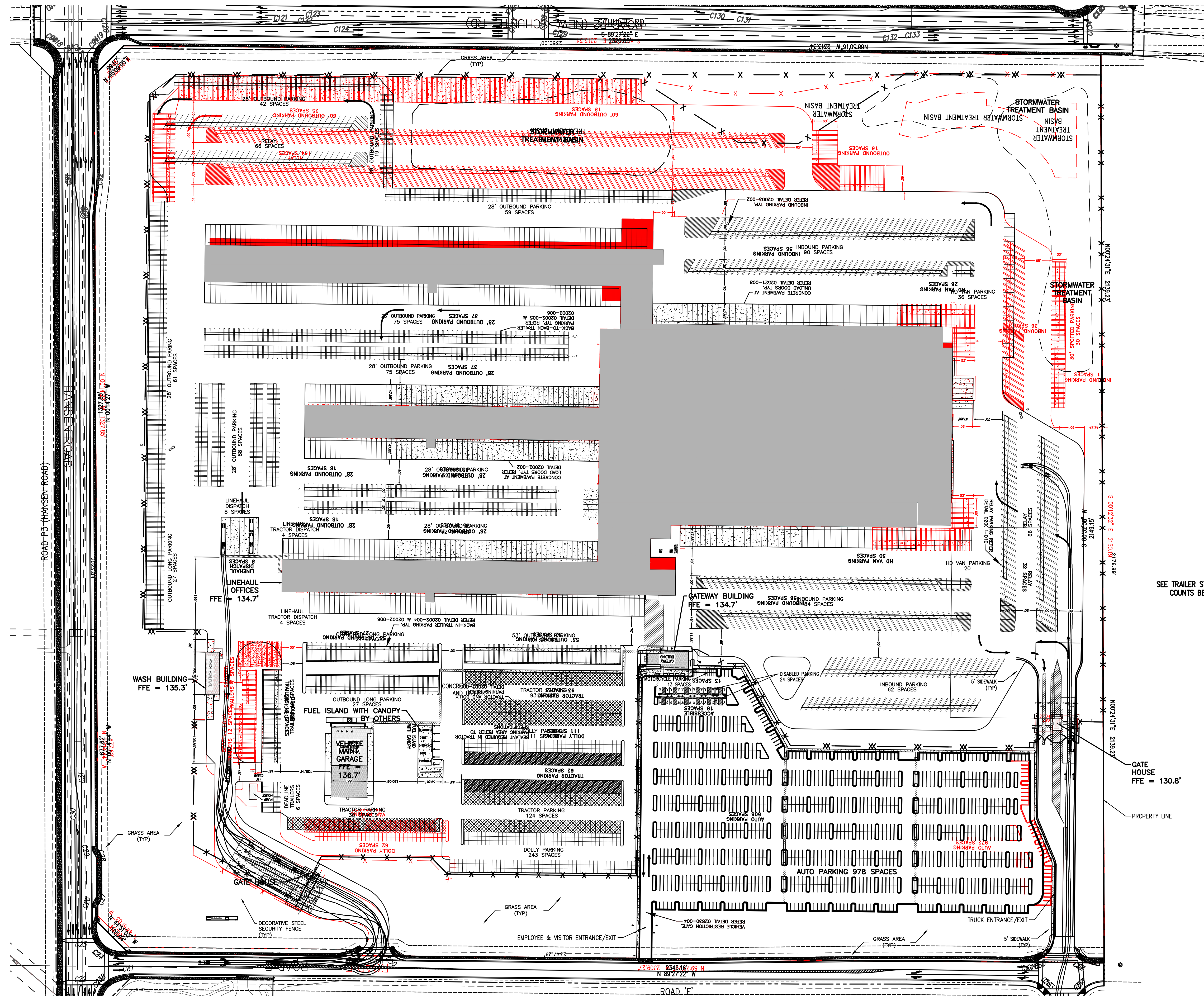
1. Except as otherwise modified herein, the project shall be developed in accordance with the plans received by the Development Services Department on September 14, 2020, and the pump house elevations and site plan received October 20, 2020.
3. No signs are approved as part of this application. All signs for the project shall be reviewed under a separate sign permit application in accordance with Tracy Municipal Code (TMC) and Cordes Ranch Specific Plan (CRSP) Standards.
4. 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 Hansen Road, Promontory Parkway, Hood Way, Schulte Road, I-205 or any other public right-of-way.
5. 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.
6. All improvements shall be consistent with the Tracy Municipal Code, Cordes Ranch Specific Plan, Standard Plans, and other applicable City Regulations.
7. All vents, gutters, downspouts, flashing, electrical conduit, etc. shall be internal to the buildings when feasible, and otherwise shall be painted to match the color of the adjacent surface or otherwise designed in harmony with the building exterior to the satisfaction of the Development Services Director.

Fire Prevention Conditions of Approval

1. Prior to construction, applicant shall submit construction documents to the South San Joaquin County Fire Authority for review and approval.
2. 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.
3. Deferred submittals shall be listed on the coversheet of each page. Each deferred submittal shall be submitted, reviewed and approved by SSJCFA prior to installation.
4. Drive isles at guard shack are permitted to be 12' wide, provided they meet the all criteria listed in CFC §D103.5.

Utilities Division Condition of Approval

1. The project shall comply with the Water Efficient Landscape Ordinance, and post Construction Standards to the satisfaction of the Utilities Director.



PARKING SUMMARY

PARKING SPACES	PHASE 1	EXPLAN. PROV.	ORIGINAL FULL BUILDOUT REQ'D	DESIGN FULL BUILDOUT
AUTOMOBILE TOTAL	506 STALLS	656 STALLS	887 STALLS	996 STALLS
STANDARD	488 STALLS	638 STALLS	889 STALLS	972 STALLS
HANDICAPPED	18 STALLS	18 STALLS	18 STALLS	24 STALLS
MOTORCYCLE	13 STALLS	13 STALLS	10 STALLS	13 STALLS
INBOUND DROP LINE	112 STALLS	269 STALLS	301 STALLS	278 STALLS
SPOTTED (SINGLE PUP)	0 STALLS	34 STALLS	62 STALLS	196 STALLS
SPOTTED (LONG TRAILER)	0 STALLS	71 STALLS	32 STALLS	340 STALLS
OUTBOUND (SINGLE PUP)	175 STALLS	183 STALLS	461 STALLS	108 STALLS
OUTBOUND (LONG TRAILER)	27 STALLS	27 STALLS	81 STALLS	48 STALLS
RELAY	32 STALLS	32 STALLS	65 STALLS	267 STALLS
DEADLINE TRAILER	19 STALLS	19 STALLS	20 STALLS	18 STALLS
HD STAGING	56 STALLS	56 STALLS	56 STALLS	26 STALLS
PAT	0 STALLS	0 STALLS	0 STALLS	0 STALLS
L/H TRACTOR	93 STALLS	176 STALLS	244 STALLS	259 STALLS
L/H DISPATCH (TRACTOR)	8 STALLS	8 STALLS	8 STALLS	8 STALLS
DOLLY STORAGE	111 STALLS	266 STALLS	244 STALLS	266 STALLS
SWITCHER PARKING	N/A	N/A	N/A	26 STALLS
DEADLINE DOLLY	N/A	N/A	N/A	4 STALLS
TRAILER STALL COUNTS				
28' - 245 STALLS				
30' - 42 STALLS				
35' - 209 STALLS				
45' - 123 STALLS				
50' - 239 STALLS				
53' - 213 STALLS				
60' - 140 STALLS				
70' - 44 STALLS				
TOTAL = 1255 STALLS				

SEE TRAILER STALL COUNTS BELOW

1 SITE PLAN - BUILD OUT
1" = 120'

