

## NOTICE OF A REGULAR MEETING

Pursuant to Section 54954.2 of the Government Code of the State of California, a Regular meeting of the City of Tracy Planning Commission is hereby called for:

Date/Time: Wednesday, March 28, 2018  
7:00 P.M. (or as soon thereafter as possible)

Location: City of Tracy Council Chambers  
333 Civic Center Plaza

Government Code Section 54954.3 states that every public meeting shall provide an opportunity for the public to address the Planning Commission on any item, before or during consideration of the item, however no action shall be taken on any item not on the agenda.

### REGULAR MEETING AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

MINUTES – 03/14/18

DIRECTOR'S REPORT REGARDING THIS AGENDA

ITEMS FROM THE AUDIENCE - *In accordance with Procedures for Preparation, Posting and Distribution of Agendas and the Conduct of Public Meetings, adopted by Resolution 2015-052 any item not on the agenda brought up by the public at a meeting, shall be automatically referred to staff. If staff is not able to resolve the matter satisfactorily, the member of the public may request a Commission Member to sponsor the item for discussion at a future meeting.*

1. NEW BUSINESS

- A. CONSIDERATION OF A CONDITIONAL USE PERMIT AND A DEVELOPMENT REVIEW PERMIT FOR THE EXPANSION OF THE COSTCO GASOLINE SERVICE STATION AT 3250 W. GRANT LINE ROAD - APPLICANT IS ANGELO BOLOGNA FOR BARGHAUSEN CONSULTING ENGINEERS, INC. AND PROPERTY OWNER IS COSTCO WHOLESALE CORPORATION - APPLICATION NUMBERS CUP18-0001 AND D17-0035

2. ITEMS FROM THE AUDIENCE

3. DIRECTOR'S REPORT

4. ITEMS FROM THE COMMISSION

5. ADJOURNMENT

Posted: March 23, 2018

The City of Tracy complies with the Americans with Disabilities Act and makes all reasonable accommodations for the disabled to participate in public meetings. Persons requiring assistance or auxiliary aids in order to participate should call City Hall (209-831-6000) at least 24 hours prior to the meeting.

Any materials distributed to the majority of the Planning Commission regarding any item on this agenda will be made available for public inspection in the Development Services Department located at 333 Civic Center Plaza during normal business hours.

**MINUTES**  
**TRACY CITY PLANNING COMMISSION**  
**MARCH 14, 2018, 7:00 P.M.**  
**CITY OF TRACY COUNCIL CHAMBERS**  
**333 CIVIC CENTER PLAZA**

**CALL TO ORDER**

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

**PLEDGE OF ALLEGIANCE**

Chair Orcutt led the pledge of allegiance.

**ROLL CALL**

Roll Call found Chair Orcutt and Commissioners Hudson, Kaur, Krogh, and Tanner present. Also present were: Bill Dean, Assistant Development Services Director; Leticia Ramirez, Assistant City Attorney; Alan Bell, Senior Planner; Genevieve Fernandez, Assistant Planner; and Gina Peace, Recording Secretary.

**MINUTES**

It was moved by Commissioner Krogh, and seconded by Commissioner Tanner, that the Planning Commission meeting minutes of February 28, 2018, be approved. A voice vote found all in favor, 5-0-0; passed and so ordered.

**DIRECTOR'S REPORT REGARDING THIS AGENDA** – None.

**ITEMS FROM THE AUDIENCE** – None.

**1. NEW BUSINESS**

- A. PUBLIC HEARING TO CONSIDER APPLICATIONS FOR CONDITIONAL USE PERMIT AND DEVELOPMENT REVIEW PERMIT TO ALLOW THE CONSTRUCTION OF A NEW TELECOMMUNICATION FACILITY IN THE FORM OF A PINE TREE, KNOWN AS A MONOPINE, AND ASSOCIATED EQUIPMENT, LOCATED AT 504 W. GRANT LINE ROAD, ASSESSOR'S PARCEL NUMBER 233-030-25. APPLICANT IS EPIC WIRELESS REPRESENTING VERIZON. PROPERTY OWNER IS CHONG WONG. APPLICATION NUMBERS CUP17-0006 AND D17-0027.

Genevieve Fernandez presented the staff report.

Chair Orcutt opened the Public Hearing at 7:04 p.m.

Chet Goldman, of Epic Wireless Group on behalf of Verizon Wireless, the applicant, addressed the commission, and provided the commission with an artist rendering of possible artificial landscaping.

Chair Orcutt closed the Public Hearing at 7:22 p.m.

At 7:24 p.m. Chair Orcutt called for a brief recess. The meeting reconvened at 7:28 p.m.

Ms. Fernandez read modifications to the Conditions of Approval into the record. Condition B.6 to be changed to read “the monopine and all ground-mounted equipment shall be enclosed by a masonry wall, at least eight feet tall,” and Condition B.8 to be replaced with “Developer shall install artificial landscaping on the masonry wall surrounding the equipment to substantially screen the masonry wall to the satisfaction of the Development Services Director,” and Conditions C.1.3 and C.4.1(c) be removed.

**ACTION:** It was moved by Commissioner Krogh, and seconded by Commissioner Tanner, that the Planning Commission approve the Conditional Use Permit and Development Review Permit to allow the construction of a new telecommunication facility in the form of a pine tree, known as a monopine, and associated equipment, located at 504 W. Grant Line Road, Assessor’s Parcel Number 233-030-25, Application Numbers CUP17-0006 and D17-0027, based on the findings and subject to the conditions contained in the Planning Commission Resolution dated March 14, 2018, with the modifications that were read into record. A roll call vote found all in favor, 5-0-0; passed and so ordered.

**2. ITEMS FROM THE AUDIENCE – None.**

**3. DIRECTOR’S REPORT**

Bill Dean advised that the Tracy Villages project is tentatively scheduled for April 2018, instead of the end of March, as initially anticipated.

**4. ITEMS FROM THE COMMISSION**

Commissioner Hudson advised he would need to recuse himself from the upcoming Tracy Villages project that will be coming to commission soon, and asked if he still needed to attend the Planning Commission meeting. Leticia Ramirez, Assistant City Attorney, advised that he still needs to be in attendance.

Chair Orcutt asked for a status on the two Info Memos that were inquired about at the last Planning Commission meeting on February 28, 2018, regarding amending the left turn ability out of Ellissagaray Ranch onto Chrisman Road, and regarding a possible mid-block crosswalk near the new Sutter building on Eaton Avenue. Bill Dean advised that our City Engineer will be preparing Info Memos soon.

**5. ADJOURNMENT**

It was moved by Chair Orcutt, seconded by Commissioner Hudson, to adjourn. Voice vote found all in favor; passed and so ordered.

Time: 7:34 p.m.

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CHAIR

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STAFF LIAISON



AGENDA ITEM 1.A

REQUEST

**CONSIDERATION OF A CONDITIONAL USE PERMIT AND A DEVELOPMENT REVIEW PERMIT FOR THE EXPANSION OF THE COSTCO GASOLINE SERVICE STATION AT 3250 W. GRANT LINE ROAD - APPLICANT IS ANGELO BOLOGNA FOR BARGHAUSEN CONSULTING ENGINEERS, INC. AND PROPERTY OWNER IS COSTCO WHOLESALE CORPORATION - APPLICATION NUMBERS CUP18-0001 AND D17-0035**

DISCUSSION

Background

On December 18, 2001, City Council approved a Preliminary and Final Development Plan and a conditional use permit for the Costco retail warehouse, tire facility, and sixteen-pump gasoline service station in the Tracy Marketplace shopping center. Costco constructed twelve (six double-sided dispensers) of the sixteen approved pumps. Costco is now proposing to install six new pumps (three double-sided dispensers) and expand the canopy to accommodate the additional pumps, as well as construct a new control enclosure, relocation of related equipment, and modifications to the landscaping and parking area.

The subject site is designated Commercial by the General Plan, zoned Planned Unit Development (PUD), and is designated General Commercial (GC) in the I-205 Corridor Specific Plan. Gasoline service stations are conditionally permitted, and because the proposal includes a net addition of two pumps above the number approved by the conditional use permit in 2001, a conditional use permit is required for the proposed expansion. A development review permit is also required, and because the project is paired with an application requiring Planning Commission approval and is located on a site within 500 feet of the I-205 freeway, the project is a Tier 2 application subject to Planning Commission review in accordance with Tracy Municipal Code (TMC) Section 10.08.3950.

Project Description and Analysis

Three dispensers, consisting of two pumps each for a total of six new pumps, are proposed to be added within what is currently being used as queuing lanes for the existing pumps. The overhead canopy will be expanded by approximately 2,800 square feet and designed to match. A new control enclosure building will be constructed in the existing landscape planter, three parking spaces will be removed and replaced with a new landscape planter, and vapor recovery equipment will be relocated into the new planter. The site has more parking than required, and the conversion of three parking spaces to landscaping will not cause the site to be out of compliance with its minimum off-street parking requirements.

The fueling station is extensively used, and queuing lanes frequently become very long. The expansion of the fueling station will serve six additional vehicles and alleviate long

queue lines that exist today. According to the applicant, wait times have decreased for patrons at other Costco fueling stations where similar expansions were constructed. The design of the canopy modification, additional dispensers, and new control enclosure is consistent with the existing improvements and complies with the City's Design Goals and Standards for commercial architecture. New landscaping will be provided to make up for the loss of landscaping resulting from the construction of the control enclosure and aid in screening of above-ground equipment associated with the service station.

#### Environmental Document

The proposed project is categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301, pertaining to additions less 10,000 square feet in size to existing structures in an area where all public services and facilities are available and which is not environmentally sensitive. In accordance with CEQA Guidelines, no further environmental assessment is required.

#### RECOMMENDATION

Staff recommends the Planning Commission approve a conditional use permit and a development review permit for the expansion of the Costco gasoline service station, based on the findings contained in the Planning Commission Resolution dated March 28, 2018.

#### MOTIONS

Move that the Planning Commission approve Application Number CUP18-0001 for the expansion of the Costco gasoline service station, based on the findings contained in the Planning Commission Resolution dated March 28, 2018.

Move that the Planning Commission approve Application Number D17-0035 for the expansion of the Costco gasoline service station, based on the findings contained in the Planning Commission Resolution dated March 28, 2018.

Prepared by: Kimberly Matlock, Associate Planner

Approved by: Bill Dean, Assistant Development Services Director

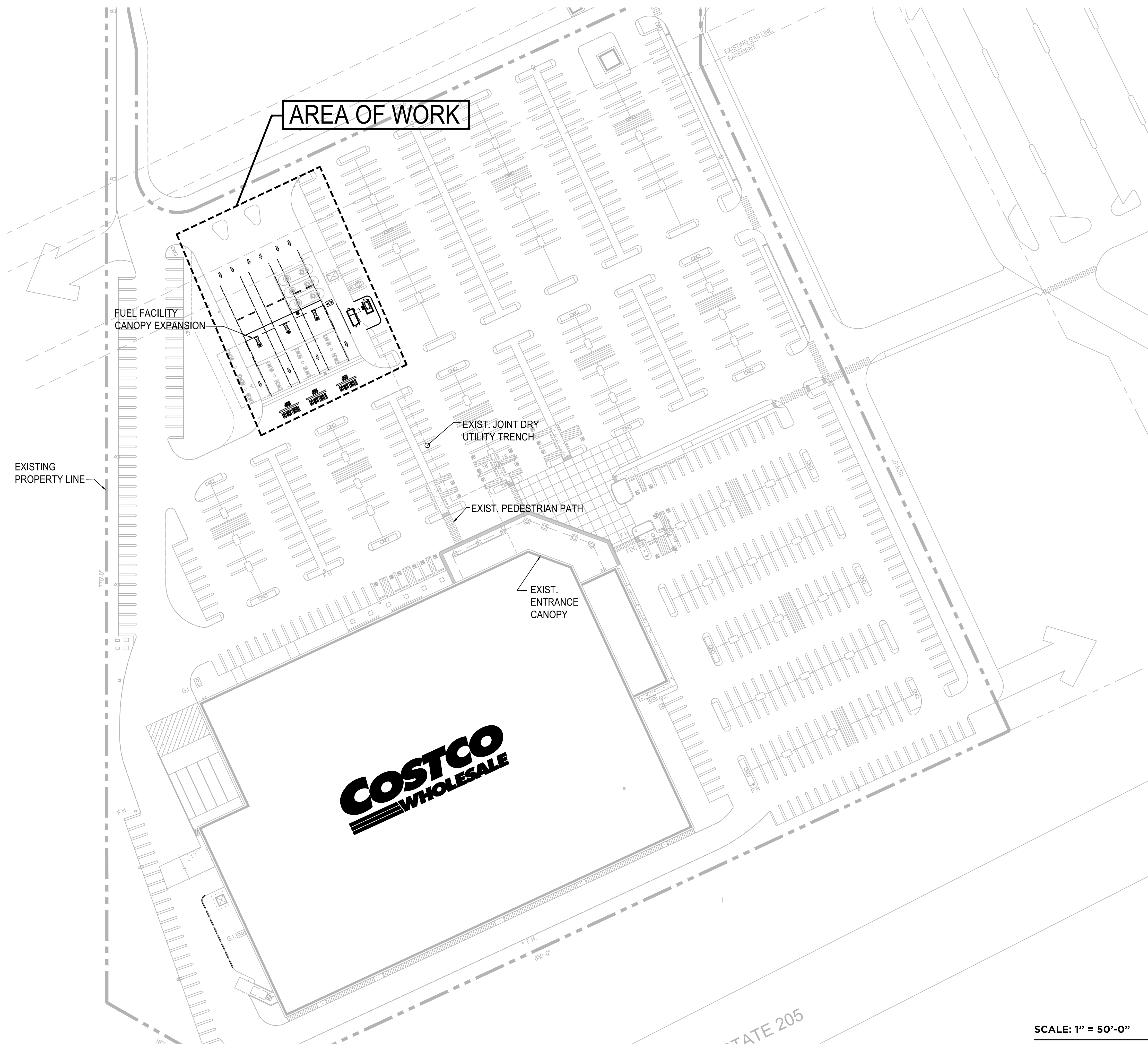
#### ATTACHMENTS

Attachment A – Vicinity Map, Site Plans, Elevation Plans, and Color Rendering received on February 26, 2018 and Civil Plan and Landscape Plans received on March 13, 2018 (Note: Attachment A consists of oversized documents. One public viewing copy set is available at the Tracy Branch Public Library, and at the City of Tracy's Development Services Department on the first floor of City Hall. A third set will be made available at the 3/28/18 Planning Commission meeting. The plans can also be viewed online at [www.cityoftracy.org](http://www.cityoftracy.org).)

Attachment B – Planning Commission Resolution for CUP18-0001

Attachment C – Planning Commission Resolution for D17-0035





## PROJECT DATA

CLIENT: COSTCO WHOLESALE  
999 LAKE DRIVE  
ISSAQUAH, WA 98027

PROJECT ADDRESS: 3250 W. GRANT LINE RD  
TRACY, CA 95377

CURRENT ZONING: PLANNED UNIT DEVELOPMENT

COSTCO SITE AREA: 16.03± ACRES (698,205 SF)

PRO-RATA PORTION: 52.7 %

JURISDICTION: CITY OF TRACY, CA

SETBACKS: 25'-0"

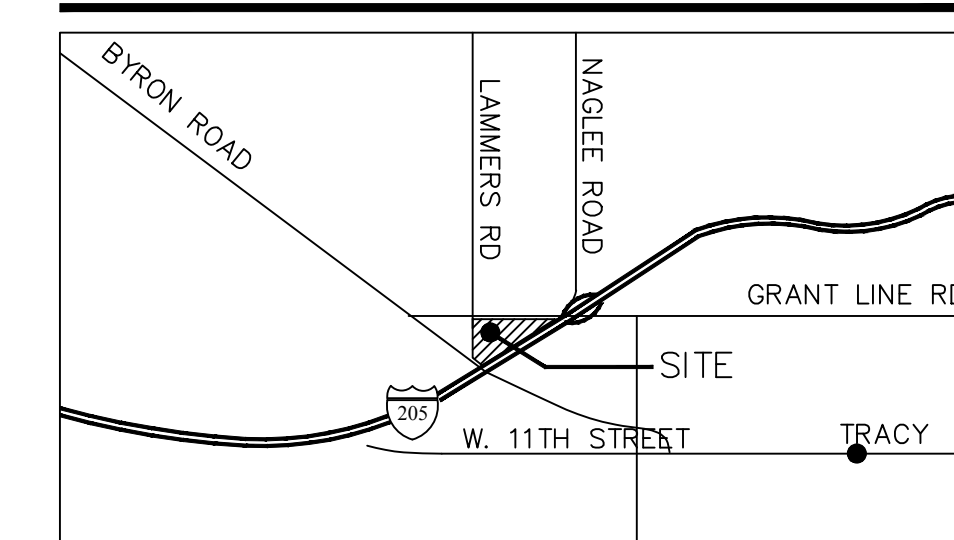
BOUNDARIES INFORMATION: THIS PLAN HAS BEEN PREPARED FROM A DIGITAL SURVEY FILE FROM KIER AND WRIGHT DATED: 7.24.01

EXIST. BUILDING DATA:	
EXIST. BUILDING AREA	143,463 S.F.
EXIST. TIRE CENTER	5,200 S.F.
TOTAL EXIST. BUILDING	148,663 S.F.
FUEL FACILITY DATA:	
EXIST. CANOPY	2,799 S.F.
PROPOSED CANOPY	2,935 S.F.
TOTAL CANOPY	5,734 S.F.

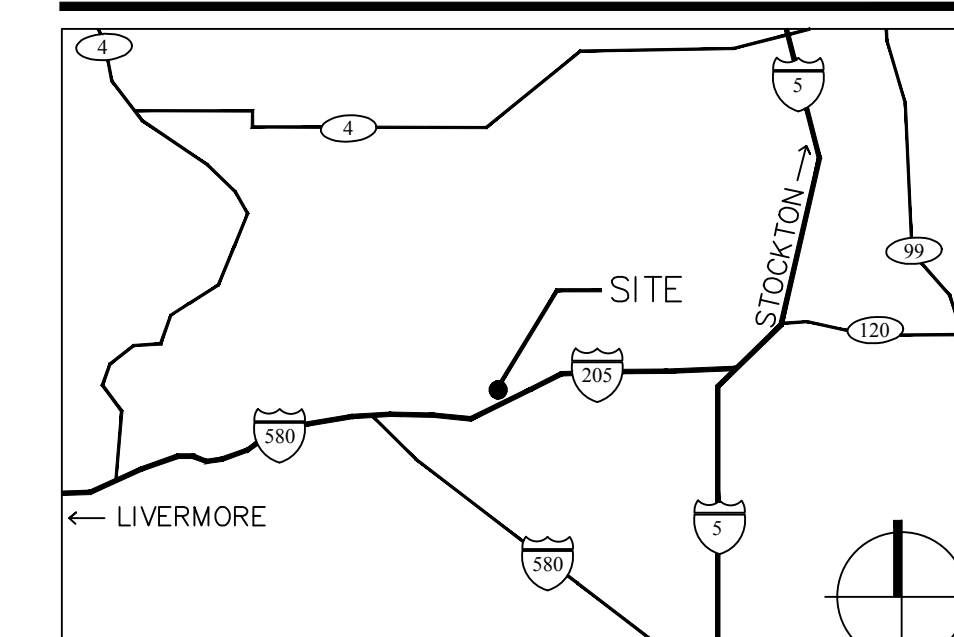
EXISTING PARKING PROVIDED:	
# 10' x 20' EXISTING STALLS	589 STALLS
# 10' x 18' EXISTING STALLS	180 STALLS
#/HC HANDICAP EXISTING STALLS	23 STALLS
EXISTING TOTAL PARKING	792 STALLS
10' x 18' STALLS REMOVED	-3 STALLS
PARKING PROVIDED:	789 STALLS
NO. OF STALLS PER 1000 S.F. OF BUILDING AREA:(148,663 S.F.)	5.33 STALLS

LANDSCAPING:	21.0%
LANDSCAPING REQUIRED BY TRACY MARKET PLACE SPECIFIC PLAN:	20.0%
NOTE: LANDSCAPING SURPASSES THE REQUIRED AMOUNT BY 4,300 S.F. TO ALLOW FOR FUTURE GASOLINE EXPANSION	

## VICINITY MAP



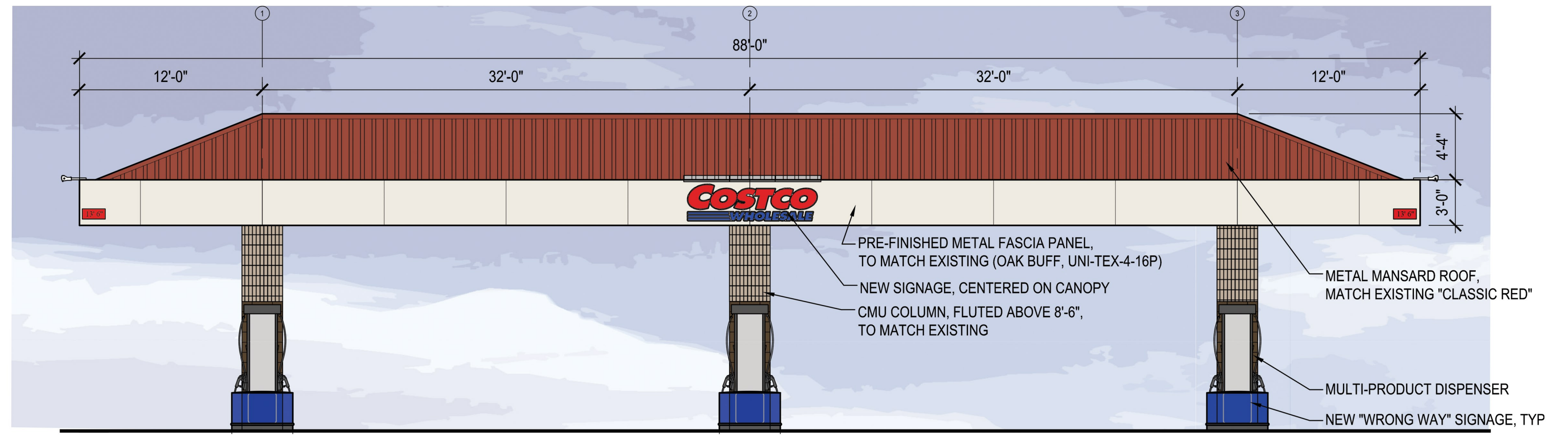
## REGIONAL MAP



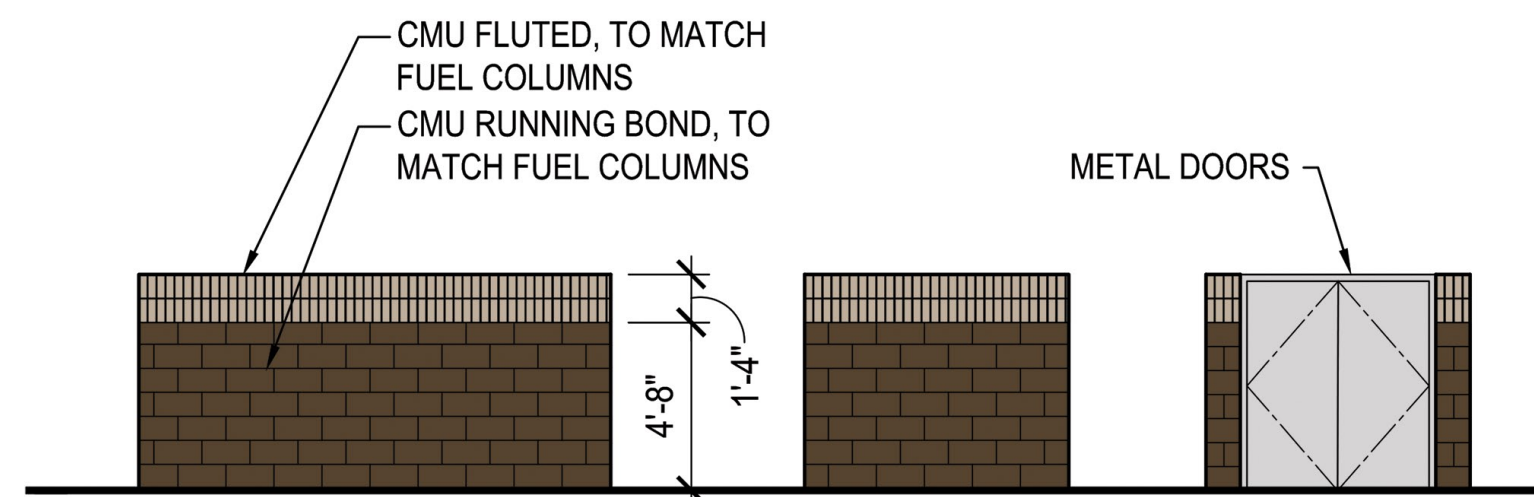




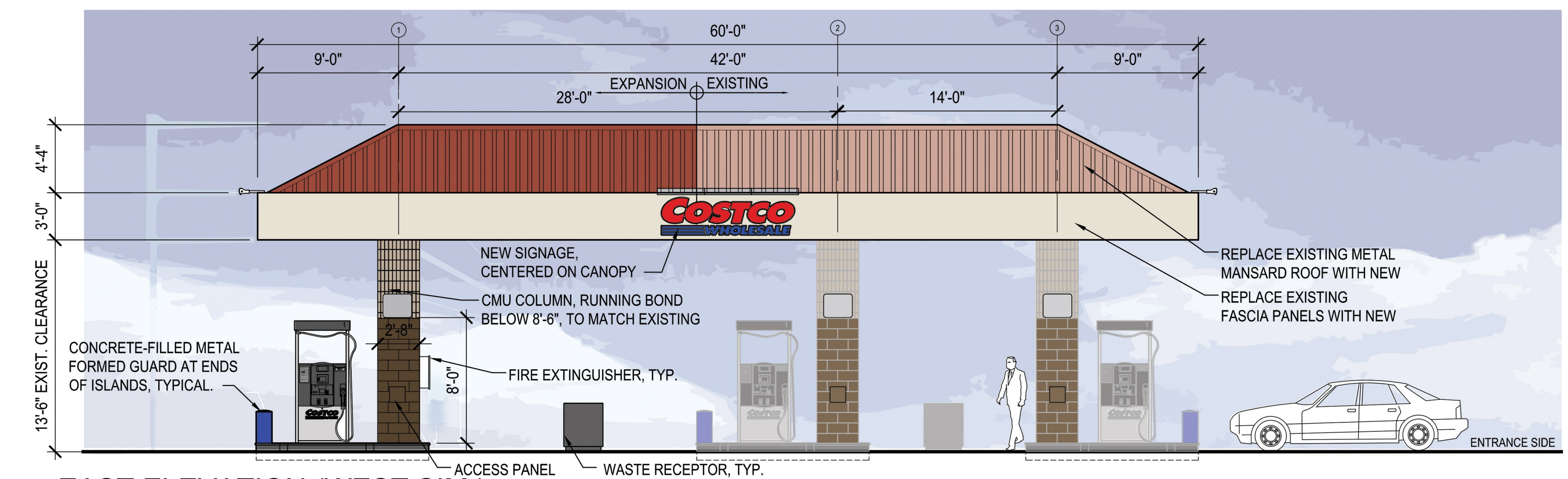




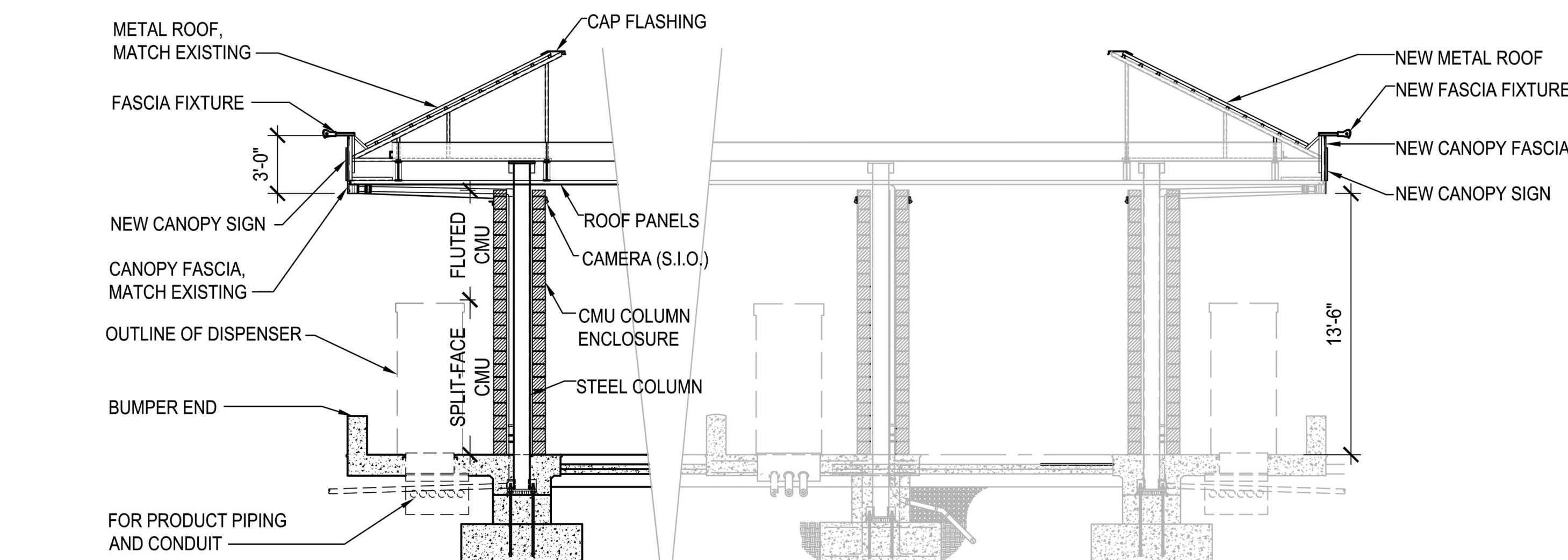
1 SOUTH ELEVATION (NORTH SIM.)  
SCALE: 3/16" = 1'-0"



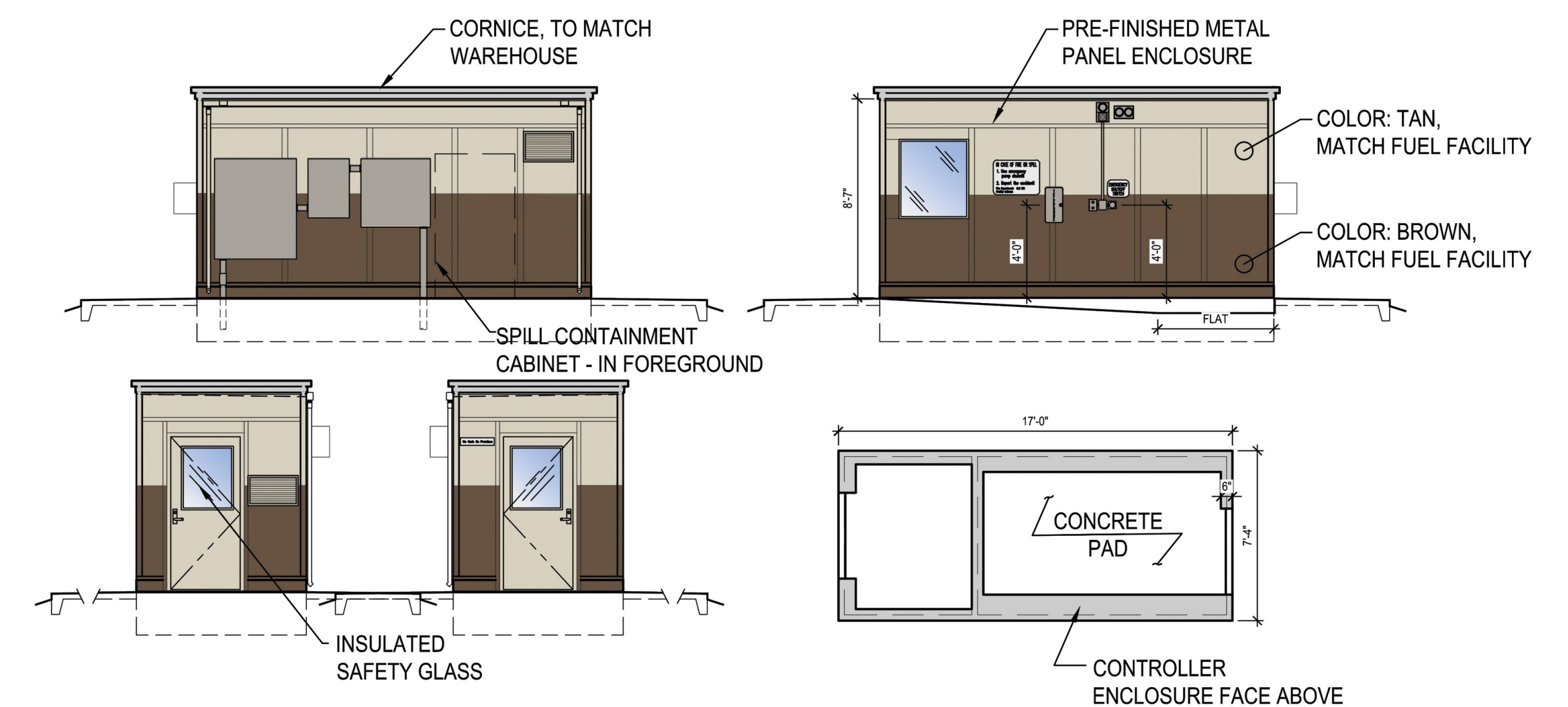
2 ARID PERMEATOR ENCLOSURE ELEV.  
SCALE: 3/16" = 1'-0"



3 EAST ELEVATION (WEST SIM.)  
SCALE: 3/16" = 1'-0"



3 CANOPY SECTION  
SCALE: 3/16" = 1'-0"



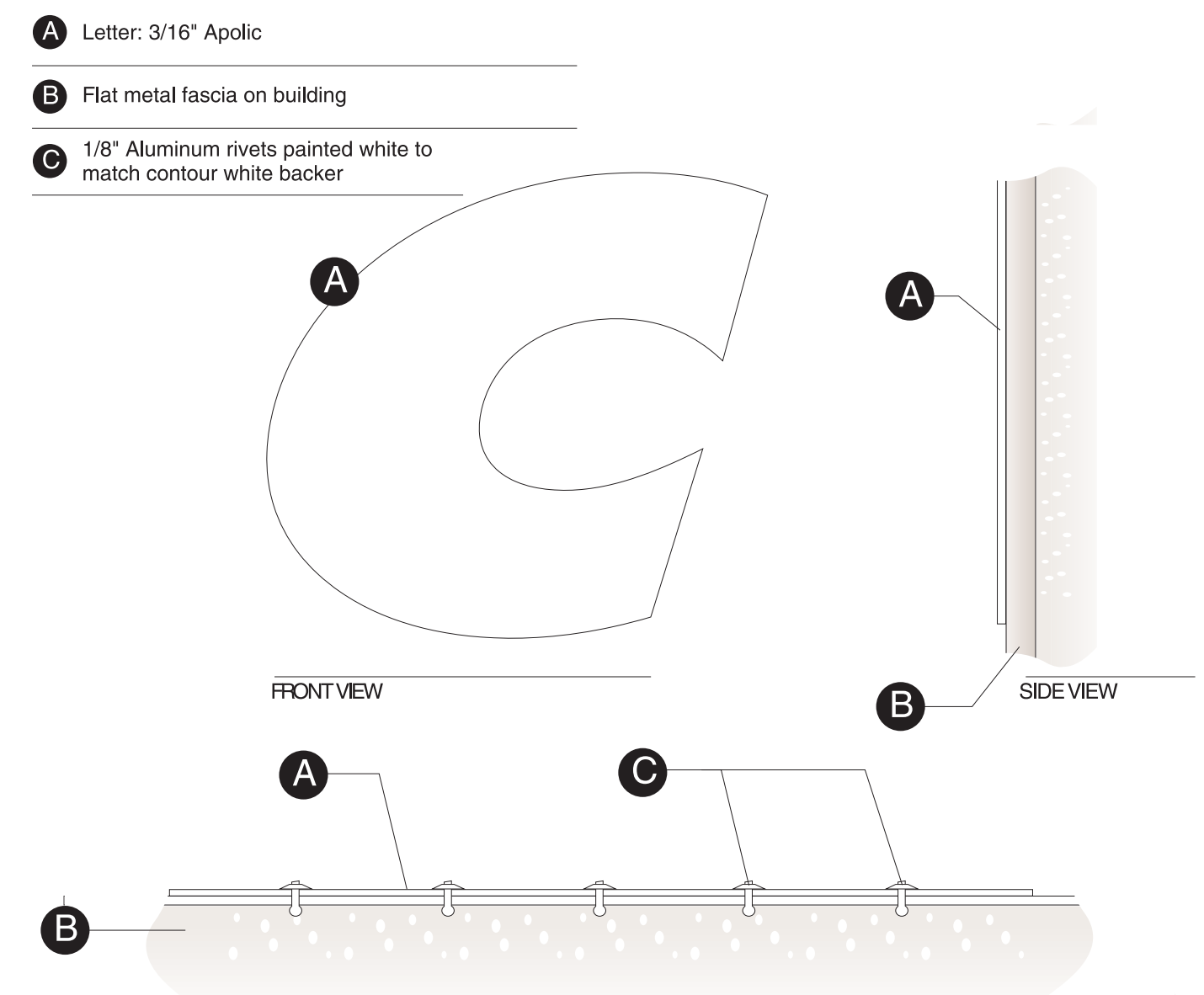
4 CONTROLLER ENCLOSURE EXTERIOR ELEVATIONS  
SCALE: 3/16" = 1'-0"



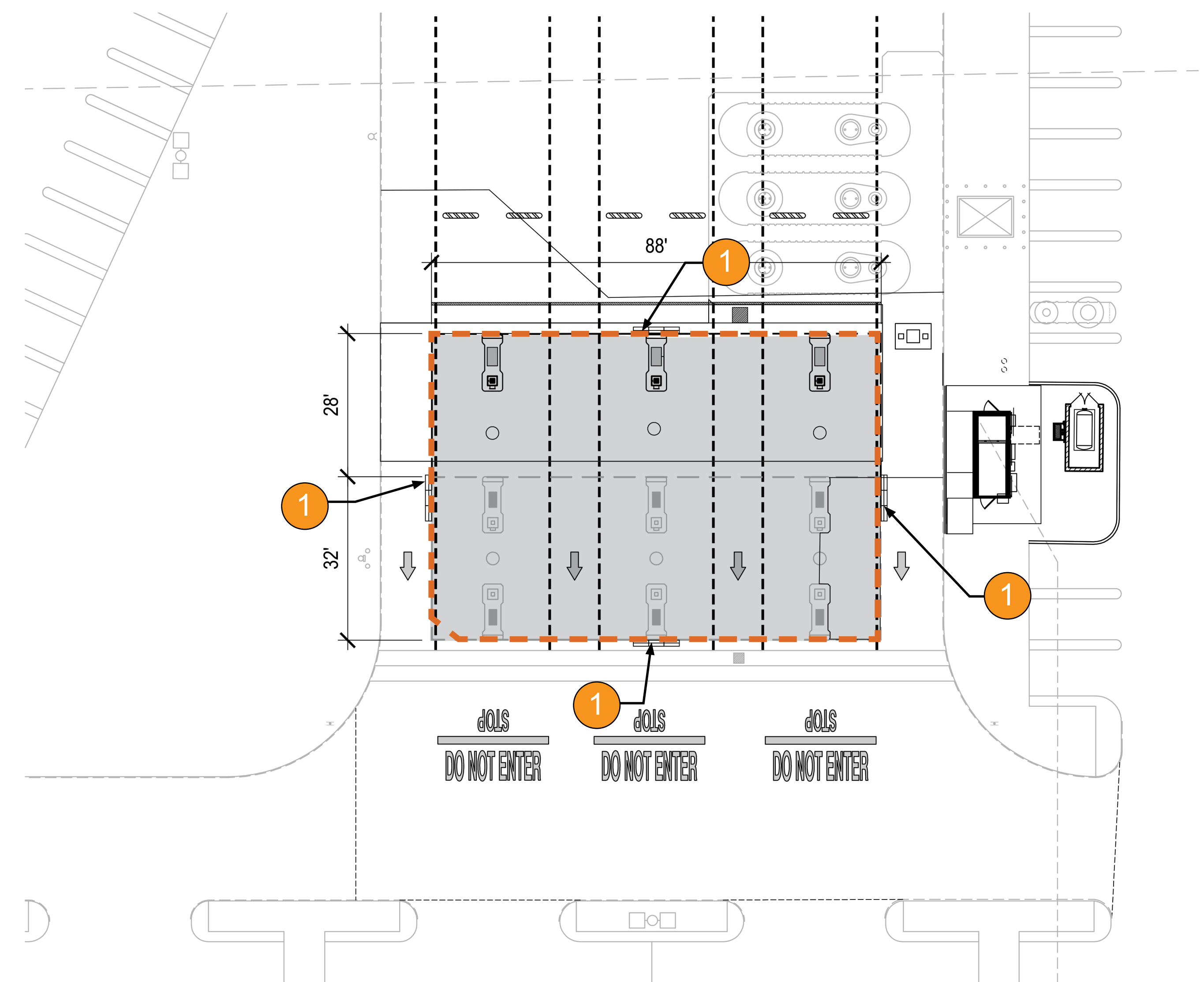
SIGNAGE AREA TABULATION (CANOPY SIGNS)				
QTY	SIGN	SIZE	AREA (SF) EA	TOTAL SF
4	COSTCO WHOLESALE	1'-6 3/4" "C"	15.74 SF	62.96 SF
TOTAL SIGNAGE AREA				62.96 SF



**1 CANOPY SIGN**  
SCALE: 1/2" = 1'-0"



**2 ATTACHMENT DETAIL**  
SCALE: NOT TO SCALE



**3 SIGNAGE SITE PLAN**  
SCALE: NOT TO SCALE









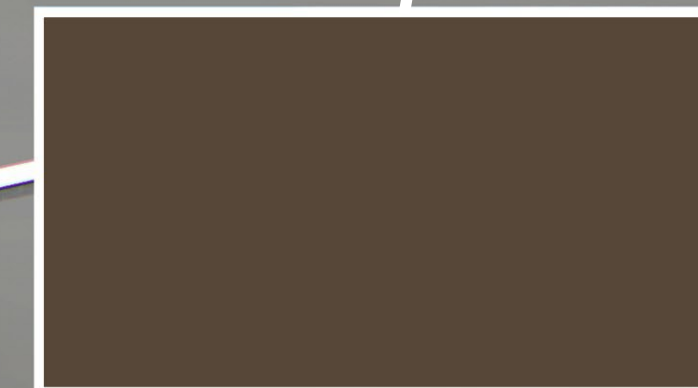
**SPLIT-FACE CMU,**  
COLOR: BROWN



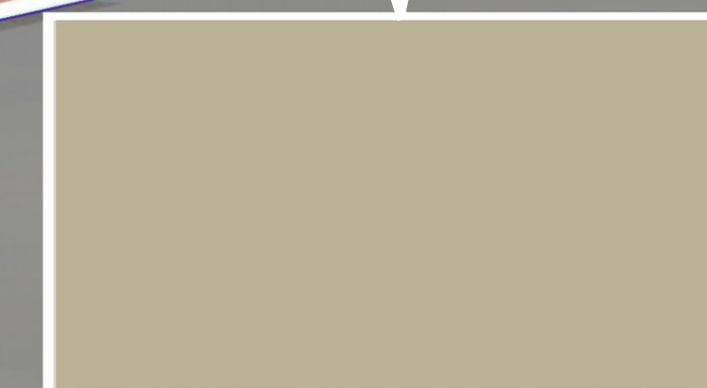
**PRECISION FACE CMU (FLUTE),**  
COLOR: BEIGE/TAN



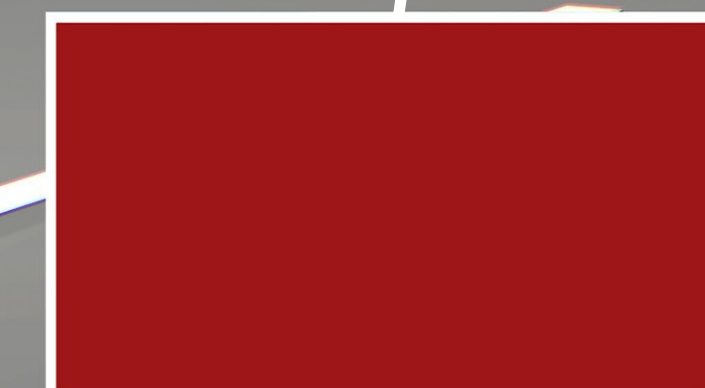
**PRE-FINISHED METAL ROOF,**  
COLOR: CLASSIC RED



**PAINTED METAL PANEL,**  
COLOR: BROWN



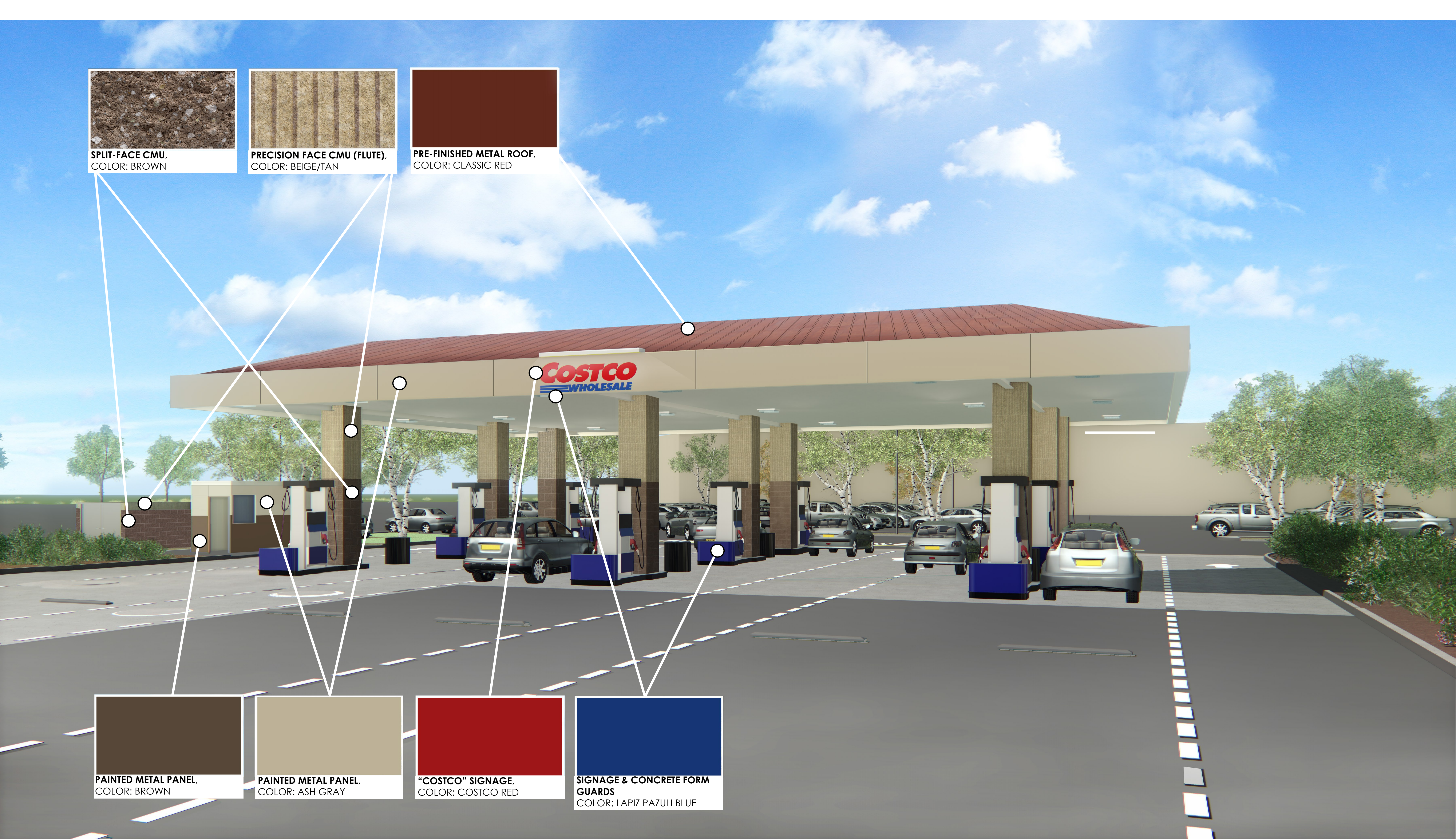
**PAINTED METAL PANEL,**  
COLOR: ASH GRAY



**"COSTCO" SIGNAGE,**  
COLOR: COSTCO RED

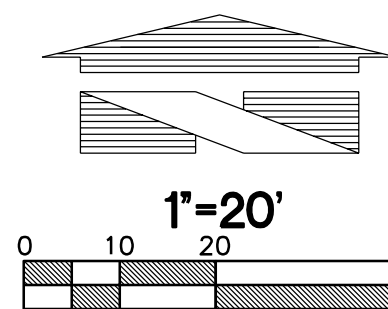
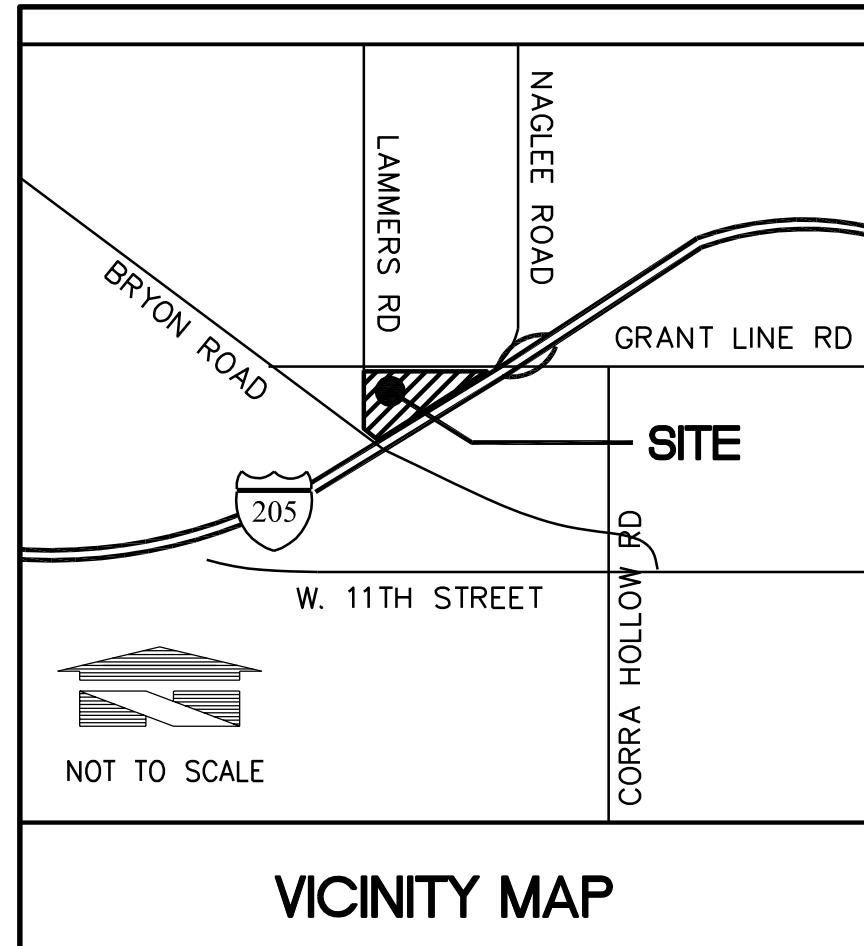


**SIGNAGE & CONCRETE FORM  
GUARDS**  
COLOR: LAPIZ PAZULI BLUE





# PRELIMINARY GRADING AND UTILITY PLAN



## LEGEND

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- SLURRY SEAL

### NOTE:

EXISTING UNDISTURBED ASPHALT PAVING AREAS IN THE VICINITY OF THE FUELING FACILITY ARE TO BE SLURRY SEALED AND RE-STRIPED.

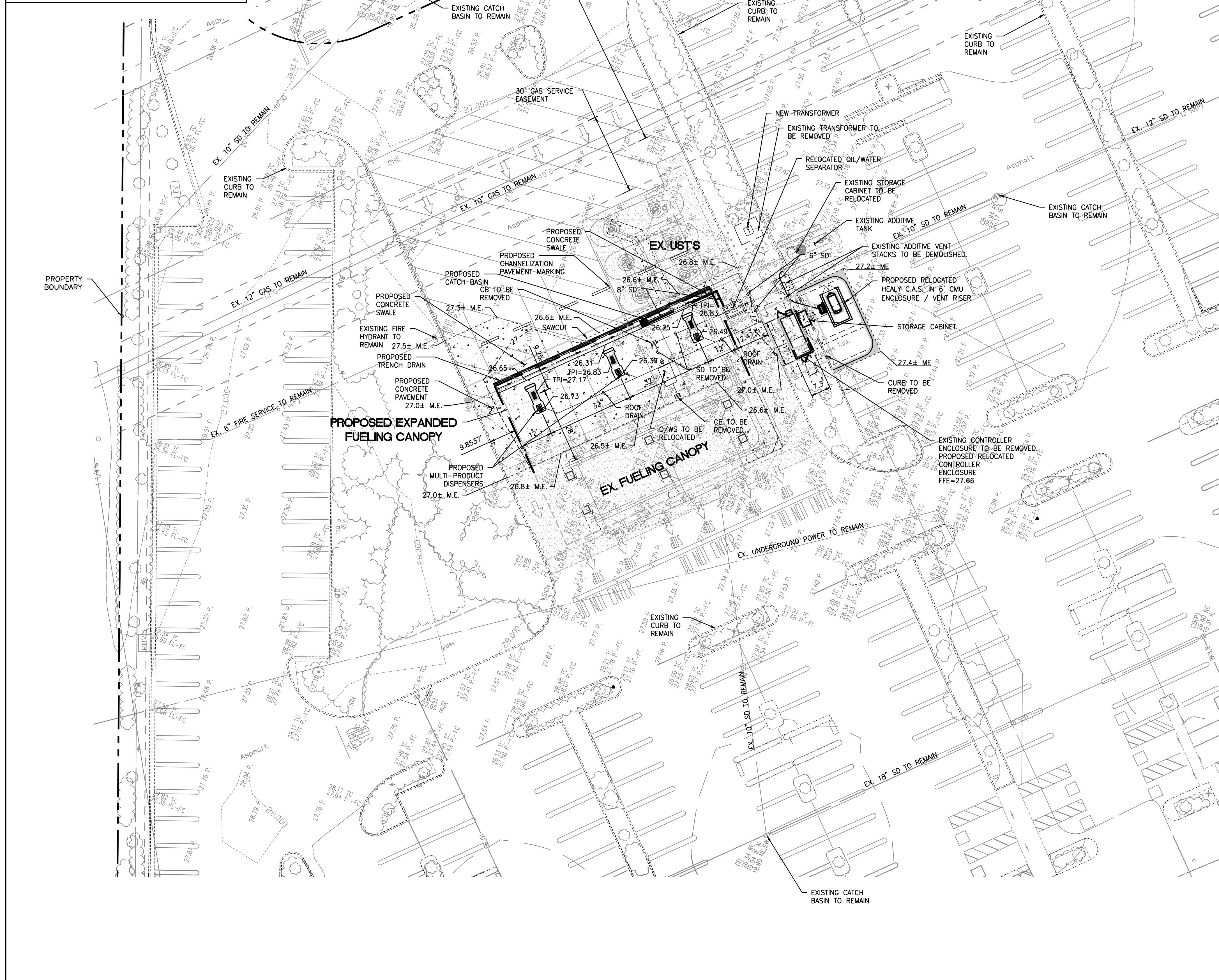
### CANOPY COVERAGE AREA:

EXISTING: 2,799 SF  
PROPOSED: 2,935 SF

### DISTURBED AREA SUMMARY:

TOTAL AREA = 5,881 SF

	EXISTING	PROPOSED
IMPERVIOUS:	5,300 SF	5,288 SF
PERVIOUS:	581 SF	593 SF



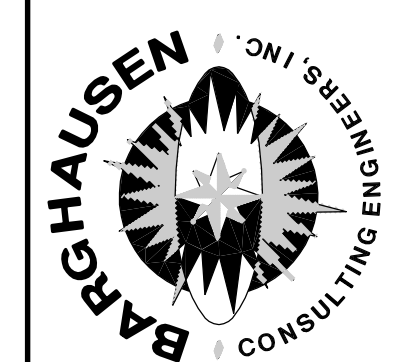
No.	Date	By	Chd.	Appr.	KS	KS	KS	REVISED AS NOTED
1	13/09/18	TR						

**Title:**  
**PRELIMINARY GRADING AND UTILITY PLAN**  
**FUEL FACILITY EXPANSION**  
**3250 W. GRANT LINE ROAD**  
**TRACY, CA 95377**  
**COSTCO GASOLINE FACILITY #658**

**For:**  
**COSTCO GASOLINE**  
**COSTCO WHOLESALE**  
**999 LAKE DRIVE**  
**ISSAQUAH, WA 98027**

Designed	Drawn	Checked	Approved	Date	Scale
J.D.	J.D.	C.M.T.	J.S.G.	12/19/17	Horizontal: 1"=20' Vertical: N/A

18215 72ND AVENUE SOUTH  
 KENT, WA 98032  
 (425)251-6222  
 (425)251-8782 FAX  
 CIVIL ENGINEERING, LAND PLANNING,  
 SURVEYING, ENVIRONMENTAL SERVICES

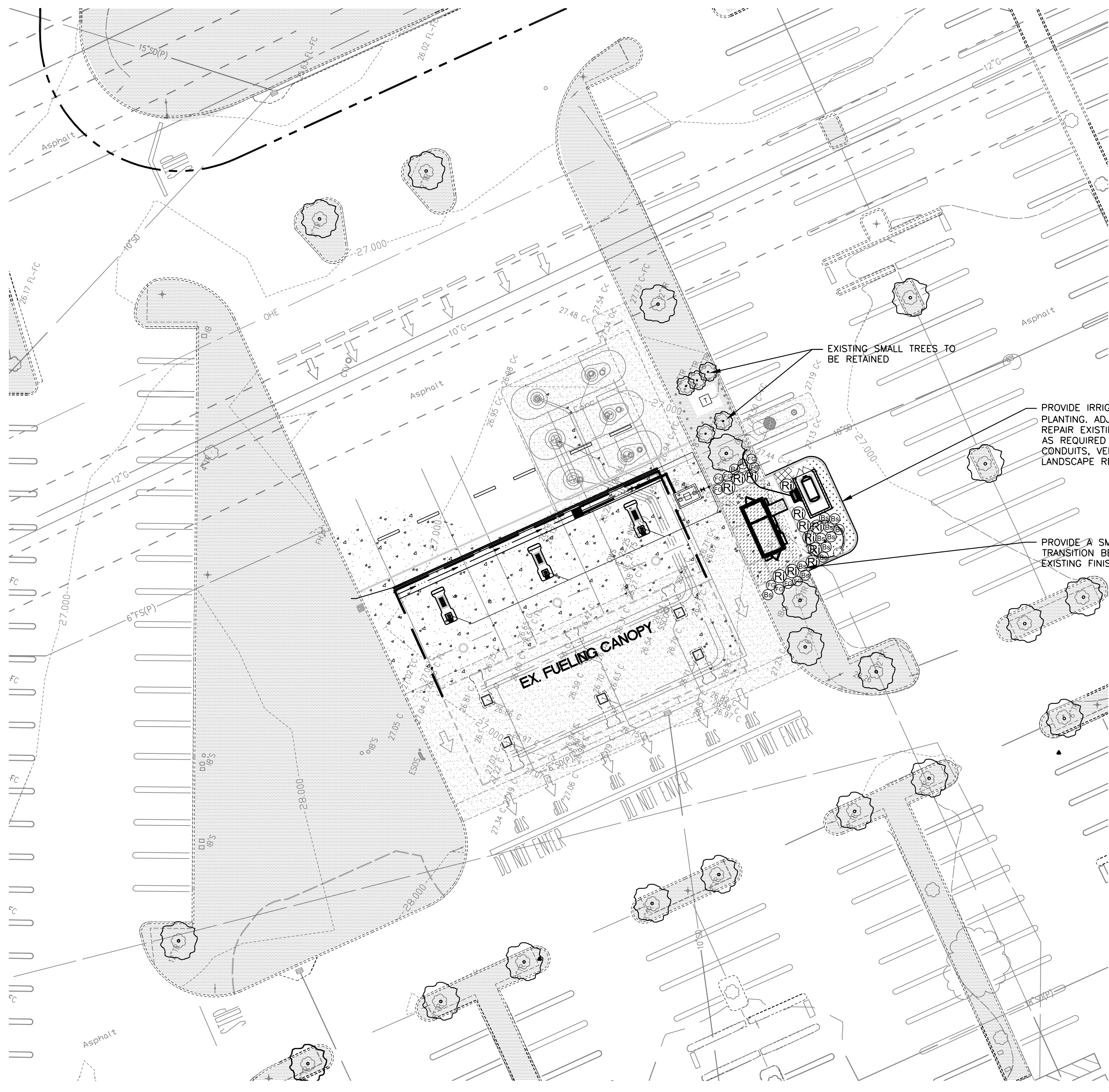
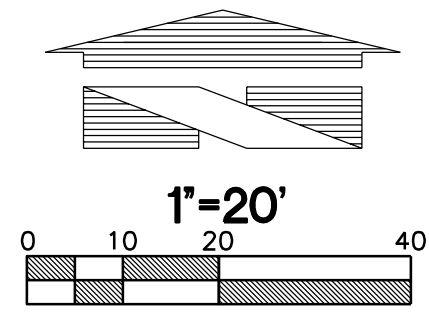


Job Number  
**10050**  
 Sheet  
**1 of 1**

File:PA\10000a\10050\preliminary\2017\_Expansion\10050-PA.dwg Date/Time:3/9/2018 4:57 PM Scale:1" = 1' ASTUBBS Xref:-----



# PRELIMINARY LANDSCAPE PLAN



## LEGEND

- EXISTING TREE TO BE RETAINED. PROTECT DURING CONSTRUCTION
- EXISTING LANDSCAPE AND IRRIGATION TO BE RETAINED. PROTECT DURING CONSTRUCTION. REPAIR OR REPLACE DAMAGED PORTIONS
- EXISTING LANDSCAPE AND IRRIGATION TO BE REMOVED

## LANDSCAPE PLANT MATERIAL LEGEND

SYMBOL	BOTANICAL / COMMON NAMES	SIZE	SPACING	QTY	REMARKS
	TREES: ACACIA BAILEYANA 'PURPUREA' / ACACIA	24"BOX	AS SHOWN	1	
	SHRUBS: PENNISETUM ALOPECUROIDES / 'HAMELN' FOUNTAIN GRASS	5 GAL	AS SHOWN	10	FULL AND MATCHING
	BERBERIS THUNBERGII / 'CRIMSON PYGMY' BARBERRY	5 GAL	AS SHOWN	12	FULL AND MATCHING
	RHAPHIOLEPIS INDICA 'PINK LADY' / INDIAN HAWTHORN	5 GAL	AS SHOWN	12	FULL AND MATCHING
	GROUNDCOVERS: DYMONDIA MARGARETAE / SILVER CARPET	1 GAL	18" O.C.	AS REQ'D	
	TULBAGHIA VIOLACEA / SOCIETY GARLIC	1 GAL	18" O.C.	AS REQ'D	

Job Number <b>10050</b>	Sheet <b>1</b> of <b>2</b>	18215 72ND AVENUE SOUTH KENT, WA 98032 (425)251-6222 (425)251-8782 FAX CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES		Scale: Horizontal 1"=20' Vertical N/A/N/A
Designed: BLS Drawn: BLS Checked: JMW Approved: JMW Date: 12/15/17		For: <b>COSTCO GASOLINE</b> COSTCO WHOLESALE 999 LAKE DRIVE ISSAQUAH, WA 98027		
Title: PRELIMINARY LANDSCAPE PLAN FUEL FACILITY EXPANSION 3250 W. GRANT LINE ROAD TRACY, CA 95377		No.   Date   By   Ctd.   Appr.   Revision		
File: P:\10050\10050\preliminary_2017_Expansion\10050-PL.dwg Date/Time: 2/9/2018 3:16 PM Scale: 1" = 1' JARLEY Xref:				

# PRELIMINARY LANDSCAPE PLAN

## LANDSCAPE PLANTING NOTES AND MATERIALS

### SCOPE OF WORK

FURNISH ALL MATERIALS, LABOR, EQUIPMENT AND RELATED ITEMS NECESSARY TO ACCOMPLISH THE TREATMENT AND PREPARATION OF SOIL, FINISH GRADING, PLACEMENT OF SPECIFIED PLANT MATERIALS, FERTILIZER, STAKING, MULCH, CLEAN-UP, DEBRIS REMOVAL, AND 90-DAY MAINTENANCE.

QUALIFICATIONS:  
LANDSCAPE CONTRACTOR TO BE SKILLED AND KNOWLEDGEABLE IN THE FIELD OF WORK. CONTRACTOR TO BE LICENSED TO PERFORM THE WORK SPECIFIED WITHIN THE PRESIDING JURISDICTION.

JOB CONDITIONS:  
IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE SITE AND REPORT ANY DISCREPANCIES TO THE OWNER OR THE OWNER'S REPRESENTATIVES. ALL PLANT MATERIAL AND FINISH GRADES ARE SUBJECT TO APPROVAL BY THE OWNER.

PROTECTION:  
DO NOT PLANT UNTIL OTHER CONSTRUCTION OPERATIONS WHICH CONFLICT HAVE BEEN COMPLETED. AN IRRIGATION SYSTEM IS TO BE INSTALLED. DO NOT PLANT UNTIL THE SYSTEM HAS BEEN TESTED AND APPROVED. HANDLE PLANTS WITH CARE - DO NOT DAMAGE OR BREAK ROOT SYSTEM, BARK, OR BRANCHES. REPAIR AND/OR REPLACE ITEMS DAMAGED AS A RESULT OF WORK, OR WORK NOT IN COMPLIANCE WITH PLANS AND SPECIFICATIONS, AS DIRECTED BY OWNER AT NO ADDITIONAL COST.

GUARANTEE:  
GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE OF THE JOB BY OWNER.

90-DAY MAINTENANCE:  
CONTRACTOR TO PROVIDE OWNER WITH A SCOPE OF WORK AT TIME OF INITIAL PROJECT BID TO PROVIDE LANDSCAPE AND IRRIGATION MAINTENANCE FOR 90 DAYS FOLLOWING COMPLETION OF PROJECT (ACCEPTANCE) OF FACILITY BY OWNER. WORK TO INCLUDE MAINTENANCE AS DESCRIBED BELOW, IN PLANTING AND IRRIGATION MAINTENANCE.

### MATERIALS:

PLANT MATERIALS:  
PLANT MATERIALS TO BE GRADE NO. 1, SIZED IN ACCORDANCE WITH (AAN) AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-1996). PRUNE PLANTS RECEIVED FROM THE NURSERY ONLY UPON AUTHORIZATION BY THE LANDSCAPE ARCHITECT. "B & B" INDICATES BALLED AND BURLAPPED; "CONT." INDICATES CONTAINER; "BR" INDICATES BARE ROOT; "GAL" INDICATES GALLON.

- SPECIFIED PLANT CANOPY SIZE OR CALIPER IS THE MINIMUM ACCEPTABLE. CONTAINER OR BALL SIZE ESTABLISHES MINIMUM PLANT CONDITION TO BE PROVIDED.
- QUALITY:  
PLANT MATERIAL TO COMPLY WITH STATE AND FEDERAL LAWS FOR DISEASE INSPECTION, PLANTS TO BE FULLY LIVE, VIGOROUS, WELL FORMED, WITH WELL DEVELOPED FIBROUS ROOT SYSTEMS. ROOT BALLS OF PLANTS TO BE SOLID AND FIRMLY HELD TOGETHER, SECURELY CONTAINED AND PROTECTED FROM INJURY AND DESICCATION.  
PLANTS DETERMINED BY LANDSCAPE ARCHITECT TO HAVE BEEN DAMAGED; HAVE DEFORMITIES OF STEM, BRANCHES, OR ROOTS; LACK SYMMETRY, HAVE MULTIPLE LEADERS OR "Y" CROTCHES LESS THAN 30 DEGREES IN TREES, OR DO NOT MEET SIZE OR ANSI STANDARDS WILL BE REJECTED.  
PLANT MATERIAL TO BE FROM A SINGLE NURSERY SOURCE FOR EACH SPECIFIED SPECIES/HYBRID. NURSERY SOURCES TO BE THOSE LOCATED IN THE SAME REGION AS THE JOB SITE.
- SUBSTITUTION:  
NO SUBSTITUTION OF PLANT MATERIAL, SPECIES OR VARIETY, WILL BE PERMITTED UNLESS WRITTEN EVIDENCE IS SUBMITTED TO THE OWNER FROM TWO QUALIFIED PLANT BROKERAGE OFFICES. SUBSTITUTIONS WHICH ARE PERMITTED TO BE IN WRITING FROM THE OWNER AND LANDSCAPE ARCHITECT, THE SPECIFIED SIZE, SPECIES AND NEAREST VARIETY, AS APPROVED, TO BE FURNISHED.

SOIL PREPARATION:  
ARE SPECIFIC TO THIS SITE. THE FOLLOWING: TOPSOIL, AMENDMENT, AND BACKFILL ARE REQUIREMENTS FOR ALL LANDSCAPE AREAS.

- TOPSOIL  
AS A MINIMUM SUPPLY TOPSOIL CONSISTING OF LOAM SOIL WITH 5 TO 7 PERCENT ORGANIC MATTER. TOPSOIL TO BE AMENDED WITH SPECIFIC AMENDMENTS IN C)1., 2., 3., AND 4. BELOW, AND BE BLENDED TO SPECIFIED DEPTH IN E.), BELOW. LOAM TO CORRESPOND TO FIELD METHOD OF DETERMINING SOIL TEXTURE CLASSES FOR LOAM AND SILT LOAM, U.S. SOIL CONSERVATION SERVICE. PROVIDE LANDSCAPE ARCHITECT THE TOPSOIL SUPPLIER AND SAMPLE OF TOPSOIL. CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY WEED CONTROL RESULTING FROM CONTAMINATED OFF-SITE SOURCES.
- BIORETENTION SOIL MIX BY L.H. VOSS, OR APPROVED EQUAL. PHONE 925-560-9920 INSTALL TO DEPTH AS SHOWN IN CIVIL ENGINEERING SET. LANDSCAPE CONTRACTOR TO PROVIDE SOIL SPECIFICATION AND SOURCE TO LANDSCAPE ARCHITECT PRIOR TO ORDERING AND INSTALLATION
- NATIVE SURFACE SOIL INCLUDING STOCKPILED TOPSOIL  
SURFACE SOIL ON-SITE MAY MEET TEXTURAL CLASSIFICATION AS NOTED IN A), ABOVE. PROVIDE AMENDMENTS IN C)1., 2., 3., AND 4. BELOW, AND EVENLY BLEND AMENDMENTS TO SPECIFIED DEPTH.
- AMENDMENT  
1. TOPSOIL FOR PLANTING SHALL CONTAIN A MINIMUM OF 10 PERCENT ORGANIC MATERIAL BY VOLUME.  
2. ORGANIC COMPOST  
USE BULK NITROGEN FORTIFIED GROUND FIR BARK SHALL SATISFY ORGANIC REQUIREMENTS. COMPOST SHALL BE FROM NON-FARM ANIMAL SOURCES, NOR FROM SOURCES CONTAINING REDWOOD/ CEDAR PRODUCTS.  
3. FERTILIZER  
INSTALLATION FERTILIZER SHALL BE 10-20-10.  
MAINTENANCE FERTILIZER SHALL BE 21-0-0.  
AGRIFORM TABLETS SHALL BE 21 AND 5 GRAM SIZE, 20-10-5 BY AGRIFORM INTERNATIONAL CHEMICALS, INC. OR EQUIVALENT.  
4. SOIL AMENDMENTS  
SOIL SULFUR 5 POUNDS PER 1,000 SF  
GYPSUM 25 POUNDS PER 1,000 SF  
FERTILIZER (10-20-10) 10 POUNDS PER 1,000 SF  
MANGANESE SULFATE 8 OUNCES PER 1,000 SF  
ORGANIC COMPOST (2" LAYER) 6 CUBIC YARDS PER 1,000 SF  
NITROFORM (38-0-0-) 18 POUNDS PER 1,000 SF  
NOTE: IN ORDER TO MORE UNIFORMLY APPLY THE SMALL AMOUNT OF MANGANESE SULFATE REQUIRED, IT SHOULD BE DISSOLVED IN AN APPROPRIATE AMOUNT OF WATER AND SPRAYED TO THE SOIL SURFACE PRIOR TO THE ROTOTILLING PROCEDURE.
- PLANTING BACKFILL  
BACKFILL MIX FOR TREES, SHRUBS, AND GROUNDCOVERS SHALL BE PREMIXED AND CONSIST OF:  
SITE SOIL 0.8 CUBIC YARDS  
ORGANIC AMENDMENT 0.2 CUBIC YARDS  
FERTILIZER 38-0-0 1.0 POUND  
CALCIUM CARBONATE LIMESTONE

SLOW RELEASE FERTILIZER TABLETS:		
CONTAINER SIZE	# OF TABLETS	
FLAT	1	5 GRAM
1 GALLON	3	5 GRAM
5 GALLON	3	21 GRAM
15 GALLON	16	21 GRAM
24" BOX	32	21 GRAM

F) SOIL ANALYSIS  
SOIL AMENDMENTS ARE BASED ON SOIL TEST AND ANALYSIS FROM NORTHERN LIGHTS ANALYTICAL & CONSULTING INC., SAMPLE TAKEN FROM THE SITE OCTOBER 31, 2008 AND ANALYSIS AND RECOMMENDATIONS DATED SEPTEMBER 11, 2008. JOB NUMBER 80614, LAB. NUMBER 08-249-0034.

G) SOIL PREPARATION  
REMOVE FROM SITE ALL WEEDS AND DEBRIS WITHIN THE PROPOSED LANDSCAPE AREAS. VERIFY SUB-GRADES AT -5 INCHES BELOW FINISH ELEVATION IN ALL SHRUB AND GROUNDCOVER AREAS. DO NOT WORK SOIL WHEN MOISTURE CONTENT IS SO GREAT THAT EXCESS COMPACTION WILL OCCUR NOR WHEN IT IS SO DRY THAT DUST WILL FORM IN THE AIR OR THAT CLODS WILL NOT BREAK READILY. APPLY WATER IF NECESSARY TO PROVIDE IDEAL MOISTURE CONTENT FOR FILLING AND FOR PLANTING AS SPECIFIED. THOROUGHLY SCARIFY AND RIP ALL LANDSCAPE GRADES WHICH HAVE BECOME COMPACTED TO A DEPTH OF 12 INCHES WITH MULTIPLE PASSES, 90 DEGREES TO EACH OTHER. SCARIFY AREAS INACCESSIBLE TO MECHANIZED EQUIPMENT WITH HAND TOOLS.

REMOVE ALL SURFACE LUMPS, ROCKS, VEGETATION AND/OR DEBRIS LARGER THAN 1-INCH FROM ALL GRADES PRIOR TO ANY SOIL PREPARATION. THOROUGHLY ROTOTILL ALL LANDSCAPE AREAS TO A DEPTH OF 6 INCHES. PLACE ADDITIONAL AMENDED SOIL AS REQUIRED TO MEET FINISH ELEVATIONS. APPLY SOIL PREPARATION MATERIALS TO ALL PLANTING AREAS AND THOROUGHLY INCORPORATE INTO THE TOP 6 INCHES OF SOIL.

WET SOIL THOROUGHLY AND ALLOW TO SETTLE. REPEAT THIS COMPACTING PROCEDURE UNTIL SOIL IS STABLE ENOUGH TO PERMIT AERATION AND DRAINAGE FOR PLANT MATERIAL. FINISH GRADE ALL PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE DRAINING AWAY FROM BUILDINGS AND READY FOR PLANTING. FINISH GRADE TO BE 3 INCHES BELOW FINISH SURFACE OF ADJACENT PAVEMENT IN SHRUB AND GROUNDCOVER AREAS. FINISH GRADES TO BE APPROVED PRIOR TO PLACEMENT OF ANY PLANT MATERIAL. PARKING PLANTER ISLANDS SHALL BE OVER EXCAVATED. REMOVE ALL PAVING WASTE, GRAVEL BASE AND UNDERLYING SUBSOIL TO 18 INCHES BELOW TOP OF THE PAVING. SCARIFY AND OVER EXCAVATE PIT BOTTOM 12 INCHES TO MINIMIZE STRUCTURAL COMPACTION.

MULCH:  
ONE-QUARTER-INCH (1/4") TO ONE HALF-INCH (1/2") SIZE FINE TEXTURED NITROLIZED BARK MULCH. SHREDDED WOOD WILL NOT BE ALLOWED.

STAKES:  
2-INCH DIAMETER, BY 10-FOOT MINIMUM TREATED LODGEPOLE PINE TREE STAKE.

GUY MATERIAL:  
CINCH TYPE TIES. NO WIRE WILL BE ALLOWED.

HERBICIDE:  
HERBICIDE IS NOT RECOMMENDED FOR THE FIRST YEAR AFTER INSTALLATION.

ANTI-DESICCANT:  
"WILT-PROOF," 48 HOURS PRIOR TO SHIPMENT TO SITE FROM JUNE 1 THROUGH SEPTEMBER. THOROUGHLY ROOT WATER PLANTS PRIOR TO DELIVERY. PLANT MATERIAL DELIVERED TO SITE TO BE KEPT CONTINUALLY MOIST THROUGH INSTALLATION.

EXECUTION:  
FINISH GRADES:  
FINE GRADE AND REMOVE ROCKS AND FOREIGN OBJECTS OVER TWO INCHES (2") DIAMETER FROM TOP THREE INCHES (3") OF PREPARED PLANTING BED. ALL FINISH GRADES TO BE SMOOTH EVEN GRADES, LIGHTLY COMPACTED, AS SHOWN ON THE PLAN AND DETAILED. SITE CIVIL DRAWINGS IDENTIFY FINAL ELEVATIONS.

TREES:  
ARRANGE TREES ON SITE IN PROPOSED LOCATIONS PER DRAWINGS. EXCAVATE PIT, PLANT AND STAKE OR GUY, AS CALLED OUT AND DETAILED. ALL TREES AND SUPPORTS TO STAND VERTICAL. TREES TO BE PLACED AS SHOWN ON THE PLANTING PLAN, LOCATED AS DETAILED AND AS CALLED OUT ON PLANT LIST. BACKFILL SHALL BE PIT SPOILS. SETTLE BACKFILL USING WATER ONLY. NO MECHANICAL COMPACTION.

SHRUBS:  
INSTALL SHRUBS AS SPECIFIED FOR TREES.

GROUNDCOVERS:  
EXCAVATE PITS TO A MINIMUM OF THREE INCHES (3") BELOW, AND TWICE THE ROOT BALL DIAMETER. WATER THOROUGHLY AND TAKE CARE TO ENSURE THAT ROOT CROWN IS AT PROPER GRADE, AS DETAILED.

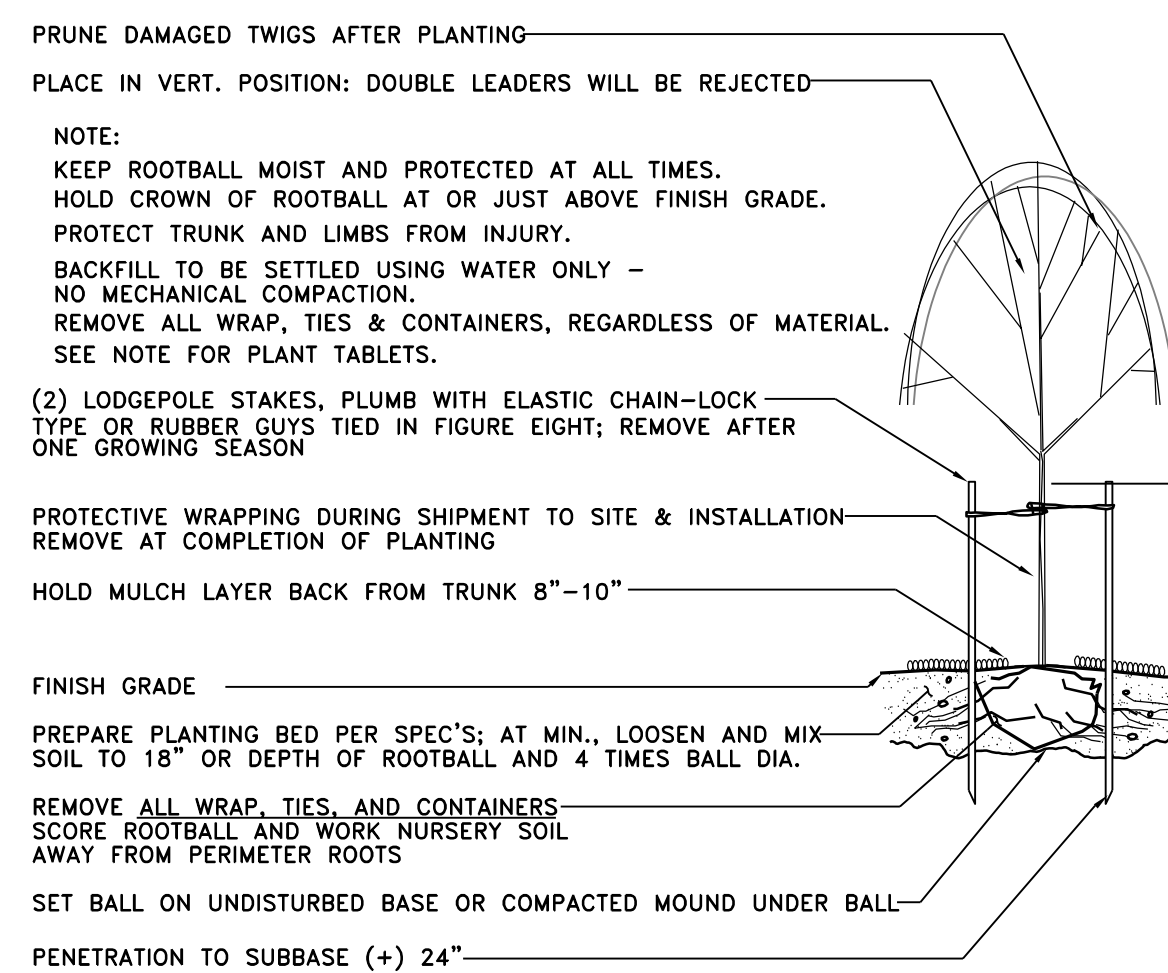
MULCH:  
MULCH ALL LANDSCAPE AREAS WITH A THREE INCH (3") LAYER OF MULCH AS NOTED ON DETAIL.

UTILITY CLEARANCES:  
FIELD ADJUST PLANT LOCATIONS FOR 8-FOOT SEPARATION OF TREES/SHRUBS AND 2-FOOT SEPARATION FOR GROUNDCOVER FROM FIRE HYDRANTS AND UTILITY VAULTS.

PLANTING MAINTENANCE:  
CONTRACTOR TO MAINTAIN PLANTINGS THROUGH COMPLETED INSTALLATION, AND UNTIL ACCEPTANCE OF LANDSCAPE INSTALLATION. PLANTING MAINTENANCE TO INCLUDE WATERING, WEEDING, CULTIVATING, TIGHTENING AND REPAIRING OF TREE GUYS, RESETTling PLANTS TO PROPER GRADES OR POSITION, AND RE-ESTABLISHING SETTING GRADES. HERBICIDE IS NOT RECOMMENDED FOR ONE YEAR FOLLOWING LANDSCAPE INSTALLATION. INCLUDED IS REPLACEMENT OF DEAD PLANTS AND PLANTS SHOWING LOSS OF 40 PERCENT OR MORE OF CANOPY.

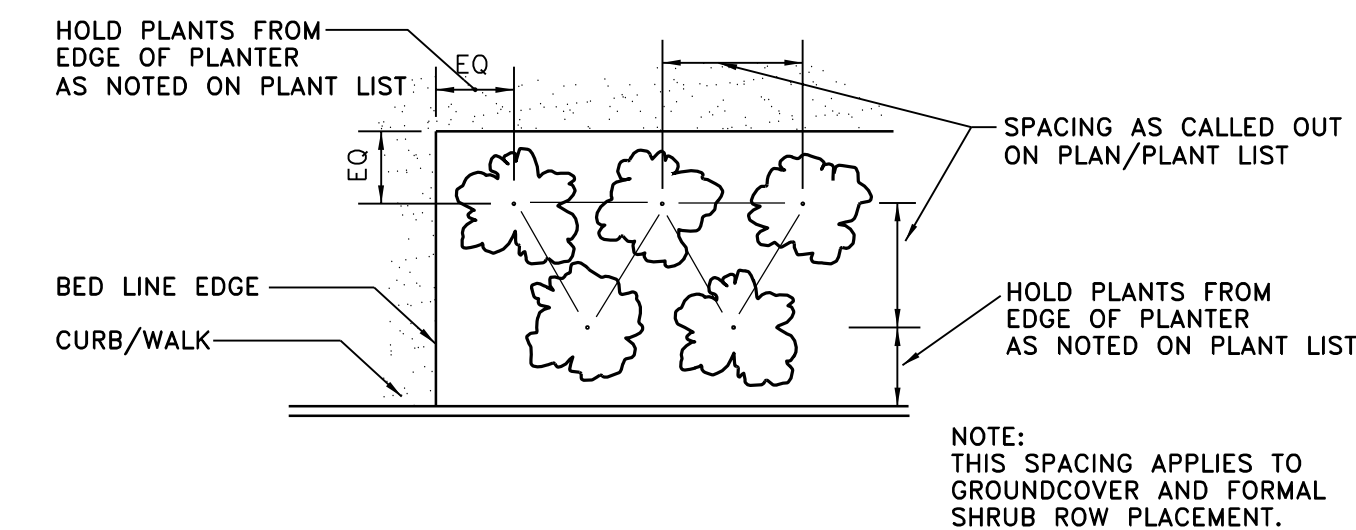
FERTILIZATION FOR GROUNDCOVER AREAS: UNIFORMLY BROADCAST SULFUR COATED UREA AT THE RATE OF FIVE (5) LBS. PER 1,000 SQUARE FEET. THE FIRST APPLICATION TO OCCUR APPROXIMATELY FORTY-FIVE (45) DAYS AFTER PLANTING. IN EARLY FALL AND SPRING, SUBSTITUTE A COMPLETE FERTILIZER SUCH AS 16-6-8 OR EQUAL FOR THE SULFUR COATED UREA AT THE RATE OF SIX (6) LBS. PER 1,000 SQUARE FEET. FOLLOW EACH FERTILIZATION WITH A THOROUGH IRRIGATION APPLICATION.

IRRIGATION MAINTENANCE:  
THE IRRIGATION SYSTEM TO BE MAINTAINED INCLUDING ADJUSTMENTS FOR BALANCED WATER DISTRIBUTION & PRECIPITATION. FAILED OR MALFUNCTIONING IRRIGATION EQUIPMENT SHALL BE REPLACED OR CORRECTED. PLANT AND IRRIGATION MAINTENANCE TO INCLUDE THOSE OPERATIONS NECESSARY TO THE PROPER GROWTH AND SURVIVAL OF ALL PLANT MATERIALS. CONTRACTOR TO PROVIDE THIS WORK IN ADDITION TO SPECIFIC WARRANTY/GUARANTEES.



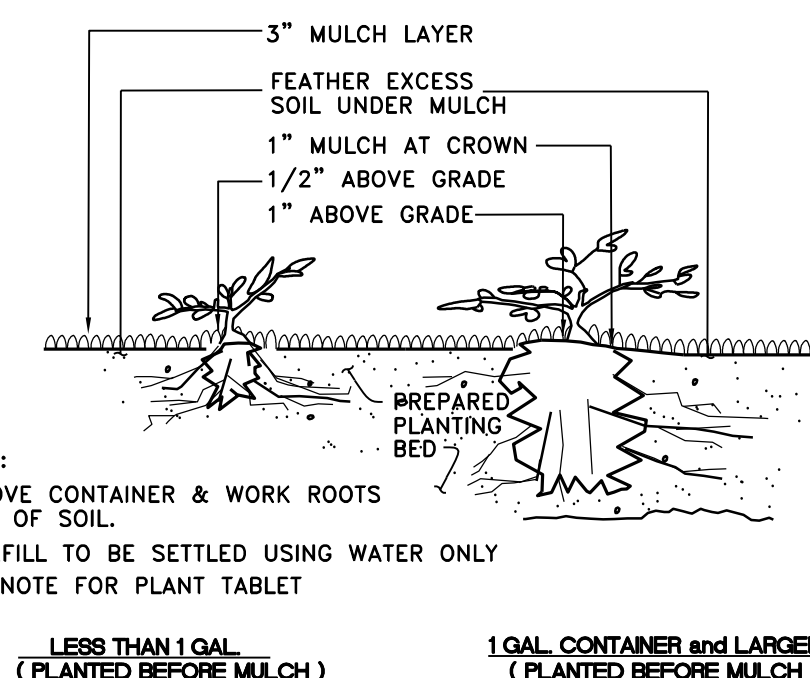
## TREE PLANTING/STAKING DETAIL

NOT TO SCALE



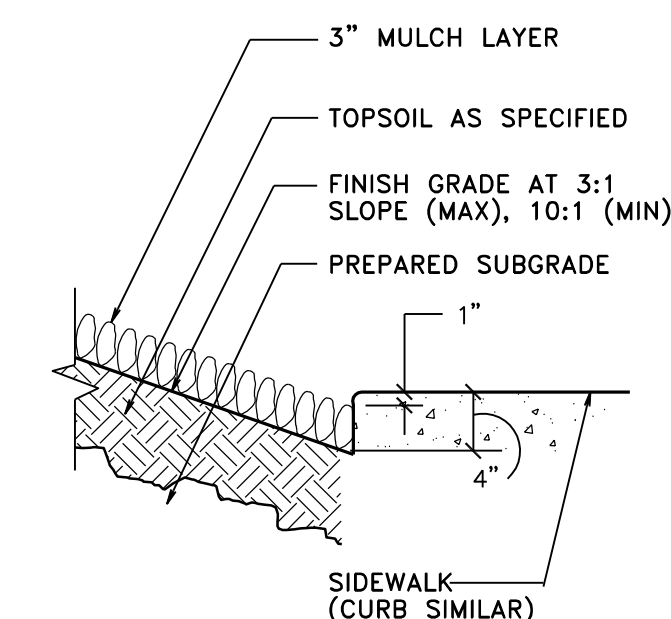
## PLANT MATERIAL SPACING DETAIL

NOT TO SCALE



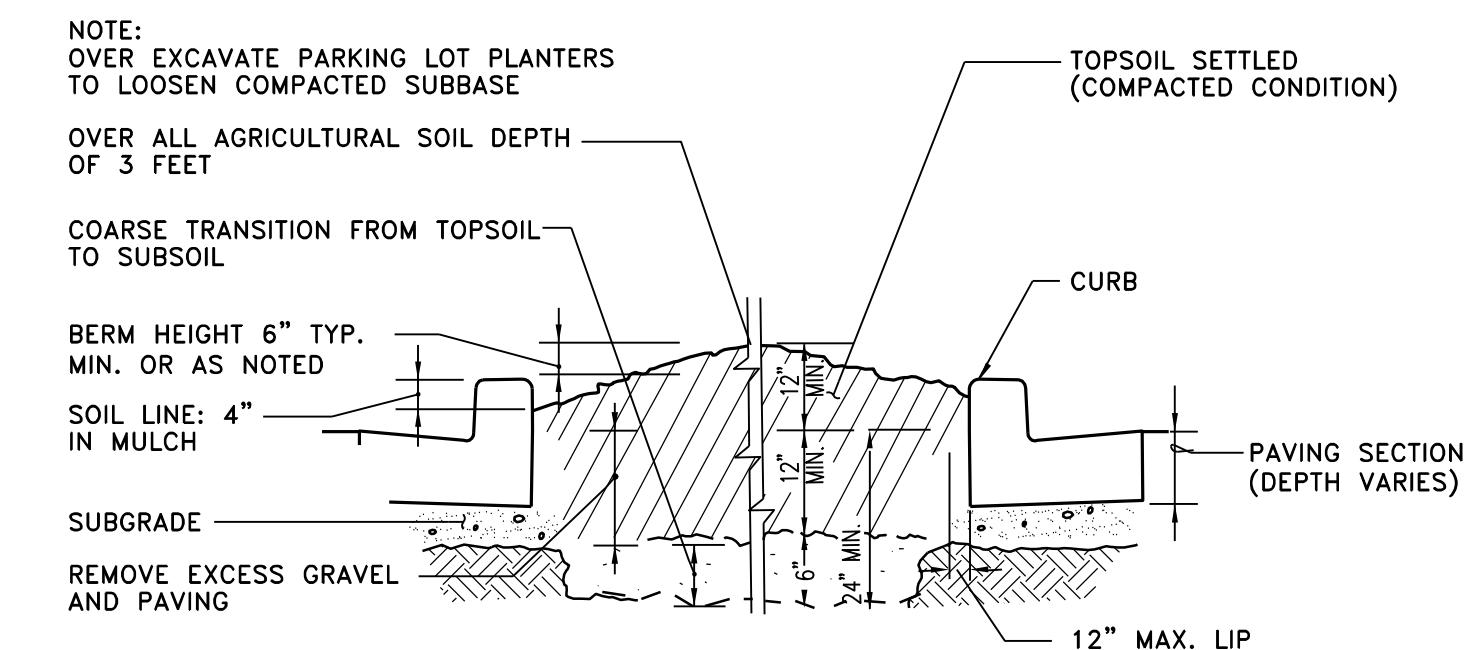
## GROUNDCOVER PLANTING DETAIL

NOT TO SCALE



## PLANTER SECTION DETAIL

NOT TO SCALE



## GRADING IN PARKING LOT PLANTER DETAIL

NOT TO SCALE

Revision  
No. Date By Cnd. Appr.

Title:  
**PRELIMINARY LANDSCAPE PLAN  
FUEL FACILITY EXPANSION  
3250 W. GRANT LINE ROAD  
TRACY, CA 95377  
COSTCO GASOLINE FACILITY #658**

For:  
**COSTCO GASOLINE  
COSTCO WHOLESALE  
999 LAKE DRIVE  
ISSAQUAH, WA 98027**

Scale:  
Horizontal N/A  
Vertical N/A

Designed: BLS  
Drawn: BLS  
Checked: JML  
Approved: JML  
Date: 12/15/17

18215 72ND AVENUE SOUTH  
KENT, WA 98032  
(425)251-6222  
(425)251-8782 FAX  
CIVIL ENGINEERING, LAND PLANNING,  
SURVEYING, ENVIRONMENTAL SERVICES

10050  
Sheet  
2 of 2

Scale: 1" = 1'

12/15/17

10050 Preliminary 2017 Expansion - PL.dwg Date/Time: 12/15/17 11:57 AM

JMARLEY Xref:



RESOLUTION 2018-\_\_\_\_\_

APPROVAL OF A CONDITIONAL USE PERMIT FOR THE EXPANSION OF THE COSTCO GASOLINE SERVICE STATION AT 3250 W. GRANT LINE ROAD - APPLICANT IS ANGELO BOLOGNA FOR BARGHAUSEN CONSULTING ENGINEERS, INC. AND PROPERTY OWNER IS COSTCO WHOLESALE CORPORATION, APPLICATION NUMBER CUP18-0001

WHEREAS, City Council approved a conditional use permit and a Preliminary and Final Development Plan for the Costco retail warehouse and gasoline service station with sixteen fuel pumps on December 18, 2001, and

WHEREAS, Costco has only constructed twelve of the sixteen approved fuel pumps, and

WHEREAS, The applicant submitted an application on behalf of Costco to construct six additional fuel pumps, expand the service station canopy, and install associated control enclosure, vapor recovery equipment, and associated landscaping, and

WHEREAS, The proposed expansion requires a conditional use permit because it enlarges the use permitted by the existing conditional use permit, and

WHEREAS, The project is categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301, pertaining to additions less 10,000 square feet in size to existing structures in an area where all public services and facilities are available and which is not environmentally sensitive, and

WHEREAS, The Planning Commission conducted a public hearing to review and consider the application on March 28, 2018;

NOW, THEREFORE BE IT RESOLVED, That the Planning Commission does hereby approve a conditional use permit for the expansion of the Costco gasoline service station, Application Number CUP18-0001, subject to the conditions contained in Exhibit 1 to this Resolution and based on the findings below.

1. There are circumstances applicable to the use which make the granting of a use permit necessary for the preservation and enjoyment of a substantial property right, because the site contains an existing service station that is widely used, and granting of the use permit to expand the service station will allow the use to serve more customers at once, thereby reducing the wait times and vehicular congestion for vehicles in queue.
2. The proposed location of the use and the conditions under which it would be operated or maintained is in accordance with the objectives of the Tracy Municipal Code and the I-205 Corridor Specific Plan and the purposes of the GC land use designation in which the site is located, because the proposed project is an expansion of the existing service station and will be designed to match the existing improvements. The proposed expansion will be constructed within the existing service station area and not affect the operations of the retail warehouse or other nearby businesses.

- 3. The project will not, under the circumstances of the particular case or as conditioned, be injurious or detrimental to the health, safety, or general welfare of persons or property in the vicinity of the proposed use, or to the general welfare of the City because the project, as conditioned, is consistent with the land use, design, and other elements of the I-205 Corridor Specific Plan, the Tracy Municipal Code, the City of Tracy General Plan, the Design Goals and Standards, City Standards, California Building Codes, California Fire Codes, and California air quality regulations.

\* \* \* \* \*

The foregoing Resolution 2018 - \_\_\_\_\_ was adopted by the Planning Commission on the 28<sup>TH</sup> day of March, 2018, by the following vote:

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

---

CHAIR

ATTEST:

---

STAFF LIAISON

**City of Tracy**  
**Conditions of Approval**  
Costco Gasoline Service Station Expansion at 3250 W. Grant Line Road  
Application Number CUP18-0001  
March 28, 2018

**A. General Provisions and Definitions.**

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

The Project: Costco Gasoline Service Station Expansion, Application No. CUP18-0001  
The Property: 3250 W. Grant Line Road, Assessor's Parcel Number 238-600-06

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 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 I-205 Corridor Specific Plan, the Tracy Municipal Code, ordinances, resolutions, policies, procedures, and the City's Design Documents (including the Standard Plans, Standard Specifications, Design Standards, and relevant Public Facility Master Plans).
- d. "Development Services Director" means the Development Services Director of the City of Tracy, or any other person designated by the City Manager or the Development Services Director to perform the duties set forth herein.
- e. "Conditions of Approval" shall mean the conditions of approval applicable to the Project located at 3250 W. Grant Line Road, Application Number CUP18-0001. 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 plans received by the Development Services Department on February 26 and March 13, 2018.

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”), and
  - the Guidelines for California Environmental Quality Act (California Administrative Code, title 14, sections 1500, et seq., “CEQA Guidelines”).
- A.6. Compliance with City regulations. Unless specifically modified by these Conditions of Approval, the Developer shall comply with all City regulations.

RESOLUTION 2018-\_\_\_\_\_

APPROVAL OF A DEVELOPMENT REVIEW PERMIT FOR THE EXPANSION OF THE COSTCO GASOLINE SERVICE STATION AT 3250 W. GRANT LINE ROAD - APPLICANT IS ANGELO BOLOGNA FOR BARGHAUSEN CONSULTING ENGINEERS, INC. AND PROPERTY OWNER IS COSTCO WHOLESALE CORPORATION, APPLICATION NUMBER D17-0035

WHEREAS, City Council approved a conditional use permit and a Preliminary and Final Development Plan for the Costco retail warehouse and gasoline service station with sixteen fuel pumps on December 18, 2001, and

WHEREAS, Costco has only constructed twelve of the sixteen approved fuel pumps, and

WHEREAS, The applicant submitted an application on behalf of Costco to construct six additional fuel pumps, expand the service station canopy, and install associated control enclosure, vapor recovery equipment, and associated landscaping, and

WHEREAS, The proposed expansion requires a development review permit for the modification of existing improvements and construction of new improvements, and

WHEREAS, The project is categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301, pertaining to additions less 10,000 square feet in size to existing structures in an area where all public services and facilities are available and which is not environmentally sensitive, and

WHEREAS, The Planning Commission conducted a public hearing to review and consider the application on March 28, 2018;

NOW, THEREFORE, BE IT RESOLVED, That the Planning Commission does hereby approve a development review permit for the expansion of the Costco gasoline service station, Application Number D17-0035, subject to the conditions contained in Exhibit 1 to this Resolution and based on the findings below.

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 project is an expansion of the existing service station and the canopy expansion and the control enclosure building will be designed to match the existing canopy and retail building. The vapor recovery equipment will be relocated and screened with a solid masonry enclosure colored to match the service station improvements. No net loss of landscaping will result from this project but, rather, additional landscaping will be provided to aid in the screening and softening of the new improvements.
2. The proposal, as conditioned, conforms to the I-205 Corridor Specific Plan, the Tracy Municipal Code, the City of Tracy General Plan, the Citywide Design Goals and Standards, applicable City Standards, California Building Codes, and California Fire Codes, including land use (with granting of a conditional use permit), building design, off-street parking and circulation, and landscaping design.



\* \* \* \* \*

The foregoing Resolution 2018 - \_\_\_\_\_ was adopted by the Planning Commission on the 28<sup>TH</sup> day of March, 2018, by the following vote:

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

\_\_\_\_\_  
CHAIR

ATTEST:

\_\_\_\_\_  
STAFF LIAISON

**City of Tracy**  
**Conditions of Approval**  
Costco Gasoline Service Station Expansion at 3250 W. Grant Line Road  
Application Number D17-0035  
March 28, 2018

**A. General Provisions and Definitions.**

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

The Project: Costco Gasoline Service Station Expansion, Application No. D17-0035  
The Property: 3250 W. Grant Line Road, Assessor's Parcel Number 238-600-06

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 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 I-205 Corridor Specific Plan, the Tracy Municipal Code, ordinances, resolutions, policies, procedures, and the City's Design Documents (including the Standard Plans, Standard Specifications, Design Standards, and relevant Public Facility Master Plans).
- d. "Development Services Director" means the Development Services Director of the City of Tracy, or any other person designated by the City Manager or the Development Services Director to perform the duties set forth herein.
- e. "Conditions of Approval" shall mean the conditions of approval applicable to the Project located at 3250 W. Grant Line Road, Application Number D17-0035. 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 plans received by the Development Services Department on February 26 and March 13, 2018.

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"), and
  - the Guidelines for California Environmental Quality Act (California Administrative Code, title 14, sections 1500, et seq., "CEQA Guidelines").
- A.6. Compliance with City regulations. Unless specifically modified by these Conditions of Approval, the Developer shall comply with all City regulations.

### **B. Development Services Department Conditions**

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

- B.1. Vapor Recovery Equipment. Before final inspection, the applicant shall paint the vent riser a color that blends into the landscaping and paint the enclosure doors to match the color of the enclosure walls, to the satisfaction of the Development Services Director.
- B.2. Signs. No signs are approved as a part of this application. Prior to the installation of signage, the applicant shall obtain applicable sign and building permits. Signs shall be designed and located in substantial compliance with the architectural renderings received on February 26, 2018, and in accordance with the I-205 Corridor Specific Plan and Tracy Municipal Code (TMC) sign standards, to the satisfaction of the Development Services Director.
- B.3. Bollards and guard posts. Before final inspection, the applicant shall paint all bollards, guard posts, and similar improvements that are visible to the general public a color that blends into the landscaping, to the satisfaction of the Development Services Director. Reflective safety tape may be used if desired.
- B.4. Landscape planter. Before final inspection, the applicant shall provide twelve-inch wide concrete curbs along the perimeter of landscape planters where such planters are parallel and adjacent to vehicular parking spaces to provide access to vehicles without stepping into the landscape planters.
- B.5. Restoration of landscaping. Before final inspection, the applicant shall replenish parking area landscape planters in accordance with the landscape plans received on March 13, 2018 and on April 1, 2002, to the satisfaction of the Development Services Director.