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, January 13, 2021

7:00 P.M. (or as soon thereafter as possible)

Location: City Hall

333 Civic Center Plaza, Tracy

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.

THIS REGULAR MEETING WILL BE CONDUCTED PURSUANT TO THE PROVISIONS OF THE GOVERNOR'S EXECUTIVE ORDER N-29-20 WHICH SUSPENDS CERTAIN REQUIREMENTS OF THE RALPH M. BROWN ACT

RESIDENTS ARE STRONGLY ENCOURAGED TO PARTICIPATE REMOTELY AT THE JANUARY 13, 2021 MEETING

Remote Access to City of Tracy Planning Commission Meeting:

In accordance with the guidelines provided in Executive Order N-29-20 on social distancing measures, the City of Tracy will allow for remote participation at the upcoming Planning Commission meeting on Wednesday, January 13, 2021.

Remote Public Comment:

Public comment, limited to 250 words or less, submitted via email will only be accepted for agendized items before the start of the Planning Commission meeting at 7:00 p.m. Please send an email to publiccomment@cityoftracy.org and identify the item you wish to comment on in your email's subject line.

During the upcoming Planning Commission meeting public comment will be accepted via the options listed below. If you would like to comment remotely, please follow the protocols below:

- Comments via:
 - o **Phone** by dialing (209) 831-6010, or
 - Online by visiting https://cityoftracyevents.webex.com and using the following:
 Event Number: 126 631 8020 and Event Password: Planning
 - If you would like to participate in the public comment anonymously, you
 may submit your comment via phone or in WebEx by typing "Anonymous" when
 prompted to provide a First and Last Name and inserting
 <u>Anonymous@example.com</u> when prompted to provide an email address.
- Protocols for submitting comments by phone:
 - Identify the item you wish to comment on to staff when calling in. Comments received by phone will be accepted for the "Items from the Audience/Public Comment" and "New Business" portions of the agenda.

Planning Commission Agenda January 13, 2021 Page 2

- Comments received by phone for the "Items from the Audience/Public Comment" portion of the agenda must be received by the time the Chairperson opens that portion of the agenda for discussion.
- o Comments received by phone on each "New Business" will be accepted until the Chairperson announces that public comment for that item is closed.
- Protocols for commenting via WebEx:
 - If you wish to comment on the "Items from the Audience/Public Comment" or "New Business" portions of the agenda:
 - Listen for the Chairperson to open that portion of the agenda for discussion, then raise your hand to speak by clicking on the Hand icon on the Participants panel to the right of your screen.
 - If you no longer wish to comment, you may lower your hand by clicking on the Hand icon again.
 - Comments for the "Items from the Agenda/Public Comment" or "New Business" portions of the agenda will be accepted until the public comment for that item is closed.
- The total allotted time for public comment will be as follows:
 - o Items from the Audience: 15 minutes
 - New Business: 10 minutes

Comments received by <u>publiccomment@cityoftracy.org</u>, phone call, or on Webex outside of the comment periods outlined above will not be included in the record.

REGULAR MEETING AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

MINUTES - 10/28/20

DIRECTOR'S REPORT REGARDING THIS AGENDA

ITEMS FROM THE AUDIENCE - *In accordance with <u>Council Meeting Protocols and Rules of Procedure</u>, adopted by Resolution 2019-240, a five-minute maximum time limit per speaker will apply to all individuals speaking during "Items from the Audience/Public Comment". For non-agendized items, Planning Commissioners may briefly respond to statements made or questions posed by individuals during public comment; ask questions for clarification; direct the individual to the appropriate staff member; or request that the matter be placed on a future agenda or that staff provide additional information to the Planning Commission.*

Planning Commission Agenda January 13, 2021 Page 3

- 1. NEW BUSINESS
 - A. PUBLIC HEARING TO CONSIDER A CONDITIONAL USE PERMIT FOR THE EXPANSION OF THE COSTCO GASOLINE SERVICE STATION AT 3250 W. GRANT LINE ROAD APPLICANT AND PROPERTY OWNER ARE COSTCO WHOLESALE CORPORATION APPLICATION NUMBER CUP20-0003
- 2. ITEMS FROM THE AUDIENCE
- 3. DIRECTOR'S REPORT
 - A. VERBAL REPORT: YEAR-END UPDATE, AND WHAT'S AHEAD IN 2021
- 4. ITEMS FROM THE COMMISSION
- 5. ADJOURNMENT

Posted: January 8, 2021

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 via the City of Tracy website at www.cityoftracy.org.

MINUTES TRACY CITY PLANNING COMMISSION OCTOBER 28, 2020, 7:00 P.M. CITY OF TRACY COUNCIL CHAMBERS 333 CIVIC CENTER PLAZA

Due to the COVID-19 emergency, the regular meeting was conducted pursuant to the provisions of the Governor's Executive Order N-29-20, which suspends certain requirements of the Ralph M. Brown Act. Residents participated remotely via email, phone and WebEx during the meeting.

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 Commissioner Atwal, Commissioner Francis, Commissioner Wood, Vice Chair Hudson, and Chair Orcutt present. Also present were: Andrew Malik, Assistant City Manager; Leticia Ramirez, City Attorney; Bill Dean, Assistant Development Services Director; Robert Armijo, City Engineer; Frederik Venter, engineering consultant, Kimley-Horn; Scott Claar, Senior Planner; Genevieve Federighi, Associate Planner; Kenny Lipich, Assistant Planner; Kimberly Matlock, Associate Planner; and Andrea Pedigo, Executive Assistant.

MINUTES

Chair Orcutt introduced the Minutes from the October 14, 2020 meeting.

ACTION: It was moved by Vice Chair Hudson and seconded by Commissioner Francis to

approve the October 14, 2020 Planning Commission meeting minutes. A voice

vote found all in favor. Passed and so ordered: 5-0-0-0.

DIRECTOR'S REPORT REGARDING THIS AGENDA

Bill Dean thanked the Commissioners for their full attendance, pointed out six public hearings on the agenda, and thanked various members of staff for assisting with meeting logistics. Mr. Dean also informed the Commissioners of a modification to the Conditions of Approval for Agenda Item 1.B, to be explained in further detail during the staff presentation of that item, welcomed Leticia Ramirez, City Attorney, and Andrew Malik, Assistant City Manager, to the meeting, and stated that most of the Planning Division staff were present as well.

ITEMS FROM THE AUDIENCE

There were no comments from the Public.

1. NEW BUSINESS

A. PUBLIC HEARING TO CONSIDER APPROVING A DEVELOPMENT REVIEW PERMIT FOR AN APPROXIMATELY 315 SQUARE FOOT PATIO STRUCTURE FOR TEXAS ROADHOUSE AT 2422 NAGLEE ROAD. APPLICANT IS SCHACK AND COMPANY, INC. PROPERTY OWNER IS PERO MARGARETIC. APPLICATION NUMBER D19-0024

Scott Claar, Senior Planner, delivered the staff report and presented a photo of the subject site.

Chair Orcutt opened the Public Hearing at 7:09 p.m.

Richard Paulsen of Schack and Company, 1025 Central Avenue in Tracy, representing the project applicant, spoke and addressed questions from the Commission.

Chair Orcutt closed the Public Hearing at 7:17 p.m.

ACTION:

It was moved by Vice Chair Hudson and seconded by Commissioner Atwal that the Planning Commission approve a Development Review Permit for an approximately 315 square foot patio structure for Texas Roadhouse at 2422 Naglee Road, Application Number D19-0024, subject to the conditions and based on the findings contained in the Planning Commission Resolution dated October 28, 2020.

A roll call vote found all in favor; passed and so ordered; 5-0-0-0.

B. 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 TREE, KNOWN AS A MONOPINE, AND ASSOCIATED EQUIPMENT, LOCATED AT 1780 WHIRLAWAY LANE, ASSESSOR'S PARCEL NUMBER 244-020-40. APPLICANT IS BEN HACKSTEDDE FOR VERIZON. PROPERTY OWNER IS CITY OF TRACY. APPLICATION NUMBERS CUP19-0014 AND D19-0039

Genevieve Federighi, Associate Planner, delivered the staff report and a PowerPoint presentation, adding that Condition 9 had been deleted as a Condition of Approval because it pertains to a Landscape Maintenance Agreement, which is not needed because the City will be maintaining the landscaping once installed.

Chair Orcutt paused the meeting for two minutes at 7:24 p.m. to give the Commissioners an opportunity to review an email from a neighbor suggesting alternative locations, then called the meeting back to order at 7:26 p.m.

Ms. Federighi addressed questions from the Commission.

Chair Orcutt opened the Public Hearing at 7:33 p.m.

It was formally announced that an email which exceeded the 250-word limit had been received and a copy given to the Commissioners at the meeting.

Bonnie Hernandez of 4677 Encanto Lane, who identified herself as the author of the email, spoke.

Chair Orcutt closed the Public Hearing at 7:40 p.m.

Commission and Staff discussion followed.

Chair Orcutt re-opened the Public Hearing at 7:45 p.m. so that the applicant could address questions from the Commission.

Applicant Ben Hackstedde of Sequoia Development Services, representing Verizon, spoke.

Dan Schack and Richard Paulsen spoke, and their questions were addressed by staff and the applicant.

Chair Orcutt closed the Public Hearing at 7:59 p.m.

Commission and staff discussion followed.

In response to a telephone call received by City staff, Chair Orcutt re-opened the Public Hearing at 8:01 p.m.

Bonnie Hernandez of 4677 Encanto Lane spoke again. Staff addressed her questions.

Chair Orcutt closed the Public Hearing at 8:04 p.m.

Commission and staff discussion followed.

ACTION:

It was moved by Vice Chair Hudson and seconded by Commissioner Wood 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 tree, known as a monopine, and associated equipment, located at 1780 Whirlaway Lane, Assessor's Parcel Number 244-020-40, Application Numbers CUP19-0014 and D19-0039, based on the findings and subject to the conditions contained in the Planning Commission Resolution dated October 28, 2020.

A roll call vote found all in favor. Passed and so ordered; 5-0-0-0.

C. PUBLIC HEARING TO CONSIDER A TENTATIVE SUBDIVISION MAP (CLOVER ESTATES) TO DIVIDE TWO PARCELS INTO NINE PARCELS ON 1.85 ACRES LOCATED ON THE SOUTH SIDE OF CLOVER ROAD, BETWEEN BUTHMANN AVENUE AND HOLLY DRIVE, ASSESSOR'S PARCEL NUMBERS 214-430-46 and 214-430-47; THE APPLICANT IS SCHACK AND COMPANY, INC. AND PROPERTY OWNER IS ALI AHMED; APPLICATION NUMBER TSM19-0008

Genevieve Federighi, Associate Planner, delivered the staff report and a PowerPoint presentation, and addressed questions from the Commission.

Chair Orcutt opened the Public Hearing at 8:19 p.m.

Applicants Dan Schack and Richard Paulsen of Schack and Company spoke and addressed questions from the Commission, as did staff.

Chair Orcutt closed the Public Hearing at 8:26 p.m.

ACTION:

It was moved by Commissioner Wood and seconded by Vice Chair Hudson that the Planning Commission approve the 9-lot Tentative Subdivision Map (Clover Estates) on 1.85 acres located on the south side of Clover Road, between Buthmann Avenue and Holly Drive, APNs 214-430-46 and 214-430-47, Application Number TSM19-0008, subject to the conditions and based on the findings contained in the Planning Commission Resolution dated October 28, 2020 (Attachment D).

A roll call vote found all in favor. Passed and so ordered; 5-0-0-0.

D. PUBLIC HEARING TO RECOMMEND THAT CITY COUNCIL ADOPT AN ORDINANCE RESTRICTING THE LOCATION OF TOBACCO RETAILERS

Bill Dean, Assistant Director of Development Services, delivered the staff report and a map depicting tobacco retailer locations in the city, and addressed questions from the Commission.

Chair Orcutt opened the Public Hearing at 8:42 p.m.

There were no comments from the Public.

Chair Orcutt closed the Public Hearing at 8:44 p.m.

Commission and Staff discussion followed.

ACTION:

It was moved by Vice Chair Hudson and seconded by Chair Orcutt that the Planning Commission recommend that City Council adopt the proposed City ordinance establishing location restrictions on tobacco retailers.

A roll call vote found all in favor. Passed and so ordered; 5-0-0-0.

E. PUBLIC HEARING TO CONSIDER INTRODUCING AN ORDINANCE APPROVING AN AMENDMENT TO THE DEVELOPMENT AGREEMENT WITH TRACY HILLS PROJECT OWNER, LLC AND TRACY PHASE I, LLC FOR THE TRACY HILLS PROJECT LOCATED AT THE SOUTHWEST CORNER OF CORRAL HOLLOW ROAD AND TRACY HILLS DRIVE, APPLICATION DA20-0001

Bill Dean presented the item and introduced Robert Armijo, City Engineer, who delivered a PowerPoint presentation and answered questions from the Commission along with Fredrik Venter, Andrew Malik, and Leticia Ramirez.

Chair Orcutt opened the Public Hearing at 9:49 p.m.

Mike Souza of Souza Realty, representing the applicant, spoke.

Chair Orcutt closed the Public Hearing at 10:04 p.m.

Commission and Staff discussion followed. Commissioner Francis disclosed that he had met with applicants Mike Souza and John Palmer.

ACTION:

It was moved by Commissioner Wood and seconded by Vice Chair Hudson that the Planning Commission recommend that City Council introduce an Ordinance approving an amendment to the Development Agreement with Tracy Hills Project Owner, LLC and Tracy Phase I, LLC for the Tracy Hills Project located at the southwest corner of Corral Hollow Road and Tracy Hills Drive. This recommendation includes extending the current DA trigger for the commencement of construction for the northerly portion of the widening of Corral Hollow Road between Linne Road and the California Aqueduct from 1,800 residential units to 2,600 residential units.

A roll call vote found all in favor. Passed and so ordered; 5-0-0-0.

Chair Orcutt ordered a five-minute recess at 10:55 p.m., and reconvened the meeting at 11:00 p.m.

F. PUBLIC HEARING TO CONSIDER APPLICATIONS FOR AN AMENDMENT TO THE NORTHEAST INDUSTRIAL SPECIFIC PLAN AND A DEVELOPMENT REVIEW PERMIT FOR AN APPROXIMATELY 99-FT TALL, 1,355,618 SF INDUSTRIAL BUILDING AND ASSOCIATED SITE IMPROVEMENTS ON AN APPROXIMATELY 86-ACRE AREA SOUTH OF E. GRANT LINE ROAD, EAST OF SKYLARK WAY, AND WEST OF CHRISMAN ROAD (ASSESSOR'S PARCEL NUMBERS 250-020-93, 250-020-80, 250-020-81, AND 250-020-95).

APPLICANT IS HPA, INC. AND PROPERTY OWNER IS PROLOGIS, L.P. – APPLICATION NUMBERS SPA20-0005 AND D20-0017

Kimberly Matlock, Associate Planner, delivered the staff report and a PowerPoint presentation.

Fire Chief Randall Bradley spoke and addressed questions from the Commission, as did Ms. Matlock.

Chair Orcutt opened the Public Hearing at 11:24 p.m.

- Len Lovall, Political Coordinator of Ironworkers Union Local 378, spoke in opposition to the project.
- Richard Johnson, speaking on behalf of the Union Ironworkers, expressed opposition to the project.
- Jason Lindsey of Antioch, Business Agent for Ironworkers Local 378, spoke in opposition to the project.
- John Dalrumpel of Oakland spoke in favor of the project, stating he was speaking for 200 families in and around Tracy.
- Jason Gali, President and Business Agent of Ironworkers Local 378, spoke in opposition to the project.
- Project Applicant Ali Harandi, a member of Prologis's Central Valley team and resident of San Francisco, delivered a PowerPoint presentation.

Chair Orcutt closed the Public Hearing at 11:43 p.m.

Commission and Staff discussion followed.

ACTION:

It was moved by Vice Chair Hudson and seconded by Commissioner Atwal that the Planning Commission do the following:

- Recommend that the City Council approve an amendment to the NEI Specific Plan relating to maximum height and minimum setbacks for buildings located south of Grant Line Road, east of Skylark Way, and west of Chrisman Road, and
- Recommend that the City Council approve Development Review Permit application D20-0017 for an approximately 1,355,618-square foot, 99foot tall industrial building and associated parking, landscaping, and trucking areas on property located south of Grant Line Road, east of Skylark Way, and west of Chrisman Road.

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A roll call vote found Vice Chair Hudson, Commissioner Atwal, Commissioner Francis, and Commissioner Wood in favor; Chair Orcutt opposed. Passed and so ordered; 4-1-0-0.

2. ITEMS FROM THE AUDIENCE

There were no comments from the Public.

3. DIRECTOR'S REPORT

Bill Dean, Assistant Director of Development Services, thanked the Commission for their attendance at this five-hour meeting, and reminded all that the Planning Commission meeting schedule shifts in the last two months of the year, from the second and fourth Wednesdays of the month to the first and third Wednesdays of the month.

4. ITEMS FROM THE COMMISSION

There were no comments from the Commission.

5. ADJOURNMENT

ACTION: It was moved by Chair Orcutt and seconded by Vice Chair Hudson to adjourn.

A voice vote found all in favor. Passed and so ordered; 5-0-0-0.

Time: 12:00 a.m.

	CHAIR	
STAFF LIAISON		

AGENDA ITEM 1.A

REQUEST

PUBLIC HEARING TO CONSIDER A CONDITIONAL USE PERMIT FOR THE EXPANSION OF THE COSTCO GASOLINE SERVICE STATION AT 3250 W. GRANT LINE ROAD - APPLICANT AND PROPERTY OWNER ARE COSTCO WHOLESALE CORPORATION - APPLICATION NUMBER CUP20-0003

DISCUSSION

Background

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 a Conditional Use Permit is required for the expansions of the use.

On February 26, 2020, the Planning Commission approved a Conditional Use Permit (Application No. CUP19-0011) and a development review permit (Application No. D19-0033) for the expansion of the Costco gasoline service station in the Tracy Marketplace shopping center consisting of twelve new pumps (six double-sided dispensers) and expansion of the overhead 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. Because the project has not been pursued towards construction within the permit's six-month validity period and no time extension was requested or granted, the Conditional Use Permit expired on November 11, 2020. The development review permit, however, has a different validity period and is not set to expire until February 26, 2022.

Project Description and Analysis

On December 9, 2020, the applicant submitted a new application for a Conditional Use Permit to establish the use as was proposed in the previously-approved use permit (CUP19-0011). No changes to the use nor the design of the project are proposed with this application.

The project proposes good onsite circulation and that landscaping and parking would still meet city standards. Six dispensers, consisting of two pumps each for a total of twelve new pumps, are proposed to be added to the fueling area, extending northerly into the queue lanes and westerly into the adjacent landscape planer. The overhead canopy will be expanded by approximately 5,100 square feet and designed to match the existing structure. New enhanced vapor recovery equipment and a new control enclosure building will be constructed in the existing landscape planter to the east of the fuel lanes, nine parking spaces will be removed and replaced with a new landscape planter and new transformer.

The site has more parking and landscaping than required by City standards, and the conversion of landscape area to fueling area and the modification of nine parking spaces

to a landscape planter will not cause the site to be out of compliance with its minimum off-street parking or landscaping requirements. New plantings will be planted to make up for the loss of existing plants resulting from the construction of the project.

The fueling station is extensively used and queuing lanes frequently become very long. The expansion of the fueling station will serve twelve 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.

Validity Period

A number of construction projects were impacted, slowed, or put on hold in 2020. Though the applicant intends to move forward quickly with construction of the project, staff recommends that the Planning Commission grant this Conditional Use Permit to be valid for the same length of time as the associated development review permit (D19-0033) and not expire until February 26, 2022, if the use is not established before then, to provide the applicant ample time to complete construction of the project and establishment of the use.

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 for the expansion of the Costco gasoline service station to be valid through February 26, 2022, based on the findings contained in the Planning Commission Resolution dated January 13, 2021.

SUGGESTED MOTION

Move that the Planning Commission approve a Conditional Use Permit for the expansion of the Costco gasoline service station to be valid through February 26, 2022, based on the findings contained in the Planning Commission Resolution dated January 13, 2021.

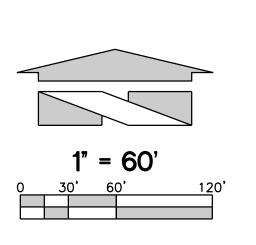
Prepared by: Kimberly Matlock, Associate Planner

Approved by: Bill Dean, Assistant Development Services Director

ATTACHMENTS

Attachment A – Vicinity Map, Site Plans, Civil Plans, Landscape Plan, Elevation Plan, and Colored Rendering dated received on December 9, 2020

Attachment B – Planning Commission Resolution for CUP20-0003





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)

JURISDICTION:

SETBACKS:

BOUNDARIES

EXIST. BUILDING DATA:	
EXIST. BUILDING AREA	143,463 S.F
EXIST. TIRE CENTER	5,200 S.F
TOTAL EXIST BUILDING	148 663 S F

EXISTING PARKING

PARKING PROVIDED:

760 STALLS # 10' WIDE STALLS 30 STALLS TOTAL PARKING 790 STALLS

NO. OF STALLS PER 1000 S.F.

OF BUILDING AREA:(148,663 S.F.) 5.32 STALLS

PROPOSED PARKING

PARKING PROVIDED:

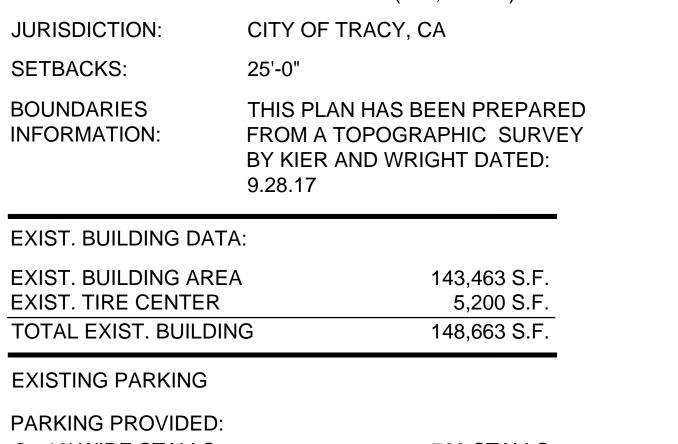
10' WIDE STALLS 751 STALLS ♠ ACCESSIBLE STALLS 30 STALLS TOTAL PARKING 781 STALLS

NO. OF STALLS PER 1000 S.F.

OF BUILDING AREA:(148,663 S.F.) 5.25 STALLS

NOTES

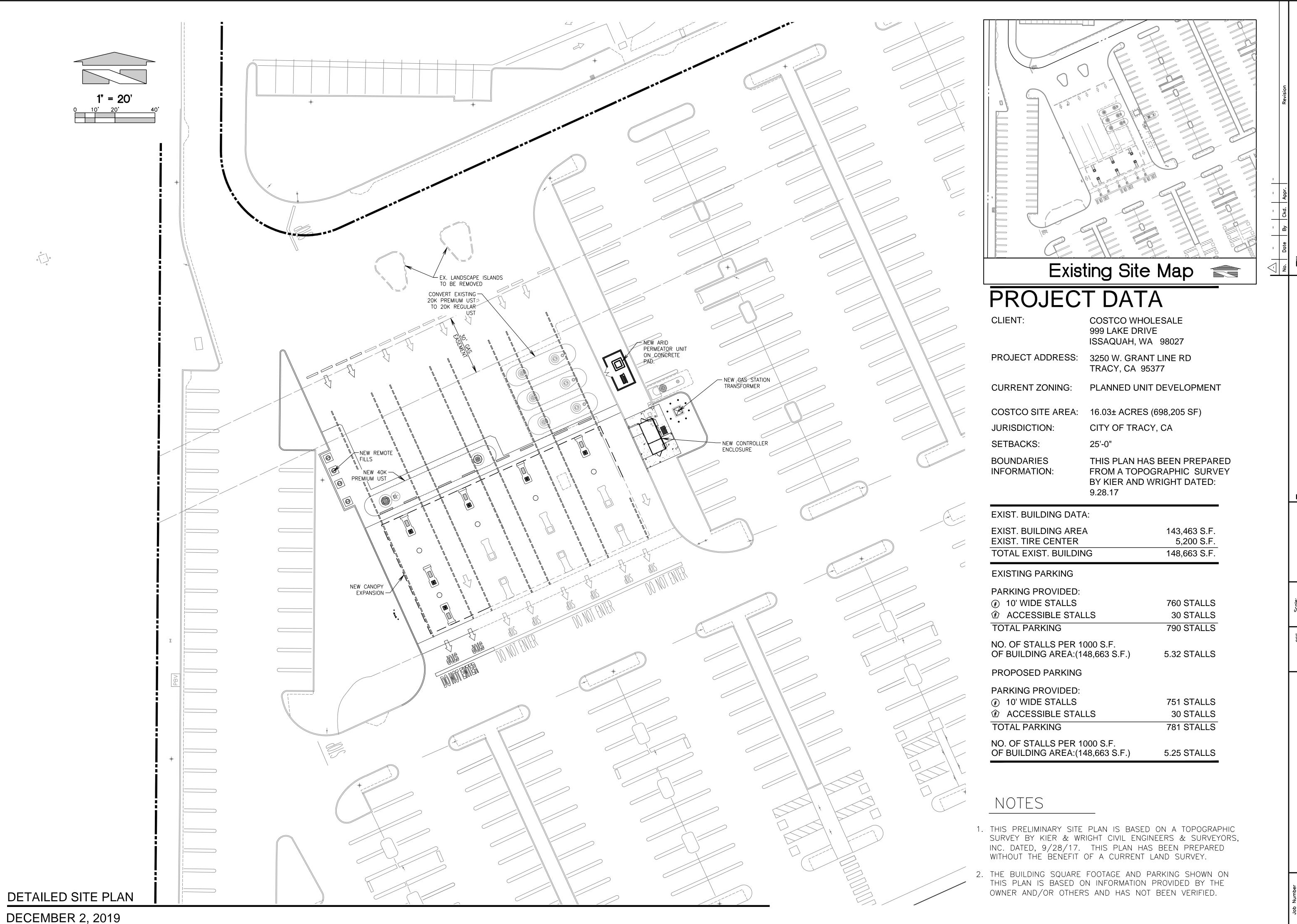
- 1. THIS PRELIMINARY SITE PLAN IS BASED ON A TOPOGRAPHIC SURVEY BY KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC. DATED, 9/28/17. THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT LAND SURVEY.
- 2. THE BUILDING SQUARE FOOTAGE AND PARKING SHOWN ON THIS PLAN IS BASED ON INFORMATION PROVIDED BY THE OWNER AND/OR OTHERS AND HAS NOT BEEN VERIFIED.



8



OVERALL SITE PLAN **DECEMBER 2, 2019**



8

M

205 W 11TH ST. **VICINITY MAP**

PRELIMINARY SITE PLAN COSTCO WHOLESALE FUEL FACILITY EXPANSION 3250 WEST GRANT LINE ROAD TRACY, CA COSTCO GASOLINE FACILITY #658

TOWER LINE ESMT.

ASPHALT

PAVEMENT

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EX. SIGN — TO REMAIN

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TO REMAIN

ASPHALT

PAVEMENT TO

- EX. CURB AND
GUTTER TO REMAIN

REMAIN

PROJECT TEAM:

OWNER

COSTCO WHOLESALE 999 LAKE DRIVE ISSAQUAH, WA 98027

CIVIL ENGINEER

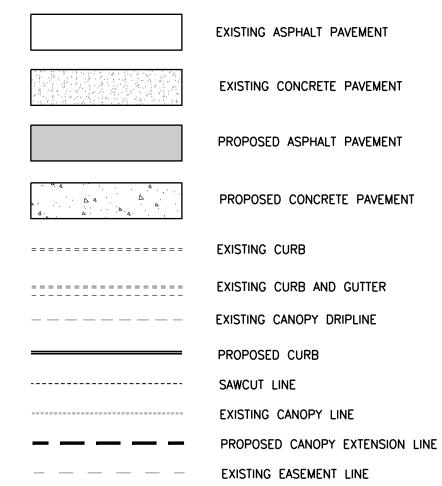
BARGHAUSEN CONSULTING ENGINEERS, INC. 18215 72ND AVE. S. KENT, WA 98032 PHONE: (425) 251-6222 FAX: (425) 251-8782 CONTACT: MÉGAN PALMER

LANDSCAPE ARCHITECT

BARGHAUSEN CONSULTING ENGINEERS, INC. 18215 72ND AVE. S. KENT, WA 98032 PHONE: (425) 251-6222 FAX: (425) 251-8782 CONTACT: JEFF VARLEY

GEOTECHNICAL ENGINEER

KLEINFELDER 24411 RIDGE ROUTE DRIVE, SUITE 225 LAGUNA HILLS, CA 92653 PHONE: (949) 727-4466 FAX: (949) 727-9242 CONTACT: ZACHARY JARECKI



ABBREVIATIONS

M.P.D.=MULTI-PRODUCT DISPENSER

KIER & WRIGHT

SURVEYOR

2850 COLLIER CANYON ROAD LIVERMORE, CA 94551 PHONE: (925) 245-8788 FAX: (925) 245-8796 CONTACT: MICHAEL BASSILIOS, PLS

ARCHITECT

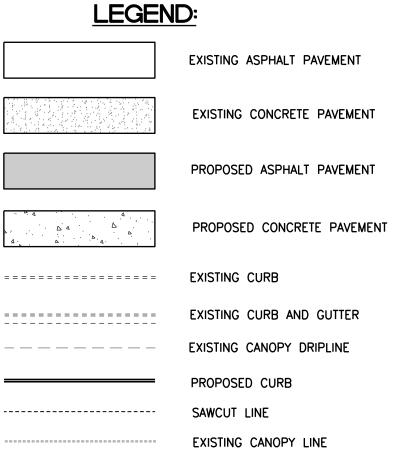
1101 SECOND AVENUE, SUITE 100 SEATTLE, WA 98101 PHONE: (206) 962-6500 FAX: (206) 962-6499 CONTACT: TERRY ODLE

> PROPERTY -BOUNDARY

- EX. LOT LIGHT

TO REMAIN

TO REMAIN



E.S.O=EMERGENCY SHUTOFF SWITCH UST=UNDERGROUND STORAGE TANK TYP.=TYPICAL

Know what's below. Call before you dig.

Or 1-800-642-2444

— EX. SIGN TO REMAIN TO REMAIN - EX. CURB AND GUTTER TO REMAIN PAVEMENT TO PROPOSED REMAIN CHANNELIZATION PROPOSED STOP BAR -PAVEMENT MARKING PROPOSED ARROW -STRIPING (TYP.) PROPOSED 6' HIGH CMU ENCLOSURE - PROPOSED FUEL SYSTEM ARID PERMEATOR - EX. ADDITIVE PROPOSED -BARRIER TO REMAIN PAVEMENT - PROPOSED BARRIER CURB CONCRETE REMAIN (TYP.) TRANSFORMER — PROPOSED BOLLARDS FOR TRANSFORMER PROPOSED REMOTE FILLS -(TYP OF 8) — PROPOSED CONTROLLER EX. LOT LIGHT -**ENCLOSURE** TO REMAIN PROPOSED -BARRIER PROPOSED 40,000 -GALLON UST EX. CURB AND GUTTER TO REMAIN EX. SIGN REPLACE ISLAND TO REMAIN ENDS AS NECESSARY FOR SUMP REPLACEMENT **EXTENSION** PROPOSED FUEL -**EMERGENCY** SHUTOFF SWITCH ←EX. SIGN TO REMAIN PROPOSED M.P.D. TIP OF 6 EX. TREE TO— REMAIN (TYP.) PROPOSED 3'-PROPOSED STOP BAR CONCRETE SWALE PAVEMENT MARKING — EX. LOT LIGHT TO REMAIN - EX. SIGN CURB AND GUTTER TO REMAIN EX. SIGN — TO REMAIN EX. ASPHALT PAVEMENT TO EX. LOT LIGHT

TO REMAIN

- EX. LOT LIGHT

TO REMAIN

LEGAL DESCRIPTION:

PARCEL 7 AS SHOWN ON THAT CERTAIN MAP FILE FOR RECORD APRIL 22, 2002 IN BOOK OF PARCEL MAPS, BOOK 22, PAGE 75, SAN JOAQUIN COUNTY, CALIFORNIA RECORDS,

EXCEPTING THEREFROM AN UNDIVIDED ONE-HALF INTEREST IN ALL OIL, GAS AND/OR MINERALS IN AND UNDER SAID LANDS AS RESERVED IN DEED BY BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION RECORDED OCTOBER 14, 1936 IN BOOK OF OFFICIAL RECORDS, BOOK 562, PAGE 30, SAN JOAQUIN COUNTY RECORDS.

NOTE: THE SURFACE RIGHTS FOR A DISTANCE OF NOT MORE THAN 500 FEET IN DEPTH BENEATH THE SURFACE OF SAID LAND WAS RELEASED AND SURRENDERED BY TRANSAMERICA MINERALS COMPANY, A CALIFORNIA CORPORATION SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION BY CORPORATION QUITCLAIM DEED RECORDED NOVEMBER 16, 1992 RECORDER'S INSTRUMENT NO. 92133337,

ALSO EXCEPTING THEREFROM AN UNDIVIDED ONE-HALF INTEREST IN ALL OIL. GAS AND/OR MINERALS IN AND UNDER SAID LANDS AS RESERVED IN DEED BY BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION RECORDED JANUARY 24, 1942 IN BOOK OF OFFICIAL RECORDS, BOOK 765, PAGE 269, SAN JOAQUIN COUNTY RECORDS.

NOTE: THE SURFACE RIGHTS FOR A DISTANCE OF NOT MORE THAN 500 FEET IN DEPTH BENEATH THE SURFACE OF SAID LAND WAS RELEASED AND SURRENDERED BY TRANSAMERICA MINERALS COMPANY, A CALIFORNIA CORPORATION SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION BY CORPORATION QUITCLAIM DEED RECORDED NOVEMBER 16, 1992 RECORDER'S INSTRUMENT NO. 92133338, SAN JOAQUIN COUNTY RECORDS.

PARCEL B:

RECIPROCAL EASEMENTS FOR VEHICULAR AND PEDESTRIAN ACCESS, PARKING, DRAINAGE, SEWERS AND UTILITIES AS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RECIPROCAL EASEMENT AGREEMENT FOR TRACY MARKET PLACE RECORDED AUGUST 27, 1996 RECORDER'S INSTRUMENT NO. 96087746, SAN JOAQUIN COUNTY RECORDS.

PROJECT DATA:

3250 WEST GRANT LINE ROAD PROJECT ADDRESS: TRACY, CA

JURISDICTION: CITY OF TRACY 238-600-65 APN:

PROJECT AREA SUMMARY:

EXISTING 14,376 SF IMPERVIOUS: PERVIOUS: 7,379 SF

TOTAL DISTURBANCE = 21,755 SF

GRADING QUANTITIES:

TOTAL CUT (CY) = 52TOTAL FILL (CY) = 48NET (CY) = 4 (CUT)

EARTHWORK QUANTITIES ARE APPROXIMATE AND HIGHLY DEPENDENT ON SOIL CONDITIONS ENCOUNTERED DURING CONSTRUCTION. CONTRACTOR SHOULD PERFORM INDEPENDENT ESTIMATE FOR BIDDING.

FEMA FLOODPLAIN:

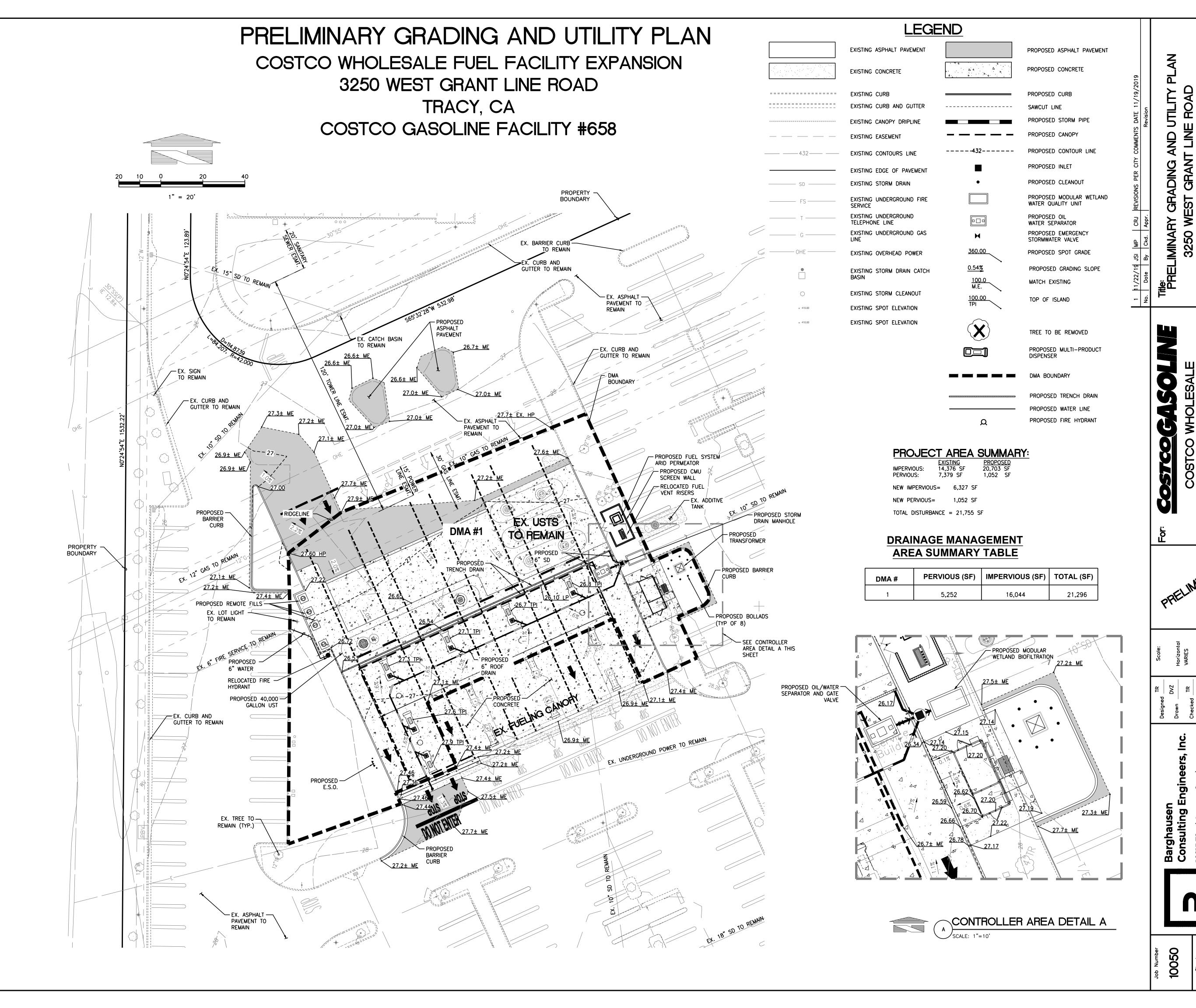
THE SUBJECT SITE IS LOCATED WITHIN ZONE X (FEMA FIRM NO. 06077C0590F DATED OCTOBER 16, 2009), AND THIS PROJECT WILL NOT BE SUBJECT TO ANY FLOOD CONTROL REQUIREMENTS.

50

AN BO







ABBREVIATIONS

E.S.O=EMERGENCY SHUTOFF SWITCH

UST=UNDERGROUND STORAGE TANK

M.P.D.=MULTI-PRODUCT DISPENSER

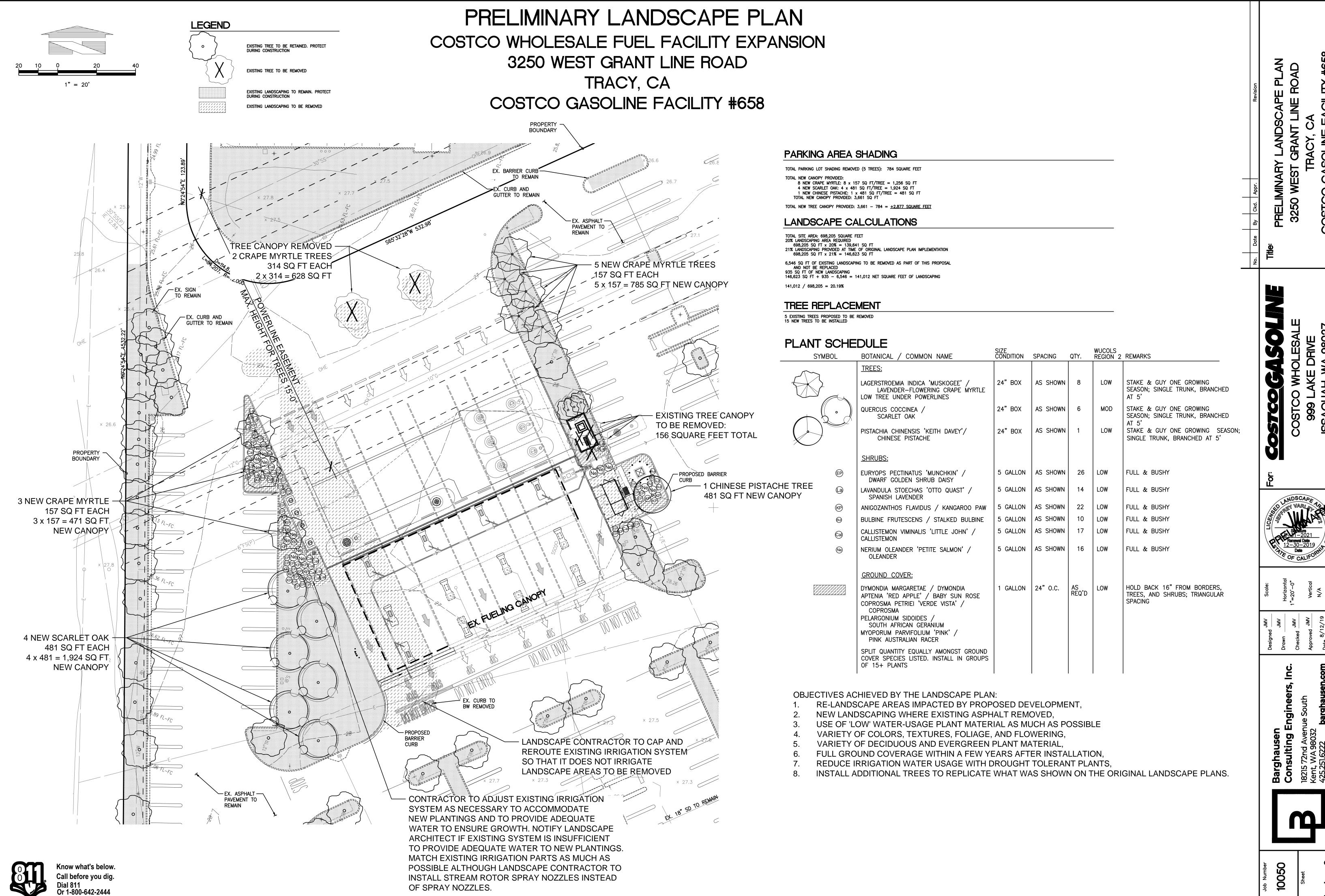
Know what's below. Call before you dig.

Dial 811 Or 1-800-642-2444

TYP.=TYPICAL

LP=LOW POINT

HP=HIGH POINT



COSTCO GASOLINE FACILITY #658

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

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.

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

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 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.

- A) SPECIFIED PLANT CANOPY SIZE OR CALIPER IS THE MINIMUM ACCEPTABLE CONTAINER OR BALL SIZE ESTABLISHES MINIMUM PLANT CONDITION TO BE PROVIDED.
- B) 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 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.
- C) 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.

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

- 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.
- B) 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
- C) 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.

- D) AMENDMENT 1. TOPSOIL FOR PLANTING SHALL CONTAIN A MIMIUM 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. 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.

5 POUNDS PER 1,000 SF

10 POUNDS PER 1,000 SF

8 OUNCES PER 1,000 SF

6 CUBIC YARDS PER 1,000 SF

25 POUNDS PER 1,000 SF

4. SOIL AMENDMENTS

- SOIL SULFUR GYPSUM FERTILIZER (10-20-10) MANGANESE SULFATE
- ORGANIC COMPOST (2"LAYER)
- 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.

E) PLANTING BACKFILL

BACKFILL MIX FOR TREES, SHRUBS, AND GROUNDCOVERS SHALL BE PREMIXED AND CONSIST OF:

SITE SOIL 0.8 CUBIC YARDS

Call before you dig.

Or 1-800-642-2444

ORGANIC AMENDMENT 0.2 CUBIC YARDS FERTILIZER 38-0-0 1.0 POUND CALCIUM CARBONATE LIMESTONE

1 GALLON 3 5 GRAM 5 GALLON 3 21 GRAM 15 GALLON 16 21 GRAM

OF TABLETS

5 GRAM

32 21 GRAM

SLOW RELEASE FERTILIZER TABLETS:

CONTAINER SIZE

24" BOX

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

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 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.

ONE-QUARTER-INCH (1/4") TO ONE HALF-INCH (1/2") SIZE FINE TEXTURED NITROLIZED

BARK MULCH. SHREDDED WOOD WILL NOT BE ALLOWED.

CINCH TYPE TIES. NO WIRE WILL BE ALLOWED.

STAKES:

HERBICIDE IS NOT RECOMMENDED FOR THE FIRST YEAR AFTER INSTALLATION.

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

"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.

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.

INSTALL SHRUBS AS SPECIFIED FOR TREES.

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

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, RESETTING 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.

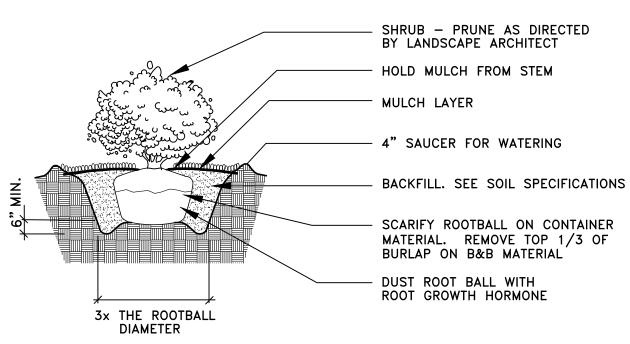
IRRIGATION MAINTENANCE:

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.

PRUNE DAMAGED TWIGS AFTER PLANTING — PLACE IN VERT. POSITION: DOUBLE LEADERS WILL BE REJECTED-KEEP ROOTBALL MOIST AND PROTECTED AT ALL TIMES. HOLD CROWN OF ROOTBALL AT OR JUST ABOVE FINISH PROTECT TRUNK AND LIMBS FROM INJURY. BACKFILL TO BE SETTLED USING WATER ONLY - NO MECHANICAL COMPACTION. REMOVE ALL WRAP, TIES & CONTAINERS, REGARDLESS OF MATERIAL. (2) LODGEPOLE STAKES, PLUMB WITH ELASTIC CHAIN-LOCK— TYPE OR RUBBER GUYS TIED IN FIGURE EIGHT; REMOVE AFTER ONE GROWING SEASON PROTECTIVE WRAPPING DURING SHIPMENT TO SITE AND INSTALLATION REMOVE AT COMPLETION OF PLANTING LAWN PLANTING; PROVIDE 3' Ø "NO GRASS" TREE RING AND 2" DEEP MULCH LAYER IN WELL. HOLD BACK FROM TRUNK 8" TO 10" FINISH GRADE PREPARE PLANTING BED PER SPEC'S; AT MIN., LOOSEN-AND MIX SOIL TO 18" OR DEPTH OF ROOTBALL AND 2 TIMES BALL DIAMETER REMOVE ALL WRAP, TIES, AND CONTAINERS SCORE ROOTBALL AND WORK NURSERY SOIL AWAY FROM PERIMETER ROOTS SET BALL ON UNDISTURBED BASE OR COMPACTED MOUND UNDER BALL PENETRATION TO SUBBASE (+) 24"

DECIDUOUS TREE PLANTING/STAKING DETAIL

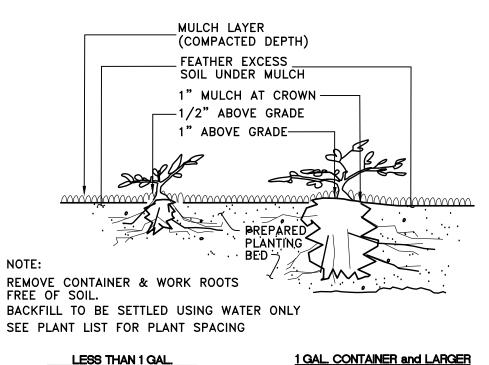
NOT TO SCALE



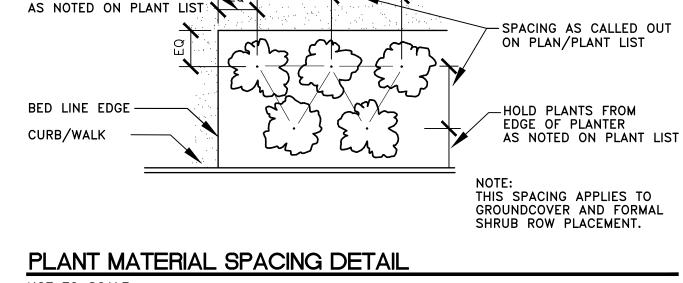
APPLY ADDITIONAL 4 OZ. 8-32-16 FERTILIZER INTO TOP

PLANT SHRUB HIGH ENOUGH TO ALLOW POSITIVE DRAINAGE AWAY FROM ROOTBALL. ROUGHEN ALL SURFACES OF PIT.

SHRUB PLANTING DETAIL



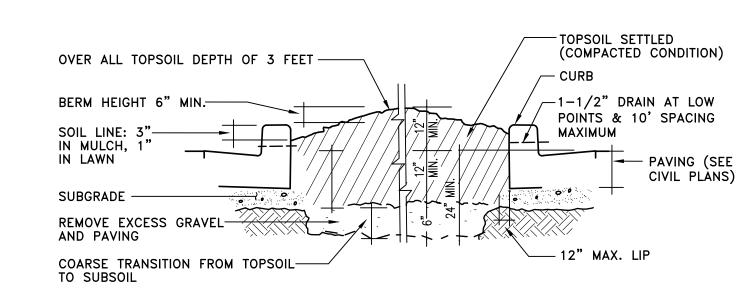
<u>LESS THAN 1 GAL.</u> (PLANTED BEFORE MULCH)



NOT TO SCALE

HOLD PLANTS FROM -

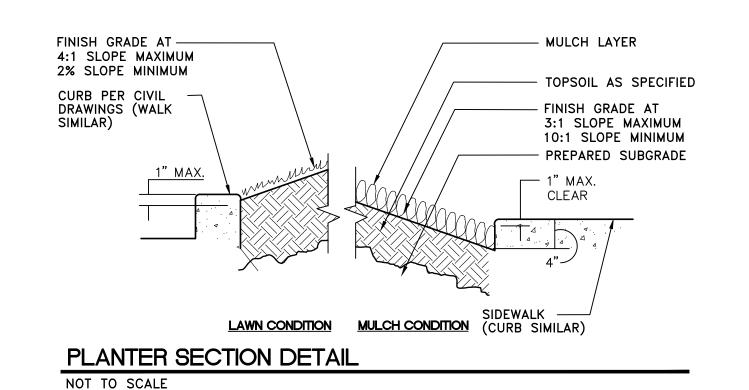
EDGE OF PLANTER



OVER EXCAVATE PARKING LOT PLANTERS TO LOOSEN COMPACTED SUBBASE

GRADING • PARKING LOT PLANTERS DETAIL

NOT TO SCALE



GROUNDCOVER PLANTING DETAIL

(PLANTED BEFORE MULCH)

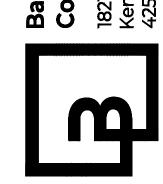
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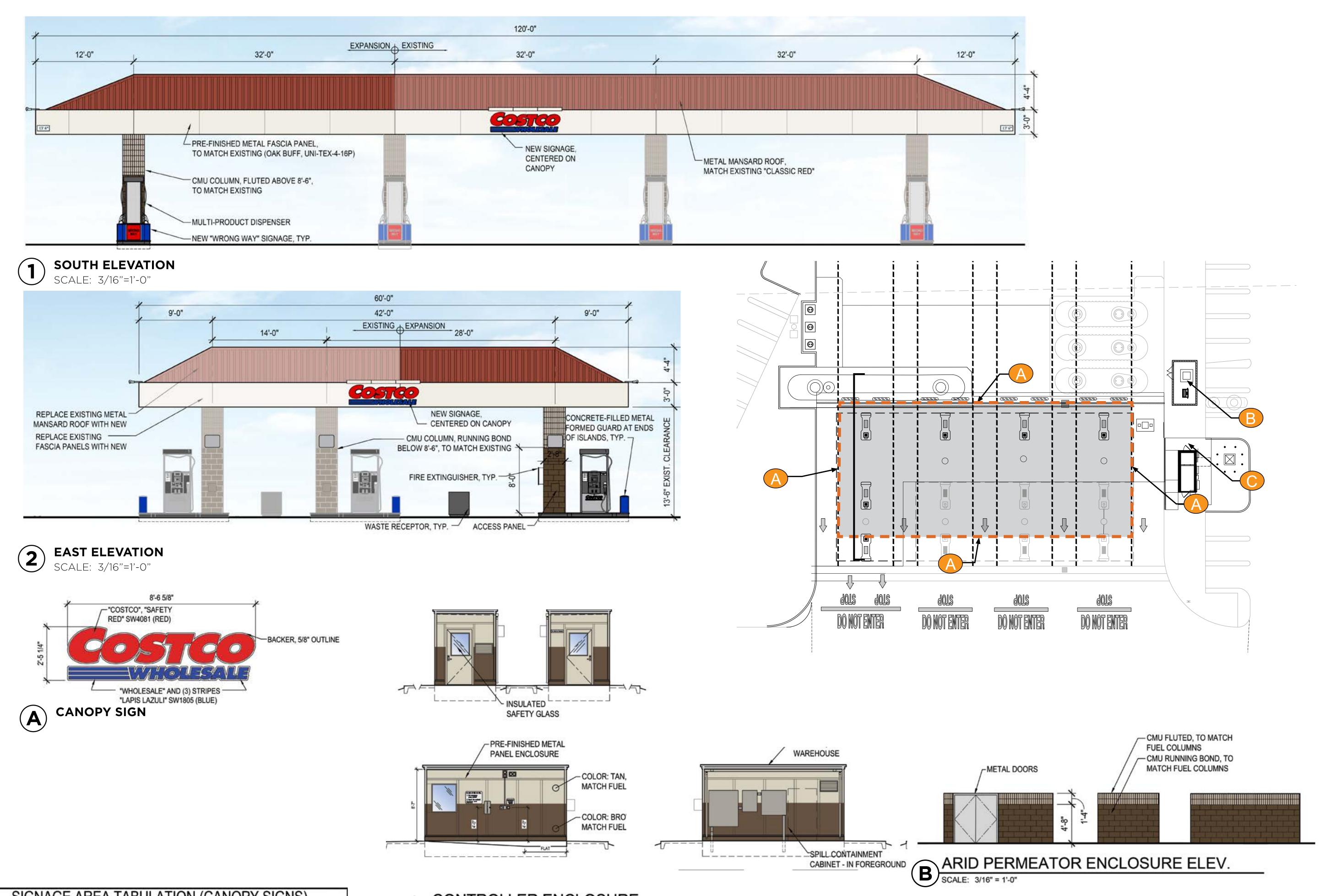
8 RELIMINARY

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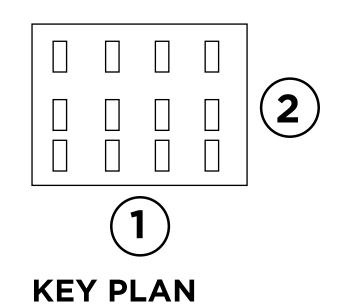






	SIGNAGE ARE	A TABULA	TION (CANOP)	/ SIGNS)	
QTY	SIGN	SIZE	AREA (SF) EA	TOTAL SF	
4	COSTCO WHOLESALE	1'-6 3/4" "C"	15.74 SF	62.96 SF	
			TOTAL SIGNAGE AREA	62.96 SF	



















RESOLUTION	2021-
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APPROVING A CONDTIONAL USE PERMIT FOR THE EXPANSION OF THE COSTCO GASOLINE SERVICE STATION AT 3250 W. GRANT LINE ROAD - APPLICANT AND PROPERTY OWNER ARE COSTCO WHOLESALE CORPORATION.

APPLICATION NUMBER CUP20-0003

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

WHERAS, The applicant submitted an application to construct twelve additional fuel pumps, expand the service station canopy, and install associated control enclosure, vapor recovery equipment, transformer, and new 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 design for the expansion was approved by the Planning Commission on February 26, 2020 by Resolution No. 2020-002 (Development Review Permit Application No. D19-0033), 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 January 13, 2021;

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 CUP20-0003, to be valid through February 26, 2022, 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 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. Furthermore, by allowing the use permit to be valid for the same length of time as the associated development review permit, the developer will be granted time to construct the project and establish the use prior to expiration of the use permit.

Resolution	2021
Page 2	

- 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 2021-____ was adopted by the Planning Commission on the 13th day of January, 2021, by the following vote:

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

CHAIR

ATTEST:

Conditions of Approval

Costco Gasoline Service Station Expansion at 3250 W. Grant Line Road Application Number CUP20-0003

January 13, 2021

A. General Provisions and Definitions.

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

The Project: Costco Gasoline Service Station Expansion, Application No. CUP20-0003

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 CUP20-0003. The Conditions of Approval shall specifically include all conditions set forth herein.
- f. "Developer" means any person, or other legal entity, who applies to the City to divide or cause to be divided real property within the Project boundaries, or who applies to the City to develop or improve any portion of the real property within the Project boundaries. The term "Developer" shall include all successors in interest.
- A.3. Compliance with submitted plans. Prior to the establishment of the use, the project shall be constructed in substantial compliance with the plans received by the Development Services Department on December 9, 2020 to the satisfaction of the Development Services Director.
- A.4. Payment of applicable fees. The applicant shall pay all applicable fees for the project, including, but not limited to, development impact fees, building permit fees, plan check fees, grading permit fees, encroachment permit fees, inspection fees, school fees, or any other City or other agency fees or deposits that may be applicable to the project.

- A.5. Compliance with laws. The Developer shall comply with all 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 applicable regulations. Unless specifically modified by these Conditions of Approval, the Developer shall comply with all City and State regulations.
- A.7. Prior to construction, the applicant shall submit construction documents which meets the requirements of the California Fire Code and the Tracy Municipal Code to the South San Joaquin County Fire Authority for review, approval and inspections.