

PLANNING COMMISSION

REGULAR MEETING AGENDA

Wednesday, April 13, 2022, 7:00 P.M.

Tracy City Hall, 333 Civic Center Plaza, Tracy

Web Site: www.cityoftracy.org

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

**IN ACCORDANCE WITH THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH
GUIDELINES, UNIVERSAL MASKING INDOORS IS RECOMMENDED FOR ALL PERSONS
REGARDLESS OF VACCINATION STATUS.**

**MEMBERS OF THE PUBLIC MAY PARTICIPATE REMOTELY IN THE MEETING VIA THE
FOLLOWING METHOD:**

As always, the public may view the Planning Commission meetings live on the City of Tracy's website at CityofTracy.org or on Comcast Channel 26/AT&T U-verse Channel 99. To view from the City's website, open the "Government" menu at the top of the City's homepage and select "Planning Commission", then select "[Planning Commission Meeting Videos](#)" under the "Boards and Commissions" section.

If you only wish to watch the meeting and do not wish to address the Council, the City requests that you stream the meeting through the City's website or watch on Channel 26.

Remote Public Comment:

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:*
 - **Online by visiting** <https://cityoftracyevents.webex.com> and using the following
 - **Event Number:** 2554 182 7218 and **Event Password:** Planning
 - **If you would like to participate in the public comment anonymously**, you may submit your comment in WebEx by typing "Anonymous" when prompted to provide a First and Last Name and inserting Anonymous@example.com when prompted to provide an email address.
 - Join by phone by dialing +1-408-418-9388, enter 25541827218#75266464# Press *3 to raise the hand icon to speak on an item.
- *Protocols for commenting via WebEx:*
 - *If you wish to comment on the "New Business" or "Items from the Audience" portions of the agenda:*
 - Listen for the Chair 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 "New Business" or "Items from the Audience" portions of the agenda will be accepted until the public comment for that item is closed.*

Comments received on Webex outside of the comment periods outlined above will not be included in the record.

Americans With Disabilities Act - The City of Tracy complies with the Americans with Disabilities Act and makes all reasonable accommodations for the disabled to participate in Council meetings. Persons requiring assistance or auxiliary aids should call City Hall (209/831-6105) 24 hours prior to the meeting.

Addressing the Council on Items on the Agenda - The Brown Act provides that every regular Council meeting shall provide an opportunity for the public to address the Council on any item within its jurisdiction before or during the Council's consideration of the item, provided no action shall be taken on any item not on the agenda. To facilitate the orderly process of public comment and to assist the Council to conduct its business as efficiently as possible, members of the public wishing to address the Council are requested to, but not required to, hand a speaker card, which includes the speaker's name or other identifying designation and address to the City Clerk prior to the agenda item being called. Generally, once the City Council begins its consideration of an item, no more speaker cards will be accepted. An individual's failure to present a speaker card or state their name shall not preclude the individual from addressing the Council. Each citizen will be allowed a maximum of five minutes for input or testimony. In the event there are 15 or more individuals wishing to speak regarding any agenda item including the "Items from the Audience/Public Comment" portion of the agenda and regular items, the maximum amount of time allowed per speaker will be three minutes. When speaking under a specific agenda item, each speaker should avoid repetition of the remarks of the prior speakers. To promote time efficiency and an orderly meeting, the Presiding Officer may request that a spokesperson be designated to represent similar views. A designated spokesperson shall have 10 minutes to speak. At the Presiding Officer's discretion, additional time may be granted. The City Clerk shall be the timekeeper.

Addressing the Council on Items not on the Agenda – The Brown Act prohibits discussion or action on items not on the posted agenda. The City Council's Meeting Protocols and Rules of Procedure provide that in the interest of allowing Council to have adequate time to address the agendized items of business, "Items from the Audience/Public Comment" following the Consent Calendar will be limited to 15-minutes maximum period. "Items from the Audience/Public Comment" listed near the end of the agenda will not have a maximum time limit. 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, Council Members 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 Council. When members of the public address the Council, they should be as specific as possible about their concerns. If several members of the public comment on the same issue an effort should be made to avoid repetition of views already expressed.

Notice - A 90 day limit is set by law for filing challenges in the Superior Court to certain City administrative decisions and orders when those decisions or orders require: (1) a hearing by law, (2) the receipt of evidence, and (3) the exercise of discretion. The 90 day limit begins on the date the decision is final (Code of Civil Procedure Section 1094.6). Further, if you challenge a City Council action in court, you may be limited, by California law, including but not limited to Government Code Section 65009, to raising only those issues you or someone else raised during the public hearing, or raised in written correspondence delivered to the City Council prior to or at the public hearing.

Full copies of the agenda are available on the City's website: www.cityoftracy.org

MEETING AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

MINUTES – 03/09/22 REGULAR MEETING

DIRECTOR'S REPORT REGARDING THIS AGENDA

A. Election Of Vice Chair

ITEMS FROM THE AUDIENCE - *In accordance with Council Meeting Protocols and Rules of Procedure, adopted by Resolution No. 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.*

1. NEW BUSINESS

- A. PUBLIC HEARING TO CONSIDER APPROVING A DEVELOPMENT REVIEW PERMIT TO ALLOW A CAR WASH FACILITY LOCATED AT 150 W. GRANT LINE ROAD, ASSESSOR'S PARCEL NUMBER 233-210-23. APPLICANT IS API ARCHITECTURE PLUS AND OWNER IS WHEEL AD LLC. APPLICATION NUMBER IS D21-0009.
- B. PUBLIC HEARING TO CONSIDER A CONDITIONAL USE PERMIT FOR A CANNABIS STOREFRONT RETAILER (DISPENSARY) AT 2179 W. GRANT LINE ROAD (ASSESSOR'S PARCEL NUMBERS 214-560-02 & 214-560-03) - APPLICANT IS DOCTOR'S CHOICE MODESTO, LLC AND THE PROPERTY OWNER IS KM REALTY, LLC - APPLICATION NUMBER CUP21-0008.
- C. PUBLIC HEARING CONSIDER APPROVING A CONDITIONAL USE PERMIT TO ALLOW AN EATING AND/OR DRINKING ESTABLISHMENT TO SERVE ALCOHOL AND PROVIDE ENTERTAINMENT AFTER 11:00 P.M. AT 117 W. 11th ST. APPLICANT IS LORI FOUNTAIN AND PROPERTY OWNER IS RONALD E. BERGER TRUST. APPLICATION NUMBER CUP21-0002.

Planning Commission Agenda

April 13, 2022

Page 4

2. ITEMS FROM THE AUDIENCE
3. DIRECTOR'S REPORT
4. ITEMS FROM THE COMMISSION
5. ADJOURNMENT

Posted: April 7, 2022

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
REGULAR MEETING
MARCH 9, 2022 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, and WebEx during the meeting.

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Vice Chair Wood led the pledge of allegiance.

ROLL CALL

Roll Call found Commissioner Atwal, Commissioner Francis, and Vice Chair Wood present. Commissioner Orcutt and Chair Hudson absent. Also present were: William Dean, Interim Director of Development Services; Alan Bell, Senior Planner, Kimberly Matlock, Associate Planner; Dan Doporto, Consulting Attorney; Robert Armijo, City Engineer/Assistant Director of Development Services; Frederik Venter, Kimley-Horn; Gina Peace, Executive Assistant.

MINUTES

Vice Chair Wood introduced the Regular Meeting Minutes from the February 23, 2022 meeting.

ACTION: It was moved by Commissioner Atwal and seconded by Commissioner Francis to approve the February 23, 2022 Planning Commission Regular meeting minutes. A voice vote found all in favor. Passed and so ordered; 3-0-2-0.

DIRECTOR'S REPORT REGARDING THIS AGENDA

None.

ITEMS FROM THE AUDIENCE

None.

1. NEW BUSINESS

- A. PUBLIC HEARING TO CONSIDER A TIME EXTENSION OF THE DEVELOPMENT REVIEW PERMIT FOR THE TRACY ASSISTED LIVING AND MEMORY CARE FACILITY (D19-0019) LOCATED ON APPROXIMATELY 2.73 ACRES AT THE NORHTWEST CORNER OF CORRAL HOLLOW ROAD AND ALEGRE DRIVE (2050 W. GRANT LINE ROAD) – THE APPLICANT IS RACHEL MARQUIS, MEDCORE, LLC, FOR TRACY ASSISTED LIVING, LLC; APPLICATION NUMBER EXT21-0003.**

Alan Bell, Senior Planner, and Rachel Marquis, Applicant, presented the staff report.

Staff addressed questions from the Commission.

Vice Chair Wood opened the Public Hearing at 7:22 p.m., but seeing as there were no comments, the public hearing was closed.

ACTION: It was moved by Commissioner Atwal and seconded by Commissioner Francis that the Planning Commission recommend that the City Council approve a three-year extension of the Tracy Assisted Living and Memory Care Facility Development Review Permit, Application Number D19-0019, to December 3, 2024, extension request Application Number EXT21-0003.

A roll call vote found Commissioner Atwal, Commissioner Francis, and Vice Chair Wood in favor. Commissioner Orcutt and Chair Hudson absent. Passed and so ordered; 3-0-2-0.

B. PUBLIC HEARING TO CONSIDER APPLICATIONS FOR A CONDITIONAL USE PERMIT AND DEVELOPMENT REVIEW PERMIT FOR THE EXPANSION OF A PLACE OF WORSHIP AT 350 N. CORRAL HOLLOW ROAD - APPLICANT IS PETE MITRACOS AND THE PROPERTY OWNER IS ISLAMIC SOCIETY OF TRACY - APPLICATION NUMBERS CUP19-0004 & D19-0017.

Kimberly Matlock, Associate Planner, presented the staff report.

Pete Mitracos, Applicant, addressed the Commission.

Staff addressed questions from the Commission.

Chair Hudson opened the Public Hearing at 7:46 p.m.

Alice English, Tracy resident, addressed the Commission.

Chair Hudson closed the Public Hearing at 7:50 p.m.

ACTION: It was moved by Commissioner Atwal and seconded by Commissioner Francis that the Planning Commission approve the Conditional Use Permit Application Number CUP19-0004 and Development Review Permit Application Number & D19-0017 for an expansion of the place of worship and associated site and building modifications at 350 N. Corral Hollow Road, and for the validity period of the Conditional Use Permit to align with the Development Review Permit, based on the findings and subject to the conditions as stated in the Planning Commission Resolution dated March 9, 2022.

A roll call vote found Commissioner Atwal, Commissioner Francis, and Vice Chair Wood in favor. Commissioner Orcutt and Chair Hudson absent. Passed and so ordered; 3-0-2-0.

C. PUBLIC HEARING TO CONSIDER APPROVAL OF A TENTATIVE SUBDIVISION MAP FOR ELLIS LIMITED USE AREA, CONSISTING OF NINE APPROXIMATELY ONE-ACRE RESIDENTIAL LOTS AND AN APPROXIMATELY 32-ACRE REMAINDER PARCEL ON APPROXIMATELY 42.22 ACRES LOCATED WEST OF CORRAL HOLLOW ROAD, SOUTHEAST OF ELLIS TOWN DRIVE, AND SOUTHWEST OF SUMMIT DRIVE WITHIN THE ELLIS SPECIFIC PLAN AREA, ASSESSOR'S PARCEL NUMBER 240-140-41. THE APPLICANT IS THE SURLAND COMPANIES AND THE PROPERTY OWNER IS ELLIS STORAGE, LLC. APPLICATION NUMBER TSM21-0002.

Kimberly Matlock, Associate Planner, presented the staff report.

Staff addressed questions from the Commission.

Vice Chair Wood opened the Public Hearing at 7:57 p.m., but seeing as there were no comments, the public hearing was closed.

ACTION: It was moved by Commissioner Atwal and seconded by Commissioner Francis that the Planning Commission approve the Tentative Subdivision Map for Ellis Limited Use Area, comprised of nine approximately one-acre and approximately 32-acre remainder parcel on approximately 42.22 acres located east of Lammers Road in the vicinity of Ellis Town Drive, bounded by Summit Drive to the north, Corral Hollow Road to the east, Avalon Drive to the south, and Ellis Town Drive to the west (Assessor's Parcel Number 240-140-41), Application Number TSM21-0002, based on the findings and subject to the conditions contained in the Planning Commission Resolution dated March 9, 2022., to December 3, 2024, extension request Application Number EXT21-0003.

A roll call vote found Commissioner Atwal, Commissioner Francis, and Vice Chair Wood in favor. Commissioner Orcutt and Chair Hudson absent. Passed and so ordered; 3-0-2-0.

D. PUBLIC HEARING TO CONSIDER A VESTING TENTATIVE SUBDIVISION MAP FOR THE AVENUES NEIGHBORHOOD CONSISTING OF 480 RESIDENTIAL LOTS, A PARK, AND ASSOCIATED ROADS ON APPROXIMATELY 95.83 ACRES, LOCATED SOUTH OF VALPICO ROAD AND APPROXIMATELY 1,500 FEET WEST OF CORRAL HOLLOW ROAD, ASSESSOR'S PARCEL NUMBERS 240-140-49, 240-140-05, 240-700-13, & 240-700-14, APPLICATION NUMBER TSM21-0001.

Kimberly Matlock, Associate Planner, presented the staff report.

Staff addressed questions from the Commission.

Vice Chair Wood opened the Public Hearing at 8:08 p.m.

Mary Mitracos, Eaton Avenue resident, addressed the Commission regarding the naming of the park.

Alice English addressed the Commission regarding traffic concerns.

Vice Chair Wood closed the Public Hearing at 8:24 p.m.

ACTION: It was moved by Commissioner Francis and seconded by Commissioner Atwal that the Planning Commission recommends that the City Council approve the Vesting Tentative Subdivision Map for Avenues Neighborhood, consisting of 480 residential lots, an approximately 4.39-acre park, and common landscape parcels, roads, and alleys on approximately 95.83 acres, located south of Valpico Road and approximately 1,500 feet west of Corral Hollow Road, Assessor's Parcel Numbers 240-140-49, 240-140-05, 240-700-13, & 240-700-14, Application Number TSM21-0001, based on the findings and subject to the conditions contained in the Planning Commission Resolution dated March 9, 2022.

A roll call vote found Commissioner Atwal, Commissioner Francis, and Vice Chair Wood in favor. Commissioner Orcutt and Chair Hudson absent. Passed and so ordered; 3-0-2-0.

2. ITEMS FROM THE AUDIENCE

Alice English addressed the Commission and expressed her gratitude for the two outgoing commissioners: Commissioner Francis, and Vice Chair Wood.

3. DIRECTOR'S REPORT

Bill Dean commented that there is one more regular Planning Commission meeting with the outgoing commissioners and agreed with Mrs. English's comments.

4. ITEMS FROM THE COMMISSION

Vice Chair Wood thanked staff and his fellow commissioner for an eye opening experience on the Planning Commission.

Commissioner Francis echoed Vice Chair Wood's comments, and thanked staff and his fellow commissioners.

5. ADJOURNMENT

ACTION: It was moved by Commissioner Francis and seconded by Vice Chair Wood to adjourn.

A voice vote found all in favor. Passed and so ordered; 3-0-2-0.

Time: 8:28 p.m.

CHAIR

STAFF LIAISON

April 13, 2022

AGENDA ITEM 1.A

REQUEST

A PUBLIC HEARING TO CONSIDER APPROVING A DEVELOPMENT REVIEW PERMIT TO ALLOW A CAR WASH FACILITY LOCATED AT 150 W. GRANT LINE ROAD, ASSESSOR'S PARCEL NUMBER 233-210-23. APPLICANT IS API ARCHITECTURE PLUS AND OWNER IS WHEEL AD LLC. APPLICATION NUMBER IS D21-0009.

DISCUSSION

Background

This project was previously considered at public hearings on March 7 and March 21, 2022, during which a number of public comments were received, further described below. One comment received is that mid-day hearings were inconvenient for many of the neighboring property owners to attend. It was also revealed that there was an error in the public notice published in the newspaper for the March 21 meeting. Therefore, to practice adequate procedural due process and provide interested members of the public another opportunity to comment on the project, the Development Services Director has referred the application to the Planning Commission as permitted by Tracy Municipal Code Section 10.08.3950(c).

Project Description

The proposed project is an approximately 3,343 sf car wash tunnel, covered vacuum areas, and associated equipment enclosures and parking area improvements proposed to be constructed on an undeveloped 0.73 acre site on West Grant Line Road (Attachment A). The site is zoned General Highway Commercial (GHC) and is designated Commercial by the General Plan, within which vehicle services are a principally permitted land use.

The subject of this application is project design. The proposed project meets the City's Design Goals and Standards for commercial development. The tunnel building is oriented lengthwise and fronting the street, placing the vehicular area behind the building and screening it from public view. The structures incorporate high quality design elements, materials, and colors. The tunnel building proposed to be constructed of colored concrete block, accented with metal panels, trims, and siding. Similar design elements are proposed on the equipment buildings, trash and recycling enclosure, and canopies for architectural consistency throughout the site.

Access to the site will be served by an ingress/egress driveway onto Grant Line Road; no through circulation through the parcel to the south or Court Drive are designed nor permitted. The proposed parking area will provide adequate vehicular and pedestrian circulation in accordance with the requirements established in the TMC and City Standards, including substantial vehicle stacking area to the tunnel entrance and an exit queue space for a vehicle exiting the tunnel needing to wait for cross traffic to clear. To

prevent potential auto collisions at the exit, a recommended condition of approval is that the tunnel be equipped with a sensor that will halt the car wash conveyor system in the event that a vehicle is occupying the exit queue space. The amount of parking provided exceeds the minimum required, and a turn-around space striped for no parking is provided at the end of the parking and vacuum area. The vehicle stacking lane and perimeter landscaping buffer the adjacent properties from the parking and vacuum areas. Furthermore, the applicant has proposed to replace the entirety of the existing chain link fence on the south property line as well as over half of the existing wood fence on the east property line with an eight-foot masonry wall for the benefit of the existing adjacent properties. The wall will be more aesthetically attractive than chain link as well as provide a better buffer from noise, light, and glare of the car wash development compared to chain link and wood fencing.

Because the blower at car wash exits is the noisiest equipment on automated car washes, the building is oriented such that the tunnel exit faces west and away from the nearest residential property located southeast of the site. The applicant proposes to use quieter blower equipment, which, according to the information provided by the manufacturer, is stated to be less than 60 decibels at a distance of 55 feet away (Attachment B). Per the Tracy Municipal Code, the noise limit is 65 decibels at property lines shared with commercial zones and 60 decibels at property lines shared with residential zones. The nearest commercial property is 57 feet away and the nearest residential property is approximately 200 feet away from the tunnel exit. According to the applicant, the noisiest portion of the vacuum system are the pumps, which are proposed to be located within enclosures that match the building. According to the vendor information provided by the applicant, if every vacuum is on and in use, the noise level at the closest property line will be less than 53 decibels. The information provided indicates the maximum noise limits regulated by the Tracy Municipal Code will be met. Furthermore, the masonry walls proposed by the applicant will greatly reduce the amount of noise heard from the neighboring properties.

Public Comments

The project was previously heard at a public hearing on March 7, 2022. The City received a number of public comments on the project, one of which was in favor of the project and the remaining opposed, citing concerns over land use, existing and anticipated noises, and increased traffic through the residential neighborhood to the south. Comments were also made regarding the short amount of notice the public received and the number of neighboring property owners who were directly notified using the standard 300-ft radius. A total of 31 people were sent notices in the mail approximately ten days before the hearing date. As a result of these comments, the public hearing was continued to March 22 to provide the applicant additional time to speak with the public about project details and design. The project was re-noticed for March 21, 2022 and notices were sent to a larger mailing list, including properties over 1,400 feet from the site and all addresses listed on a petition received by the City. A total of 123 people were sent notices in the mail approximately ten days before the March 21st hearing date, and a total of 135 property owners and interested parties were mailed notices for the April 13, 2022 hearing two weeks before the hearing date.

In response to feedback received from neighbors regarding concerns over noise impacts from the project, the project applicant increased the lengths of the masonry walls and

Agenda Item 1.A

April 13, 2022

Page 3

increased the height from six (as originally proposed in his application) to eight feet, as described above and shown on the site plan and insulated metal wall panels were added to the vacuum equipment enclosures to completely enclose the equipment (Attachment A). The applicant also commissioned a noise consultant to prepare a noise impact study, which finds that the project will be below the City's maximum noise limits. A copy of this document was provided to the City for informational purposes and is attached as Attachment C.

Environmental Document

The proposed project is categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15332, which pertains to certain in-fill development projects. Because the project is consistent with the General Plan and Zoning, occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses, has no value as habitat for endangered, rare or threatened species, would not result in any significant effects relating to traffic, noise, air quality, or water quality, and can be adequately served by all required utilities and public services, no further environmental assessment is necessary.

RECOMMENDATION

Staff recommends that the Planning Commission approve the development review permit for a car wash facility, application number D21-0009, based on the findings contained in the Planning Commission Resolution dated April 13, 2022 (Attachment D).

SUGGESTED MOTION

Move that the Planning Commission approve a development review permit for a car wash facility, application number D21-0009, based on the findings contained in the Planning Commission Resolution dated April 13, 2022.

Prepared by Kimberly Matlock, Associate Planner

Reviewed by Scott Claar, Senior Planner

Approved by Bill Dean, Interim Development Services Director

ATTACHMENTS

Attachment A - Proposed Development Plans dated April 5, 2022

Attachment B - Noise Exhibits

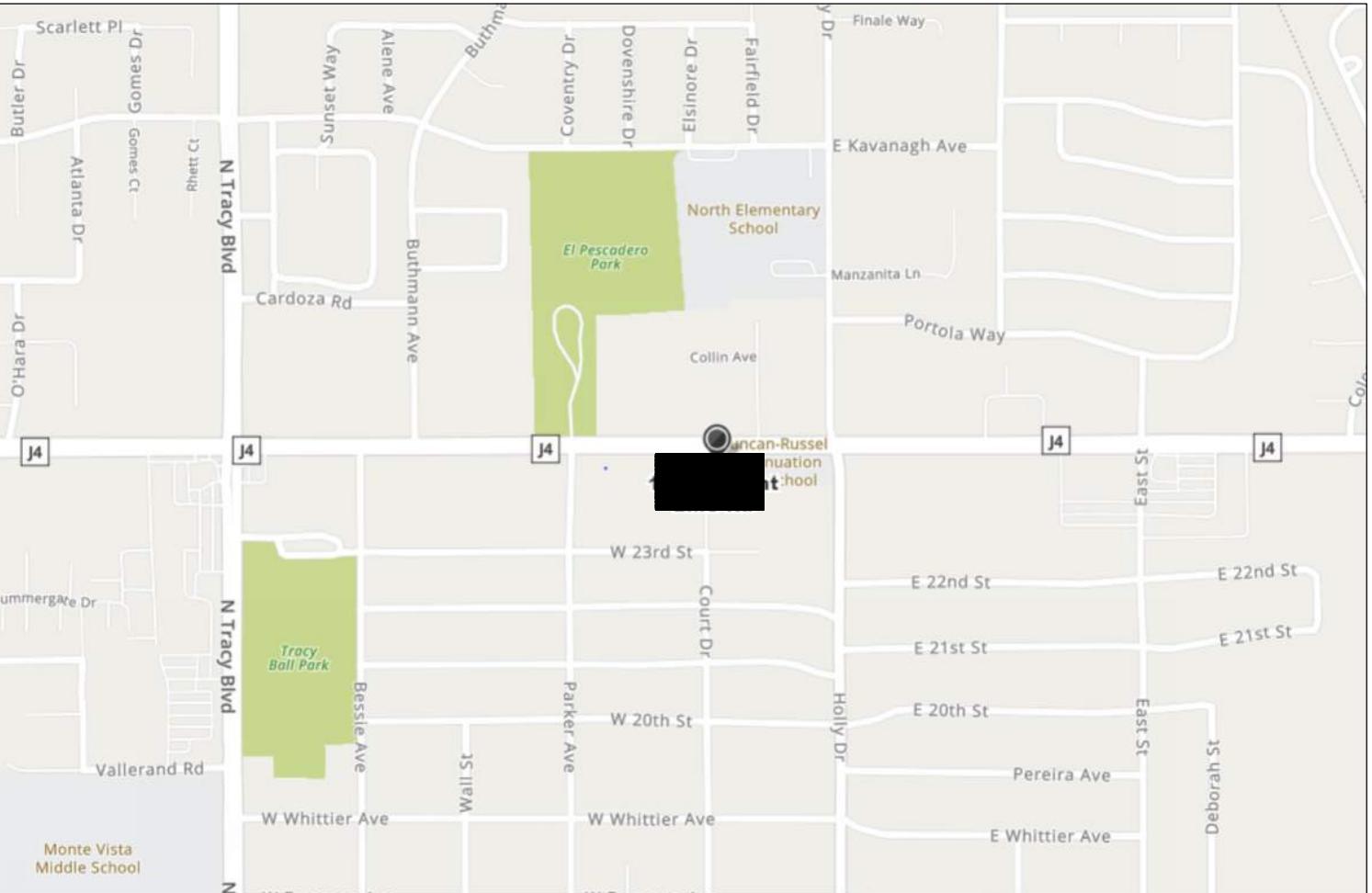
Attachment C - Noise Impact Study by MD Acoustics, LLC

Attachment D - Planning Commission Resolution

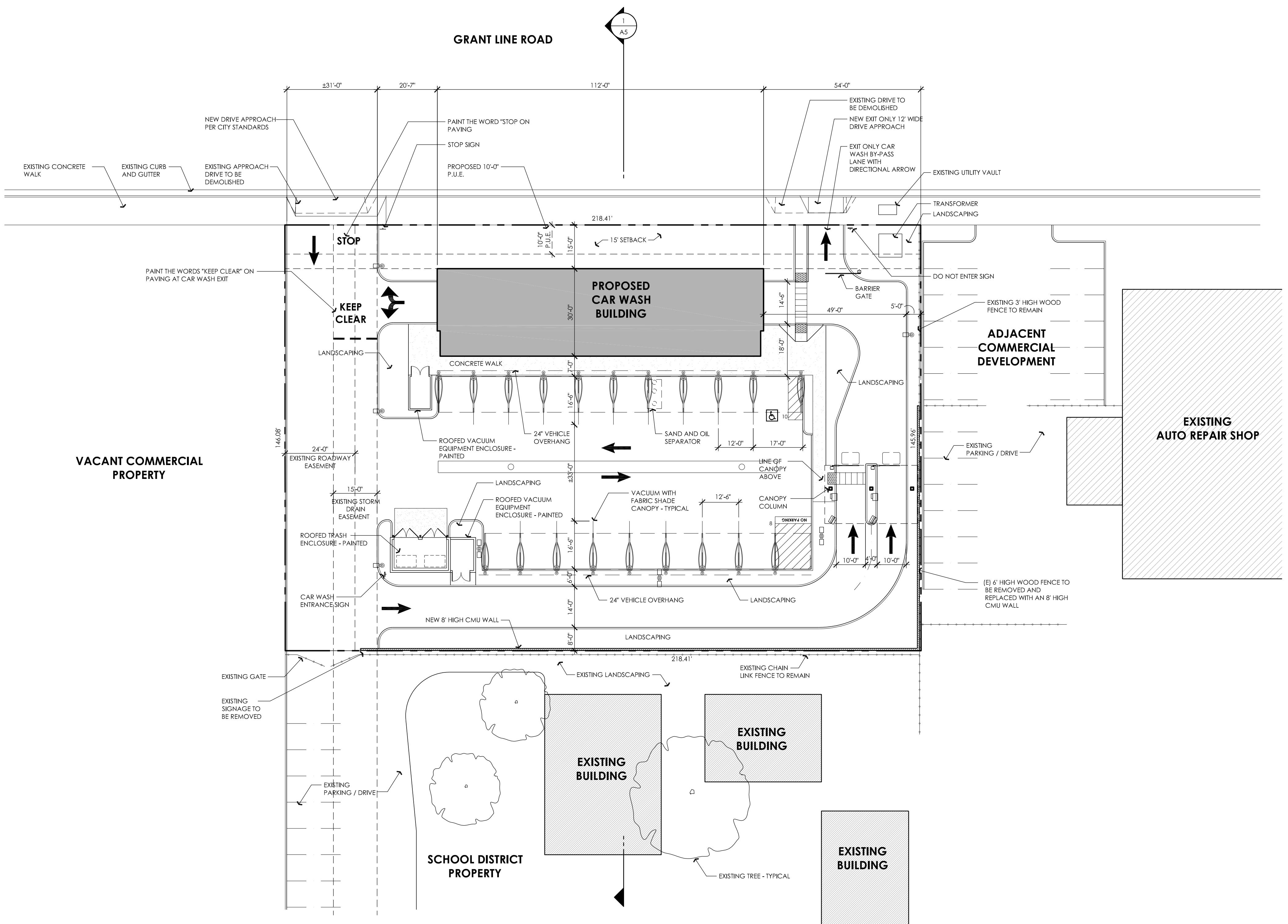
Exhibit 1 – Conditions of Approval

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RECEIVED
April 05, 2022
City of Tracy
Development Services



GRANT LINE ROAD



VICINITY MAP

150 W GRANT LINE ROAD
TRACY, CA 95376

PROJECT LOCATION

150 W GRANT LINE ROAD TRACY, CA 95376

PROJECT TEAM

OWNER:
JATINDER S. RANDHAWA
1136 S. JACOBS DRIVE
MOUNTAIN HOUSE, CA 95391
TEL: (703) 501-7136
CONTACT: JATINDER S. RANDHAWA
jatinder.iitk@gmail.com

SITE DATA

JURISDICTION:	CITY OF TRACY
ASSESSORS PARCEL NUMBER:	233-210-230
PROPERTY AREA:	31,879 SQ. FT. / .73 AC
BUILDING COVERAGE:	3,343 SQ. FT. (10.20 %)
LANDSCAPE COVERAGE :	6,361 SQ. FT. (20%)
CURRENT ZONE:	GHC - GENERAL HIGHWAY COMMERCIAL
<u>BUILDING DATA</u>	
BUILDING AREA:	3,343 SQ. FT.
BUILDING USE:	CAR WASH FACILITY
BUILDING HEIGHT:	21'-0"
MAXIMUM BUILDING HEIGHT:	NONE FOR GHC ZONE

PARKING DATA

PARKING DATA	
PARKING REQUIRED:	
TUNNEL 1:600	
2,389 SQ. FT. / 600	4 STALLS
EQUIPMENT ROOM AT 1:1000	
513 SQ. FT. / 1,000 =	1 STALLS
OFFICE AT 1:250 =	
441 SQ. FT. / 250 =	2 STALLS
TOTAL REQUIRED	7 STALLS

TOTAL REQUIRED

PROVIDED PARKING:
VACUUM STALLS = 17 STALLS
VAN ACCESSIBLE VACUUM STALL = 1 STALL
TOTAL PROVIDED 18 STALLS

TRACY CAR WASH

150 W GRANT LINE RD, TRACY CA 95376

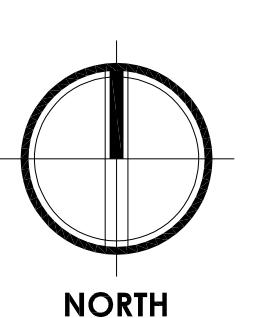
The logo for API consists of the word 'PLANNING' above 'ARCHITECTURE' in a large, bold, sans-serif font. To the right of the text is a graphic element composed of several overlapping squares in different shades of gray, creating a layered effect. Below this, the letters 'api' are displayed in a large, bold, black font. The 'a' and 'p' have a distinct wood-grain texture, while the 'i' is a solid black vertical bar.

—
ARCHITECTURE PLUS INC.
4335-B NORTH STAR WAY
MODESTO, CA 95356

ph. 209.577.4661
fx. 209.577.0213

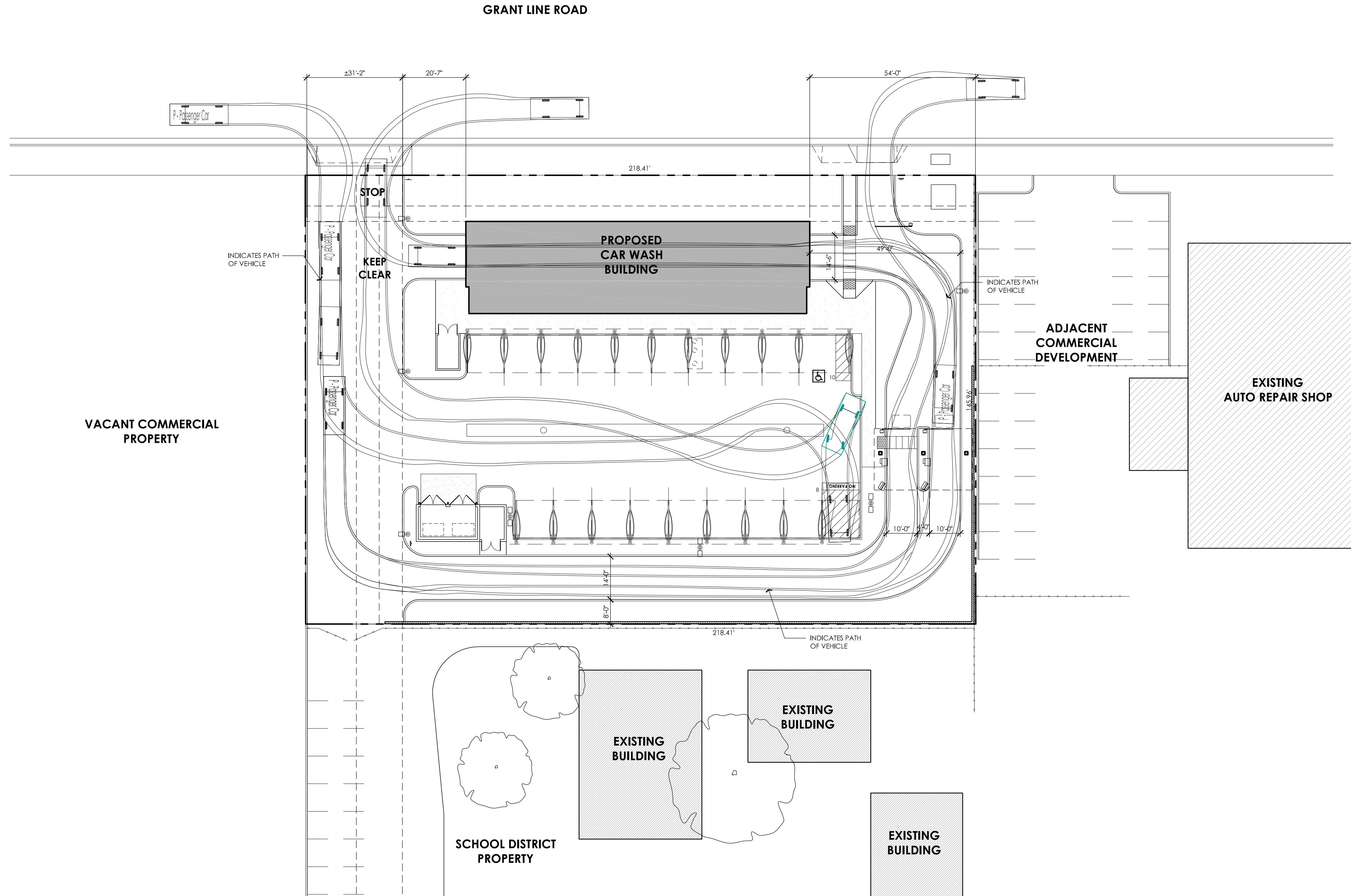
PROPOSED SITE PLAN

SCALE: 1" = 20'



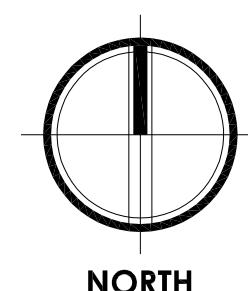
0 10' 20' 40'

SCALE: 1" = 20' 0"



VEHICLE PATH / TURNING PLAN

SCALE: 1" = 20'-0"



0 10' 20' 40'
SCALE: 1" = 20'-0"

TRACY CAR WASH

150 W GRANT LINE RD,
TRACY CA 95376

PLANNING ■■■
ARCHITECTURE ■■■■■

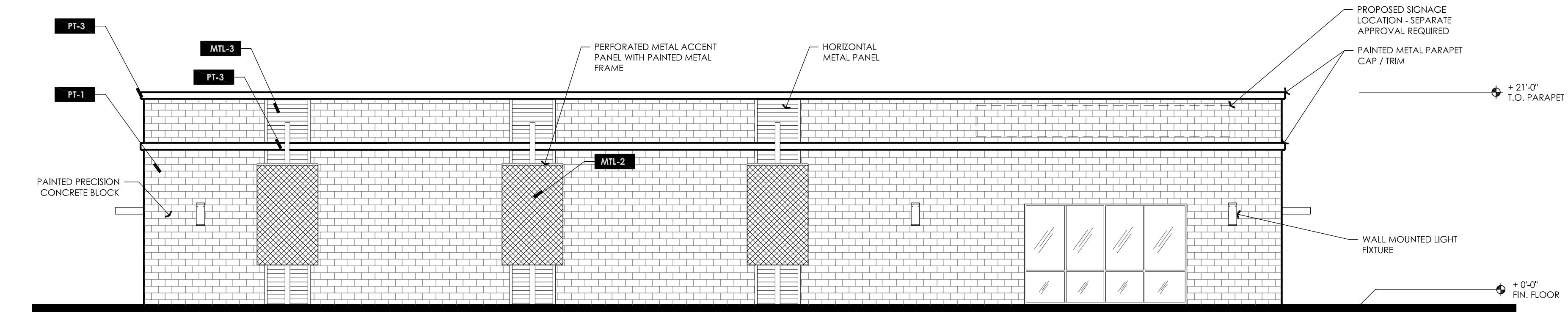
api

ARCHITECTURE PLUS INC.
4335-B NORTH STAR WAY
MODESTO, CA 95356

ph. 209.577.4661
fx. 209.577.0213
SHEET: 1 of 10-Design Site Plan-Rev 4-22 11:55 AM EST

www.apirc.com

A2

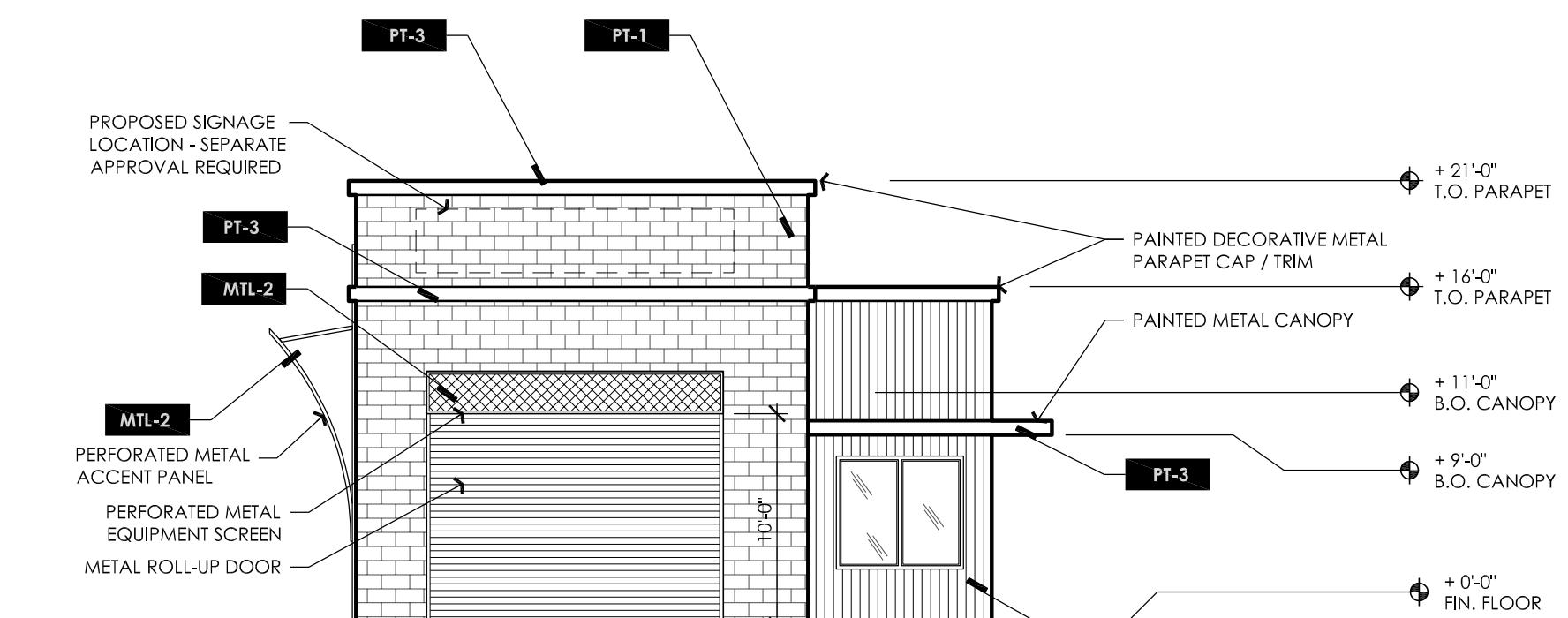
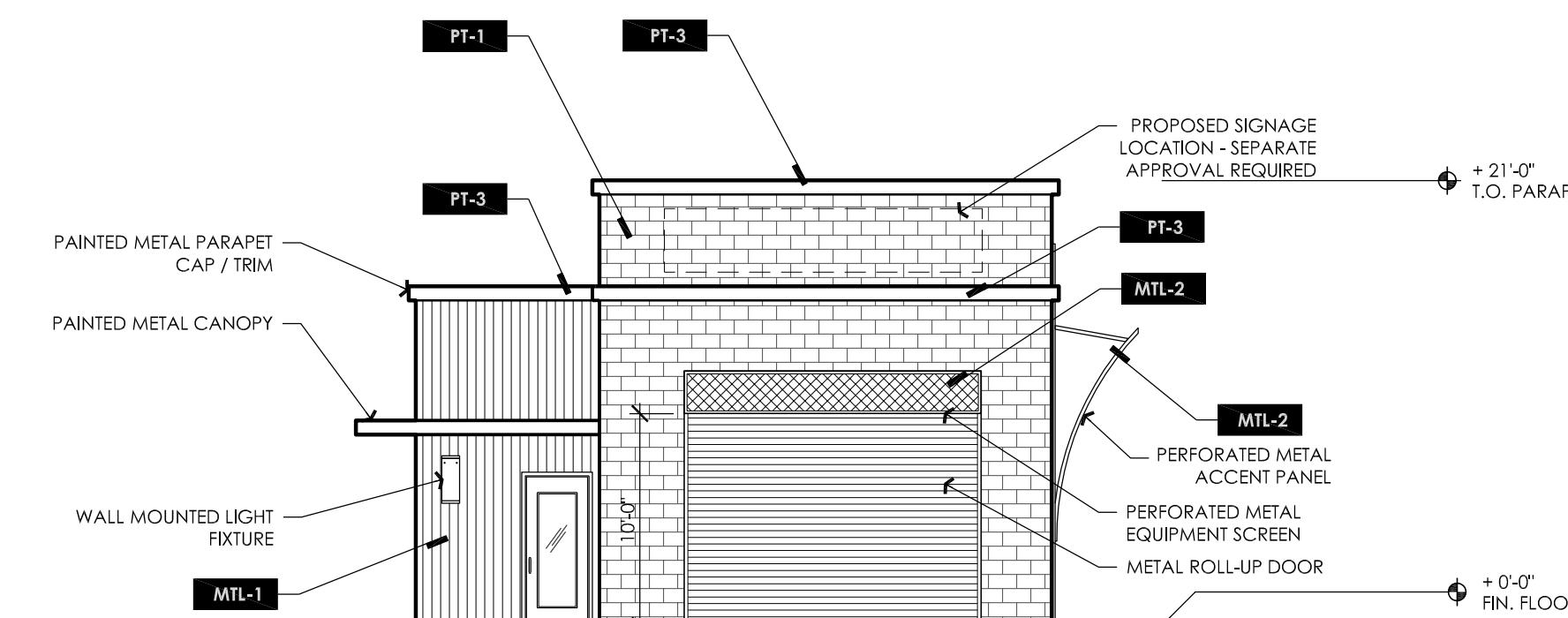


FINISH LEGEND

PT-1	PAINTED PRECISION CONCRETE MASONRY SHERWIN WILLIAMS: SNOW BOUND: #SW7004
PT-2	SHERWIN WILLIAMS: LINK GRAY: #SW3200
PT-3	SHERWIN WILLIAMS: TRICORN BLACK: #SW6258
MTL-1	BRIGGER STEEL METAL WALL PANEL PROFILE: 7.2 STRUCTURAL BOX BEAM COLOR: HEMLOCK GREEN
MTL-2	"HENDRICK ARCHITECTURAL" PERFORATED METAL PANELS: PAINTED PT-2 LINK GRAY
MTL-3	BRIGGER STEEL METAL WALL PANEL PROFILE: 7.2 STRUCTURAL BOX BEAM COLOR: GALVANIZED

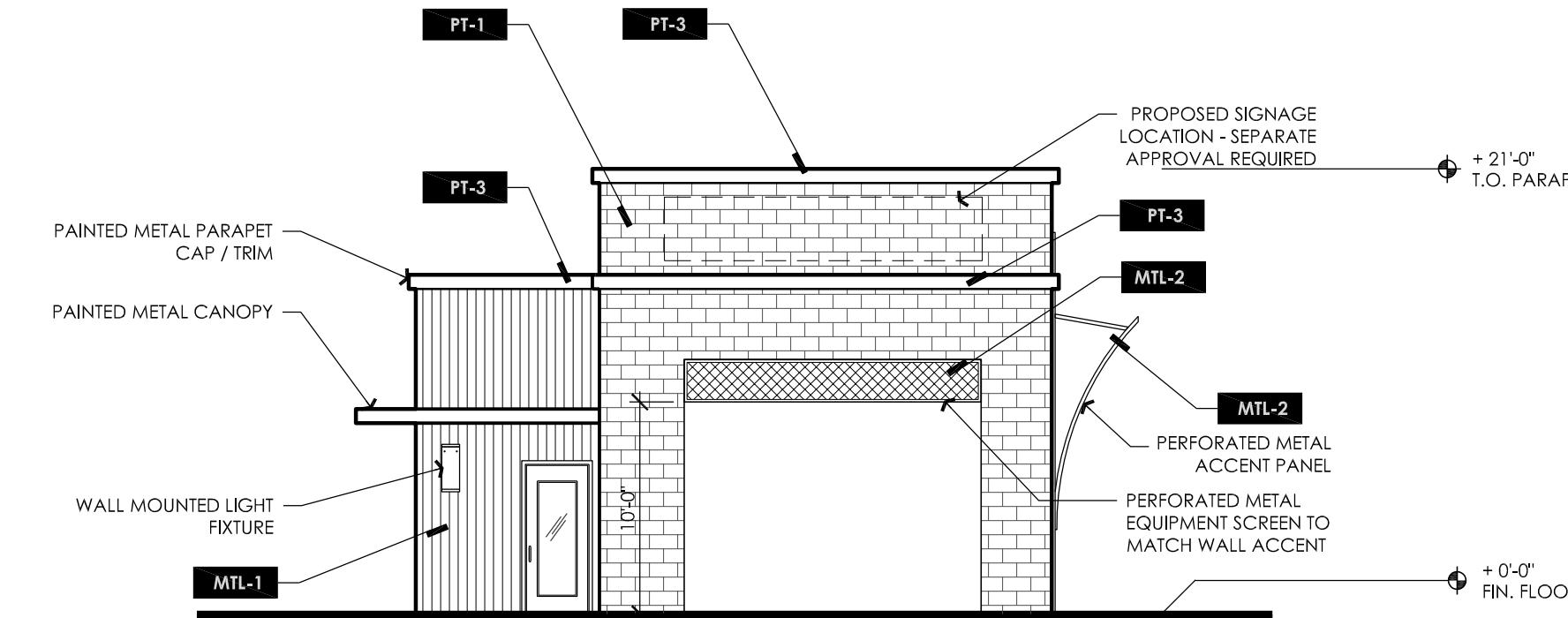
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



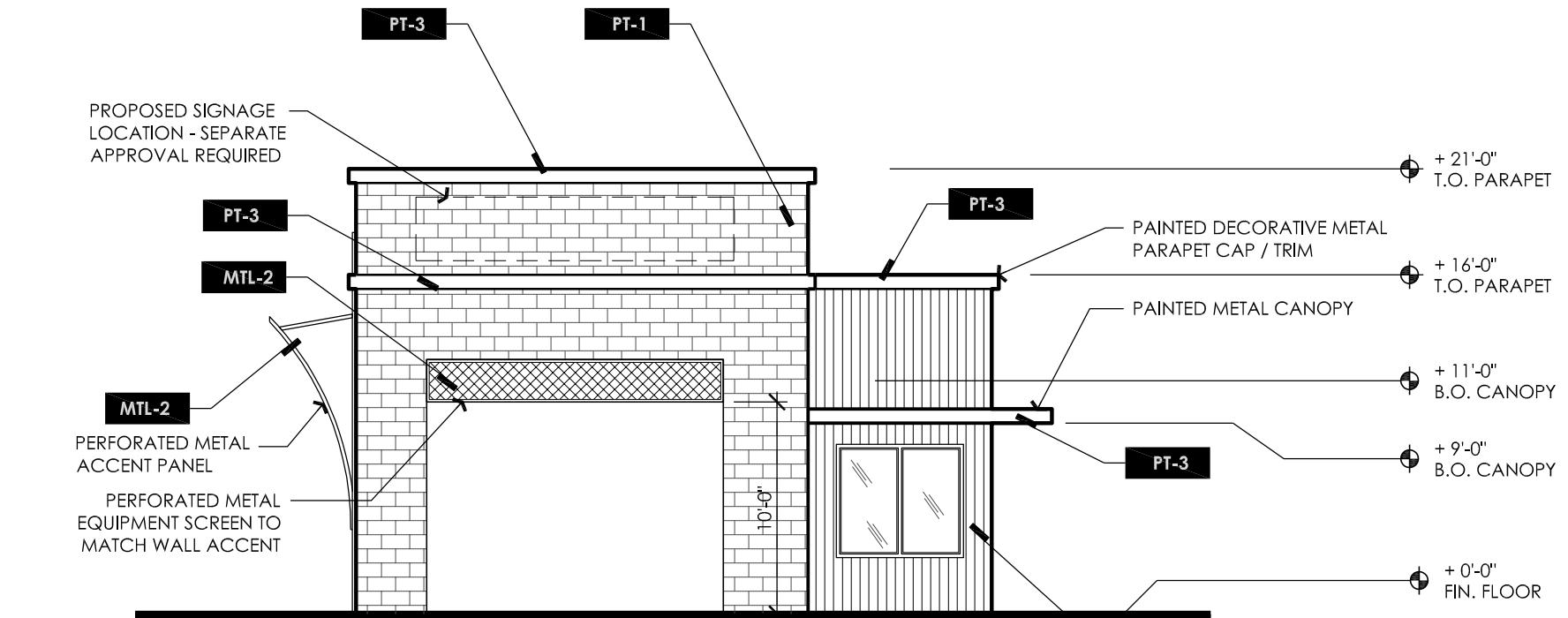
EAST ELEVATION

SCALE: 1/8" = 1'-0"



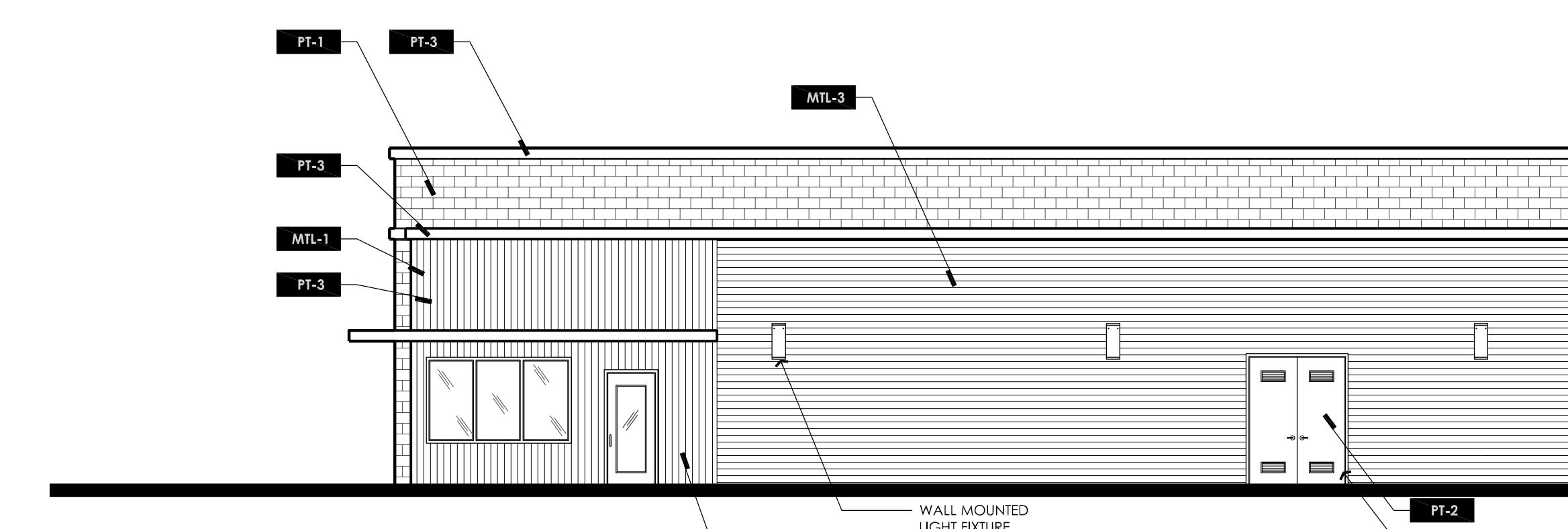
WEST ELEVATION

SCALE: 1/8" = 1'-0"



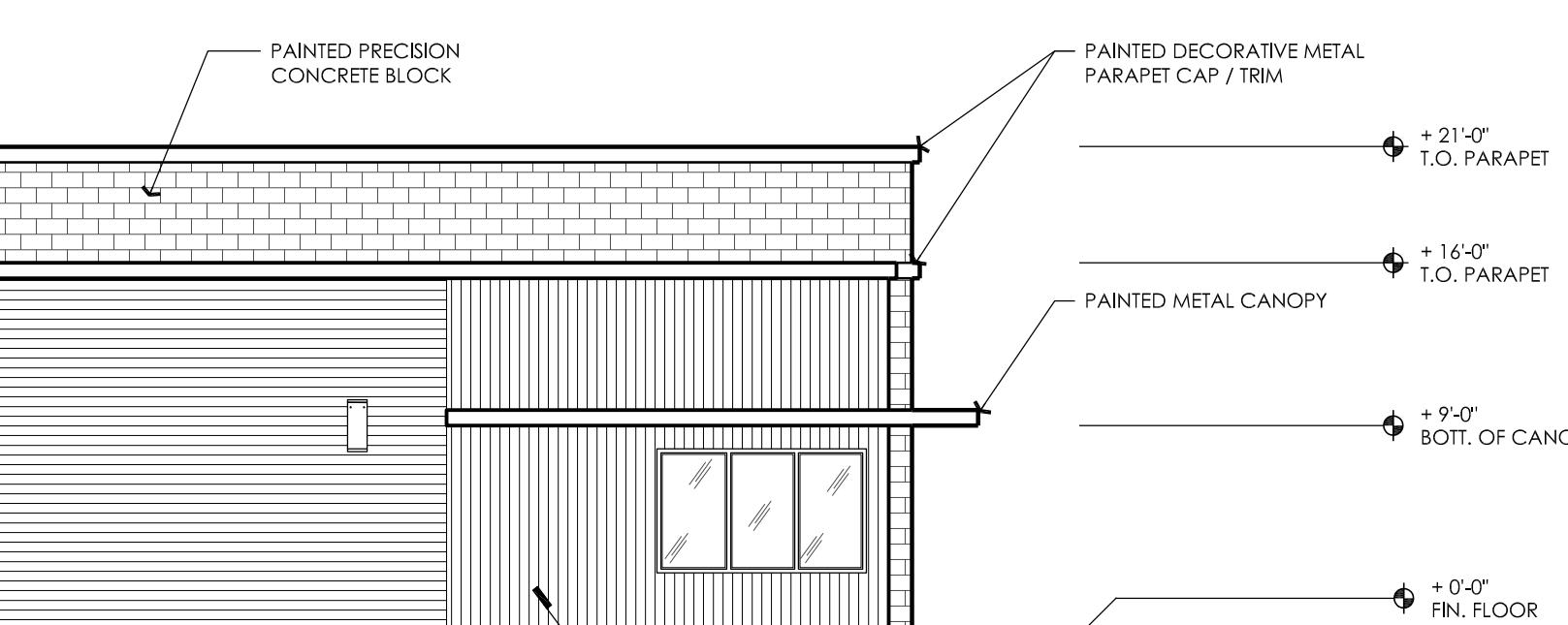
EAST ELEVATION - ROLL-UP DOOR OPEN

SCALE: 1/8" = 1'-0"



WEST ELEVATION - ROLL-UP DOOR OPEN

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

**TRACY CAR
WASH**

150 W GRANT LINE RD,
TRACY CA 95376

PLANNING ■■■
ARCHITECTURE ■■■■■

api

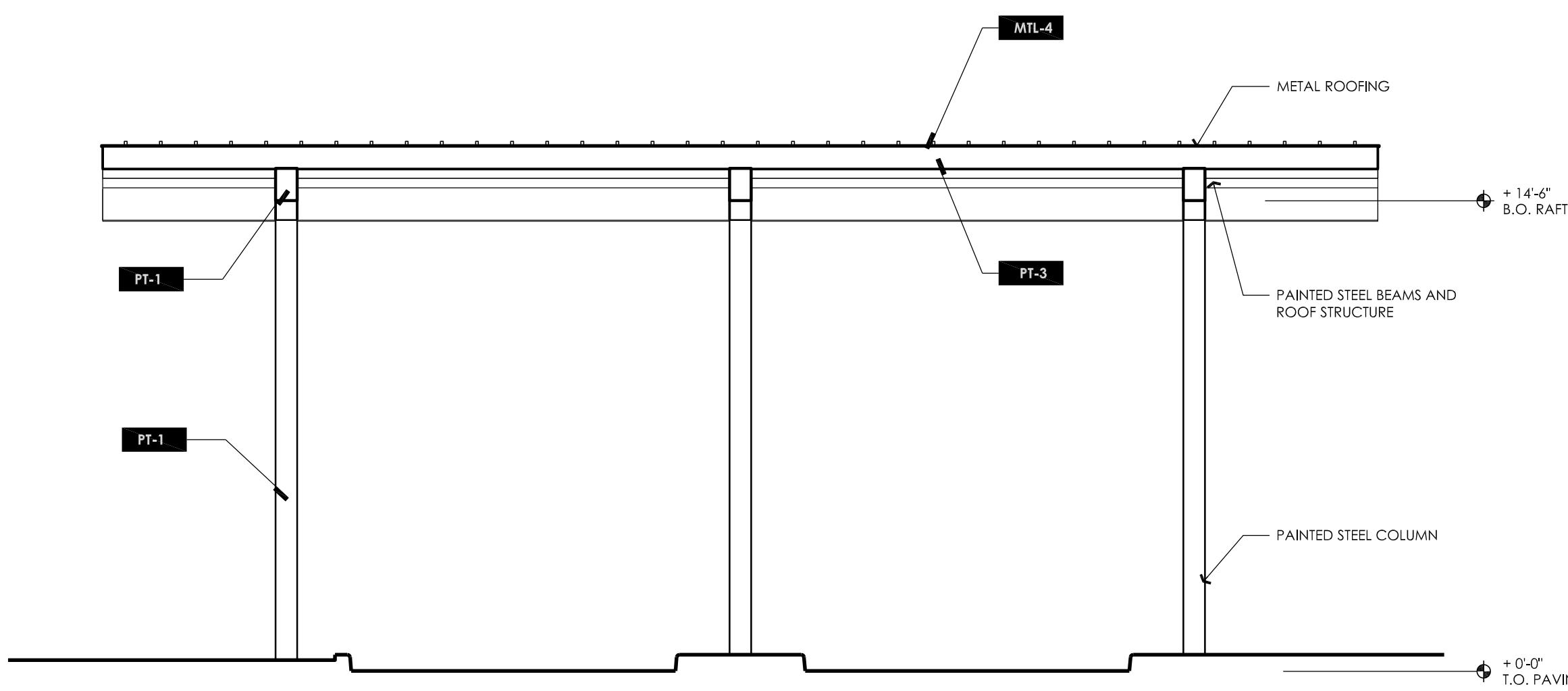
ARCHITECTURE PLUS INC.
4335-B NORTH STAR WAY
MODESTO, CA 95356

ph. 209.577.4661
fx. 209.577.0213

SHEET:

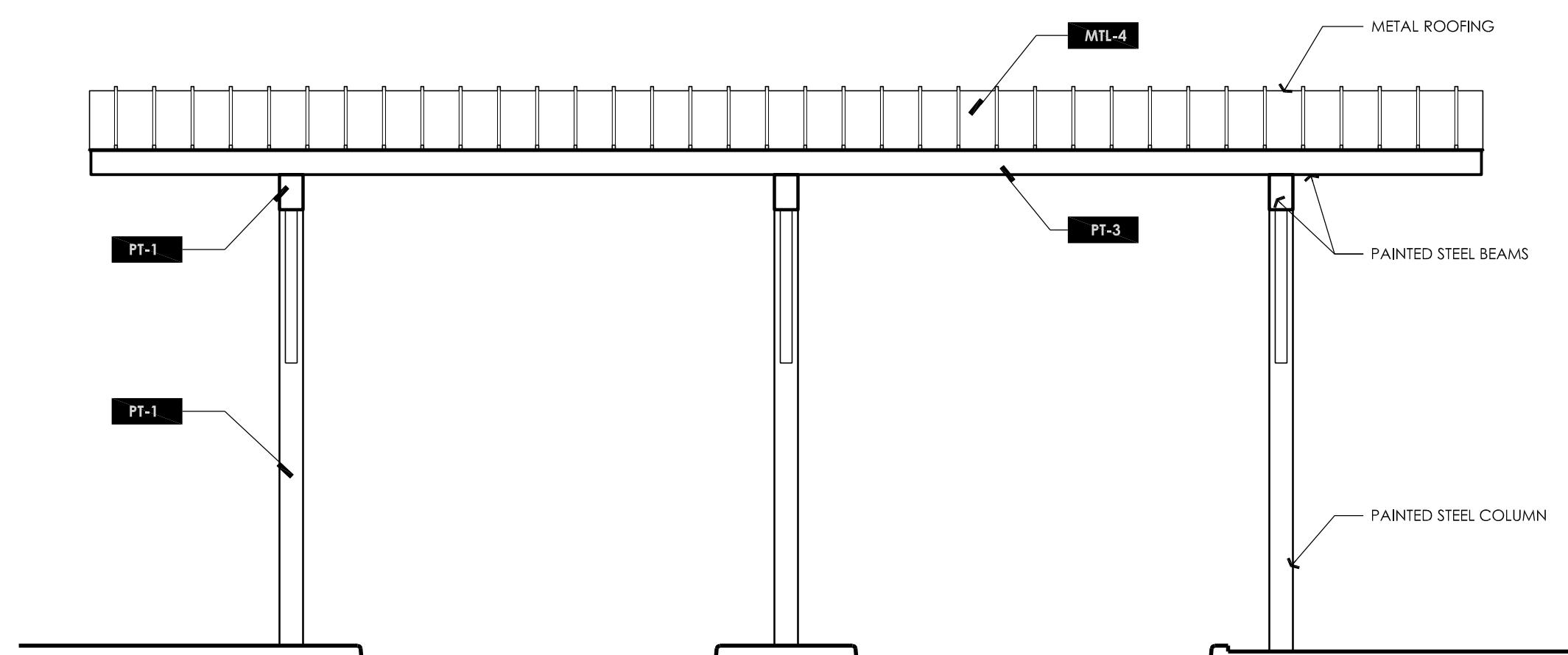
A3

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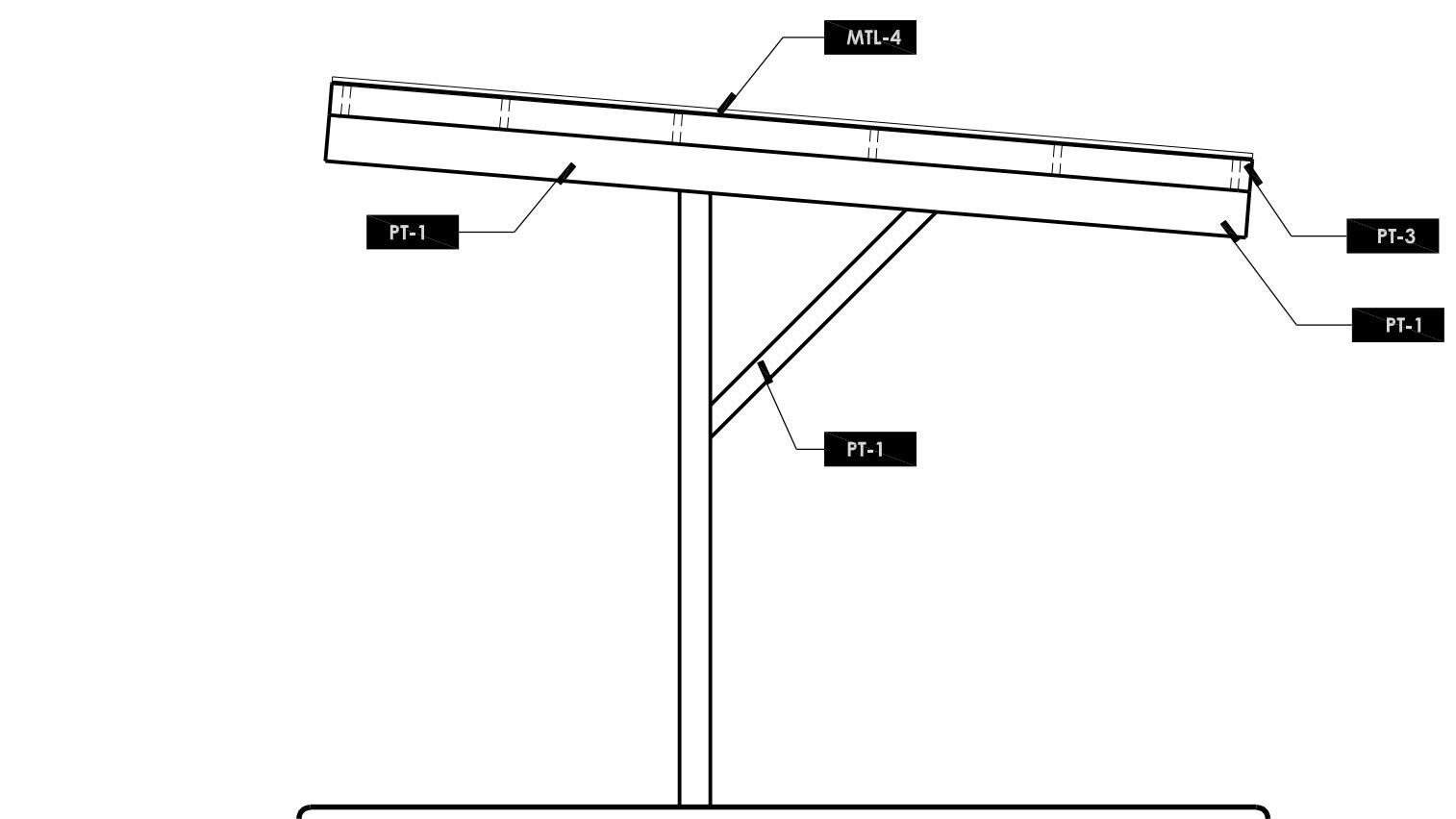
NORTH ELEVATION - P.O.S. CANOPY

SCALE: 1/4" = 1'-0"



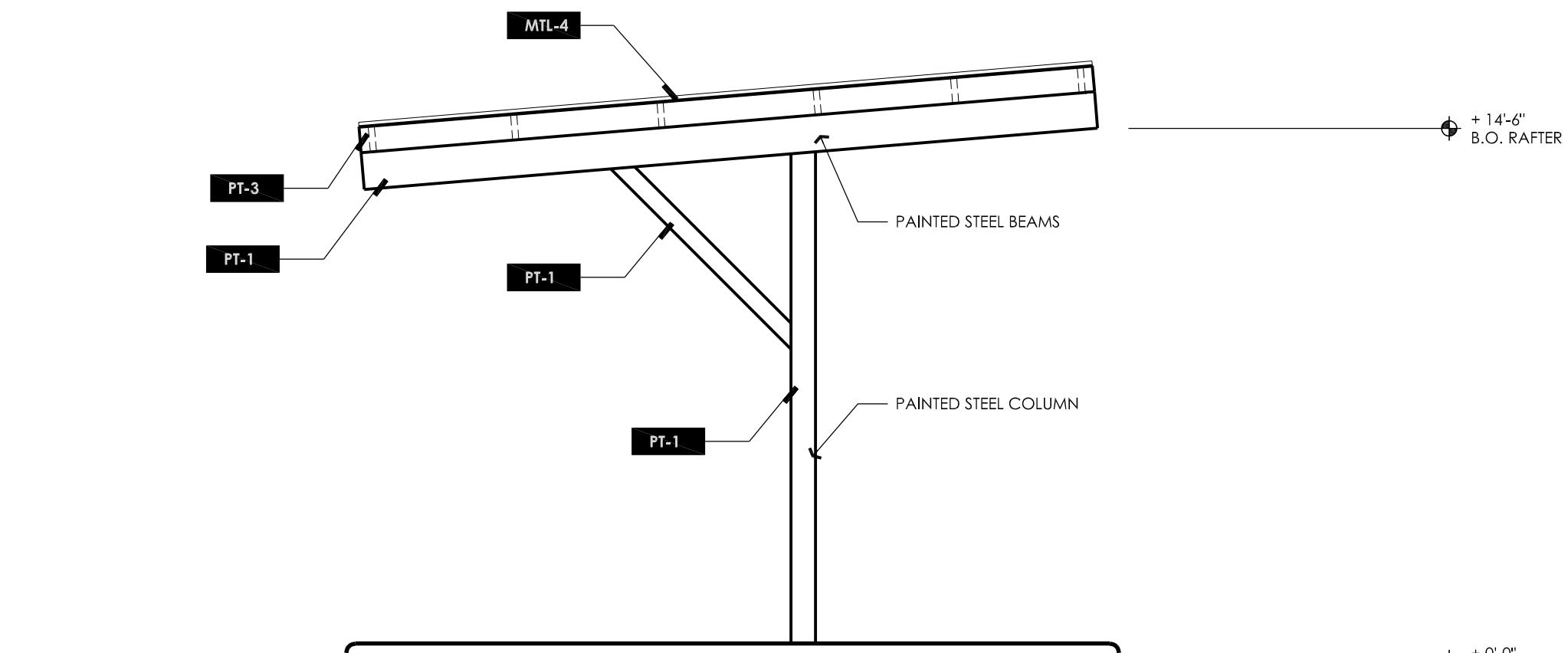
SOUTH ELEVATION- P.O.S. CANOPY

SCALE: 1/4" = 1'-0"



WEST ELEVATION- P.O.S. CANOPY

SCALE: 1/4" = 1'-0"



EAST ELEVATION- P.O.S. CANOPY

SCALE: 1/4" = 1'-0"



RENDERING - P.O.S. CANOPY

SCALE: NTS

FINISH LEGEND

PT-1 SHERWIN WILLIAMS: SNOW BOUND: #SW7004

PT-3 SHERWIN WILLIAMS: TRICORN BLACK: #SW6258

MTL-4 BRIDGER STEEL METAL ROOF PANEL
PROFILE: SNAP BATTE
COLOR: GALVANIZED

PLANNING ■■■
ARCHITECTURE ■■■■■

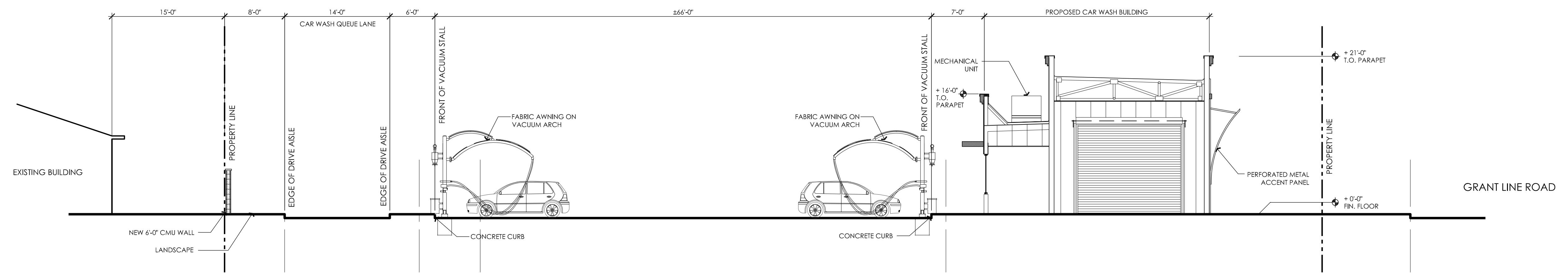
api

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SITE SECTION 1

SCALE: 1/8" = 1'-0"



VACUUM STALL RENDERING

SCALE: NTS



VACUUM STALL RENDERING

SCALE: NTS

VACUUM EQUIPMENT COLORS

FABRIC AWNINGS: SLATE GRAY
AWNING STRUCTURE: WHITE

TRACY CAR WASH

150 W GRANT LINE RD,
TRACY CA 95376

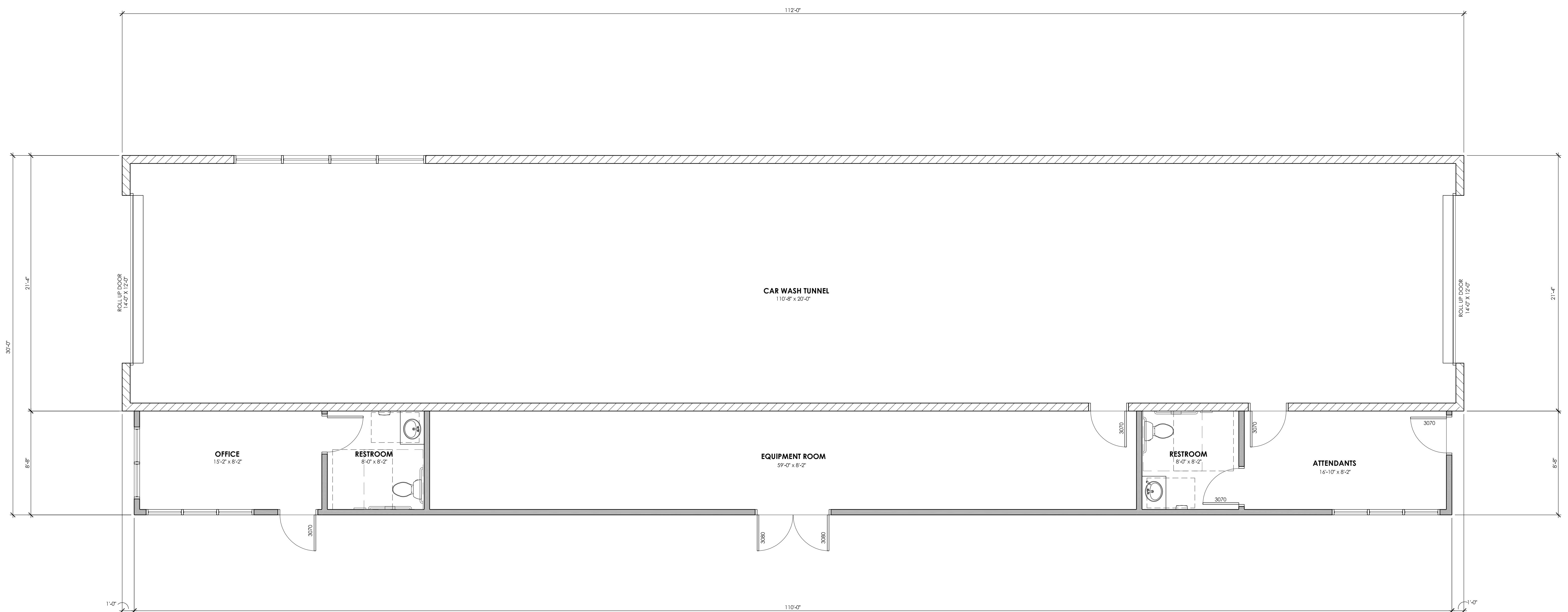
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TRACY CAR WASH

150 W GRANT LINE RD,
TRACY CA 95376

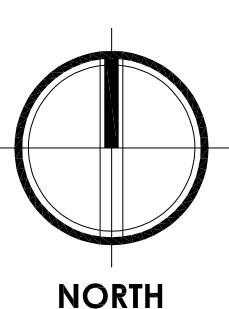
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ARCHITECTURE ■■■■■
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MODESTO, CA 95356

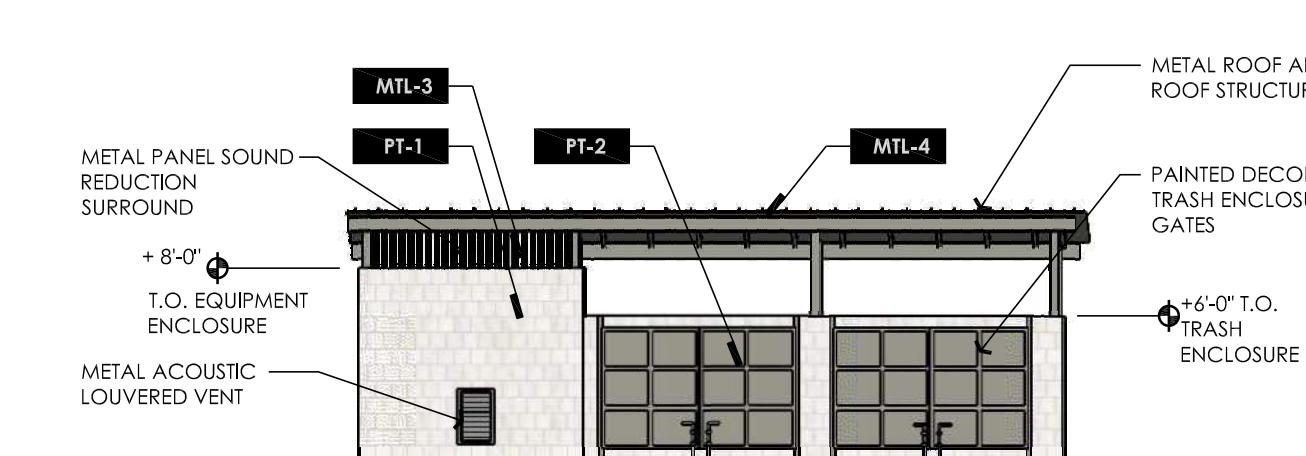
ph. 209.577.4661
fx. 209.577.0213
SHEET:
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FLOOR PLAN

SCALE: 1/4" = 1'-0"

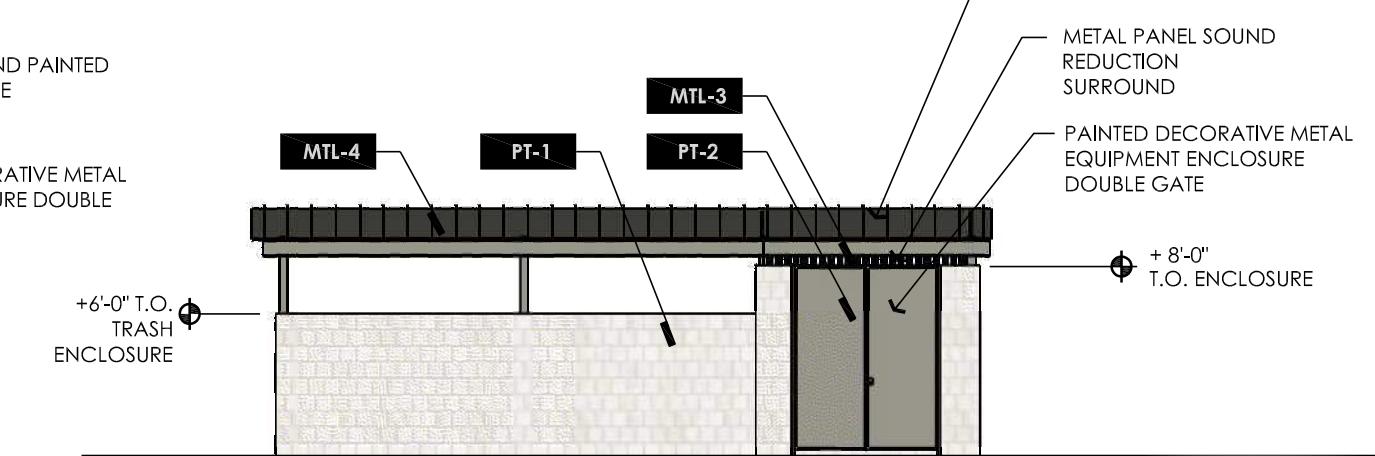


NORTH



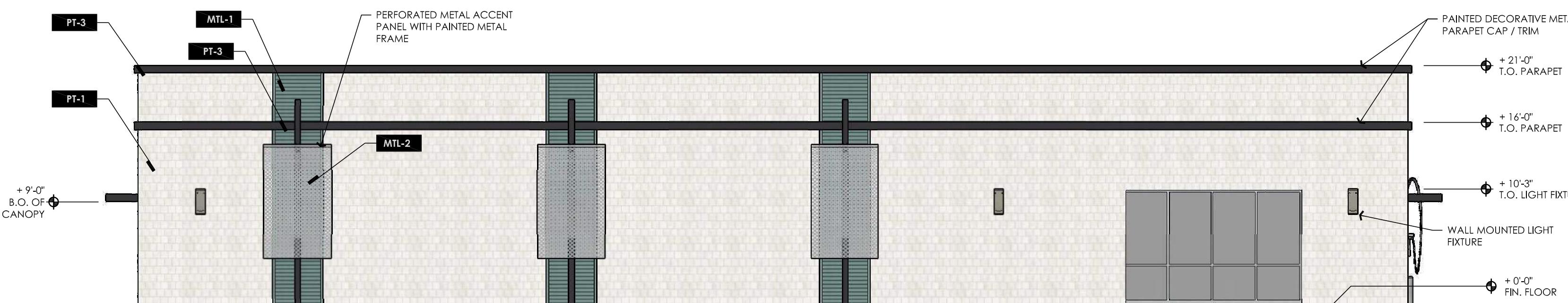
NORTH ELEVATION - EQUIPMENT AND TRASH ENCLOSURE

SCALE: 1/8" = 1'-0"



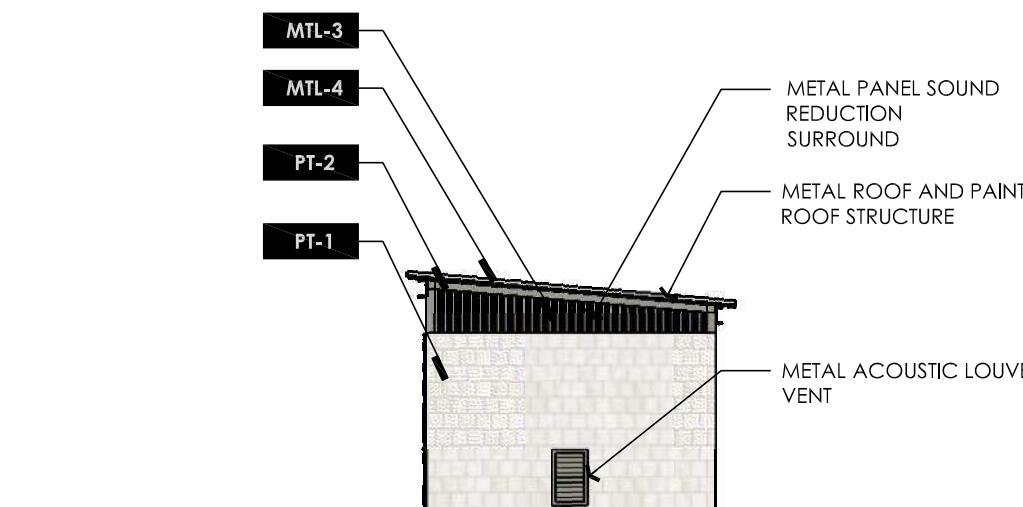
SOUTH ELEVATION - EQUIPMENT AND TRASH ENCLOSURE

SCALE: 1/8" = 1'-0"



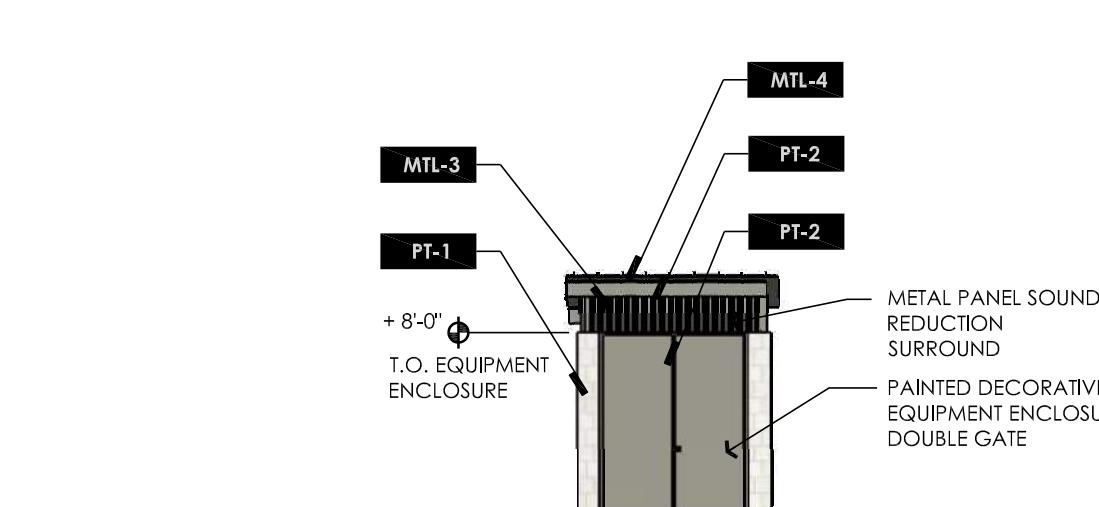
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



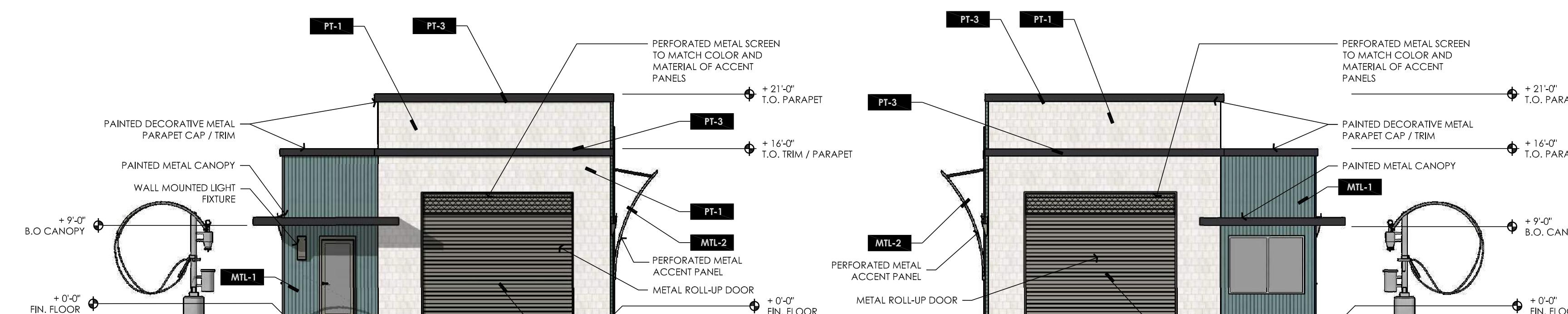
EAST ELEVATION - EQUIPMENT ENCLOSURE

SCALE: 1/8" = 1'-0"



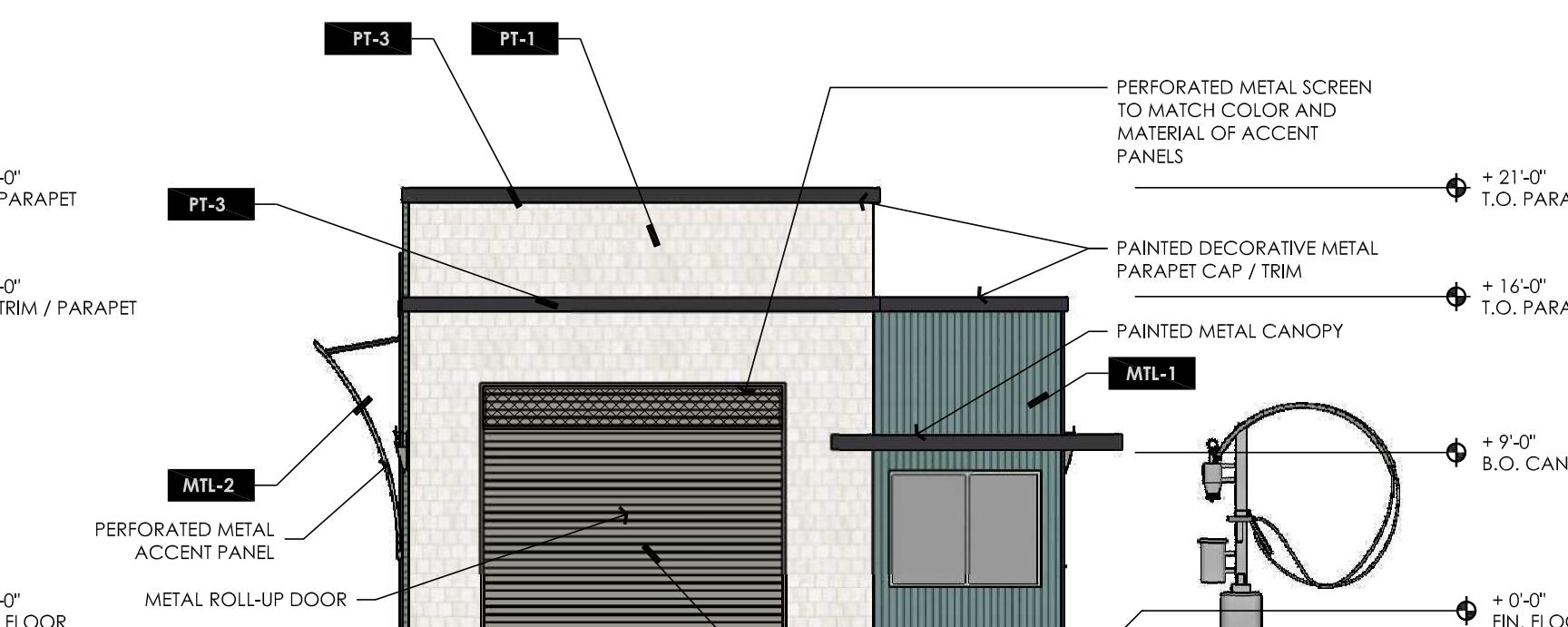
SOUTH ELEVATION - EQUIPMENT ENCLOSURE

SCALE: 1/8" = 1'-0"



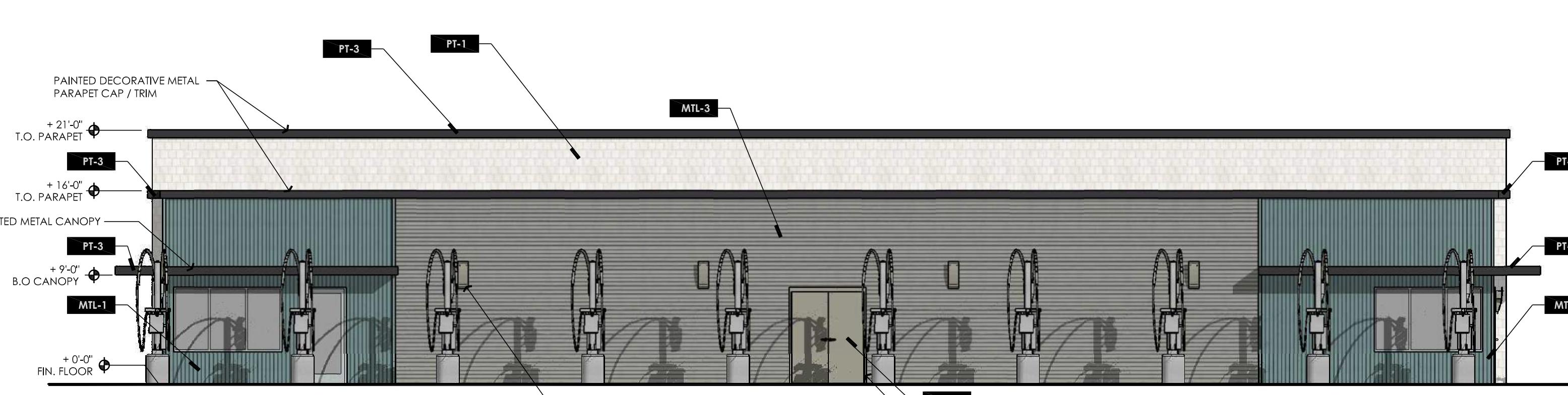
EAST ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

FINISH LEGEND

- PT-1 PAINTED PRECISION CONCRETE MASONRY
SHERWIN WILLIAMS: SNOW BOUND: #SW7004
- PT-2 SHERWIN WILLIAMS: LINK GRAY: #SW6200
- PT-3 SHERWIN WILLIAMS: TRICORN BLACK: #SW6258
- MTL-1 BRIDGER STEEL METAL WALL PANEL
PROFILE: 7.2 STRUCTURAL BOX BEAM
COLOR: HEMLOCK GREEN
- MTL-2 "HENDRICK ARCHITECTURAL" PERFORATED METAL
PANELS: PAINTED PT-2 LINK GRAY
- MTL-3 BRIDGER STEEL METAL WALL PANEL
PROFILE: 7.2 STRUCTURAL BOX BEAM
COLOR: GALVANIZED
- MTL-4 BRIDGER STEEL METAL ROOF PANEL
PROFILE: SNAP BATTEN
COLOR: GALVANIZED

VACUUM EQUIPMENT: ALL METAL PARTS TO BE
MANUFACTURERS WHITE
VACUUM CANOPY: MANUFACTURERS SLATE GRAY

GENERAL NOTES

- COLORS INDICATED ON THIS DRAWING ARE APPROXIMATE AND WILL VARY DEPENDING ON PRINTER/MONITOR SOURCE. REFER TO COLORS AND MATERIALS BOARD FOR TRUE REPRESENTATION OF ALL PROPOSED FINISHES.

TRACY CAR WASH

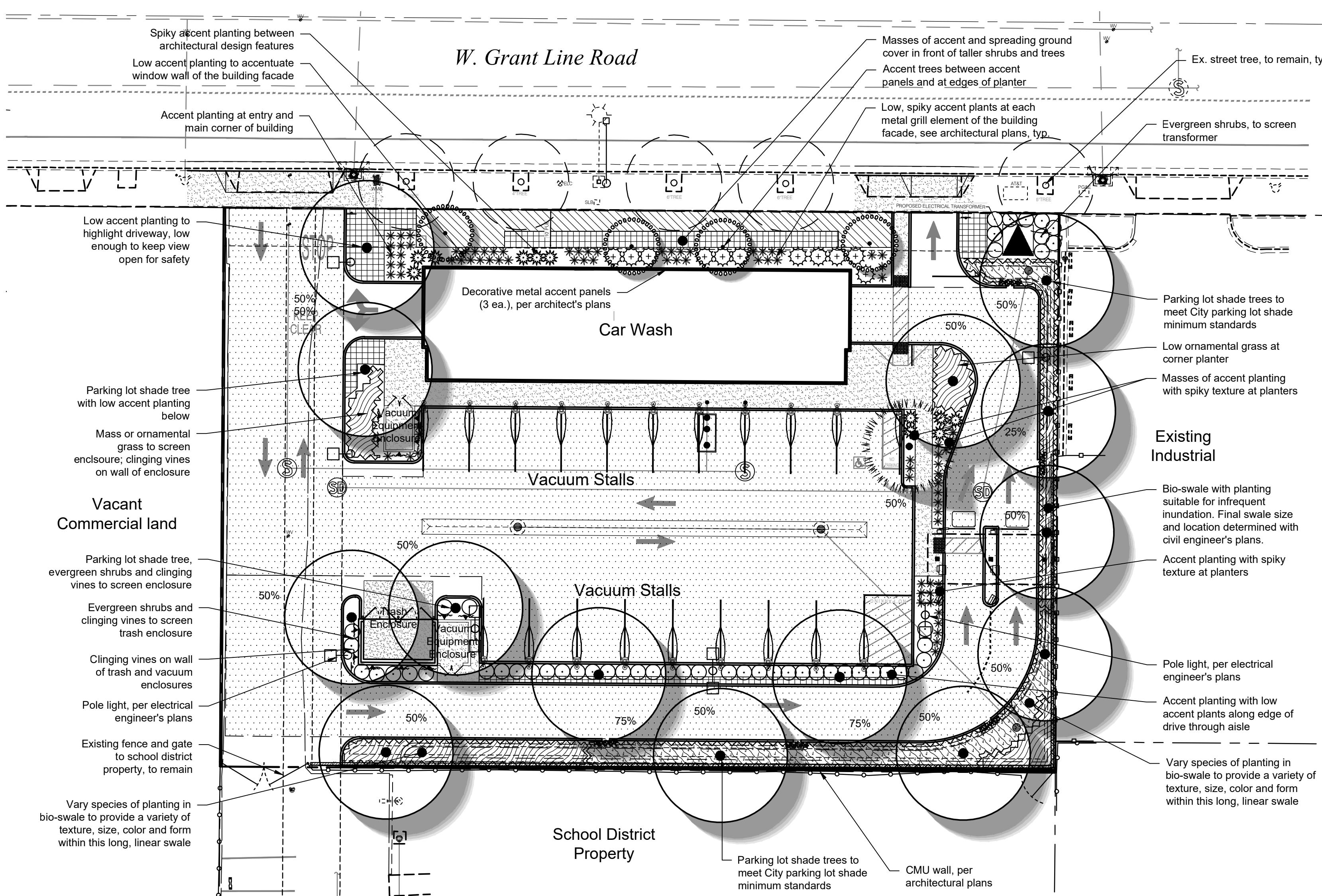
150 W GRANT LINE RD,
TRACY CA 95376

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PRELIMINARY WELO CALCULATIONS

The calculations provided below are an initial estimate of water usage for the planting and irrigation design being proposed with this plan. Hydrozones are approximated and may change with the final design, but the overall intent will remain and compliance with WELO will be achieved.

City (ETo): Tracy (48.5)

Plant Type	Water Use (per WUCOLS)	Type of Irrigation (IE)	Plant Factor	Hydrozone Area (sf)	ETWU (gal.)
Shrubs	Moderate	Drip (0.81)	0.5	1,108 sf	20,566
Shrubs	Low	Drip (0.81)	0.3	3,151 sf	35,093
Bio-swale	Low	Drip (0.81)	0.3	2,177 sf	24,245
Total:					6,436 sf 79,905

Estimated Total Water Use (ETWU): 79,905 gal.

Maximum Applied Water Allowance (MAWA): 87,089 gal.

Estimated Average EТАF: 0.41

Maximum Allowable EТАF: 0.45

PARKING LOT SHADE CALCULATIONS

Tree diameters per species based on published City documentation or the Sunset Western Garden Book. Shade area on plans is identified with the hatch symbol to the left.

Tree Type	Area at 100%	100%	75%	50%	25%	Subtotal (sf)
35' diameter Pistacia chinensis 'Keith Davey'	962 sf	0	1,443 (25,291 (11) 241 (1)	6,975		
25' diameter Pistacia chinensis 'Keith Davey'	490 sf	0	0	245 (1)	0	245

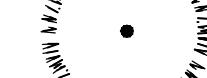
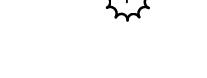
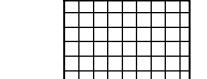
Total shade provided: 7,220 sf
Parking area: 17,884 sf
Percentage of shade provided (min. 40% req'd): 40 %

PARKING LOT TREE REQUIREMENTS

Number parking spaces: 1
Req'd trees (1 tree per 5 parking space): 1
Trees Provided: 1

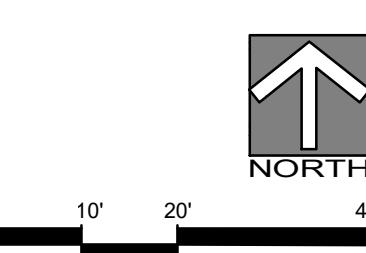
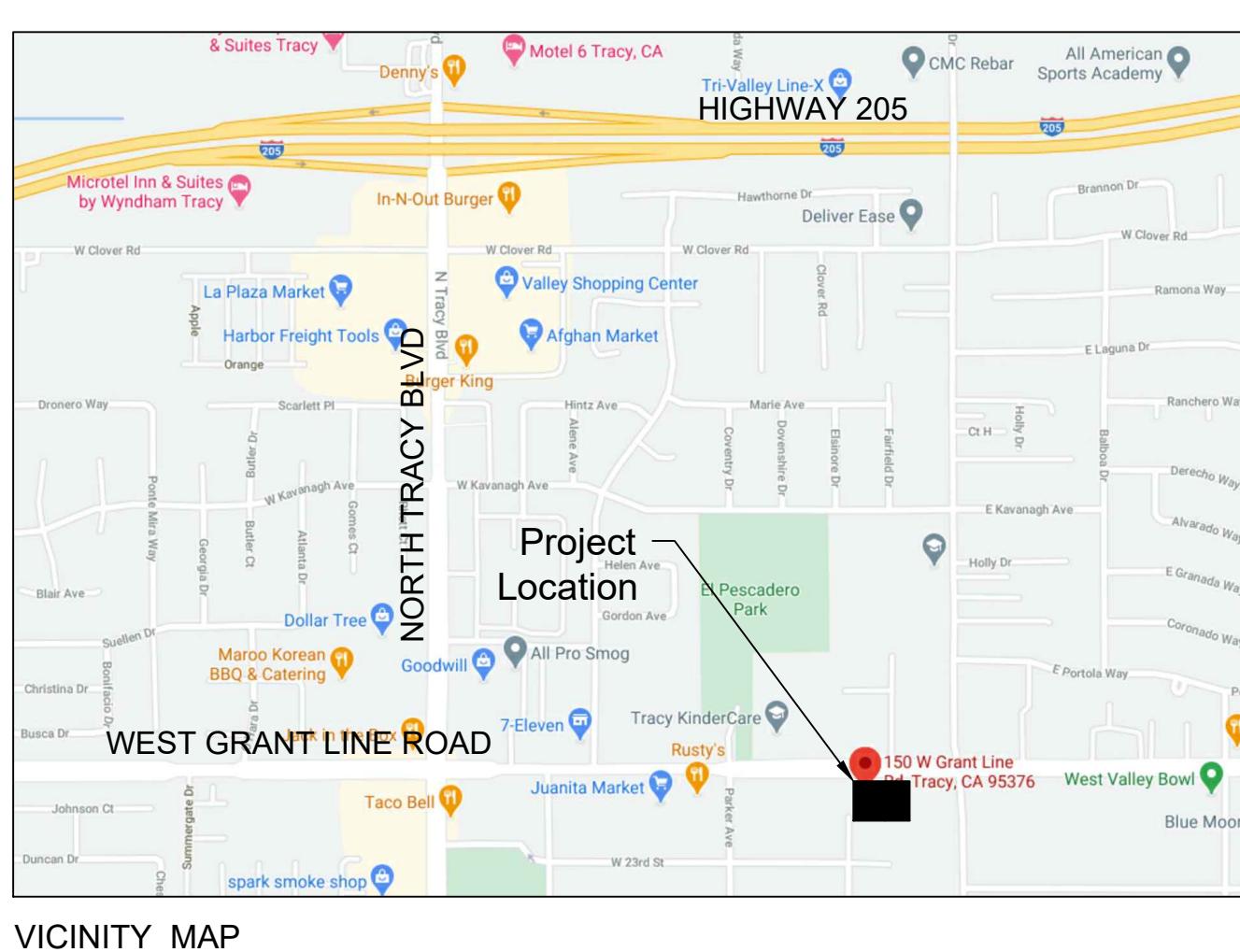
PRELIMINARY PLANT PALETTE

The Preliminary Plant Palette represents a types of plants selected for this project that are suitable for the location and design concept. Plants in the final plan will be selected from this list. Not all plants in the list below will be used and additional plants may be incorporated with the final plans, but the overall design concept represented will be maintained.

	PARKING LOT SHADE TREE Pistacia chinensis 'Keith Davey' / Keith Davey Chinese Pistache	14	Mature H' x W' 24" box 45' x 35'
	EVERGREEN TREE Laurus x 'Saratoga' / Saratoga Hybrid Laurel	1	24" box 25' x 25'
	ACCENT TREE Small to medium size tree, 15' x 15', with flowers or interesting branch structure. Acer palmatum / Multi-Trunk Japanese Maple Lagerstroemia indica / Crape Myrtle	4	24" box 15' x 15' 24" box 15' x 15'
	EVERGREEN HEDGE Callistemon viminalis 'Little John' / Dwarf Weeping Bottlebrush Ligustrum japonicum 'Texanum' / Wax Leaf Privet Nandina domestica 'Compacta' / Dwarf Heavenly Bamboo Olea europaea 'Little Ollie' TM / Little Ollie Olive Raphiolepis umbellata 'Minor' / Yedda Hawthorn Rosmarinus officinalis 'Blue Spires' / Rosemary	11	5 gal. 3'x3' 5 gal. 4'x6' 5 gal. 5'x6' 5 gal. 5'x6' 5 gal. 42"x42" 5 gal. 5'x6'
	ACCENT SHRUBS Lantana camara spp. / Lantana Muhlenbergia capillaris / Pink Muhy Grass Perovskia atriplicifolia / Russian Sage Phormium tenax spp. / New Zealand Flax	11	5 gal. 2'x5' 5 gal. 5'x5' 5 gal. 4'x4' 5 gal. 3'x3'
	INFILL SHRUBS Callistemon viminalis 'Little John' / Dwarf Weeping Bottlebrush Diites iodoides / Fortnight Lily Nandina domestica 'Gulf Stream' TM / Gulf Stream Heavenly Bamboo Pittosporum tobira 'Wheeler's Dwarf' / Wheeler's Dwarf Pittosporum Raphiolepis indica 'Clara' / Indian Hawthorn	51	5 gal. 3'x3' 5 gal. 3'x3' 5 gal. 3'x3' 5 gal. 3'x5' 5 gal. 4'x4'
	LOW ACCENT/FLOWERING SHRUBS Hemerocallis x / Hybrid Daylily Muhlenbergia dubia / Pine Muhy Phormium tenax 'Jack Spratt' / New Zealand Flax	84	1 gal. 30"x30" 1 gal. 30"x30" 1 gal. 18"x18"
	VINE Clinging vine on walls. Ficus pumila / Creeping Fig Parthenocissus tricuspidata / Boston Ivy	12	1 gal. Spreading 1 gal. Spreading
	BIO-FILTRATION PLANTING Chondropetalum tectorum / Small Cape Rush Juncus patens 'Elk Blue' / Spreading Rush Muhlenbergia capillaris / Pink Muhy Grass Muhlenbergia rigens / Deer Grass	1,100 sf	46 5 gal. 60" oc 128 5 gal. 36" oc 46 5 gal. 60" oc 46 5 gal. 60" oc
	ORNAMENTAL GRASS Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass Chondropetalum tectorum / Cape Rush Muhlenbergia capillaris / Pink Muhy Grass Muhlenbergia dubia / Pine Muhy Muhlenbergia rigens / Deer Grass	955 sf	82 5 gal. 42" oc 111 5 gal. 60" oc 40 5 gal. 60" oc 111 5 gal. 36" oc 40 5 gal. 60" oc
	LOW SPREADING GROUNDCOVER Coneaster dammeri 'Lowfast' / Lowfast Bearberry Cotoneaster Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper Juniperus sabina 'Calgary Carpet' TM / Calgary Carpet Juniper Myoporum parvifolium 'Prostratum' / Myoporum	824 sf	35 1 gal. 60" oc 54 1 gal. 48" oc 54 1 gal. 48" oc 35 1 gal. 60" oc
	ACCENT GROUNDCOVER Dianella revoluta 'Little Rev' / Little Rev Flax Lily Hemerocallis x / Hybrid Daylily Lomandra longifolia 'Breeze' TM / Breeze Mat Rush Phormium tenax spp. / New Zealand Flax	976 sf	254 1 gal. 24" oc 113 1 gal. 36" oc 113 1 gal. 36" oc 113 1 gal. 36" oc



Sam Harned
Landscape
Architecture
P O Box 2275
Oakdale, CA 95361
209-380-7376 www.harnedla.com

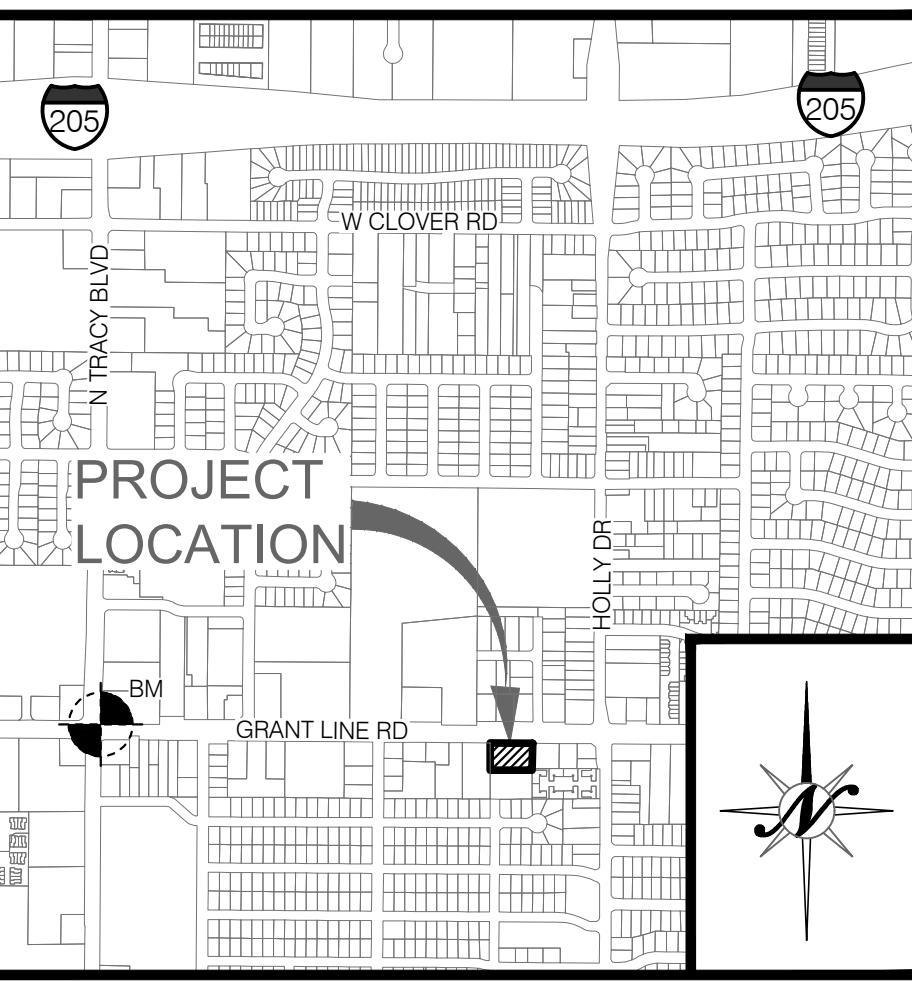
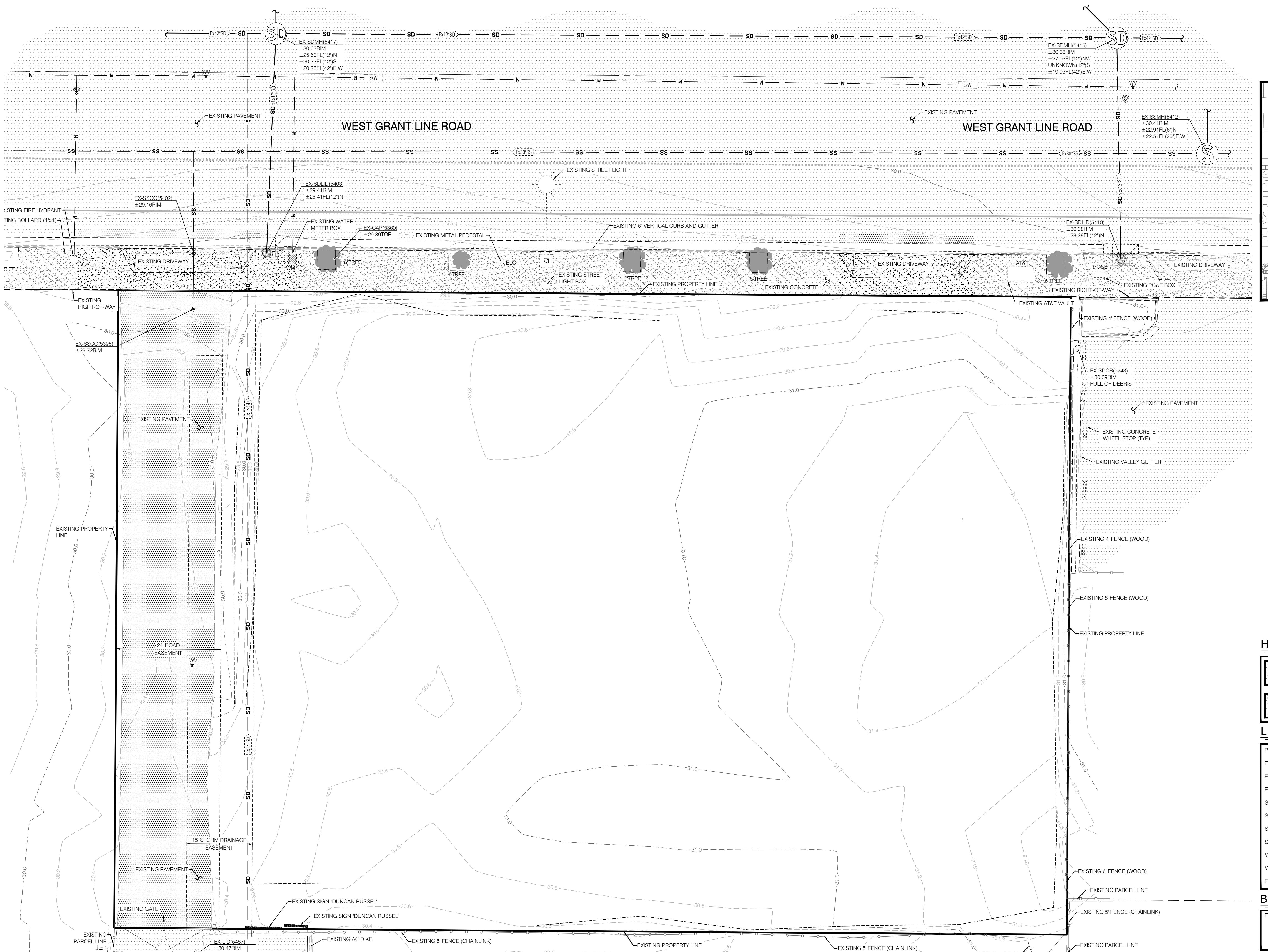


Conceptual Landscape Plan

02 November 2021 | Tracy Car Wash - Tracy, CA

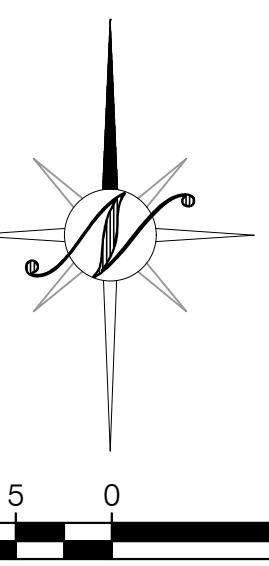
TRACY CAR WASH TOPOGRAPHIC PLAN

SHEET 1 OF 2

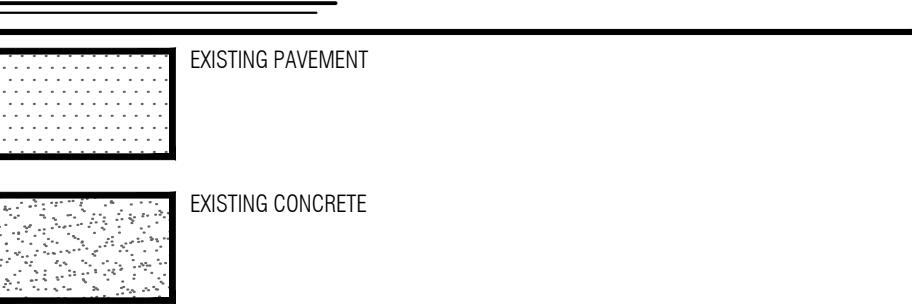


VICINITY MAP

N



WATCH LEGEND



LEGEND

PROJECT BOUNDARY	
EXISTING SANITARY SEWER	— — — SS — — —
EXISTING STORM DRAIN	— — — SD — — —
EXISTING WATER	— — — W — — —
SEWER MANHOLE	
SEWER CLEAN OUT	
STORM DRAIN CURB INLET	
STORM DRAIN MANHOLE	
WATER METER	
WATER VALVE	
PIPE HYDRANT	

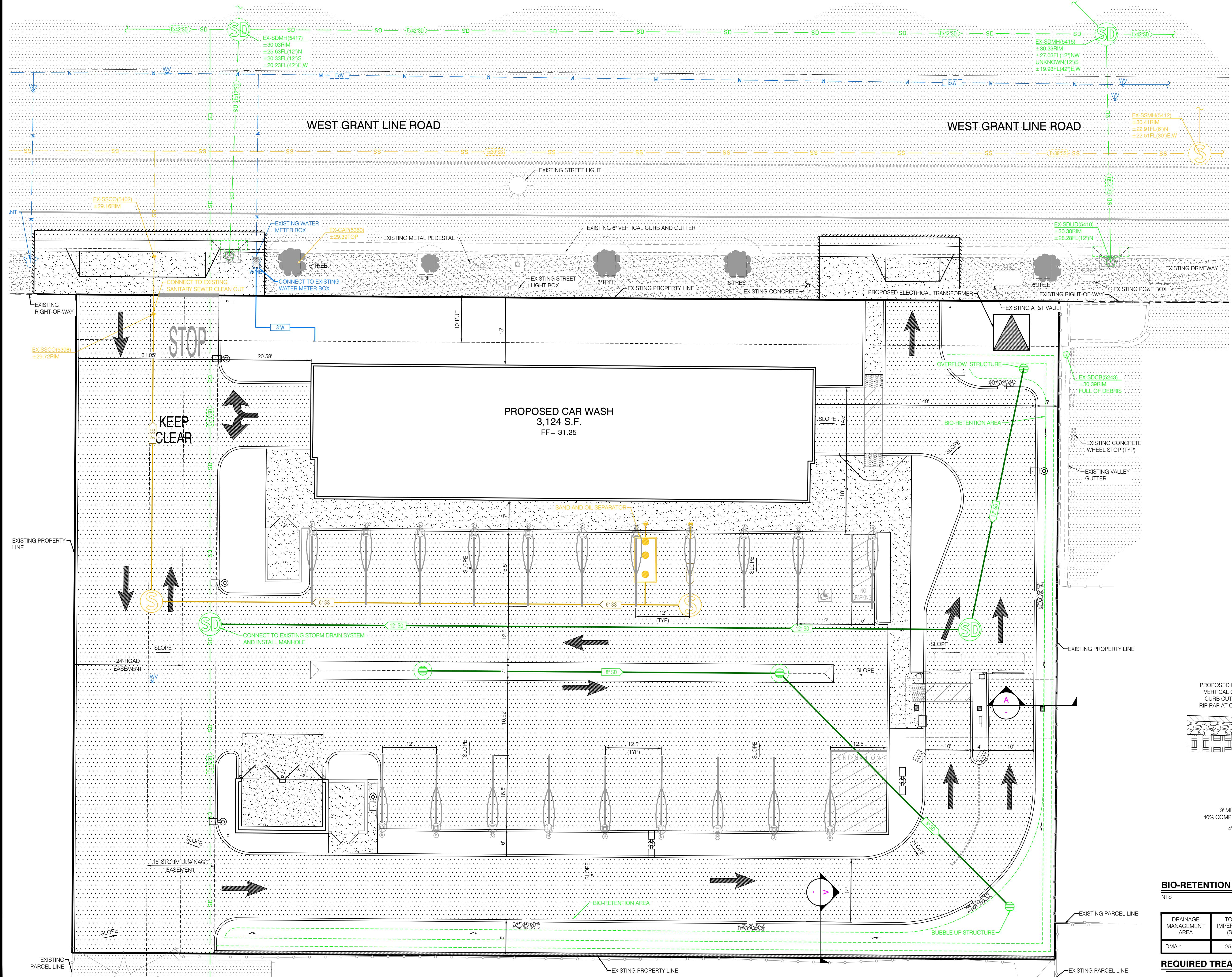
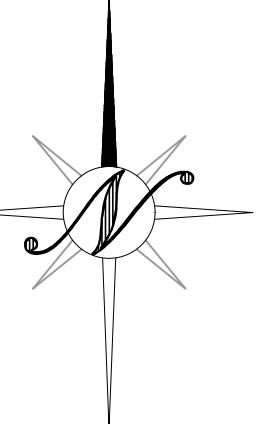
BENCHMARK

ELEVATION: 29.27 (NAVD88)

BM CITY OF TRACY BENCHMARK - 2076
2 INCH DISK AT NORTHEAST CURB RETURN OF GRANT LINE
ROAD AND TRACY BLVD.

TRACY CAR WASH OVERALL SITE PLAN

SHEET 2 OF 2



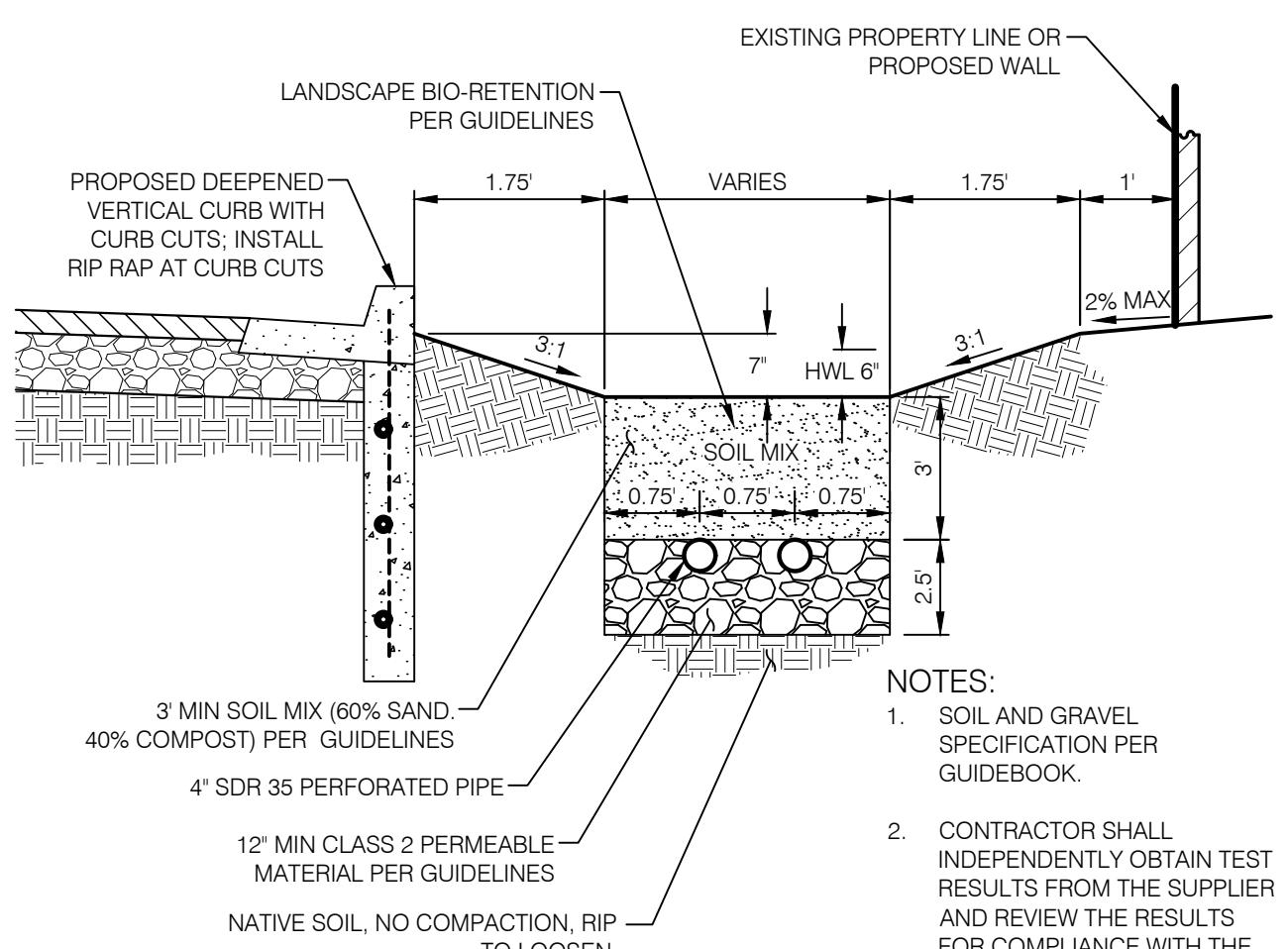
LEGEND

PROJECT BOUNDARY	
EXISTING SANITARY SEWER	
SANITARY SEWER	
EXISTING STORM DRAIN	
STORM DRAIN	
BIO-RETENTION AREA	
EXISTING WATER	
POTABLE WATER	
SEWER MANHOLE	
SEWER CLEAN OUT	
SEWER SAND AND OIL SEPARATOR	
STORM DRAIN INLET	
BUBBLE UP/ OVERFLOW STRUCTURE	
STORM DRAIN CURB INLET	
STORM DRAIN MANHOLE	
WATER METER	
WATER VALVE	
FIRE HYDRANT	

HATCH LEGEND

The diagram illustrates four paving options, each represented by a 3x3 grid of dots:

- EXISTING PAVEMENT**: A 3x3 grid of small black dots on a white background.
- EXISTING CONCRETE**: A 3x3 grid of larger, irregular black shapes on a white background.
- PROPOSED PAVEMENT**: A 3x3 grid of small black dots on a white background.
- PROPOSED CONCRETE**: A 3x3 grid of larger, irregular black shapes on a white background.

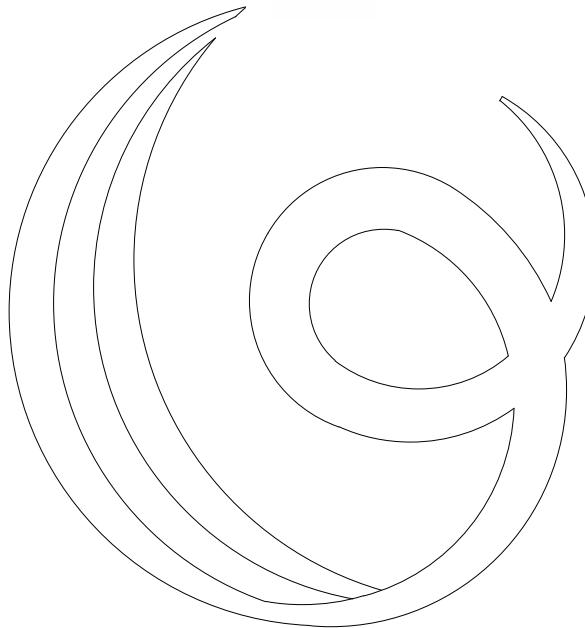
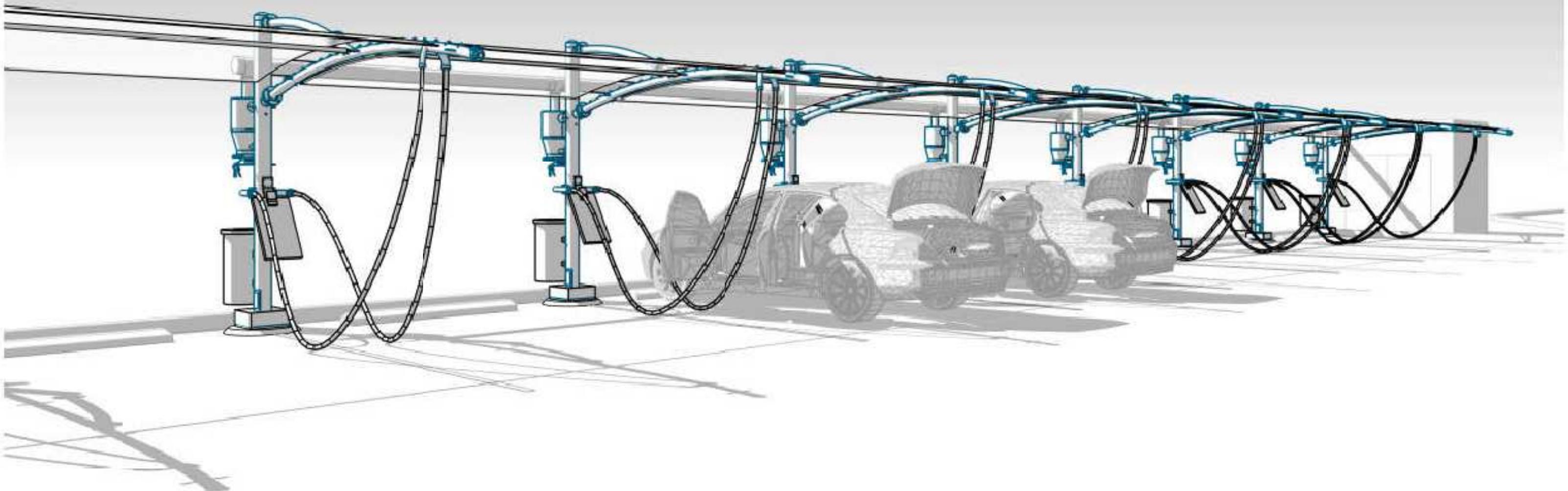


BIO-RETENTION DETAIL "A"

—
—
N

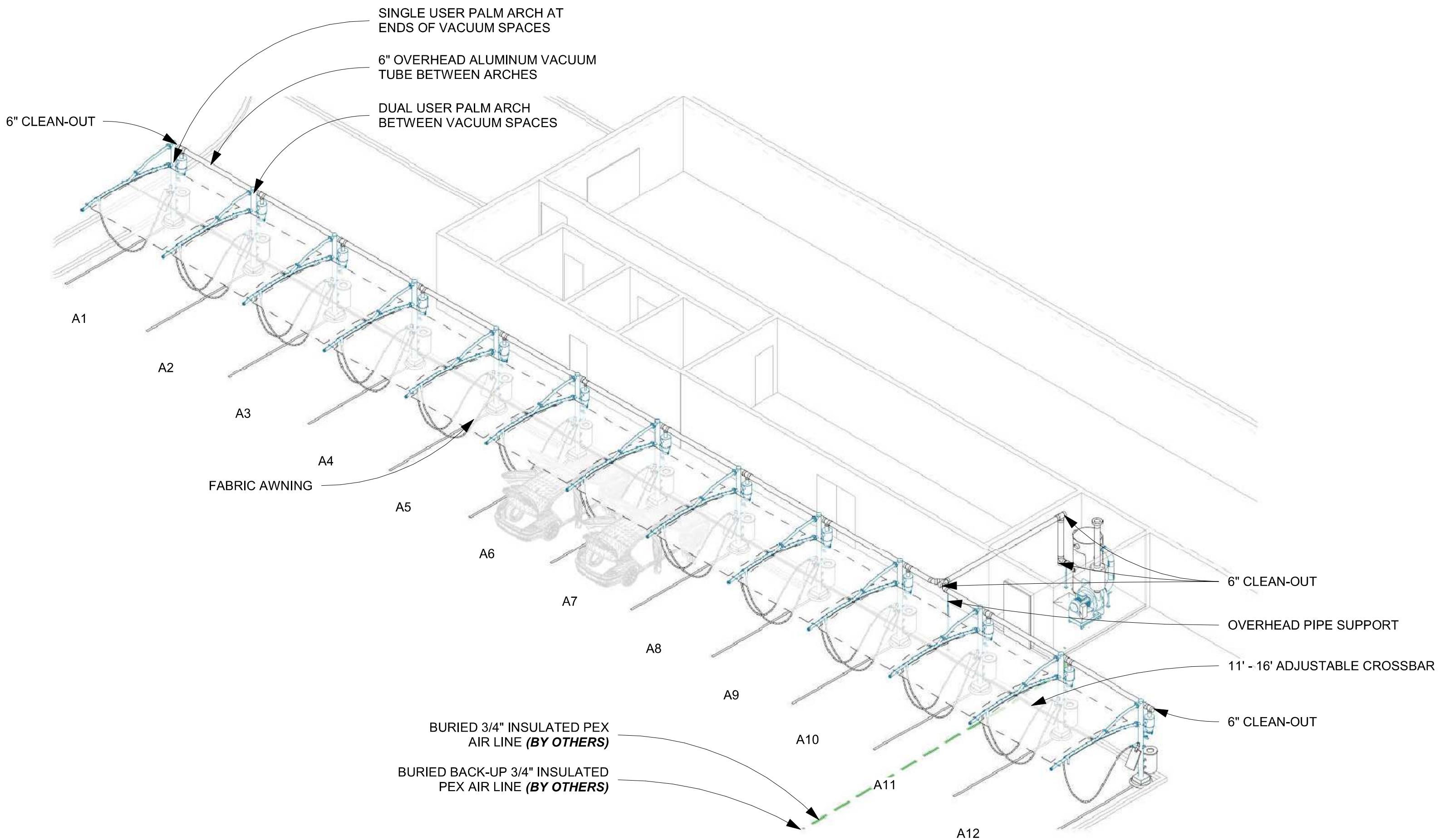
DRAINAGE MANAGEMENT AREA	TOTAL IMPERVIOUS (S.F.)	TOTAL PERVIOUS (S.F.)	TOTAL DRAINAGE AREA (S.F.)	REQUIRED TREATMENT VOLUME (C.F.)	DRAINS TO	IMP PROVIDED TREATMENT (C.F.)	TREATMENT TYPE
DMA-1	25,329	6,561	31,890	1,085	IMP-1	1,085	BIO-RETENTION

REQUIRED TREATMENT AREA CALCULATION

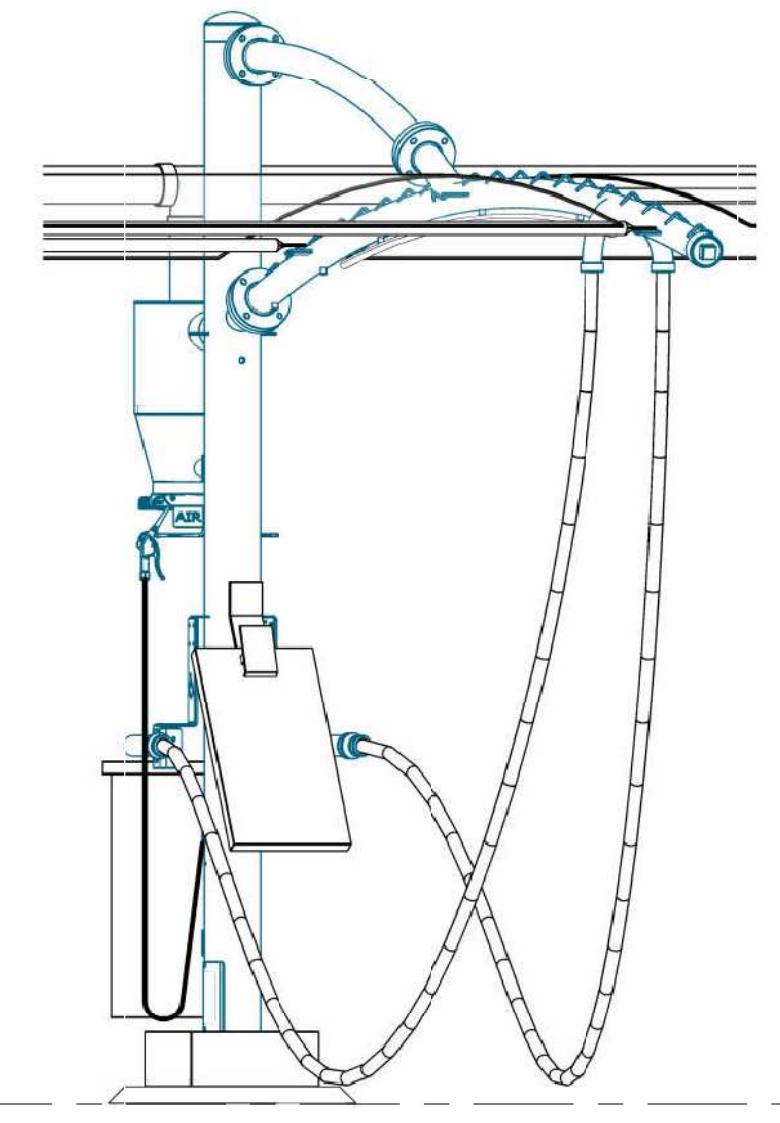
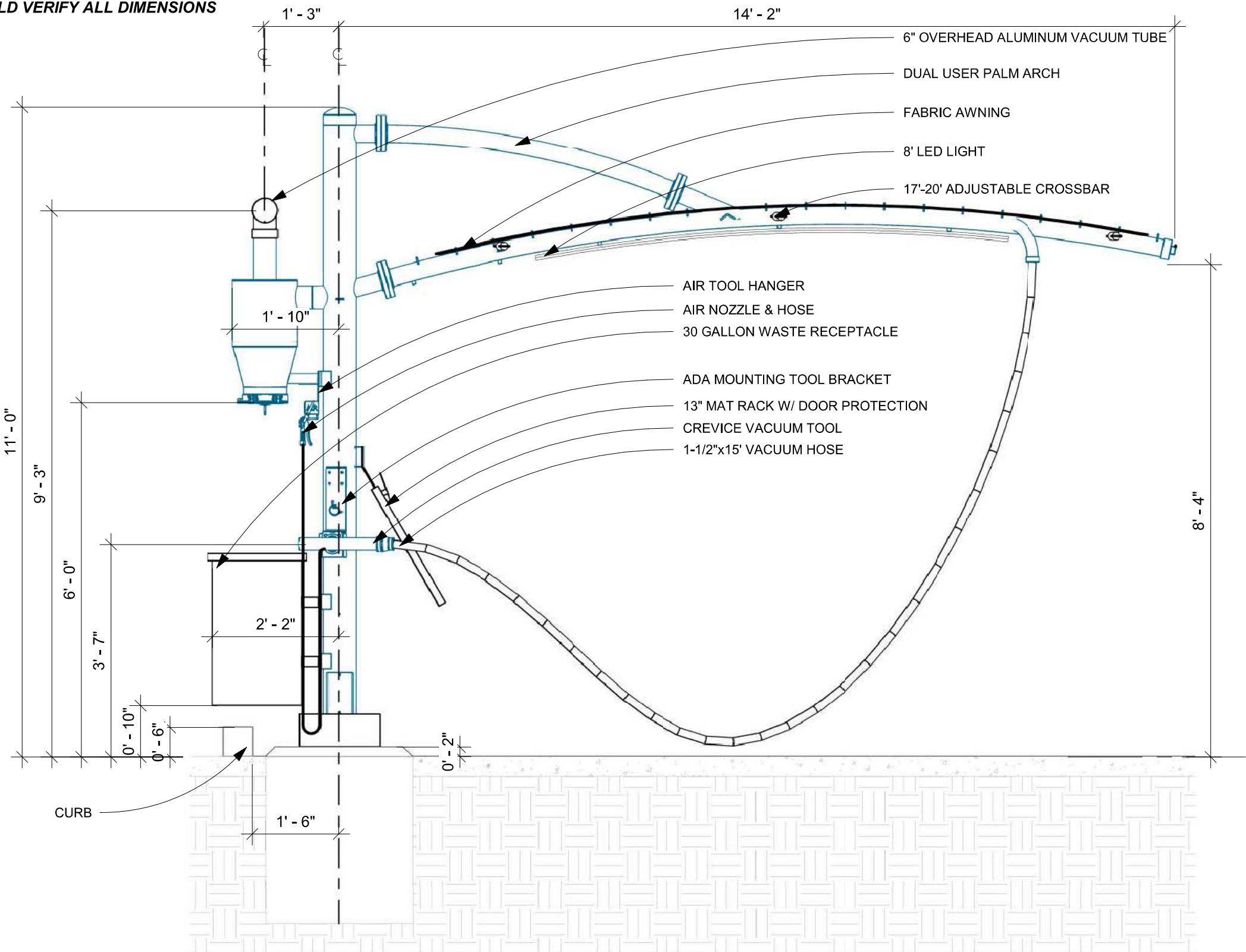


VACUTECH

Elevation: 115' ASL



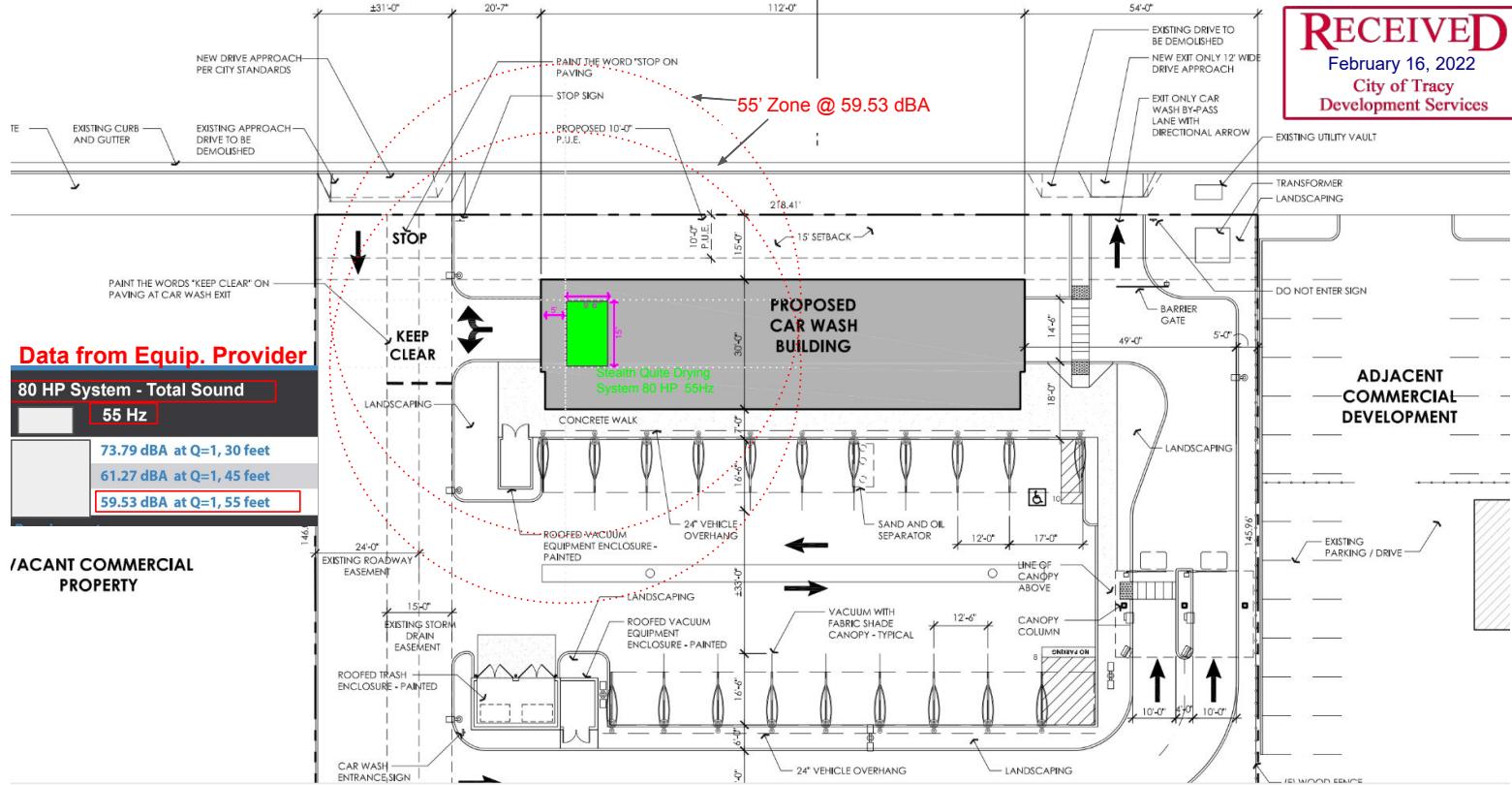
FIELD VERIFY ALL DIMENSIONS



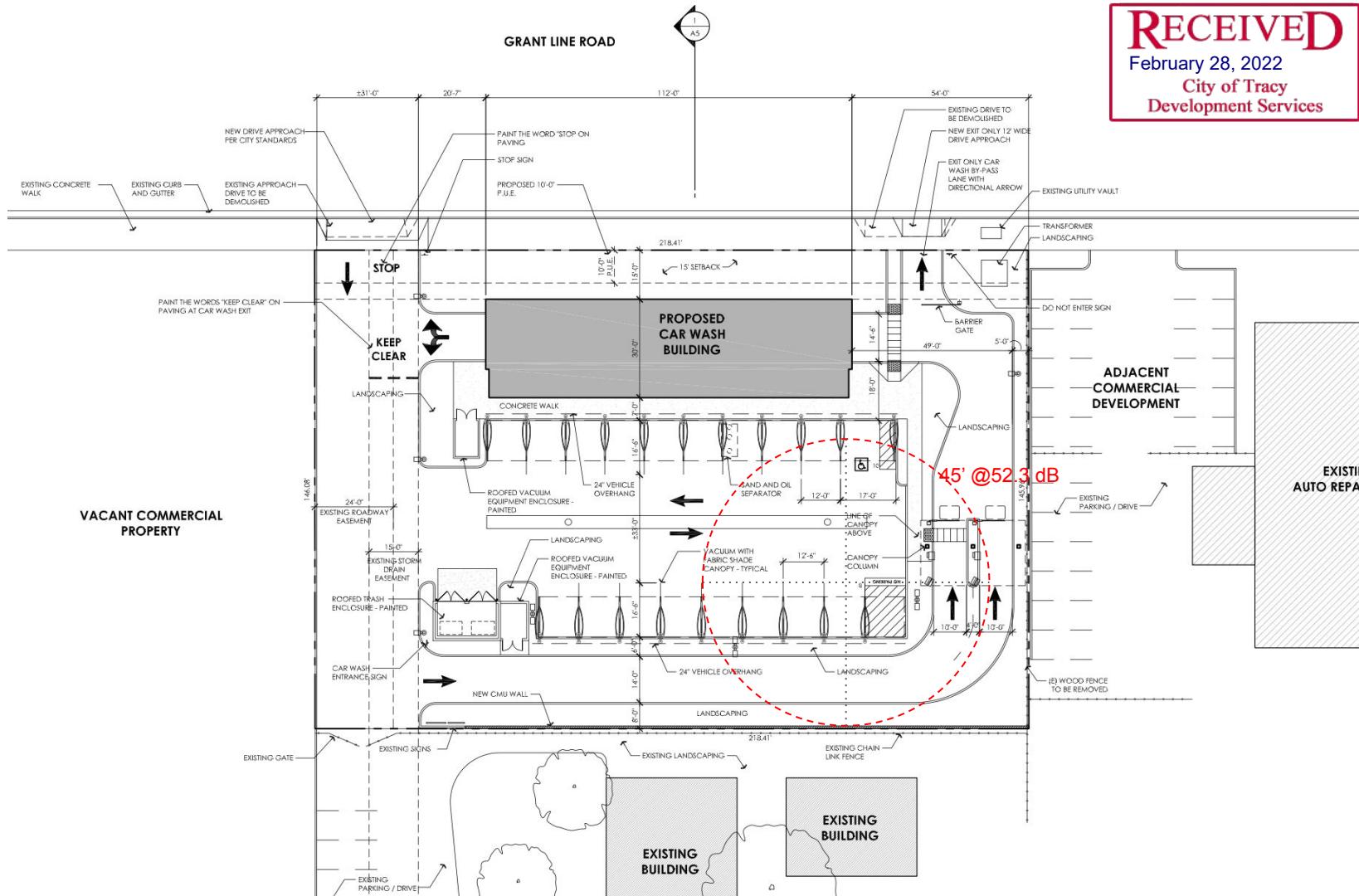
F.G.
0' - 0"

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Dryer System used for 150W Grantline: Stealth Quite Drying System 80 HP 55Hz



RECEIVED
February 28, 2022
City of Tracy
Development Services





AZ Office
 4960 S. Gilbert Road, Ste 1-461
 Chandler, AZ 85249
 p. (602) 774-1950

CA Office
 1197 Los Angeles Avenue, Ste C-256
 Simi Valley, CA 93065
 p. (805) 426-4477

www.mdacoustics.com

April 4, 2022

Jatinder S. Randhawa
 1136 S. Jacobs Drive
 Mountain House, CA 95391

RECEIVED
 April 5, 2022
 City of Tracy
 Development Services

Subject: Tracy Car Wash – Noise Impact Study – City of Tracy, CA

Dear Mr. Randhawa:

MD Acoustics, LLC (MD) has completed a noise assessment for the car wash located at 150 W. Grant Line Road, in the City of Tracy, CA. This assessment reviews the projected car wash operational noise levels and compares them to the Township's noise ordinance. The project proposes an approximately 112-foot car wash tunnel with 18 vacuum bays.

1.0 Assessment Overview

This assessment evaluates the projections of operational noise and compares them to the Township's noise ordinance for informational purposes. The project location map is located in Exhibit A. The site plan utilized for the project is indicated in Exhibit B.

2.0 Local Acoustical Requirements

The Township of Tracy Municipal Code Article 9 states the following:

Except for exempted activities and sounds as provided in this chapter or exempted properties as referenced in Section 4.12.800, it shall be unlawful for any person to cause or allow the creation of any noise to the extent that the one-hour average sound level, at any point on or beyond the boundaries of the property in the applicable Base District Zone on which the sound is produced exceeds the applicable limits set forth below:

Table 1: Windsor Noise Standards

Base District Zone	Sound Level Limits
RE, LDR, MDR/MDC, HDR, RHM	55 dBA
MO, POM, CS, NS, CBD, GHC, H-S	65 dBA
M-1, M-2	75 dBA
A	75 dBA
AMO	75 dBA

Exhibit A
Location Map

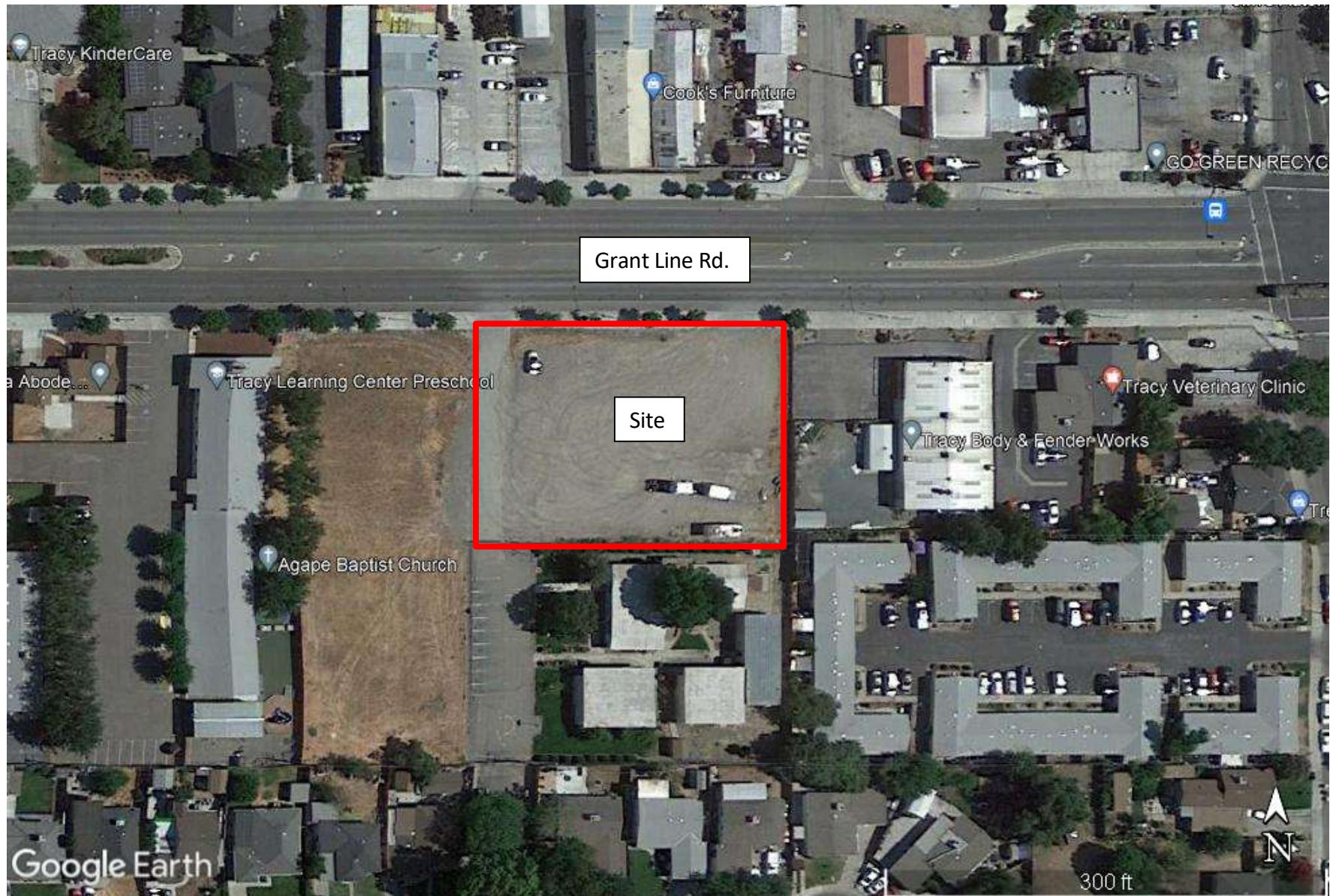
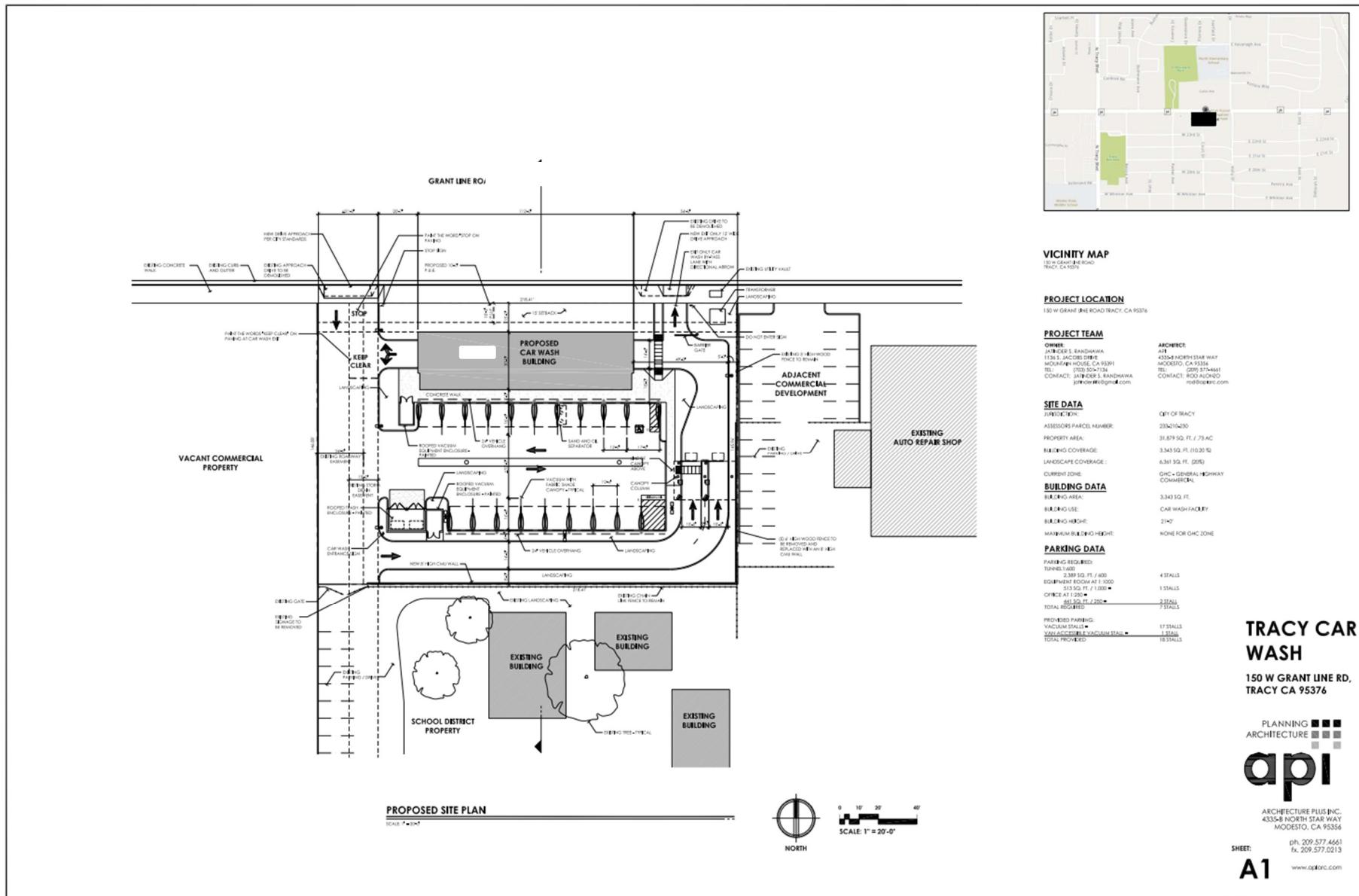


Exhibit B

Site Plan



3.0 Study Method and Procedure

FHWA Traffic Noise Calculator

Traffic noise from vehicular traffic was projected using the FHWA Traffic Noise Prediction Model (FHWA-RD-77-108) methodology. The FHWA model arrives at the predicted noise level through a series of adjustments to the Reference Energy Mean Emission Level (REMEL). Roadway volumes City of Tracy's 2011 traffic counts. As a worst-case scenario, it's assumed that traffic has not increased since those counts were taken. The referenced traffic data was applied to the model and is in Appendix C. The following outlines the key adjustments made to the REMEL for the roadway inputs:

- Roadway classification – (e.g., freeway, major arterial, arterial, secondary, collector, etc.),
- Roadway Active Width – (distance between the center of the outer most travel lanes on each side of the roadway)
- Average Daily Traffic Volumes (ADT), Travel Speeds, Percentages of automobiles, medium trucks, and heavy trucks
- Roadway grade and angle of view
- Site Conditions (e.g. soft vs. hard)
- Percentage of total ADT which flows each hour throughout a 24-hour period

Table 2 provides the traffic noise model assumptions along Grant Line Road.

Table 2: Roadway Parameters and Vehicle Distribution

Roadway	Segment	ADT ¹	Speed (MPH)	Site Conditions
Grant Line Rd.	Tracy to Holly	16,000	40	Hard
Secondary Vehicle Distribution (Truck Mix)²				
Motor-Vehicle Type	Daytime % (7 AM to 7 PM)	Evening % (7 PM to 10 PM)	Night % (10 PM to 7 AM)	Total % of Traffic Flow
Automobiles	77.5	12.9	9.6	97.42
Medium Trucks	84.8	4.9	10.3	1.84
Heavy Trucks	86.5	2.7	10.8	0.74

Notes:
¹ Per Tracy traffic counts.

SoundPLAN Acoustic Model

SoundPLAN (SP) acoustical modeling software was utilized to model future worst-case stationary noise impacts to the adjacent land uses. SP is capable of evaluating multiple stationary noise source impacts at various receiver locations. SP's software utilizes algorithms (based on the inverse square law and reference equipment noise level data) to calculate noise level projections.

The software allows the user to input specific noise sources, spectral content, sound barriers, building placement, topography, and sensitive receptor locations.

The model assumes that the car wash tunnel has a 10-foot-tall by 14-foot-wide exit and entrance opening, an 8' tall wall at a portion of the southern and eastern property line, and is covered by a solid roof.

The blowers (80 HP IDC Stealth Predator or equivalent) were modeled at 7 to 10 feet high as point sources. The blowers are modeled approximately 5 to 10 feet inside the exit of the tunnel. The reference equipment sound level data is provided in Appendix B.

The SP model assumes a total of 18 vacuums and the dryer system are operating simultaneously (worst-case scenario) when in actuality the noise will be intermittent and lower in noise level. The vacuum turbine motors are located west of the vacuums and are expected to be housed within an enclosure. The project proposes to house all other equipment inside the equipment rooms of the car wash building. The model assumes idling cars every three feet along the queue. The reference vacuum equipment sound level data is provided in Appendix B.

All other noise-producing equipment (e.g., compressors, pumps) will be housed within mechanical equipment rooms.

4.0 Findings and Recommendations

Existing Exterior Noise

the FHWA TNM methodology was used to establish existing ambient conditions to compare to project levels. The model assumes an ADT of 16,000 vehicles and hard site conditions. The ambient conditions were projected to various receptors including residences to the south (zoned LDR), the adjacent existing church to the west (zoned GHC), the residences to the southeast (zoned HDR), and the residences to the northwest (zoned HDR). See Exhibit C for receptor locations. As a worst-case scenario, the quieter evening ambient conditions are compared to the maximum hourly noise level from the carwash, although evening car wash operations are typically not at maximum. See Appendix A for calculations.

At receptor 1, the residences to the south, the evening ambient noise level is projected to be 56 dBA Leq. At receptor 2, the church to the west, the evening ambient noise level is projected to be 63 dBA Leq. At receptor 3, the residences to the southeast, the evening ambient noise level is projected to be 59 dBA Leq. At receptor 4, the residences to the northwest, the evening ambient noise level is projected to be 63 dBA Leq.

Future Exterior Noise

A total of four (4) receptors were modeled to accurately evaluate the future operational noise levels at or near the project site. A yellow dot denotes a sensitive receptor. Receptor 1 represents the maximum project hourly Leq noise level at the southern LDR properties, receptor 2 represents the maximum project hourly Leq noise level at the western GHC property, receptor 3 represents the maximum project hourly Leq noise level at the southeastern HDR properties, and receptor 4 represents the maximum project hourly Leq noise level at the northwestern HDR properties. All yellow dots represent either a property line or a sensitive receptor such as a sensitive outdoor area or building façade.

Table 3 presents the measured ambient noise level and the project's predicted noise level.

<Table 3, next page>

Table 3: Worst-Case Predicted Operational Noise Levels (dBA)¹

Receptor	Existing Ambient Noise Level (dBA, Leq)	Project Noise Level (dBA, Leq)	Tracy Noise Limit (dBA, Leq)	Total Combined Noise Level (dBA, Leq)	Change in Noise Level as Result of Project
1	56	47	55	56	0
2	63	51	65	63	0
3	59	48	55	59	0
4	63	49	55	63	0

Notes:

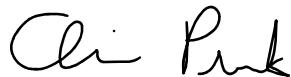
1. Receptor locations are indicated in Exhibit E.
2. Receptors 1 – 4 and 5 represent C-1 property lines. Receptor 5 represents an RR property line.
3. See Appendix A for ambient data.
4. See Exhibit E for the operational noise level projections at said receptors.
5. See Section 320 of the Windsor Township Zoning Ordinance.

Exhibit C shows the future noise level projections and contours based on the proposed project design. The project noise levels at the various adjacent uses will range between 47 to 51 dBA, and the noise contours illustrate how the noise will propagate. Overall, the hourly Leq noise level will not change as a result of the project, and the project noise levels are within the City's 55 residential and 65 commercial limits.

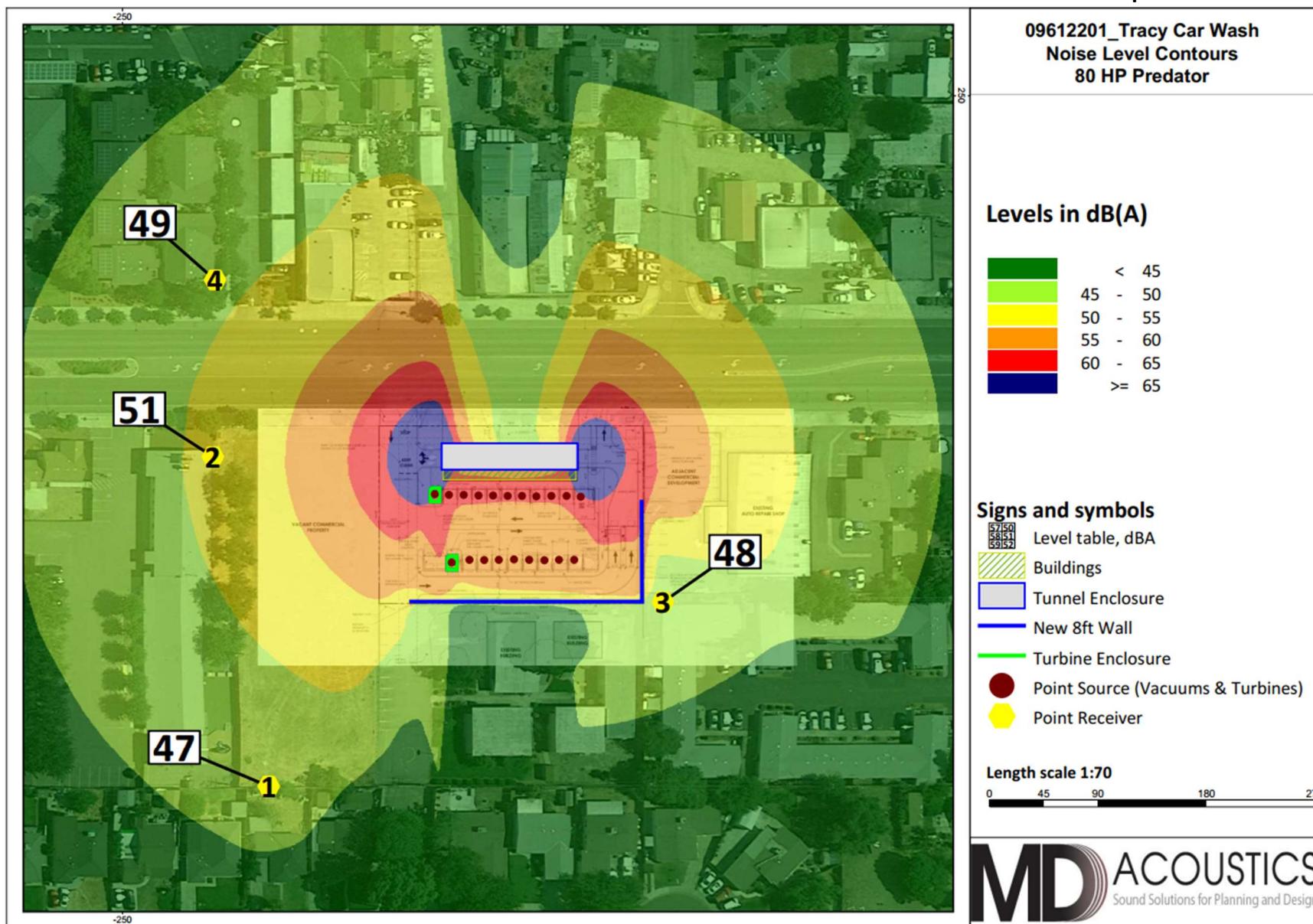
5.0 Conclusions

MD is pleased to provide this noise review for the Tracy car wash project. If you have any questions regarding this analysis, please call our office at (805) 426-4477.

Sincerely,
MD Acoustics, LLC

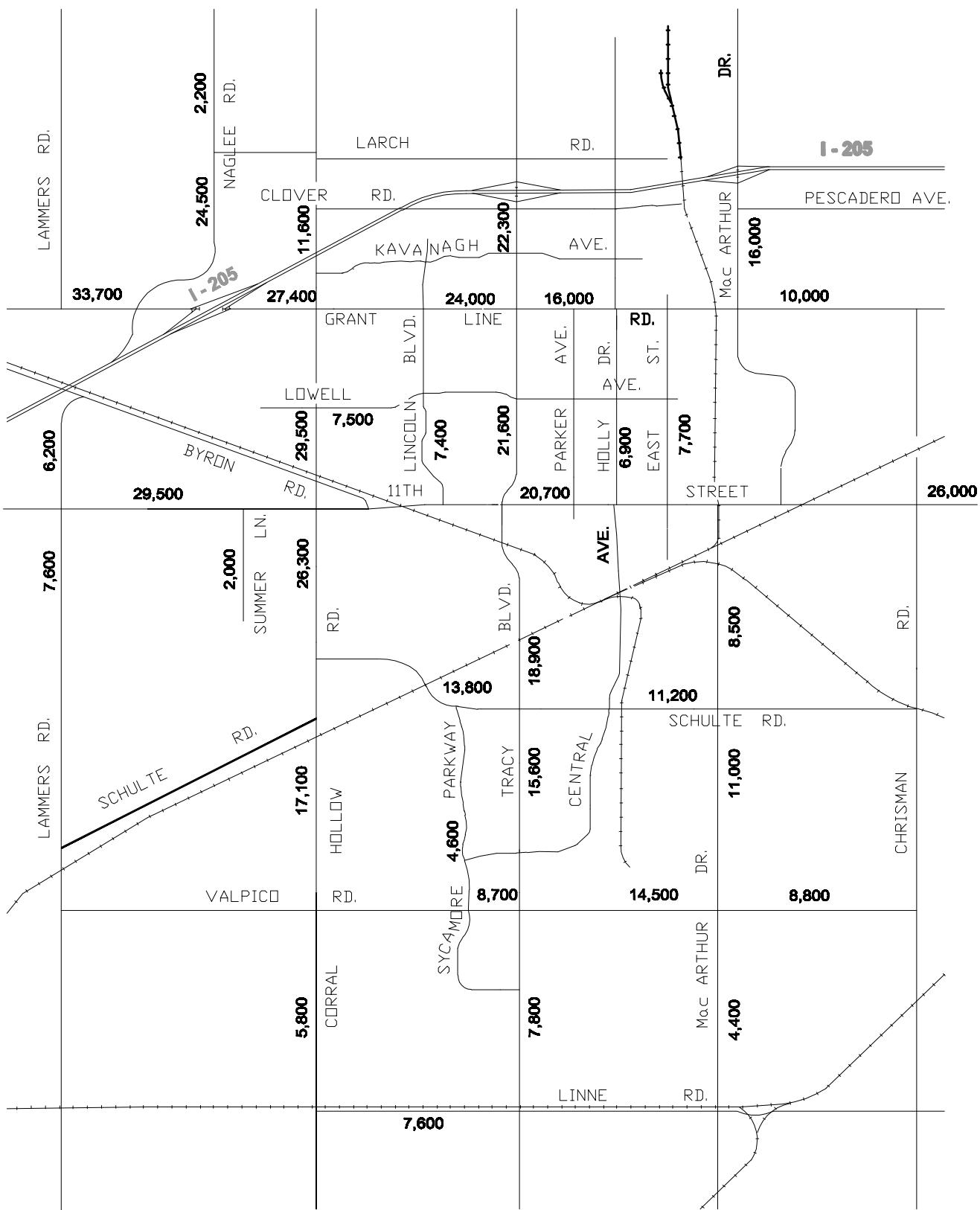


Claire Pincock, INCE-USA
Acoustical Consultant



Appendix A

Traffic Calculations



AVERAGE DAILY TRAFFIC (ADT)

CITY OF TRACY



NOT TO SCALE
March 2011

FHWA-RD-77-108 HIGHWAY NOISE PREDICTION MODEL

PROJECT: Tracy Car Wash	ROADWAY: Grant Line Rd.	LOCATION: R1	JOB #: 09612201			
			DATE: 4-Apr-22			
			ENGINEER: C Pincock			
NOISE INPUT DATA						
ROADWAY CONDITIONS			RECEIVER INPUT DATA			
ADT = 16,000	SPEED = 40	PK HR % = 10	NEAR LANE/FAR LANE DIS 50	ROAD ELEVATION = 0.0	GRADE = 1.0 %	
PK HR VOL = 1,600						
RECEIVER DISTANCE = 350	DIST C/L TO WALL = 140	RECEIVER HEIGHT = 5.0	WALL DISTANCE FROM RECEIVER 210	PAD ELEVATION = 0.5	ROADWAY VIEW: LF ANGLE= -90	
					RT ANGLE= 90	
					DF ANGLE= 180	
SITE CONDITIONS			WALL INFORMATION			
AUTOMOBILES = 10	MEDIUM TRUCKS = 10	HEAVY TRUCKS = 10	(10 = HARD SITE, 15 = SOFT SITE)	HTH WALL = 0.0	AMBIENT= 0.0	
				BARRIER = 0 (0 = WALL, 1 = BERM)		
VEHICLE MIX DATA			MISC. VEHICLE INFO			
VEHICLE TYPE	DAY	EVENING	NIGHT	DAILY		
AUTOMOBILES	0.775	0.129	0.096	0.9742		
MEDIUM TRUCK	0.848	0.049	0.103	0.0184		
HEAVY TRUCKS	0.865	0.027	0.108	0.0074		
VEHICLE TYPE	HEIGHT	SLE DISTANCE	GRADE ADJUSTMENT			
AUTOMOBILES	2.0	349.12	--			
MEDIUM TRUCKS	4.0	349.11	--			
HEAVY TRUCKS	8.0	349.11	0.00			
NOISE OUTPUT DATA						
NOISE IMPACTS (WITHOUT TOPO OR BARRIER SHIELDING)						
VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	59.5	57.6	55.8	49.7	58.4	59.0
MEDIUM TRUCKS	51.2	49.7	43.3	41.8	50.2	50.4
HEAVY TRUCKS	52.1	50.6	41.6	42.8	51.2	51.3
NOISE LEVELS (dBA)	60.7	58.9	56.2	51.1	59.6	60.1
NOISE IMPACTS (WITH TOPO AND BARRIER SHIELDING)						
VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	59.5	57.6	55.8	49.7	58.4	59.0
MEDIUM TRUCKS	51.2	49.7	43.3	41.8	50.2	50.4
HEAVY TRUCKS	52.1	50.6	41.6	42.8	51.2	51.3
NOISE LEVELS (dBA)	60.7	58.9	56.2	51.1	59.6	60.1
NOISE CONTOUR (FT)						
NOISE LEVELS	70 dBA	65 dBA	60 dBA	55 dBA		
CNEL	36	114	362	1144		
LDN	32	102	323	1020		

FHWA-RD-77-108 HIGHWAY NOISE PREDICTION MODEL

PROJECT: Tracy Car Wash	ROADWAY: Grant Line Rd.	LOCATION: R2 & R3	JOB #: 09612201			
			DATE: 4-Apr-22			
			ENGINEER: C Pincock			
NOISE INPUT DATA						
ROADWAY CONDITIONS			RECEIVER INPUT DATA			
ADT =	16,000		RECEIVER DISTANCE =	70		
SPEED =	40		DIST C/L TO WALL =	140		
PK HR % =	10		RECEIVER HEIGHT =	5.0		
NEAR LANE/FAR LANE DIS	50		WALL DISTANCE FROM RECEIVER	(70)		
ROAD ELEVATION =	0.0		PAD ELEVATION =	0.5		
GRADE =	1.0 %		ROADWAY VIEW: LF ANGLE=	-90		
PK HR VOL =	1,600		RT ANGLE=	90		
			DF ANGLE=	180		
SITE CONDITIONS			WALL INFORMATION			
AUTOMOBILES =	10		HTH WALL =	0.0		
MEDIUM TRUCKS =	10	(10 = HARD SITE, 15 = SOFT SITE)	AMBIENT=	0.0		
HEAVY TRUCKS =	10		BARRIER =	0 (0 = WALL, 1 = BERM)		
VEHICLE MIX DATA			MISC. VEHICLE INFO			
VEHICLE TYPE	DAY	EVENING	NIGHT	DAILY		
AUTOMOBILES	0.775	0.129	0.096	0.9742		
MEDIUM TRUCK	0.848	0.049	0.103	0.0184		
HEAVY TRUCKS	0.865	0.027	0.108	0.0074		
VEHICLE TYPE	HEIGHT	SLE DISTANCE	GRADE ADJUSTMENT			
AUTOMOBILES	2.0	65.48	--			
MEDIUM TRUCKS	4.0	65.40	--			
HEAVY TRUCKS	8.0	65.43	0.00			
NOISE OUTPUT DATA						
NOISE IMPACTS (WITHOUT TOPO OR BARRIER SHIELDING)						
VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	66.7	64.8	63.1	57.0	65.6	66.2
MEDIUM TRUCKS	58.4	56.9	50.6	49.0	57.5	57.7
HEAVY TRUCKS	59.3	57.9	48.9	50.1	58.5	58.6
NOISE LEVELS (dBA)	68.0	66.2	63.4	58.4	66.9	67.4
NOISE IMPACTS (WITH TOPO AND BARRIER SHIELDING)						
VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	66.7	64.8	63.1	57.0	65.6	66.2
MEDIUM TRUCKS	58.4	56.9	50.6	49.0	57.5	57.7
HEAVY TRUCKS	59.3	57.9	48.9	50.1	58.5	58.6
NOISE LEVELS (dBA)	68.0	66.2	63.4	58.4	66.9	67.4
NOISE CONTOUR (FT)						
NOISE LEVELS	70 dBA	65 dBA	60 dBA	55 dBA		
CNEL	39	122	386	1221		
LDN	34	109	344	1088		

FHWA-RD-77-108 HIGHWAY NOISE PREDICTION MODEL

PROJECT: Tracy Car Wash	ROADWAY: Grant Line Rd.	LOCATION: R4	JOB #: 09612201			
			DATE: 4-Apr-22			
			ENGINEER: C Pincock			
NOISE INPUT DATA						
ROADWAY CONDITIONS			RECEIVER INPUT DATA			
ADT = 16,000	SPEED = 40	PK HR % = 10	NEAR LANE/FAR LANE DIS 50	ROAD ELEVATION = 0.0	GRADE = 1.0 %	
PK HR VOL = 1,600						
RECEIVER DISTANCE = 200	DIST C/L TO WALL = 140	RECEIVER HEIGHT = 5.0	WALL DISTANCE FROM RECEIVER 60	PAD ELEVATION = 0.5	ROADWAY VIEW: LF ANGLE= -90	
					RT ANGLE= 90	
					DF ANGLE= 180	
SITE CONDITIONS			WALL INFORMATION			
AUTOMOBILES = 10	MEDIUM TRUCKS = 10	HEAVY TRUCKS = 10	(10 = HARD SITE, 15 = SOFT SITE)	HTH WALL: 0.0	AMBIENT= 0.0	
				BARRIER = 0 (0 = WALL, 1 = BERM)		
VEHICLE MIX DATA			MISC. VEHICLE INFO			
VEHICLE TYPE	DAY	EVENING	NIGHT	DAILY		
AUTOMOBILES	0.775	0.129	0.096	0.9742		
MEDIUM TRUCK	0.848	0.049	0.103	0.0184		
HEAVY TRUCKS	0.865	0.027	0.108	0.0074		
VEHICLE TYPE	HEIGHT	SLE DISTANCE	GRADE ADJUSTMENT			
AUTOMOBILES	2.0	198.46	--			
MEDIUM TRUCKS	4.0	198.44	--			
HEAVY TRUCKS	8.0	198.45	0.00			
NOISE OUTPUT DATA						
NOISE IMPACTS (WITHOUT TOPO OR BARRIER SHIELDING)						
VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	61.9	60.0	58.2	52.2	60.8	61.4
MEDIUM TRUCKS	53.6	52.1	45.8	44.2	52.7	52.9
HEAVY TRUCKS	54.5	53.1	44.1	45.3	53.7	53.8
NOISE LEVELS (dBA)	63.1	61.4	58.6	53.5	62.1	62.6
NOISE IMPACTS (WITH TOPO AND BARRIER SHIELDING)						
VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	61.9	60.0	58.2	52.2	60.8	61.4
MEDIUM TRUCKS	53.6	52.1	45.8	44.2	52.7	52.9
HEAVY TRUCKS	54.5	53.1	44.1	45.3	53.7	53.8
NOISE LEVELS (dBA)	63.1	61.4	58.6	53.5	62.1	62.6
NOISE CONTOUR (FT)						
NOISE LEVELS	70 dBA	65 dBA	60 dBA	55 dBA		
CNEL	36	115	364	1150		
LDN	32	103	324	1026		

Appendix B
Sound Reference Data

80hp Predator Quiet Dryer System Specifications

Center Band Sound Frequency	63 Hz	125 Hz	250 Hz	500 Hz	1,000 Hz	2,000 Hz	4,000 Hz	8,000 Hz
Final Sound Pressure Level	49.6	58.4	71.5	73.2	70.7	69.2	63.1	53.0
Final Sound Pressure Level	47.0	55.5	68.6	70.1	67.6	66.2	60.1	49.6
Final Sound Pressure Level	45.4	53.8	66.9	68.2	65.8	64.4	58.4	47.6
Final Sound Pressure Level	44.0	52.3	65.5	66.7	64.3	62.9	56.9	46.0
Final Sound Pressure Level	42.8	51.1	64.2	65.4	63.0	61.6	55.6	44.6
Final Sound Pressure Level	41.6	49.9	63.0	64.3	61.8	60.4	54.4	43.5
Final Sound Pressure Level	40.6	48.9	62.0	63.2	60.8	59.4	53.4	42.4
Final Sound Pressure Level	39.7	48.0	61.1	62.3	59.9	58.5	52.5	41.5
Final Sound Pressure Level	38.9	47.2	60.3	61.5	59.0	57.6	51.6	40.6
Final Sound Pressure Level	38.1	46.4	59.5	60.7	58.3	56.9	50.9	39.8
Final Sound Pressure Level	37.4	45.7	58.8	60.0	57.6	56.2	50.2	39.1
Final Sound Pressure Level	36.8	45.0	58.2	59.3	56.9	55.5	49.5	38.5
Final Sound Pressure Level	36.2	44.4	57.5	58.7	56.3	54.9	48.9	37.9
Final Sound Pressure Level	35.6	43.8	57.0	58.2	55.7	54.3	48.3	37.3
Final Sound Pressure Level	35.1	43.3	56.4	57.6	55.2	53.8	47.8	36.7
Final Sound Pressure Level	34.6	42.8	55.9	57.1	54.7	53.3	47.3	36.2

Total Sound

60 Hz Results

77.6	dBA at Q=1, 5 feet
74.6	dBA at Q=1, 10 feet
72.8	dBA at Q=1, 15 feet
71.3	dBA at Q=1, 20 feet
70.0	dBA at Q=1, 25 feet
68.9	dBA at Q=1, 30 feet
67.9	dBA at Q=1, 35 feet
66.9	dBA at Q=1, 40 feet
66.1	dBA at Q=1, 45 feet
65.3	dBA at Q=1, 50 feet
64.6	dBA at Q=1, 55 feet
64.0	dBA at Q=1, 60 feet
63.4	dBA at Q=1, 65 feet
62.8	dBA at Q=1, 70 feet
62.2	dBA at Q=1, 75 feet
61.7	dBA at Q=1, 80 feet

Sound pressure values are approximated from outdoor propagation equation for planes waves given the sound power values.

* All information provided by MD Acoustics, LLC via tests performed in Cary, IL IDC facilities.

Sound Power Values

Predator Side Column	55.6	66.9	79.7	82.9	80.2	78.6	72.4	64.0
Predator Hogger Single	67.8	75.8	88.9	89.8	87.4	86.1	80.1	68.3

Lw_eq

86.9

94.5



INTERNATIONAL DRYING
CORPORATION

STEALTH PREDATOR DRYING SYSTEM



THE FIRST "ULTRA QUIET" DRYING SYSTEM

- ✓ Patent pending Reverse flow technology
- ✓ Producers constructed from 304 surgical stainless steel
- ✓ Over 11,000 cubic feet per minute (CFM) per 10HP motor
- ✓ Meets or exceeds most U.S. and International sound regulations
- ✓ Sound & Performance studies done in reverberant sound room ISO 3741:2010, 3747:2010



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International Drying Corporation
160 Chicago St
Cary, IL 60013

Stealth Predator Ultra-Quiet Drying System Specifications

30HP System - Total Sound 60Hz

80HP System - Total Sound 60Hz

Q = sound source

65 dBA at Q=1, 30 feet

69.4 dBA at Q=1, 30 feet

61.8 dBA at Q=1, 45 feet

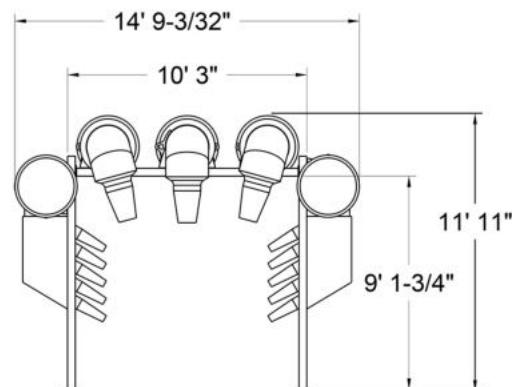
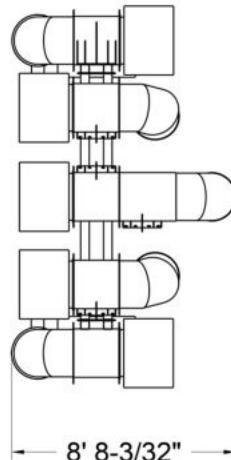
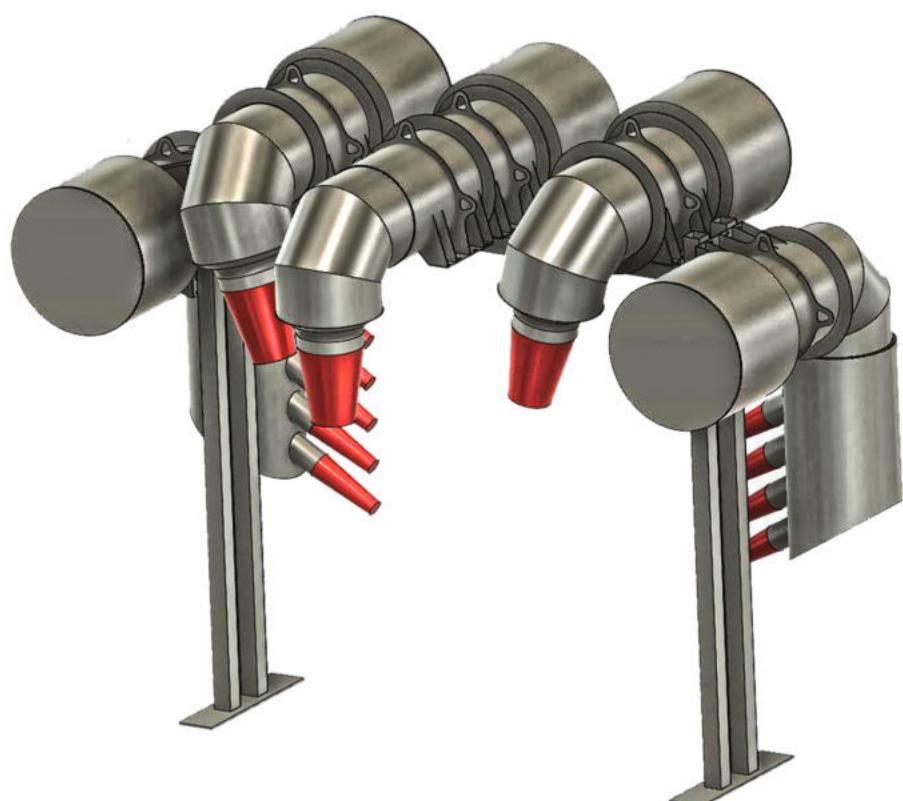
66.5 dBA at Q=1, 45 feet

60.2 dBA at Q=1, 55 feet

64.9 dBA at Q=1, 55 feet

Meets OSHA Sound Exposure Requirements

✓ The Stealth Predator features patent pending "Reverse flow air technology" which creates the first "Ultra-Quiet Dryer" and is the most powerful Ultra Quiet Dryer ever designed.



SPECIFICATIONS

15' 2" Bay Width

12' 0" Ceiling Height

96" Standard Clearance

Closed cell foam nozzles available in red, blue, black

Ducts-Stainless Steel
Molded Aluminum Impellers
Stainless Steel Motor Housings

Slotted flanges for adjustability of air outlet and air intake direction



SOUND LEVEL METER READINGS

MODEL: FT-DD-T340HP4 (40hp VACSTAR TURBINE VACUUM PRODUCER)

READING ONE: 73 DB-A, 3 FEET FROM TURBINE @ 45° ANGLE
AND NO BACKGROUND NOISE OR OUTSIDE INTERFERENCE.

READING TWO: 69 DB-A, 10 FEET FROM TURBINE @ 45° ANGLE
AND NO BACKGROUND NOISE OR OUTSIDE INTERFERENCE.

READING THREE: 54 DB-A, 20 FEET FROM TURBINE @ 45° ANGLE
AND NO BACKGROUND NOISE OR OUTSIDE INTERFERENCE.

READING FOUR: 38 DB-A, 30 FEET FROM TURBINE @ 45° ANGLE
AND NO BACKGROUND NOISE OR OUTSIDE INTERFERENCE.

NOTE: THESE READINGS WERE TAKEN OUTSIDE IN THE OPEN ON A CONCRETE SLAB.

SOUND LEVEL METER USED:

SIMPSON MODEL #40003 – MSHA APPROVED.
MEETS OSHA & WALSH-HEALY REQUIREMENTS FOR NOISE CONTROL.
CONFORMS TO ANSI S1.4-1983, IEC 651 SPECS FOR METER TYPE.

Vacutech

1350 Hi-Tech Drive, Sheridan WY, 82801
PHONE: (800) 917-9444 FAX: (303) 675-1988
EMAIL: info@vacutechllc
WEB SITE: vacutechllc.com

Project: SuperStar Car Wash Chula Vista
Site Location: 1555 W Warner Rd, Gilbert, AZ 85233
Date: 4/5/2018
Field Tech/Engineer: Robert Pearson
Source/System: Vacutec System

Location: Vac Bay 1
Sound Meter: NTi XL2 **SN:** A2A-05967-E0
Settings: A-weighted, slow, 1-sec, 10-sec duration
Meteorological Cond.: 80 degrees F, 2 mph wind

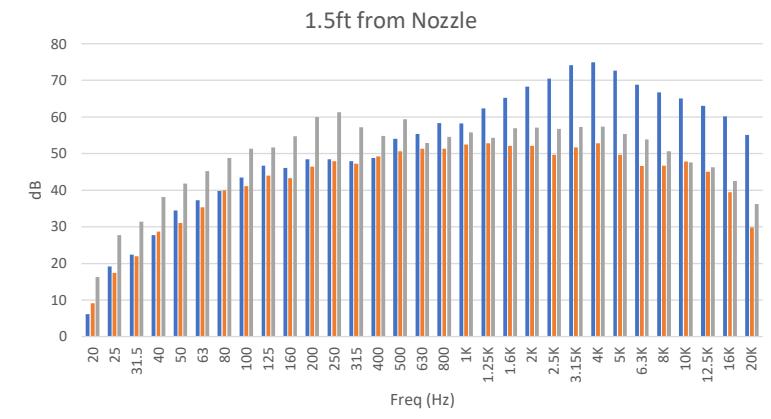
Source	System	Overall dB(A)	3rd Octave Band Data (dBA)																														
			20	25	31.5	40	50	63	80	100	125	160	200	250	315	400	500	630	800	1K	1.25K	1.6K	2K	2.5K	3.15K	4K	5K	6.3K	8K	10K	12.5K	16K	20K
Vacutec (Holstered)	Vacuum	63.3	9	17	22	29	31	35	40	41	44	43	46	48	47	49	51	51	52	53	52	50	52	53	50	47	47	48	45	39	30		
Vacutec (Unholstered)	Vacuum	80.7	6	19	22	28	34	37	40	43	47	46	48	48	49	54	55	58	58	62	65	68	70	74	75	73	69	67	65	63	60	55	
Vacutec (Inside Car)	Vacuum	69.6	16	28	31	38	42	45	49	51	52	55	60	61	57	55	59	53	55	56	54	57	57	57	55	54	51	48	46	42	36		
Average Level*	Vacuum	76.3	13	24	28	34	38	41	45	47	49	51	56	57	53	52	56	54	56	56	59	61	64	66	69	70	68	64	62	60	58	55	50

* Refers to the logarithmic average of all measurements. This measurement represents an average of the multiple vacuum positions.

Figure 1: Example Measurement Position



Table 1: Summary Measurement Data



Appendix C
SoundPLAN Inputs/Outputs

Tracy Car Wash
Contribution spectra - 001 - 80HP Predator - Standard: Outdoor SP

Source	Time slice	Sum	25Hz	31.5Hz	40Hz	50Hz	63Hz	80Hz	100Hz	125Hz	160Hz	200Hz	250Hz	315Hz	400Hz	500Hz	630Hz	800Hz	1kHz	1.25kHz	1.6kHz	2kHz	2.5kHz	3.15kHz	4kHz	5kHz	6.3kHz	8kHz	10kHz			
Receiver R1	Fl G	Lr,lim	dB(A)		Leq,d 46.6 dB(A)		Sigma(Leq,d) 0.0 dB(A)																									
001 - 80HP Predator - Standard Tunnel-Facade 01	Leq,d	0.4							-1.8			-12.6			-5.1			-12.1			-25.5			-33.3			-46.3			-66.6		
001 - 80HP Predator - Standard Tunnel-Facade 02	Leq,d	-9.9							-11.7			-23.1			-15.9			-23.8			-38.5			-41.7			-54.7			-79.0		
001 - 80HP Predator - Standard Tunnel-Facade 03	Leq,d	-1.2							-2.8			-14.3			-7.9			-15.8			-29.6			-38.1			-51.9			-73.5		
001 - 80HP Predator - Standard Tunnel-Facade 04	Leq,d	0.8							-2.6			-11.9			-4.1			-7.3			-17.1			-23.2			-35.0			-53.3		
001 - 80HP Predator - Standard Tunnel-Roof 01	Leq,d	3.4							-1.4			-10.5			0.2			-5.0			-17.0			-23.8			-36.6			-57.8		
001 - 80HP Predator - Standard Tunnel-Transmissive area 01	Leq,d	46.3							25.3			30.6			37.5			40.5			41.3			39.9			31.2			11.2		
001 - 80HP Predator - Standard Tunnel-Transmissive area 01	Leq,d	28.8							10.6			12.2			20.0			17.0			13.4			27.0			17.2			-9.8		
Turbine	Leq,d	5.2							-20.1	-13.3	-6.7	-6.2	-4.0	-3.8	-9.7	-8.6	-10.3	-13.6	-13.8	-12.7	-11.9	-11.7	-9.2	-7.8	-8.2	-10.9	-7.0	-6.6	-7.6	-8.2	-10.5	-17.1
Turbine	Leq,d	7.1							-20.6	-13.7	-6.9	-6.5	-3.9	-3.3	-8.7	-9.9	-8.6	-11.3	-13.6	-10.0	-10.4	-8.6	-5.9	-4.2	-4.6	-7.3	-3.4	-3.2	-4.3	-5.3	-8.0	-15.4
Vac	Leq,d	18.2	-16.7	-14.0	-7.2	-3.4	-0.6	3.1	2.3	3.0	5.8	9.0	10.0	5.9	5.1	8.8	2.5	4.3	4.8	2.2	5.9	4.9	3.7	2.2	0.3	-4.2	-8.6	-16.0	-25.0			
Vac	Leq,d	20.0	-17.2	-14.4	-7.6	-3.8	-1.0	2.8	1.9	2.6	5.4	8.6	9.6	5.6	4.9	8.6	2.3	7.3	8.0	5.7	9.9	9.5	8.8	7.9	7.1	4.7	0.5	-7.1	-16.9	-25.0		
Vac	Leq,d	17.7	-16.3	-13.5	-6.7	-2.9	-0.1	3.6	2.8	3.5	6.2	9.3	10.3	6.1	3.8	7.4	1.0	2.7	3.1	0.4	3.9	3.0	1.9	0.5	-1.2	-5.4	-9.4	-16.5	-25.0			
Vac	Leq,d	19.5	-15.7	-12.9	-6.0	-2.2	0.5	4.3	3.5	4.3	6.9	9.7	10.7	6.5	4.1	7.7	1.2	3.2	3.5	0.8	4.3	3.3	10.0	9.2	8.0	4.2	0.5	-6.5	-15.3			
Vac	Leq,d	19.6	-17.5	-14.7	-7.9	-4.1	-1.3	2.5	1.5	2.3	5.1	8.3	9.3	5.2	4.6	8.4	2.1	7.1	7.8	5.6	9.8	9.3	8.6	7.7	6.3	2.2	-2.0	-9.6	-19.3			
Vac	Leq,d	22.3	-16.2	-13.3	-6.3	-2.3	0.7	4.6	6.9	7.9	10.8	9.9	10.9	6.8	5.1	9.1	3.0	9.5	10.4	8.2	12.5	12.1	11.5	10.7	9.8	6.1	2.2	-5.0	-14.0			
Vac	Leq,d	21.0	-16.6	-13.6	-6.7	-2.8	0.0	3.9	6.3	7.2	10.0	9.6	10.6	6.5	4.3	8.0	1.6	7.7	8.5	6.2	10.5	10.1	9.5	8.7	8.2	4.3	0.4	-6.8	-15.9			
Vac	Leq,d	18.8	-16.8	-13.9	-7.0	-3.2	-0.3	3.5	3.9	4.7	7.5	9.4	10.4	6.4	4.5	8.3	2.1	4.5	5.1	2.5	6.4	5.6	4.6	5.5	4.1	-0.5	-5.2	-13.4	-23.5			
Vac	Leq,d	22.0	-14.1	-11.1	-4.1	-0.1	2.9	6.9	6.1	7.1	10.1	8.4	9.3	5.3	3.6	7.6	1.5	9.1	10.0	7.9	12.2	12.0	11.6	11.0	10.0	6.9	3.4	-3.2	-11.3			
Vac	Leq,d	23.9	-14.2	-11.2	-4.2	-0.2	2.8	6.8	8.2	9.2	12.2	10.4	11.3	7.3	5.6	9.6	3.5	11.2	12.1	10.0	14.3	14.1	13.7	13.0	12.1	8.5	5.0	-1.7	-10.0			
Vac	Leq,d	23.7	-14.4	-11.4	-4.4	-0.4	2.6	6.6	8.1	9.0	12.0	10.1	11.1	7.1	5.4	9.3	3.3	11.0	11.9	9.8	14.2	13.9	13.5	12.8	12.0	8.3	4.7	-2.1	-10.5			
Vac	Leq,d	18.6	-17.2	-14.4	-7.5	-3.7	-0.9	2.9	3.4	4.2	7.0	9.2	10.1	6.1	4.3	8.1	1.9	4.2	4.8	2.3	6.2	5.4	4.5	5.5	4.1	-0.5	-5.3	-13.5	-23.7			
Vac	Leq,d	18.4	-18.3	-15.6	-8.7	-4.9	-2.1	1.7	0.6	1.4	4.2	7.3	8.3	4.2	4.0	7.8	1.5	3.3	3.8	1.3	8.6	8.6	8.2	6.9	5.2	0.6	-4.2	-12.8	-23.5			
Vac	Leq,d	20.1	-18.1	-15.3	-8.5	-4.7	-1.9	2.0	0.9	1.7	4.5	7.6	8.6	4.6	4.2	8.0	1.7	6.7	7.5	5.2	11.1	10.7	10.3	9.5	8.0	3.6	-0.8	-8.9	-19.2			
Vac	Leq,d	19.6	-17.8	-15.0	-8.2	-4.4	-1.6	2.2	1.2	2.0	4.8	7.9	8.9	4.9	4.4	8.2	1.9	6.9	7.7	5.9	10.1	9.6	8.9	7.9	6.4	2.2	-2.0	-9.9	-19.8			
Vac	Leq,d	18.8	-17.6	-14.8	-8.0	-4.1	-1.3	2.5	3.0	3.9	6.7	8.9	9.9	5.9	4.1	8.1	2.1	4.7	5.4	3.0	7.1	6.5	6.8	6.3	5.2	0.7	-2.3	-10.7	-21.3			
Vac	Leq,d	18.5	-18.0	-15.2	-8.4	-4.6	-1.8	2.0	2.7	3.5	6.4	8.7	9.6	5.6	3.9	7.9	1.8	4.4	5.2	2.8	6.9	6.3	6.7	5.5	4.2	-0.3	-2.9	-11.2	-21.7			
Vac	Leq,d	18.4	-18.3	-15.5	-8.7	-4.9	-2.1	1.7	0.4	3.2	6.1	8.4	9.4	5.4	3.7	7.6	1.6	4.3	5.0	2.7	6.8	7.5	6.7	6.4	4.6	0.0	-4.7	-12.0	-22.7			
Receiver R2	Fl G	Lr,lim	dB(A)		Leq,d 51.2 dB(A)		Sigma(Leq,d) 0.0 dB(A)																									

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Tracy Car Wash
Contribution spectra - 001 - 80HP Predator - Standard: Outdoor SP

Source	Time slice	Sum	25Hz	31.5Hz	40Hz	50Hz	63Hz	80Hz	100Hz	125Hz	160Hz	200Hz	250Hz	315Hz	400Hz	500Hz	630Hz	800Hz	1kHz	1.25kHz	1.6kHz	2kHz	2.5kHz	3.15kHz	4kHz	5kHz	6.3kHz	8kHz	10kHz			
			dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)		
001 - 80HP Predator - Standard	Leq,d	7.8							4.9			-4.4				2.7			-1.4			-12.2			-19.2			-31.9			-50.9	
Tunnel-Facade 01									-10.0			-22.3				-16.3			-23.5			-37.1			-45.7			-59.7			-76.7	
001 - 80HP Predator - Standard	Leq,d	-8.7							4.8			-4.4				2.7			-1.4			-12.3			-19.3			-32.1			-51.1	
Tunnel-Facade 02																																
001 - 80HP Predator - Standard	Leq,d	7.8							1.6			-7.2				1.1			-2.4			-12.6			-18.5			-29.5			-44.8	
Tunnel-Facade 03																																
001 - 80HP Predator - Standard	Leq,d	5.5							1.0			-8.0				2.8			-2.6			-15.0			-22.4			-35.2			-54.2	
Tunnel-Facade 04																																
001 - 80HP Predator - Standard	Leq,d	5.9																														
Tunnel-Roof 01																																
001 - 80HP Predator - Standard	Leq,d	51.1							29.2			34.9				43.0			45.6			45.7			44.3			36.5			19.5	
Tunnel-Transmissive area 01																																
001 - 80HP Predator - Standard	Leq,d	26.2							14.7			15.9				21.5			20.7			17.7			14.5			4.3			-14.3	
Tunnel-Transmissive area 01																																
Turbine	Leq,d	9.3							-19.5	-12.7	-6.0	-5.4	-3.0	1.2	-4.1	-5.3	-6.4	-9.2	-9.6	-8.2	-8.6	-8.2	-5.6	-4.1	-4.4	-6.9	-1.3	-0.7	-1.7	-2.3	-4.1	-10.2
Turbine	Leq,d	11.3							-18.3	-11.5	-4.8	-4.2	-1.8	2.4	-3.0	-4.2	-5.4	-6.0	-8.3	-5.4	-5.8	-5.3	-2.6	-1.0	-1.3	-3.8	0.5	1.1	0.3	0.0	-1.6	-7.3
Vac	Leq,d	24.0	-13.4	-10.4	-3.4	0.6	3.6	7.6	7.1	8.1	11.1	9.6	10.6	6.6	4.8	8.8	2.8	10.1	11.1	9.0	13.2	15.1	14.8	14.3	13.6	10.1	6.9	0.6	-7.1			
Vac	Leq,d	23.7	-13.6	-10.6	-3.6	0.4	3.4	7.3	6.7	7.7	10.7	9.1	10.1	6.1	4.4	8.3	2.3	9.7	10.7	8.6	12.9	14.8	14.4	14.3	13.2	9.7	6.3	-0.1	-8.0			
Vac	Leq,d	24.4	-13.1	-10.1	-3.1	0.9	3.9	7.9	7.5	8.5	11.4	10.1	11.1	7.1	5.3	9.3	3.3	10.5	11.4	9.4	13.6	15.5	15.1	14.6	14.0	10.7	7.5	1.3	-6.2			
Vac	Leq,d	24.0	-12.7	-9.7	-2.7	1.3	4.3	8.3	7.9	8.9	11.9	10.7	11.7	7.6	5.9	9.9	3.8	11.0	11.9	9.8	14.1	13.9	13.6	13.0	12.7	9.5	6.4	0.5	-6.7			
Vac	Leq,d	23.3	-13.9	-10.9	-3.9	0.1	3.1	7.1	6.4	7.4	10.3	8.7	9.7	5.6	3.9	7.9	1.8	9.4	10.3	8.2	12.5	14.4	14.0	14.0	12.9	9.3	5.8	-0.8	-8.9			
Vac	Leq,d	23.7	-12.9	-9.9	-2.9	1.1	4.1	8.1	7.7	8.7	11.7	10.4	11.4	7.4	5.6	9.6	3.6	10.7	11.7	9.6	13.8	13.6	13.3	12.8	12.0	8.9	5.9	0.0	-7.2			
Vac	Leq,d	23.3	-13.2	-10.2	-3.2	0.8	3.8	7.7	7.3	8.3	11.3	9.9	10.8	6.8	5.1	9.1	3.0	10.3	11.2	9.1	13.4	13.2	12.8	12.3	11.4	8.4	5.3	-0.8	-8.2			
Vac	Leq,d	22.8	-13.5	-10.5	-3.5	0.5	3.5	7.5	6.9	7.9	10.9	9.4	10.3	6.3	4.6	8.6	2.5	9.9	10.8	8.7	13.0	12.8	12.4	11.9	11.0	7.9	4.7	-1.6	-9.2			
Vac	Leq,d	18.7	-11.4	-8.4	-1.4	2.6	5.6	9.6	6.2	6.7	9.1	10.2	10.5	5.6	2.8	5.8	-1.3	2.2	2.0	-1.2	1.9	0.6	-0.7	-2.1	-3.8	-1.1	-6.1	-14.4	-23.5			
Vac	Leq,d	20.5	-12.0	-9.0	-2.0	2.0	5.0	9.0	7.1	7.8	10.5	11.7	12.4	7.8	5.3	8.6	1.8	6.0	6.3	3.4	6.8	5.9	4.8	3.5	1.9	-1.1	-5.0	-11.8	-19.7			
Vac	Leq,d	21.2	-12.4	-9.4	-2.4	1.6	4.6	8.5	7.0	7.8	10.5	11.0	12.0	8.0	6.0	9.4	2.8	7.4	7.9	5.4	9.2	8.6	7.9	6.9	5.7	2.5	-1.1	-7.5	-15.2			
Vac	Leq,d	22.4	-13.8	-10.8	-3.8	0.2	3.2	7.2	6.5	7.5	10.5	8.9	9.9	5.8	4.1	8.1	2.1	9.5	10.5	8.4	12.7	12.4	12.0	11.4	10.5	7.5	4.1	-2.3	-10.2			
Vac	Leq,d	22.1	-14.7	-11.7	-4.7	-0.7	2.3	6.3	5.4	6.4	9.3	7.4	8.4	4.4	2.6	6.6	0.6	8.3	9.2	7.1	11.5	11.7	13.3	13.2	12.0	8.2	4.4	-2.7	-11.5			
Vac	Leq,d	22.6	-14.4	-11.4	-4.4	-0.4	2.6	6.6	5.7	6.7	9.7	7.8	8.8	4.8	3.0	7.0	1.0	8.7	9.6	7.5	11.8	13.8	13.5	13.4	12.2	8.5	4.8	-2.1	-10.7			
Vac	Leq,d	23.0	-14.2	-11.2	-4.2	-0.2	2.8	6.8	6.0	7.0	10.0	8.2	9.2	5.2	3.5	7.4	1.4	9.0	9.9	7.8	12.1	14.1	13.9	13.7	12.5	8.9	5.3	-1.5	-9.8			
Vac	Leq,d	22.0	-14.1	-11.1	-4.1	-0.1	2.9	6.9	6.2	7.2	10.2	8.4	9.4	5.4	3.6	7.6	1.6	9.2	10.1	8.0	12.3	12.0	11.6	11.0	10.0	7.0	3.6	-3.0	-11.1			
Vac	Leq,d	22.1	-14.3	-11.3	-4.3	-0.3	2.7	6.7	5.8	6.8	9.8	8.0	8.9	4.9	3.2	7.2	1.1	8.8	9.7	7.6	11.9	11.7	11.3	12.4	11.8	8.0	4.4	-2.5	-11.1			
Vac	Leq,d	21.7	-14.6	-11.6	-4.6	-0.6	2.4	6.4	5.5	6.5	9.5	7.6	8.5	4.5	2.8	6.8	0.7	8.5	9.4	7.3	11.6	11.3	10.9	12.0	11.5	7.7	3.9	-3.1	-12.0			
Receiver R3	Fl G Lr,lim	Leq,d	48.0	dB(A)	Sigma(Leq,d)	0.0	dB(A)																									
001 - 80HP Predator - Standard	Tunnel-Facade 01	Leq,d	4.3						1.9			-9.4				-0.8			-7.7			-21.0			-28.6			-40.5			-56.9	

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Tracy Car Wash
Contribution spectra - 001 - 80HP Predator - Standard: Outdoor SP

23

Source	Time slice	Sum	25Hz	31.5Hz	40Hz	50Hz	63Hz	80Hz	100Hz	125Hz	160Hz	200Hz	250Hz	315Hz	400Hz	500Hz	630Hz	800Hz	1kHz	1.25kHz	1.6kHz	2kHz	2.5kHz	3.15kHz	4kHz	5kHz	6.3kHz	8kHz	10kHz					
			dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)				
001 - 80HP Predator - Standard	Leq,d	4.3							-0.4			-9.4							1.1															
Tunnel-Facade 02									0.8			-10.9							-3.7															
001 - 80HP Predator - Standard	Leq,d	2.5							-10.6			-22.2							-14.3															
Tunnel-Facade 03									3.9			-5.4							4.8															
001 - 80HP Predator - Standard	Leq,d	-8.6							13.7			15.9							24.0															
Tunnel-Facade 04									26.3			31.6							43.2															
001 - 80HP Predator - Standard	Leq,d	8.2																		-21.8														
Tunnel-Roof 01																			-1.1															
001 - 80HP Predator - Standard	Leq,d	28.5																	23.1															
Tunnel-Transmissive area 01																			20.4															
001 - 80HP Predator - Standard	Leq,d	47.6																	43.5															
Tunnel-Transmissive area 01																			39.5															
Turbine	Leq,d	7.9							-19.4	-13.0	-6.9	-6.7	-1.1	-0.8	-6.5	-8.0	-9.4	-9.3	-11.7	-9.0	-9.5	-9.2	-6.6	-5.2	-5.6	-8.1	-3.9	-3.2	-3.9	-4.0	-5.4	-10.9		
Turbine	Leq,d	7.2							-20.8	-14.5	-8.3	-8.1	-3.7	0.2	-5.5	-6.9	-8.3	-11.3	-12.5	-11.2	-11.8	-11.5	-9.0	-6.9	-6.6	-8.5	-4.3	-3.7	-4.6	-4.7	-6.3	-12.1		
Vac	Leq,d	23.1	-12.9	-10.0	-3.2	0.7	3.5	7.4	7.0	7.8	10.6	14.4	15.1	12.2	9.8	13.4	6.9	8.5	8.9	7.2	10.5	9.6	8.6	7.4	5.9	2.1	-1.1	-7.1	-13.9					
Vac	Leq,d	23.7	-12.1	-9.3	-2.4	1.4	4.3	8.1	7.8	8.6	11.3	15.2	15.9	12.8	10.5	14.0	7.5	9.1	9.5	6.8	10.9	10.0	9.0	7.8	6.4	2.7	-0.5	-6.3	-13.0					
Vac	Leq,d	22.6	-13.5	-10.7	-3.8	0.0	2.9	6.7	6.3	7.1	9.9	13.8	14.5	11.6	9.3	12.8	6.4	9.1	9.5	6.8	10.2	9.3	8.2	7.0	5.6	1.7	-1.6	-7.7	-14.7					
Vac	Leq,d	22.4	-14.2	-11.3	-4.5	-0.6	2.2	6.1	5.6	6.4	9.2	13.1	13.8	9.5	10.3	13.9	7.4	8.9	9.2	6.5	9.9	9.0	8.0	6.8	5.3	1.4	-2.0	-8.2	-15.3					
Vac	Leq,d	23.7	-11.3	-8.4	-1.6	2.3	5.1	9.0	8.6	9.4	12.2	16.0	16.7	12.3	9.9	13.4	6.8	8.5	8.9	6.1	9.2	8.3	7.8	6.6	5.3	1.7	-1.2	-6.7	-12.7					
Vac	Leq,d	23.2	-14.1	-11.3	-4.4	-0.6	2.3	6.1	5.7	8.6	11.4	15.4	16.2	11.8	9.5	13.1	6.6	8.1	8.5	5.8	9.9	9.0	7.9	6.7	5.4	1.5	-1.9	-8.0	-15.1					
Vac	Leq,d	23.7	-13.6	-10.7	-3.9	0.0	2.8	6.7	6.2	9.2	12.0	15.9	16.7	12.3	10.0	13.6	7.1	8.6	9.0	6.3	9.7	9.4	8.4	7.5	6.1	2.3	-1.1	-7.2	-14.2					
Vac	Leq,d	24.2	-13.0	-10.2	-3.3	0.5	3.4	7.2	8.9	9.7	12.5	16.4	17.2	12.9	10.5	14.1	7.6	9.2	9.6	6.9	10.2	9.8	8.8	7.7	6.4	2.6	-0.6	-6.5	-13.2					
Vac	Leq,d	22.9	-15.6	-12.8	-6.0	-2.1	0.7	4.6	4.1	7.1	9.9	14.0	14.7	12.7	10.3	13.9	7.5	8.9	9.3	6.6	10.0	9.1	8.1	6.8	5.4	1.4	-2.3	-8.8	-16.4					
Vac	Leq,d	22.1	-15.1	-12.3	-5.5	-1.6	1.2	5.1	4.6	7.6	10.4	14.4	15.2	10.9	8.5	12.1	5.6	7.1	7.5	4.8	8.2	7.3	6.3	5.0	3.7	-0.2	-3.7	-10.0	-17.4					
Vac	Leq,d	22.6	-14.6	-11.8	-5.0	-1.1	1.7	5.6	5.1	8.1	10.9	14.9	15.7	11.3	9.0	12.6	6.1	7.6	8.0	5.3	8.7	7.8	6.8	5.6	4.3	0.4	-3.0	-9.2	-16.4					
Vac	Leq,d	24.8	-12.4	-9.5	-2.7	1.1	4.0	7.8	9.4	10.3	13.1	17.0	17.7	13.4	11.0	14.6	8.2	9.8	10.2	7.5	10.8	9.9	9.0	7.8	6.6	3.0	-0.1	-5.8	-12.3					
Vac	Leq,d	26.6	-8.3	-5.4	1.4	5.3	8.1	11.9	11.7	12.4	15.2	18.9	19.5	15.1	12.7	16.1	9.5	11.4	11.7	9.0	11.8	11.0	10.0	9.0	7.8	4.4	1.8	-3.1	-8.5					
Vac	Leq,d	25.5	-9.4	-6.5	0.3	4.2	7.0	10.8	10.6	11.3	14.1	17.8	18.5	14.1	11.6	15.1	8.6	10.4	10.7	7.9	10.9	10.0	9.1	8.3	7.0	3.6	0.8	-4.3	-10.0					
Vac	Leq,d	24.6	-10.4	-7.5	-0.7	3.2	6.1	9.9	9.6	10.3	13.1	16.9	17.6	13.2	10.7	14.2	7.7	9.4	9.8	7.0	10.1	9.2	8.9	7.7	6.4	2.8	-0.1	-5.4	-11.3					
Vac	Leq,d	25.3	-11.7	-8.9	-2.1	1.8	4.6	8.4	10.0	10.8	13.6	17.5	18.3	14.0	11.6	15.2	8.7	10.4	10.8	8.1	11.4	10.5	9.6	8.5	7.3	3.6	0.6	-5.0	-11.3					
Vac	Leq,d	24.0	-11.1	-8.2	-1.4	2.4	5.3	9.1	8.7	9.5	12.3	16.1	16.8	12.5	10.1	13.7	7.2	9.0	9.3	6.6	9.8	9.0	8.0	6.9	5.7	2.2	-0.7	-6.1	-12.1					
Vac	Leq,d	24.6	-10.4	-7.6	-0.8	3.1	5.9	9.7	9.4	10.2	12.9	16.7	17.4	13.1	10.7	14.3	7.8	9.6	10.0	7.3	10.4	9.6	8.6	7.6	6.3	2.9	0.1	-5.2	-11.1					
Receiver R4	Fl G Lr,lim	Leq,d	48.9	dB(A)	Sigma(Leq,d)	0.0	dB(A)																											
001 - 80HP Predator - Standard	Leq,d	1.6							-0.1			-11.2						-5.1																
Tunnel-Facade 01																																		
001 - 80HP Predator - Standard	Leq,d	-8.1							-9.8			-21.0						-14.3																
Tunnel-Facade 02																			-21.4															
																			-34.8															
																			-33.9															
																			-47.6															
																			-67.9															
																			-79.0															

MD Acoustics LLC 4960 S. Gilbert Rd Chandler, AZ 85249 Phone: 602 774 1950

Tracy Car Wash
Contribution spectra - 001 - 80HP Predator - Standard: Outdoor SP

23

Source	Time slice	Sum	25Hz	31.5Hz	40Hz	50Hz	63Hz	80Hz	100Hz	125Hz	160Hz	200Hz	250Hz	315Hz	400Hz	500Hz	630Hz	800Hz	1kHz	1.25kHz	1.6kHz	2kHz	2.5kHz	3.15kHz	4kHz	5kHz	6.3kHz	8kHz	10kHz			
		dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)		
001 - 80HP Predator - Standard Tunnel-Facade 03	Leq,d	10.6							7.3			-1.6			5.4			2.2			-7.6			-14.1			-26.1			-45.1		
001 - 80HP Predator - Standard Tunnel-Facade 04	Leq,d	3.3							-0.3			-9.3			-1.4			-4.7			-14.7			-20.6			-31.9			-48.5		
001 - 80HP Predator - Standard Tunnel-Roof 01	Leq,d	5.0							0.1			-9.0			1.8			-3.4			-15.4			-22.2			-34.7			-54.4		
001 - 80HP Predator - Standard Tunnel-Transmissive area 01	Leq,d	48.8							27.3			32.9			40.4			43.1			43.6			42.2			34.1			15.8		
001 - 80HP Predator - Standard Tunnel-Transmissive area 01	Leq,d	28.1							15.5			18.0			23.7			22.4			19.6			15.7			4.5			-15.0		
Turbine	Leq,d	6.9							-21.4	-14.6	-7.8	-7.6	-5.1	-4.5	-10.0	-8.5	-9.7	-12.5	-11.1	-10.1	-9.7	-6.5	-3.6	-4.0	-6.8	-2.9	-2.7	-4.0	-5.3	-8.5	-16.5	
Turbine	Leq,d	8.1							-20.5	-13.6	-6.8	-6.4	-3.9	-3.3	-5.9	-7.1	-8.3	-11.1	-13.4	-12.0	-8.6	-8.2	-4.9	-3.3	-3.7	-6.3	-2.3	-1.8	-2.8	-3.5	-5.9	-12.6
Vac	Leq,d	19.4	-15.1	-12.1	-5.1	-1.1	1.9	5.9	4.2	5.0	7.8	6.8	7.8	3.7	2.0	6.0	-0.1	4.0	4.2	1.3	10.2	9.6	8.9	7.9	7.9	3.7	-0.5	-8.3	-18.3			
Vac	Leq,d	18.6	-15.2	-12.2	-5.2	-1.2	1.8	5.8	3.9	4.8	7.6	6.5	7.5	3.5	1.7	5.7	-0.3	5.5	6.2	3.8	13.2	12.9	12.4	11.7	10.5	6.7	3.0	-11.8	-21.3			
Vac	Leq,d	21.8	-14.9	-11.9	-4.9	-0.9	2.1	6.1	5.1	6.1	9.1	7.1	8.0	4.0	2.3	6.2	0.2	8.0	9.0	6.8	13.2	12.9	12.4	11.7	10.5	6.7	3.0	-4.2	-13.2			
Vac	Leq,d	22.1	-14.7	-11.7	-4.7	-0.7	2.3	6.3	5.3	6.3	9.3	7.3	8.3	4.3	2.6	6.5	0.5	8.3	9.2	7.1	13.4	13.1	12.6	11.9	10.8	7.0	3.3	-3.7	-12.6			
Vac	Leq,d	20.2	-15.4	-12.4	-5.4	-1.4	1.6	5.6	4.4	5.4	8.4	6.2	7.2	3.2	1.5	5.4	-0.6	7.3	8.3	6.1	11.0	10.6	10.0	9.2	7.9	4.0	2.1	-5.3	-14.5			
Vac	Leq,d	10.8	-18.1	-15.5	-9.0	-5.6	-3.2	0.1	-1.5	-1.4	0.7	0.6	0.4	-4.8	-7.9	-5.0	-12.1	-7.2	-7.2	-10.1	-6.6	-7.6	-8.7	-5.4	3.2	-1.2	-5.8	-14.2	-24.9			
Vac	Leq,d	13.3	-18.6	-16.1	-9.7	-6.4	-4.1	-0.9	-2.7	-2.7	-0.8	-0.7	-0.9	-6.1	-9.1	-6.2	-13.3	-8.9	-9.0	-11.9	-8.2	-9.2	-10.2	5.8	8.4	4.3	0.1	-7.7	-17.6			
Vac	Leq,d	11.2	-19.1	-16.6	-10.3	-7.0	-4.8	-1.7	-3.6	-3.7	-1.8	-1.4	-1.7	-6.9	-9.9	-7.1	-14.1	-10.1	-10.2	-13.1	-9.4	-10.3	-11.2	5.7	4.4	0.0	-4.5	-12.9	-23.6			
Vac	Leq,d	22.6	-13.6	-10.6	-3.6	0.4	3.4	7.3	6.7	7.7	10.7	9.2	10.1	6.1	4.4	8.3	2.3	9.7	10.7	8.6	12.9	12.6	12.2	11.7	10.8	7.4	4.2	-2.0	-9.7			
Vac	Leq,d	18.5	-16.7	-13.9	-7.1	-3.3	-0.5	3.3	2.4	3.2	6.0	5.4	6.0	1.7	-0.5	3.1	-3.2	3.5	4.1	1.6	5.5	4.8	10.7	9.9	8.9	5.3	1.9	-4.6	-12.7			
Vac	Leq,d	13.7	-17.4	-14.7	-8.1	-4.5	-1.9	1.6	0.3	0.7	3.0	2.6	2.6	-2.4	-5.3	-2.3	-9.4	-3.8	-6.7	-3.3	-4.3	-5.5	6.3	4.9	0.6	-3.7	-11.8	-22.0				
Vac	Leq,d	11.8	-19.4	-17.0	-10.6	-7.4	-5.2	-2.1	-4.1	-4.2	-2.4	-1.8	-2.1	-7.3	-10.4	-7.5	-14.6	-10.9	-11.0	-13.9	-10.2	-11.0	-11.9	5.5	6.2	1.8	-0.6	-8.9	-19.5			
Vac	Leq,d	12.7	-18.2	-15.4	-8.7	-5.0	-2.4	1.2	-0.6	-0.2	2.1	2.8	2.8	-2.4	-5.4	-2.5	-9.6	-5.1	-5.2	-8.2	2.6	1.7	0.6	-1.0	-3.1	-2.7	-7.9	-17.1	-29.1			
Vac	Leq,d	16.4	-17.9	-15.0	-8.2	-4.5	-1.7	2.0	0.4	0.9	3.4	3.9	4.1	-0.9	-3.8	-0.8	-7.8	-2.6	-2.5	-5.5	8.4	8.0	7.3	6.4	4.9	0.9	-3.6	-11.7	-22.1			
Vac	Leq,d	17.6	-17.5	-14.7	-7.8	-4.0	-1.2	2.6	1.2	2.0	4.7	5.1	5.6	1.0	-1.5	1.9	-4.8	1.2	1.7	-0.9	9.3	8.8	8.2	7.2	5.7	2.6	-1.9	-10.1	-20.6			
Vac	Leq,d	11.4	-19.7	-17.3	-11.0	-7.7	-5.6	-2.5	-4.7	-4.8	-3.0	-2.2	-2.5	-7.8	-10.8	-8.0	-15.1	-11.6	-11.7	-14.7	-10.9	-11.7	-12.6	5.3	6.0	2.2	-2.7	-11.4	-22.6			
Vac	Leq,d	8.7	-19.8	-17.4	-11.1	-7.9	-5.8	-2.7	-4.9	-5.1	-3.3	-2.5	-2.8	-8.0	-11.1	-8.3	-15.4	-12.1	-12.2	-15.2	-11.4	-12.1	-13.0	-2.5	2.8	-1.9	-6.8	-15.7	-27.2			
Vac	Leq,d	8.7	-19.7	-17.3	-11.0	-7.8	-5.7	-2.6	-4.8	-4.9	-3.1	-2.4	-2.7	-7.9	-11.0	-8.1	-15.2	-11.6	-11.8	-14.8	-11.0	-11.8	-12.8	-2.2	2.7	-2.0	-7.1	-16.0	-27.7			

MD Acoustics LLC 4960 S. Gilbert Rd Chandler, AZ 85249 Phone: 602 774 1950

Tracy Car Wash
Contribution level - 001 - 80HP Predator - Standard: Outdoor

9

Source	Source group	Source ty	Tr. lane	Leq,d dB(A)	A dB	
Receiver R1	FI G Lr,lim dB(A)	Leq,d 46.6 dB(A)	Sigma(Leq,d)	0.0 dB(A)		
001 - 80HP Predator - Standard Tunnel-Transmissive area 01	Default industrial noise	Area		46.3	0.0	
001 - 80HP Predator - Standard Tunnel-Transmissive area 01	Default industrial noise	Area		28.8	0.0	
Vac	Default industrial noise	Point		23.9	0.0	
Vac	Default industrial noise	Point		23.7	0.0	
Vac	Default industrial noise	Point		22.3	0.0	
Vac	Default industrial noise	Point		22.0	0.0	
Vac	Default industrial noise	Point		21.0	0.0	
Vac	Default industrial noise	Point		20.1	0.0	
Vac	Default industrial noise	Point		20.0	0.0	
Vac	Default industrial noise	Point		19.6	0.0	
Vac	Default industrial noise	Point		19.6	0.0	
Vac	Default industrial noise	Point		19.5	0.0	
Vac	Default industrial noise	Point		18.8	0.0	
Vac	Default industrial noise	Point		18.8	0.0	
Vac	Default industrial noise	Point		18.6	0.0	
Vac	Default industrial noise	Point		18.5	0.0	
Vac	Default industrial noise	Point		18.4	0.0	
Vac	Default industrial noise	Point		18.4	0.0	
Vac	Default industrial noise	Point		18.2	0.0	
Vac	Default industrial noise	Point		17.7	0.0	
Turbine	Default industrial noise	Point		7.1	0.0	
Turbine	Default industrial noise	Point		5.2	0.0	
001 - 80HP Predator - Standard Tunnel-Roof 01	Default industrial noise	Area		3.4	0.0	
001 - 80HP Predator - Standard Tunnel-Facade 04	Default industrial noise	Area		0.8	0.0	
001 - 80HP Predator - Standard Tunnel-Facade 01	Default industrial noise	Area		0.4	0.0	
001 - 80HP Predator - Standard Tunnel-Facade 03	Default industrial noise	Area		-1.2	0.0	
001 - 80HP Predator - Standard Tunnel-Facade 02	Default industrial noise	Area		-9.9	0.0	
Receiver R2	FI G Lr,lim dB(A)	Leq,d 51.2 dB(A)	Sigma(Leq,d)	0.0 dB(A)		
001 - 80HP Predator - Standard Tunnel-Transmissive area 01	Default industrial noise	Area		51.1	0.0	
001 - 80HP Predator - Standard Tunnel-Transmissive area 01	Default industrial noise	Area		26.2	0.0	
Vac	Default industrial noise	Point		24.4	0.0	

MD Acoustics LLC 4960 S. Gilbert Rd Chandler, AZ 85249 Phone: 602 774 1950

1

Tracy Car Wash
Contribution level - 001 - 80HP Predator - Standard: Outdoor

9

Source	Source group	Source ty	Tr. lane	Leq,d dB(A)	A dB	
Vac	Default industrial noise	Point		24.0	0.0	
Vac	Default industrial noise	Point		24.0	0.0	
Vac	Default industrial noise	Point		23.7	0.0	
Vac	Default industrial noise	Point		23.7	0.0	
Vac	Default industrial noise	Point		23.3	0.0	
Vac	Default industrial noise	Point		23.3	0.0	
Vac	Default industrial noise	Point		23.0	0.0	
Vac	Default industrial noise	Point		22.8	0.0	
Vac	Default industrial noise	Point		22.6	0.0	
Vac	Default industrial noise	Point		22.4	0.0	
Vac	Default industrial noise	Point		22.1	0.0	
Vac	Default industrial noise	Point		22.1	0.0	
Vac	Default industrial noise	Point		22.0	0.0	
Vac	Default industrial noise	Point		21.7	0.0	
Vac	Default industrial noise	Point		21.2	0.0	
Vac	Default industrial noise	Point		20.5	0.0	
Vac	Default industrial noise	Point		18.7	0.0	
Turbine	Default industrial noise	Point		11.3	0.0	
Turbine	Default industrial noise	Point		9.3	0.0	
001 - 80HP Predator - Standard Tunnel-Facade 01	Default industrial noise	Area		7.8	0.0	
001 - 80HP Predator - Standard Tunnel-Facade 03	Default industrial noise	Area		7.8	0.0	
001 - 80HP Predator - Standard Tunnel-Roof 01	Default industrial noise	Area		5.9	0.0	
001 - 80HP Predator - Standard Tunnel-Facade 04	Default industrial noise	Area		5.5	0.0	
001 - 80HP Predator - Standard Tunnel-Facade 02	Default industrial noise	Area		-8.7	0.0	
Receiver R3 F1 G Lr,lim dB(A) Leq,d 48.0 dB(A) Sigma(Leq,d) 0.0 dB(A)						
001 - 80HP Predator - Standard Tunnel-Transmissive area 01	Default industrial noise	Area		47.6	0.0	
001 - 80HP Predator - Standard Tunnel-Transmissive area 01	Default industrial noise	Area		28.5	0.0	
Vac	Default industrial noise	Point		26.6	0.0	
Vac	Default industrial noise	Point		25.5	0.0	
Vac	Default industrial noise	Point		25.3	0.0	
Vac	Default industrial noise	Point		24.8	0.0	
Vac	Default industrial noise	Point		24.6	0.0	
Vac	Default industrial noise	Point		24.6	0.0	
Vac	Default industrial noise	Point		24.2	0.0	
Vac	Default industrial noise	Point		24.0	0.0	
Vac	Default industrial noise	Point		23.7	0.0	

MD Acoustics LLC 4960 S. Gilbert Rd Chandler, AZ 85249 Phone: 602 774 1950

2

Tracy Car Wash
Contribution level - 001 - 80HP Predator - Standard: Outdoor

9

Source	Source group	Source ty	Tr. lane	Leq,d dB(A)	A dB
Vac	Default industrial noise	Point		23.7	0.0
Vac	Default industrial noise	Point		23.7	0.0
Vac	Default industrial noise	Point		23.2	0.0
Vac	Default industrial noise	Point		23.1	0.0
Vac	Default industrial noise	Point		22.9	0.0
Vac	Default industrial noise	Point		22.6	0.0
Vac	Default industrial noise	Point		22.6	0.0
Vac	Default industrial noise	Point		22.4	0.0
Vac	Default industrial noise	Point		22.1	0.0
001 - 80HP Predator - Standard Tunnel-Roof 01	Default industrial noise	Area		8.2	0.0
Turbine	Default industrial noise	Point		7.9	0.0
Turbine	Default industrial noise	Point		7.2	0.0
001 - 80HP Predator - Standard Tunnel-Facade 02	Default industrial noise	Area		4.3	0.0
001 - 80HP Predator - Standard Tunnel-Facade 01	Default industrial noise	Area		4.3	0.0
001 - 80HP Predator - Standard Tunnel-Facade 03	Default industrial noise	Area		2.5	0.0
001 - 80HP Predator - Standard Tunnel-Facade 04	Default industrial noise	Area		-8.6	0.0
Receiver R4 F1 G Lr,lim dB(A) Leq,d 48.9 dB(A) Sigma(Leq,d) 0.0 dB(A)					
001 - 80HP Predator - Standard Tunnel-Transmissive area 01	Default industrial noise	Area		48.8	0.0
001 - 80HP Predator - Standard Tunnel-Transmissive area 01	Default industrial noise	Area		28.1	0.0
Vac	Default industrial noise	Point		22.6	0.0
Vac	Default industrial noise	Point		22.1	0.0
Vac	Default industrial noise	Point		21.8	0.0
Vac	Default industrial noise	Point		20.2	0.0
Vac	Default industrial noise	Point		19.4	0.0
Vac	Default industrial noise	Point		18.6	0.0
Vac	Default industrial noise	Point		18.5	0.0
Vac	Default industrial noise	Point		17.6	0.0
Vac	Default industrial noise	Point		16.4	0.0
Vac	Default industrial noise	Point		13.7	0.0
Vac	Default industrial noise	Point		13.3	0.0
Vac	Default industrial noise	Point		12.7	0.0
Vac	Default industrial noise	Point		11.8	0.0
Vac	Default industrial noise	Point		11.4	0.0
Vac	Default industrial noise	Point		11.2	0.0
Vac	Default industrial noise	Point		10.8	0.0

MD Acoustics LLC 4960 S. Gilbert Rd Chandler, AZ 85249 Phone: 602 774 1950

3

Tracy Car Wash
Contribution level - 001 - 80HP Predator - Standard: Outdoor

9

Source	Source group	Source ty	Tr. lane	Leq,d dB(A)	A dB	
001 - 80HP Predator - Standard Tunnel-Facade 03	Default industrial noise	Area		10.6	0.0	
Vac	Default industrial noise	Point		8.7	0.0	
Vac	Default industrial noise	Point		8.7	0.0	
Turbine	Default industrial noise	Point		8.1	0.0	
Turbine	Default industrial noise	Point		6.9	0.0	
001 - 80HP Predator - Standard Tunnel-Roof 01	Default industrial noise	Area		5.0	0.0	
001 - 80HP Predator - Standard Tunnel-Facade 04	Default industrial noise	Area		3.3	0.0	
001 - 80HP Predator - Standard Tunnel-Facade 01	Default industrial noise	Area		1.6	0.0	
001 - 80HP Predator - Standard Tunnel-Facade 02	Default industrial noise	Area		-8.1	0.0	

MD Acoustics LLC 4960 S. Gilbert Rd Chandler, AZ 85249 Phone: 602 774 1950

4

Tracy Car Wash

3

Octave spectra of the sources in dB(A) - 001 - 80HP Predator - Standard: Outdoor SP

Name	Source type	I or A m,m ²	Li dB(A)	R'w dB	L'w dB(A)	Lw dB	KI dB	KT dB	LwMax dB(A)	DO-Wall dB	Time histogram	Emission spectrum	63Hz	125Hz	250Hz	500Hz	1kHz	2kHz	4kHz	8kHz	16kHz
													dB(A)								
001 - 80HP Predator - Standard Tunnel-Facade 01	Area	206.35	84.0	57.0	35.2	58.3	0.0	0.0		3	100%/24h	17_Facade 01_	50.8	45.0	56.0	51.0	38.4	32.0	21.9	9.9	
001 - 80HP Predator - Standard Tunnel-Facade 02	Area	26.13	83.5	57.0	34.7	48.9	0.0	0.0		3	100%/24h	18_Facade 02_	41.4	35.6	46.6	41.5	29.1	22.7	12.4	-0.9	
001 - 80HP Predator - Standard Tunnel-Facade 03	Area	206.35	84.0	57.0	35.2	58.3	0.0	0.0		3	100%/24h	19_Facade 03_	50.8	45.0	56.0	51.0	38.4	32.0	22.0	9.9	
001 - 80HP Predator - Standard Tunnel-Facade 04	Area	26.13	84.3	57.0	35.3	49.5	0.0	0.0		3	100%/24h	20_Facade 04_	41.9	36.1	47.1	42.2	30.0	24.1	14.5	4.1	
001 - 80HP Predator - Standard Tunnel-Roof 01	Area	227.02	83.9	57.0	35.1	58.6	0.0	0.0		0	100%/24h	15_Roof 01_	51.0	45.3	56.3	51.3	38.7	32.3	22.3	10.3	
001 - 80HP Predator - Standard Tunnel-Transmissive area 01	Area	13.47	84.8	0.0	84.8	96.1	0.0	0.0		3	100%/24h	24_Transmissive area 01_	69.4	77.7	90.7	91.8	88.8	86.9	80.4	68.3	
001 - 80HP Predator - Standard Tunnel-Transmissive area 01	Area	13.47	83.2	0.0	83.2	94.5	0.0	0.0		3	100%/24h	25_Transmissive area 01_	68.1	76.3	89.3	90.4	86.9	84.5	77.2	62.0	
Turbine	Point				72.6	72.6	0.0	0.0		0	100%/24h	Vacutech Turbine	47.3	57.5	54.5	51.9	55.8	59.5	66.1	69.3	65.0
Turbine	Point				72.6	72.6	0.0	0.0		0	100%/24h	Vacutech Turbine	47.3	57.5	54.5	51.9	55.8	59.5	66.1	69.3	65.0
Vac	Point				73.8	73.8	0.0	0.0		0	100%/24h	Vacutech - in car	55.2	62.0	68.6	65.4	64.0	66.0	65.4	60.6	51.9
Vac	Point				73.8	73.8	0.0	0.0		0	100%/24h	Vacutech - in car	55.2	62.0	68.6	65.4	64.0	66.0	65.4	60.6	51.9
Vac	Point				73.8	73.8	0.0	0.0		0	100%/24h	Vacutech - in car	55.2	62.0	68.6	65.4	64.0	66.0	65.4	60.6	51.9
Vac	Point				73.8	73.8	0.0	0.0		0	100%/24h	Vacutech - in car	55.2	62.0	68.6	65.4	64.0	66.0	65.4	60.6	51.9
Vac	Point				73.8	73.8	0.0	0.0		0	100%/24h	Vacutech - in car	55.2	62.0	68.6	65.4	64.0	66.0	65.4	60.6	51.9
Vac	Point				73.8	73.8	0.0	0.0		0	100%/24h	Vacutech - in car	55.2	62.0	68.6	65.4	64.0	66.0	65.4	60.6	51.9
Vac	Point				73.8	73.8	0.0	0.0		0	100%/24h	Vacutech - in car	55.2	62.0	68.6	65.4	64.0	66.0	65.4	60.6	51.9
Vac	Point				73.8	73.8	0.0	0.0		0	100%/24h	Vacutech - in car	55.2	62.0	68.6	65.4	64.0	66.0	65.4	60.6	51.9
Vac	Point				73.8	73.8	0.0	0.0		0	100%/24h	Vacutech - in car	55.2	62.0	68.6	65.4	64.0	66.0	65.4	60.6	51.9
Vac	Point				73.8	73.8	0.0	0.0		0	100%/24h	Vacutech - in car	55.2	62.0	68.6	65.4	64.0	66.0	65.4	60.6	51.9
Vac	Point				73.8	73.8	0.0	0.0		0	100%/24h	Vacutech - in car	55.2	62.0	68.6	65.4	64.0	66.0	65.4	60.6	51.9
Vac	Point				73.8	73.8	0.0	0.0		0	100%/24h	Vacutech - in car	55.2	62.0	68.6	65.4	64.0	66.0	65.4	60.6	51.9
Vac	Point				73.8	73.8	0.0	0.0		0	100%/24h	Vacutech - in car	55.2	62.0	68.6	65.4	64.0	66.0	65.4	60.6	51.9
Vac	Point				73.8	73.8	0.0	0.0		0	100%/24h	Vacutech - in car	55.2	62.0	68.6	65.4	64.0	66.0	65.4	60.6	51.9
Vac	Point				73.8	73.8	0.0	0.0		0	100%/24h	Vacutech - in car	55.2	62.0	68.6	65.4	64.0	66.0	65.4	60.6	51.9
Vac	Point				73.8	73.8	0.0	0.0		0	100%/24h	Vacutech - in car	55.2	62.0	68.6	65.4	64.0	66.0	65.4	60.6	51.9
Vac	Point				73.8	73.8	0.0	0.0		0	100%/24h	Vacutech - in car	55.2	62.0	68.6	65.4	64.0	66.0	65.4	60.6	51.9
Vac	Point				73.8	73.8	0.0	0.0		0	100%/24h	Vacutech - in car	55.2	62.0	68.6	65.4	64.0	66.0	65.4	60.6	51.9
Vac	Point				73.8	73.8	0.0	0.0		0	100%/24h	Vacutech - in car	55.2	62.0	68.6	65.4	64.0	66.0	65.4	60.6	51.9
Vac	Point				73.8	73.8	0.0	0.0		0	100%/24h	Vacutech - in car	55.2	62.0	68.6	65.4	64.0	66.0	65.4	60.6	51.9
Vac	Point				73.8	73.8	0.0	0.0		0	100%/24h	Vacutech - in car	55.2	62.0	68.6	65.4	64.0	66.0	65.4	60.6	51.9
Vac	Point				73.8	73.8	0.0	0.0		0	100%/24h	Vacutech - in car	55.2	62.0	68.6	65.4	64.0	66.0	65.4	60.6	51.9
Vac	Point				73.8	73.8	0.0	0.0		0	100%/24h	Vacutech - in car	55.2	62.0	68.6	65.4	64.0	66.0	65.4	60.6	51.9
Vac	Point				73.8	73.8	0.0	0.0		0	100%/24h	Vacutech - in car	55.2	62.0	68.6	65.4	64.0	66.0	65.4	60.6	51.9
Vac	Point				73.8	73.8	0.0	0.0		0	100%/24h	Vacutech - in car	55.2	62.0	68.6	65.4	64.0	66.0	65.4	60.6	51.9
Vac	Point				73.8	73.8	0.0	0.0		0	100%/24h	Vacutech - in car	55.2	62.0	68.6	65.4	64.0	66.0	65.4	60.6	51.9
Vac	Point				73.8	73.8	0.0	0.0		0	100%/24h	Vacutech - in car	55.2	62.0	68.6	65.4	64.0	66.0	65.4	60.6	51.9
Vac	Point				73.8	73.8	0.0	0.0		0	100%/24h	Vacutech - in car	55.2	62.0	68.6	65.4	64.0	66.0	65.4	60.6	51.9
Vac	Point				73.8	73.8	0.0	0.0		0	100%/24h	Vacutech - in car	55.2	62.0	68.6	65.4	64.0	66.0	65.4	60.6	51.9
Vac	Point				73.8	73.8	0.0	0.0		0	100%/24h	Vacutech - in car	55.2	62.0	68.6	65.4	64.0	66.0	65.4	60.6	51.9
Vac	Point				73.8	73.8	0.0	0.0		0	100%/24h	Vacutech - in car	55.2	62.0	68.6	65.4	64.0	66.0	65.4	60.6	51.9
Vac	Point				73.8	73.8	0.0	0.0		0	100%/24h	Vacutech - in car	55.2	62.0	68.6	65.4	64.0	66.0	65.4	60.6	51.9
Vac	Point				73.8	73.8	0.0	0.0		0	100%/24h	Vacutech - in car	55.2	62.0	68.6	65.4	64.0	66.0	65.4	60.6	51.9
Vac	Point				73.8	73.8	0.0	0.0		0	100%/24h	Vacutech - in car	55.2	62.0	68.6	65.4	64.0	66.0	65.4	60.6	51.9
Vac	Point				73.8	73.8	0.0	0.0		0	100%/24h	Vacutech - in car	55.2	62.0	68.6	65.4	64.0	66.0	65.4	60.6	51.9
Vac	Point				73.8	73.8	0.0	0.0		0	100%/24h	Vacutech - in car	55.2	62.0	68.6	65.4	64.0	66.0	65.4	60.6	51.9
Vac	Point				73.8	73.8	0.0	0.0		0	100%/24h	Vacutech - in car	55.2	62.0	68.6	65.4	64.0	66.0	65.4	60.6	51.9
Vac	Point				73.8	73.8	0.0	0.0		0	100%/24h	Vacutech - in car	55.2	62.0	68.6	65.4	64.0	66.0	65.4	60.6	51.9
Vac	Point				73.8	73.8	0.0	0.0		0	100%/24h	Vacutech - in car	55.2	62.0	68.6	65.4	64.0	66.0	65.4	60.6	51.9
Vac	Point				73.8	73.8	0.0	0.0		0	100%/24h	Vacutech - in car	55.2	62.0	68.6	65.4	64.0	66.0	65.4	60.6	51.9
Vac	Point				73.8	73.8	0.0	0.0		0	100%/24h	Vacutech - in car	55.2	62.0	68.6	65.4	64.0	66.0	65.4	60.6	51.9
Vac	Point				73.8	73.8	0.0	0.0		0	100%/24h	Vacutech - in car	55.2	62.0	68.6	65.4	64.0	66.0	65.4	60.6	51.9
Vac	Point				73.8	73.8	0.0	0.0		0	100%/24h	Vacutech - in car	55.2	62.0	68.6	65.4	64.0	66.0	65.4	60.6	51.9
Vac	Point				73.8	73.8	0.0	0.0		0	100%/24h	Vacutech - in car	55.2	62.0	68.6	65.4	64.0	66.0	65.4	60.6	51.9
Vac	Point				73.8	73.8	0.0	0.0		0	100%/24h	Vacutech - in car	55.2	62.0	68.6	65.4	64.0	66.0	65.4	60.6	51.9
Vac	Point				73.8	73.8	0.0	0.0		0	100%/24h	Vacutech - in car	55.2	62.0	68.6	65.4	64.0	66.0	65.4	60.6	51.9
Vac	Point				73.8	73.8	0.0	0.0		0	100%/24h	Vacutech - in car	55.2	62.0	68.6	65.4					

Tracy Car Wash

3

Octave spectra of the sources in dB(A) - 001 - 80HP Predator - Standard: Outdoor SP

Name	Source type	I or A	Li	R'w	L'w	Lw	K1	KT	LwMax	DO-Wall	Time histogram	Emission spectrum	63Hz	125Hz	250Hz	500Hz	1kHz	2kHz	4kHz	8kHz	16kHz
													dB(A)								
Vac	Point				73.8	73.8	0.0	0.0		0	100%/24h	Vacutech - in car	55.2	62.0	68.6	65.4	64.0	66.0	65.4	60.6	51.9
Vac	Point				73.8	73.8	0.0	0.0		0	100%/24h	Vacutech - in car	55.2	62.0	68.6	65.4	64.0	66.0	65.4	60.6	51.9
Vac	Point				73.8	73.8	0.0	0.0		0	100%/24h	Vacutech - in car	55.2	62.0	68.6	65.4	64.0	66.0	65.4	60.6	51.9
Vac	Point				73.8	73.8	0.0	0.0		0	100%/24h	Vacutech - in car	55.2	62.0	68.6	65.4	64.0	66.0	65.4	60.6	51.9
Vac	Point				73.8	73.8	0.0	0.0		0	100%/24h	Vacutech - in car	55.2	62.0	68.6	65.4	64.0	66.0	65.4	60.6	51.9

MD Acoustics LLC 4960 S. Gilbert Rd Chandler, AZ 85249 Phone: 602 774 1950

2

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RESOLUTION 2022-_____

**APPROVING A DEVELOPMENT REVIEW PERMIT FOR A CAR WASH FACILITY LOCATED
AT 150 W. GRANT LINE ROAD (ASSESSOR'S PARCEL NUMBER 233-210-23). THE
APPLICANT IS API ARCHITECTURE PLUS AND OWNER IS WHEEL AD LLC –
APPLICATION NUMBER D21-0009**

WHEREAS, The City received a development review permit application for an approximately 3,343 sf car wash tunnel, covered vacuum areas, and associated equipment enclosures and parking area improvements on an undeveloped 0.73 acre site on West Grant Line Road (Assessor's Parcel Number 233-210-23), and

WHEREAS, The site is zoned General Highway Commercial, where a car wash is a permitted land use, and

WHEREAS, The project is consistent with the City of Tracy General Plan, in that the site is designated Commercial by the General Plan, and a car wash is among the allowed uses in the Commercial land use designation; the project will pay any applicable development impact fees to mitigate its proportionate impact on public facilities; and the project is consistent with goals and policies of the General Plan, including economic development, circulation, noise, and air quality, and

WHEREAS, The project is categorically exempt from CEQA based on Guidelines Section 15332, which pertains to certain in-fill development projects. Because the project is consistent with the General Plan and Zoning, occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses, has no value as habitat for endangered, rare or threatened species, would not result in any significant effects relating to traffic, noise, air quality, or water quality, and can be adequately served by all required utilities and public services, no further environmental assessment is necessary, and

WHEREAS, On March 21, 2022, the Development Services Director referred the application to the Planning Commission in accordance with Tracy Municipal Code (TMC) Section 10.08.3950, and

WHEREAS, The Planning Commission conducted a public hearing to consider the project on April 13, 2022;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission hereby approves development review permit application number D21-0003 for an approximately 3,343 sf car wash tunnel, covered vacuum areas, and associated equipment enclosures and parking area improvements on a property located at 150 W. Grant Line Road, subject to the conditions contained in Exhibit 1 to this Resolution and based on the following findings:

1. The proposal increases the quality of the project site and enhances the property in a manner that therefore improves the property in relation to the surrounding area and the citizens of Tracy, because the project proposes high-quality development on a currently undeveloped parcel. The project is an automated car wash with covered vacuum areas and landscaping throughout the site. The proposed tunnel building is comprised of colored concrete block, accented with metal panels, trims, and siding, in a cool tone color palette. Similar design elements are proposed on the equipment buildings, trash and

recycling enclosure, and canopies for architectural consistency throughout the site. The car wash tunnel is located at the front of the site and oriented parallel to the street, and the parking and vacuum area is behind the building in accordance with the City's community character policies. Sufficient parking and vehicular circulation are proposed and ingress and egress are from Grant Line Road. A substantial entrance queuing lane is provided separate from the parking area, and an exit queue space for a vehicle exiting the tunnel waiting for cross traffic to clear. As conditioned, the tunnel will be equipped with a sensor that will halt the car wash conveyor system if the exit queue space is occupied. Perimeter landscaping will provide a buffer between the parking area and queue lane and the neighboring developments, and an eight-foot tall masonry wall will be provided along the south and east property lines separating the site from the adjacent school and residential complex.

2. The proposal, as conditioned, conforms to the Tracy Municipal Code, the City of Tracy General Plan, the City Design Goals and Standards, applicable City Standards, California Building Codes, and California Fire Codes. The noise levels emitting from the proposed equipment systems will be in compliance with the City's noise level limits due to the site design and quiet equipment systems proposed to be used. In consideration of the nearby residential complex southeast of the site, the tunnel exit, which contains the noisiest part of the car wash, is located as far away from the residences as feasible and facing westwardly, and the pumps for the vacuum system will be entirely enclosed to reduce the amount of sound emanating from the equipment. The applicant will obtain appropriate building permits prior to construction of the improvements and pay any applicable development impact fees to mitigate its proportionate impact on public facilities.

* * * * *

The foregoing Resolution 2022- _____ was adopted by the Planning Commission on the 13th day of April, 2022, by the following vote:

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

CHAIR

STAFF LIAISON

**City of Tracy
Conditions of Approval**
Car Wash and Covered Vacuums
Application Number D21-0009

A. General Provisions and Definitions.

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

The Project: A car wash tunnel, covered vacuum area, and associated parking area improvements (known as Tracy Car Wash)

The Property: 150 W. Grant Line Road, Assessor's Parcel Number 233-210-23

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 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 Project located at the Property, Application Number D21-0009. The Conditions of Approval shall specifically include all City of Tracy 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 April 5, 2022

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, including, but not limited to, the Tracy Municipal Code (TMC), Standard Plans, and Design Goals and Standards.

A.7. Protest of fees, dedications, reservations, or other exactions. Pursuant to Government Code section 66020, including section 66020(d)(1), the City HEREBY NOTIFIES the Developer that the 90-day approval period (in which the Developer may protest the imposition of any fees, dedications, reservations, or other exactions imposed on this Project by these Conditions of Approval) has begun on the date of the conditional approval of this Project. If the Developer fails to file a protest within this 90-day period, complying with all of the requirements of Government Code section 66020, the Developer will be legally barred from later challenging any such fees, dedications, reservations or other exactions.

B. Planning Division Managed Conditions

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

B.1. Noise limits. The project shall comply with the City's noise limit regulations described in Tracy Municipal Code Chapter 4.12, Article 9 Noise Control.

B.2. Parking lot.

B.2.1. Before the approval of a building permit, the applicant shall submit plans for masonry walls on property lines as shown in the plans dated received March 18, 2022.

B.2.2. Before the approval of a building permit, the applicant shall submit plans that adequate spacing for vehicular turn-around that does not overlap parking stalls or other improvements to the satisfaction of the Development Services Director.

B.2.3. Before the approval of a building permit, the applicant shall provide detailed plans that demonstrate parking areas designed to City Standard Plan 154 containing a minimum of 7 employee and customer parking spaces.

B.2.4. Before the approval of a building permit, the applicant shall provide site plans and construction details that demonstrate 12-inch wide concrete curbs along the perimeter of landscape planters where such planters are parallel and adjacent to vehicular parking spaces to provide access to vehicles without stepping into the landscape planters.

B.2.5. Before the approval of a building permit, the applicant shall provide detailed plans that demonstrate a minimum of one foot candle per Standard Plan 154 throughout the parking area as defined in TMC Section 10.08.3450.

- B.2.6. Before final inspection or certificate of occupancy, all exterior and parking area lighting shall be directed downward or shielded, to prevent glare or spray of light into the public rights-of-way and onto any adjacent private property to the satisfaction of the Development Services Director.
- B.3. Landscaping & irrigation. Before the approval of a building permit, the applicant shall provide detailed landscape and irrigation plans to address the following:
 - B.3.1. Said plans shall demonstrate that no less than 40% of the total parking area, excluding areas not defined as part of the parking area for customers and employees, is shaded in canopy tree coverage at tree maturity.
 - B.3.2. Said plans shall demonstrate that all planters be comprised of trees, shrubs, and groundcover. Trees shall be a minimum of 24" box size, shrubs shall be a minimum size of 5 gallon, and groundcover shall be a minimum size of 1 gallon.
 - B.3.3. Where trees are planted ten feet or less from a sidewalk or curb, root barriers dimensioned 8 feet long by 24 inches deep shall be provided adjacent to such sidewalk and curb, centered on the tree.
 - B.3.4. The applicant shall execute an Agreement for Maintenance of Landscape and Irrigation Improvements and submit financial security to the Development Services Department. The Agreement shall ensure maintenance of the on-site landscape and irrigation improvements for a period of two years. Said security shall be equal to the actual material and labor costs for installation of the on-site landscape and irrigation improvements or \$2.50 per square foot of on-site landscape area.
- B.4. Screening utilities and equipment.
 - B.4.1. Before the approval of a building permit, the applicant shall submit plans for the design of all utility buildings, included, but not limited to, the vacuum equipment enclosures and the trash and recycling enclosure, that architecturally matches the main building to the satisfaction of the Development Services Director. The enclosures shall be large enough to accommodate the enclosed equipment and trash and recycling bins. The trash and recycling enclosure walls shall be tall enough to fully screen the height of the bins, and the door shall be constructed of a solid metal door attached to posts which are attached to the walls. The equipment enclosures shall be fully enclosed such that there are no gaps between the walls and the roof.
 - B.4.2. Before final inspection or certificate of occupancy, all vents, gutters, downspouts, flashing, and electrical conduits shall be internal to the structures and bollards and other wall-mounted or building-attached utilities shall be painted to match the color of the adjacent surfaces or otherwise designed in harmony with the building exterior to the satisfaction of the Development Services Director.
 - B.4.3. Before final inspection or certificate of occupancy, no roof mounted equipment, including, but not limited to, HVAC units, vents, fans, antennas, sky lights and dishes, whether proposed as part of this application, potential future equipment, or any portion thereof, shall be visible from any public right-of-way to the satisfaction of the Development Services Director. Plans to demonstrate such compliance shall be submitted to the City prior to the issuance of a building permit.

- B.4.4. Before final inspection or certificate of occupancy, all PG&E transformers, phone company boxes, Fire Department connections, backflow preventers, irrigation controllers, and other on-site utilities, shall be vaulted or screened from view from any public right-of-way, behind structures, walls, or landscaping, to the satisfaction of the Development Services Director.
- B.4.5. No bollards, chain link, or similar improvements that are industrial in nature shall be readily visible to the public.
- B.5. Landscaping & irrigation installation. Prior to final inspection or certificate of occupancy, all landscaping and irrigation substantially conforming with the development review permit plans and the approved building permit construction plans shall be installed to the satisfaction of the Development Services Director.
- B.6. Signs. Before issuance of a sign permit, the applicant shall submit an application and plans for all business identification signs. All signs, including temporary signage, shall be on private property and shall not encroach into the public right-of-way. The building and canopy structure, including windows, shall be kept clear of unpermitted signs.
- B.7. Merchandise display indoors. All merchandise display and vending machines shall be located wholly within the building, unless a Temporary Use Permit is obtained from the Development Services Department for temporary uses and activities on the exterior of the building.
- B.8. Habitat conservation. Prior to issuance of any permits for ground disturbance, the applicant shall comply with the San Joaquin County Habitat Conservation Division and a signed copy of the Incidental Take Minimization Measures shall be submitted to the City as verification of compliance.

C. Engineering Division Managed Conditions

Contact: Majeed Mohammad (209) 831-6425 majeed.mohammad@cityoftracy.org

C.1. General Conditions

Developer shall comply with the applicable sections of approved documents and/or recommendations of the technical analyses/reports prepared for the Project listed as follows:

- 1) Traffic Memorandum prepared by Kimley Horn and Associates dated October 28th, 2021.

- C.2. RESERVED
- C.3. RESERVED

C.4. Grading Permit

All grading work (on-site and off-site) shall require a Grading Plan. All grading work shall be performed and completed in accordance with the recommendation(s) of the Project's Registered Geotechnical Engineer. Prior to release of a Grading Permit, Developer shall

provide all documents related to said Grading Permit required by the applicable City Regulations and these Conditions of Approval, to the satisfaction of the City Engineer, including, but not limited to, the following:

- C.4.1 Developer has completed all requirements set forth in this section.
- C.4.2 Developer has obtained the approval (i.e. recorded easements for slopes, drainage, utilities, access, parking, etc.) of all other public agencies and/or private entities with jurisdiction over the required public and/or private facilities and/or property. Written permission from affected owner(s) will be required to be submitted to the City prior to the issuance of the Grading Permit.
- C.4.3 Developer has obtained a demolition permit to remove any existing structure located within the project's limits.
- C.4.4 All existing on-site water well(s), septic system(s), and leech field(s), if any, shall be abandoned or removed in accordance with the City and San Joaquin County requirements. Developer shall be responsible for all costs associated with the abandonment or removal of the existing well(s), septic system(s), and leech field(s) including the cost of permit(s) and inspection. Developer shall submit a copy of written approval(s) or permit(s) obtained from San Joaquin County regarding the removal and abandonment of any existing well(s), prior to the issuance of the Grading Permit.
- C.4.5 The Improvement Plans for all improvements to serve the Project (on-site and off-site) including the Grading and Drainage Plans shall be prepared in accordance with the City's Subdivision Ordinance (Tracy Municipal Code (TMC) Chapter 12.36), City Design Documents as defined in Title 12 of the TMC, and these Conditions of Approval.
- C.4.6 On-site Grading/Drainage Plans and Improvement Plans shall be prepared on a twenty-four (24) inch x thirty-six (36) inch size four (4) millimeter thick polyester film (mylar). These plans shall use the City's Title Block. Improvement Plans shall be prepared under the supervision of, stamped and signed by a Registered Civil Engineer and Registered Geotechnical Engineer. Developer shall obtain all applicable signatures by City departments and outside agencies (where applicable) on the mylars including signatures by the Fire Marshal prior to submitting the mylars to Engineering Division for City Engineer's signature. Erosion control measures shall be implemented in accordance with the Improvement Plans approved by the City Engineer for all grading work. All grading work not completed before October 15 may be subject to additional requirements as applicable. Improvement Plans shall specify all proposed erosion control methods and construction details to be employed and specify materials to be used during and after the construction.
- C.4.7 Payment of the applicable Grading Permit fees which include grading plan checking and inspection fees, and other applicable fees as required by these Conditions of Approval.

C.4.8 For Projects on property larger than one (1) acre: Prior to the issuance of the Grading Permit, Developer shall submit to the Utilities Department (stephanie.hiestand@cityoftracy.org) one (1) electronic copy and one (1) hard copy of the Storm Water Pollution Prevention Plan (SWPPP) as submitted in Stormwater Multiple Applications and Reporting Tracker System (SMARTS) along with either a copy of the Notice of Intent (NOI) with the state-issued Wastewater Discharge Identification number (WDID) or a copy of the receipt for the NOI. After the completion of the Project, the Developer is responsible for filing the Notice of Termination (NOT) required by SWQCB, and shall provide the City, a copy of the completed Notice of Termination. Cost of preparing the SWPPP, NOI and NOT including the annual storm drainage fees and the filing fees of the NOI and NOT shall be paid by the Developer. Developer shall comply with all the requirements of the SWPPP, applicable Best Management Practices (BMPs) and the Stormwater Post-Construction Standards adopted by the City in 2015 and any subsequent amendment(s).

For Projects on property smaller than one (1) acre: Prior to the issuance of the Grading Permit, the Developer shall submit to the Utilities Department (stephanie.hiestand@cityoftracy.org) one (1) electronic copy and 1 hard copy of the City of Tracy Erosion and Sediment Control Plan (ESCP) for approval. Cost of preparing the ESCP including any annual storm drainage fees shall be paid by the Developer. Developer shall comply with all the requirements of the ESCP, applicable BMPs and the Post-Construction Stormwater Standards adopted by the City in 2015 and any subsequent amendment(s).

C.4.9 Developer shall provide a PDF copy of the Project's Geotechnical Report signed and stamped by a Registered Geotechnical Engineer. The technical report must include relevant information related to soil types and characteristics, soil bearing capacity, compaction recommendations, retaining wall recommendations, if necessary, paving recommendations, paving calculations such as gravel factors, gravel equivalence, etc., slope recommendations, and elevation of the highest observed groundwater level.

C.4.10 Minor Retaining – Developer shall use reinforced or engineered masonry blocks for retaining soil at property lines when the grade differential among the in-tract lots exceeds twelve (12) inches. Developer will include construction details of these minor retaining walls with the on-site Grading and Drainage Plan. Developer may use slopes among the lots to address the grade differential but said slope shall not exceed a slope gradient of 3 (horizontal) to 1 (vertical) unless a California licensed geotechnical engineer signs and stamps a geotechnical report letter that supports a steeper slope gradient. Slope easements may be required and will be subject to approval by the City Engineer.

Minor Retaining along Project Perimeter – Developer shall use reinforced or engineered masonry blocks for retaining soil along the Project boundary and adjacent property(s) when the grade differential exceeds 12-inches. Developer will include construction details for these minor retaining walls with the on-site Grading and Drainage Plan. Developer may use slopes to address the grade differential but said slope shall not exceed a slope gradient of 3 (horizontal) to 1 (vertical). Slope easements may be subject to approval by the City Engineer and if adjacent and affected property(s) owner(s) grants said easements.

Slopes are an acceptable option as a substitute to engineered retaining walls, where cuts or fills do not match existing ground or final grade with the adjacent property or public right of way, up to a maximum grade differential of two (2) feet, subject to approval by the City Engineer.

Slope easements will be recorded, prior to the issuance of the Grading Permit. The Developer shall be responsible to obtain and record slope easement(s) on private properties, where it is needed to protect private improvements constructed within and outside the Project, and a copy of the recorded easement document must be provided to the City, prior to the issuance of the Grading Permit.

Walls - Developer shall show proposed retaining walls and masonry walls on the on-site Grading and Drainage Plan. The Developer is required to submit improvement plans, construction details, and structural calculations for retaining walls and masonry walls to Building and Safety. Retaining wall and masonry wall design parameters will be included in the geotechnical report.

- C.4.11 Developer shall provide a copy of the approved Incidental Take Minimization Measures (ITMM) habitat survey [San Joaquin County Multi-Species Habitat Conservation & Open Space Plan (SJMSCP)] from San Joaquin Council of Governments (SJCOG).
- C.4.12 Developer shall provide a copy of the approved Air Impact Assessment (AIA) with an Indirect Source Review (ISR) from San Joaquin Valley Air Pollution Control District (SJVAPCD).
- C.4.13 Developer shall abandon or remove all existing irrigation structures, channels and pipes, if any, as directed by the City after coordination with the irrigation district, if the facilities are no longer required for irrigation purposes. If irrigation facilities including tile drains, if any, are required to remain to serve existing adjacent agricultural uses, the Developer will design, coordinate and construct required modifications to the facilities to the satisfaction of the affected agency and the City. Written permission from irrigation district or affected owner(s) will be required to be submitted to the City prior to the issuance of the Grading Permit. The cost of relocating and/or removing irrigation facilities and/or tile drains is the sole responsibility of the Developer.
- C.4.14 RESERVED

C.4.15 If at any point during grading that the Developer, its contractor, its engineers, and their respective officials, employees, subcontractor, and/or subconsultant exposes/encounters/uncovers any archeological, historical, or other paleontological findings, the Developer shall address the findings as required per the General Plan Cultural Resource Policy and General Plan EIR; and subsequent Cultural Resource Policy or mitigation in any applicable environmental document.

C.5. Improvement Agreement(s)

All construction activity involving public improvements will require a fully executed improvement agreement (Off-site, Subdivision, and/or Inspection). Any construction activity involving public improvements without a fully executed improvement agreement is prohibited. All public improvements shall be performed and completed in accordance with the recommendation(s) of the Project's Registered Civil Engineer. Prior to the consideration of City Council's approval of said improvement agreement, the Developer shall provide all documents related to said improvements required by the applicable City Regulations and these Conditions of Approval, to the satisfaction of the City Engineer, including, but not limited to, the following:

C.5.1. Off-site and/or Public Infrastructure Improvement Plans prepared on a twenty-four (24) inch x thirty-six (36) inch size four (4) millimeter thick mylar that incorporate all requirements described in the documents described in these Conditions of Approval, the City's Design Documents as defined in Title 12 of the Tracy Municipal Code. Developer shall use the latest title block and, if necessary, contain a signature block for the Fire Marshal. Improvement Plans shall be prepared under the supervision of, and stamped and signed by a Registered Civil, Traffic, Electrical, Mechanical Engineer, and Registered Landscape Architect for the relevant work. Developer shall obtain all applicable signatures by City departments and outside agencies (where applicable) on the mylars including signatures by Fire Marshal to submitting the mylars to Engineering Division for City Engineer's signature. The improvement plans shall be prepared to specifically include, but not be limited to, the following items:

- C.5.1.a. All existing and proposed utilities such as domestic water line, irrigation service, fire service line, storm drain, and sanitary sewer, including the size and location of the pipes.
- C.5.1.b. All supporting engineering calculations, materials information or technical specifications, cost estimate, and technical reports. All improvement plans shall contain a note stating that the Developer (or Contractor) will be responsible to preserve and protect all existing survey monuments and other survey markers such as benchmarks.
- C.5.1.c. A PDF copy of the Project's approved Geotechnical/Soils Report that was prepared for the grading permit submittal.

C.5.1.d. Storm Water - The Project's on-site storm water drainage connection to the City's storm water system shall be approved by the City Engineer. Drainage calculations for the sizing of the on-site storm drainage system. Improvement Plans to be submitted with the hydrology and storm water.

Storm drainage release point is a location at the boundary of the Project adjacent public right-of-way where storm water leaves the Property, in a storm event and that the Property's on-site storm drainage system fails to function or it is clogged. Site grading shall be designed such that the Project's storm drainage overland release point will be directly to an adjacent public street with a functional storm drainage system and the existing storm drainage line has adequate capacity to drain storm water from the Property. The storm drainage release point is recommended to be at least 0.70-feet lower than the building finish floor elevation and shall be designed and improved to the satisfaction of the City Engineer.

The Project's permanent storm drainage connection(s) shall be designed and constructed in accordance with City Regulations. The design of the permanent storm drainage connection shall be shown on the Grading and Drainage Plans with calculations for the sizing of the storm drain pipe(s), and shall comply with the applicable requirements of the City's storm water regulations adopted by the City Council in 2012 and any subsequent amendments.

The storm water treatment system shall be located on private property and shall be at least off-set from the right-of-way by one (1) foot. Developer shall also construct the recommended mitigations from the storm water technical memorandum.

C.5.1.e. Sanitary Sewer - It is the Developer's responsibility to design and construct the Project's permanent on-site sanitary sewer (sewer) improvements including the Project's sewer connection in accordance with the City's Design Standards, City Regulations and Standard Specifications. Sewer improvements shall include but not limited to, replacing asphalt concrete pavement, reconstructing curb, gutter and sidewalk, restoring pavement marking and striping, and other improvements that are disturbed as a result of installing the Project's permanent sewer connection. Developer shall submit improvement plans that include the design of the sewer line from the Property to the point of connection.

Developer is hereby notified that the City will not provide maintenance of the sewer lateral within the public right-of-way unless the sewer cleanout is located and constructed in conformance with Standard Plans. The City's responsibility to maintain on the sewer lateral is from the wye/onsite sewer manhole at the right-of-way line/property line/wye fitting to the point of connection with the sewer main.

C.5.1.f. Water Distribution - Developer shall design and construct domestic and irrigation water service that comply with the City Regulations. Water line sizing, layout and looping requirements for this Project shall comply with City Regulations. During the construction of the Project, the Developer is responsible for providing water infrastructure (temporary or permanent) capable of delivering adequate fire flows and pressure appropriate to the various stages of construction and as approved by the Fire Marshal.

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

The Project's water service connections shall use a remote-read (radio-read) master water meter (the water meter to be located within City's right-of-way) and a Reduced Pressure Type back-flow protection device in accordance with City Regulations. The domestic and irrigation water service connection(s) must be completed before the inspection of the building. The location of the meters shall be approved by the City Engineer.

After final inspection of the improvements constructed via an encroachment permit, repair and maintenance of the water service from the water meter to the point of connection with the water distribution main in the street shall be the responsibility of the City. Water service repairs after the water meter is the responsibility of the Developer or individual lot owner(s).

Prior to improvement acceptance, repair and maintenance of all on-site water lines, laterals, sub-water meters, valves, fittings, fire hydrant and appurtenances shall be the responsibility of the Developer or the individual lot owner(s).

All costs associated with the installation of the Project's water connection(s) including the cost of removing and replacing asphalt concrete pavement, pavement marking and striping such as crosswalk lines and lane line markings on existing street or parking area(s) that may be disturbed with the installation of the permanent

water connection(s), or domestic water service, and other improvements shall be paid by the Developer.

C.5.1.g. **Streets** – Although the frontage improvements for the project are constructed, the Developer shall reconstruct/repair damaged frontage improvements. Frontage improvements include but are not limited to the following: curb, gutter, sidewalk, street widening, landscaping, street lighting, undergrounding of overhead utilities and other improvements. All streets and utilities improvements within City right-of-way shall be designed and constructed in accordance with City Regulations, and City's Design Standards including the City's Facilities Master Plan for storm drainage, roadways, wastewater, and water as adopted, amended, and updated by the City, or as otherwise specifically approved by the City.

West Grant Line Road

Developer shall dedicate and record a ten (10) feet wide Public Utility Easement (P.U.E.) along the project frontage.

Developer shall construct driveways that conform to Section 3.08(F) of the 2020 Design Standards. Driveways shall have one and half (1.5) feet of full-height (i.e. six (6) inches) of vertical curb from the driveway's edge. Driveways shall be fire truck accessible to the satisfaction of the City Engineer.

Along the project frontage, if applicable, Developer shall landscape and irrigate the existing parkways per current adopted City landscape standards. Landscape and irrigation plans shall be prepared on a 24-inch x 36-inch size 4-millimeter thick mylar that incorporate all requirements described in the documents described in these Conditions of Approval, the City's Design Documents as defined in Title 12 of the Tracy Municipal Code. Developer shall use the latest title block. Said landscape and irrigation plan shall be prepared by a California licensed landscape architect. Developer can either protect-in-place the existing sidewalk and repair any cracked, settled, and/or damaged sidewalk or remove and replace the sidewalk so long as the replacement sidewalk is similar to the current sidewalk, i.e. similar width, meanders, etc.

C.5.2. Joint Trench Plans and Composite Utility Plans, prepared on a twenty-four (24) inch x thirty-six (36) inch size four (4) millimeter thick mylar for the installation of dry utilities such as electric, gas, TV cable, telephone, and others that will be located within the twenty-four (24) feet wide to forty-six (46) feet wide [the width varies] PUE to be installed to serve the Project. All private utility services to serve Project must be installed underground or relocated to be underground, and to be installed at the location approved by the respective owner(s) of the utilities from the street or an existing or proposed utility easement to the building(s). If necessary, the Developer shall

dedicate ten (10) feet wide PUE for access to these new utilities for re-installation, replacement, repair, and maintenance work to be performed by the respective utility owner(s) in the future.

C.5.3. Signed and stamped Engineer's Estimate that summarizes the cost of constructing all the public improvements shown on the Improvement Plans. The cost estimate shall show the cost of designing the public improvements.

Payment of applicable fees required by these Conditions of Approval and City Regulations, including but not limited to, plan checking, grading and encroachment permits and agreement processing, construction inspection, and testing fees. The engineering review fees will be calculated based on the fee rate adopted by the City Council on September 2, 2014, per Resolution 2014-141 and on May 16, 2017, per Resolution 2017-098. Developer shall submit payment in the form of a check for the aforementioned fees.

C.5.4. Traffic Control Plan - Prior to starting the work for any work within City's right-of-way, the Developer shall submit a Traffic Control Plan (TCP). TCP can be split among the different construction phases. TCP will show the method and type of construction signs to be used for regulating traffic at the work areas within these streets. TCP shall conform to the Manual on Uniform Traffic Control Devices as amended by the State of California, latest edition (MUTCD-CA). TCP shall be prepared under the supervision of, signed and stamped by a Registered Civil Engineer or Registered Traffic Engineer.

Access and Traffic Circulation to Existing Businesses/Residents - Developer shall take all steps necessary to plan and construct site improvements such that construction operations do not impact safety and access (including emergency vehicles) to the existing businesses and residents throughout the duration of construction. Developer shall coordinate with the owners and cooperate to minimize impacts on existing businesses. All costs of measures needed to provide safe and functional access shall be borne by the Developer.

C.5.5. No street trench shall be left open, uncovered, and/or unprotected during night hours and when the Developer's contractor is not performing construction activities. Appropriate signs and barricades shall be installed on the street and on all trenches during such times. If the Developer or its contractor elects to use steel plates to cover street trenches, said steel plates will be skid-resistance, and shall be ramped on all sides. Ramps will be a minimum two-foot wide and will run the entire length of each side.

C.5.6. If at any point during utility installation or construction in general that the Developer, its contractor, its engineers, and their respective officials, employees, subcontractor, and/or subconsultant exposes/encounters/uncovers any archeological, historical, or other paleontological findings, the Developer shall address the findings as required per the General Plan Cultural Resource Policy and General Plan EIR; and subsequent Cultural Resource Policy or mitigation in any applicable environmental document.

C.5.7 Improvement Security - Developer shall provide improvement security for all public facilities, as required by the Improvement Agreement. The form of the improvement security may be a bond, or other form in accordance with the Government Code, and the TMC. The amount of the improvement security shall be in accordance with Title 12 of the TMC.

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

C.6. Building Permit

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

C.6.1 Developer has completed all requirements set forth in Condition C.1, through C.5, above.

C.6.2 Developer pays the applicable development impact fees as required in the TMC, these Conditions of Approval, and City Regulations.

C.6.2.a. Water. The Developer shall pay the water impact fees prior to pulling the first building permit for the project.

C.6.2.b. Wastewater. The Developer shall pay the wastewater treatment capacity development Impact fees prior to pulling the first building permit for the project.

C.6.3 RESERVED

C.6.4 Developer has completed all requirements set forth in Condition C.8

C.7 Acceptance of Public Improvements

Prior to the consideration of City Council's acceptance of public improvements, the Developer shall demonstrate to the reasonable satisfaction of the City Engineer, completion of the following:

C.7.1 Developer has satisfied all the requirements set forth in these Conditions of Approval.

C.7.2 Developer submitted the Storm water Treatment Facilities Maintenance Agreement (STFMA) to the Utilities Department.

C.7.3 Developer has satisfactorily completed construction of all required/conditioned improvements. Unless specifically provided in these Conditions of Approval, or some other applicable City Regulations, the Developer shall use diligent

and good faith efforts in taking all actions necessary to construct all public facilities required to serve the Project, and the Developer shall bear all costs related to construction of the public facilities (including all costs of design, construction, construction management, plan check, inspection, land acquisition, program implementation, and contingency).

- C.7.4 Certified "As-Built" Improvement Plans (or Record Drawings). Upon completion of the construction by the Developer, the City, at its sole discretion, temporarily release the original mylars of the Improvement Plans to the Developer so that the Developer will be able to document revisions to show the "As-Built" configuration of all improvements.
- C.7.5 Developer shall be responsible for any repairs or reconstruction of street pavement, curb, gutter and sidewalk and other public improvements along the frontage of the Project, if determined by the City Engineer to be in poor condition or damaged by construction activities related to the Project.
- C.7.6 Developer has completed the ninety (90) day public landscaping maintenance period.
- C.7.7 Per Section 21107.5 of the California Vehicle Code, Developer shall install signs at all entrance(s) of the Project stating that the streets are privately owned and maintained and are not subject to the public traffic regulations or control. Said signs must be conspicuously placed, plainly visible, and legible during daylight hours from a distance of one hundred (100) feet.
- C.7.8 Survey Monuments – Any altered, damaged, or destroyed survey monuments and/or benchmarks shall be re-established. Developer shall submit centerline tie sheets or a record of survey for the following: new public streets; re-established survey monuments, and/or benchmarks. If the Developer destroyed, altered, and/or reconstructed any existing curb returns, Developer shall also submit corner records. Any survey document will be submitted the City and to the San Joaquin County Surveyor to comply with California Business and Professions Code Section 8771(c). Said work shall be executed by a California licensed Land Surveyor at the Developer's sole expense.

C.8 Special Conditions

- C.8.1 When street cuts are made for the installation of utilities, the Developer shall conform to Section 3.14 of the 2020 Design Standards and is required install a two (2) inch thick asphalt concrete (AC) overlay with reinforcing fabric at least twenty-five (25) feet from all sides of each utility trench. A two (2) inch deep grind on the existing AC pavement will be required where the AC overlay will be applied and shall be uniform thickness in order to maintain current pavement grades, cross and longitudinal slopes. This pavement repair requirement is when cuts/trenches are perpendicular and parallel to the street's direction.

C.8.2 Nothing contained herein shall be construed to permit any violation of relevant ordinances and regulations of the City of Tracy, or other public agency having jurisdiction. This Condition of Approval does not preclude the City from requiring pertinent revisions and additional requirements to the improvement plans, prior to the City Engineer's signature on the improvement plans, and prior to issuance of Grading Permit, Encroachment Permit, Building Permit, if the City Engineer finds it necessary due to public health and safety reasons, and it is in the best interest of the City. The Developer shall bear all the cost for the inclusion, design, and implementations of such additions and requirements, without reimbursement or any payment from the City.

C.8.3 Prior to the release of the Building Permit, if water is required for the project, the Developer shall obtain an account for the water service and register the water meter with the Finance Department. Developer shall pay all fees associated with obtaining the account number for the water service.

C.8.4 Developer shall comply with the Queuing Analysis: Driveway Queuing section of the approved Traffic Memorandum prepared by Kimley Horn and Associates dated October 28th, 2021. The recommendations of the said section of the technical analyses/reports prepared for the Project are as follows:

1. This study has identified queuing concerns and the potential of accidents occurring due to the inability of vehicles to exit the car wash. This delay in existing would be caused from queues in the outbound direction at the driveway onto Grant Line Road.
2. The Applicant / the Applicants representative has indicated that a sensor system will be installed to halt/pause the car wash system and cars in the tunnel when a vehicle cannot exit the system. This mitigation measure would prevent cars piling up in the tunnel. There is a gap of approximately one car length outside of the tunnel where queuing would start.
3. The location/installation of a sensor is critical to measuring stopped vehicles at the exit.
4. In addition, the applicant has confirmed that, if the sensor is broken or malfunctioning, the entire carwash system shuts down. This would ensure redundancy, which is also important to prevent queuing caused by a vehicle not able to exit.
5. It is imperative that these mitigation measures be fully operational when the car wash is in use. The sensor will allow the car wash system to operate efficiently and not cause cars to queue because drivers cannot exit the car wash. It is solely the responsibility of the applicant and operator of the car wash system to ensure the sensor system is operating as described above by the Applicant and operator. The City of Tracy and Kimley-Horn and Associates, Inc. cannot be held responsible for any queuing and safety concerns when this mitigation system fails, and vehicle crashes occur in the cars wash or at the exit lane/location.

6. Alternatives to the site plan layout were also considered, but this would have other adverse effects on the surrounding sites or result in an inefficient car wash facility, as disclosed by the Applicant.

D. Building Division Managed Conditions

Contact: Phillip Rainone (209) 831-6413 phillip.rainone@cityoftracy.org

- D.1. Applicant shall submit a building permit application along with all pertinent construction documents such as plans, specifications, and/or calculations to the Building Safety Division prior to the construction of Car Wash and Vacuum Stalls. Construction documents shall conform to the Title 24 California Code of Regulations edition effective on the date of application for a building permit.
- D.2. At time of building permit submittal, applicant to demonstrate required accessible route from public streets and sidewalks to all accessible facilities as per CBC 11B-206.2.1. Applicant to also show accessible pedestrian man door for trash enclosure.
- D.3. At time of building permit submittal, applicant to apply for Building demolition permit for existing signs if have existing electrical.
- D.4. At time of building permit submittal, applicant to indicate if there will be any storage of hazardous materials. If so, applicant to provide a Hazardous Materials Inventory report, including the proposed quantity proposed to be stored, method of storage, the hazardous components and CAS No, etc.
- D.5. At time of building permit submittal, applicant to demonstrate compliance with CBC 11B-208, 11B-508, and curb ramps as per 11B-406. Accessible parking to be located on the shortest accessible route from parking as per CBC 11B-208.3.1.
- D.6. At time of building permit submittal, applicant to demonstrate compliance of vacuum machines with CBC 11B-309, including clear floor space, reach ranges, and operable parts.
- D.7. At time of building permit submittal, applicant to clarify method of pretreatment or treatment of discharge water from proposed carwash as per CPC chapter 1017.

E. Utilities Department Managed Conditions

Contact: Stephanie Hiestand (209) 831-4333 stephanie.hiestand@ci.tracy.ca.us

- E.1. Compliance with Codes. Before the approval of a grading or building permit, the applicant shall demonstrate compliance with Tracy Municipal Code Chapter 11.34 Stormwater Management and Discharge Control and Chapter 11.28 Water Management and with the California Green Building Standards Code Chapter 4 for Residential occupancies. A Stormwater Pollution Prevention Plan (SWPPP) and WDID number will be required prior to a grading permit issuance.

- E.2. Stormwater Quality. Before the approval of a grading or building permit, the applicant shall demonstrate compliance with the Multi-Agency Post-Construction Stormwater Standards (MAPCSWS) adopted July 1, 2015, and obtain approval of an electronically submitted Project Stormwater Plan (PSP) including an operations and maintenance plan from the Water Resources Division in the Utilities Department. The plans shall clearly call out the approximate location and type of stormwater post-construction treatment on a separate Stormwater page, as well as state, "I agree to comply with the requirements of the 2015 Multi-Agency Post-Construction Stormwater Standards and shall submit a complete Project Stormwater Plan to the Water Resources Division of the Utilities Department for approval" to the satisfaction of the Utilities Director. Prior to final inspection for occupancy, the applicant shall have completed the Stormwater Access and Maintenance Agreement for final approval and recording.
- E.3. Landscape plans. Before the approval of a building permit, the applicant shall submit detailed landscape and irrigation plans that demonstrate compliance with the Water Efficient Landscape Ordinance to the satisfaction of the Utilities Director by submitting electronically for approval a partial landscape document package that includes all but the soils management report and Certificate of Completion. The plans shall include a preliminary landscape and irrigation design as well as state, "I agree to comply with the requirements of the Water Efficient Landscape Ordinance and shall submit a complete Landscape Documentation Package with construction documents" on said page. The applicant shall also submit an owner signed Project Information Sheet to the Utilities Department. Prior to final inspection for occupancy, the applicant shall electronically submit a complete Landscape Document Package for final approval.

F. South San Joaquin County Fire Authority Conditions

Contact: Tim Spears (209) 831-6707 fire.plancheck@sjcfire.org

- F.1. Prior to construction, applicant shall submit construction documents to the South San Joaquin County Fire Authority for review and approval.
 - F.1.1. Construction documents shall be designed to the current edition of the California Code of Regulations, Title 24, as amended by the City of Tracy Municipal Code.
 - F.1.2. Deferred submittals shall be listed on the coversheet of each page. Each deferred submittal shall be submitted, reviewed and approved by SSJCFA prior to installation.
 - F.1.3. Provide MSDS sheets for all chemicals used and quantities stored.
- F.2. Engineering and building permit applications received by our offices are subject to the current fees schedule for South San Joaquin County Fire Authority. Contact our offices for additional information.
 - F.2.1. Application processing fees and minimum plan review fees are due at time of submittal of construction documents.
 - F.2.2. Additional plan review fees, minimum inspection fees and administrative fees are calculated on approval of project and shall be paid prior to issuance of

permit.

F.2.3. Permit holder is responsible for any additional inspection fees incurred, and shall be paid prior to final inspection.

F.3. Prior to occupancy of each new business, the tenant shall contact South San Joaquin County Fire Authority for a new business inspection. Additional fees may be required for New Business, Annual and Operational Fire Permits. All fees shall be paid prior to approval of inspections.

F.4. Prior to construction, all-weather fire apparatus access roads shall be installed. Fire apparatus access roads during construction shall have a minimum 20' unobstructed width in accordance with CFC §503.

F.5. Knox boxes shall be required. Each tenant shall have keys placed in the key box. The operator of the building shall immediately notify the Fire Authority and provide the new key where a lock is changed or rekeyed. The key to such shall be secured in the key box.

F.6. Building shall be provided with approved address identification in accordance with CFC §505.

F.7. Prior to final inspection, emergency radio responder coverage shall be tested to confirm coverage areas. It is beneficial for the applicant to conduct testing at foundation as retrofitting for the conduit is costly. If coverage is inadequate, a separate permit for emergency radio responder coverage shall be submitted to SSJCFA for review and approval prior to installation.
Additional improvements may warrant additional testing to be performed. Testing shall be at the determination of the fire code official.

G. The following conditions provide the applicant with options for funding required Citywide services.

Contact: Karin Schnaider (209) 831-6841 karin.schnaider@cityoftracy.org

G.1. Streets, Streetlights and Sidewalks

Before issuance of any building permit for the Property, Developer shall provide for perpetual funding of the on-going costs of operation, maintenance and replacement for the streets, traffic signals, streetlights, sidewalks, and street sweeping that will serve the Property (including all costs required PG&E), by doing one of the following, subject to the approval of the City's Finance Director:

- a. Community Facilities District (CFD). Developer shall enter into an agreement with the City, to be signed by the Finance Director, which shall be recorded against the Property, which requires that prior to the final inspection, Developer shall complete the annexation of the Property to City of Tracy Community Facilities District in compliance with the requirements of the Mello – Roos Community Facilities Act of 1982 (Gov. Code § 53311 et seq.) including, without limitation, affirmative votes, and the recordation of a Notice of Special Tax Lien. Developer shall be responsible for all costs associated with the CFD proceedings.

Or

- b. POA and dormant CFD. If the POA is the chosen funding mechanism, Developer must do the following:
 - 1) Form a Property Owner's Association (POA) or other maintenance association, with CC&Rs reasonably acceptable to the City, to assume the obligation for the on-going costs of operation, maintenance and replacement for the streets, traffic signals, streetlights, sidewalks, and street sweeping that will serve the Property (including all costs required by PG&E);
 - 2) Cause the POA to enter into an agreement with the City, in a form to be approved by the City and to be recorded against the Property prior to the final inspection, setting forth, among other things, the required maintenance obligations, the standards of maintenance, and all other associated obligation(s) to ensure the long-term maintenance by the POA for the streets, traffic signals, streetlights, sidewalks, and street sweeping that will serve the Property;
 - 3) Before final inspection, annex into a CFD in a "dormant" capacity, to be triggered if the POA fails (as determined by the City in its sole and exclusive discretion) to perform the required level of operation, maintenance and replacement for the streets, traffic signals, streetlights, sidewalks, and street sweeping that will serve the Property. The dormant tax or assessment shall be disclosed to all property owners, even during the dormant period.

Or

- c. Direct funding. Developer shall enter into an agreement with the City, which shall be recorded against the Property, which requires that prior to approval of final inspection, Developer shall deposit with the City an amount necessary, as reasonably determined by the City, to fund in perpetuity the on-going costs of operation, maintenance and replacement for the streets, traffic signals, streetlights, sidewalks, and street sweeping that will serve the Property (including all costs required PG&E).

If the provisions for adequate funding of the on-going costs of operation, maintenance and replacement for the streets, traffic signals, streetlights, sidewalks, and street sweeping that will serve the Property (including all costs required PG&E)

are met prior to issuance of the building permit for the Property, subject to the Finance Director's review and approval, the terms of this condition shall be considered to have been met and this condition shall become null and void.

G.2. Landscaping Maintenance

Prior to issuance of any building permit for the Property, Developer shall provide for perpetual funding of the on-going costs of operation, maintenance and replacement for public landscaping for the Property at a high-quality service level as determined by the Public Works Director by doing one of the following, subject to the approval of the City's Finance Director:

- a. CFD or other funding mechanism. The Developer shall enter into an agreement with the City, which shall be recorded against the Property, which stipulates the following: (1) prior to issuance of a building permit, the Developer shall form or annex into a Community Facilities District (CFD) for funding the on-going costs related to maintenance, operation, repair and replacement of public landscaping, public walls and any public amenities included in the Project, and ongoing public landscaping maintenance costs associated with major program roadways identified in the Citywide Roadway and Transportation Master Plan; (2) the items to be maintained include but are not limited to the following: ground cover, turf, shrubs, trees, irrigation systems, drainage and electrical systems; masonry walls or other fencing, entryway monuments or other ornamental structures, furniture, recreation equipment, hardscape and any associated appurtenances within medians, parkways, dedicated easements, channel-ways, public parks, and public open space areas and trails; (3) formation of the CFD shall include, but not be limited to, affirmative votes and the recordation of a Notice of Special Tax Lien; (4) upon successful formation, the parcels will be subject to the maximum special tax rates as outlined in the Rate and Method of Apportionment; (5) prior to issuance of a building permit, the Developer shall deposit an amount equal to the first year's taxes; and (6) the Developer shall be responsible for all costs associated with formation or annexation of the CFD.

Or

- b. POA and dormant CFD. If the POA is the chosen funding mechanism, the Developer must do the following:
 1. Form a Property Owner's Association (POA) or other maintenance association, with CC&Rs reasonably acceptable to the City, to assume the obligation for the on-going maintenance of all public landscaping areas that will serve the Property;
 2. Cause the POA to enter into an agreement with the City, in a form to be approved by the City and to be recorded against the Property prior to the final inspection, setting forth, among other things, the required maintenance obligations, the standards of maintenance, and all other associated obligation(s) to ensure the long-term maintenance by the POA of all public landscape areas that will serve the Property;

3. Make and submit to the City, in a form reasonably acceptable to the City, an irrevocable offer of dedication of all public landscape areas that will serve the Property;
4. Before final inspection, annex into a CFD in a "dormant" capacity, to be triggered if the POA fails (as determined by the City in its sole and exclusive discretion) to perform the required level of public landscape maintenance. The dormant tax or assessment shall be disclosed to all property owners, even during the dormant period.

Or

- c. Direct funding. The Developer shall enter into an agreement with the City, which shall be recorded against the Property, which stipulates that prior to issuance of a building permit, the Developer shall deposit with the City an amount necessary, as reasonably determined by the City, to fund in perpetuity the full on-going maintenance costs related to maintenance, operation, repair and replacement of public landscaping, public walls and any public amenities included in the Project, and ongoing public landscaping maintenance costs associated with major program roadways identified in the Citywide Roadway and Transportation Master Plan. The items to be maintained include but are not limited to the following: ground cover, turf, shrubs, trees, irrigation systems, drainage and electrical systems, masonry walls or other fencing, entryway monuments or other ornamental structures, furniture, recreation equipment, hardscape and any associated appurtenances within medians, parkways, dedicated easements, channel-ways, public parks, and public open space areas and trails.

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April 13, 2022

AGENDA ITEM 1.B

REQUEST

PUBLIC HEARING TO CONSIDER A CONDITIONAL USE PERMIT FOR A CANNABIS STOREFRONT RETAILER (DISPENSARY) AT 2179 W. GRANT LINE ROAD (ASSESSOR'S PARCEL NUMBERS 214-560-02 & 214-560-03) - APPLICANT IS DOCTOR'S CHOICE MODESTO, LLC AND THE PROPERTY OWNER IS KM REALTY, LLC - APPLICATION NUMBER CUP21-0008.

DISCUSSION

Background

California state law allows local governments to regulate commercial cannabis activities in their respective jurisdictions. On December 3, 2019, the City Council of the City of Tracy adopted Ordinance 1277 (Tracy Municipal Code (TMC) Chapter 6.36) establishing regulations for commercial cannabis activity in the City of Tracy and Ordinance 1278 (TMC Section 10.08.3196) establishing zoning and locational requirements on commercial cannabis activity in Tracy.

On September 30, 2020, Doctor's Choice Modesto, LLC submitted an application for a Cannabis Business Permit. The application was comprehensively reviewed by an internal Cannabis Business Permit Review Committee comprised of the Finance Department, Development Services Department, and the South San Joaquin County Fire Authority personnel. Following review and deeming the application eligible, the Committee forwarded this application to the Police Department for final review and determination. On June 21, 2021, the Tracy Police Chief awarded a Cannabis Business Permit (application number CBPA20-0020) to Doctor's Choice Modesto, LLC. The Cannabis Business Permit approves the permittee's business and operations plan, community relations plan, safety and security plan, social equity plan, and community benefits proposal. In addition to the requirements of the Cannabis Business Permit established in, the proposed use must also meet the zoning requirements applicable to cannabis dispensaries, including obtaining a conditional use permit. On October 11, 2021, the permit awardee submitted a conditional use permit application to establish a cannabis storefront retailer (dispensary) at 2179 W. Grant Line Road, a site zoned General Highway Commercial and wherein cannabis dispensaries are a conditionally permitted use.

Project Description

The applicant proposes to operate a cannabis dispensary consisting of packaged cannabis products and accessories in accordance with local and State cannabis law. Local regulations include locational requirements, site requirements, and operating hours to be established by the conditional use permit. According to City records as of the date of publication of this staff report, the subject site is over 600 feet away from a school, day care center, or youth center, as required by the TMC Section 10.08.3196. The use will be wholly indoors, and no portion of the use will take place outdoors, including the adjacent outdoor patio. As shown in Attachment A, the proposed use will

have a lobby wherein age verification will be conducted prior to permitting the customer into the retail area and a vault where cannabis products are stored, as required by TMC Chapter 6.36. The applicant proposes to operate from 6:00 am to 10:00 pm, as permitted by State law. As described in the recommended conditions of approval, onsite security will include two armed guards during business hours and one armed guard during closed hours as well as a video surveillance system.

The cannabis dispensary will operate in a similar manner as a retail store, which is complementary of the commercial area encompassing project vicinity. Because all cannabis products are packaged, no odors or smells will emanate from the dispensary. The applicant proposes some interior tenant improvements as shown in the floor plan, and no exterior modifications are proposed as part of the project. No onsite cultivation or alcohol sales are a part of this use.

Environmental Document

The proposed project is categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301, pertaining existing facilities 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 a cannabis storefront retailer (dispensary) at 2179 W. Grant Line Road, based on the findings contained in the Planning Commission Resolution dated April 13, 2022.

SUGGESTED MOTION

Move that the Planning Commission approve a conditional use permit for a cannabis storefront retailer (dispensary) at 2179 W. Grant Line Road, based on the findings contained in the Planning Commission Resolution dated April 13, 2022.

Prepared by: Kimberly Matlock, Associate Planner

Reviewed by: Scott Claar, Senior Planner

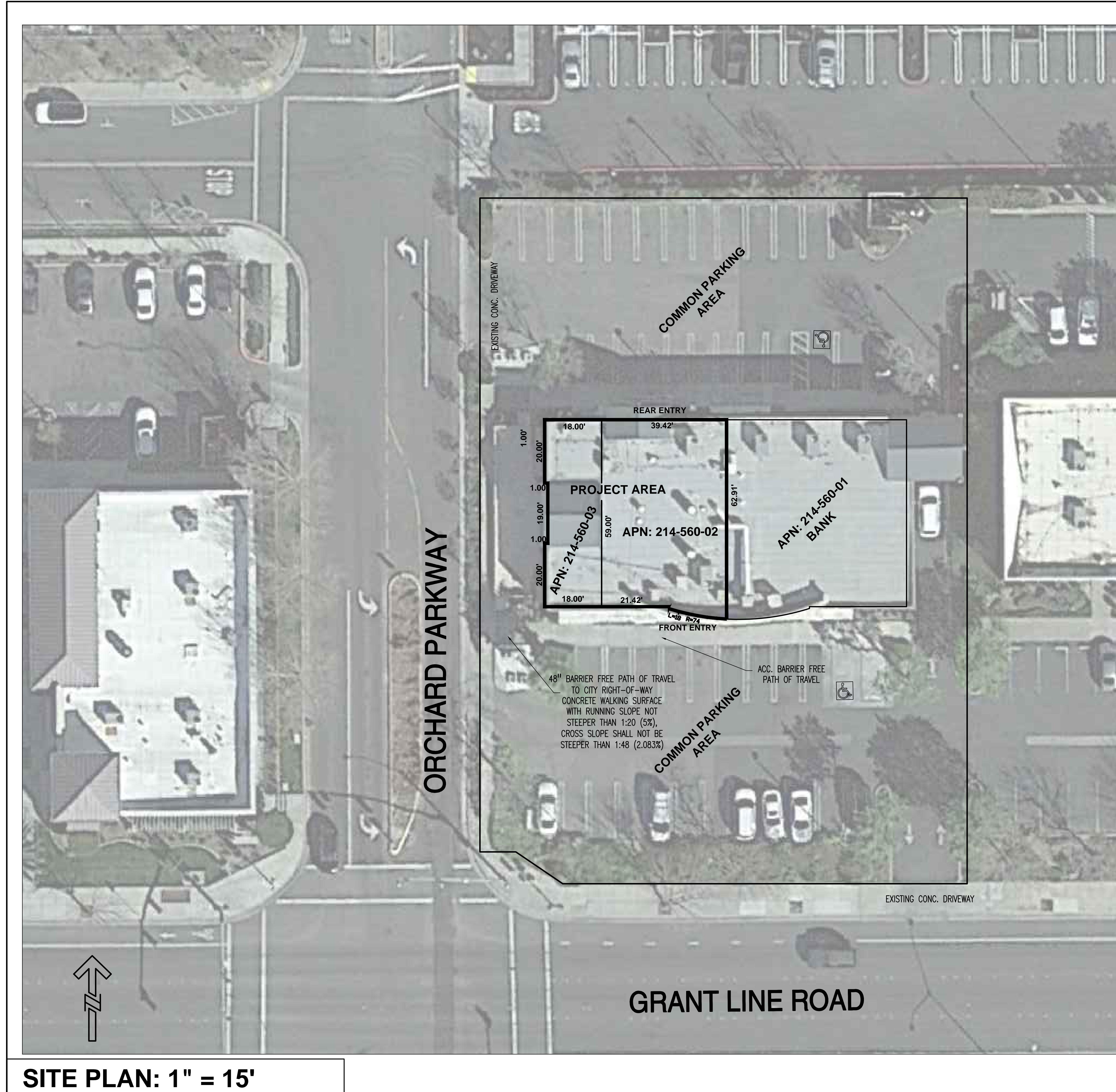
Approved by: Bill Dean, Assistant Development Services Director

ATTACHMENTS

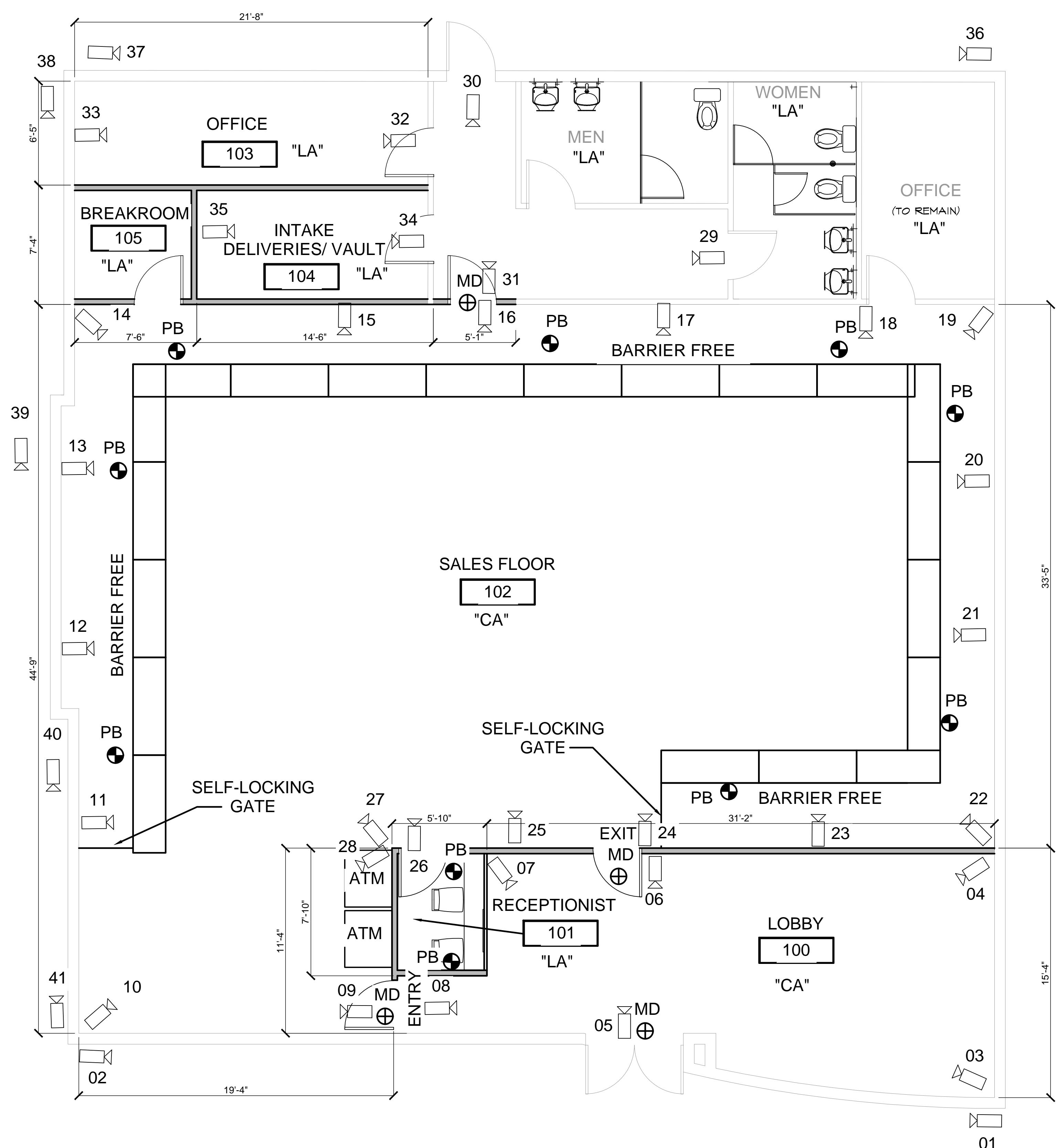
Attachment A – Vicinity Map, Site Plan, and Floor Plan received on October 11, 2021

Attachment B – Planning Commission Resolution

Exhibit 1 – Conditions of Approval



doctors choice modesto, llc		RECEIVED October 11, 2021 City of Tracy Development Services	Description																											
CONCEPTUAL LAYOUT 2179 GRANTLINE ROAD TRACY, CA, 95376 A.P.N. 214-560-02 & 03																														
<p>PROJECT DATA</p> <p>PROJECT SIZE & TYPE</p> <table border="1"> <tr> <td>LOT SIZE</td> <td>16,087 S.F.</td> </tr> <tr> <td>EXISTING LAND USE</td> <td>MARKET / GRILL</td> </tr> <tr> <td>PROPOSED LAND USE</td> <td>CANNABIS DISPENSARY</td> </tr> <tr> <td>1ST FLOOR BUILDING AREA</td> <td>APPROX. 3,600 S.F.</td> </tr> </table> <p>ZONING GHC(GENERAL HIGHWAY COMMERCIAL)</p> <p>SUMMARY OF WORK INTERIOR TENANT IMPROVEMENT FOR A CANNABIS DISPENSARY. NO REMOVAL OF STRUCTURAL WALLS OR EXTERIOR WORK TO BE PERFORMED</p> <p>VICINITY MAP</p> <p>DOCTOR'S CHOICE MODESTO, LLC 2179 GRANTLINE ROAD TRACY, CA, 95376</p> <p>COVER SHEET AND SITE PLAN</p> <p>elevation DESIGN + CONSULTING SABINO URRUTIA PO BOX 1159 CERES, CA 95307 PH 209-872-2099</p> <p>PROJECT DIRECTORY</p> <table border="1"> <tr> <td>OWNER: DOCTOR'S CHOICE MODESTO, LLC. 2039 YOSEMITE BLVD MODESTO, CA, 95354 209-380-0843</td> <td>DRAFTSMAN/DESIGNER ELEVATION DESIGN + CONSULTING PO BOX 1159 CERES, CA 95307 209-872-2099 (SABINO URRUTIA)</td> </tr> <tr> <td>Job#: 20-061 Scale: AS NOTED</td> <td>Date: 10/12/21 Drawn By: SCU Checked By: JM</td> </tr> </table> <p>SHEET INDEX</p> <table border="1"> <thead> <tr> <th>ARCHITECTURAL TRADE</th> <th>SHEET</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>Elevation</td> <td>A1.0</td> <td>COVER SHEET AND SITE PLAN</td> </tr> <tr> <td>Elevation</td> <td>A2.0</td> <td>EXISTING ELEVATION PLAN</td> </tr> <tr> <td>Elevation</td> <td>A3.0</td> <td>EXISTING FLOOR PLAN AND DEMO / ELEVATIONS</td> </tr> <tr> <td>Elevation</td> <td>A4.0</td> <td>FLOOR PLAN</td> </tr> </tbody> </table> <p>SHEET: A1.0</p>				LOT SIZE	16,087 S.F.	EXISTING LAND USE	MARKET / GRILL	PROPOSED LAND USE	CANNABIS DISPENSARY	1ST FLOOR BUILDING AREA	APPROX. 3,600 S.F.	OWNER: DOCTOR'S CHOICE MODESTO, LLC. 2039 YOSEMITE BLVD MODESTO, CA, 95354 209-380-0843	DRAFTSMAN/DESIGNER ELEVATION DESIGN + CONSULTING PO BOX 1159 CERES, CA 95307 209-872-2099 (SABINO URRUTIA)	Job#: 20-061 Scale: AS NOTED	Date: 10/12/21 Drawn By: SCU Checked By: JM	ARCHITECTURAL TRADE	SHEET	DESCRIPTION	Elevation	A1.0	COVER SHEET AND SITE PLAN	Elevation	A2.0	EXISTING ELEVATION PLAN	Elevation	A3.0	EXISTING FLOOR PLAN AND DEMO / ELEVATIONS	Elevation	A4.0	FLOOR PLAN
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EXISTING FLOOR PLAN AND DEMO PLAN

SCALE: 1/4" = 1'-0"

GENERAL LEGEND:
 "LA" = LIMITED ACCESS AREA
 "CA" = COMMON AREAS
 = SECURITY CAMERA
 PB = PANIC BUTTON
 MD = MOTION DETECTOR

LEGEND

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A4.0

DOCTOR'S CHOICE MODESTO, LLC
 2179 GRANTLINE ROAD
 TRACY, CA. 95376

EXISTING FLOOR PLAN

SABINO URRUTIA
 PO BOX 1159 CERES, CA 95307
 PH 209.872.2099

Job#: 20-039
 Scale: AS NOTED
 Date: 10/1/21
 Drawn By: SCU
 Checked By: JM

RESOLUTION 2022-_____

APPROVAL OF A CONDITIONAL USE PERMIT FOR CANNABIS STOREFRONT RETAILER (DISPENSARY) AT 2179 W. GRANT LINE ROAD (ASSESSOR'S PARCEL NUMBERS 214-560-02 & 214-560-03) - APPLICANT IS DOCTOR'S CHOICE MODESTO, LLC AND THE PROPERTY OWNER IS KM REALTY, LLC - APPLICATION NUMBER CUP21-0008

WHEREAS, The subject site is designated Commercial in the Tracy General Plan and zoned General Highway Commercial (GHC), and

WHEREAS, The GHC zone conditionally permits cannabis storefront retailers (dispensary), and

WHEREAS, The applicant submitted an application to establish a cannabis dispensary at the subject site, and

WHEREAS, The applicant was awarded a Cannabis Business Permit (application number CBPA20-0020) on June 21, 2021 by the Tracy Police Chief, and

WHEREAS, The site has the existing improvements necessary for the proposed use, and no exterior changes to the building or site are proposed with this application, and

WHEREAS, The project is categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301, pertaining existing facilities 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 April 13, 2022;

NOW, THEREFORE BE IT RESOLVED, The Planning Commission does hereby approve a conditional use permit for a cannabis storefront retailer (dispensary) at 2179 W. Grant Line Road, Application Number CUP21-0008, 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 a conditional use permit is necessary for the operation of a cannabis dispensary in the GHC Zone as required by the Tracy Municipal Code.
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 Chapter 6.36 and Chapter 10.08. Additionally, the project site is located at least 600 feet away from a parcel containing a school, day care center, or youth center, and the use will be operated wholly indoors. The use will operate similarly to a retail store, which is complementary of the surrounding commercial area.
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 zoning, commercial cannabis activity regulations, and other elements of 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 cannabis regulations. There will be no odors or similar objectionable impacts to other businesses in the vicinity as all cannabis products will be entirely packaged and stored in accordance with the requirements of Chapter 6.36.

* * * * *

The foregoing Resolution 2022-_____ was adopted by the Planning Commission on the 13th day of April, 2022, 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**
Doctor's Choice Cannabis Dispensary
Application Number CUP21-0008

A. General Provisions and Definitions.

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

The Project: Doctor's Choice Cannabis Dispensary, Application No. CUP21-0008

The Property: 2179 W. Grant Line Road (Assessor's Parcel Numbers 214-560-02 & 214-560-03)

A.2. Definitions.

- a. "Applicant" means any person, or other legal entity, applying for a conditional use permit.
- b. "City Engineer" means the City Engineer of the City of Tracy, or any other duly licensed Engineer designated by the City Manager, or the Development Services Director, or the City Engineer to perform the duties set forth herein.
- c. "City Regulations" means all written laws, rules, and policies established by the City, including those set forth in the City of Tracy General Plan, the Tracy Municipal Code, 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 the Property. 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.
- g. "Police Chief" means the Chief of Police of the City of Tracy, or any other person designated by the City Manager or the Police Chief to perform duties set forth herein.

A.3. Compliance with submitted plans. Prior to the establishment of the use, the project shall be established in substantial compliance with the plans received by the Development Services Department on October 11, 2021 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 federal, state and local laws, as amended from time to time, 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").
 - The Medicinal and Adult-Use Cannabis Regulation and Safety Act;
 - Regulations of the Bureau of Cannabis Control;
 - Tracy Municipal Code (TMC) Chapter 6.36 (Commercial Cannabis Activity); and
 - City of Tracy Procedures and Guidelines for a Cannabis Business Permit adopted by City Council Resolution 2020-137
- 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 Building and Fire Codes and the Tracy Municipal Code to the City of Tracy and the South San Joaquin County Fire Authority for review, approval and inspections.
- A.8. At all times, applicant (or its successor) shall maintain all necessary permits to operate a cannabis business pursuant to Municipal Code Chapter 6.36. Neither the applicant, nor any other entity, shall have an entitlement or other property right to operate a cannabis business at the property without holding such a cannabis business permit, which may be approved, denied, renewed, or revoked in accordance with the requirements of Chapter 6.36.
- A.9. This conditional use permit shall expire six months following the date on which the use permit became effective unless, prior to the expiration of six months, the use is established in accordance with this use permit, or a building permit is issued by the Building Official and construction is commenced and diligently pursued toward completion on the site which was the subject of the use permit application.

B. Development Services Department, Planning Division Conditions

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

- B.1. Prior to approval of a building permit, the applicant shall provide detailed plans that demonstrate compliance with TMC Section 6.36.380(k).

- B.2. Prior to final inspection, the applicant shall demonstrate compliance with TMC Section 6.36.380(l).
- B.3. Community Benefit Agreement. Prior to commencing any cannabis operation, the applicant shall execute a Community Benefit Agreement with the City in accordance with the requirements of their Cannabis Business Permit.
- B.4. Wholly indoors. The use shall be conducted wholly indoors. The use may not be conducted outside the building, including in the outdoor patio or parking lot.
- B.5. Hours of operation. The hours of operation shall be limited to 6:00 am to 10:00 pm in accordance with State law. Should the hours of operation established in the State law become more restrictive, the use shall comply with the more restrictive regulations.

C. Development Services Department, Building Division Conditions

Contact: Phillip Rainone (209) 831-6413 phillip.rainone@cityoftracy.org

- C.1. At time of building permit application submittal, the applicant shall provide a detailed business plan in order to correctly identify the occupancy classification per CBC Chapter 3.
- C.2. At time of the building permit application submittal, the applicant shall provide a list of all hazardous materials, and their quantities per Chapter 3 of the CBC.
- C.3. At time of building permit application submittal, applicant shall provide plans prepared by a registered design professional per California Building Code (CBC) 107.1.
- C.4. Prior to the issuance of demolition permits, applicant must submit the Demolition Permit Release Form, receive approval and pay all appropriate fees per San Joaquin County Air Pollution District.
- C.5. At the time of building permit application submittal, the applicant shall provide proper maneuvering clearances for doors per CBC 11B-404, as the width in between the display case and the new wall may be too narrow.
- C.6. At time of building permit application, the applicant shall demonstrate that Bathrooms will need to be made available to both employees and customers per CPC.
- C.7. At time of permit application submittal, applicant shall submit construction documents, plans, specifications and/or calculations to the Building Safety Division, which meet all requirements of Title 24 California Code of Regulations and City of Tracy Municipal Codes, as applicable. The plans shall include, and not be limited to, the following:
 - a. Demo Plan
 - b. Existing Floor Plan
 - c. Proposed Floor Plan
 - d. Electrical Plans

- e. T-24 Energy Documentation (as applicable)
- f. Mechanical Plans
- g. Plumbing Plans

C.8. At time of building permit application submittal, applicant shall submit plans that demonstrate compliance with (CBC) Ch. 10 for Means of egress. As submitted, the current plans do not show a clear exiting system or plan in case of emergency, location of exit signs or exit illumination among other requirements found in Ch. 10.

C.9. At time of building permit application submittal, the applicant shall detail how EACH self-locking door complies with CBC 1010.1.9.8.

C.10. At time of building permit application submittal, applicant must submit an Accessibility Budget Calculation (ABC) form to demonstrate that a minimum 20% of the cost of the project is allocated for accessibility upgrades to the facility per CBC 11B-202.4. In choosing which accessible elements to provide, priority should be given to those elements that will provide the greatest access in the following order:

- a. An accessible entrance;
- b. An accessible route to the altered area;
- c. At least one accessible restroom for each sex or one accessible unisex (single-user or family) restroom;
- d. Accessible telephones;
- e. Accessible drinking fountains;
- f. When possible, additional accessible elements such as parking, signs, storage and alarms.

D. Tracy Police Department Conditions

Contact: Lieutenant Miguel Contreras (209) 831-6618 miguel.contreras@tracypd.com

D.1. Prior to establishment of the use, the applicant shall submit to the Police Department a copy of the detailed security plan, including the full names and current contact information for onsite security, to the satisfaction of the Police Chief or his designee.

D.2. As an on-going condition of use, the applicant shall maintain a minimum of 2 security guards during business hours and 1 during closed hours. The establishment shall remain closed for business if the minimum of 2 certified security guards are not present during business hours on any given day. Once the minimum security staffing is met, the establishment may re-open for business.

D.3. Overnight (nonbusiness hours) security shall be a minimum of 1 certified guard solely responsible for the security of this establishment and not multiple locations.

D.4. All contracted or employed guards shall be certified and have sole responsibilities as a security guard focused on safety and security.

- D.5. Applicant shall cooperate with all legal requests from Tracy PD and any crimes shall be reported without delay.
- D.6. Prior to establishment of the use, the applicant shall install and maintain a functional high resolution security surveillance system with a minimum video retention capacity of 90 days.
- D.7. Prior to establishment of the use, the applicant shall establish and maintain an updated on-call list of responders with their alarm service provider and current alarm permit with the City of Tracy.

E. South San Joaquin County Fire Authority Conditions

Contact: Tim Spears, Fire Marshal (209) 831-6700 tim.spears@sjcfire.org

- E.1. A construction permit is required to alter the existing tenant space. Prior to construction, applicant shall submit construction documents to the South San Joaquin County Fire Authority for review and approval.
 - E.1.1. Construction documents shall be designed to the current edition of the California Code of Regulations, Title 24, as amended by the City of Tracy Municipal Code. Construction plans shall include, but not limited to:
 - a. Plans shall be designed, stamped and signed by a licensed design professional.
 - b. Construction type, occupancy classification, occupant load calculation
 - c. If fire sprinklers and/or fire alarm system is existing or proposed.
 - d. Details of locking mechanisms to ensure the secured areas do not violate the emergency egress requirements of the Building Code. [TMC §6.36.380]
 - e. Any modifications to the fire sprinkler and/or fire alarm system shall be submitted directly to the South San Joaquin County Fire prior to the installation or modification.
- E.2. Engineering and building permit applications received by our offices are subject to the current fee schedule for South San Joaquin County Fire Authority. Contact our offices for additional information.
 - E.2.1. Application processing fees and minimum plan review fees are due at time of submittal of construction documents.
 - E.2.2. Additional plan review fees, minimum inspection fees and administrative fees are calculated on approval of project and shall be paid prior to issuance of permit.
 - E.2.3. Permit holder is responsible for any additional inspection fees incurred, and shall be paid prior to final inspection.
- E.3. Prior to occupancy of each new business, the tenant shall contact South San Joaquin County Fire Authority for a new business inspection. Additional fees may be required for New Business, Annual and Operational Fire Permits. All fees shall be paid prior to approval of inspections.
- E.4. Knox boxes shall be required. The operator of the building shall immediately notify the Fire Authority and provide the new key where a lock is changed or rekeyed. The key to

such shall be secured in the key box.

E.5. Building and each tenant space shall be provided with approved address identification in accordance with CFC §505.

April 13, 2022

AGENDA ITEM 1.C

REQUEST

**PUBLIC HEARING TO CONSIDER APPROVING A CONDITIONAL USE PERMIT TO ALLOW AN EATING AND/OR DRINKING ESTABLISHMENT TO SERVE ALCOHOL AND PROVIDE ENTERTAINMENT AFTER 11:00 P.M. AT 117 W. 11th ST.
APPLICANT IS LORI FOUNTAIN AND PROPERTY OWNER IS RONALD E. BERGER TRUST. APPLICATION NUMBER CUP21-0002.**

DISCUSSION

Background

On December 18, 2012, the City amended the Tracy Municipal Code and multiple specific plans to address eating and/or drinking establishments with entertainment. With these amendments, a Conditional Use Permit is required for eating and/or drinking establishments that serve alcohol and provide entertainment after 11:00 p.m. Entertainment uses are defined as live music, dancing, karaoke, comedy shows, modeling, or live performances.

Site and Project Description

The project site is the Broken Arrow Saloon located at 117 W. 11th Street, which is east of Carpet one and northwest of the Tracy Inn. Broken Arrow Saloon occupies an approximately 3,608 sq. ft. tenant space within a larger 5,000 sq. ft. building shared by Tracy Lock and Safe (Attachment A: Location Map).

Broken Arrow Saloon has been in operation at the project site since 2019 and operates Tuesday through Sunday 12pm to 2am. Broken Arrow Saloon offers an open floor plan of over 2,500 sq. ft. of bar customer area consisting of a full bar, pool tables, tables and chairs, and a stage where live music is performed. The applicant is requesting a conditional use permit that would allow entertainment after 11:00 p.m. The proposed entertainment would include live music, dancing, karaoke, and comedy shows (Attachment B: Site/Floor Plan).

Analysis

The project site is zoned Central Business District (CBD), which permits uses such as retail, restaurants, bars, offices, and high-density residential. Properties to east, west, and south, are also zoned CBD. Properties to the north are zoned CBD and Medium Density Residential (MDR). The Tracy Municipal Code requires a conditional use permit for an eating and/or drinking establishment that serves alcohol and provides entertainment after 11:00 p.m.

The proposal would be compatible with the surrounding area, as the site is in close proximity to existing restaurants, hotels, and commercial buildings. The proposed use is also consistent with the Central Business District Zone and General Plan designation of Downtown. A recommended condition of approval requires that all entertainment uses

will be wholly indoors to be compatible with the residential zoning nearby and minimize undesirable noise.

The existing drinking establishment's request for alcohol and entertainment after 11 p.m. does not increase the amount of parking required. Broken Arrow Saloon's existing parking is provided by the parking lot on the west side of the building and nearby public parking lots.

CEQA Documentation

The project has been determined to be categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines section 15301, which pertains to existing facilities where the project does not involve expansion of an existing development. No further environmental assessment is necessary.

RECOMMENDATION

Staff recommends that the Planning Commission approve a conditional use permit to allow a eating and/or drinking establishment with alcohol and entertainment after 11:00 p.m. at 117 W. 11th St., Application Number CUP21-0002, based on the findings and subject to the conditions contained in the Planning Commission Resolution dated April 13, 2022 (Attachment C: Planning Commission Resolution).

RECOMMENDED MOTION

Move that the Planning Commission approve a conditional use permit to allow an eating and/or drinking establishment with alcohol and entertainment after 11:00 p.m. at 117 W. 11th St., Application Number CUP21-0002, based on the findings and subject to the conditions contained in the Planning Commission Resolution dated April 13, 2022.

Prepared by Kenny Lipich, Assistant Planner

Reviewed by Scott Claar, Senior Planner

Approved by Bill Dean, Interim Development Services Director

ATTACHMENTS

Attachment A - Location Map

Attachment B - Site/Floor Plan

Attachment C - Planning Commission Resolution

Exhibit 1 – Conditions of Approval

12TH STREET

ATTACHMENT

A

Subject
Property

ADAM ST.

11TH STREET



Think Inside the Triangle™



0 25 50 100 150 200
Feet

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ATTACHMENT B



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April 13, 2022

RESOLUTION 2022-_____

**APPROVAL OF A CONDITIONAL USE PERMIT TO ALLOW AN EATING AND/
OR DRINKING ESTABLISHMENT WITH ALCOHOL AND ENTERTAINMENT
AFTER 11:00 P.M. AT 117 W. 11th ST., APPLICATION NUMBER CUP21-0002**

WHEREAS, On March 9th, 2021, Lori Fountain submitted an application for a conditional use permit to allow a drinking establishment with alcohol and entertainment after 11:00 P.M. at 117 W. 11th St., Application number CUP21-0002, and

WHEREAS, The subject property is zoned Central Business District and designated Downtown by the General Plan; and

WHEREAS, A Conditional Use Permit is required for eating and/or drinking establishments that serves alcohol and provides entertainment after 11:00 p.m., and

WHEREAS, In accordance with Section 10.08.4250 of the Tracy Municipal Code, the Planning Commission is empowered to grant or to deny applications for Conditional Use Permits and to impose reasonable conditions upon the granting of use permits, and

WHEREAS, The proposed eating and/or drinking establishment with entertainment is compatible with the surrounding uses because it is in the Central Business District which allows hotels, offices, restaurants, bars, high density residential, and

WHEREAS, The project has been determined to be categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines section 15301, pertaining to existing facilities, and

WHEREAS, The Planning Commission conducted a public hearing to review and consider the Conditional Use Permit application number CUP21-0002 on April 13, 2022;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission does hereby approve a Conditional Use Permit to allow a eat and/or drinking establishment with alcohol and entertainment after 11:00 P.M. at 117 W. 11th Street. The approval of Conditional Use Permit Number CUP21-0002 is based on the following findings and subject to the conditions contained in Exhibit "1" attached and made part hereof:

1. There are circumstances or conditions applicable to the land, structure, or use that make the granting of a use permit necessary for the preservation and enjoyment of a substantial property right because the proposed use is not allowed unless the Planning Commission grants approval of a Conditional Use Permit.
2. The proposed location of the conditional use is in accordance with the objectives of the purposes of the zone designation in which the site is located because an eating and/or drinking establishments that serves alcohol and provides entertainment after 11:00 p.m. is allowed in the Central Business District zone if a Conditional Use Permit is approved by the Planning Commission and Broken Arrow Saloon will comply with all applicable Alcoholic Beverage Control requirements, and on-site security will be provided during all

hours of operation. All entertainment uses will be wholly indoors, and visual and audio projection will not be permitted to the exterior of the building to minimize the undesirable noise and light impacts to neighboring businesses and residents.

3. The proposed location of the use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to, or inharmonious with, properties or improvements in the vicinity because the proposed use will comply with the City of Tracy General Plan and applicable requirements of both Chapter 10.08 of the Tracy Municipal Code and the Central Business District Zone.
4. The proposed use will comply with each of the applicable provisions of Chapter 10.08 of the Tracy Municipal Code, Zoning Ordinance because subject to approval by the Planning Commission for a Conditional Use Permit, the proposed project will be required to comply with all applicable provisions including, but not limited to, the Tracy Municipal Code, the California Building Code, the City of Tracy Standard Plans, and the California Fire Code.

The foregoing Resolution 2022- _____ was adopted by the Planning Commission on the 13th day of April 2022, by the following vote:

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

CHAIR

ATTEST:

STAFF LIAISON

**City of Tracy
Conditional Use Permit
Conditions of Approval**

Alcohol and Entertainment after 11 PM
117 W. 11th Street
Application Number CUP21-0002
April 13, 2022

These Conditions of Approval shall apply to the Conditional Use Permit to allow an eating and/or drinking establishment with alcohol and entertainment after 11:00 p.m. at 117 W. 11th Street, Application Number CUP21-0002 (hereinafter "Project"), proposed by Lori Fountain (hereinafter "Applicant") and Ronald E. Berger Trust (hereinafter "Property Owners").

A. General Provisions and Definitions

1. The following definitions shall apply to these Conditions of Approval:
 - a. "Applicant" means any person, or other legal entity, defined as a "Developer".
 - b. "City Engineer" means the City Engineer of the City of Tracy, or any other duly licensed engineer designated by the City Manager, or the Development Services Director, or the City Engineer to perform the duties set forth herein.
 - c. "City Regulations" mean all written laws, rules, and policies established by the City, including those set forth in the City of Tracy General Plan, the Tracy Municipal Code, ordinances, resolutions, policies, procedures, and the City's Design Documents (including the Standard Plans, Standard Specifications, Design Standards, and relevant Public Facility Master Plans).
 - d. "Conditions of Approval" shall mean these conditions of approval, applicable to Conditional Use Permit Application Number CUP21-0002.
 - e. "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.
 - f. "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.

g. “Project” means conditional use permit to allow a eating and/or drinking establishment with alcohol and entertainment after 11:00 p.m. at 117 W. 11th St., Application Number CUP21-0002.

2. Payment of applicable fees. The applicant shall pay all applicable fees for the project, including, but not limited to, building permit fees, plan check fees, inspection fees, or any other City or other agency fees or deposits that may be applicable to the project.
3. 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:
 - a. Planning and Zoning Law (Government Code sections 65000, et seq.),
 - b. California Environmental Quality Act (Public Resources Code sections 21000, et seq., “CEQA”), and
 - c. Guidelines for California Environmental Quality Act (California Administrative Code, title 14, sections 1500, et seq., “CEQA Guidelines”).
4. Compliance with City regulations. Unless specifically modified by these Conditions of Approval, the Developer shall comply with all City regulations, including, but not limited to, the Tracy Municipal Code (TMC), Standard Plans, and Design Goals and Standards.
5. Protest of fees, dedications, reservations, or other exactions. Pursuant to Government Code section 66020, including section 66020(d)(1), the City HEREBY NOTIFIES the Developer that the 90-day approval period (in which the Developer may protest the imposition of any fees, dedications, reservations, or other exactions imposed on this Project by these Conditions of Approval) has begun on the date of the conditional approval of this Project. If the Developer fails to file a protest within this 90-day period, complying with all of the requirements of Government Code section 66020, the Developer will be legally barred from later challenging any such fees, dedications, reservations or other exactions.

B. Planning Division Conditions

Contact: Kenny Lipich (209) 831-6443 kenneth.lipich@cityoftracy.org

1. The project shall be operated in substantial conformance with the project description received by the Development Services Department on March 9, 2021 and the site/floor plan received on April 8, 2022, except as modified herein, to the satisfaction of the Development Services Director.
2. Entertainment indoors. The entertainment activities shall be conducted holly within the building.

3. Amplification of sound. There shall be no exterior amplification of sound, noise, or music. All audio projections shall comply with Noise Control requirements contained in Article 9 Section 4.12 of the Tracy Municipal Code.
4. Visual projections. There shall be no exterior visual projections, including, but not limited to, televisions and screen.

C. Police Department Conditions

Contact: Lt. Miguel Contreras (209) 831-6618 miguel.contreras@tracypd.com

1. Licensing requirements. The project shall abide by all licensing requirements of the State of California Department of Alcoholic Beverage Control (ABC).
2. Security guards shall be provided at all times at a rate of two guards plus one additional guard for every 50 patrons.
3. Security guards shall carry proof of valid registration through the California Department of Consumer Affairs, Bureau of Security and Investigative Services (BSIS) in the form of a Security Guard Card.
4. Security guards shall not consume any alcohol while on the premises.
5. Security guards shall not be provided by persons performing dual roles, such as bartending, bussing, waiting, hosting, or other roles other than security.
6. Minors. No person under 21 years of age shall be permitted in the establishment.
7. Hours of operation. The establishment shall close by 2:00 a.m. each morning.
8. Surveillance. The establishment shall keep a minimum of 30 days retention of surveillance video storage. Surveillance video shall be made available upon legal request.

D. Building Division Conditions

Contact: Danis Isho (209) 831-6484 danis.isho@cityoftracy.org

1. Prior to any construction or alteration of the seating area or standing area provided for the consumption of food or drink, the applicant shall submit for a permit, and shall submit plans, calculations, specifications, etc. that conform to the current Title 24 California Code of Regulations, as applicable to the Building Safety Division for review. The construction plans shall include, but not limited to an existing and proposed floor plan and electrical plan, if applicable.

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