

Wednesday, February 12, 2025, 7:00 P.M.

A quorum of Planning Commission will be in attendance at
Tracy City Hall Chambers, 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).

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 Planning Commission, 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: 2552 141 4211** 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, 2552 141 4211, #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 Planning Commission meetings. Persons requiring assistance or auxiliary aids should call City Hall (209/831-6105) 24 hours prior to the meeting.

Addressing the Planning Commission on Items on the Agenda – The Brown Act provides that every regular Planning Commission meeting shall provide an opportunity for the public to address the Planning Commission on any item within its jurisdiction before or during the Planning Commission'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 Planning Commission to conduct its business as efficiently as possible, members of the public wishing to address the Planning Commission 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 Planning Commission 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 Planning Commission. 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 Planning Commission 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 Planning Commission to have adequate time to address the agenda 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, 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 Planning Commission. When members of the public address the Planning Commission, 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 Planning Commission 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 Planning Commission 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

ACTIONS, BY MOTION, OF PLANNING COMMISSION PURSUANT TO AB 2449, IF ANY

ROLL CALL

MINUTES – NONE

DIRECTOR'S REPORT REGARDING THIS AGENDA

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

- 1.A STAFF RECOMMENDS THAT THE PLANNING COMMISSION CONDUCT A PUBLIC HEARING, AND UPON ITS CONCLUSION, ADOPT A RESOLUTION: (1) GRANTING A CONDITIONAL USE PERMIT, APPLICATION NUMBER CUP24-0012, TO ALLOW FOR AN AMBULANCE DEPLOYMENT CENTER LOCATED AT 242 W LARCH RD. STE. A, ASSESSOR'S PARCEL NUMBER 212-250-11; AND (2) DETERMINING THAT THIS PROJECT IS CATEGORICALLY EXEMPT FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15301, PERTAINING TO MINOR MODIFICATIONS TO EXISTING STRUCTURES

2. ITEMS FROM THE AUDIENCE

3. DIRECTOR'S REPORT

4. ITEMS FROM THE COMMISSION

5. ADJOURNMENT

Posted: February 6, 2025

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.



PLANNING COMMISSION STAFF REPORT

Item No. 1.A

DATE	February 12, 2025
TITLE	AMR Ambulance Service
LOCATION	242 W Larch Rd. Ste. A (APN: 212-250-11)
APPLICATION TYPE	Conditional Use Permit (CUP24-0012)
CEQA STATUS	Categorically Exempt CEQA Guidelines Section 15301
PROJECT PLANNER	Craig Hoffman (209) 831-6426 craig.hoffman@cityoftracy.org

RECOMMENDATION

Staff recommends that the Planning Commission conduct a public hearing, and upon its conclusion, adopt a Resolution:

- (1) Granting a Conditional Use Permit, Application Number CUP24-0012, to allow for an ambulance deployment center located at 242 W Larch Rd. Ste. A, Assessor's Parcel Number 212-250-11; and
- (2) determining that this project is categorically exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, pertaining to minor modifications to existing structures.

The applicant is Kinetic Design and Development, c/of Brittany Hamilton, and the property owner is Drew Business Center Associates LP.

PROJECT DESCRIPTION

Background

The project site consists of 6 acres located at 242 Larch Road, located roughly midblock between Tracy Boulevard and Holly Drive (Attachment A: Location Map). The project site is designated Industrial in the General Plan and zoned Light Industrial (M-1). The project site consists of seven, single-story buildings that are utilized for light industrial uses. (Attachment B – on-site businesses and proposed floor plan).

Proposed Project

The Conditional Use Permit (Application Number CUP24-0012), is required for an ambulance service in the Light Industrial zone (Use Group 46) The staff review is for compatibility of the

ambulance service with adjacent uses and the design requirements of the center – in particular parking and on-site circulation.

This location will be used as an ambulance deployment center with ambulance crews working 12-hour shifts. When fully operation we expect to have 10 personnel report to the location for work in a 24-hour period with a peak of 6 personnel at any given time. Ambulance personnel will report to this location, park their personal vehicles, perform a daily vehicle check then depart to staging locations throughout the Tracy area. At the conclusion of their shift, the personnel will return the ambulance to this location for the oncoming personnel who will repeat the process. There will be workspaces for personnel to complete paperwork at the conclusion of their shift as well as lockers, however time spent at this location will typically be limited to ~30-minutes per shift. There will not be clerical/administration at this location and aside from crew changes the location will be unoccupied, nor are sleeping quarters. We will have disposable medical equipment, oxygen, and basic durable medical equipment stored on site for personnel to stock their ambulance at the conclusion of their shift.

Proposed daily ambulance deployment schedule:

- (1) ambulances = Leave the facility around 7AM and return around 7PM
- (2) ambulances = Leave the facility around 8AM and return around 8PM
- (1) ambulance = Leave the facility around 7PM and return around 7AM
- (1) ambulance = Leave the facility around 8PM and return around 8AM

There will **not** be any vehicle maintenance performed at this location, nor will there be any medical services provided at the location, except for an emergency whereas a member of the public walks in looking for emergency care. Primary ingress and egress will be through established driveways around the complex.

The project is not requiring any modifications to the site or building.

Parking and Circulation

The existing project meets the Tracy Municipal Code (TMC) off-street parking requirements and provides sufficient vehicular and pedestrian circulation. The project tenant space is approximately 4,800 sq ft in size and has been allocated 9 parking spaces in front and adjacent to the proposed location. Staffing for the ambulance center is staggered and the nine spaces would not be utilized at once.

The Drew Business Center is an office/light industrial center with 7 buildings totaling 102,608 sq ft and over 120 parking spaces. The proposed use is consistent with the uses in the center and consistent with the parking needs of the center tenants. Staff has reviewed the project to ensure no conflicts will take place.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) REQUIREMENTS

The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, pertaining to existing structures because the project only involves minor interior alterations to an existing building and no expansion of use and the project is in an area where all public services and facilities are available to allow for

maximum development permissible in the General Plan and the area in which the project is located is not environmentally sensitive.

SUMMARY

The requested Conditional Use Permit (CUP24-0012), would allow for an ambulance deployment center at an existing light industrial business park located at 242 W Larch Rd. Ste. A. Staff recommends approval of the project.

ATTACHMENTS

- A – Location Map
- B – Plan Set
- C – Planning Commission Resolution:
 - Exhibit 1 – Findings
 - Exhibit 2 – Conditions of Approval

Attachment A – Location Map



AMR – 242 W. Larch Road Unit A, Tracy, CA



Attachment B

Technical Equipment Sales, Inc. – Assembly, storage, warehousing, and distribution of filtration/ ionization equipment

BMD Services – Office functions to support freight and truck services

Westek Systems, Inc. – Indoor storage/distribution of electrical supplies, security monitoring systems and company vehicles

Ridin High Sittin Low, Inc. – Maintenance, repair and restoration of personal vehicles

BSK Associates – Office and storage in support of its engineering, sciences and construction service lines

Green Drive Biodiesel LLC – Storage and dispatch of grease pump trucks along with ancillary office functions

Commercial Maintenance & Renovation, Inc. – Storage of general contracting supplies and materials along with ancillary office functions

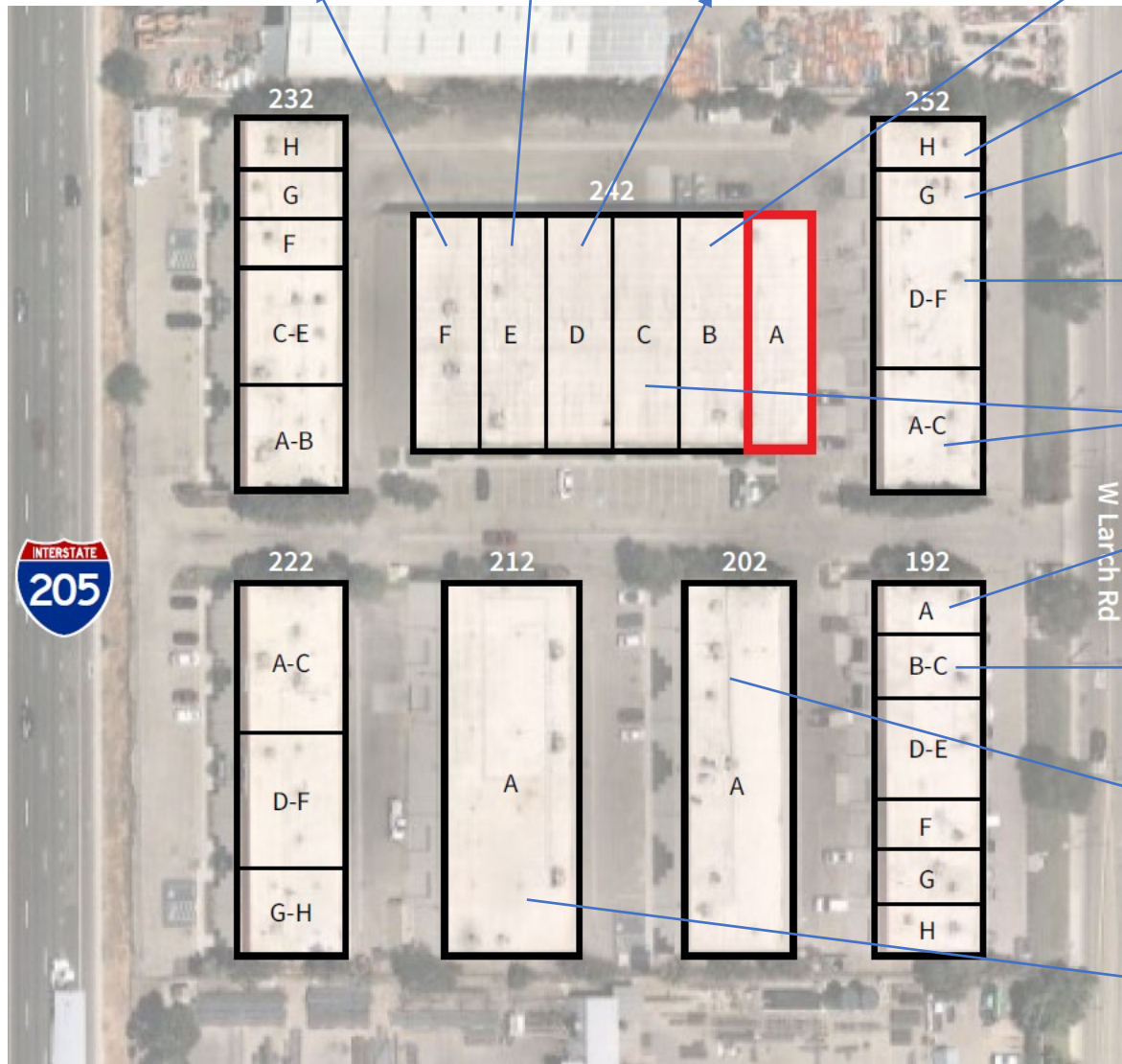
Currently **VACANT**

Wood Art Plus, Inc. – Warehouse used for storage and distribution of consumer goods including clothing, home décor and jewelry

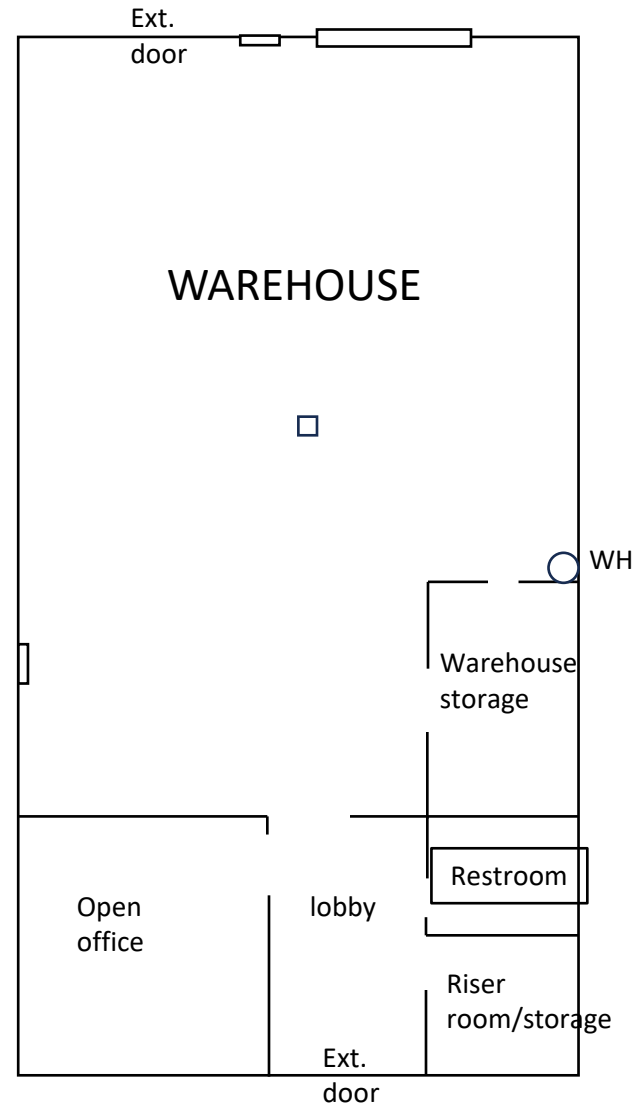
Gatekeeper Off-Road, LLC – Fabrication of off-road auto parts, such as lights, mounts, etc.

Dave Axelrad dba California Auto Body – Auto body repair shop with ancillary office functions

Lavoy Architectural Sales LLC – Fabrication, powder coating and related uses of storefront, curtain walls and other architectural components



242 Larch Road, Unit A
Tracy, CA



*Not to scale
Approximate areas.

RECEIVED

JANUARY 2, 2025

City of Tracy

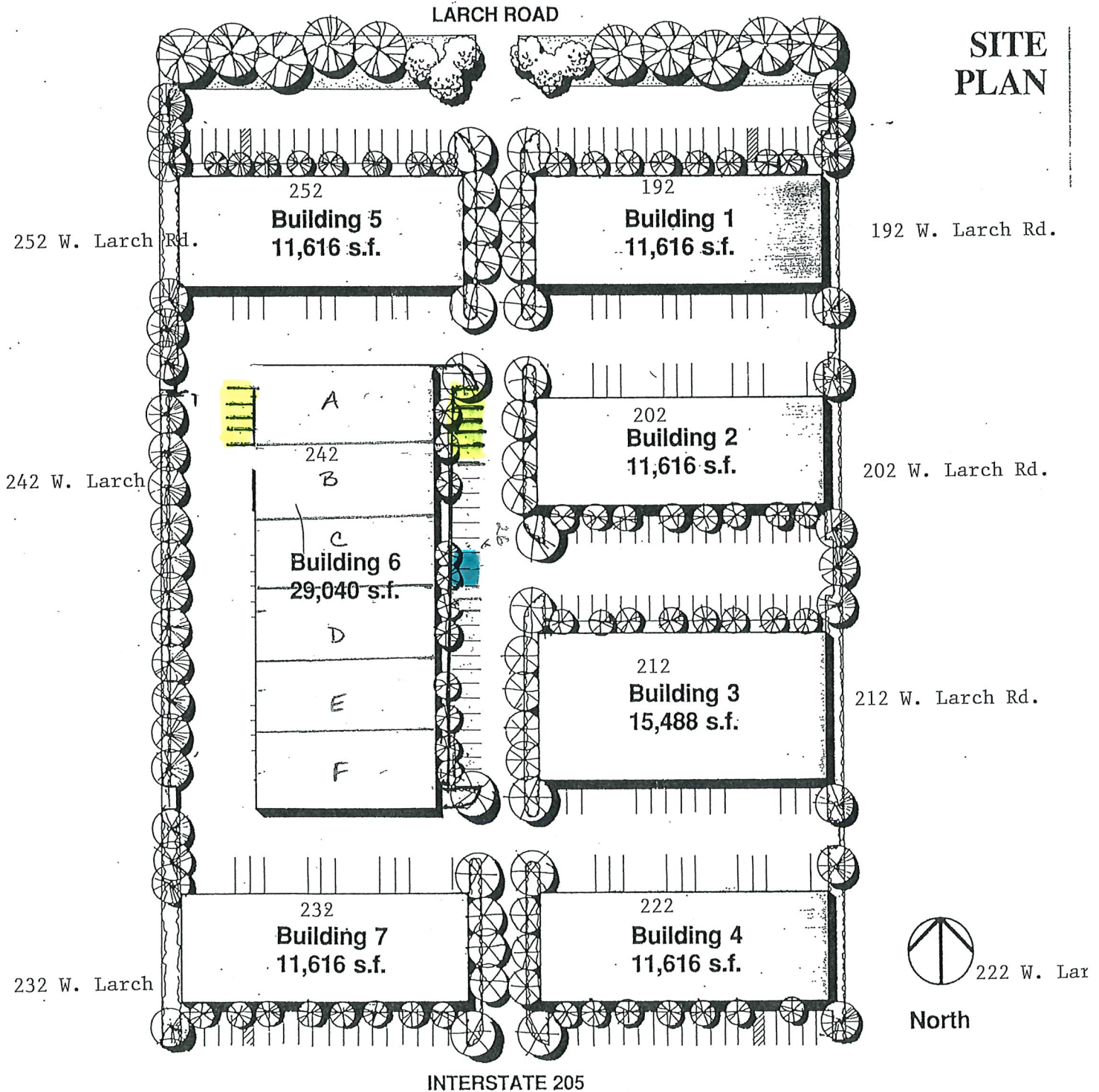
Community and Economic Development

9- UNReserved
PARKING STALLS
(5) stalls @ FRONT OF
242-A
(4) Stalls behind 242-A

PROJECT SUMMARY

Seven, one-story, concrete tilt-up Office/Light Industrial Buildings totaling 102,608 square feet located on a six acre site.

SITE PLAN



APPROVED AS TO FORM AND LEGALITY

CITY ATTORNEY'S OFFICE

TRACY PLANNING COMMISSION

RESOLUTION 2025-_____

-
- 1. GRANTING A CONDITIONAL USE PERMIT, APPLICATION NUMBER CUP24-0012, TO ALLOW FOR AN AMBULANCE DEPLOYMENT CENTER LOCATED AT 242 W LARCH RD. STE. A, ASSESSOR'S PARCEL NUMBER 212-250-11; and**
 - 2. DETERMINING THAT THIS PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), PURSUANT TO CEQA GUIDELINES SECTION 15301, PERTAINING TO MINOR MODIFICATIONS TO EXISTING STRUCTURES.**

WHEREAS, on January 2, 2025, the City received an application for a Conditional Use Permit (CUP24-0012) to allow for an ambulance deployment center located at 242 W Larch Rd. Ste. A, Assessor's Parcel Number 212-250-11; and

WHEREAS, the subject site is designated Industrial in the Tracy General Plan and is zoned Light Industrial; and

WHEREAS, the Planning Commission may grant a Conditional Use Permit, on the basis of the application and evidence submitted, subject to making all of the requisite findings set forth in TMC Section 10.08.4250; and

WHEREAS, the Statement of Findings attached hereto as Exhibit 1 articulates the requisite findings and the evidentiary support for those findings; and

WHEREAS, the proposed project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301, which pertains to additions or modifications to existing structures and the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the area in which the project is located is not environmentally sensitive; and

WHEREAS, the Planning Commission conducted a public hearing to review and consider the applications on February 12, 2025; now, therefore, be it

RESOLVED: That the Planning Commission of the City of Tracy hereby determines, based on the evidence in the record and its own independent judgement, that the proposed project is categorically exempt from the California Environmental Quality Act pursuant to Guidelines Section 15301 (Existing Facilities) as the project involves minor interior alterations to an existing building and no expansion of use; and be it

FURTHER RESOLVED: That the Planning Commission hereby adopts the findings set forth in Exhibit 1, supporting the granting of a Conditional Use Permit to allow an ambulance deployment center located at 242 W Larch Rd. Ste. A, Assessor's Parcel Number 212-250-11; and be it

FURTHER RESOLVED: That the Planning Commission hereby grants a Conditional Use Permit (CUP24-0012) to allow an ambulance deployment center located at 242 W Larch Rd. Ste. A based on the findings set forth in Exhibit 1 and subject to the Conditions of Approval contained in Exhibit 2, Assessor's Parcel Number 212-250-11; and be it

FURTHER RESOLVED: That the Conditional Use Permit (CUP24-0012) shall be valid for a 2-year term, within which time a building permit must be issued, and the use established, or a request to renew the permit must be submitted prior to the expiration date.

The foregoing Resolution 2025-_____ was adopted by the Planning Commission on February 12, 2025, by the following vote:

AYES:	COMMISSION MEMBERS:
NOES:	COMMISSION MEMBERS:
ABSENT:	COMMISSION MEMBERS:
ABSTENTION:	COMMISSION MEMBERS:

CHAIR

ATTEST:

STAFF LIAISON

**CITY OF TRACY
CONDITIONAL USE PERMIT FINDINGS
APPLICATION NUMBER CUP24-0012**

Conditional Use Permits (CUPs) must meet the requirements set forth in TMC Sections 10.08.4250-10.08.4330. Pursuant to TMC Section 10.08.4290, the Planning Commission will conduct a noticed public hearing, consider the application materials, and pertinent evidence and testimony in support of the findings required for approval provided in TMC Section 10.08.4310. Upon conclusion of the public hearing and consideration of the entire record, the Planning Commission may approve the CUP if the record supports all of the following findings:

- (a) That there are circumstances or conditions applicable to the land, structure, or use which make the granting of a use permit necessary for the preservation and enjoyment of substantial property right;
- (b) That the proposed location of the conditional use is in accordance with the objectives of TMC Chapter 10.08 – Zoning Regulations and the purposes of the zone in which the site is located;
- (c) That 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; and
- (d) That the proposed use will comply with each of the applicable provisions of TMC Chapter 10.08 – Zoning Regulations.

Therefore, staff recommends that the Planning Commission conduct a noticed public hearing on February 12, 2025, and upon its conclusion, make the requisite findings for an amendment to the Conditional Use Permit based on consideration of the entire record of evidence, including, without limitation, the following:

- (a) There are circumstances applicable to the use which make the granting of a use permit necessary for the preservation and enjoyment of substantial property right because the approval of an ambulance distribution center is consistent with the uses in the light industrial center and is permitted subject to the granting of a Conditional Use Permit as provided in Tracy Municipal Code, Chapter 10.08.2630 (b).
- (b) The proposed location of the use and the conditions under which it would be operated or maintained is in accordance with the objectives of Tracy Municipal Code Chapter 10.08, and the purposes of the zone in which the site is located because the ambulance distribution center is consistent with the uses on the site and adjacent properties, the General Plan designation of Industrial, and the zoning designation of light industrial.
- (c) 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 ambulance distribution center is consistent with the uses on the site and adjacent properties, and as designed and conditioned, will be harmonious with the properties and improvements in the vicinity and therefore will not have significant negative effects on the property in the vicinity. The impact to the site is minimal as the site already developed

with appropriate facilities and parking. Furthermore, the proposed occupancy will meet the requirements of the California Building Code, and applicable provisions of the Tracy Municipal Code.

- (d) The project is consistent with the zoning and other elements of the Tracy Municipal Code, the City of Tracy General Plan, and City Standards

**CITY OF TRACY
COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
CONDITIONS OF APPROVAL**

A Conditional Use Permit to allow for an ambulance deployment center
Application Number CUP24-0012
February 12, 2025

A. General Provisions and Definitions

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

The Project: A Conditional Use Permit, Application Number CUP24-0012, to allow for an ambulance deployment center located at 242 W Larch Rd. Ste. A, Assessor's Parcel Number 212-250-11.

The Property: The real property located at 242 W Larch Rd. Ste. A, - APN 212-250-11

A.2. Definitions.

- a. "Applicant" means any person, or other legal entity, defined as a "Developer".
- b. "City Engineer" means the City Engineer of the City of Tracy, or any other duly licensed Engineer designated by the City Manager, or the Community and Economic Development Director, or the City Engineer to perform the duties set forth herein.
- c. "City Regulations" means all written laws, rules, and policies established by the City, including those set forth in the City of Tracy General Plan, the Tracy Municipal Code, ordinances, resolutions, policies, procedures, the Industrial Areas Specific Plan (ISP), and the City's Design Documents (including the Standard Plans, Standard Specifications, and relevant Public Facility Master Plans).
- d. "Community and Economic Development Director" means the Community and Economic Development Director of the City of Tracy Community and Economic Development Department, or any other person designated by the City Manager or the Community and Economic Development Director to perform the duties set forth herein.
- e. "Conditions of Approval" shall mean the conditions of approval applicable to the Project located at the Property, Application Number CUP24-0012. The Conditions of Approval shall specifically include all conditions set forth herein.
- f. "Developer" means any person, or other legal entity, who applies to the City to divide or cause to be divided real property within the project boundaries, or who applies to the City to develop or improve any portion of the real property within the Project boundaries. The term "Developer" shall include all successors in interest.

A.3. Compliance with submitted plans. Except as otherwise modified herein, the project shall be constructed in substantial compliance with the project plans received by the Community and Economic Development Department and approved by the Planning Commission on February 12, 2025, to the satisfaction of the Community and Economic Development Director.

A.4. Payment of applicable fees. The applicant shall pay all applicable fees for the project, including, but not limited to, development impact fees, building permit fees, plan check fees, grading permit

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

- A.5. Compliance with laws. The Developer shall comply with all laws (federal, state, and local) related to the development of real property within the Project, including, but not limited to:
- The Planning and Zoning Law (Government Code sections 65000, et seq.),
 - The California Environmental Quality Act (Public Resources Code sections 21000, et seq., "CEQA"),
 - The Guidelines for California Environmental Quality Act (California Administrative Code, title 14, sections 1500, et seq., "CEQA Guidelines"),
 - California Building Code, and
 - California Fire Code
- A.6. Compliance with City regulations. Unless specifically modified by these Conditions of Approval, the Developer shall comply with all City regulations, including, but not limited to, the Tracy Municipal Code (TMC), Standard Plans, and the City's Design Goals and Standards.
- A.7. Pursuant to Government Code Section 66020, including Section 66020(d)(1), the City hereby notifies the Developer that the 90-day approval period (in which the Developer may protest the imposition of any fees, dedications, reservations, or other exactions imposed on this Project by these Conditions of Approval) has begun on the date of the conditional approval of this Project. If the Developer fails to file a protest within this 90-day period, complying with all of the requirements of Government Code section 66020, the Developer will be legally barred from later challenging any such fees, dedications, reservations, or other exactions.
- A.8. Indemnification. The City has determined that City, its employees, agents and officials should, to the fullest extent permitted by law, be fully protected from any loss, injury, damage, claim, lawsuit, expense, attorney fees, litigation expenses, court costs or any other costs arising out of or in any way related to this project approval, or the City's activities conducted pursuant to its processing and approval of this project approval, including any constitutional claim. Accordingly, to the fullest extent permitted by law and as a condition of this approval, the applicant and property owner, and its representative(s), or its successors shall defend, indemnify and hold harmless the City, its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorney fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, the issuance of this project approval, or the City's activities conducted pursuant to its processing and approval of this project approval, including any constitutional claim. The applicant and property owner, and its representative(s), or its successors shall pay such obligations as they are incurred by City, its employees, agents and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.

B. Planning Division Conditions

- B.1. The applicant/project proponent and/or property owner and/or developer and/or successors in interest and management shall operate the project in strict compliance with the approvals granted herein, City standards, laws, and ordinances, and in compliance with all State and Federal laws, regulations, and standards. In the event of a conflict between City laws and standards and a State or Federal law, regulation, or standard, the stricter or higher standard shall control. Material violation of any of those laws in connection with the use may be cause for revocation of this Use Permit.
- B.2. If operation of this use results in conflicts pertaining to parking, noise, traffic, loitering, public safety or other impacts, at the discretion of the Community and Economic Development Department, this conditional use permit may be referred to the Planning Commission for subsequent review at a public hearing. If necessary, the Commission may modify or add conditions of approval to mitigate such impacts or may revoke said conditional use permit bound upon applicable findings.

C. Building Division Conditions

- C.1. A Building Permit is required for this project and any changes of occupancy. The plans submitted with the Building Permit application shall conform to all applicable building and fire codes.
- C.2. Prior to the commencement of construction, applicant shall submit to the Building Safety Division construction plans and supporting documents for the buildings conforming to Title 24 California Code of Regulations and Tracy Municipal Code that are current at the time of submittal.
- C.3. Prior to commencement of construction, applicant shall submit to the Building Safety division construction plans that demonstrate compliance for assigning the proper occupancy classification of each room or space based on its intended use, and for implementing the proper occupancy separation requirements.
- C.4. A Certificate of Occupancy shall be required prior to occupancy of the tenant space.

D. South San Joaquin County Fire Authority (SSJFA) Conditions

- D.1. Prior to construction, applicant shall submit construction documents to the South San Joaquin County Fire Authority for review and approval.
- Construction documents shall be designed to the current edition of the California Code of Regulations, Title 24, as amended by the City of Tracy Municipal Code.
- D.2. Engineering and building permit applications received by our offices are subject to the current fee schedule for South San Joaquin County Fire Authority. Contact our offices for additional information.
- Application processing fees and minimum plan review fees are due at time of submittal of construction documents.
 - Additional plan review fees, minimum inspection fees and administrative fees are calculated on approval of project and shall be paid prior to issuance of permit.

- Permit holder is responsible for any additional inspection fees incurred, and shall be paid prior to final inspection.
- D.3 Nothing in this review is intended to authorize any aspect of the work, which is not in accordance with applicable codes, local fire department requirements, manufacturer's requirements and/or the contract documents. Additional comments may arise upon future submittals or during site visits, inspections, and acceptance testing.