

REQUEST

CONTINUED PUBLIC HEARING TO CONSIDER A DEVELOPMENT REVIEW APPLICATION FOR A TUNNEL CAR WASH AND COVERED VACUUMS 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

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 will be provided through this project. 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 and 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 people who were directly notified using the standard 300-ft radius. 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 22, 2022 and notices were sent to a larger mailing list, including properties over 1,400 feet from the site and all addresses listed on the petition received by the City. In response to feedback received from neighboring property owners, the project applicant increased the lengths of the masonry walls and increased the height from six to eight feet, as described above and shown on the site plan dated March 18, 2022 (Attachment A).

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 Development Services Director approve the development review permit and conditions of approval for the Tracy Car Wash project, application number D21-0009, based on the findings contained in the Director's Determination dated March 21, 2022 (Attachment C).

Tracy Car Wash
Application No. D21-0009
Page 3

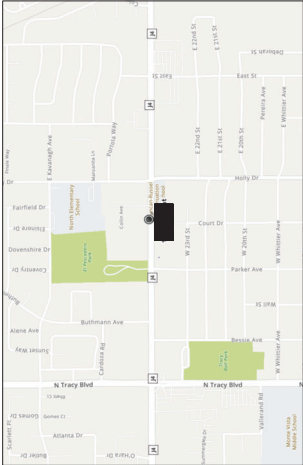
Prepared by: Kimberly Matlock, Associate Planner

Reviewed by Scott Claar, Senior Planner

ATTACHMENTS

- A: Proposed Site Plan dated March 18, 2022 and Development Plans dated November 12, 2021
- B: Noise Exhibits
- C: Development Services Director Determination
Exhibit 1 – Conditions of Approval

RECEIVED
 March 18, 2022
 Document Services



VICINITY MAP
 150 W GRANT LINE ROAD
 TRACY, CA 95376

PROJECT LOCATION
 150 W GRANT LINE ROAD TRACY, CA 95376

PROJECT TEAM
OWNER: J. BANDEWA
 4254-N NORTH STAR WAY
 118 S. JACOBS DRIVE
 TRACY, CA 95376
 TEL: (209) 577-4661
 FAX: (209) 577-4661
CONTACT: ROSA ALONSO
 jrb@apiarc.com

SITE DATA
CITY OF TRACY
 253410430
 31,877 SQ. FT. / 7.3 AC
 3,343 SQ. FT. (10,00%)
LANDSCAPE COVERAGE:
 4,361 SQ. FT. (10%)
CURRENT ZONE:
 GNC - GENERAL HIGHWAY
 COMMERCIAL
BUILDING DATA
BUILDING AREA:
 3,343 SQ. FT.
BUILDING USE:
 CAR WASH/FACILITY
BUILDING HEIGHT:
 21'4"
MAXIMUM BUILDING HEIGHT:
 NONE FOR GNC ZONE

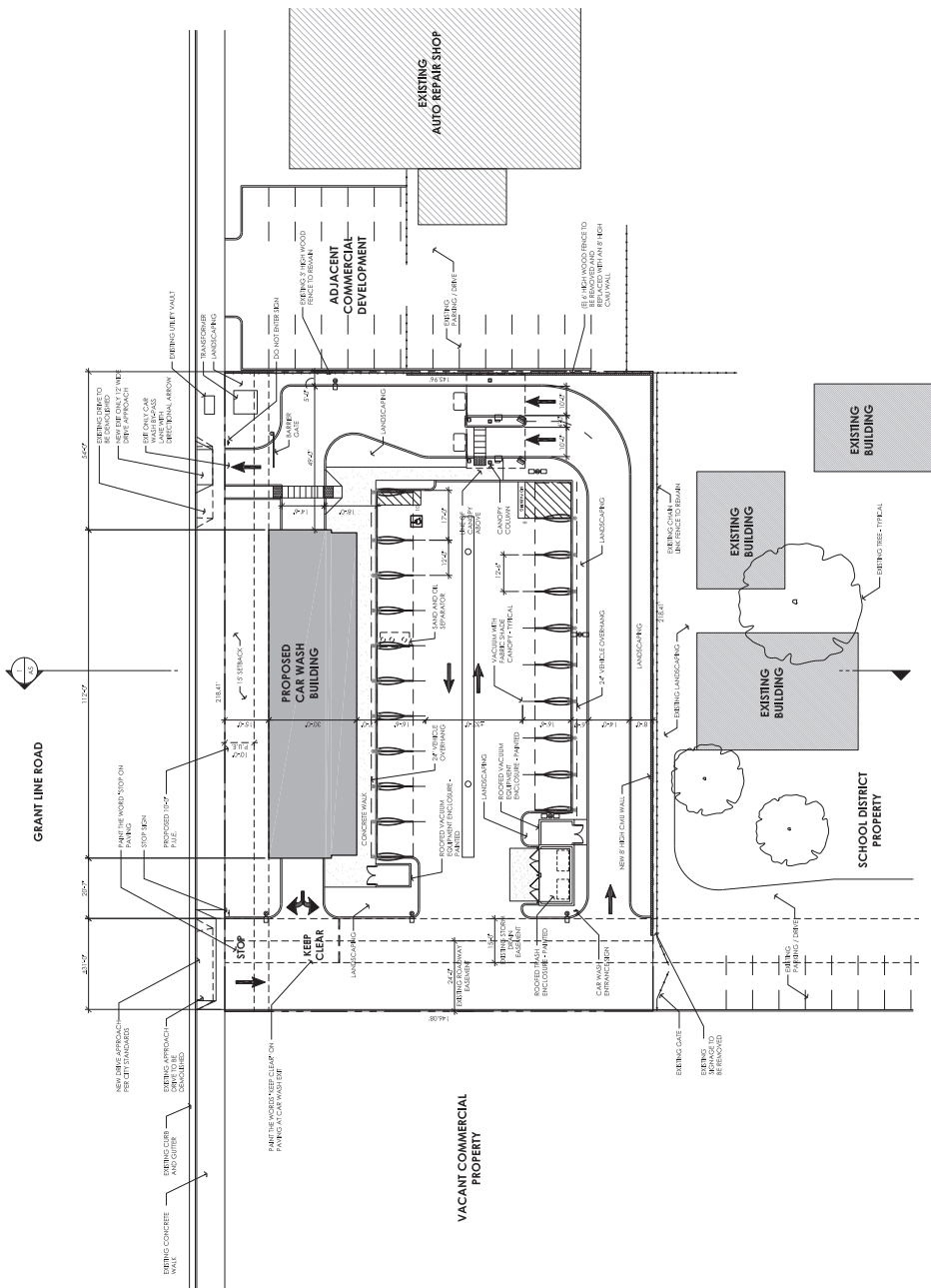
PARKING DATA
PROVIDED PARKING:
 4 STALLS
 EQUIP. 1 STALL
 OFFICE 1 STALL
 TOTAL PROVIDED 7 STALLS
REQUIRED PARKING:
 17 STALLS
 VACUUM STALLS 16 STALLS
 TOTAL REQUIRED 17 STALLS

TRACY CAR WASH
 150 W GRANT LINE RD.
 TRACY CA 95376

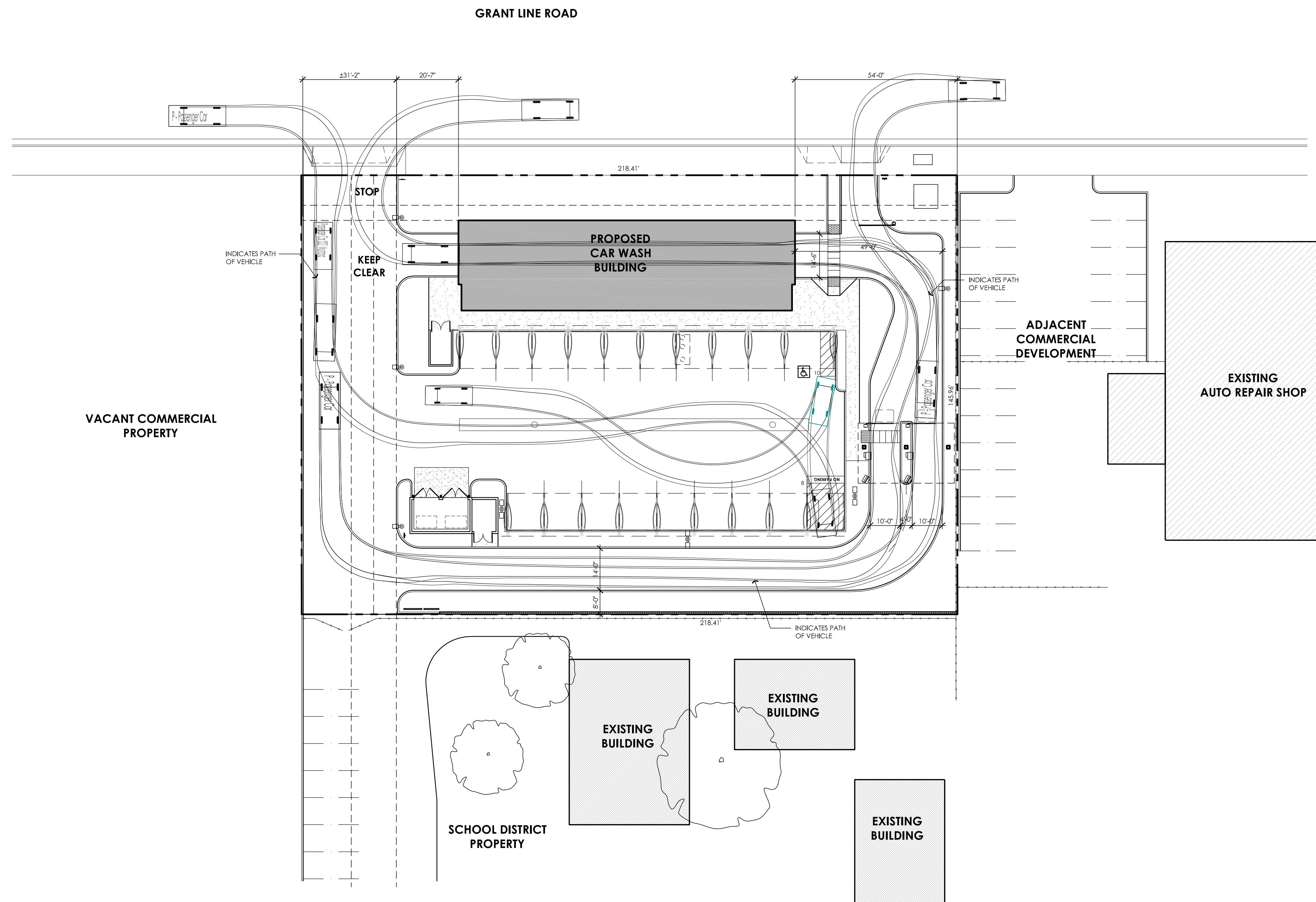


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 4335-N NORTH STAR WAY
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 PH: 209.577.4661
 FX: 209.577.0213
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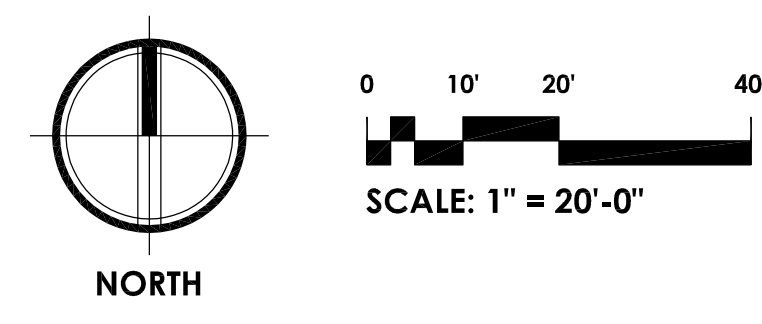
SHEET: **A1**



PROPOSED SITE PLAN
 SCALE: 1" = 20'



VEHICLE PATH / TURNING PLAN
SCALE: 1" = 20'-0"



TRACY CAR WASH

150 W GRANT LINE RD,
TRACY CA 95376

PLANNING
ARCHITECTURE

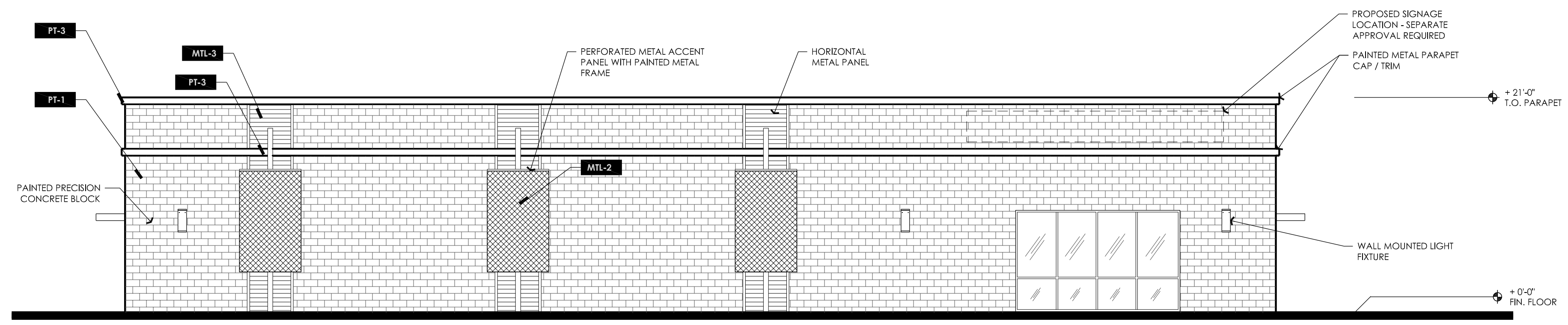


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A2

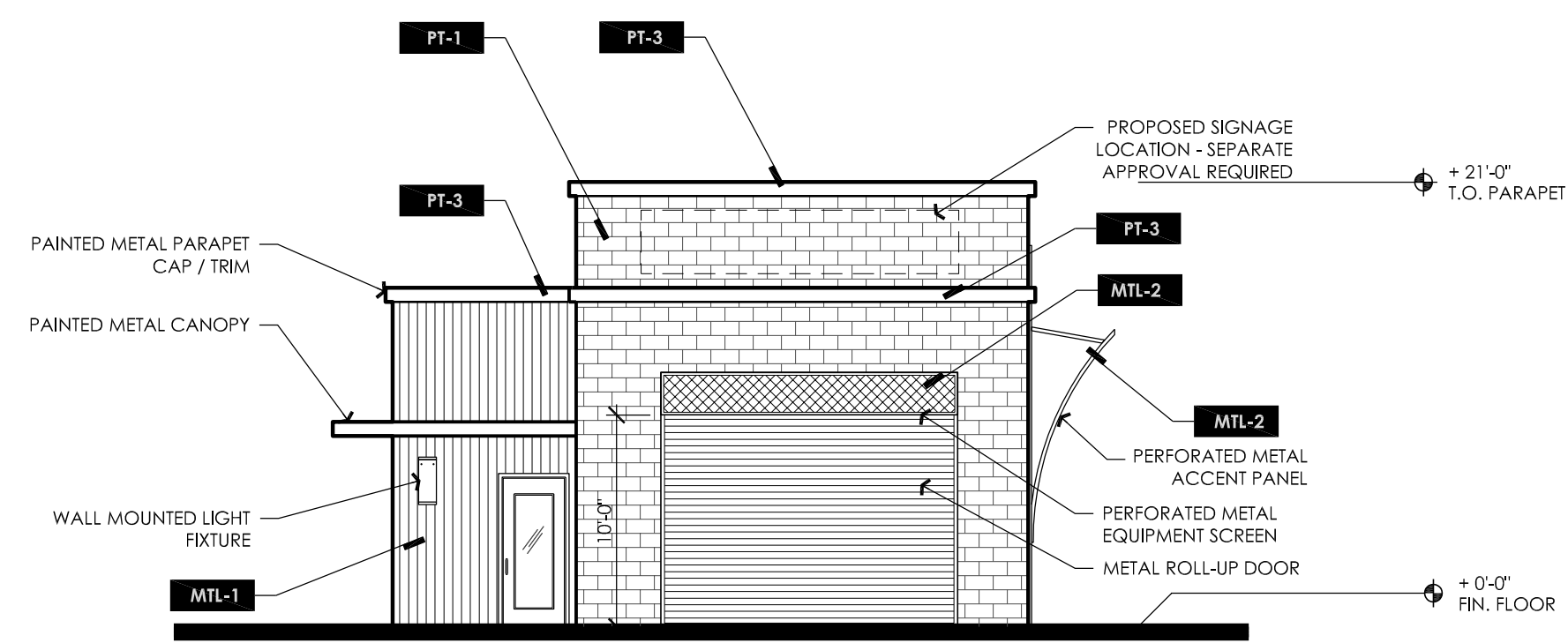


NORTH ELEVATION

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

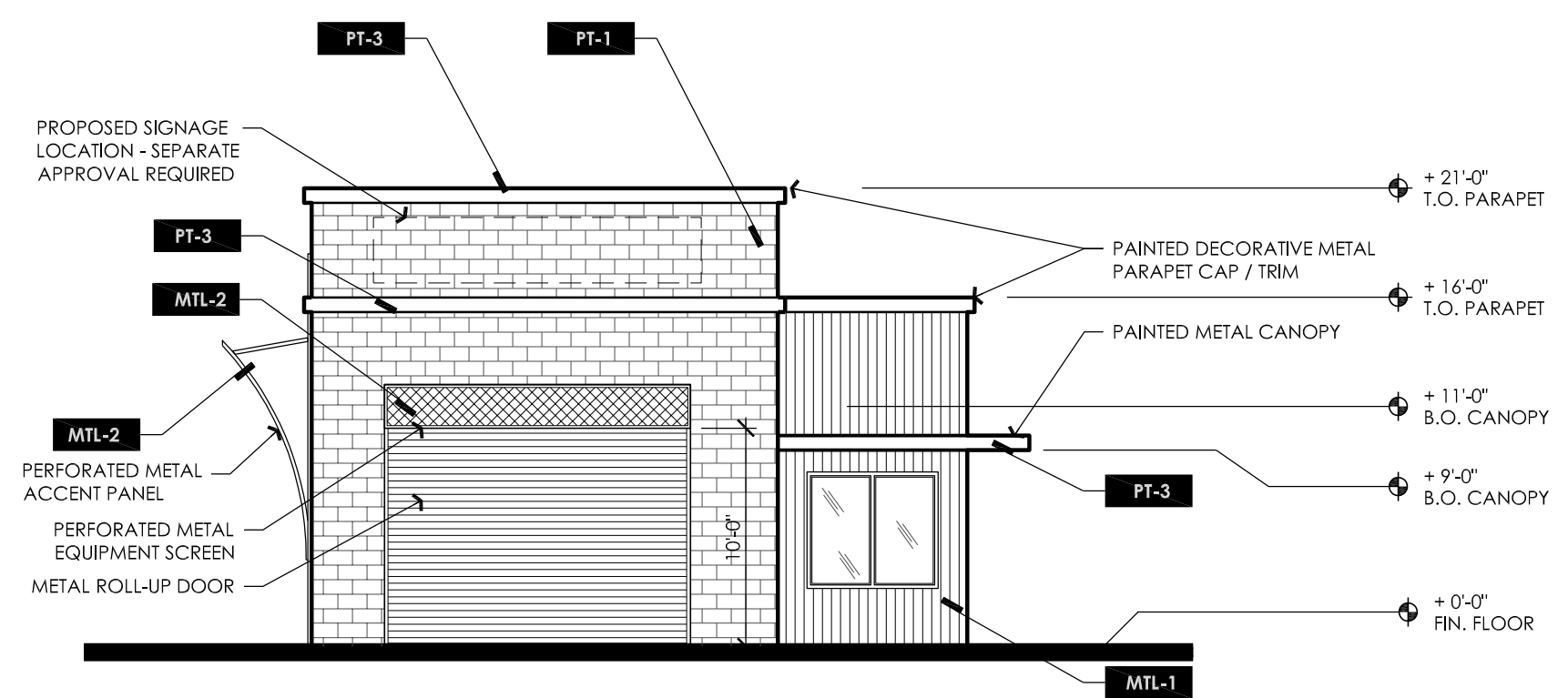
FINISH LEGEND

- PT-1** PAINTED PRECISION CONCRETE MASONRY
SHERWIN WILLIAMS: SNOW BOUND: #SW7004
- PT-2** SHERWIN WILLIAMS: LNK GRAY: #SW3200
- 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



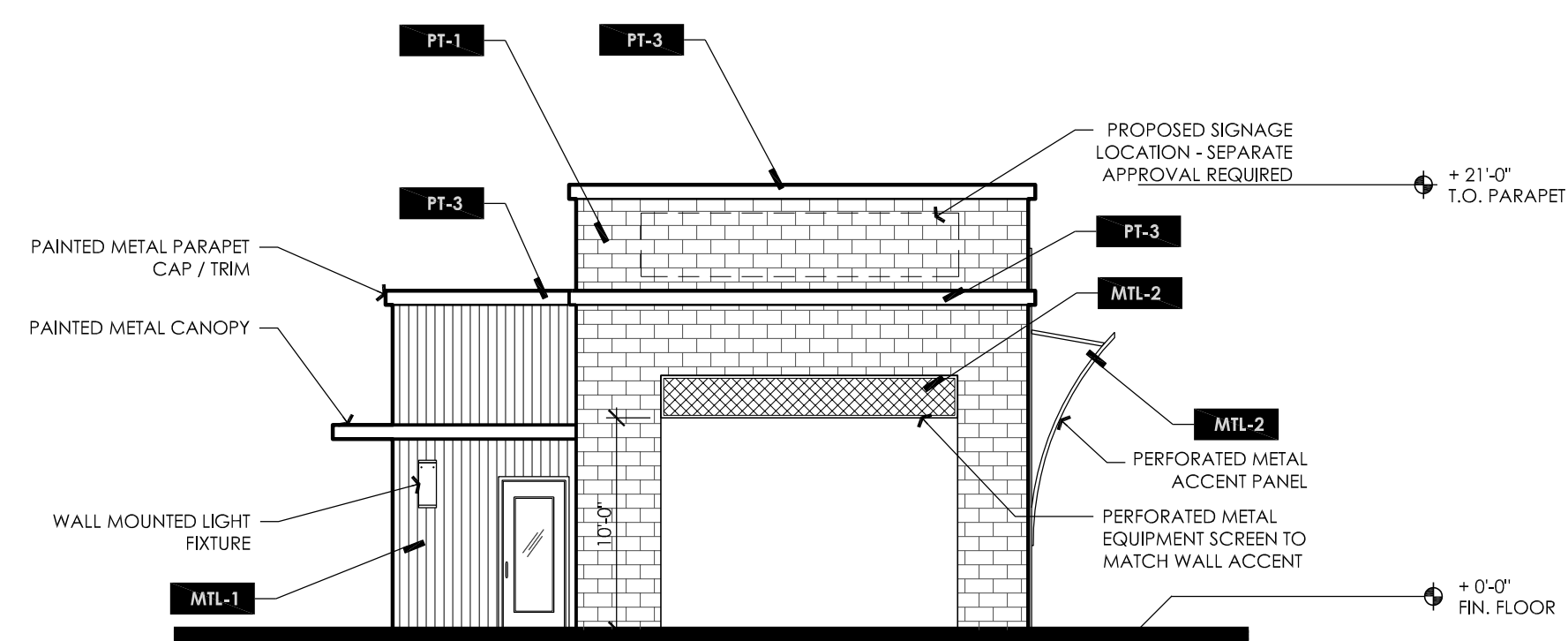
EAST ELEVATION

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



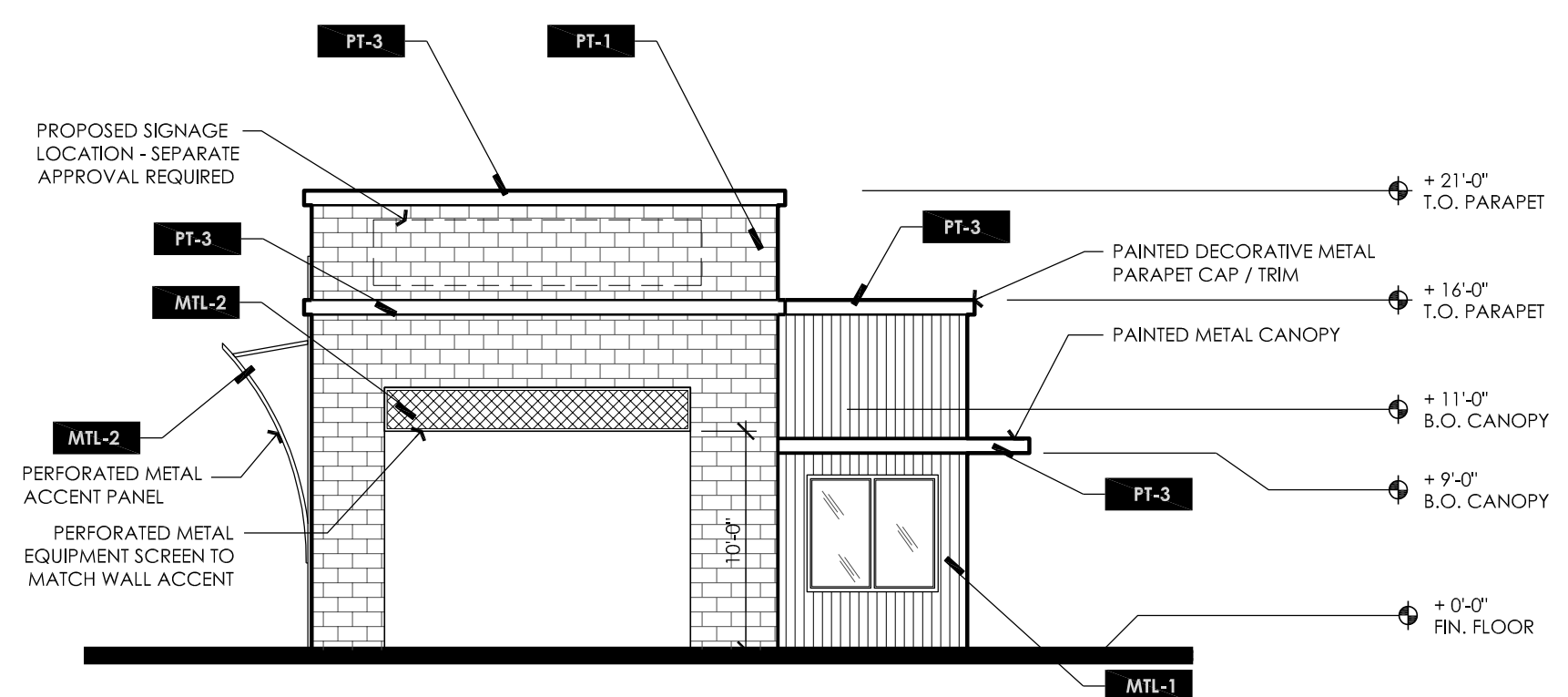
WEST ELEVATION

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



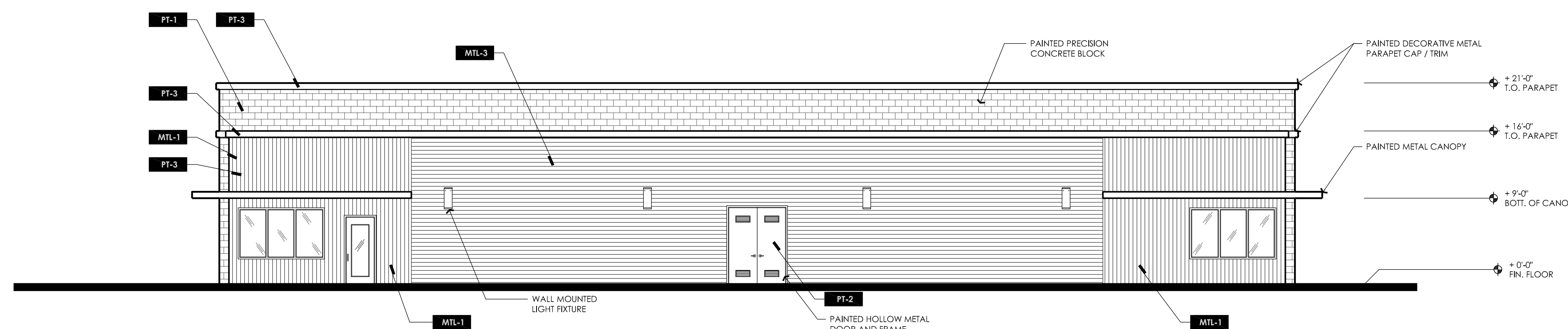
EAST ELEVATION - ROLL-UP DOOR OPEN

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

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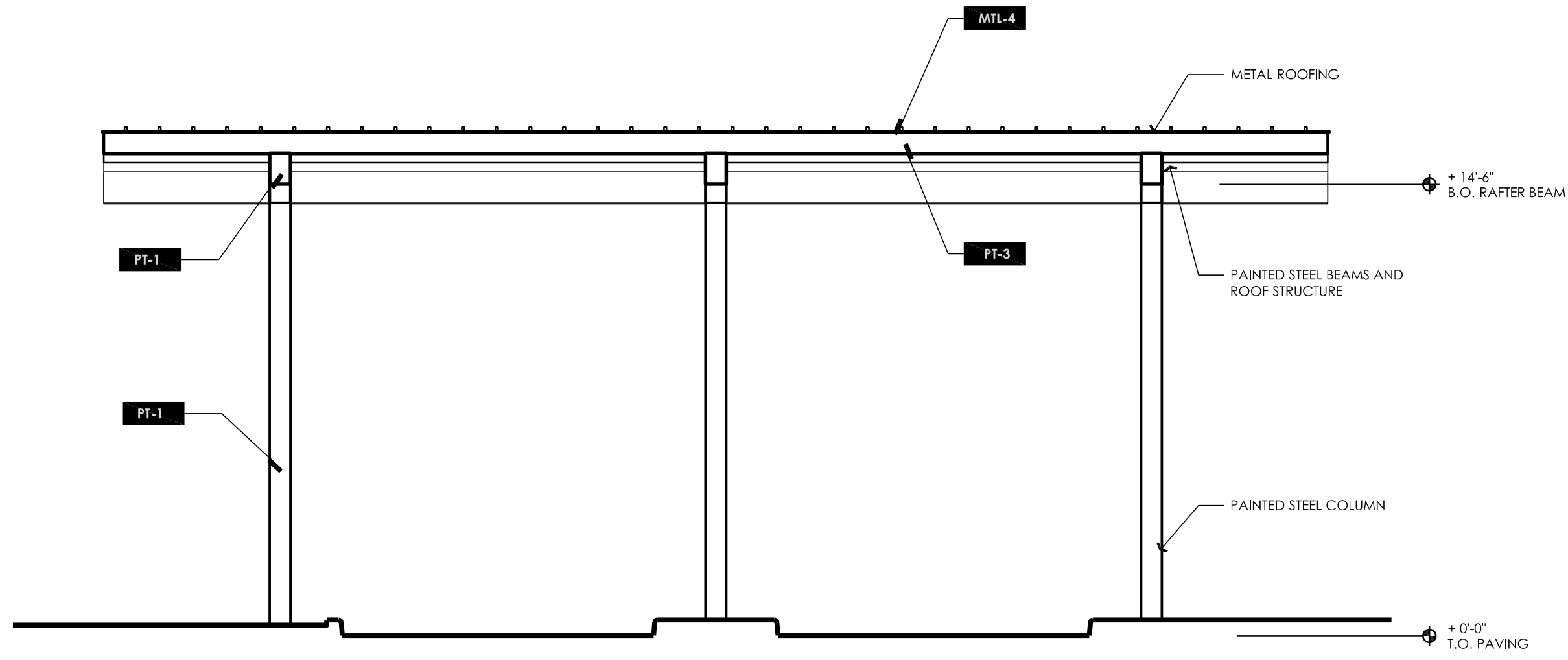
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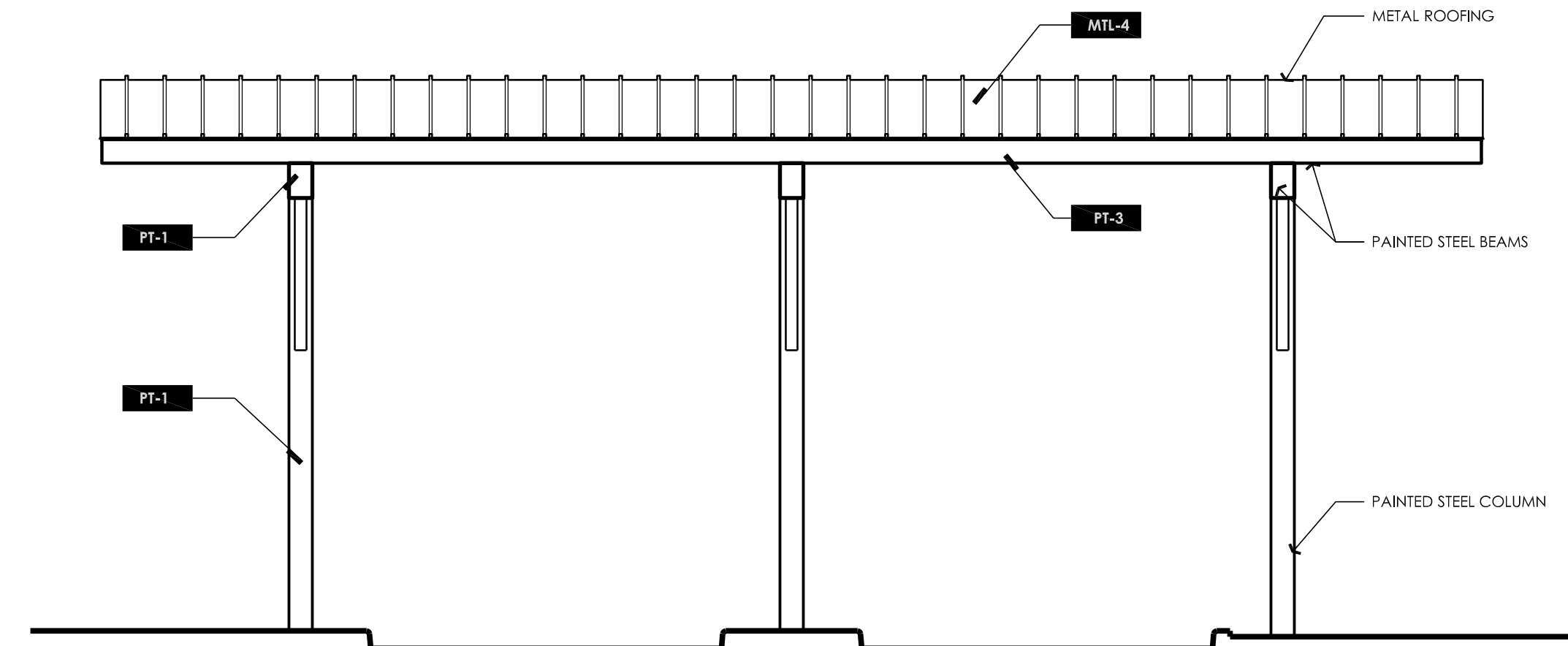
FINISH LEGEND

- PT-1** SHERWIN WILLIAMS: SNOW BOUND; #SW7004
- PT-3** SHERWIN WILLIAMS: TRICORN BLACK; #SW6258
- MTL-4** BRIDGER STEEL METAL ROOF PANEL
PROFILE: SNAP BATTEN
COLOR: GALVANIZED



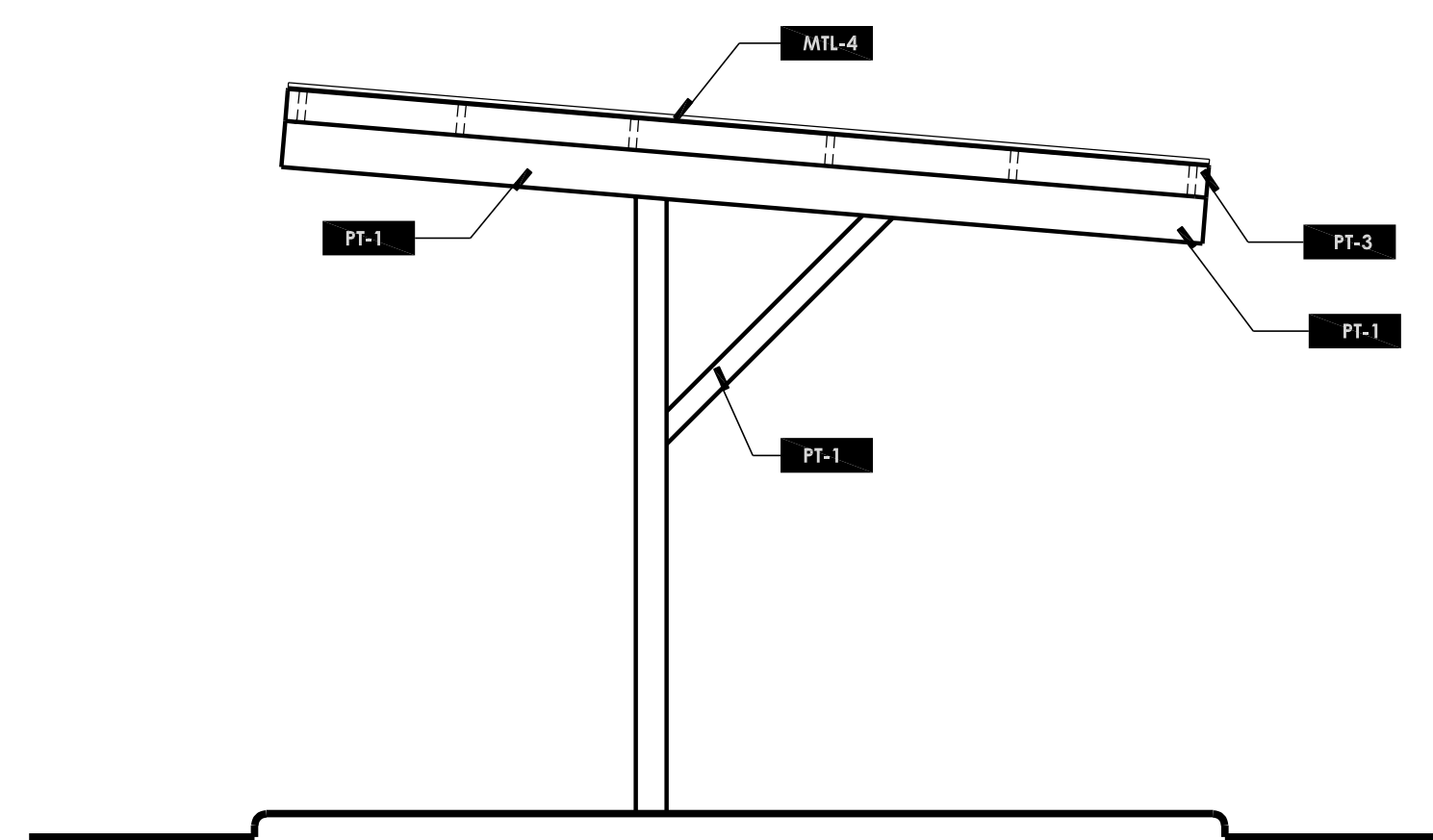
NORTH ELEVATION - P.O.S. CANOPY

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



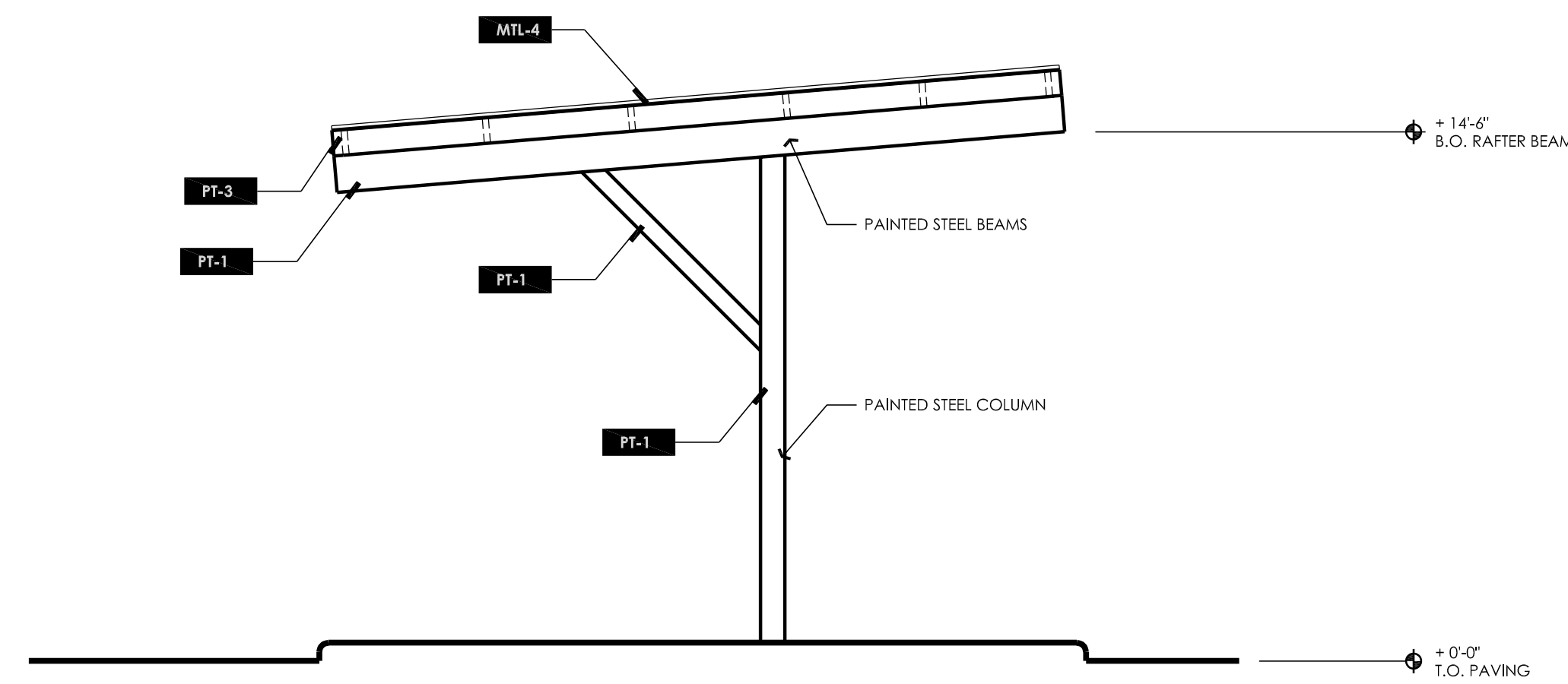
SOUTH ELEVATION- P.O.S. CANOPY

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



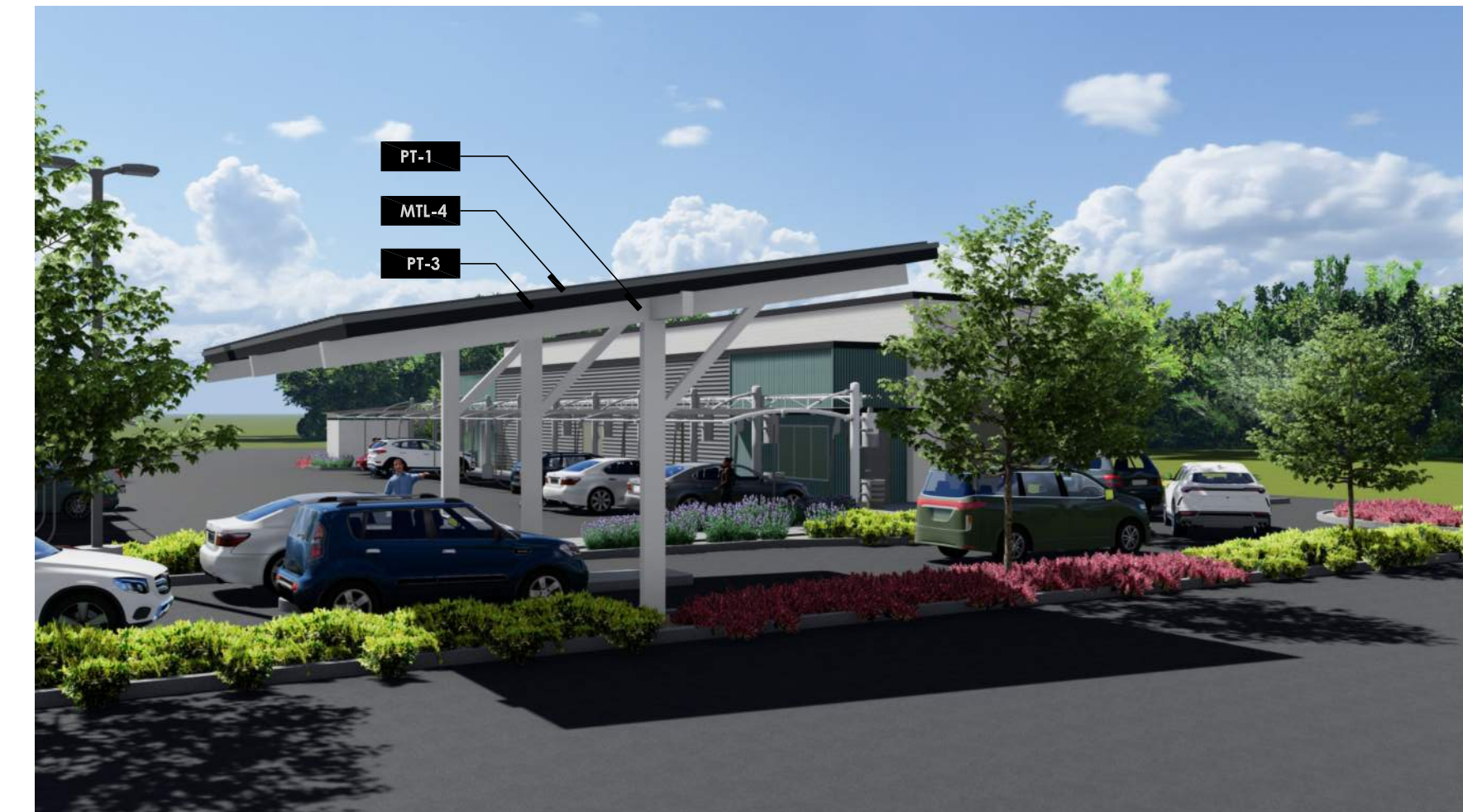
WEST ELEVATION- P.O.S. CANOPY

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



EAST ELEVATION- P.O.S. CANOPY

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



RENDERING - P.O.S. CANOPY

SCALE: NTS

TRACY CAR WASH

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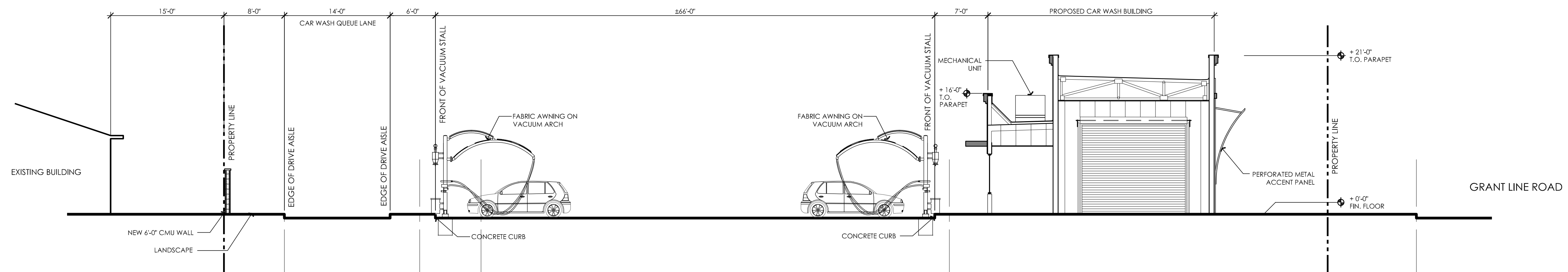
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SITE SECTION 1

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,
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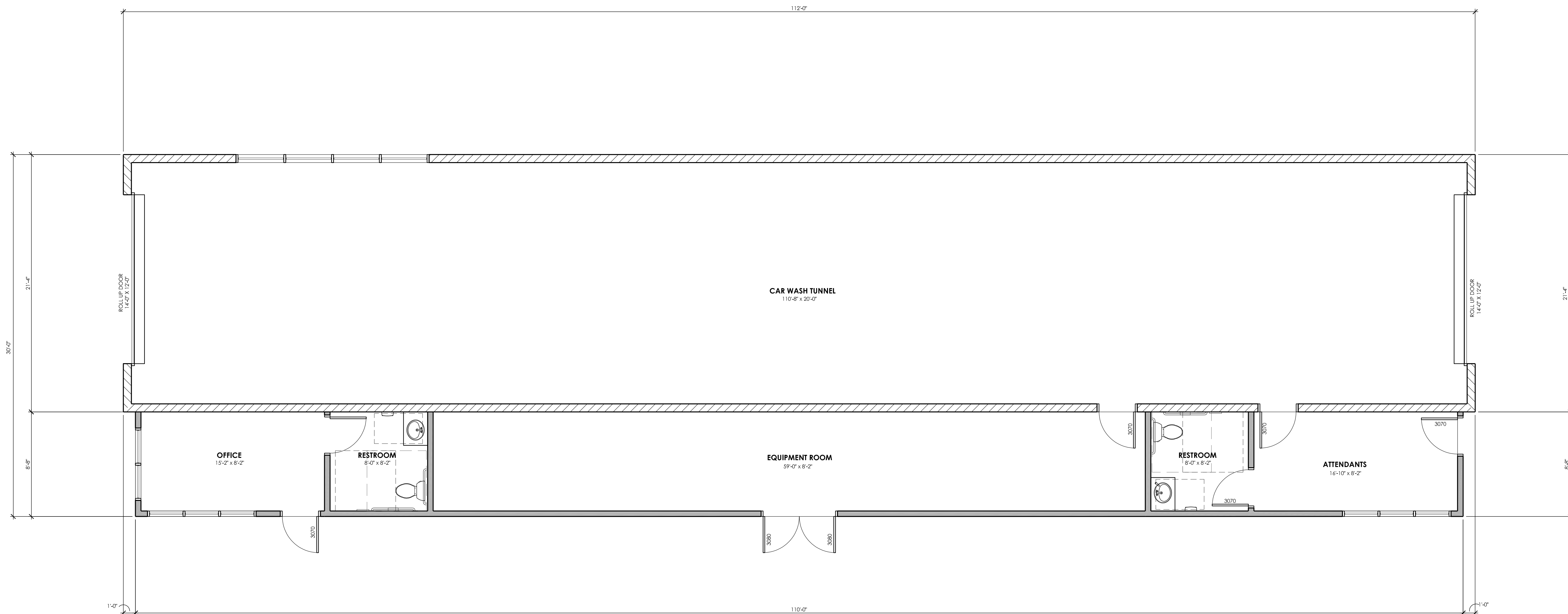
PLANNING
 ARCHITECTURE



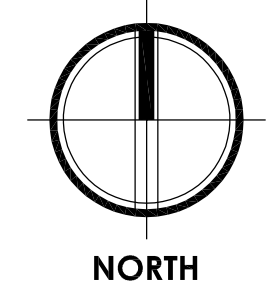
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FLOOR PLAN
SCALE: 1/4" = 1'-0"



TRACY CAR WASH
150 W GRANT LINE RD,
TRACY CA 95376

PLANNING ARCHITECTURE

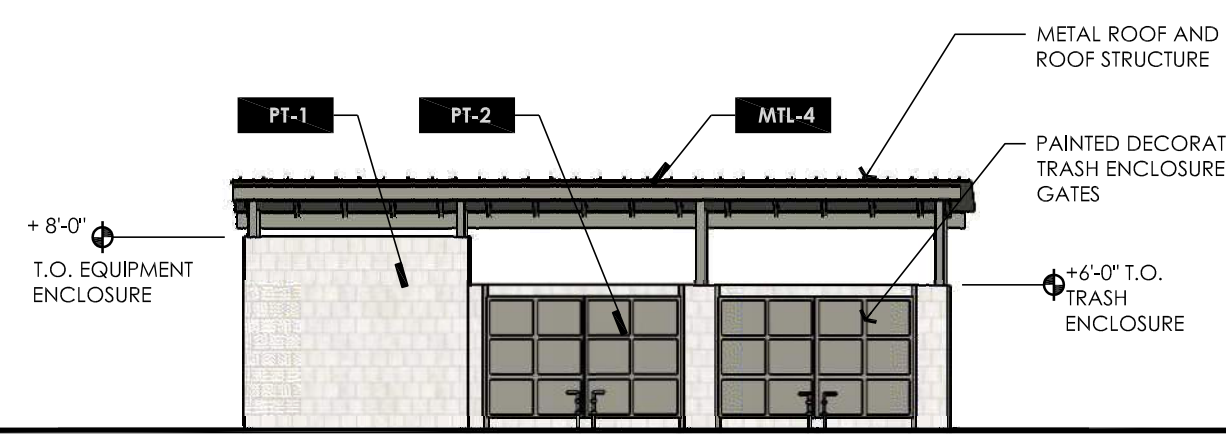


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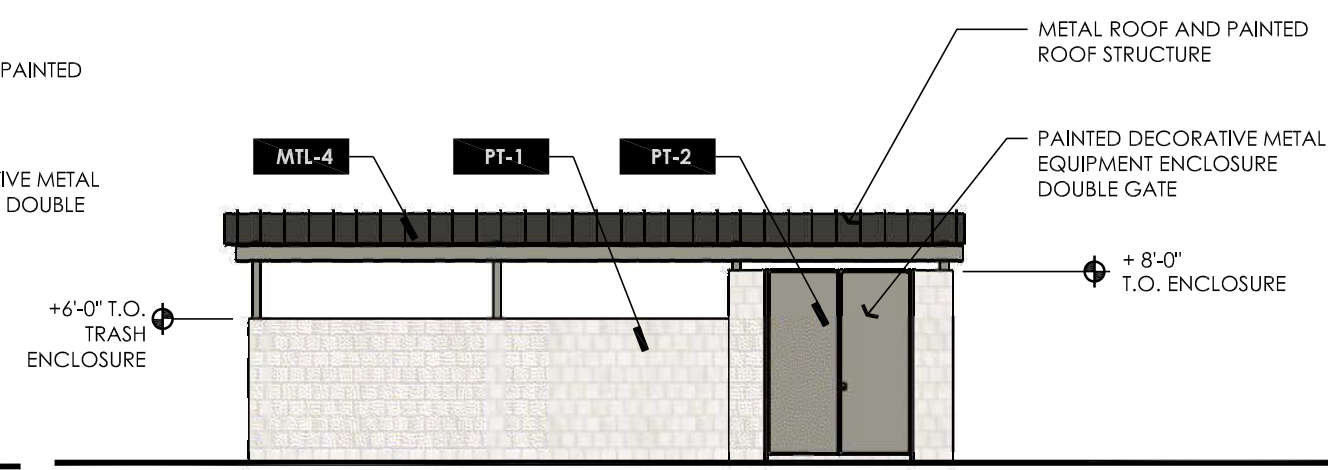
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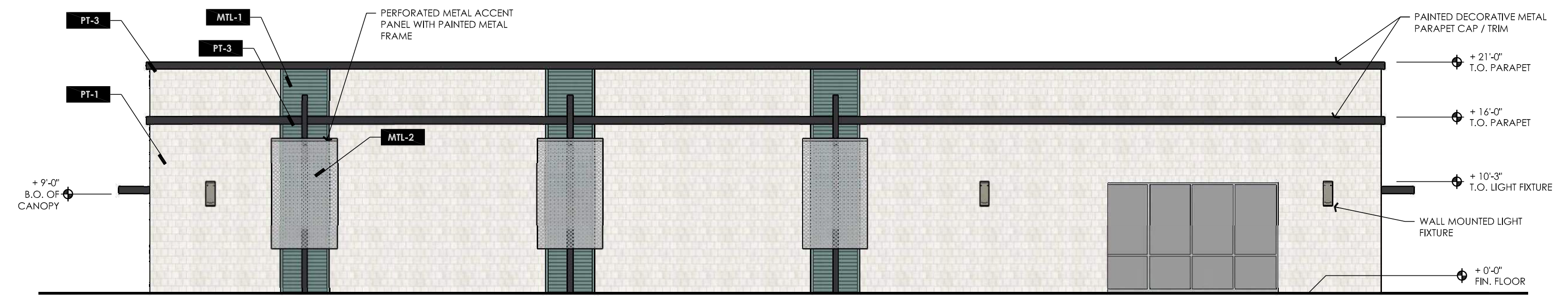
NORTH ELEVATION - EQUIPMENT AND TRASH ENCLOSURE

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



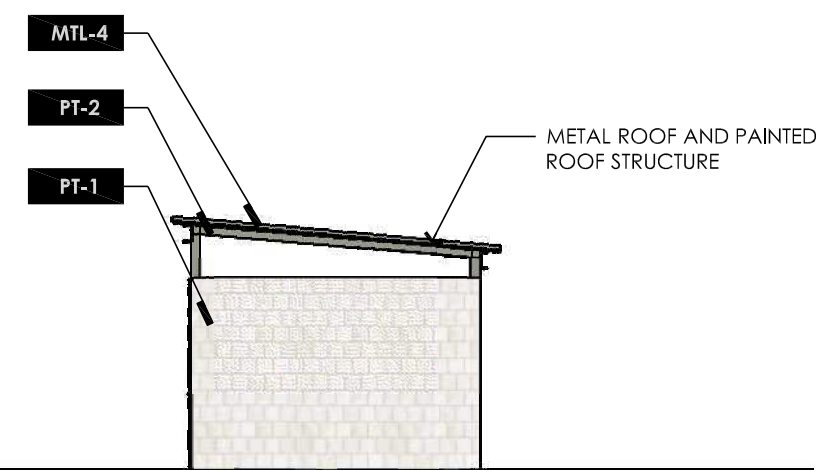
SOUTH ELEVATION - EQUIPMENT AND TRASH ENCLOSURE

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



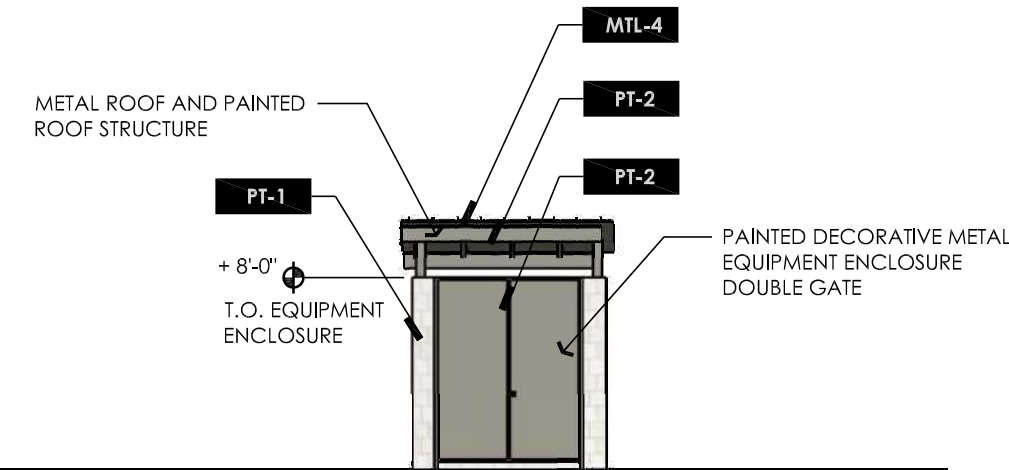
NORTH ELEVATION

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



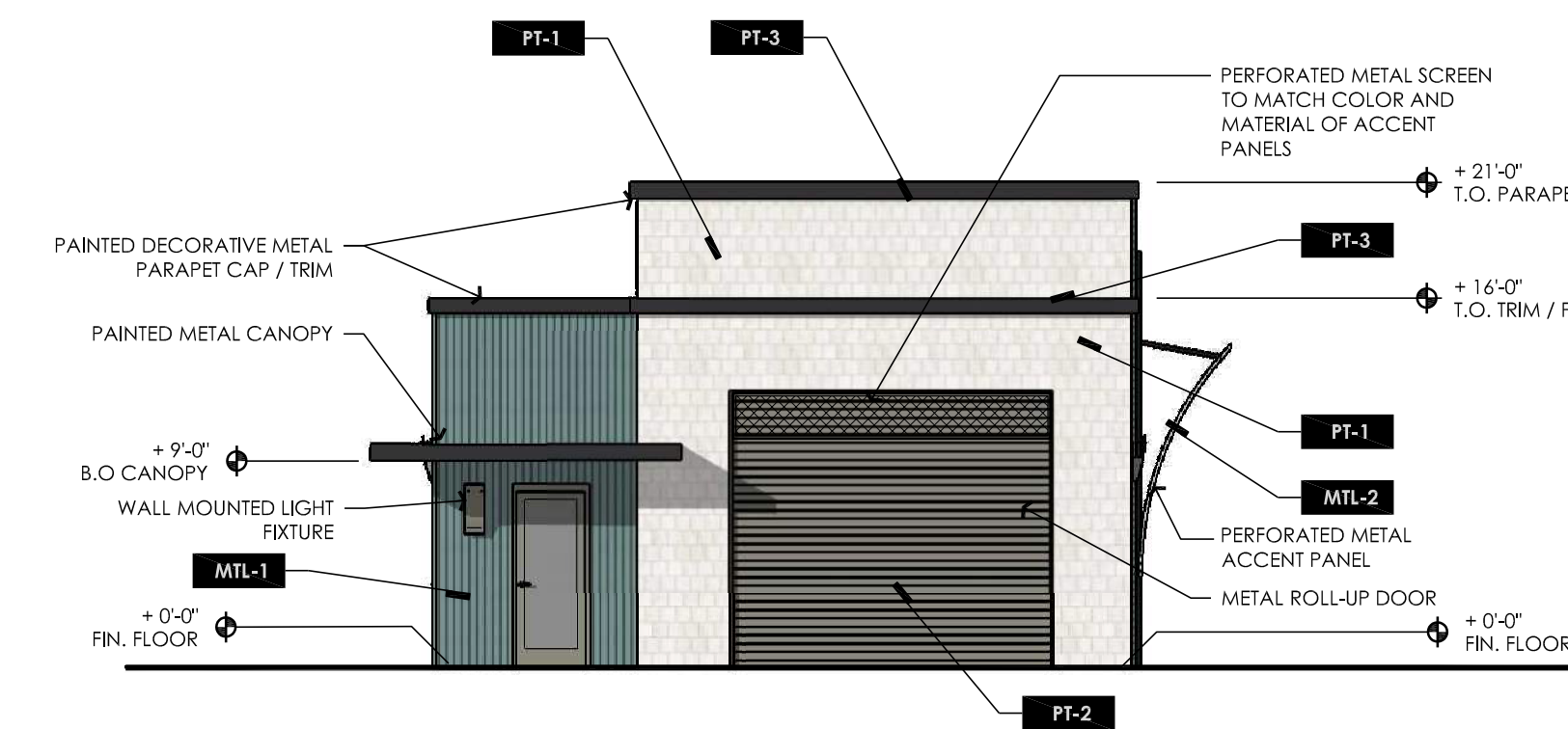
EAST ELEVATION - EQUIPMENT ENCLOSURE

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



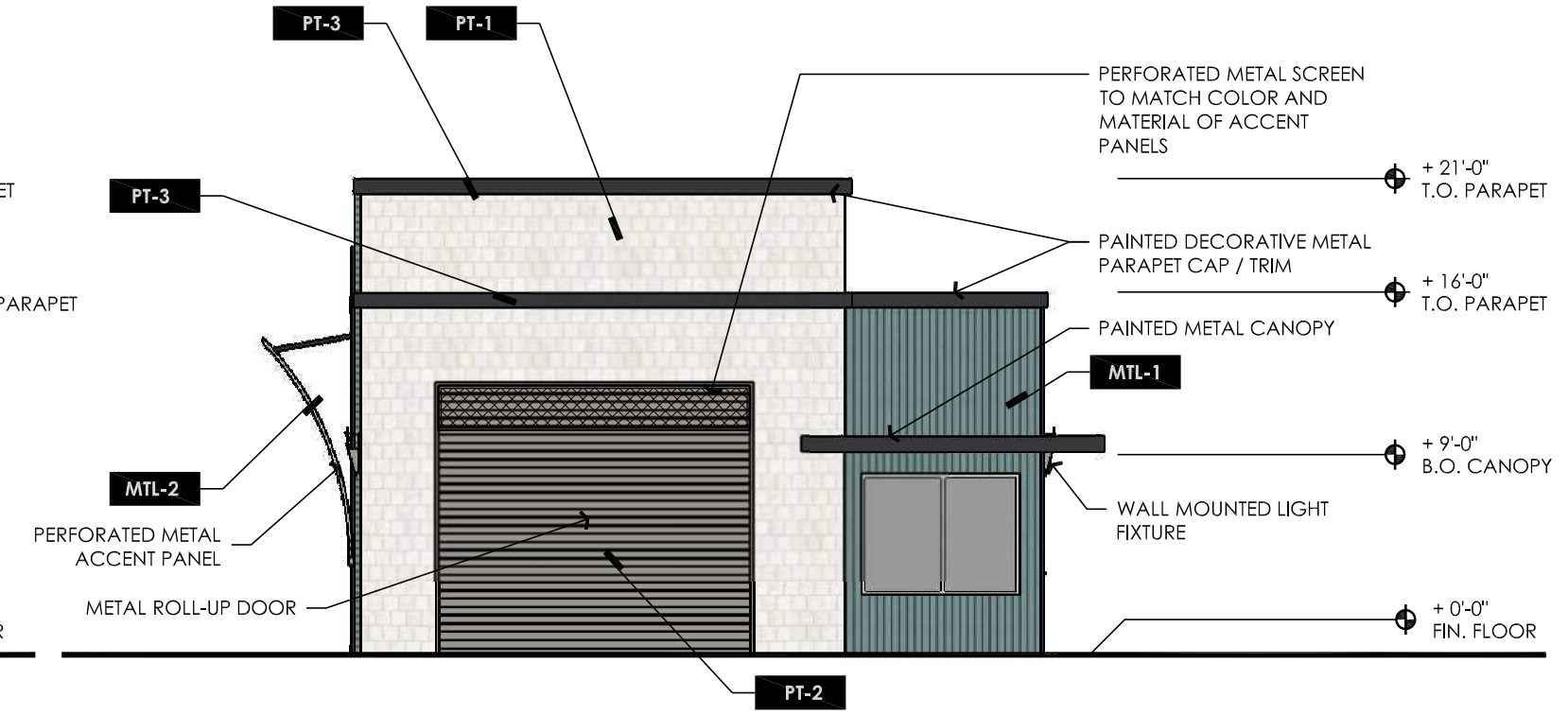
SOUTH ELEVATION - EQUIPMENT ENCLOSURE

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



EAST ELEVATION

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



WEST ELEVATION

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

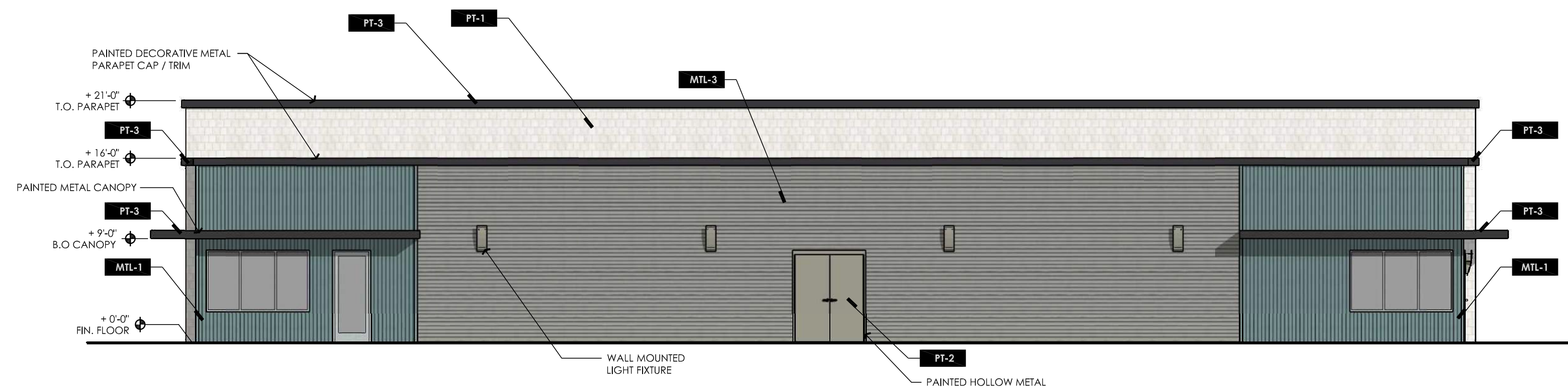
FINISH LEGEND

- 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: HEWLOCK 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

1. 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.

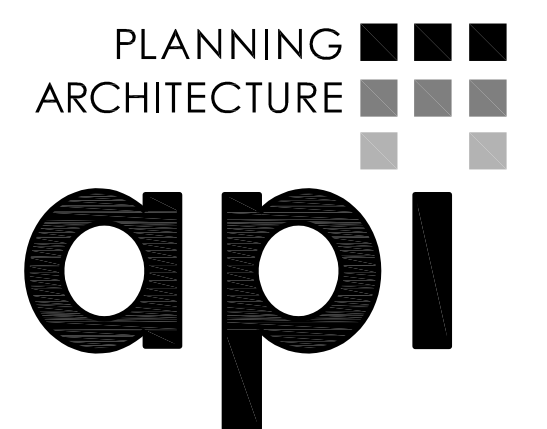


SOUTH ELEVATION

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

TRACY CAR WASH

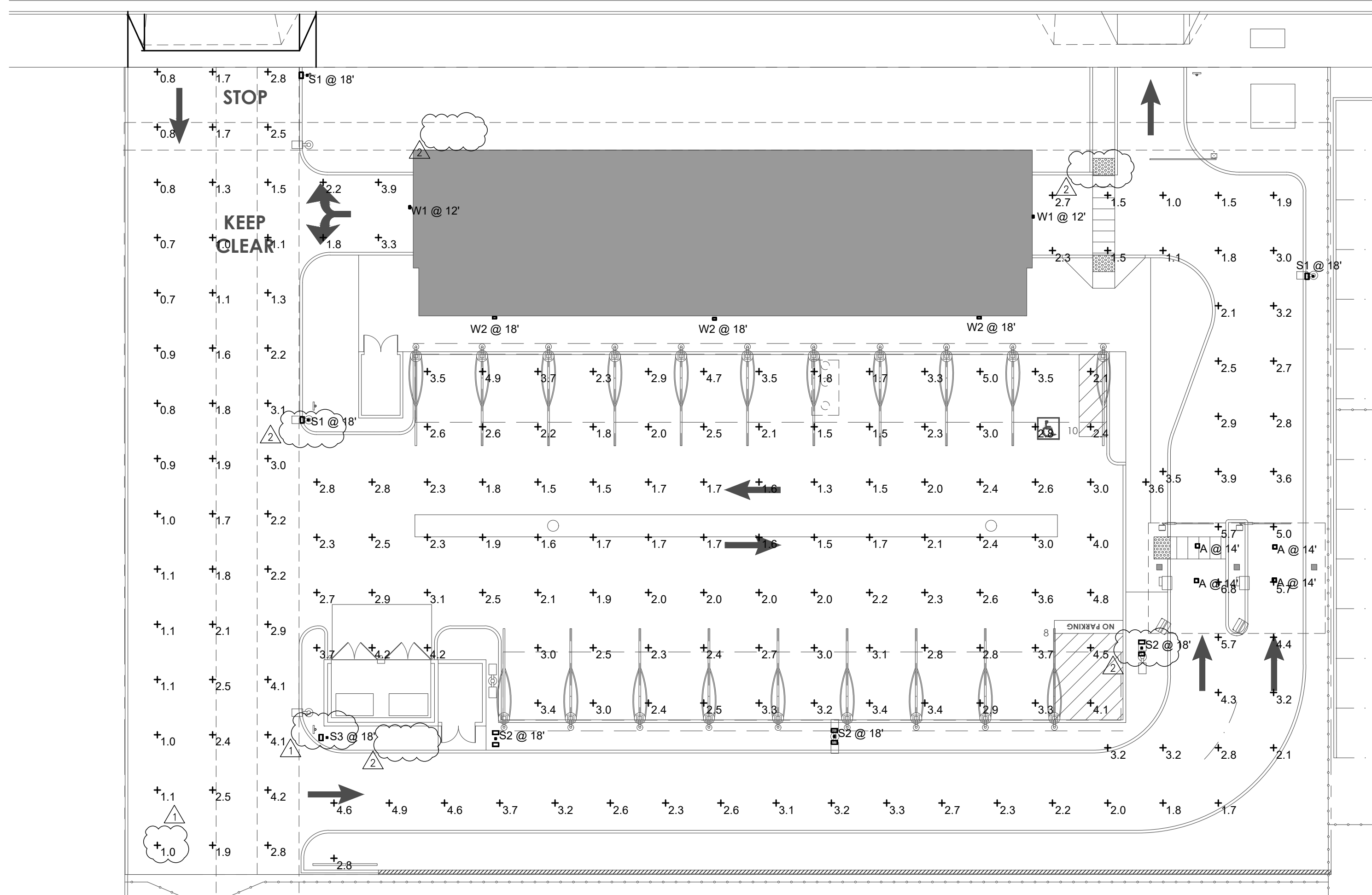
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PHOTOMETRIC STUDY
Scale - 1/16" = 1'-0"ft

| Symbol | Label | Quantity | Manufacturer | Catalog Number | Description | Lamp | Number Lamps | Filename | Lumens Per Lamp | Light Loss Factor | Wattage |
|--------|-------|----------|-------------------|---------------------------|---|------|--------------|----------------------------------|-----------------|-------------------|---------|
| | S1 | 3 | Lithonia Lighting | DSX0 LED P2 40K T5S MVOLT | DSX0 LED P2 40K T5S MVOLT | LED | 1 | DSX0_LED_P2_40K_T5S_MVOLT.ies | 6252 | 0.9 | 49 |
| | S2 | 3 | Lithonia Lighting | DSX0 LED P2 40K T5M MVOLT | DSX0 LED P2 40K T5M MVOLT | LED | 1 | DSX0_LED_P2_40K_T5M_MVOLT.ies | 6236 | 1 | 98 |
| | W1 | 2 | Lithonia Lighting | WDGE1 LED P1 40K 80CRI VW | WDGE1 LED WITH P1 - PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT WIDE OPTIC | | 1 | W1_WDGE1_LED_P1_40K_80CRI_VW.ies | 1229 | 0.9 | 10,0002 |
| | W2 | 3 | Lithonia Lighting | WDGE2 LED P4 40K 80CRI VF | WDGE2 LED WITH P4 - PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT FORWARD OPTIC | | 1 | W2_WDGE2_LED_P4_40K_80CRI_VF.ies | 4412 | 0.9 | 34.96 |
| | A | 4 | eLuminaire | CSS1-G2540K-XX | 12" L X 12" W X 2.5" H LED GARAGE FIXTURE | | 1 | CSS1-G-2540K7_L021806409.ies | 2538 | 1 | 20.53 |
| | S3 | 1 | Lithonia Lighting | DSX0 LED P3 40K T5S MVOLT | DSX0 LED P3 40K T5S MVOLT | LED | 1 | DSX0_LED_P3_40K_T5S_MVOLT.ies | 8792 | 1 | 71 |

| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min |
|---------------|--------|--------|--------|--------|---------|---------|
| DRIVE-THRU | + | 3.1 fc | 6.8 fc | 1.0 fc | 6.8:1 | 3.1:1 |
| ENTRANCE/EXIT | + | 1.9 fc | 4.2 fc | 0.7 fc | 6.0:1 | 2.7:1 |
| VACUUM AREA | + | 2.6 fc | 5.0 fc | 1.3 fc | 3.8:1 | 2.0:1 |

| Label | MH |
|-------|-------|
| S1 | 18.00 |
| S2 | 18.00 |
| S3 | 18.00 |
| W1 | 12.00 |
| W2 | 18.00 |
| A | 14.00 |

D-Series Size 0 LED Area Luminaire

Specifications
 EPA: 0.95 ft² (0.09 m²)
 Length: 26" (660 mm)
 Width: 13" (330 mm)
 Height: 3" (76 mm)
 Height: 7" (178 mm)
 Weight: 1.6 lbs (0.73 kg)
 Weight (max): 2.1 lbs (0.95 kg)

Ordering Information EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

| Series | LEDs | Color Temperature | Distribution | Voltage | Mounting | |
|----------|---|-------------------------------------|---|--|--|---|
| DSX0 LED | Forward optics P1 P5 P2 P6 P3 P7 | 30K 3000K 40K 4000K 50K 5000K | T1S Type I short (Automotive) T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium T5S Type V short | T5S Type V short ¹ T5M Type V medium ¹ T5W Type V wide ¹ BLC Backlight control ¹ LEO Left center cutoff ¹ RCO Right center cutoff ¹ | MVOLT (270V-277V) ^{1,2} XVOLT (277V-480V) ^{1,2} | Shipped included SPA Square pole mounting RPA Round pole mounting ¹ WBA Wall bracket ¹ SPIMBA Square pole universal mounting adaptor ¹ RPIIMBA Round pole universal mounting adaptor ¹ Shipped separately KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) ¹ |

Control options:
 NLTAIR2 r12ight ARI generation 2 enabled^{1,2}
 PIRN Network, high-flow motion/ambient sensor¹
 PER NSM two-lock receptacle only (control ordered separately)¹
 PER5 Five-pin receptacle only (control ordered separately)¹
 PER7 Seven-pin receptacle only (leads exit fixture) (control ordered separately)¹
 DNG 0-10V dimming control (not back of housing for external control (control ordered separately)¹

Other options:
 PR High-flow, motion/ambient sensor, 0-15' mounting height, ambient sensor enabled at 5%^{1,2}
 PIRH High-flow, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5%^{1,2}
 PIRHFCV High-flow, motion/ambient sensor, 0-15' mounting height, ambient sensor enabled at 1%^{1,2}
 PIRHFCV High-flow, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1%^{1,2}
 FAD Field adjustable output¹

Finish options:
 DDBXD Dark bronze
 DBLXD Black
 DNDXD Natural aluminum
 DWHXD White
 DDBXD Textured dark bronze
 DNDXD Textured natural aluminum
 DWHXD Textured white

Accessories:
 WSGMS DDBXD U WDGE 3/8" Arch. Wall Spacer (specify finish)
 WSGMSPR DDBXD U WDGE 3/8" Arch. Wall Spacer (specify finish)
 WSGMSPR DDBXD U WDGE 3/8" Arch. Wall Spacer (specify finish)

LITHONIA LIGHTING COMMERCIAL OUTDOOR
 One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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 DSX0-LED Rev. 12/07/20 Page 1 of 8

WDGE1 LED Architectural Wall Sconce

Specifications
 Depth (D1): 5.5"
 Depth (D2): 1.5"
 Height: 8"
 Width: 9"
 Weight: 9 lbs (without options)

WDGE LED Family Overview

| Luminaire | Standard Effic. (lm/W) | Color Temp. (K) | Beam Spread | Lumens (1000K) | | | | | |
|-----------|------------------------|-----------------|---------------------|----------------|--------|--------|--------|--------|--------|
| | | | | P1 | P2 | P3 | P4 | P5 | P6 |
| WDGE1 LED | 4W | -- | -- | 1,200 | 2,000 | -- | -- | -- | -- |
| WDGE2 LED | 10W | 18W | Standalone / r1ight | 1,200 | 2,000 | 3,000 | 4,500 | 6,000 | -- |
| WDGE3 LED | 15W | 18W | Standalone / r1ight | 7,500 | 8,500 | 10,000 | 12,000 | -- | -- |
| WDGE4 LED | -- | -- | Standalone / r1ight | 12,000 | 16,000 | 18,000 | 20,000 | 22,000 | 25,000 |

Ordering Information EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD

| Series | Package | Color Temperature | CRI | Distribution | Voltage | Mounting |
|-----------|------------|-------------------|-------|---------------------------------|------------------|---|
| WDGE1 LED | P1 | 27K 2700K | 80CRI | VF Visual comfort forward throw | MVOLT | Shipped included SRM Surface mounting bracket |
| | | 30K 3000K | 90CRI | VW Visual comfort wide | 347 ¹ | SRH Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/lamp locations only) ¹ |
| | 35K 3500K | | | | | Shipped separately AWS 3/8" Arch. Wall spacer PBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available. |
| | 40K 4000K | | | | | |
| | 50K* 5000K | | | | | |

Options:
 EAWH1 Emergency battery backup, Certified in CA Title 20 MABDS (AW, 0°C min)
 PE* Photocell, Button Type
 DS Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)
 DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)
 BCE Bottom conduit entry for back box (PBW). Total of 4 entry points.

Accessories:
 DDBXD Dark bronze
 DBLXD Black
 DNDXD Natural aluminum
 DWHXD White
 DDBXD Textured dark bronze
 DNDXD Textured natural aluminum
 DWHXD Textured white

LITHONIA LIGHTING COMMERCIAL OUTDOOR
 One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
 © 2021 2021 Acuity Brands Lighting, Inc. All rights reserved.
 WDGE1 LED Rev. 01/04/21

2021/07/07 PLAN CHECK #1
 2021/08/04 LANDSCAPE COORD.

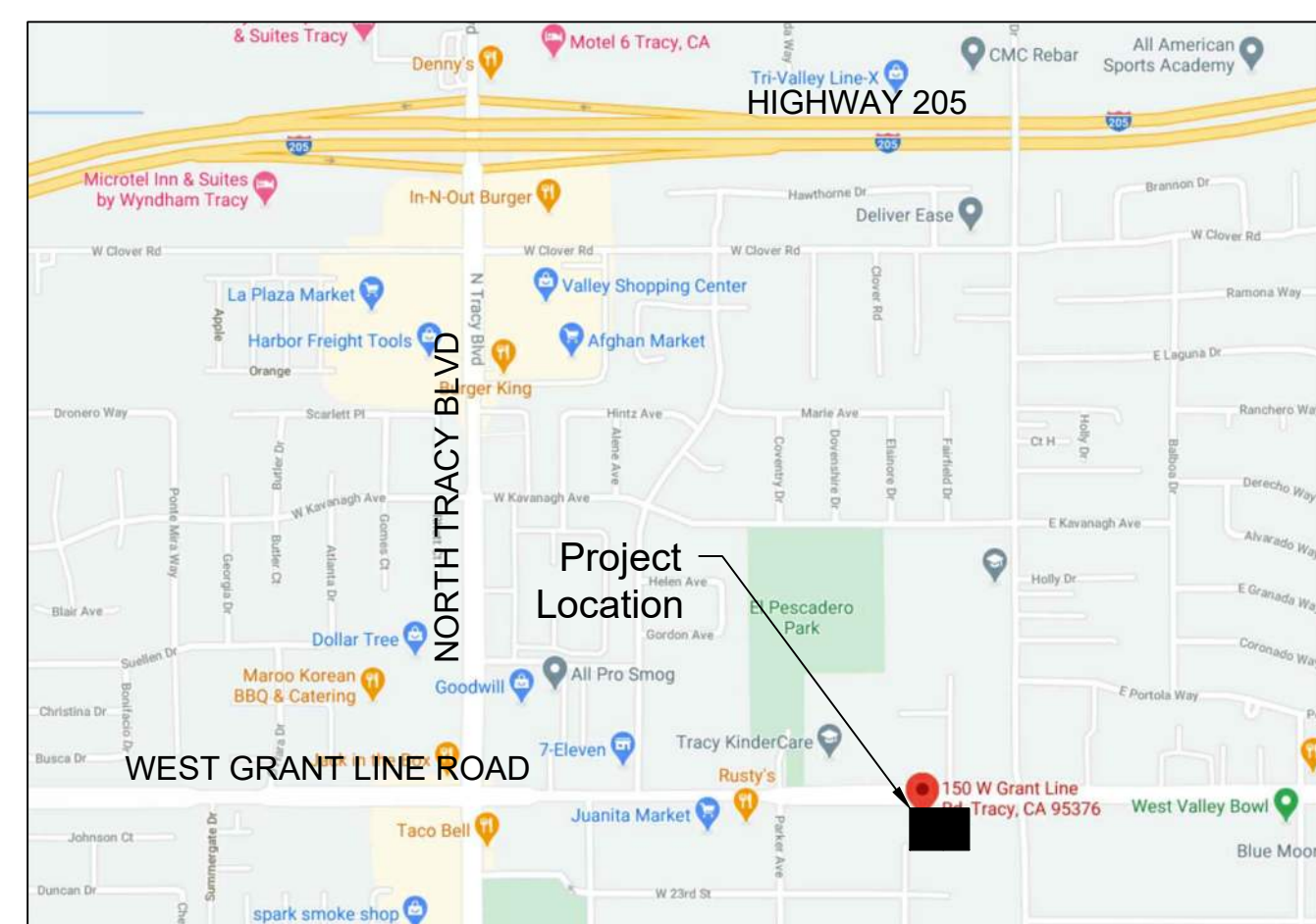
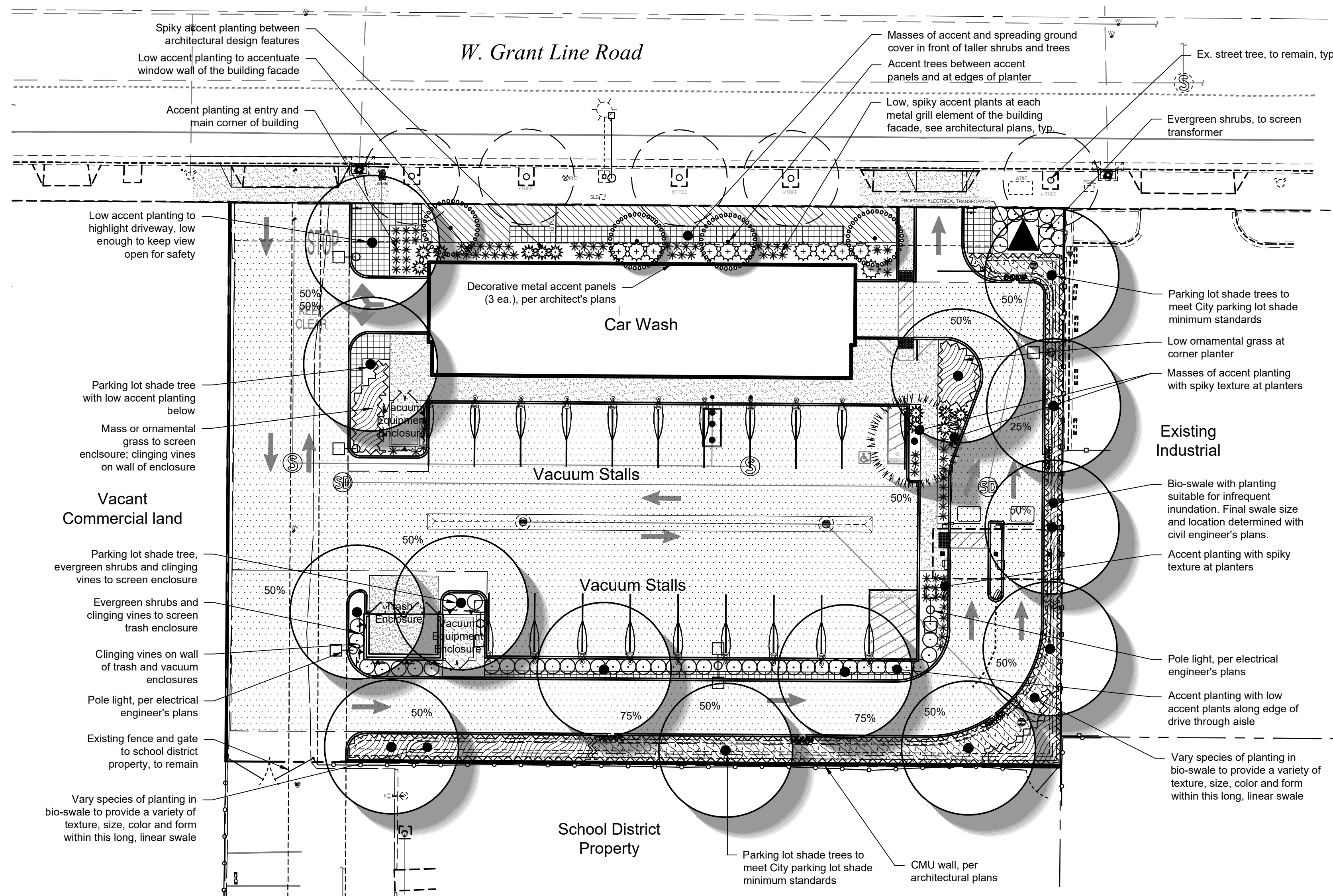
TRACY CAR WASH

150 W GRANT LINE RD, TRACY CA 95376

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

HCS. Engineering
 4512 Feather River Dr • Stockton, CA 95219
 209-478-8270 | www.hcs-eng.com
 Richard C. Smith, PE rcsmith@hcs-eng.com
 Bhupendra Patel, PE bhupendra@hcs-eng.com
 Elizabeth Aguilar elizabet@hcs-eng.com

PROJECT # 2021.019
 2021/07/07 PLAN CHECK #1
 2021/08/04 LANDSCAPE COORD.
 209.577.4661
 fx. 209.577.0213
 www.apiarc.com



VICINITY MAP

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 ETAF: 0.41
 Maximum Allowable ETAF: 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% | Quantity | | | Subtotal (sf) |
|--|--------------|----------|---------------|--------------|---------------|
| | | 100% | 75% | 50% | |
| 35' diameter Pistacia chinensis 'Keith Davey' | 962 sf | 0 | 1,443 (2,629) | (11) 241 (1) | 6,975 |
| 25' diameter Pistacia chinensis 'Keith Davey' | 490 sf | 0 | 0 | 245 (1) | 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 the 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'x5' 5 gal. 5'x5' 5 gal. 42"x42" 5 gal. 5'x6' |
| | ACCENT SHRUBS Lantana camara spp. / Lantana Muhlenbergia capillaris / Pink Muhly 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 Dietsia iridoides / Foxtail 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 Muhly 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 Muhly Grass Muhlenbergia rigens / Deer Grass | 1,100 sf | | 46 5 gal. 60" oc 129 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 Muhly Grass Muhlenbergia dubia / Pine Muhly 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 GROUND COVER Cotoneaster 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 GROUND COVER 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 |

WELO COMPLIANCE

This project has been designed to conform with the State's Model Water Efficient Landscape Ordinance (MWELO).

IRRIGATION DESIGN

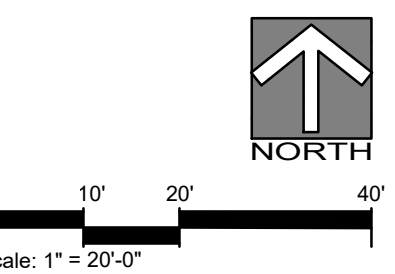
The irrigation on the site will use drip irrigation, will meet the City's requirements, and will comply with the requirements of WELO. Equipment will include dedicated irrigation meter, smart controller, weather sensor, and efficient irrigation emitters, nozzles, and other equipment.

PLANTING DESIGN

The landscape design uses water-wise plant species suitable for this region and that are low maintenance and durable, uses trees to shade paved areas, and plants have been grouped into hydro-zones. References used for the landscape design include published information from the local jurisdiction, Sunset Western Garden Book and WUCOLS.

LANDSCAPE AREA CALCULATIONS

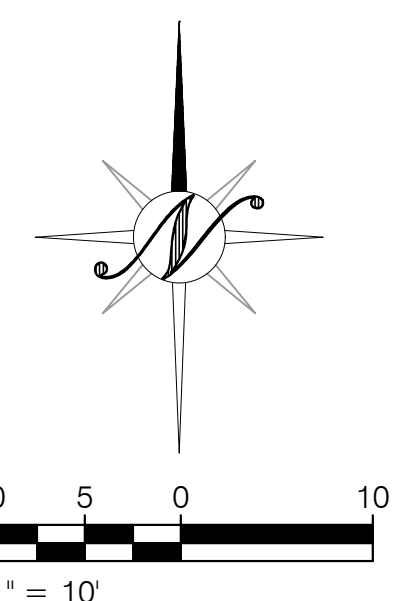
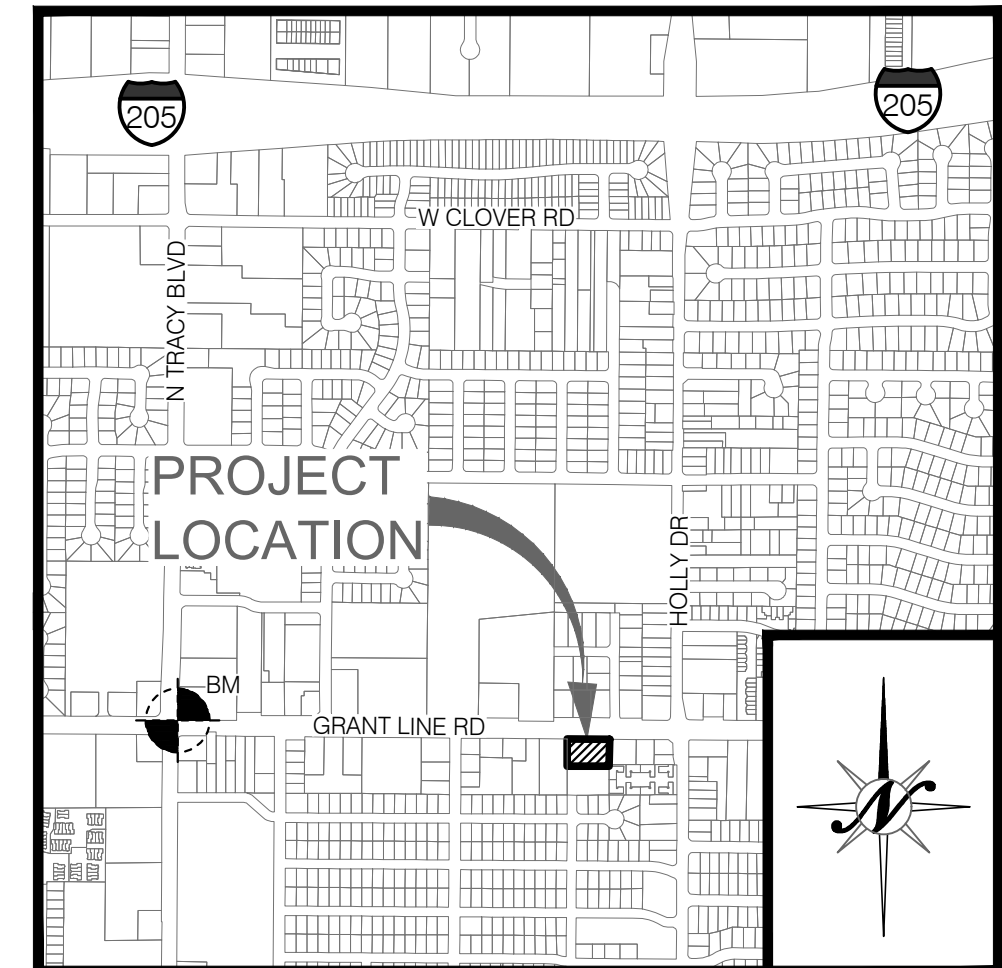
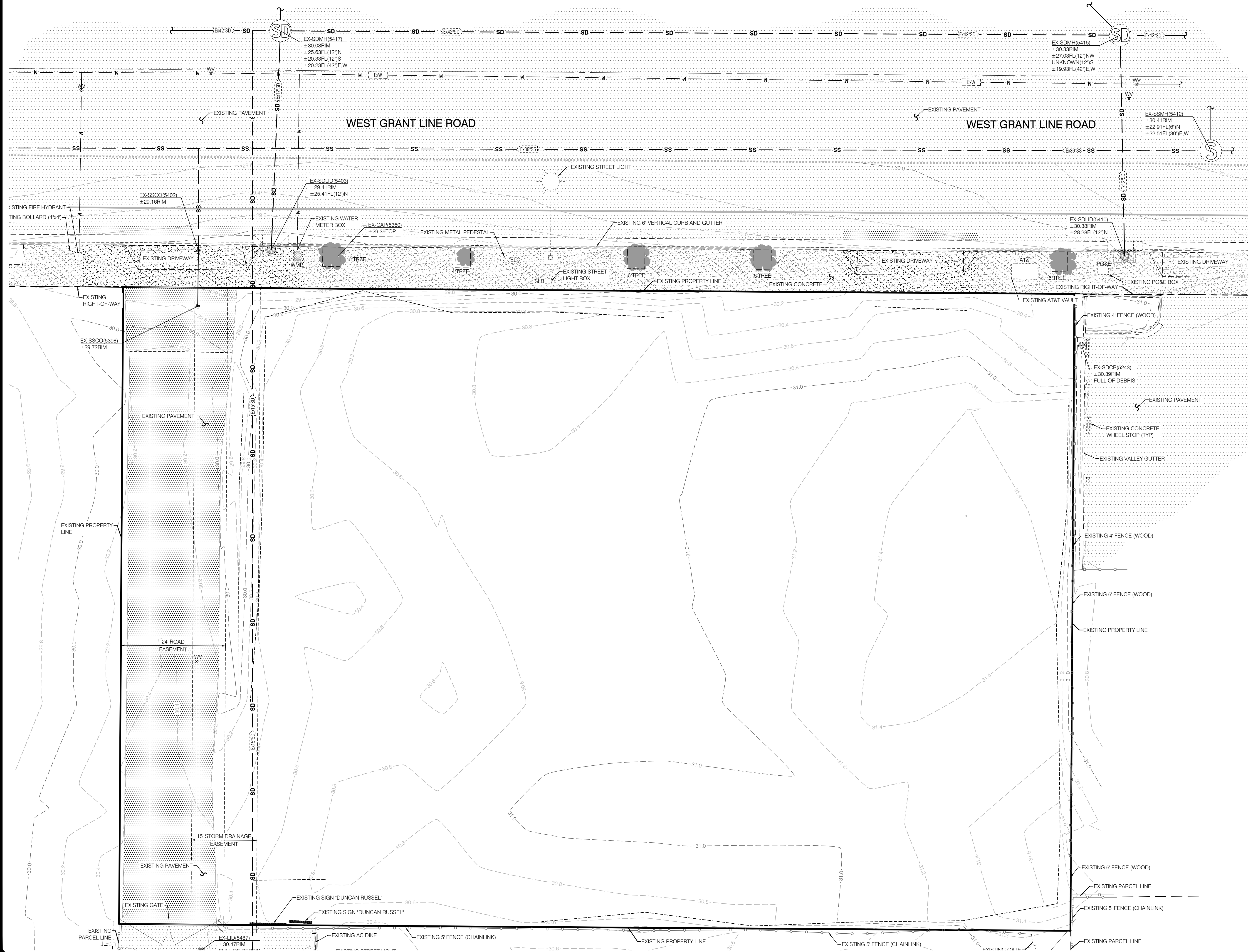
| | |
|--|------------|
| Total Site Area: | 31,892 sf. |
| Total Landscape Area: | 6,436 sf. |
| Planter: | 4,259 sf |
| Bio-swale: | 2,177 sf. |
| Percentage of Total Site as Landscape: | 20% |



Conceptual Landscape Plan

02 November 2021 | Tracy Car Wash - Tracy, CA

TRACY CAR WASH TOPOGRAPHIC PLAN



HATCH LEGEND

| | |
|--|-------------------|
| | EXISTING PAVEMENT |
| | EXISTING CONCRETE |

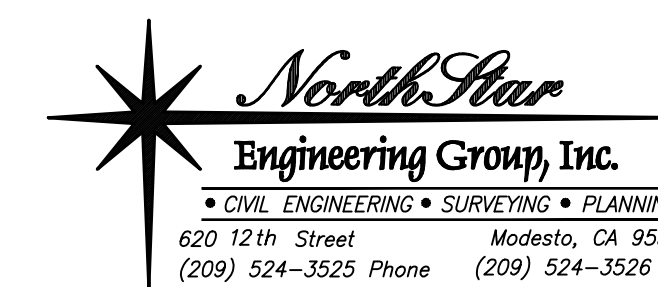
LEGEND

| | |
|-------------------------|-----|
| 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 | |
| FIRE HYDRANT | |

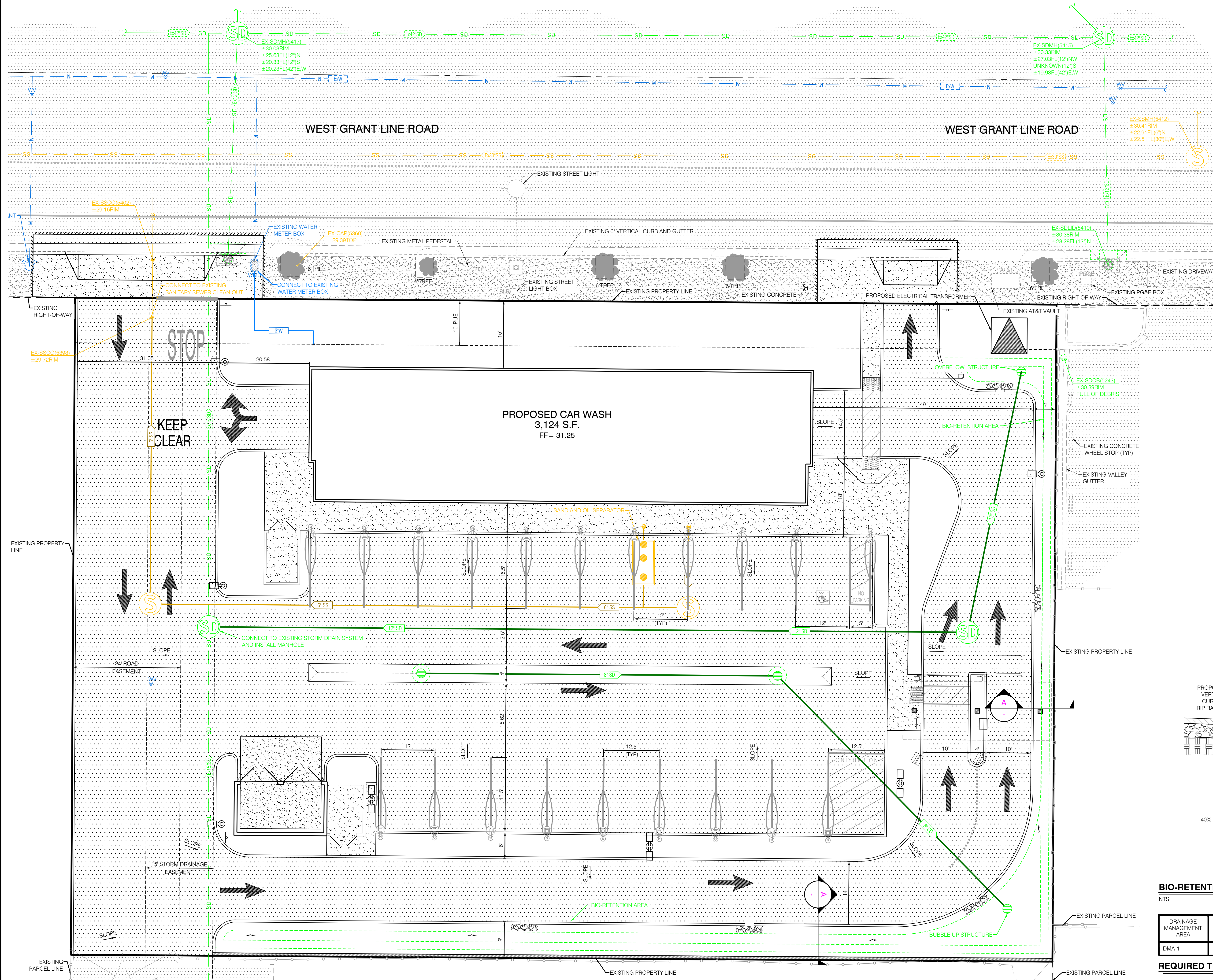
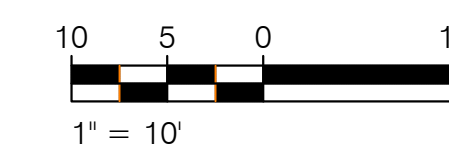
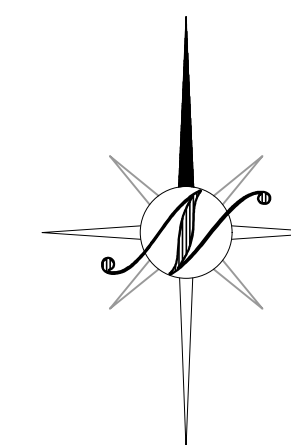
BENCHMARK

| | |
|------------|---|
| 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

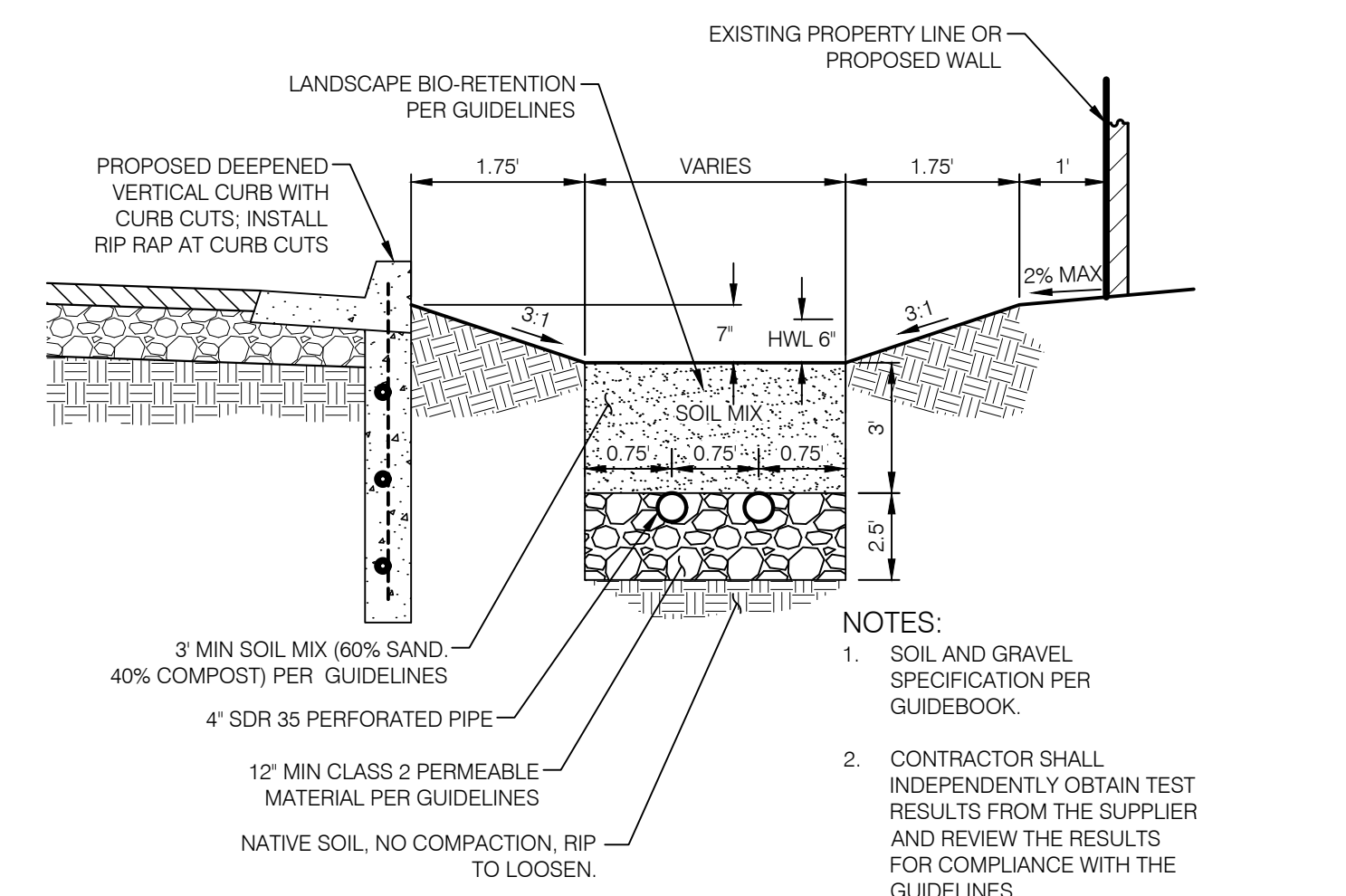


LEGEND

| | |
|-------------------------------|----|
| PROJECT BOUNDARY | SS |
| EXISTING SANITARY SEWER | SS |
| SANITARY SEWER | SS |
| EXISTING STORM DRAIN | SD |
| STORM DRAIN | SD |
| BIO-RETENTION AREA | W |
| POTABLE WATER | W |
| SEWER MAN-HOLE | ⊙ |
| 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

| | |
|-------------------|-----------------|
| EXISTING PAVEMENT | [Hatch Pattern] |
| EXISTING CONCRETE | [Hatch Pattern] |
| PROPOSED PAVEMENT | [Hatch Pattern] |
| PROPOSED CONCRETE | [Hatch Pattern] |



NOTES:
 1. SOIL AND GRAVEL SPECIFICATION PER GUIDEBOOK.
 2. CONTRACTOR SHALL INDEPENDENTLY OBTAIN TEST RESULTS FROM THE SUPPLIER AND REVIEW THE RESULTS FOR COMPLIANCE WITH THE GUIDELINES.

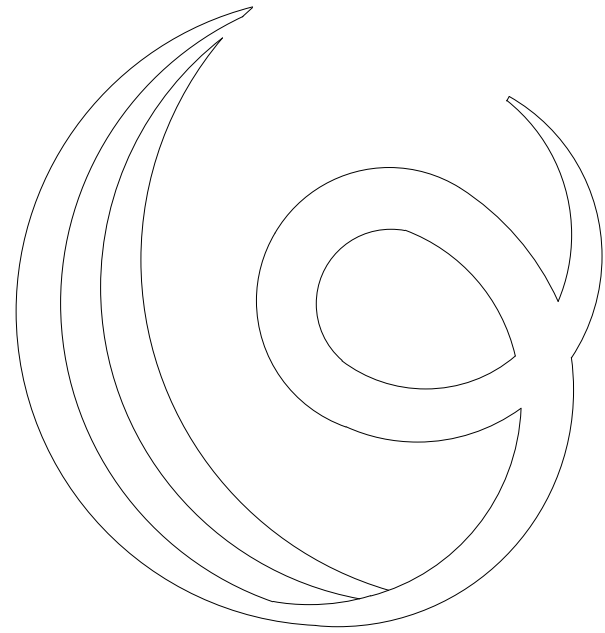
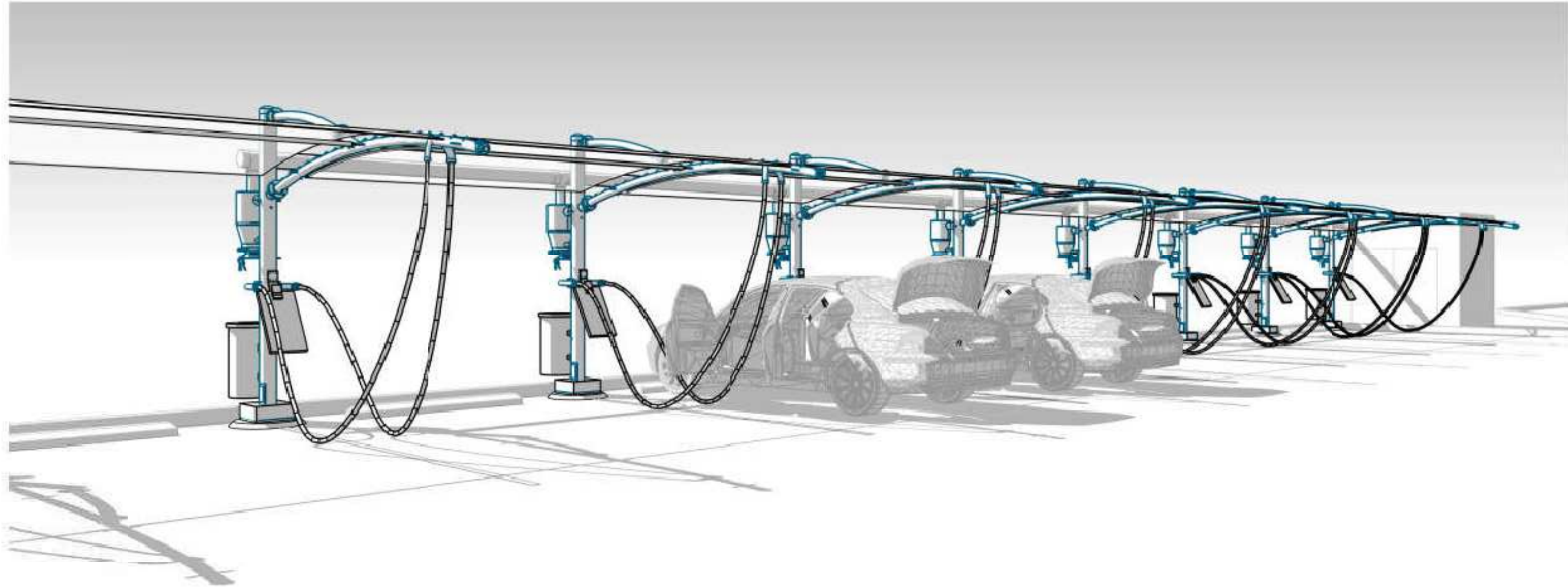
BIO-RETENTION DETAIL "A"
NTS

| 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

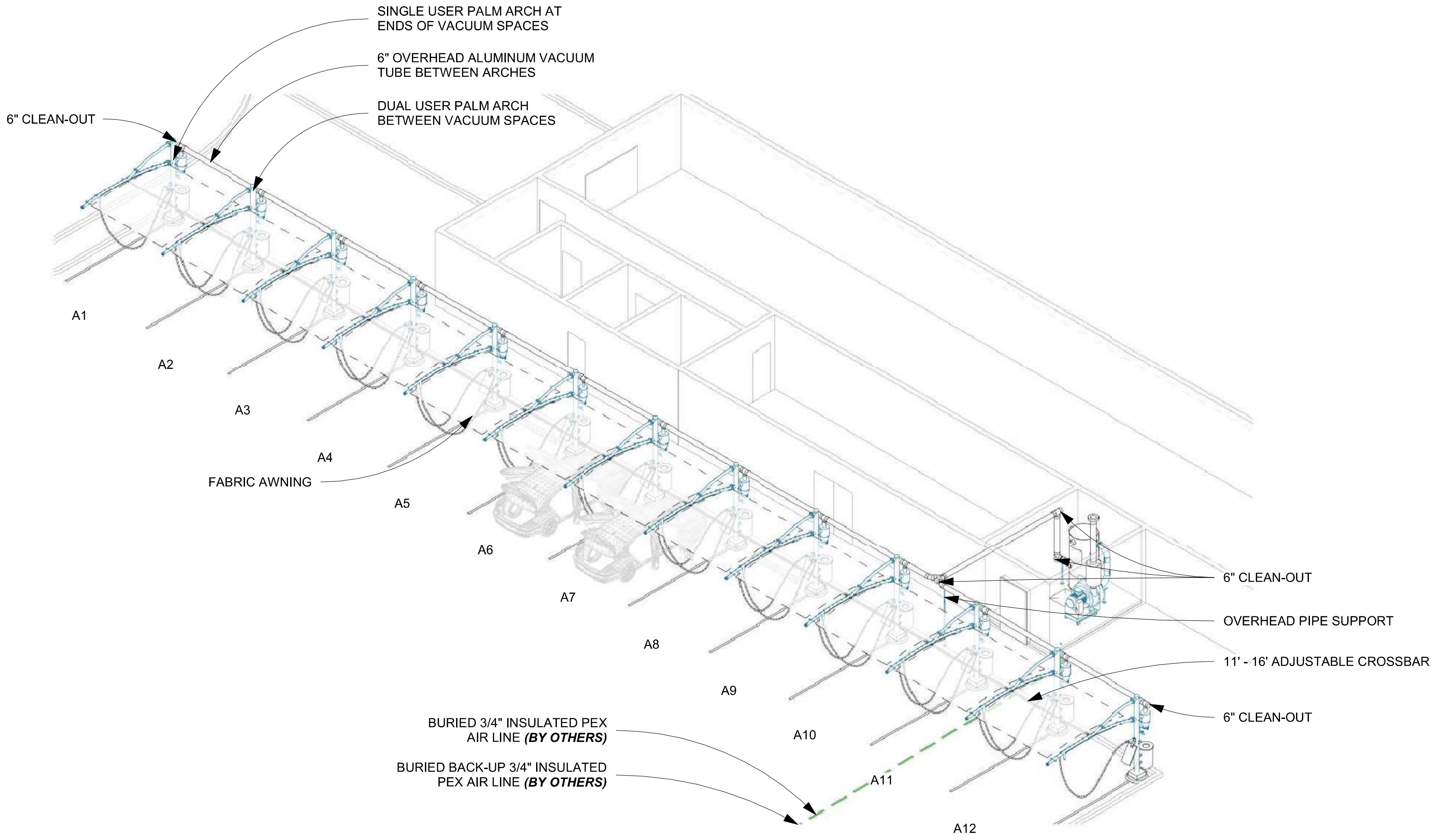
RUTED: 11/07/201 4:08 PM. ROUTED BY: [Name Redacted]
 PROJECT: Tracy Car Wash Overall Site Plan

COPYRIGHT © 2021 NORTHSTAR ENGINEERING GROUP, INC.



VACUTECH

Elevation: 115' ASL



SINGLE USER PALM ARCH AT ENDS OF VACUUM SPACES

6" OVERHEAD ALUMINUM VACUUM TUBE BETWEEN ARCHES

DUAL USER PALM ARCH BETWEEN VACUUM SPACES

6" CLEAN-OUT

A1

A2

A3

A4

FABRIC AWNING

A5

A6

A7

A8

A9

A10

A11

A12

6" CLEAN-OUT

OVERHEAD PIPE SUPPORT

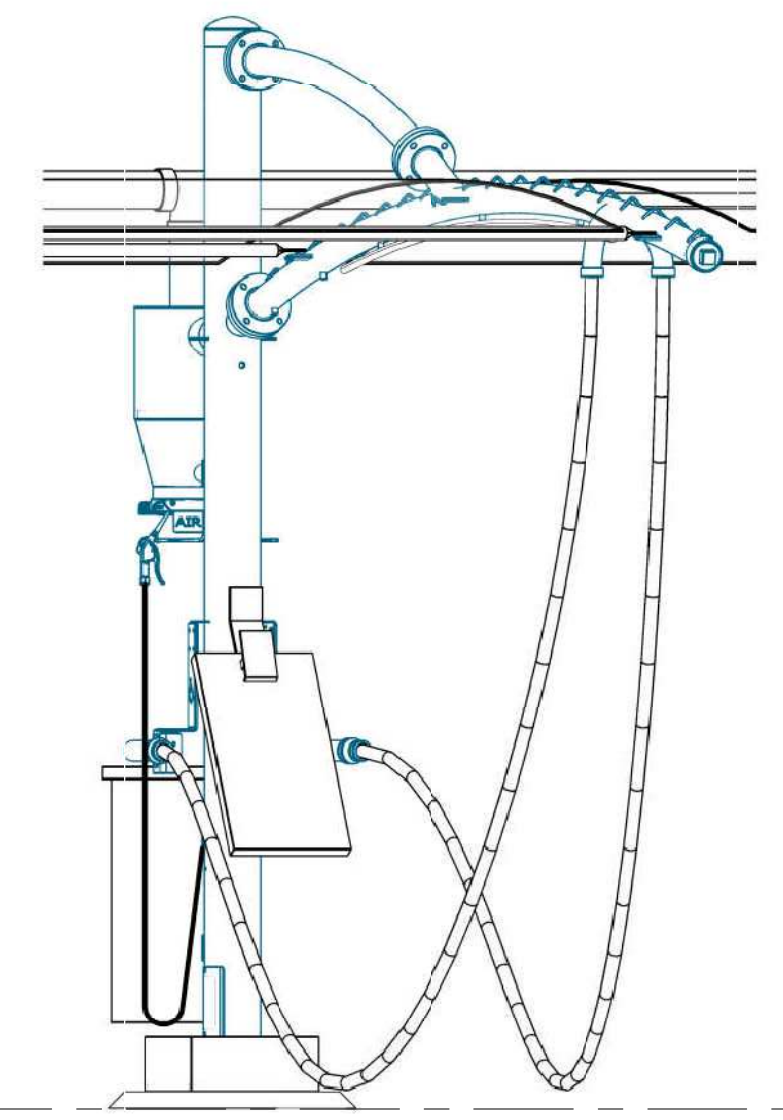
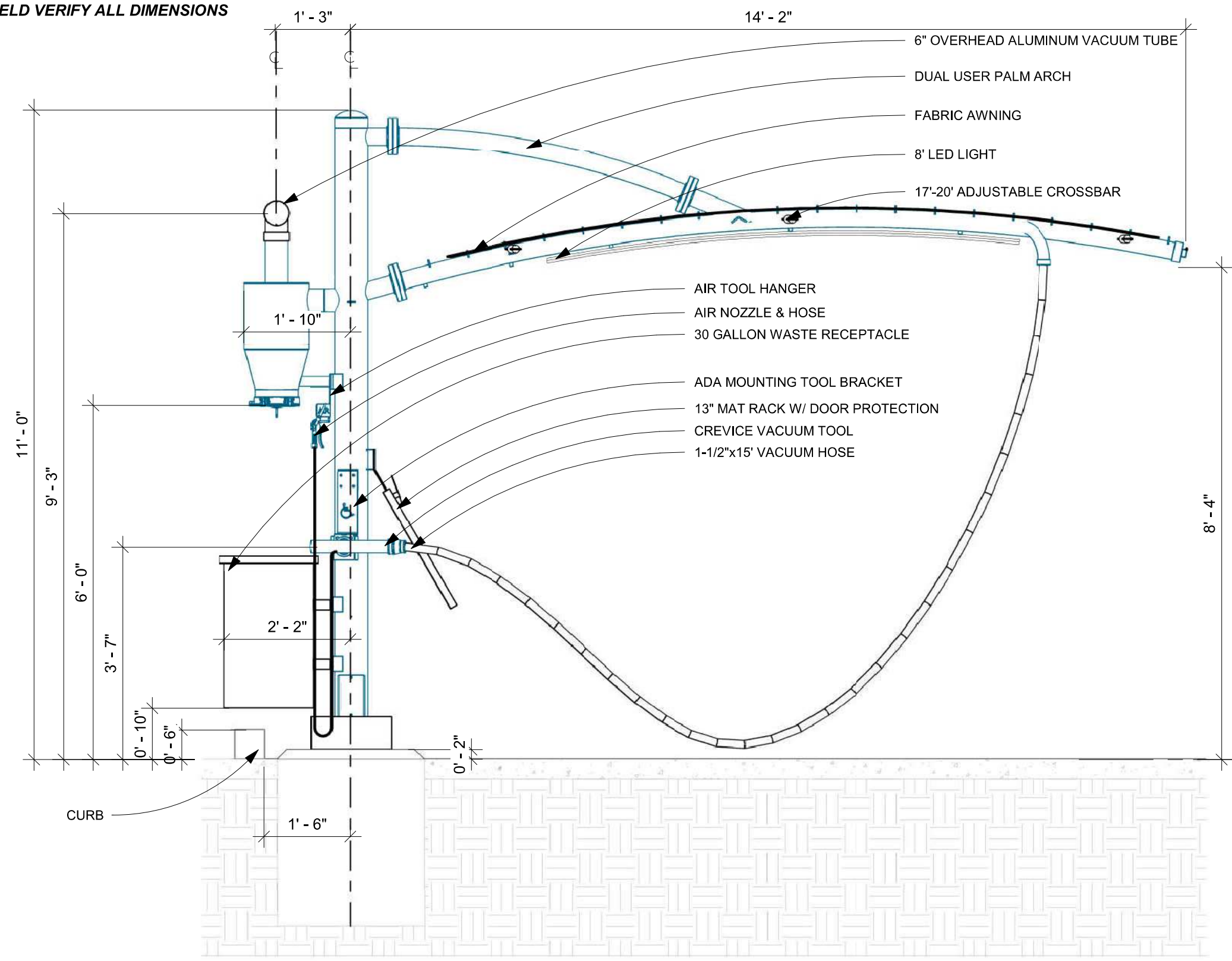
11' - 16' ADJUSTABLE CROSSBAR

6" CLEAN-OUT

BURIED 3/4" INSULATED PEX AIR LINE (BY OTHERS)

BURIED BACK-UP 3/4" INSULATED PEX AIR LINE (BY OTHERS)

FIELD VERIFY ALL DIMENSIONS

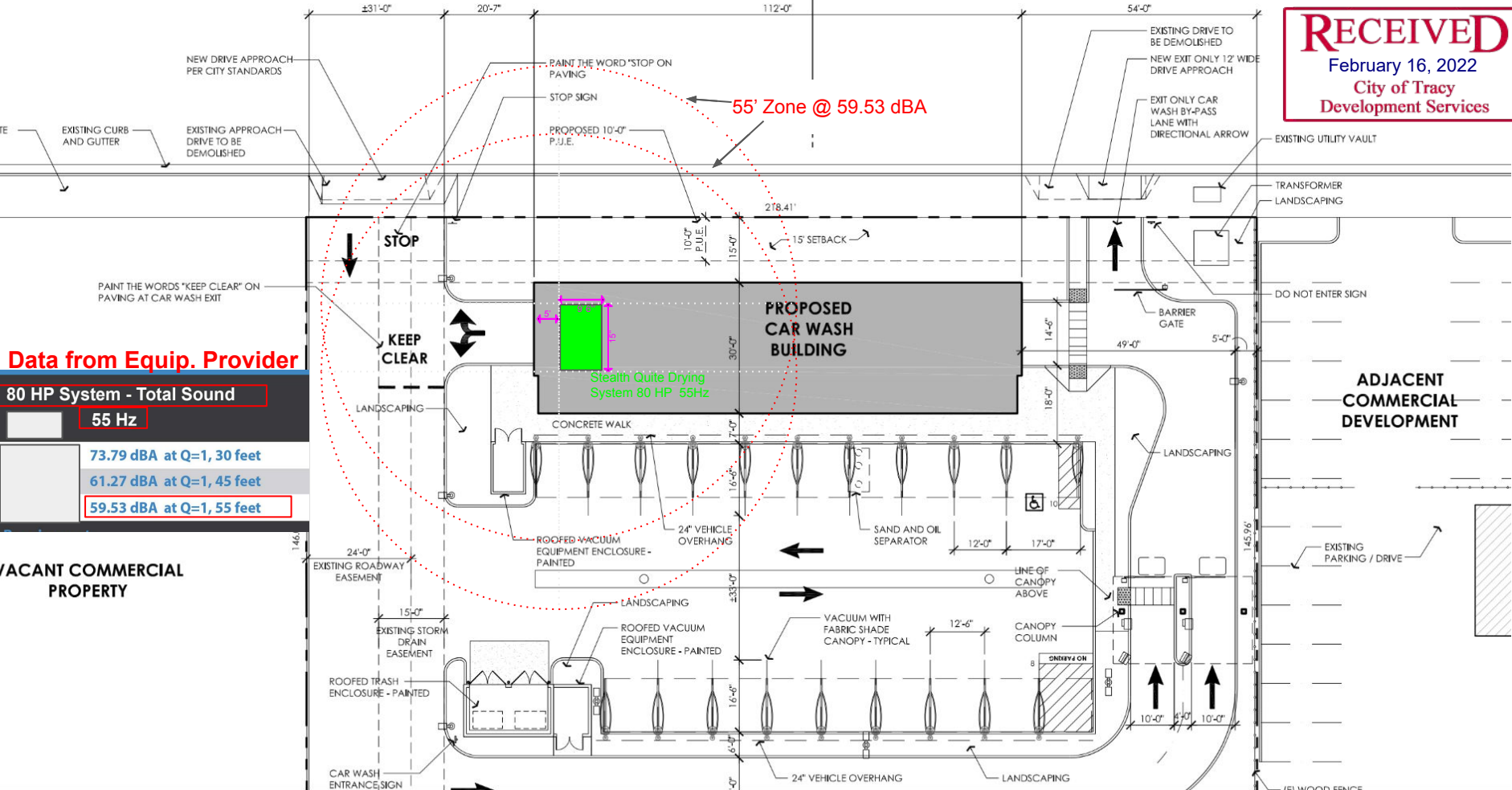


Dryer System used for 150W Grantline: Stealth Quite Drying System 80 HP 55Hz

RECEIVED

February 16, 2022

City of Tracy
Development Services



Data from Equip. Provider

80 HP System - Total Sound

55 Hz

73.79 dBA at Q=1, 30 feet

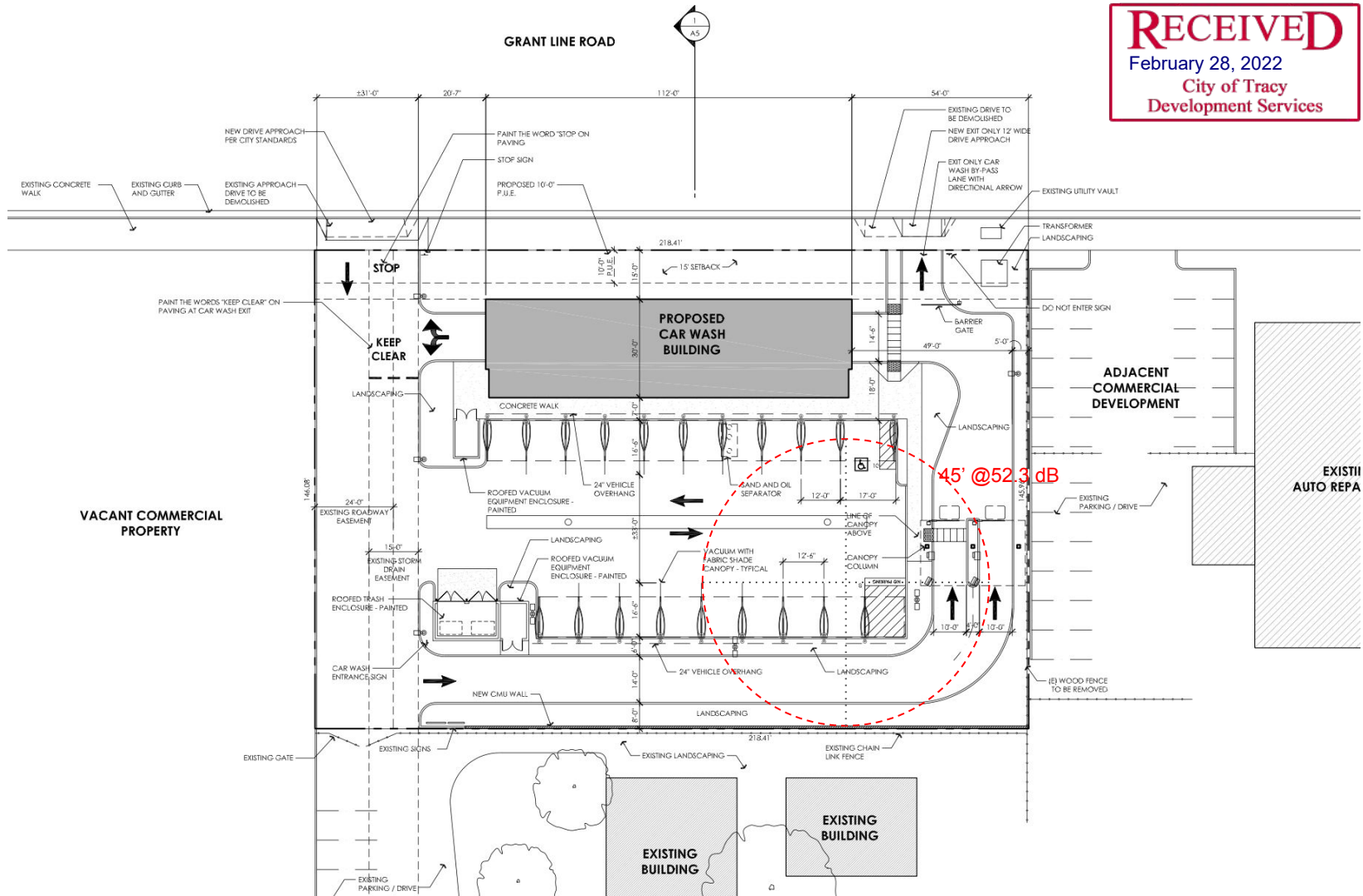
61.27 dBA at Q=1, 45 feet

59.53 dBA at Q=1, 55 feet

VACANT COMMERCIAL PROPERTY

ADJACENT
COMMERCIAL
DEVELOPMENT

RECEIVED
 February 28, 2022
 City of Tracy
 Development Services



GRANT LINE ROAD



PROPOSED CAR WASH BUILDING

45' @ 52.3 dB

VACANT COMMERCIAL PROPERTY

ADJACENT COMMERCIAL DEVELOPMENT

EXISTING AUTO REPA

EXISTING BUILDING

EXISTING BUILDING

CITY OF TRACY
DETERMINATION OF THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR
Application Number D21-0009

A determination of the Development Services Department Director approving 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 proposed to be constructed on an undeveloped 0.73 acre site on West Grant Line Road (Assessor's Parcel Number 233-210-23). The applicant is API Architecture Plus and Owner Is Wheel Ad LLC.

The following considerations were relevant in evaluating this application:

1. Architecture
2. Landscaping
3. Circulation and Parking
4. Noise

Staff has reviewed the application and determined that the following City regulations apply:

TMC Sec 10.08.2490 et seq.: General Highway Commercial Zone
City of Tracy Design Goals and Standards
TMC Sec 10.08.3440 et seq.: Off-Street Parking and Landscaping Requirements
TMC Sec 10.08.3920 et seq.: Development Review

The Development Services Director has determined that the proposed project is categorically exempt from the California Environmental Quality Act (CEQA) 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.

THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR, AFTER CONSIDERING ALL OF THE EVIDENCE PRESENTED, HEREBY APPROVES DEVELOPMENT REVIEW APPLICATION NUMBER D21-0009 FOR THE TRACY CAR WASH PROJECT AS DESCRIBED IN THE PLANS RECEIVED BY THE DEVELOPMENT SERVICES DEPARTMENT ON MARCH 18, 2022 AND NOVEMBER 12, 2021, SUBJECT TO THE ATTACHED CONDITIONS OF APPROVAL (EXHIBIT "1") 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 area is behind the building. Sufficient parking and vehicular circulation are proposed, including a substantial entrance queuing lane 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 applicant will obtain appropriate building permits prior to construction of the improvements. 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.

Bill Dean, Interim Development Services Department Director

Date of Action

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 site plan received by the Development Services Department on March 18, 2022 and civil, floor, landscape plan, elevations, and color rendering plans dated received November 12, 2021.

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 satisfactory 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 fee 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.