

Wednesday, March 22, 2023, 7:00 P.M.

Tracy City Hall, 333 Civic Center Plaza, Tracy

Web Site: www.cityoftracy.org

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

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

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

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

Remote Public Comment:

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

- *Comments via:*
 - **Online by visiting** <https://cityoftracyevents.webex.com> and using the following
 - **Event Number: 2559 223 2001** and **Event Password:** Planning
 - ***If you would like to participate in the public comment anonymously***, you may submit your comment in WebEx by typing "Anonymous" when prompted to provide a First and Last Name and inserting Anonymous@example.com when prompted to provide an email address.
 - **Join by phone by dialing +1-408-418-9388,,25592232001#75266464#** Press *3 to raise the hand icon to speak on an item.

- *Protocols for commenting via WebEx:*
 - *If you wish to comment on the "New Business" or "Items from the Audience" portions of the agenda:*
 - *Listen for the Chair to open that portion of the agenda for discussion, then raise your hand to speak by clicking on the Hand icon on the Participants panel to the right of your screen.*
 - *If you no longer wish to comment, you may lower your hand by clicking on the Hand icon again.*
 - *Comments for the "New Business" or "Items from the Audience" portions of the agenda will be accepted until the public comment for that item is closed.*

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

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

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

Addressing the Council on Items not on the Agenda – The Brown Act prohibits discussion or action on items not on the posted agenda. The City Council's Meeting Protocols and Rules of Procedure provide that in the interest of allowing Council to have adequate time to address the agenda items of business, "Items from the Audience/Public Comment" following the Consent Calendar will be limited to 15-minutes maximum period. "Items from the Audience/Public Comment" listed near the end of the agenda will not have a maximum time limit. A five-minute maximum time limit per speaker will apply to all individuals speaking during "Items from the Audience/Public Comment". For non-agendized items, Council Members may briefly respond to statements made or questions posed by individuals during public comment; ask questions for clarification; direct the individual to the appropriate staff member; or request that the matter be placed on a future agenda or that staff provide additional information to Council. When members of the public address the Council, they should be as specific as possible about their concerns. If several members of the public comment on the same issue an effort should be made to avoid repetition of views already expressed.

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

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

MEETING AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

MINUTES

DIRECTOR'S REPORT REGARDING THIS AGENDA

ITEMS FROM THE AUDIENCE - *In accordance with Council Meeting Protocols and Rules of Procedure*, adopted by Resolution No. 2019-240, a five-minute maximum time limit per speaker will apply to all individuals speaking during "Items from the Audience/Public Comment". For non-agendized items, Planning Commissioners may briefly respond to statements made or questions posed by individuals during public comment; ask questions for clarification; direct the individual to the appropriate staff member; or request that the matter be placed on a future agenda or that staff provide additional information to the Planning Commission.

1. NEW BUSINESS

- 1.A STAFF RECOMMENDS THAT THE PLANNING COMMISSION ADOPT A RESOLUTION 1) DETERMINING THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; 2) GRANTING A CONDITIONAL USE PERMIT (CUP22-0014) FOR THE CONSTRUCTION OF A NEW TELECOMMUNICATION FACILITY IN THE FORM OF A TREE, KNOWN AS A MONOPINE, AT 29998 S. CORRAL HOLLOW ROAD (PROPERTY); AND 3) APPROVING A DEVELOPMENT REVIEW PERMIT (D22-0040) FOR THE SITING AND DESIGN OF THE MONOPINE AT THE PROPERTY. THE APPLICANT IS NICK TAGAS AND THE PROPERTY OWNER IS JASDEEP SINGH.

2. ITEMS FROM THE AUDIENCE

3. DIRECTOR'S REPORT

4. ITEMS FROM THE COMMISSION

5. ADJOURNMENT

Posted: March 17, 2023

Any materials distributed to the majority of the Planning Commission regarding any item on this agenda will be made available for public inspection via the City of Tracy website at www.cityoftracy.org.

**MINUTES
TRACY CITY PLANNING COMMISSION
REGULAR MEETING
JANUARY 25, 2023, 7:00 P.M.
CITY OF TRACY COUNCIL CHAMBERS
333 CIVIC CENTER PLAZA**

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

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Chair Hudson led the pledge of allegiance.

ROLL CALL

Roll Call found Commissioner Atwal, Commissioner Augustus, and Chair Hudson present. Vice Chair Orcutt and Commissioner Boakye-Boateng were not present at the time of roll call. Also present were: Bill Dean, Assistant Director of Development Services; Mary Bean, First Carbon Solutions; Frederik Venter, Kimley-Horn & Associates; Nancy Ashjian, Assistant City Attorney; Bijal M. Patel, City Attorney; Gina Peace, Executive Assistant; and Miranda Aguilar, Administrative Assistant.

MINUTES

Chair Hudson introduced the Regular Meeting Minutes from the December 7, 2022 meeting.

ACTION: It was moved by Commissioner Atwal and seconded by Commissioner Augustus to approve the December 7, 2022 Planning Commission Regular meeting minutes. A voice vote found Commissioner Atwal, Commissioner Augustus, and Chair Hudson in favor; Vice Chair Orcutt and Commissioner Boakye-Boateng absent. Passed and so ordered; 3-0-2-0.

DIRECTOR'S REPORT REGARDING THIS AGENDA

Bill Dean, Assistant Director of Development Services congratulated Commissioner Boakye-Boateng, who is absent tonight, because his family recently welcomed a new baby.

ITEMS FROM THE AUDIENCE

None.

1. NEW BUSINESS

- A. STAFF RECOMMENDS THAT THE PLANNING COMMISSION ADOPT A RESOLUTION 1) DETERMINING THAT THIS PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; 2)**

GRANTING A CONDITIONAL USE PERMIT (CUP22-0008); AND 3) EXTENDING THE TIME PERIOD TO ESTABLISH THE USE UNDER THE CONDITIONAL USE PERMIT FROM SIX MONTHS TO TWELVE MONTHS FOR A CANNABIS DELIVERY ONLY BUSINESS AT 487 E 6TH STREET, SUITE E., APN 235-190-15. THE APPLICANT IS MICHAELA TOSCAS AND THE PROPERTY OWNER IS BAR COMPANY SALES, INC.

Bill Dean, Assistant Director of Development Services, presented the staff report and addressed questions from the Commission.

Michaela Toscas, CEO of H.E. Community Collective (Higher Elevation) (Applicant), presented a PowerPoint to the Commission.

Chair Hudson opened the Public Hearing at 7:17 p.m.

Karen Moore, via Webex, expressed support for the project and expressed concern with the City of Tracy's handling of Cannabis projects.

Chair Hudson closed the Public Hearing at 7:20 p.m.

Vice Chair Orcutt joined the meeting via Webex.

ACTION: It was moved by Commissioner Atwal and seconded by Commissioner Augustus that the Planning Commission adopt a resolution:

- 1) Determining that this project is categorically exempt from the California Environmental Quality Act;
- 2) Granting a Conditional Use Permit (CUP22-0008) for a non-storefront (delivery only) cannabis dispensary at 487 E. 6th Street, APN 235-190-15; and
- 3) Extending the time period to establish the dispensary site under the Conditional Use Permit from six months to twelve months.

A roll call vote found Commissioner Atwal, Commissioner Augustus, Chair Hudson, and Vice Chair Orcutt in favor; Commissioner Boakye-Boateng absent. Passed and so ordered; 4-0-1-0.

B. STAFF RECOMMENDS THAT THE PLANNING COMMISSION ADOPT A RESOLUTION RECOMMENDING CITY COUNCIL ADOPT AN ORDINANCE TO 1) CERTIFY AN ENVIRONMENTAL IMPACT REPORT ("EIR") AND ADOPT A MITIGATION MONITORING AND REPORTING PROGRAM ("MMRP") AND FINDINGS OF FACT AND A STATEMENT OF OVERRIDING CONSIDERATIONS (TOGETHER, "CEQA FINDINGS") FOR THE ANNEXATION AND FUTURE DEVELOPMENT OF INDUSTRIAL BUILDINGS ON THE 191.18 ACRE PROPERTY LOCATED AT THE NORTHEAST CORNER OF GRANT LINE AND PARADISE ROADS BEARING ASSESSOR'S PARCEL NUMBERS 213-170-14, -24, -25, -26, -27, AND -48 (THE

“PROPERTY”) IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”); 2) AMEND THE NORTHEAST INDUSTRIAL (NEI) SPECIFIC PLAN TO ADD THE PROPERTY TO THE NEI SPECIFIC PLAN AREA WITH A LAND USE DESIGNATION OF LIGHT INDUSTRIAL (SPA22-0003); 3) APPROVE THE PREZONING OF THE PROPERTY TO NORTHEAST INDUSTRIAL SPECIFIC PLAN ZONE (AP20-0003); AND 4) APPROVE THE SUBMITTAL OF A PETITION TO THE SAN JOAQUIN COUNTY LOCAL AGENCY FORMATION COMMISSION (“LAFCO”) FOR ANNEXATION OF THE PROPERTY TO THE CITY OF TRACY.

Bill Dean, Assistant Director of Development Services, presented the staff report and addressed questions from the Commission. Bill also emphasized the significant environmental impacts that would result from the project.

Mary Bean, First Carbon Solutions, addressed questions from the Commission.

Trevor Smith, Applicant, addressed the Commission.

Miranda Aguilar, Administrative Assistant, announced that Vice Chair Orcutt would like it known that he is present, online via WebEx, and would like to ensure his affirmative vote was counted for Item 1.A.

Chair Hudson opened the Public Hearing at 7:44 p.m. and allowed each speaker two minutes to speak.

Diego Hernandez, with the Labors Union, spoke in support of the project, local job opportunities, and the livable wages this project would bring.

Carlos Bedolla, spoke in support of the project, local job opportunities, and the livable wages the project would bring.

David Coria, Tracy resident, with Sheet Metal Workers’ Local Union No. 104, spoke in support of the project.

Michael Mark, with the Iron Workers Union, spoke in support of the project.

Manuel Zapata, with Sheet Metal Workers’ Local Union No. 104, spoke in support of the project.

Dotty Nygard, local resident, requested staff take a closer look at the standards for the project before approving.

William Muetzenberg, Public Health Advocates, requested the City of Tracy implement Mitigation Measures in the decision-making process to this project and others in the future.

Miranda Aguilar, Administrative Assistant, announced there was one email received in opposition to the project. A copy was provided to the Commissioners and will be added to the record after it has been redacted.

Karen Moore, via Webex, is in support of union jobs but is concerned about the air quality from the truck traffic in the project area, and is requesting Mitigation Measures be implemented.

Margo Praus, via Webex, expressed concern for the project's effect on air quality.

Chair Hudson closed the Public Hearing at 8:06 p.m.

Mary Bean, First Carbon Solutions, addressed additional questions from the Commission.

ACTION: It was moved by Commissioner Augustus and seconded by Vice Chair Orcutt that the Planning Commission adopt a resolution to:

- 1) Certify an Environmental Impact Report ("EIR") including the adoption of a mitigation monitoring and reporting program ("MMRP") and findings of fact and a statement of overriding considerations (together, "CEQA findings") for the annexation and future development of industrial buildings on the 191.18 acre property located at the northeast corner of Grant Line and Paradise Roads bearing Assessor's Parcel Numbers 213-170-14, -24, -25, -26, -27, and -48 (the "Property") in accordance with the California Environmental Quality Act ("CEQA");
- 2) Amend the Northeast Industrial ("NEI") Specific Plan to add the property to the NEI Specific Plan with a land use designation of light industrial (SPA22-0003);
- 3) Pre-zone the property to Northeast Industrial Specific Plan zone (AP20-0003); and
- 4) Approve the submittal of a petition to the San Joaquin County Local Agency Formation Commission ("LAFCO") for annexation of the Property to the City of Tracy.

A roll call vote found Commissioner Atwal, Commissioner Augustus, Chair Hudson, and Vice Chair Orcutt, in favor; Commissioner Boakye-Boateng absent. Passed and so ordered; 4-0-1-0.

Chair Hudson addressed the union workers with support of local jobs and projects such as this that will bring them with hopes that future projects continue to improve.

2. ITEMS FROM THE AUDIENCE

Karen Moore, via Webex, expressed that she hopes the Commissioners are balancing their support for local jobs with the health of citizens.

3. DIRECTOR'S REPORT

Bill Dean, Assistant Director of Development Services, informed the Commission we will keep them updated on the progress of this item and expects it will go to City Council in a month or so. He also informed the Commission we are in the beginning stages of the General Plan Update.

4. ITEMS FROM THE COMMISSION

Commissioner Augustus would like to welcome everyone back.

Chair Hudson expressed congratulations to Commissioner Boakye-Boateng on his growing family.

5. ADJOURNMENT

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

A voice vote found Commissioner Atwal, Commissioner Augustus, Chair Hudson, and Vice Chair Orcutt in favor; Commissioner Boakye-Boateng absent. Passed and so ordered; 4-0-1-0.

Time: 8:17 p.m.

CHAIR

STAFF LIAISON

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: [REDACTED] Tracy Alliance Project Comment Letter (Planning Commission 1/25/23)
Date: Wednesday, January 25, 2023 3:52:52 PM
Attachments: [REDACTED] [Tracy Alliance Project Comment Letter.pdf](#)
[Tracy Alliance Project Additional Recommended Mitigation Measures .pdf](#)

FYI

From: [REDACTED]
Sent: Wednesday, January 25, 2023 3:45 PM
To: [REDACTED]
[REDACTED]
Subject: [REDACTED] Tracy Alliance Project Comment Letter (Planning Commission 1/25/23)

Hi [REDACTED]

Attached is my Comment letter for today's Planning Commission meeting regarding the Tracy Alliance Project. In addition to my Comment letter, I am attaching a longer document that is meant to be used as an attachment to the letter. If you can please make sure that both documents are included in the record and shared with the planning commissioners, that would be appreciated!

Thank you,

[REDACTED]
Bachelor of Arts Kinesiology,
Concentration in Health Promotion
[REDACTED]
[REDACTED]
[REDACTED]

Tracy Planning Commission
333 Civic Center Plaza
Tracy, CA 95376

RE: AGENDA ITEM 1.B

Good evening Planning Commissioners,

My name is [REDACTED] and I request that the Planning Commission not to approve all the motions for this Tracy Alliance Project because of the lack of enforcement and mitigation measures included into the EIR. Please view the attached document that provides you additional mitigation measures. As a community organizer and a public health professional, I have concerns about the Tracy Alliance Project:

1. Community Outreach: This project did not do enough on community outreach. Sure, the City did the bare minimum which was to provide notices to residents 300 feet from the project but how can you say in good faith that those that will be impacted from this project are only located within 300 feet? Why wasn't there outreach to the Banta community, especially to the Elementary school that is clearly identified as a sensitive receptor in the EIR? Additionally, if there was intention to reach out to community members, why wasn't there a Spanish version for all outreach material?

2. Mitigation Measures: This project does not go far enough on mitigation measures. In reference to the AG's comment letter to City of Stockton's Mariposa Project, THE CITY IS REQUIRED TO ADOPT FEASIBLE MITIGATION MEASURES TO LESSEN THE PROJECT'S SIGNIFICANT ENVIRONMENTAL IMPACTS. Further, CEQA Guidelines provide that in order for the City to approve the Project despite its significant effect on the environment, it must make a "fully informed and publicly disclosed decision that: (a) There is no feasible way to lessen or avoid the significant effects..." (CEQA Guideline, § 15043). Therefore, I attached mitigation measures that are feasible.

The City of Tracy may contest these measures as not feasible but that may not be entirely accurate given that the City of Stockton and the Mariposa Industrial Complex developers have agreed to implement the exact ones one month ago. If the 3.6 million sq. feet Mariposa Warehouse can fulfill all the additional mitigation measures, this Tracy Alliance Project can do it as well. The idea is not to do the bare minimum on mitigation measures but open the floor for more opportunities. Stockton's Mariposa Industrial Complex is a clear case study as to what can be done. By not exploring and integrating the suggestions provided for the Mitigation Monitoring and Reporting Program, you are telling Tracy residents that you were made aware of these opportunities that protect the communities' public health and chose not adopt them.

3. Truck Traffic: In section MM AIR-1e it says that the Operational Truck Fleet Routing prior to the issuance of the Certificate of Occupancy for each development in the project site, where the applicant will provide the City with reasonable documentation demonstrating that trucks used during project operation for the subject individual development proposal will be prohibited from accessing Grant Line Road east of the project site (such as the Banta community). Remember, truckers go where there is less traffic and there has been evidence of trucks taking Grant Line Road through Banta. If all trucks used during operation are expected to use routes that “circumvent” the use of Grant Line Road east of the project site, **how will the tenant ensure that is being followed in good faith and committed? Would the tenant keep track of the truck operators on their trips and fine those who take Grant Line Road going into the Banta Community? What happens if a resident finds that an operational truck from the project site uses the Grant Line Road?**

Tracy is a major hub for warehousing and as a major hub, it is important to facilitate stronger mitigation measures to ensure it's a leader for warehousing for the future. Implementing these additional measures ensures better opportunities for the city and the tenants and protects surrounding communities' health and well-being.

Thank you,

██████████

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For the Mitigation Monitoring and Reporting Program, we request stronger requirements that put this warehouse at a standard similar to Stockton's Mariposa Project, link included here (<http://stockton.legistar.com/gateway.aspx?M=F&ID=9df46a33-3479-419c-ab9c-c0856efbed9a.pdf>) that was just approved December 6th, 2022:

Air Quality- Construction Emissions:

1. The project shall comply with SJVAPCD Regulation VIII for the control of dust emissions during project construction. A project Dust Control Plan shall be submitted to the Air District as required by Regulation VIII. Enforcement of Regulation VIII is the direct responsibility of the SJVAPCD. City Building inspectors shall monitor conformance with approved plans and specifications.
2. SJVAPCD Regulation VIII Compliance: Construction plans and specifications shall include a Dust Control Plan incorporating the applicable requirements of Regulation VIII, which shall be submitted to the SJVAPCD for review and approval prior to beginning construction in accordance with the requirements of Regulation VIII.
3. Construction Worker Trip Reduction: Project construction plans and specifications will require contractor to provide transit and ridesharing information for construction workers. (
4. Construction Meal Destinations: Project construction plans and specifications will require the contractor to establish one or more locations for food or catering truck service to construction workers and to cooperate with food service providers to provide consistent food service. (Applicant is responsible for Rule 9510 compliance and submittal of documentation to the City. City Planning is responsible for review and acceptance of analysis)

Air Quality- Operational Emissions

5. Prior to building occupancy, employers with 100 or more eligible employees shall submit an Employer Trip Reduction Implementation Plan (ETRIP) to the City for review and approval, as required by SJVAPCD Rule 9410. A copy of the ETRIP shall be provided to the SJVAPCD. Employers shall facilitate participation in the implementation of the ETRIP by providing information to its employees explaining methods for participation in the Plan and the purpose, requirements, and applicability of Rule 9410. (Applicant is

responsible for preparation and submittal of ETRIP. City Planning is responsible for review and acceptance of ETRIP)

6. The project shall comply with SJVAPCD Rule 4101, which prohibits emissions of visible air contaminants to the atmosphere and applies to any source operation that emits or may emit air contaminants. (Applicant and City Planning will be responsible for VERA discussion and decision. City Planning will be responsible for ensuring that VERA discussion occurred).
7. Solar Power: Owners, operators or tenants shall include with the building permit application, sufficient solar panels to provide power for the operation's base power use at the start of operations and as base power use demand increases. Project sponsor shall include analysis of (a) projected power requirements at the start of operations and as base power demand increases corresponding to the implementation of the "clean fleet" requirements, and (b) generating capacity of the solar installation. City of Tracy shall verify the size and scope of the solar project based upon the analysis of the projected power requirements and generating capacity as well as the available solar panel installation space. The photovoltaic system shall include a battery storage system to serve the facility in the event of a power outage to the extent required by the 2022 or later California Building Standards Code. (Applicant is responsible for incorporating these requirements into project plans and specifications. City of Tracy will be responsible to ensure that subject requirements are included in plans and specifications.)

In the event sufficient space is not available on the subject lot to accommodate the needed number of solar panels to produce the operation's base or anticipated power use, the applicant shall demonstrate how all available space has been maximized (e.g., roof, parking areas, etc.). Areas which provide truck movement may be excluded from these calculations unless otherwise deemed acceptable by the supplied reports. The developer or tenant, or qualified solar provider engaged by the developer or tenant shall timely order all equipment and shall install the system when the City has approved building permits and the necessary equipment has arrived. The developer or tenant shall commence operation of the system when it has received permission to operate from the utility. The photovoltaic system owner shall be responsible for maintaining the system(s) at not less than 80% of the rated power for 20 years. At the end of the 20-year period, the building owner shall install a new photovoltaic system meeting the capacity and operational requirements of this measure, or continue to maintain the existing system, for the life of the project.

8. Emission Standards for Heavy-Duty Trucks: The following mitigation measures shall be implemented during all on-going business operations and shall be included as part of

contractual lease agreement language to ensure the tenants/lessees are informed of all on-going operational responsibilities. The property owner/tenant/lessee shall ensure that all heavy-duty trucks (Class 7 and 8) domiciled on the project site are model year 2014 or later from start of operations and shall expedite a transition to zero-emission vehicles, with the fleet fully zero-emission by December 31, 2025 or when commercially available for the intended application, whichever date is later. A zero-emission vehicle shall ordinarily be considered commercially available if the vehicle is capable of serving the intended purpose and is included in California's Hybrid and Zero-Emission Truck and Bus Voucher Incentive Project, <https://californiahvip.org/> or listed as available in the US on the Global Commercial Vehicle Drive to Zero inventory, <https://globaldrivetozero.org/>. The City shall be responsible for the final determination of commercial availability and may (but is not required to) consult with the California Air Resources Board before making such final determination. In order for the City to make a determination that such vehicles are commercially unavailable, the operator must submit documentation from a minimum of three (3) EV dealers identified on the californiahvip.org website demonstrating the inability to obtain the required EVs or equipment needed within 6 months

"Domiciled at the project site shall mean the vehicle is either (i) parked or kept overnight at the project site more than 70% of the calendar year or (ii) dedicated to the project site (defined as more than 70% of the truck routes (during the calendar year) that start at the project site even if parked or kept elsewhere) Zero-emission heavy-duty trucks which require service can be temporarily replaced with model year 2014 or later trucks. Replacement trucks shall be used for only the minimum time required for servicing fleet trucks. (Applicant or tenant is responsible for compliance and submittal of documentation. City of Tracy is responsible for review and acceptance of documentation)

9. Zero Emission Vehicles: The property owner/tenant/lessee shall utilize a "clean fleet" of vehicles/delivery vans/trucks (Class 2 through 6) as part of business operations as follows: For any vehicle (Class 2 through 6) domiciled at the project site, the following "clean fleet" requirements apply: (i) 33% of the fleet will be zero emission vehicles at start of operations, (ii) 65% of the fleet will be zero emission vehicles by December 31, 20__, (iii) 80% of the fleet will be zero emission vehicles by December 31, 20__, and (iv) 100% of the fleet will be zero emission vehicles by December 31, 20__.

"Domiciled at the project site" shall mean the vehicle is either (i) parked or kept overnight at the project site more than 70% of the calendar year or (ii) dedicated to the project site (defined as more than 70% of the truck routes (during the calendar year) that start at the project site even if parked or kept elsewhere). Zero-emission vehicles which

require service can be temporarily replaced with alternate vehicles. Replacement vehicles shall be used for only the minimum time required for servicing fleet vehicles.

The property owner/tenant/lessee shall not be responsible to meet "clean fleet" requirements for vehicles used by common carriers operating under their own authority that provide delivery services to or from the project site.

10. Demonstrate Compliance with Clean Fleet Requirements: The applicant, property owner, tenant, lessee, or other party operating the facility (the "Operator") shall utilize the zero emission vehicles/trucks required to meet the "clean fleet" requirements for Class 7 and 8 vehicles and for Class 2 through 6. Within 30-days of occupancy, the Operator shall demonstrate to the satisfaction of City staff, that the applicable clean fleet requirements are being met.

In the event that vehicles/trucks are not commercially available for the intended application, the "clean fleet requirements" may be adjusted as minimally as possible by the City of Tracy to accommodate the unavailability of commercially available vehicles/trucks.

The City shall quantify the air pollution and GHG emissions resulting from any modification of this condition. Within 12 months of failing to meet a "clean fleet" requirement the property owner/tenant/lessee shall implement a Voluntary Emissions Reduction Agreement (VERA) providing pound for pound mitigation of the criteria pollutant, toxic air contaminants, and GHG emissions quantified by the City through a process that develops, funds, and implements emission reduction projects, with the Air District serving a role of administrator of the emission reduction projects and verifier of the successful mitigation effort. The VERA shall prioritize projects in the Banta community and surrounding area. Property owner/tenant/lessee shall continue to fund the VERA each year in an amount necessary to achieve pound for pound mitigation of emissions resulting from not meeting the clean fleet requirements until the owner/tenant/lessee fully complies.

The Operator shall implement the proposed measures after City of Tracy review and approval. Any extension of time granted to implement this condition shall be limited to the shortest period of time necessary to allow for 100% electrification under the clean fleet requirements. The Tracy City staff may seek the recommendation of the California Air Resources Board in determining whether there has been a manufacturing disruption or insufficient vehicles/trucks commercially available for the intended application.

11. Zero Emission Forklifts, Yard trucks and Yard Equipment: Owners, operators or tenants shall require all forklifts, yard trucks, and other equipment used for on-site movement of

trucks, trailers and warehoused goods, as well as landscaping maintenance equipment used on the site, to be electrically powered or zero-emission. The owner, operator or tenant shall provide on-site electrical charging facilities to adequately service electric vehicles and equipment. (Tenant or owner is responsible for use of complying equipment. City Planning will be responsible for review and acceptance of compliance reports).

12. Electric Truck Charging: At all times during project operation, owners, operators or tenants shall be required to provide electric charging facilities on the project site sufficient to charge all electric trucks domiciled on the site and such facilities shall be made available for all electric trucks that use the project site. (Tenant or owner is responsible for use of complying equipment. City Planning will be responsible for review and acceptance of compliance reports)
13. Project Operations, Food Service: Owners, operators or tenants shall establish locations for food or catering truck service and cooperate with food service providers to provide consistent food service to operations employees. (Tenant or owner will be responsible for establishment of food service locations. Tracy City Planning will be responsible for review and acceptance of compliance reports).
14. Project Operations, Employee Trip Reduction: Owners, operators or tenants shall provide employees transit route and schedule information on systems serving the project area and coordinate ridesharing amongst employees. (Tenant or owner will be responsible for provision of the required information. Tracy City Planning will be responsible for review and acceptance of compliance reports.)
15. Diesel Generators: Owners, operators or tenants shall prohibit the use of diesel generators, except in emergency situations, in which case such generators shall have Best Available Control Technology (BACT) that meets CARB's Tier 4 emission standards. (Tenant or owner will be responsible for compliance with prohibition. City planning will be responsible for review and acceptance of compliance reports).
16. SmartWay: Owners, operators or tenants shall enroll and participate in the SmartWay program for eligible businesses. (Tenant or owner will be responsible for SmartWay participation. City planning will be responsible for review and acceptance of compliance reports).
17. Project construction shall be subject to all adopted City building codes, including the adopted Green Building Standards Code, version July 2022 or later. Prior to the issuance of building permits, the applicant/developer shall demonstrate (e.g., provide building plans) that the proposed buildings are designed and will be built to, at a minimum, meet the Tier 2 advanced energy efficiency requirements of the Nonresidential Voluntary

Measures of the California Green Building Standards code, Divisions A5.1, 5.2 and 5.5, Energy Efficiency as outlined under Section A5.203.1.2. (Applicant is responsible for incorporating these requirements into project plans and specifications. City staff will be responsible to ensure that subject requirements are included in plans and specifications.)

18. All tenant lease agreements for the project site shall include a provision requiring the tenant/lessee to comply with all applicable requirements of the MMRP, a copy of which shall be attached to each tenant/lease agreement.

Biological Resources:

19. The developer shall apply to the San Joaquin Council of Governments (SJCOG) for coverage under the San Joaquin County Multi-Species Open Space and Habitat Conservation Plan (SJMSCP). The project site shall be inspected by the SJMSCP biologist, who will recommend which Incidental Take Minimization Measures (ITMMs) set forth in the SJMSCP should be implemented. The project applicant shall pay the required SJMSCP fee, if any, and be responsible for the implementation of the specified ITMMs. (The applicant will be responsible for submitting the SJMSCP coverage application, payment of required fees and implementation of ITMMs. The ODS' Engineer will be responsible for incorporating ITMM requirements in the project plans and specifications. The Contractor will be responsible for adherence to the plans and specifications, hiring a qualified biologist if required and implementing the biologist recommendations. City Planning will verify that SJMSCP coverage has been obtained and that other mitigation measures have been implemented as required by ITMMs.

Agenda Item 1.A

RECOMMENDATION

STAFF RECOMMENDS THAT THE PLANNING COMMISSION ADOPT A RESOLUTION 1) DETERMINING THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; 2) GRANTING A CONDITIONAL USE PERMIT (CUP22-0014) FOR THE CONSTRUCTION OF A NEW TELECOMMUNICATION FACILITY IN THE FORM OF A TREE, KNOWN AS A MONOPINE, AT 29998 S. CORRAL HOLLOW ROAD (PROPERTY); AND 3) APPROVING A DEVELOPMENT REVIEW PERMIT (D22-0040) FOR THE SITING AND DESIGN OF THE MONOPINE AT THE PROPERTY. THE APPLICANT IS NICK TAGAS AND THE PROPERTY OWNER IS JASDEEP SINGH.

EXECUTIVE SUMMARY

Through this item, staff recommends that the Planning Commission approve a Conditional Use Permit (CUP) to allow construction of a new telecommunication facility in the form of a tree, known as a Monopine, at 29998 S. Corral Hollow Road (APN: 253-380-01) (Property) and a Development Review Permit (DRP) for the siting and design of the Monopine at the Property.

BACKGROUND

On September 30, 2022, the applicant submitted an application for a DRP and CUP to construct a new telecommunication facility in the form of a Monopine. The proposed Monopine is a major facility as defined in Tracy Municipal Code (TMC), Chapter 10.25, Telecommunication Facilities (Telecommunications Ordinance). The Telecommunication Ordinance allows for wireless telecommunication facilities within any zone in the City of Tracy (City). Major facilities, such as the present application, require the approval of a CUP by the Planning Commission. The proposed improvements, including the equipment shelter, also require approval of a DRP. Per TMC Sections 10.08.3920 and 10.08.3930, a DRP is required for most proposed uses in the City to establish the appropriate siting and design elements of such uses. Staff has combined both applications for simultaneous review by the Planning Commission.

ANALYSIS

Project Site and Proposal

As noted above, under the TMC, the proposed Monopine requires both a DRP and CUP. Requisite findings the Planning Commission must make for a DRP, CUP, and staff's analysis of the evidentiary support for such are articulated below.

The project site consists of a 1,600 square foot lease area (40' x 40') contained within an approximately 5-acre parcel located at 29998 S. Corral Hollow Road. The elongated parcel includes two accessory buildings in frontmost section nearest to S. Corral Hollow Road (Attachment A). The applicant proposes to construct a 106-foot tall Monopine and a 1,600 square foot leasable area which includes equipment shelter, emergency generator, and diesel fuel tank. The 106-foot tall Monopine within the 1,600 square foot leasable area is located approximately 1,660 feet east of S. Corral Hollow Road at the rearmost section of the elongated parcel and approximately 840 feet from residential homes in Tracy Hills

Phase 1A separated by the California Aqueduct (Attachment B). The proposed facility will provide the opportunity for multiple carriers to collocate on the 106-foot Monopine in the future. The current proposal includes 12 panel antennas at approximately 120 feet in height. The 1,600 square foot leasable area will be enclosed by a 7-foot concrete masonry unit wall. Outside of the 1,600 square foot lease area there will be a 20-foot access and utility easement to ensure access to electricity, fiber cables, and provide vehicular access to the lease area. The 106-foot tall cell tower will be designed to mimic a pine tree, known as a Monopine. All antennas on the tower will be screened to hide the antennas within the tree branches (Attachment C).

Telecommunication facilities are land uses consistent with the Property's General Plan designation of Industrial. The Property is in the Tracy Hills Specific Plan and has a zoning district of M1-TH Light Industrial within the specific plan. The Telecommunication Facilities Ordinance allows for wireless telecommunication facilities within any zone in the City.

Findings

Development Review Permits must meet the requirements set forth in TMC Section 10.08.3920. Before approving a Development Review Permit, the Planning Commission must make the following findings:

- (a) That 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; and
- (b) That the proposal conforms to this chapter, the general plan, any applicable specific plan, the Design Goals and Standards, any applicable Infrastructure Master Plans, and other City regulations.

CUPs must meet the requirements set forth in TMC Section 10.08.4250, and those requirements apply to conditional uses in all zoning districts in the City. Under these requirements, the Planning Commission can grant a CUP on the basis of the application and evidence submitted, subject to making all of the following findings:

- (a) That there are circumstances or conditions applicable to the land, structure, or use which make the granting of a use permit necessary for the preservation and enjoyment of substantial property right;
- (b) That the proposed location of the conditional use is in accordance with the objectives of this [Chapter 10.08 – Zoning Regulations] and the purposes of the zone in which the site is located;
- (c) That the proposed location of the use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to, or inharmonious with, properties or improvements in the vicinity; and
- (d) That the proposed use will comply with each of the applicable provisions of this [Chapter 10.08 – Zoning Regulations].

Staff recommends that the Planning Commission make the requisite findings for this project based on the evidence in the record, including, without limitation, the following:

Development Review Permit Findings

- (a) The proposal increases the quality of the project site and enhances the Property in a manner that therefore improves the Property in relation to the surrounding area and the citizens of Tracy, because the proposed telecommunications facility will be constructed as a Monopine to imitate the appearance of a pine tree and help provide additional wireless service for the citizens of Tracy.
- (b) The proposal, as conditioned, conforms to the TMC, the City of Tracy General Plan, the City Design Goals and Standards, applicable City Standards, California Building Codes, and California Fire Codes. The project has met all City requirements for both the land use and physical improvements that are proposed.

Conditional Use Permit Findings

- (a) There are circumstances applicable to the use which make the granting of a use permit necessary for the preservation and enjoyment of substantial property right because this telecommunication facility will be disguised as a "Monopine" to help reduce visual effects seen from S. Corral Hollow Rd. and is permitted subject to the granting of a Conditional Use Permit as provided in Tracy Municipal Code, Chapter 10.25, Telecommunications Ordinance.
- (b) The proposed location of the use and the conditions under which it would be operated or maintained is in accordance with the objectives of TMC Chapter 10.08, and the purposes of the zone in which the site is located because the location of the site and the proposed design as a Monopine is consistent with the design and siting requirements and policies of the Telecommunication Ordinance, the General Plan designation of Industrial, and the Tracy Hills Specific Plan M1-TH Light Industrial Zone District in which it is located.
- (c) The project will not, under the circumstances of the particular case or as conditioned, be injurious or detrimental to the health, safety, or general welfare of persons or property in the vicinity of the proposed use, or to the general welfare of the City because the telecommunication facility site, as designed and conditioned, will be harmonious with the properties and improvements in the vicinity and therefore will not have significant negative effects on property in the vicinity because the design as a Monopine is compatible with the surrounding area and because the project site is approximately 1660 feet west of S. Corral Hollow Rd and approximately 840 feet to the nearest residential neighborhood and all design aspects have been reviewed through the Development Review Permit D22-0040. Furthermore, the proposed telecommunication facility site will meet the requirements of the California Environmental Quality Act, the California Building Code, applicable provisions of the Tracy Municipal Code, and standards established by the Federal Communication Commission (FCC).
- (d) The project is consistent with the zoning and other elements of the Tracy Municipal Code the City of Tracy General Plan, the Design Goals and Standards, City Standards, The project has met all requirements of the M1-TH Light Industrial Zone in the Tracy Hills Specific Plan.

This item was duly noticed in the local newspaper and public hearing notices were mailed to all property owners of property within 300 feet of the subject site.

COORDINATION

The project was reviewed by multiple City Departments and the South San Joaquin County Fire Authority as part of the City's normal application review process. This staff report was prepared by the Development Services Planning Division.

CEQA DETERMINATION

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15332 because the project is characterized as in-fill development and (1) is consistent with the General Plan designation of Industrial and all applicable General Plan policies, as well as consistent with the M1-TH Light Industrial Zoning district in the Tracy Hills Specific Plan and with all applicable zoning regulations, (2) occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses, (3) has no value as habitat for endangered, rare or threatened species, (4) would not result in any significant effects relating to traffic, noise, air quality, or water quality, and (5) can be adequately served by all required utilities and public services. Therefore, no further environmental review is necessary.

ACTION REQUESTED OF THE PLANNING COMMISSION

STAFF RECOMMENDS THAT THE PLANNING COMMISSION ADOPT A RESOLUTION PROVIDED AS ATTACHMENT C:

- 1. DETERMINING THAT THIS PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT;**
- 2. GRANTING A CONDITIONAL USE PERMIT (CUP22-0014) FOR THE CONSTRUCTION OF A NEW TELECOMMUNICATION FACILITY IN THE FORM OF A TREE, KNOWN AS A MONOPINE, AT 29998 S. CORRAL HOLLOW ROAD (PROPERTY); AND**
- 3. APPROVING A DEVELOPMENT REVIEW PERMIT (D22-0040) TO ALLOW THE SITING AND DESIGN OF THE MONOPINE AT THE PROPERTY**

Prepared by: Kenny Lipich, Associate Planner

Reviewed by: Alan Bell, Senior Planner

William Dean, Assistant Development Services Director

Approved by: Jaylen French, Development Services Director

Attachments:

Attachment A – Location Map

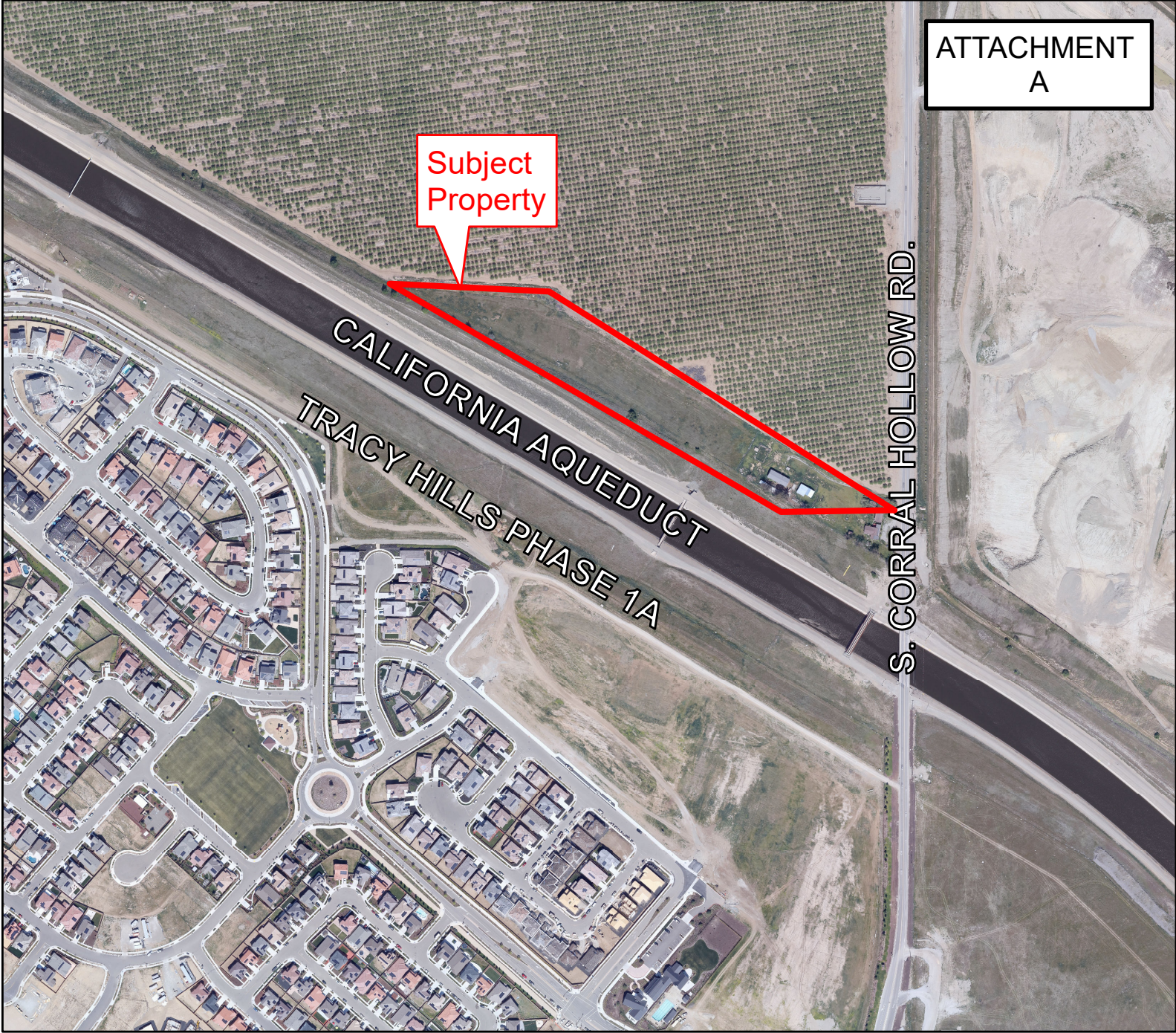
Attachment B – Site Plan

Attachment C – Elevations & Photo Simulations

Attachment D – Planning Commission Resolution

Attachment 1 – Conditions of Approval

Exhibit 1 – Findings



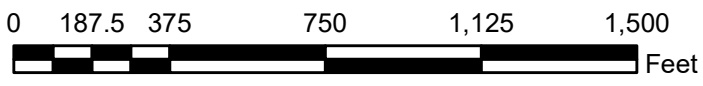
Subject
Property

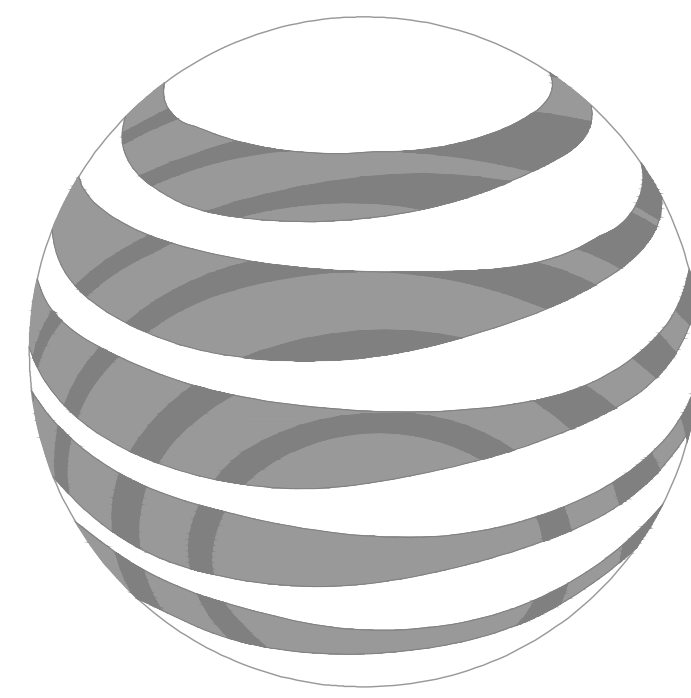
CALIFORNIA AQUEDUCT
TRACY HILLS PHASE 1A

S. CORRAL HOLLOW RD.



Think Inside the Triangle™





at&t

AT&T SITE NUMBER: CVL04309

AT&T SITE NAME: SINGH S. CORRAL HOLLOW RD.

29998 S. CORRAL HOLLOW ROAD
 TRACY, CA 95377
 JURISDICTION: SAN JOAQUIN COUNTY
 APN: 253-380-010

INITIATIVE/PROJECT: NSB
USID#: 320431
FA LOCATION CODE: 15775171
RFDS ID #: 5252800
RFDS VERSION: 2.00
RFDS DATE: 07/25/22
PACE JOB#: MRSFR089501
PTN#: 3701A12X5J

SITE TYPE: CWIC / NEW TOWER

Issued For:
CVL04309
SINGH S.
CORRAL
HOLLOW RD.
 29998 S. CORRAL HOLLOW RD.
 TRACY, CA 95377

PREPARED FOR

 5001 Executive Parkway
 San Ramon, California 94583

Vendor:

AT&T SITE NO: CVL04309
 PROJECT NO: -
 DRAWN BY: -
 CHECKED BY: -
 APPROVED BY: -

ISSUE STATUS			
REV	DATE	DESCRIPTION	CAD
7	03/06/23	CLIENT REV	D.H.
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5	11/28/22	CLIENT REV	D.H.
4	09/07/22	CLIENT REV	C.C.
3	08/16/22	CLIENT REV	T.S.
2	08/03/22	ZD 100%	S.V.
1	08/03/22	CLIENT REV	T.S.
0	06/30/22	ZD 90%	

Licensee:
PRELIMINARY:
NOT FOR
CONSTRUCTION
 KEVIN R. SORENSON
 S4469

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

ENGINEER:

 8445 Sierra College Blvd, Suite E Granite Bay, CA 95746
 Contact: Kevin Sorenson Phone: 916-860-1930
 E-Mail: kevin@streamlineeng.com Fax: 916-860-1941
THESE PLANS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF STREAMLINE ENGINEERING AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF STREAMLINE ENGINEERING. COPYRIGHT 2008 STREAMLINE ENGINEERING AND DESIGN, INC. ALL RIGHTS RESERVED.

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T-1.1

PROJECT DESCRIPTION

A (P) AT&T UNMANNED TELECOMMUNICATIONS FACILITY CONSISTING OF INSTALLING:
 (P) 40'-0"X40'-0" LEASE AREA
 (P) UTILITIES TO (P) SITE LOCATION
 (P) GRAVEL ACCESS ROAD
 (P) CMU WALL
 (P) EQUIPMENT SHELTER
 (P) STANDBY GENERATOR
 (P) UTILITY H-FRAME
 (P) MONOPINE
 (12) (P) ANTENNAS
 (12) (P) RRU'S
 (3) (P) SURGE PROTECTORS

PROJECT INFORMATION

SITE NAME:	SINGH S. CORRAL HOLLOW RD.	SITE ACQUISITION COMPANY:	QUALTEK WIRELESS 1200 DEL PASO ROAD, STE 150 SACRAMENTO, CA 95608
SITE #:	CVL04309	LEASING CONTACT:	ATTN: NICK TAGAS (916) 990-1446 NICK.TAGAS@51WIRELESS.NET
COUNTY:	SAN JOAQUIN	ZONING CONTACT:	ATTN: NICK TAGAS (916) 990-1446 NICK.TAGAS@51WIRELESS.NET
JURISDICTION:	SAN JOAQUIN COUNTY	CONSTRUCTION CONTACT:	ATTN: JOSH ROBERSON (949) 505-4225 JROBERSON@QUALTEKWIRELESS.COM
APN:	253-380-010		
SITE ADDRESS:	29998 S. CORRAL HOLLOW ROAD TRACY, CA 95377		
CURRENT ZONING:	TBD		
CONSTRUCTION TYPE:	V-B		
OCCUPANCY TYPE:	U, (UNMANNED COMMUNICATIONS FACILITY)		
POWER:	PG&E		
LATITUDE:	N 37° 40' 59.69" NAD 83 N 37.683247 NAD 83		
LONGITUDE:	W 121° 27' 27.68" NAD 83 W 121.457689 NAD 83		
PROPERTY OWNER:	SINGH JASDEEP 29998 S. CORRAL HOLLOW RD. TRACY, CA 95377		
APPLICANT:	AT&T MOBILITY 5001 EXECUTIVE PARKWAY SAN RAMON, CA 94583		

VICINITY MAP



DRIVING DIRECTIONS

FROM: 5001 EXECUTIVE PARKWAY SAN RAMON, CA 94583
 TO: 29998 S. CORRAL HOLLOW RD., TRACY, CA 95377

GET ON I-680 S FROM EXECUTIVE PKWY, CAMINO RAMON AND BOLLINGER CANYON RD

1. HEAD SOUTHWEST	33 FT
2. TURN RIGHT	312 FT
3. TURN LEFT TOWARD EXECUTIVE PKWY	164 FT
4. TURN RIGHT TOWARD EXECUTIVE PKWY	295 FT
5. TURN RIGHT ONTO EXECUTIVE PKWY	0.2 MI
6. TURN RIGHT ONTO CAMINO RAMON	0.6 MI
7. USE THE RIGHT 2 LANES TO TURN RIGHT ONTO BOLLINGER CANYON RD	0.5 MI
8. USE THE RIGHT LANE TO MERGE ONTO I-680 S VIA THE RAMP TO SAN JOSE	0.3 MI
9. MERGE ONTO I-680 S	4.0 MI
10. TAKE EXIT 30A TO MERGE ONTO I-580 E TOWARD STOCKTON	20.5 MI
11. TAKE THE INTERSTATE 580 EXIT TOWARD INTERSTATE 5 S/FRESNO/LOS ANGELES	1.8 MI
12. CONTINUE ONTO I-580 E	6.1 MI
13. TAKE EXIT 72 FOR CORRAL HOLLOW RD	0.2 MI
14. TURN LEFT ONTO CORRAL HOLLOW RD	0.4 MI
15. PASS TRACY HILLS DR. & CANAL BRIDGE, SITE WILL BE ON THE LEFT.	

END AT: 29998 S. CORRAL HOLLOW RD., TRACY, CA 95377

ESTIMATED TIME: 35 MINUTES ESTIMATED DISTANCE: 35 MILES

CODE COMPLIANCE

ALL WORK & MATERIALS SHALL BE PERFORMED & INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

2019 CALIFORNIA ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
 2019 CALIFORNIA BUILDING CODE (CBC), PART 2, VOLUME 1&2, TITLE 24 C.C.R. (2018 INTERNATIONAL BUILDING CODE AND 2019 CALIFORNIA AMENDMENTS)
 2019 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R. (2017 NATIONAL ELECTRICAL CODE AND 2019 CALIFORNIA AMENDMENTS)
 2019 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24 C.C.R. (2018 UNIFORM MECHANICAL CODE AND 2019 CALIFORNIA AMENDMENTS)
 2019 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R. (2018 UNIFORM PLUMBING CODE AND 2019 CALIFORNIA AMENDMENTS)
 2019 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 C.C.R.
 2019 CALIFORNIA FIRE CODE, PART 9, TITLE 24 C.C.R. (2018 INTERNATIONAL FIRE CODE AND 2019 CALIFORNIA AMENDMENTS)
 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11, TITLE 24 C.C.R.
 2019 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R.
 ANSI/EIA-TIA-222-H

ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS

DISABLED ACCESS REQUIREMENTS

THIS FACILITY IS UNMANNED & NOT FOR HUMAN HABITATION. DISABLED ACCESS & REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA STATE BUILDING CODE, TITLE 24 PART 2, SECTION 11B-203.5

SHEET INDEX

SHEET	DESCRIPTION	REV	SHEET	DESCRIPTION	REV
T-1.1	TITLE SHEET	-			
C-1	TOPOGRAPHIC SURVEY	-			
A-1.1	OVERALL SITE PLAN	-			
A-1.2	ENLARGED SITE PLAN	-			
A-1.3	SIDEWALK & DRIVEWAY APPROACH PLAN	-			
A-1.4	SECTION A-A	-			
A-1.5	EQUIPMENT PLAN	-			
A-2.1	ANTENNA PLAN	-			
A-3.1	ELEVATIONS	-			
A-4.1	ANTENNA DETAILS	-			
A-4.2	CONSTRUCTION DETAILS	-			
E-1.1	ELECTRICAL PLAN	-			

253-380-019

253-380-018

SINGH JASDEEP
253-380-010

CALIFORNIA
AQUADUCT

PROPERTY INFORMATION

OWNER: SINGH JASDEEP
ADDRESS: 29988 S CORRAL HOLLOW ROAD
TRACY, CA 95377

SITE: SINGH-S CORRAL HOLLOW RD
29988 S CORRAL HOLLOW ROAD
TRACY, CA 95377

ASSESSOR'S PARCEL NUMBER: 253-380-010

EXISTING GROUND ELEVATION: CENTER OF SECTORS=242.0'AMSL

SURVEY DATE

6/02/22

UTILITY NOTES

SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT U.S.A. AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

SURVEYOR'S NOTES

ALL EASEMENTS CONTAINED IN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED. SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM STATE PLANE COORDINATE ZONE 3. DETERMINED BY GPS OBSERVATIONS.

BENCHMARK

ELEVATION ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS, APPLYING GEOD 99 SEPARATIONS, CONSTRAINING TO NGS CONTROL STATION 'LUTZ' ELEVATION=450.0' (NAVD88)

TITLE REPORT

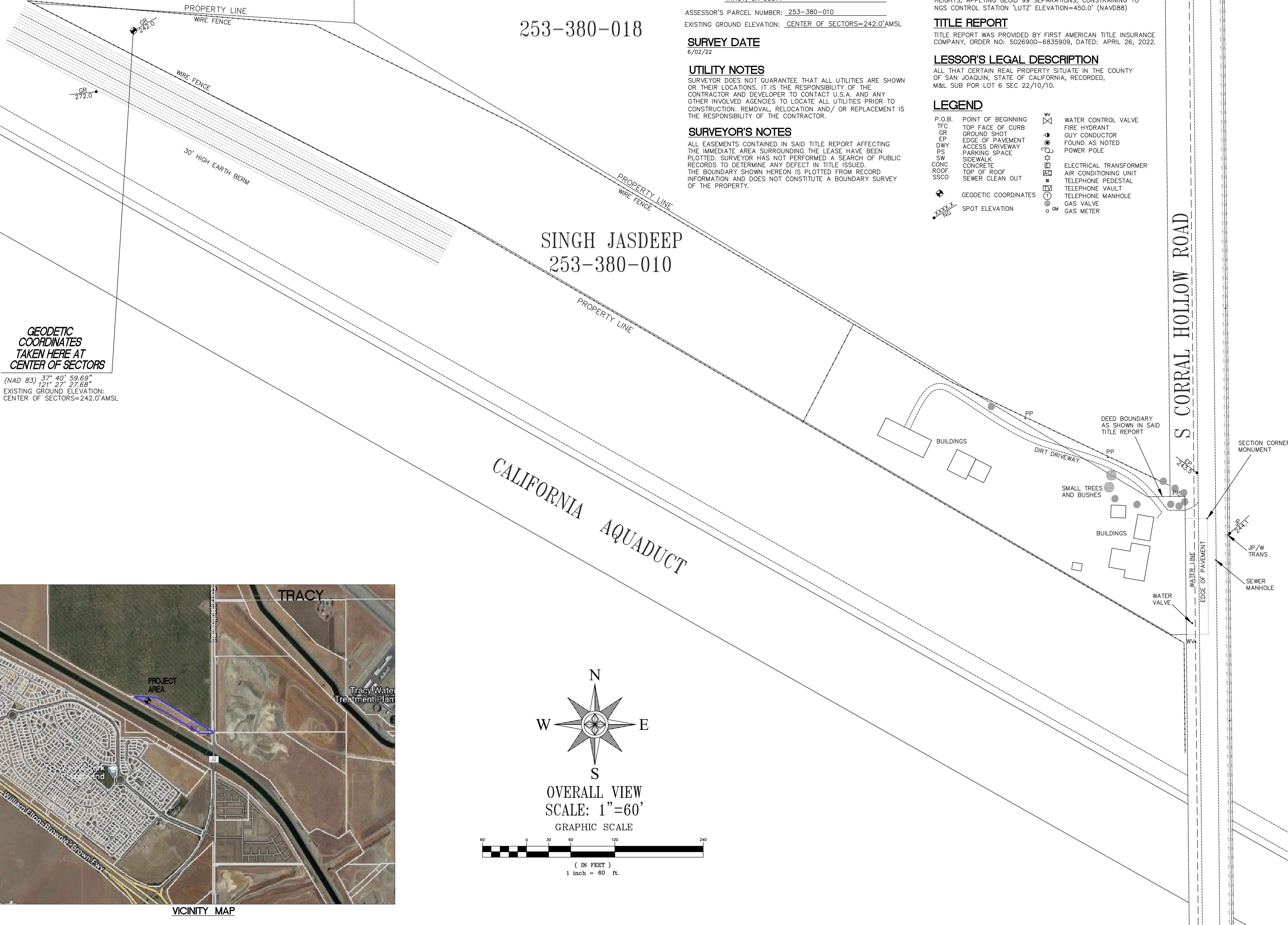
TITLE REPORT WAS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO: 5026900-6835909, DATED: APRIL 26, 2022.

LESSOR'S LEGAL DESCRIPTION

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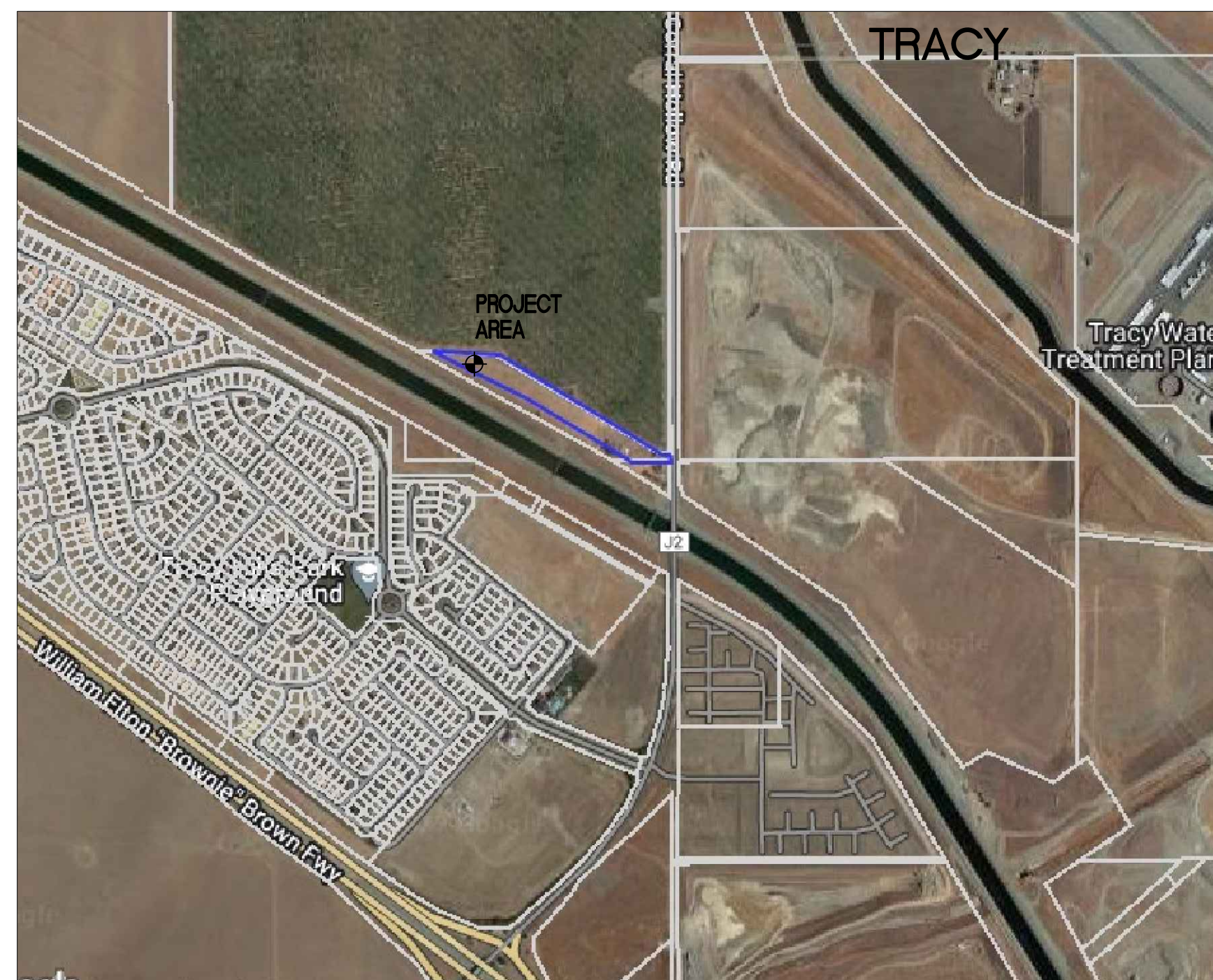
LEGEND

- P.O.B. POINT OF BEGINNING
- TFC TOP FACE OF CURB
- GR GROUND SHOT
- EP EDGE OF PAVEMENT
- DWY ACCESS DRIVEWAY
- PS PARKING SPACE
- SW SIDEWALK
- CONC CONCRETE
- ROOF TOP OF ROOF
- SSCO SEWER CLEAN OUT
- GEODETIC COORDINATES
- SPOT ELEVATION
- WATER CONTROL VALVE
- FIRE HYDRANT
- GUY CONDUCTOR
- FOUND AS NOTED
- POWER POLE
- ELECTRICAL TRANSFORMER
- AIR CONDITIONING UNIT
- TELEPHONE PEDESTAL
- TELEPHONE VAULT
- TELEPHONE MANHOLE
- GAS VALVE
- GAS METER

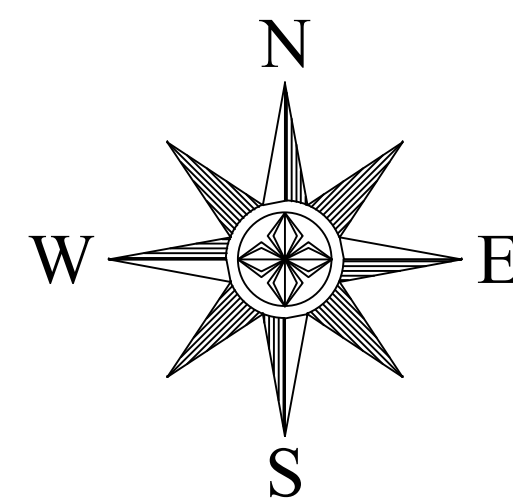


GEODETIC COORDINATES TAKEN HERE AT CENTER OF SECTORS

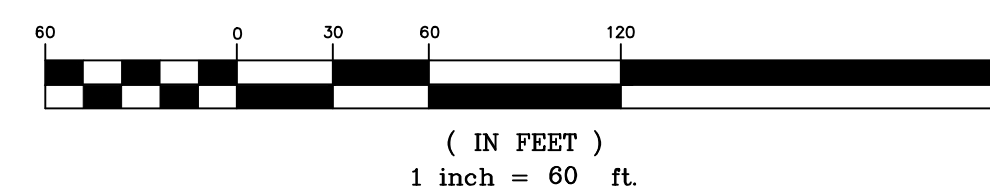
(NAD 83) 37° 40' 59.69"
121° 27' 27.68"
EXISTING GROUND ELEVATION:
CENTER OF SECTORS=242.0'AMSL



VICINITY MAP



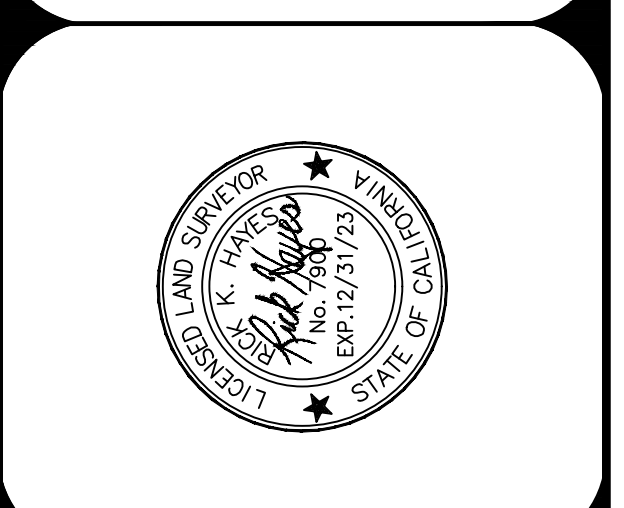
OVERALL VIEW
SCALE: 1"=60'
GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

REV.	DATE	DESCRIPTION
1	6/02/2022	SITE PLAN

HAYES
Land Surveying
And Mapping
2330 MADRIGAN COURT
CONCORD, CA 94518



at&t
2600 CAMINO RAMON
4TH FLOOR, WEST WING
SAN RAMON, CA 94583

TOPOGRAPHIC SURVEY
EXISTING CONDITIONS


CVL04309

SINGH-S CORRAL HOLLOW RD
29988 S CORRAL HOLLOW ROAD
TRACY, CA 95377

C-1
SHEET 1 of 1


Issued For:
CVL04309
SINGH S.
CORRAL
HOLLOW RD.
 29998 S. CORRAL HOLLOW RD.
 TRACY, CA 95377

PREPARED FOR



5001 Executive Parkway
 San Ramon, California 94583

Vendor:



AT&T SITE NO: CVL04309
 PROJECT NO: -
 DRAWN BY: -
 CHECKED BY: -
 APPROVED BY: -

ISSUE STATUS			
REV	DATE	DESCRIPTION	CAD
7	03/06/23	CLIENT REV	D.H.
6	02/16/23	CLIENT REV	A.A.
5	11/28/22	CLIENT REV	D.H.
4	09/07/22	CLIENT REV	C.C.
3	08/16/22	CLIENT REV	T.S.
2	08/03/22	ZD 100%	S.V.
1	08/03/22	CLIENT REV	T.S.
0	06/30/22	ZD 90%	

Licensee:

**PRELIMINARY:
 NOT FOR
 CONSTRUCTION**

KEVIN R. SORENSEN
 S4469

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

ENGINEER:



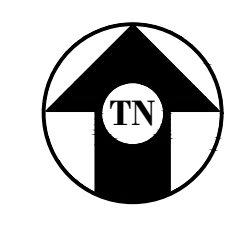
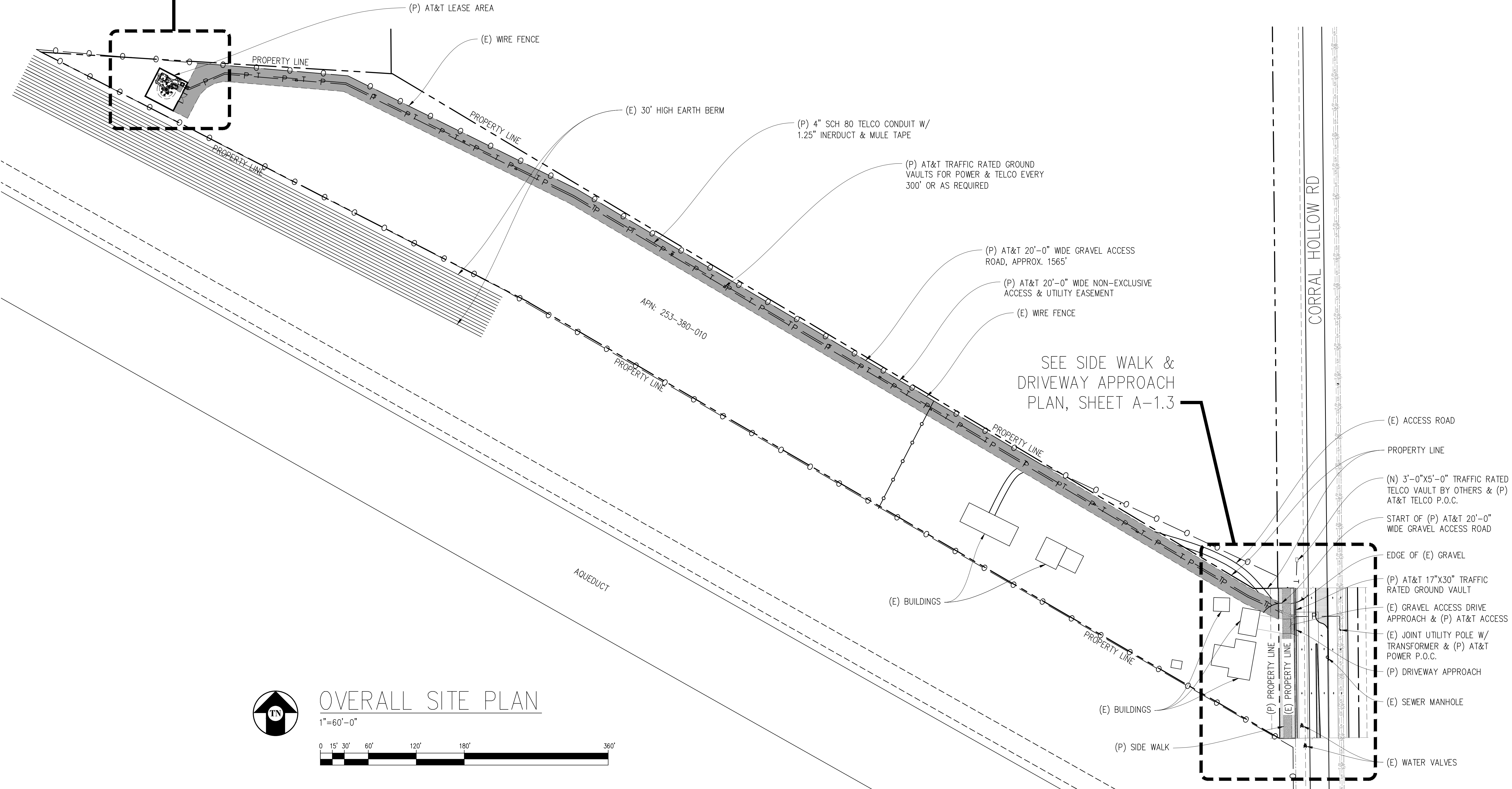
8445 Sierra College Blvd, Suite E Granite Bay, CA 95746
 Contact: Kevin Sorenson Phone: 916-860-1930
 E-Mail: kevin@streamlineeng.com Fax: 916-860-1941

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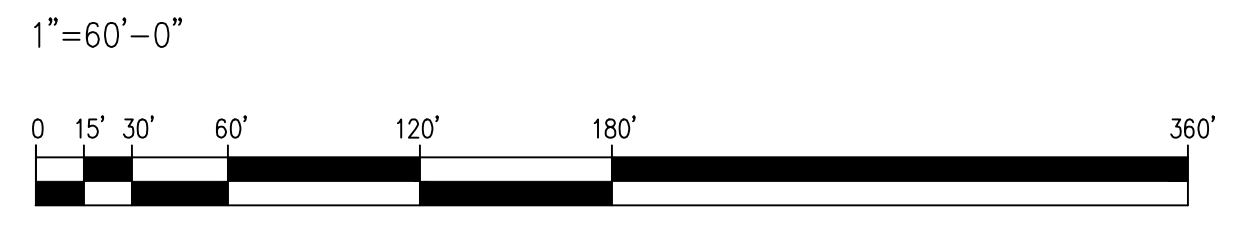
SHEET TITLE:
**OVERALL
 SITE PLAN**

SHEET NUMBER:
A-1.1


SEE ENLARGED SITE PLAN, SHEET A-1.2
 EQUIPMENT PLAN, SHEET A-1.5 &
 ANTENNA PLAN SHEET A-2.1




OVERALL SITE PLAN



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 PROJECT NO: -
 DRAWN BY: -
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ISSUE STATUS			
REV	DATE	DESCRIPTION	CAD
7	03/06/23	CLIENT REV	D.H.
6	02/16/23	CLIENT REV	A.A.
5	11/28/22	CLIENT REV	D.H.
4	09/07/22	CLIENT REV	C.C.
3	08/16/22	CLIENT REV	T.S.
2	08/03/22	ZD 100%	S.V.
1	08/03/22	CLIENT REV	T.S.
0	06/30/22	ZD 90%	

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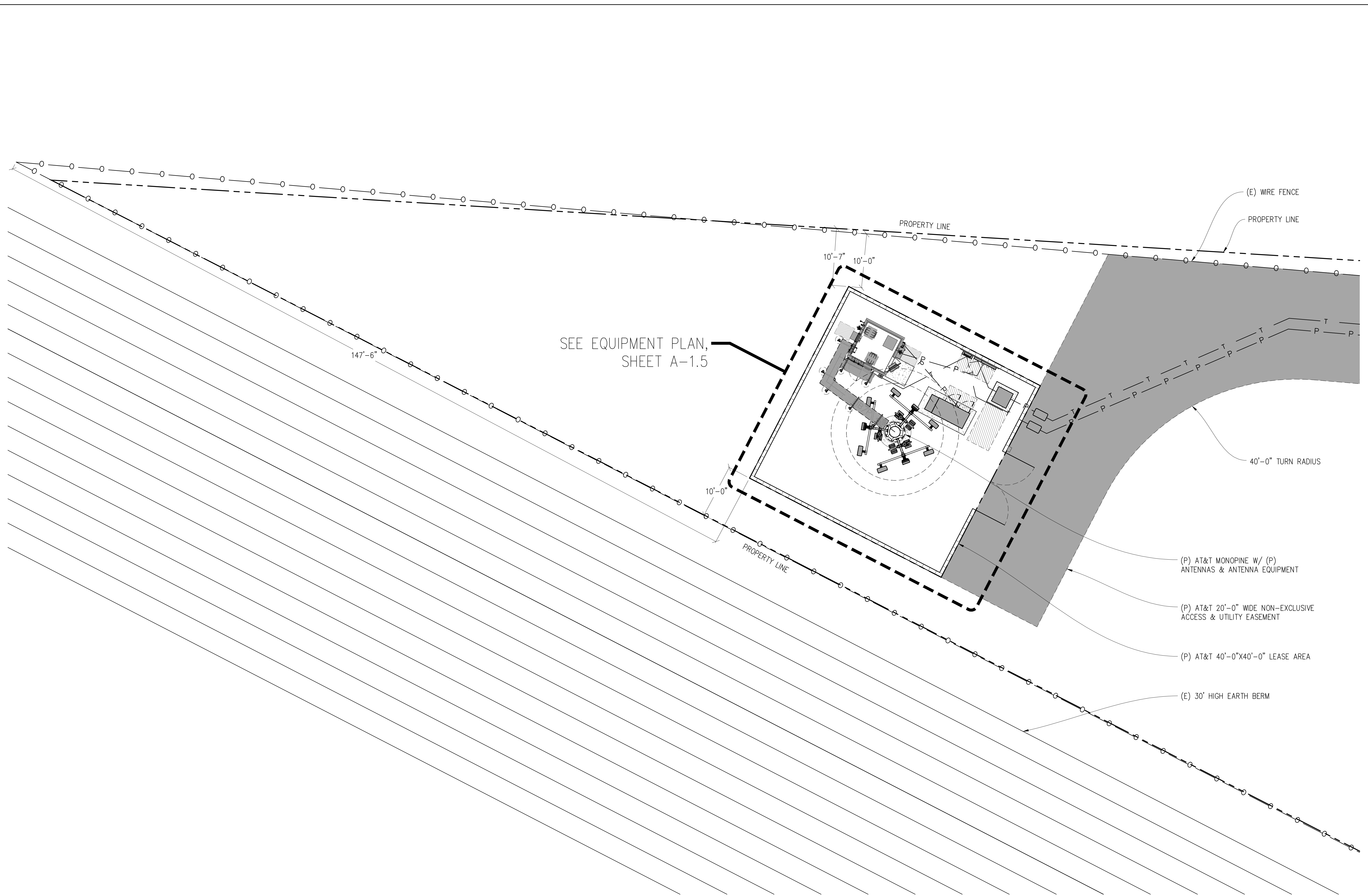
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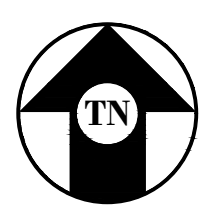
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SHEET TITLE:
ENLARGED SITE
PLAN

SHEET NUMBER:
A-1.2



SEE EQUIPMENT PLAN,
 SHEET A-1.5





ENLARGED SITE PLAN

1/8"=1'-0"



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0	06/30/22	ZD 90%	

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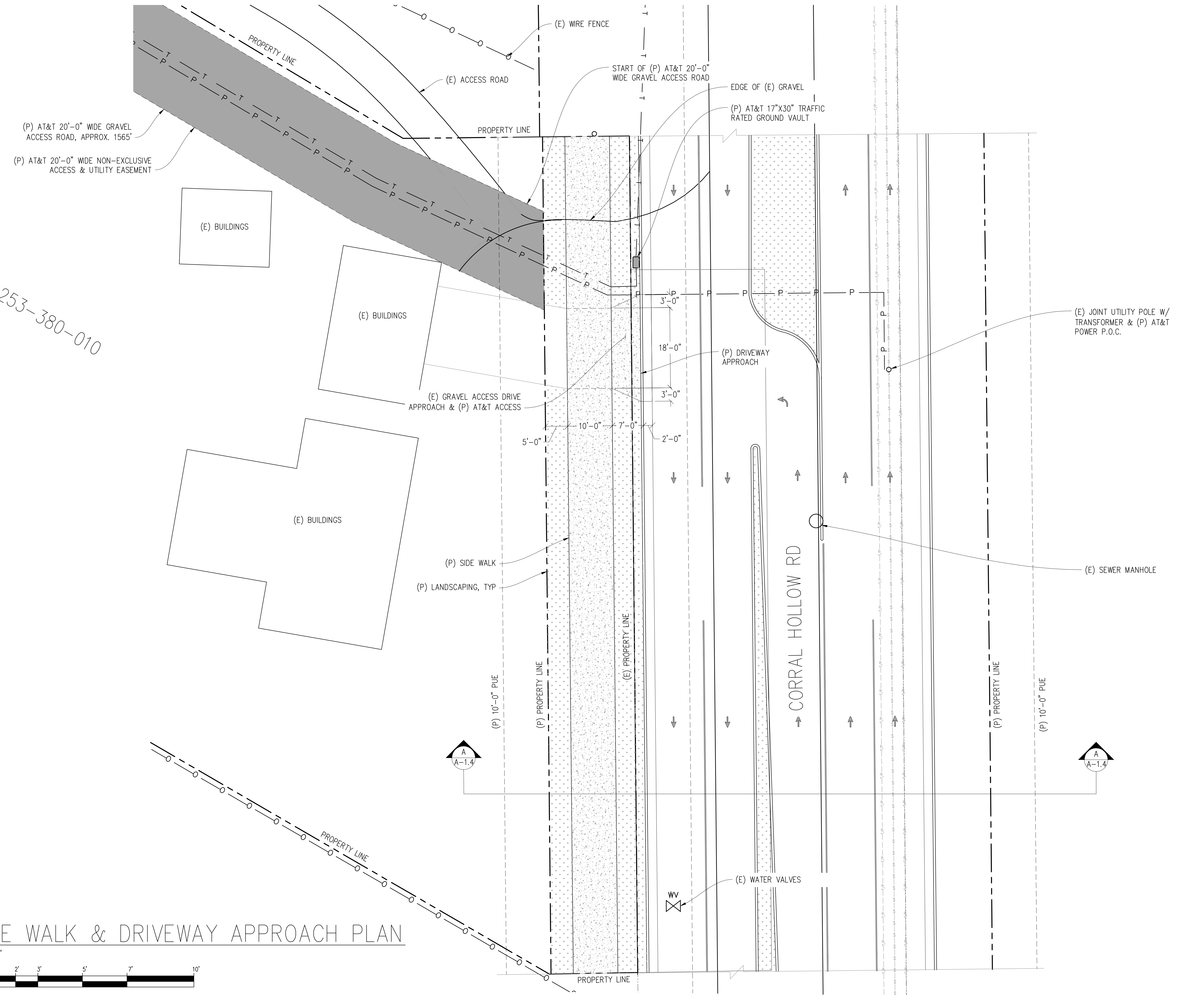
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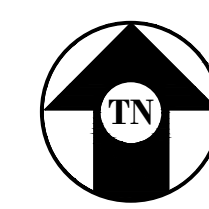
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SHEET TITLE:
SIDEWALK & DRIVEWAY
APPROACH PLAN

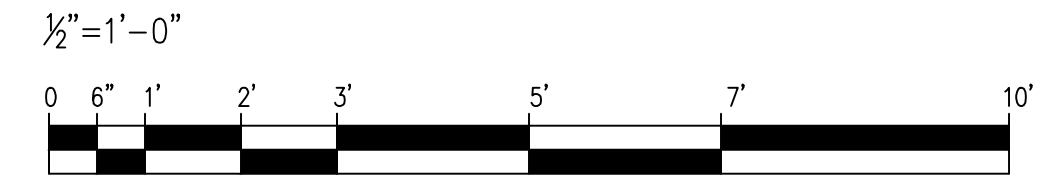
SHEET NUMBER:
A-1.3



APN: 253-380-010



SIDE WALK & DRIVEWAY APPROACH PLAN



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ISSUE STATUS			
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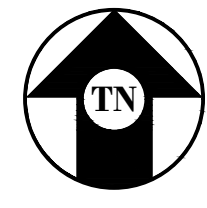
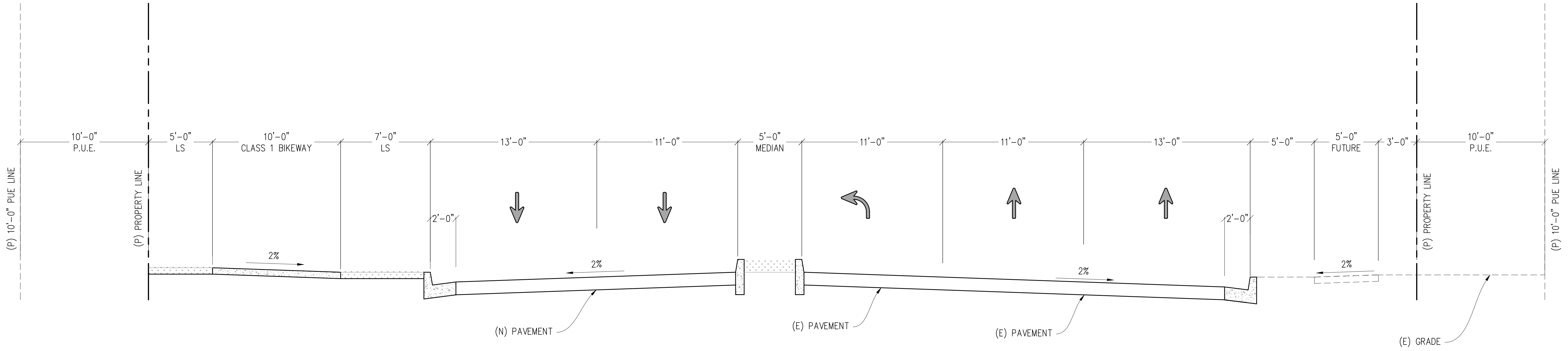
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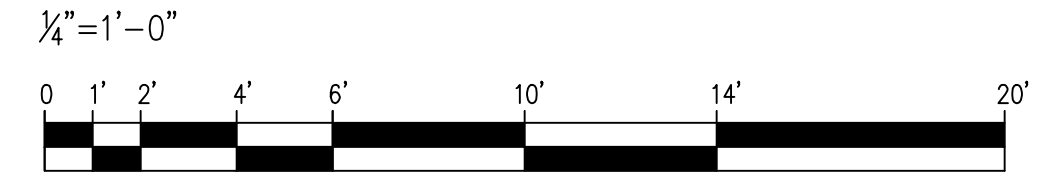
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SHEET TITLE:
SECTION
A-A

SHEET NUMBER:
A-1.5




SECTION A-A



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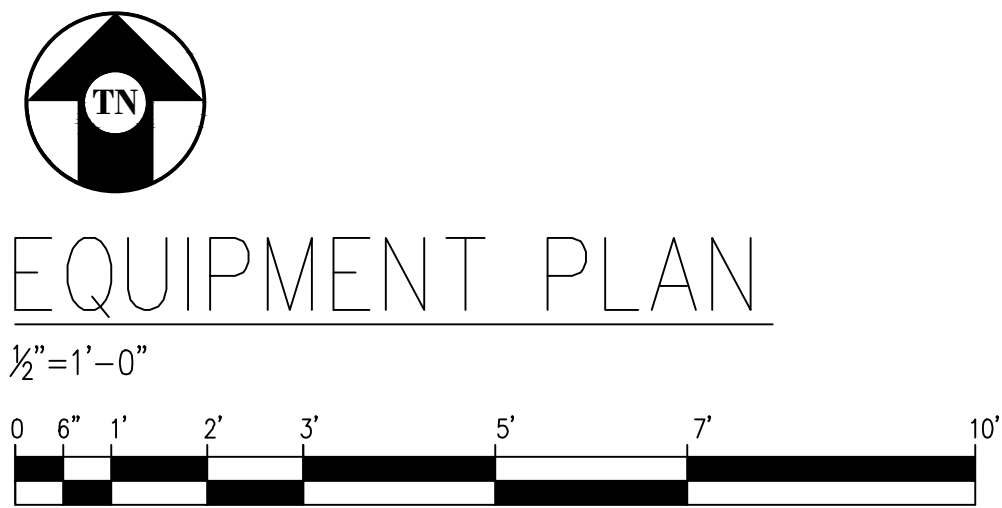
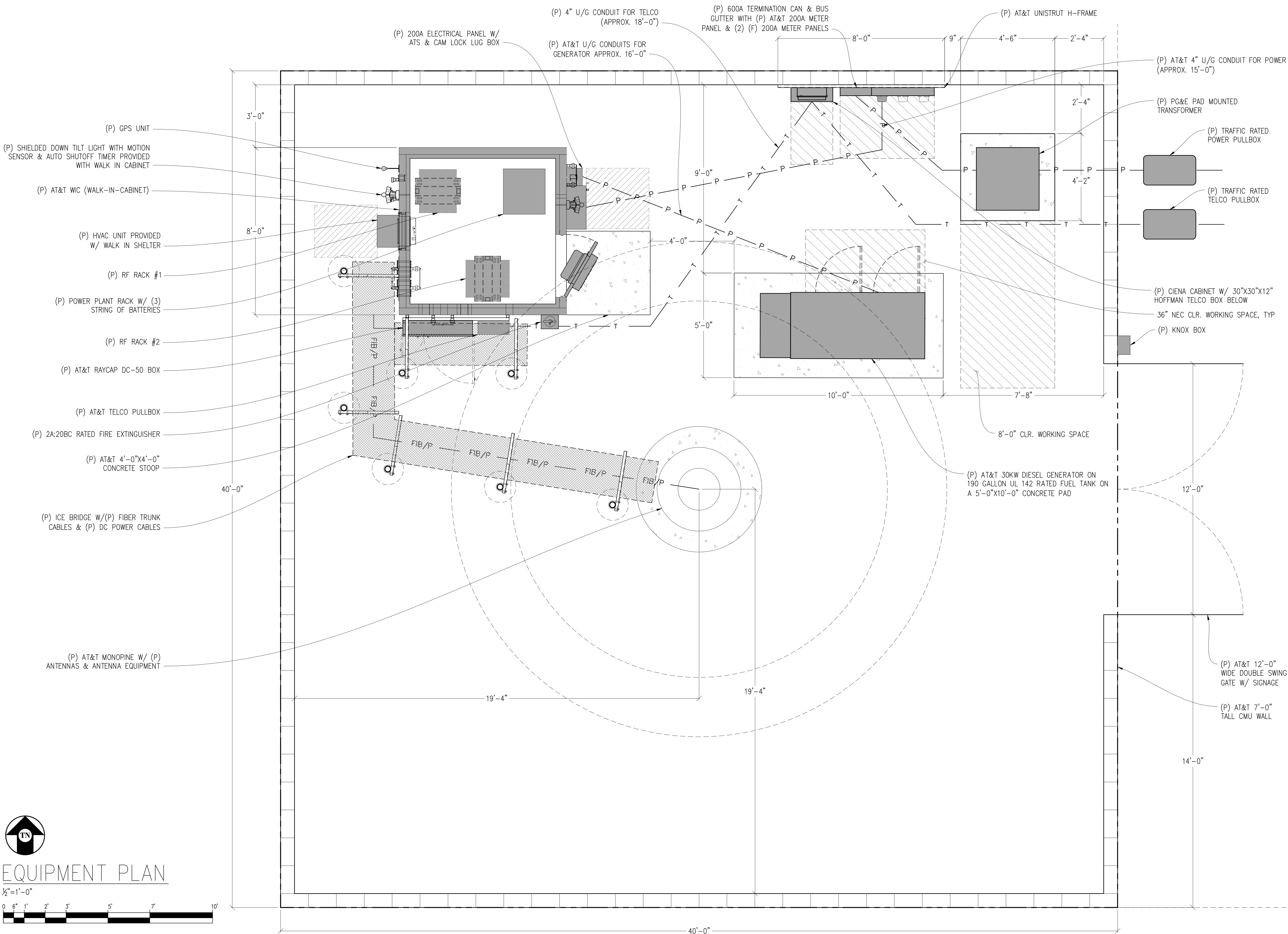
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SHEET TITLE:
EQUIPMENT
PLAN

SHEET NUMBER:
A-1.5

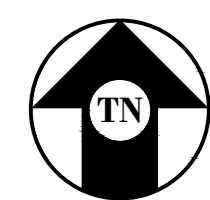
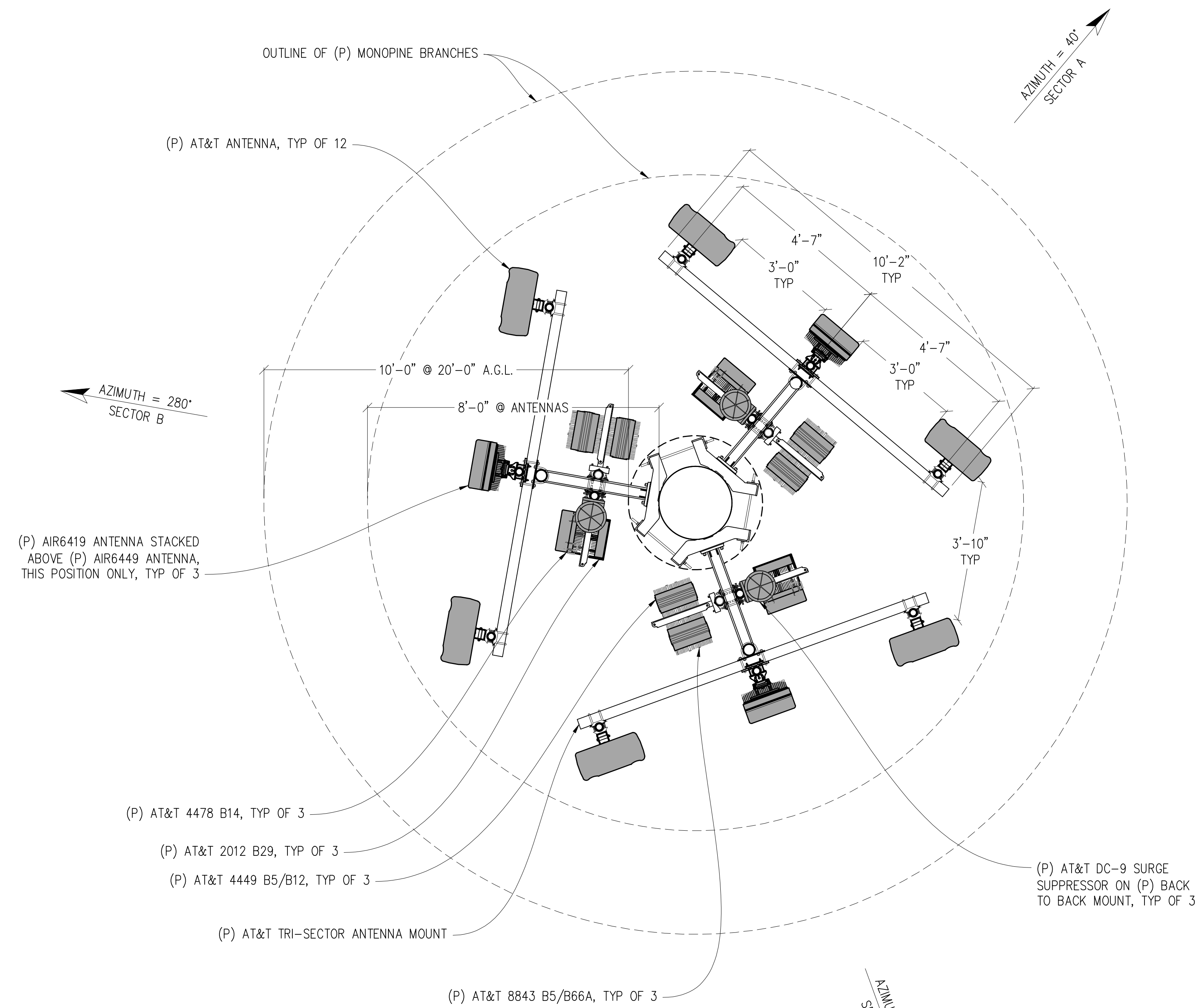


EQUIPMENT PLAN

(P) RF SCHEDULE											
SECTOR	ANTENNA MODEL NO.	AZIMUTH	CENTERLINE	RRU NO'S & MODEL #	# OF DC POWER CABLES	# OF FIBER CABLES	LENGTH OF CABLES	SURGE SUPPRESSOR	NO. OF DIPLEXERS	NO. OF COMBINERS	
ALPHA	A1	40°	±96'-0"	(1) 4449 B5/B12, (1) 8843 B2/B66A	3	1	±175'	(1) DC9	0	0	
	A2	40°	±93'-3" & ±98'-8"	-	2	SHARED	-	SHARED	0	0	
	A3	40°	±96'-0"	(1) 4478 B14, (1) 2012 B29	3	SHARED	-	SHARED	0	0	
	A4	-	-	-	-	-	-	-	0	0	
BETA	B1	280°	±96'-0"	(1) 4449 B5/B12, (1) 8843 B2/B66A	3	1	±175'	(1) DC9	0	0	
	B2	280°	±93'-3" & ±98'-8"	-	2	SHARED	-	SHARED	0	0	
	B3	280°	±96'-0"	(1) 4478 B14, (1) 2012 B29	3	SHARED	-	SHARED	0	0	
	B4	-	-	-	-	-	-	-	0	0	
GAMMA	C1	160°	±96'-0"	(1) 4449 B5/B12, (1) 8843 B2/B66A	3	1	±175'	(1) DC9	0	0	
	C2	160°	±93'-3" & ±98'-8"	-	2	SHARED	-	SHARED	0	0	
	C3	160°	±96'-0"	(1) 4478 B14, (1) 2012 B29	3	SHARED	-	SHARED	0	0	
	C4	-	-	-	-	-	-	-	0	0	

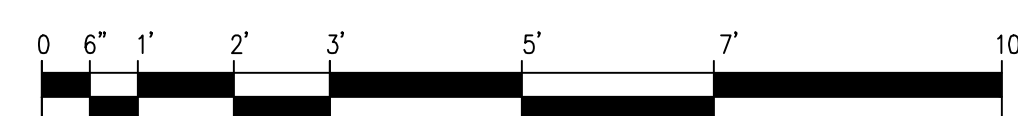
RFDS DATE	03/01/23
RFDS REV	4.00

NOTE:
 1. ANTENNA POSITIONS ARE LEFT TO RIGHT FROM FRONT OF ANTENNA.
 2. EQUIPMENT IS PRELIMINARY & SUBJECT TO CHANGE.
 3. SEE SHEET A-4.1 FOR ANTENNA & RADIO DETAILS.



ANTENNA PLAN

1/2" = 1'-0"



NOTES:

- ALL (P) ANTENNAS, ANTENNA MOUNTS, ANTENNA EQUIPMENT, & EXPOSED CABLES TO BE PAINTED TO MATCH (P) MONOPINE & BE FULLY WITHIN MONOPINE BRANCH RADIUS.
- ALL (P) ANTENNAS TO BE COVERED IN MONOPINE SOCKS OR RF APPROVED FILM.

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ISSUE STATUS			
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3	08/16/22	CLIENT REV	T.S.
2	08/03/22	ZD 100%	S.V.
1	08/03/22	CLIENT REV	T.S.
0	06/30/22	ZD 90%	

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SHEET TITLE:
ANTENNA PLAN

SHEET NUMBER:
A-2.1

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1	08/03/22	CLIENT REV	T.S.
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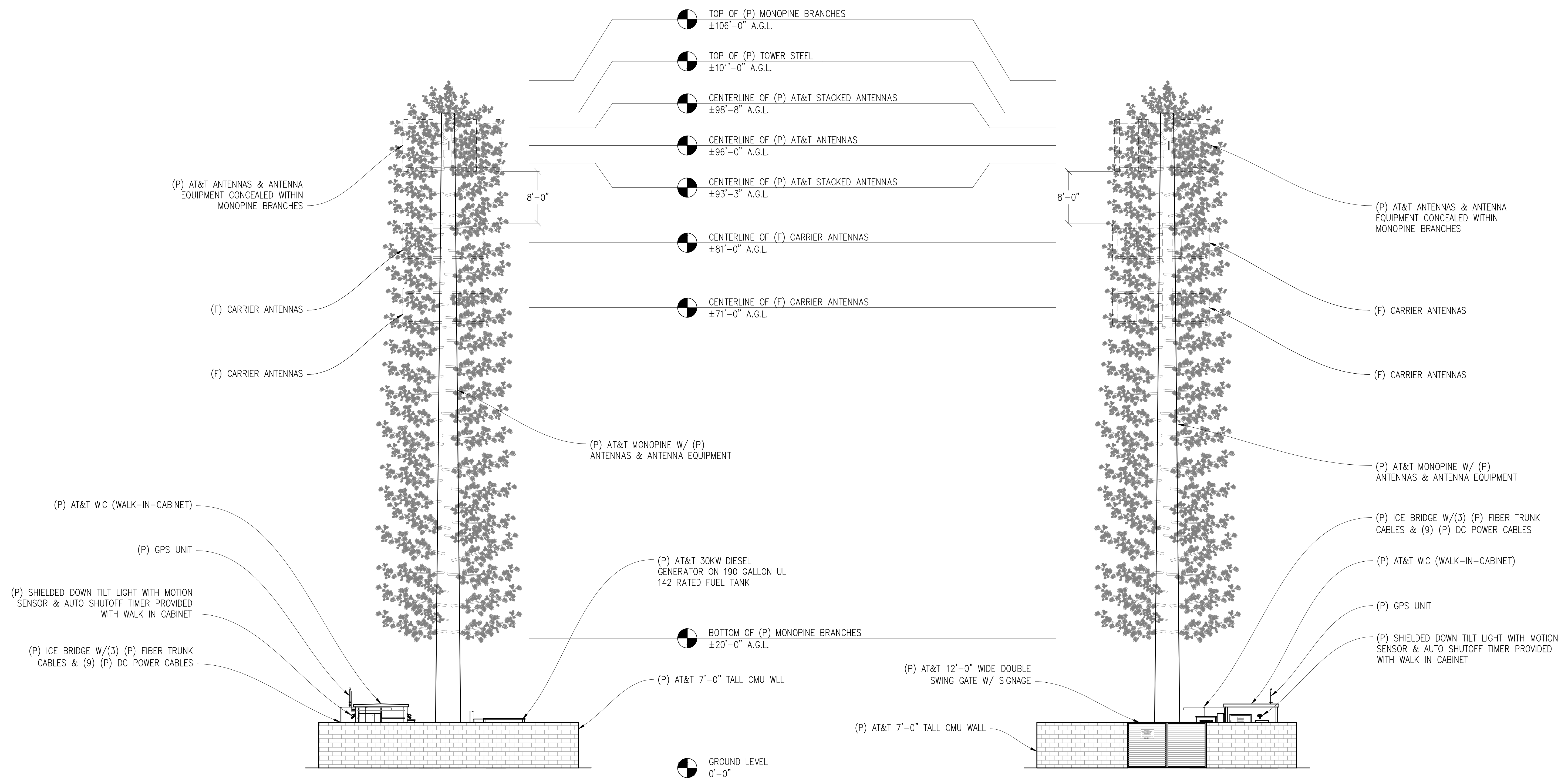


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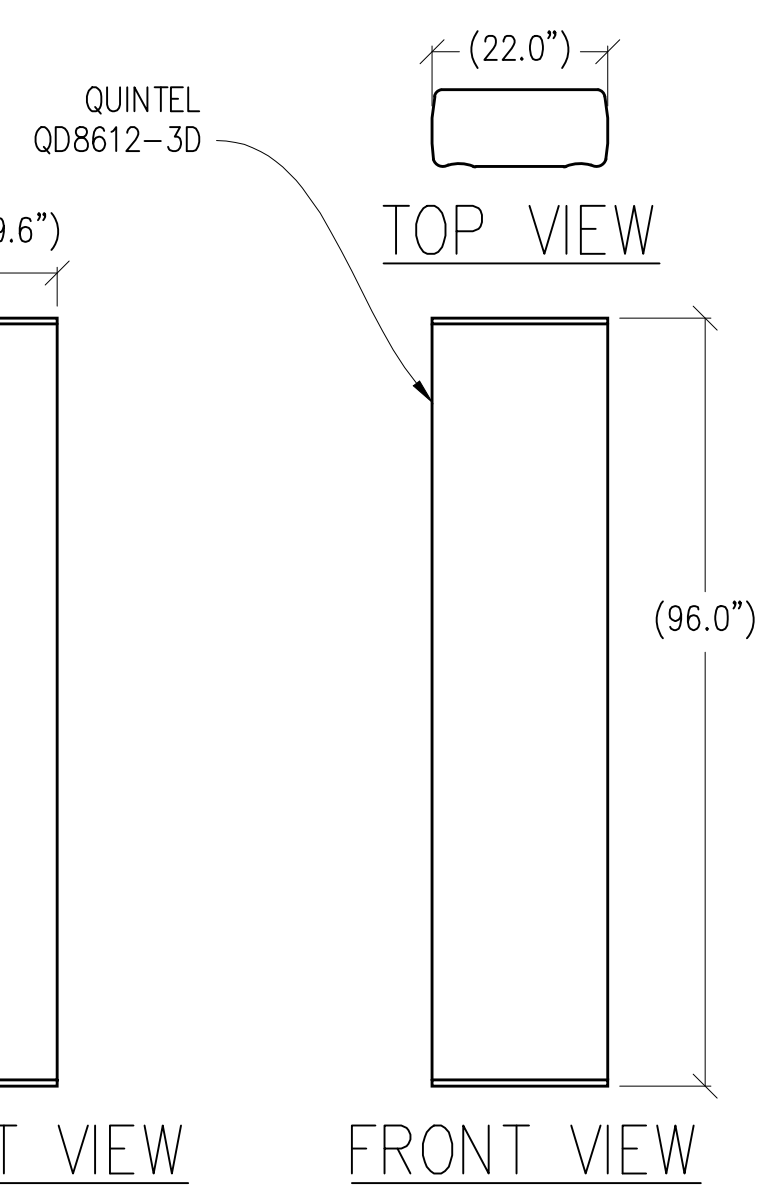
SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A-3.1

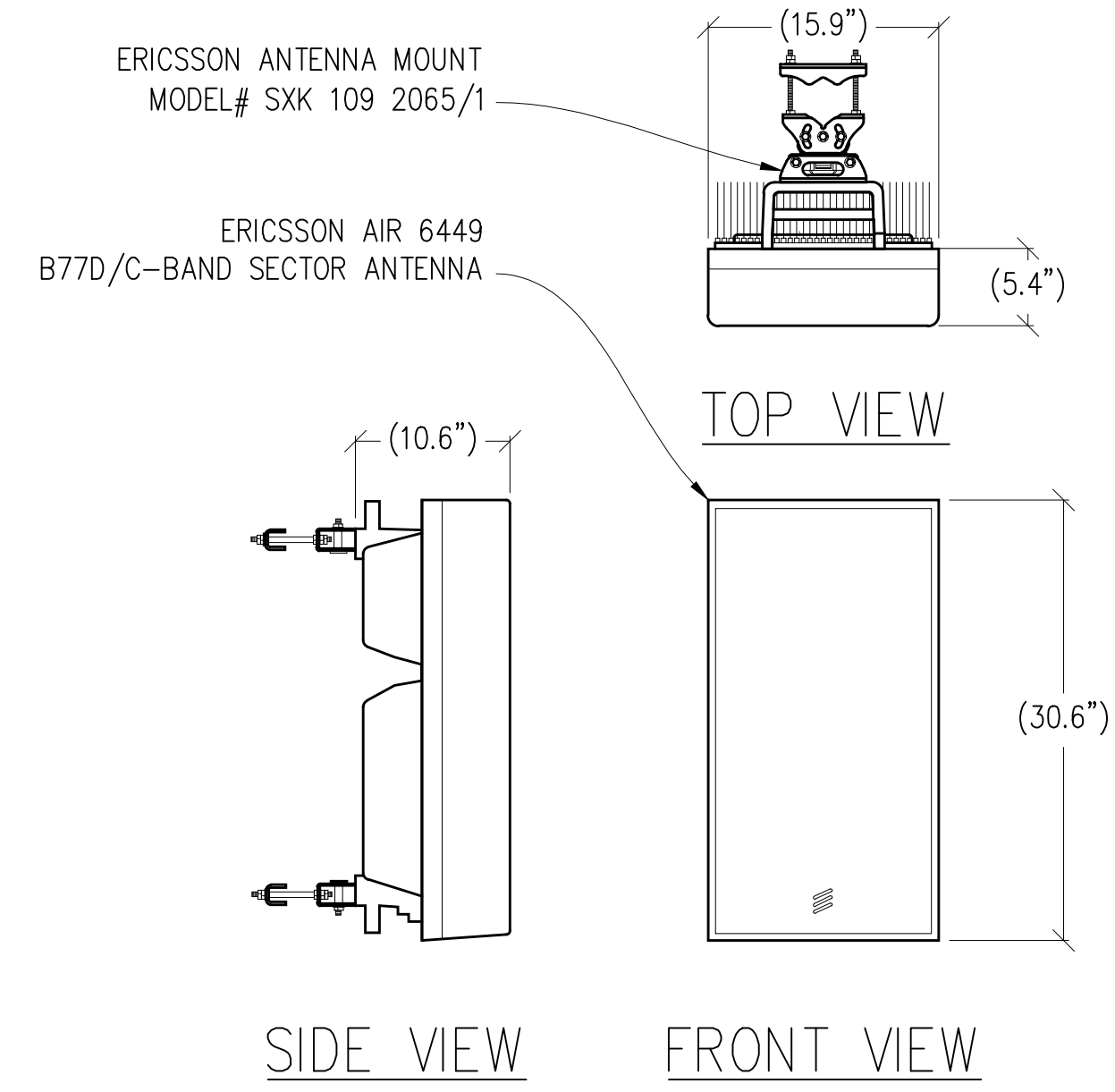


SOUTHWEST ELEVATION
 1/8"=1'-0"

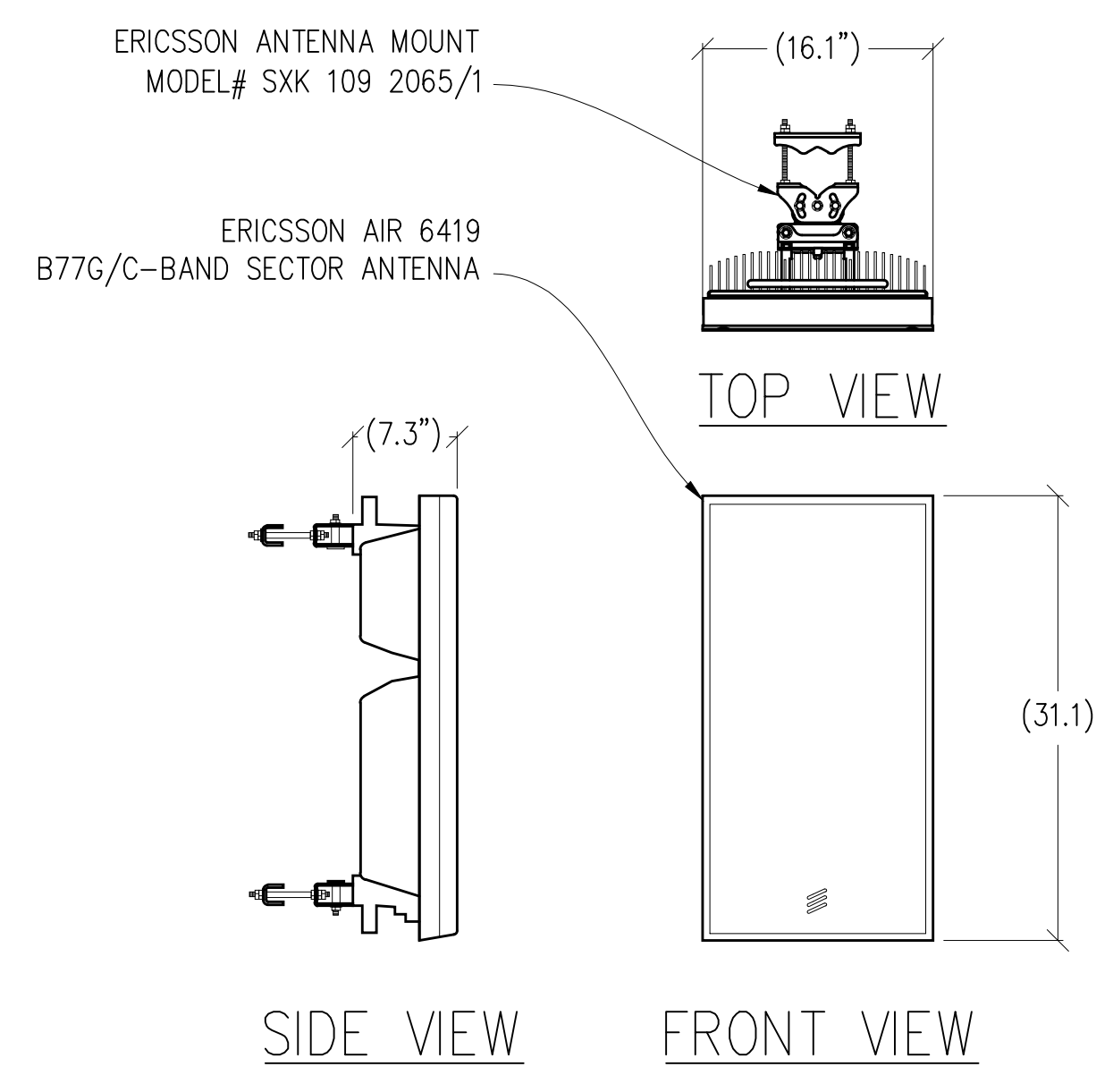
SOUTHEAST ELEVATION
 1/8"=1'-0"



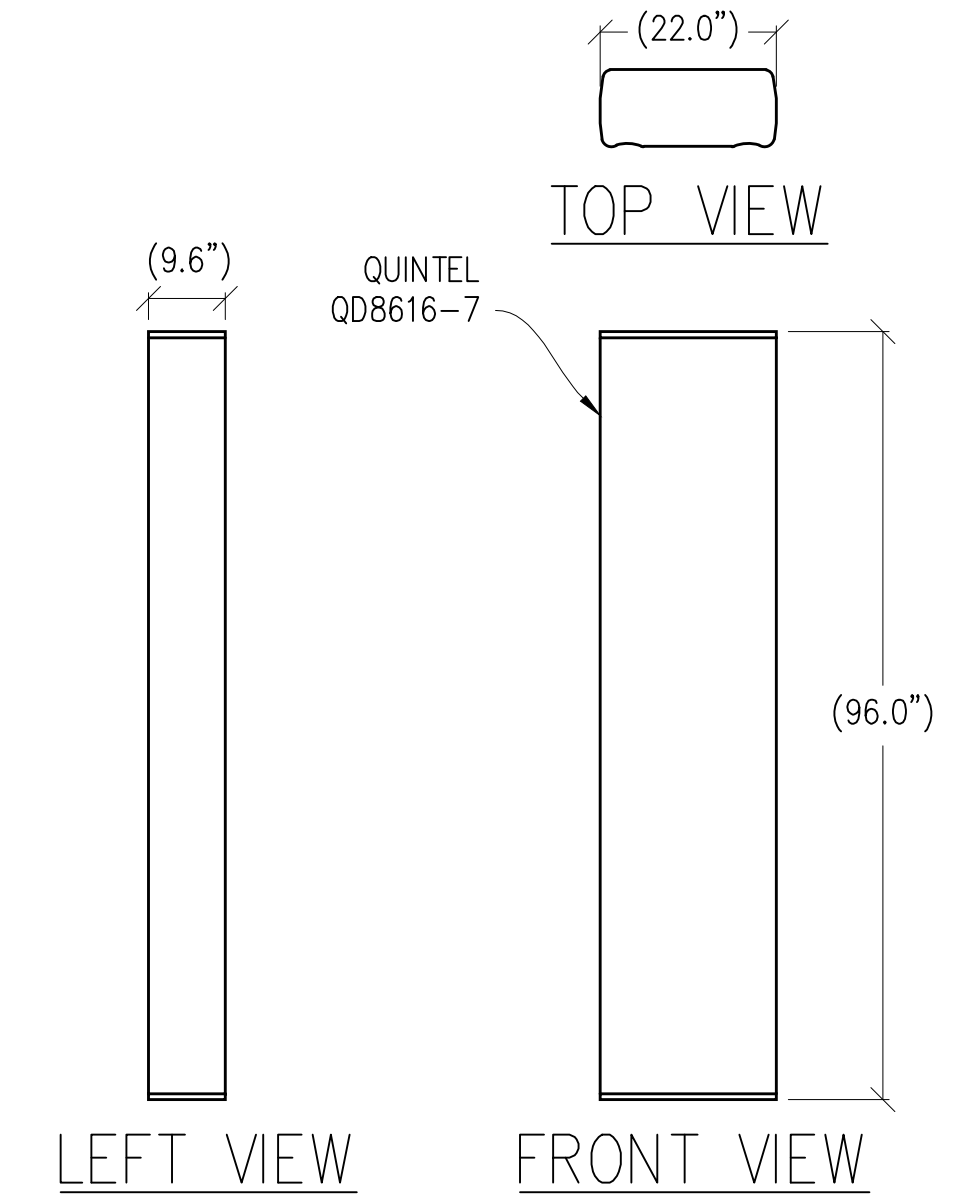
1 ANTENNA DETAIL
1/2"=1'-0" MAX WEIGHT: 137 LBS



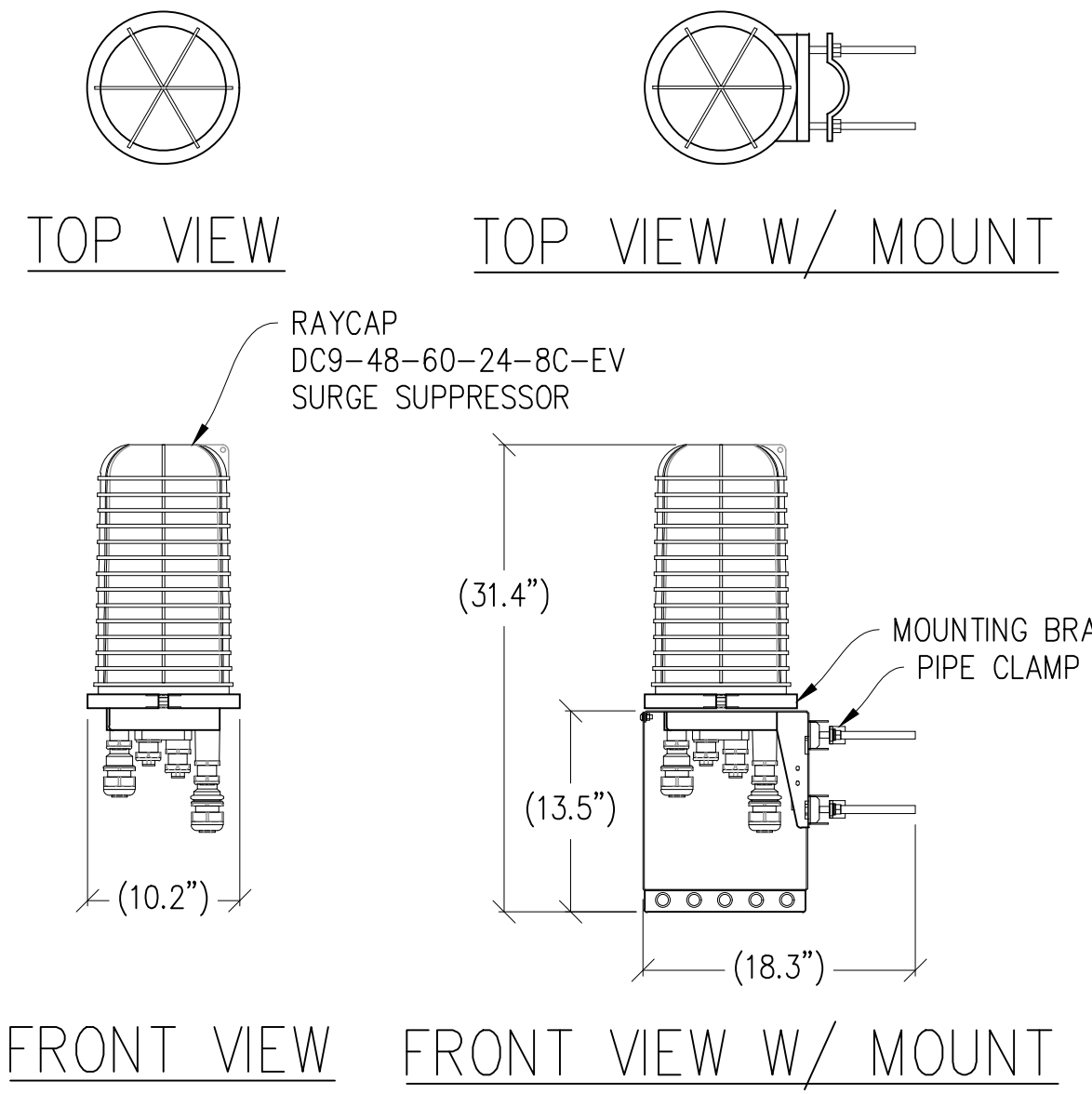
2 ANTENNA DETAIL
1"=1'-0" MAX WEIGHT: 88 LBS



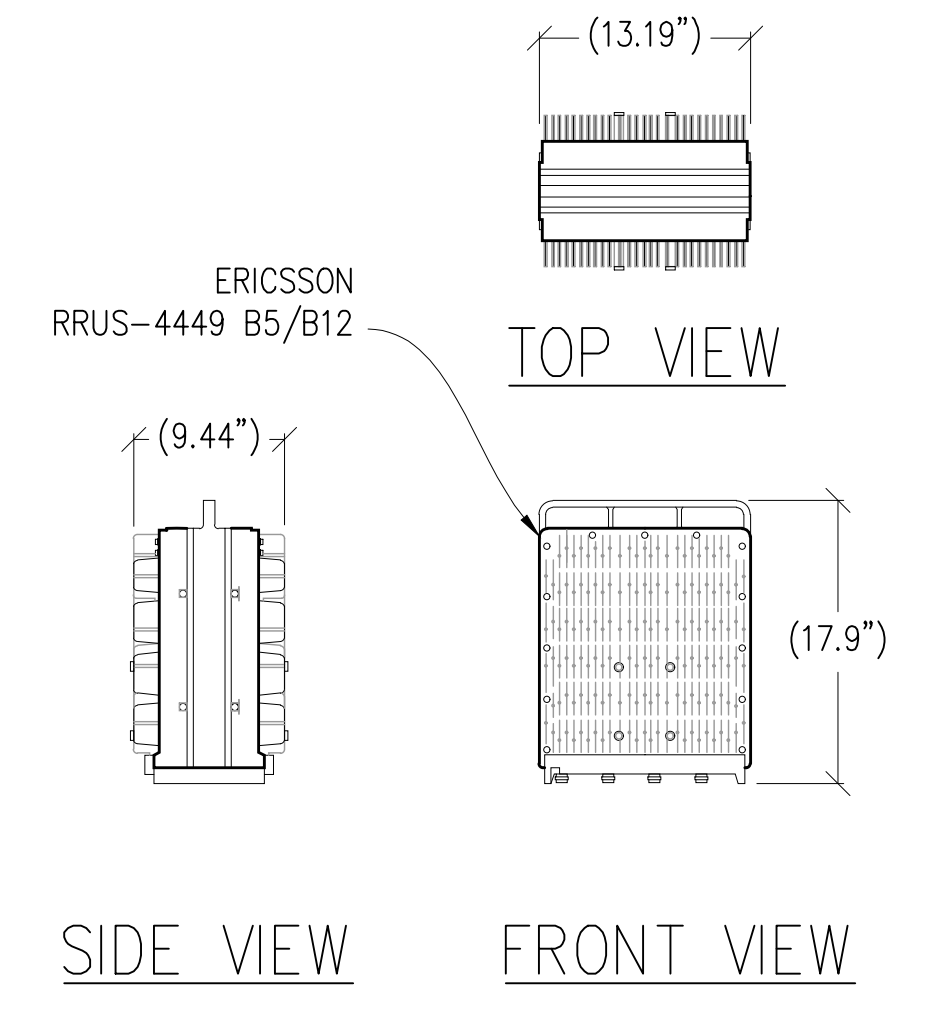
3 ANTENNA DETAIL
1"=1'-0" MAX WEIGHT: 55.4 LBS



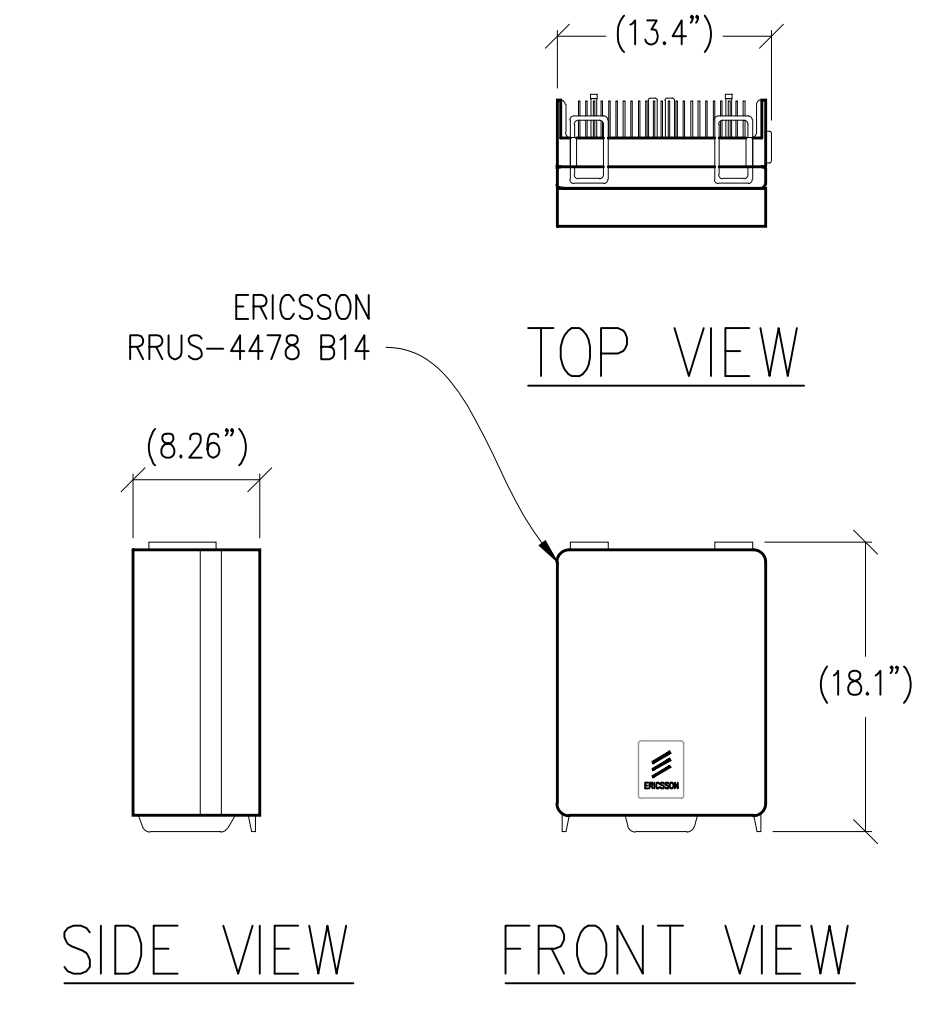
4 ANTENNA DETAIL
1/2"=1'-0" MAX WEIGHT: 132 LBS



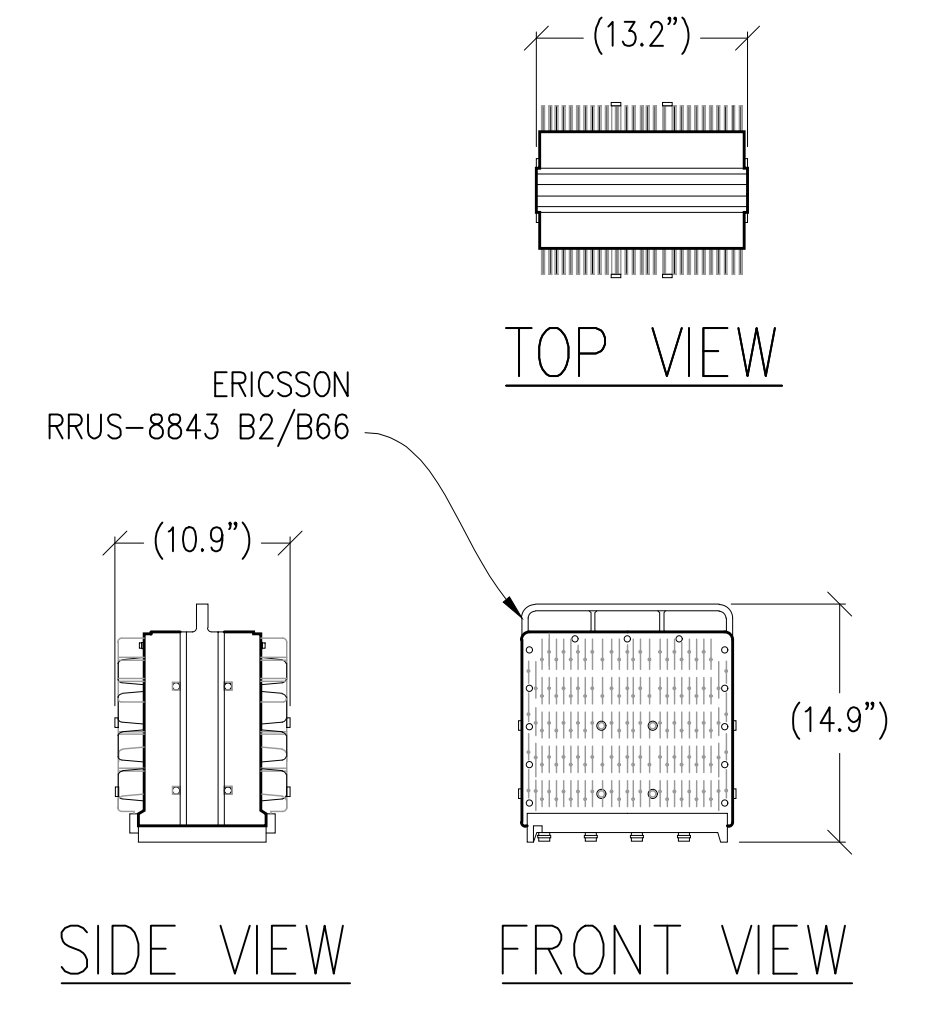
5 SURGE SUPPRESSOR DETAIL
1"=1'-0" MAX WEIGHT = 26.2 LBS



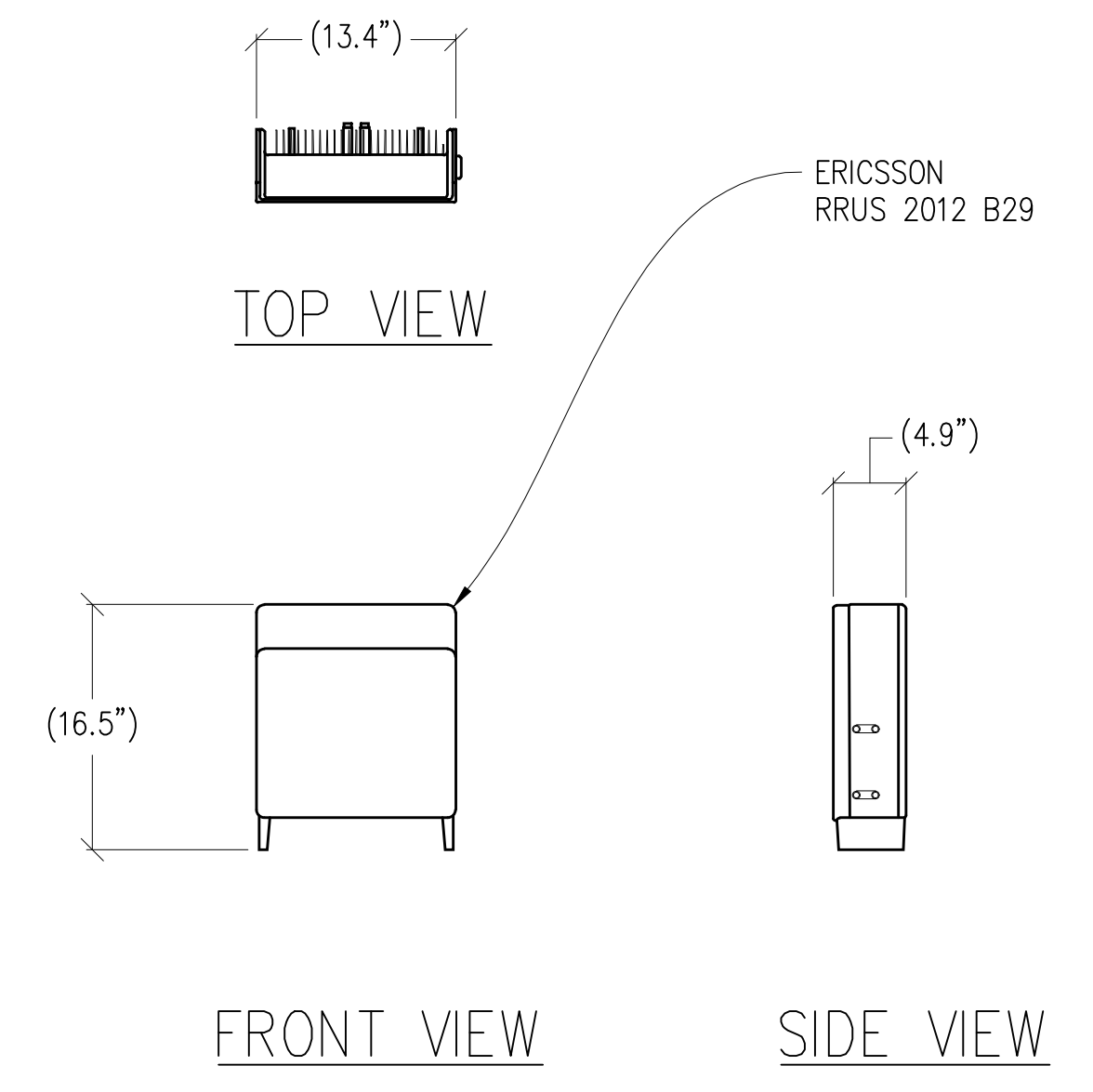
6 RRUS-4449 B5/B12 DETAIL
1"=1'-0" MAX WEIGHT: 71 LBS



7 RRUS-4478 B14 DETAIL
1"=1'-0" MAX WEIGHT: 59.4 LBS



8 RRUS-8843 B2/B66 DETAIL
1"=1'-0" MAX WEIGHT: 75 LBS



9 RRUS-2012 B29 DETAIL
1"=1'-0" MAX WEIGHT: 46 LBS

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APPROVED BY: -

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1	08/03/22	CLIENT REV	T.S.
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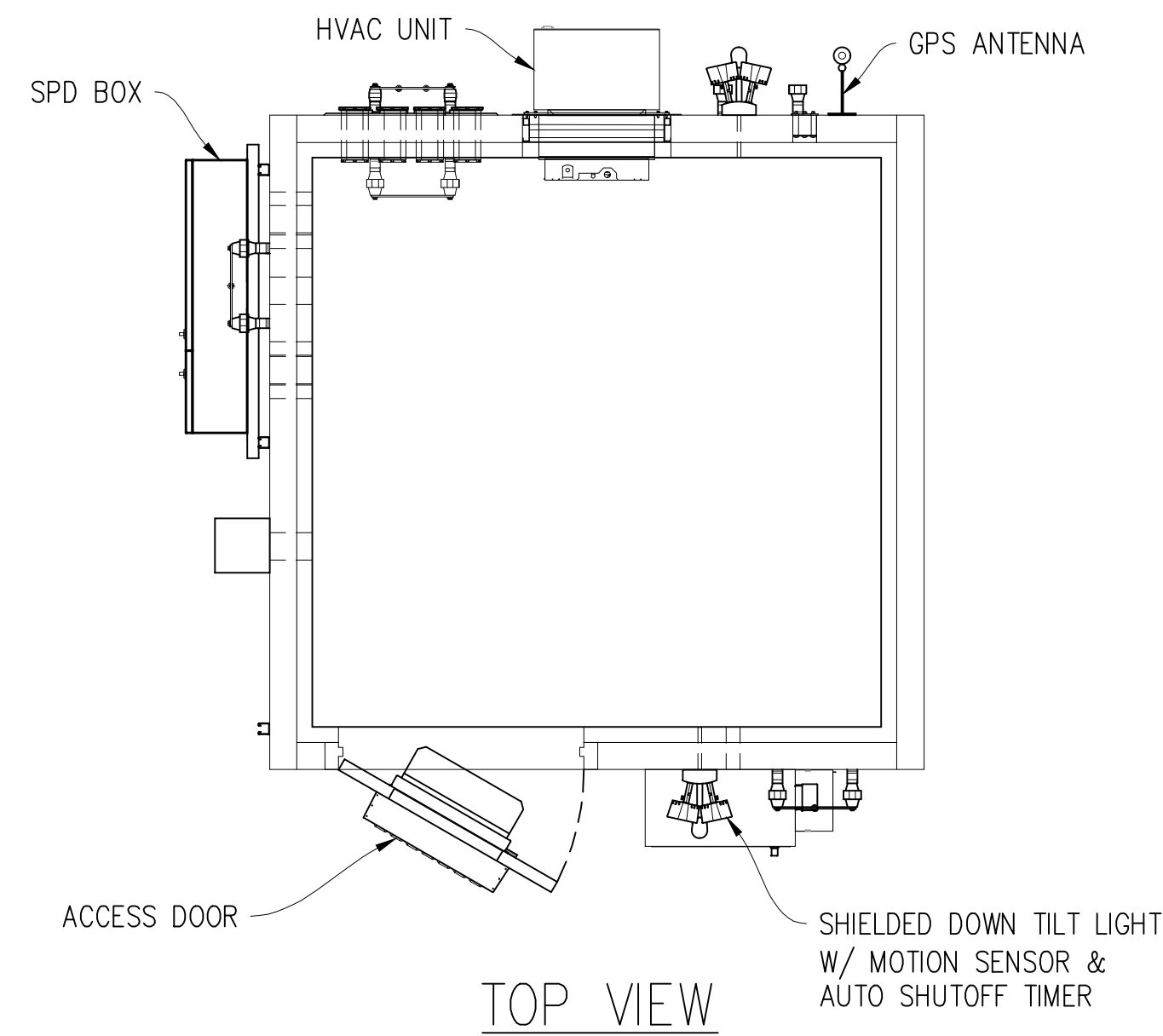
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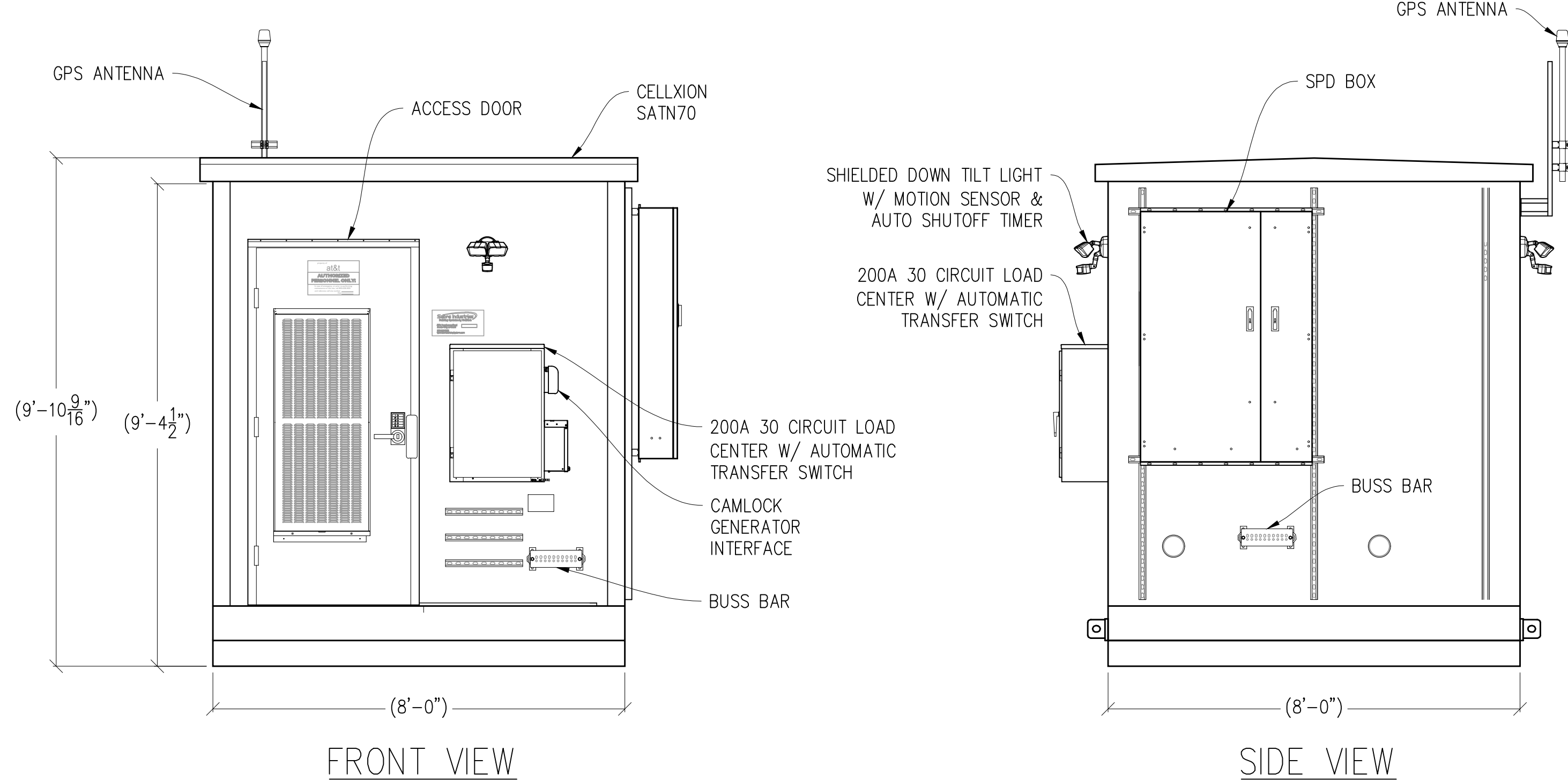
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ANTENNA
DETAILS

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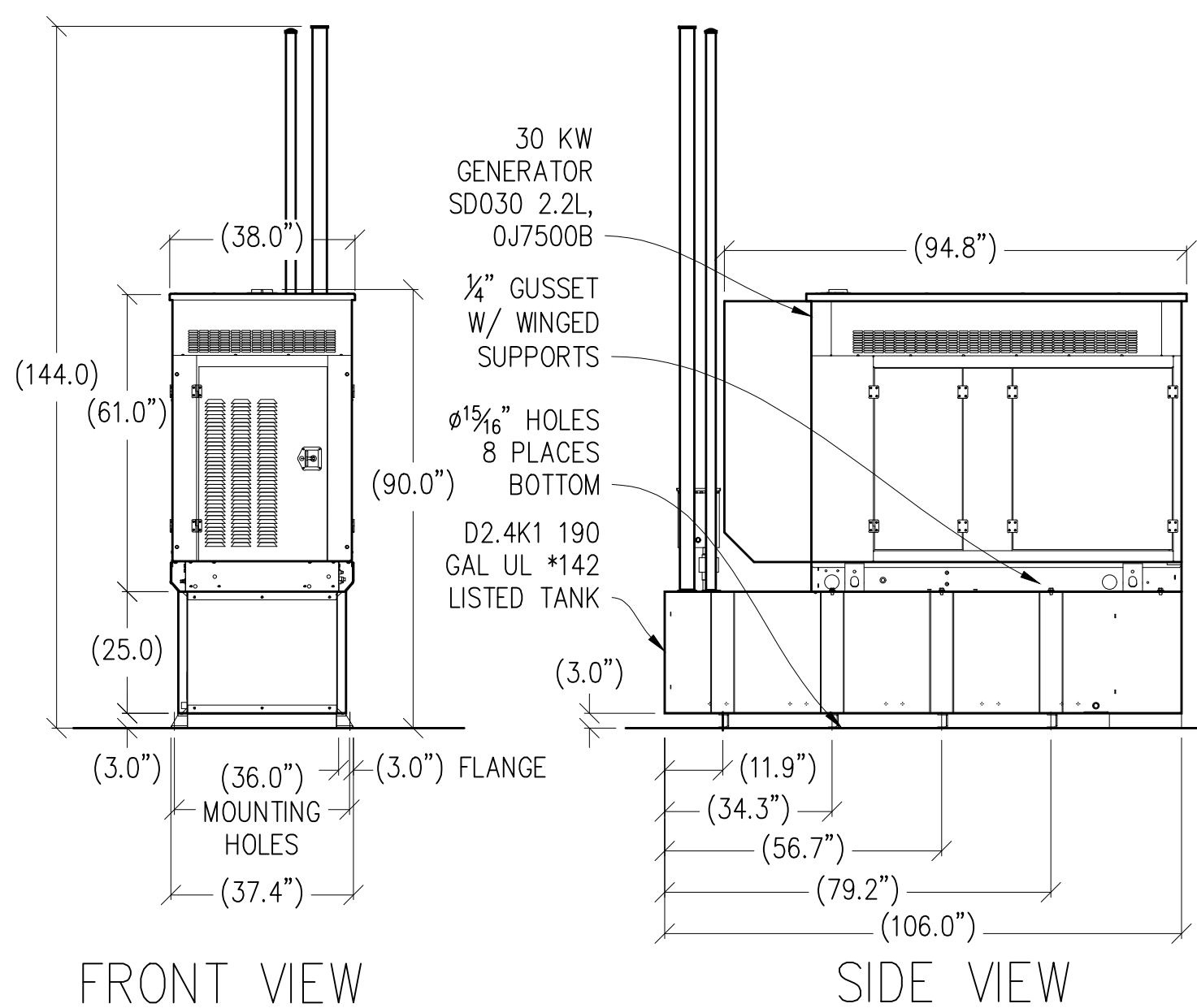
TOP VIEW



FRONT VIEW

SIDE VIEW

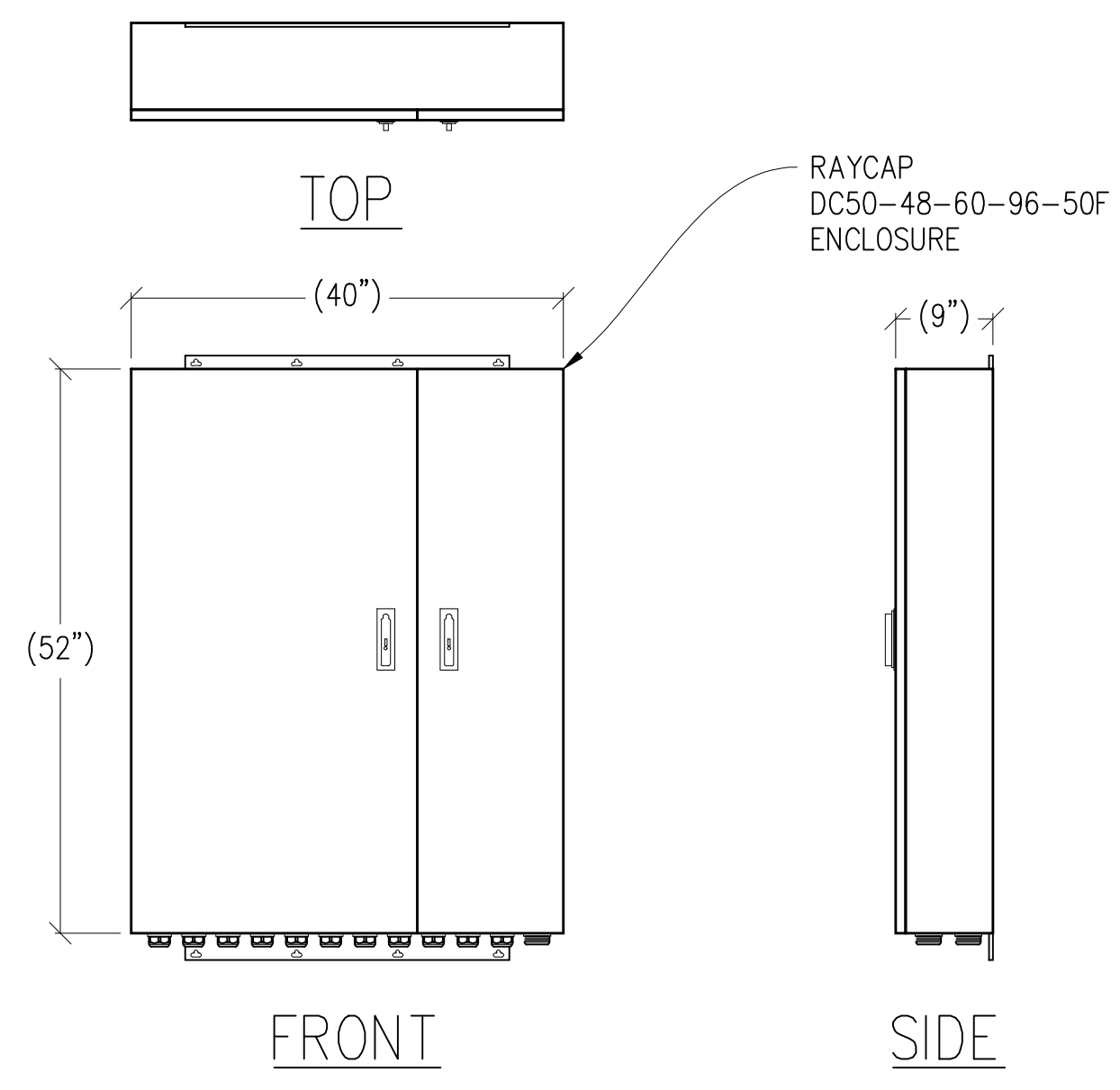
1 WIC CABINET DETAIL
1/2"=1'-0"



FRONT VIEW

SIDE VIEW

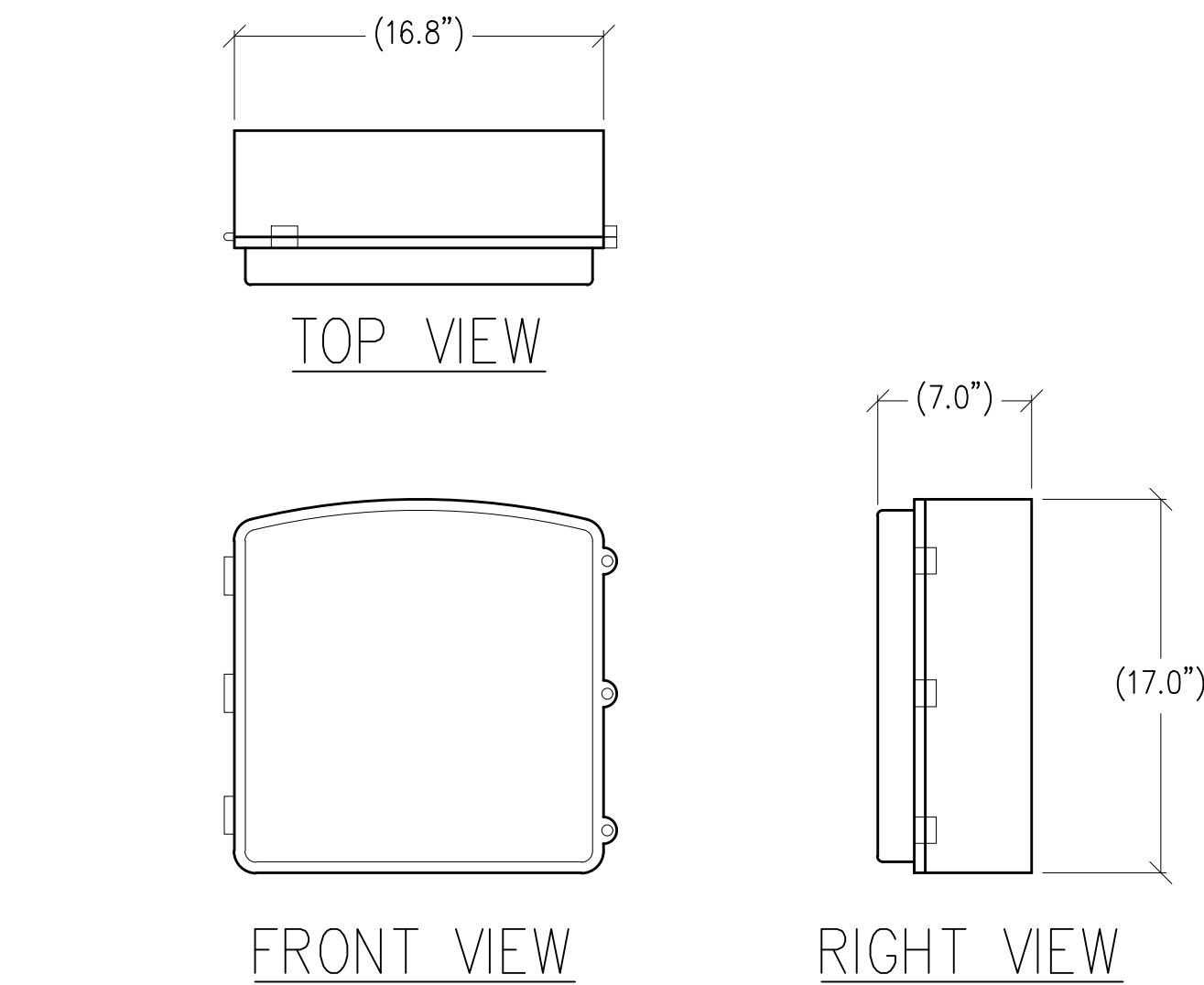
4 30KW GENERATOR DETAIL
3/8"=1'-0" MAX FULL WEIGHT: 4,465 LBS



FRONT

SIDE

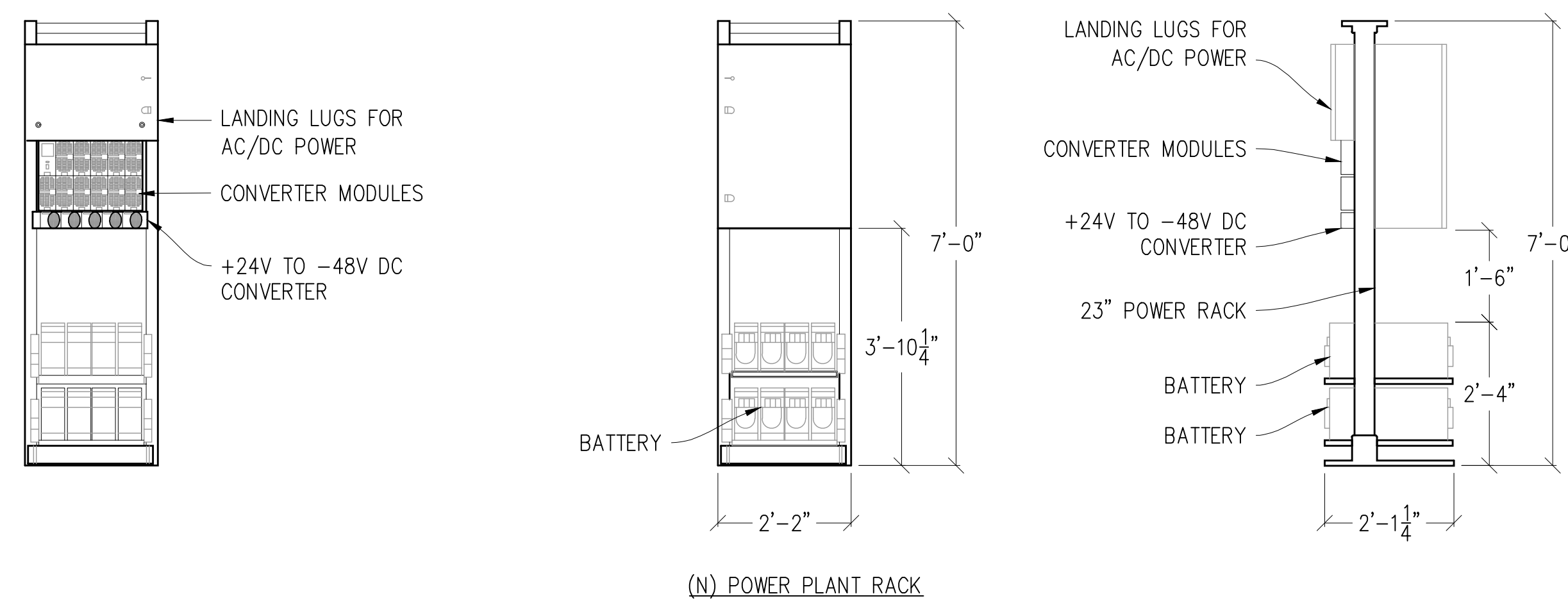
5 RAYCAP DC50 DETAIL
3/4"=1'-0" MAX WEIGHT: 165 LBS



FRONT VIEW

RIGHT VIEW

6 CN 3931 DETAIL
1 1/2"=1'-0" MAX WEIGHT: 28.6 LBS

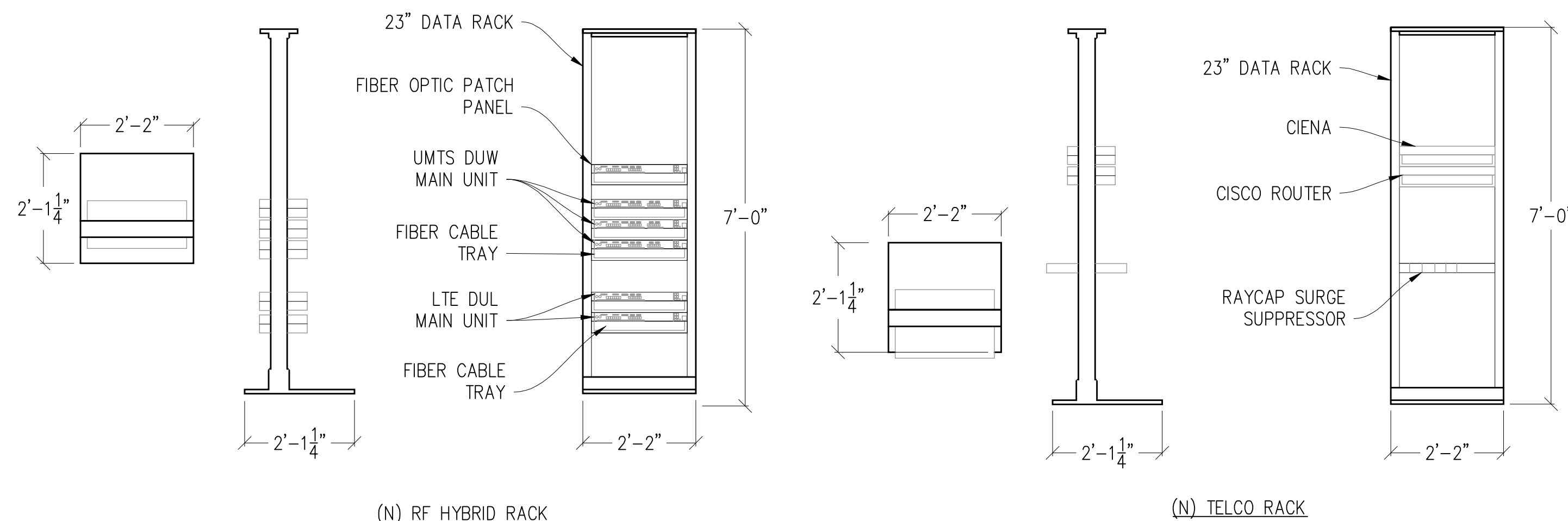


(N) POWER PLANT RACK

(N) TELCO RACK

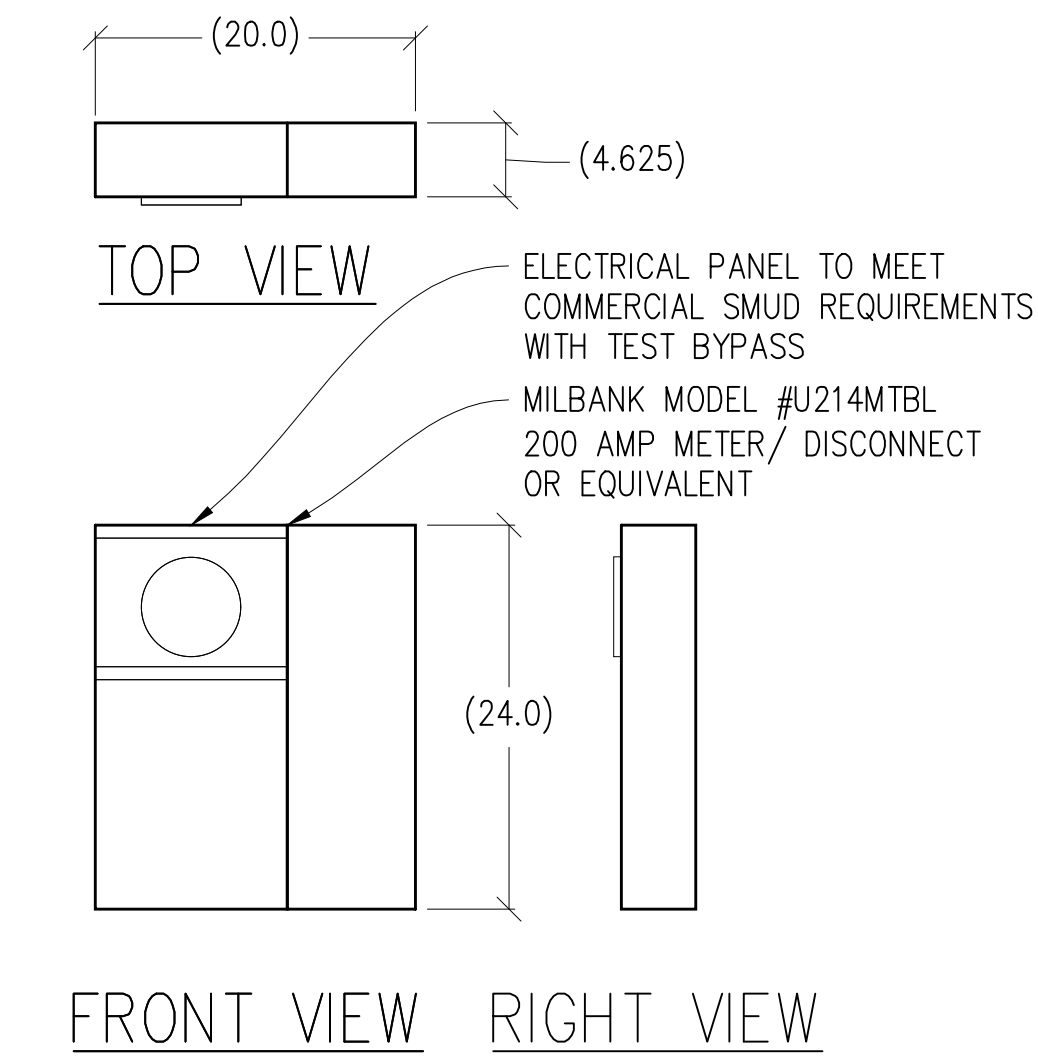
2 POWER PLANT RACK
1/2"=1'

3 INTERIOR LTE & UMTS RACKS
1/2"=1'



(N) RF HYBRID RACK

(N) TELCO RACK



FRONT VIEW

RIGHT VIEW

7 METER DETAIL
1/2"=1'-0"

Issued For:
CVL04309
SINGH S.
CORRAL
HOLLOW RD.
29998 S. CORRAL HOLLOW RD.
TRACY, CA 95377

PREPARED FOR
at&t
5001 Executive Parkway
San Ramon, California 94583

Vendor:
QUALTEK
WIRELESS

AT&T SITE NO: CVL04309
PROJECT NO: -
DRAWN BY: -
CHECKED BY: -
APPROVED BY: -

ISSUE STATUS				
REV	DATE	DESCRIPTION	CAD	
7	03/06/23	CLIENT REV	D.H.	
6	02/16/23	CLIENT REV	A.A.	
5	11/28/22	CLIENT REV	D.H.	
4	09/07/22	CLIENT REV	C.C.	
3	08/16/22	CLIENT REV	T.S.	
2	08/03/22	ZD 100%	S.V.	
1	08/03/22	CLIENT REV	T.S.	
0	06/30/22	ZD 90%		

Licensee:
PRELIMINARY:
NOT FOR
CONSTRUCTION
KEVIN R. SORENSEN
S4469


IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

ENGINEER:
Streamline Engineering
AMERICAN INDEPENDENT
8445 Sierra College Blvd, Suite E Granite Bay, CA 95746
Contact: Kevin Sorenson Phone: 916-860-1930
E-Mail: kevin@streamlineeng.com Fax: 916-860-1941
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SHEET TITLE:
CONSTRUCTION
DETAILS

SHEET NUMBER:
A-4.2

Issued For:
CVL04309
SINGH S.
CORRAL
HOLLOW RD.
 29998 S. CORRAL HOLLOW RD.
 TRACY, CA 95377

PREPARED FOR

 5001 Executive Parkway
 San Ramon, California 94583

Vendor:


AT&T SITE NO: CVL04309
 PROJECT NO: -
 DRAWN BY: -
 CHECKED BY: -
 APPROVED BY: -

ISSUE STATUS

REV	DATE	DESCRIPTION	CAD
7	03/06/23	CLIENT REV	D.H.
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1	08/03/22	CLIENT REV	T.S.
0	06/30/22	ZD 90%	

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PRELIMINARY:
NOT FOR
CONSTRUCTION
 KEVIN R. SORENSEN
 S4469

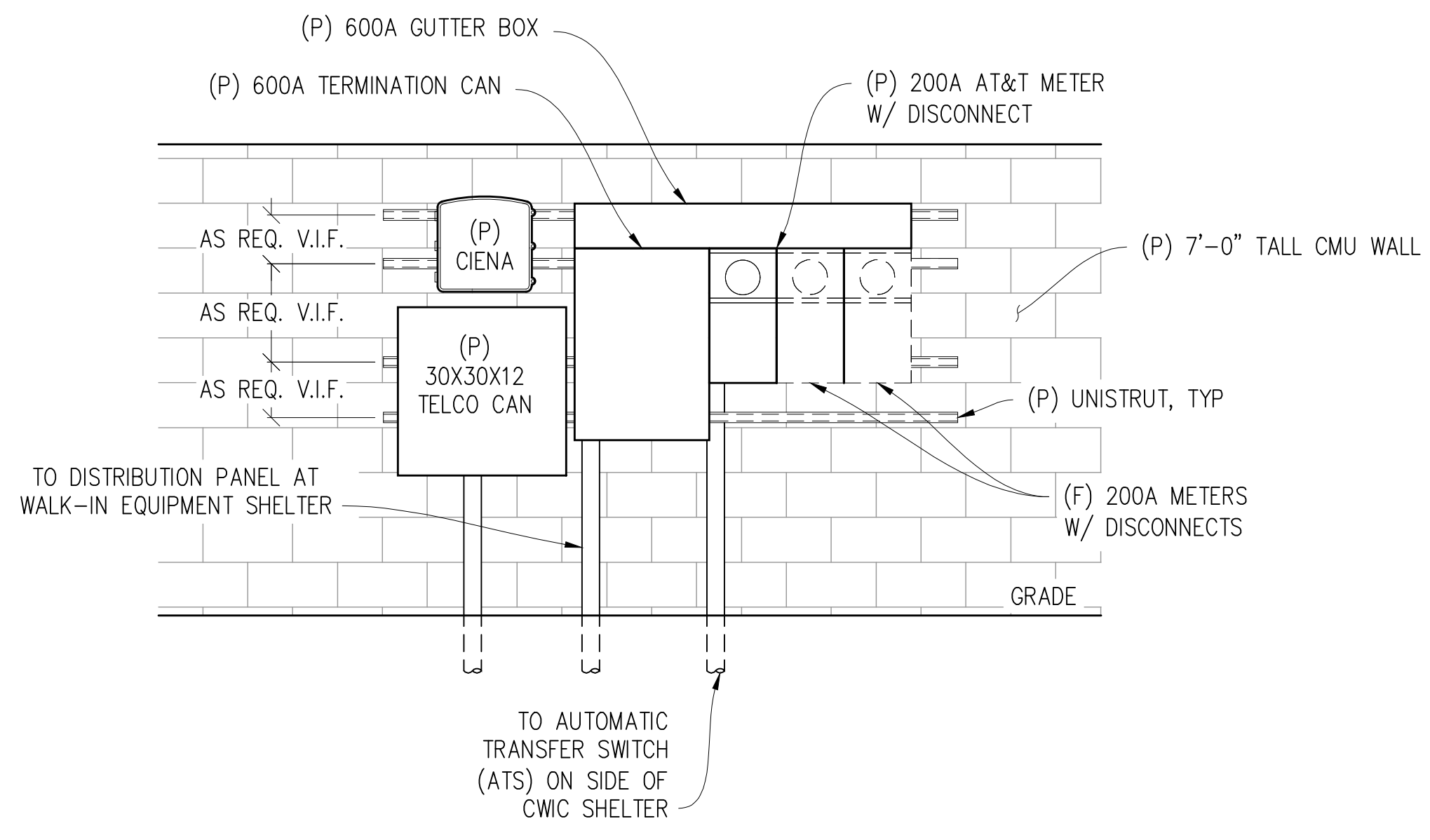
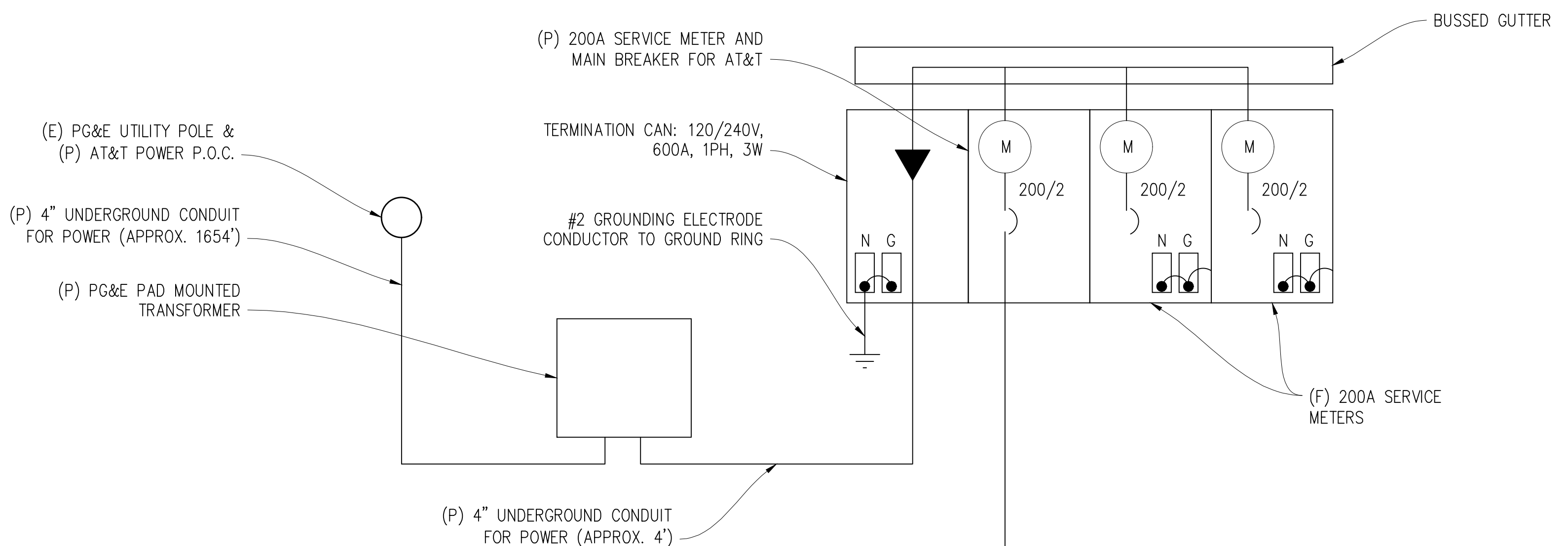
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ENGINEER:

 8445 Sierra College Blvd, Suite E, Granite Bay, CA 95746
 Contact: Kevin Sorenson Phone: 916-660-1930
 E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

SHEET TITLE:
ELECTRICAL PLAN

SHEET NUMBER:
E-1.1



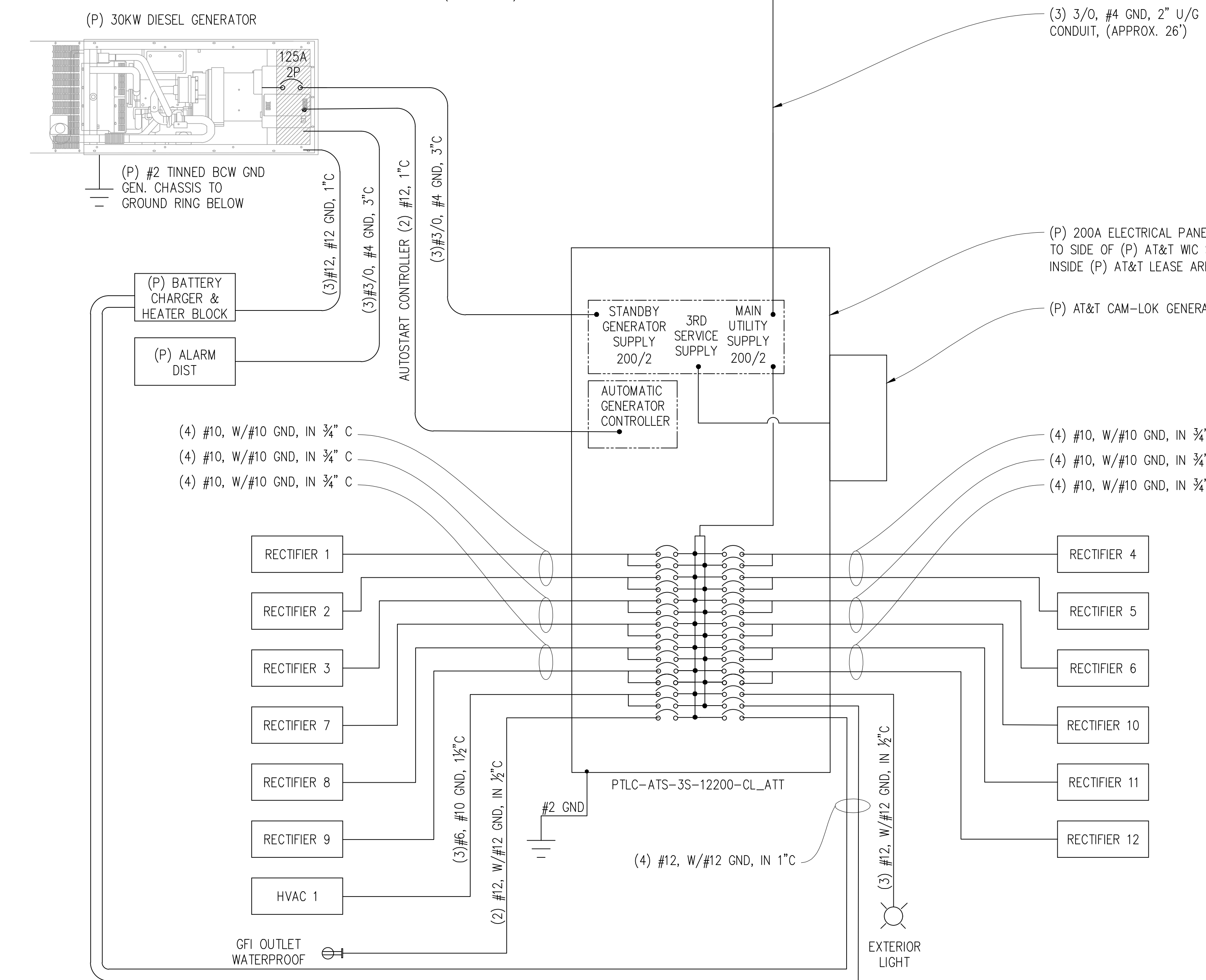
1 UTILITY ELEVATION
 1/2" = 1'-0"

ELECTRICAL LEGEND

- (MI) MECHANICAL INTERLOCK
- (M) METER
- (C) CIRCUIT BREAKER
- (SG) SERVICE GROUND
- (W) WIRED CONNECTION
- (TS) TIMER SWITCH, WATERPROOF
- (OL) OUTDOOR LIGHT
- (GFI) GFI OUTLET, WATERPROOF

PANEL SCHEDULE

NAMEPLATE : PANEL A		SC LEVEL : 22,000				VOLTS: 120V/240V, 1Ø			
LOCATION : OUTSIDE						BUS AMPS: 200A			
MOUNTING : WALL						MAIN CB: 200A			
ØA	ØB	LOAD DESCRIPTION	BKR AMP/POLE	CIRCUIT NO	BKR AMP/POLE	LOAD DESCRIPTION	LOAD VA	ØA	ØB
1320		RECTIFIER 1	30/2	1 2	30/2	RECTIFIER 4	1320		
	1320	" "	-	3 4	-	" "		1320	1320
1320		RECTIFIER 2	30/2	5 6	30/2	RECTIFIER 5	1320		
	1320	" "	-	7 8	-	" "		1320	1320
1320		RECTIFIER 3	30/2	9 10	30/2	RECTIFIER 6	1320		
	1320	" "	-	11 12	-	" "		1320	1320
1320		RECTIFIER 7	30/2	13 14	30/2	RECTIFIER 10	1320		
	1320	" "	-	15 16	-	" "		1320	1320
1320		RECTIFIER 8	30/2	17 18	30/2	RECTIFIER 11	1320		
	1320	" "	-	19 20	-	" "		1320	1320
1320		RECTIFIER 9	30/2	21 22	30/2	RECTIFIER 12	1320		
	1320	" "	-	23 24	-	" "		1320	1320
1600		HVAC 1	25/2	25 26	20/1	EXTERIOR LIGHT/DUPLEX RCPT	300		
	1600	" "	-	27 28	20/1	BATTERY CHARGER BLOCK			1000
180		RECEPTACLE	20/1	29 30	20/1	BATTERY HEATER BLOCK	250		
9700	9520	PHASE TOTALS				PHASE TOTALS	8470		7920
TOTAL VA =	35610				TOTAL AMPS =	148			



SINGLE LINE DIAGRAM

Issued For:
CVL04309
SINGH S.
CORRAL
HOLLOW RD.
 29998 S. CORRAL HOLLOW RD.
 TRACY, CA 95377

PREPARED FOR

 5001 Executive Parkway
 San Ramon, California 94583

Vendor:


AT&T SITE NO: CVL04309
 PROJECT NO: -
 DRAWN BY: -
 CHECKED BY: -
 APPROVED BY: -

ISSUE STATUS			
REV	DATE	DESCRIPTION	CAD
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Licensee:
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 KEVIN R. SORENSEN
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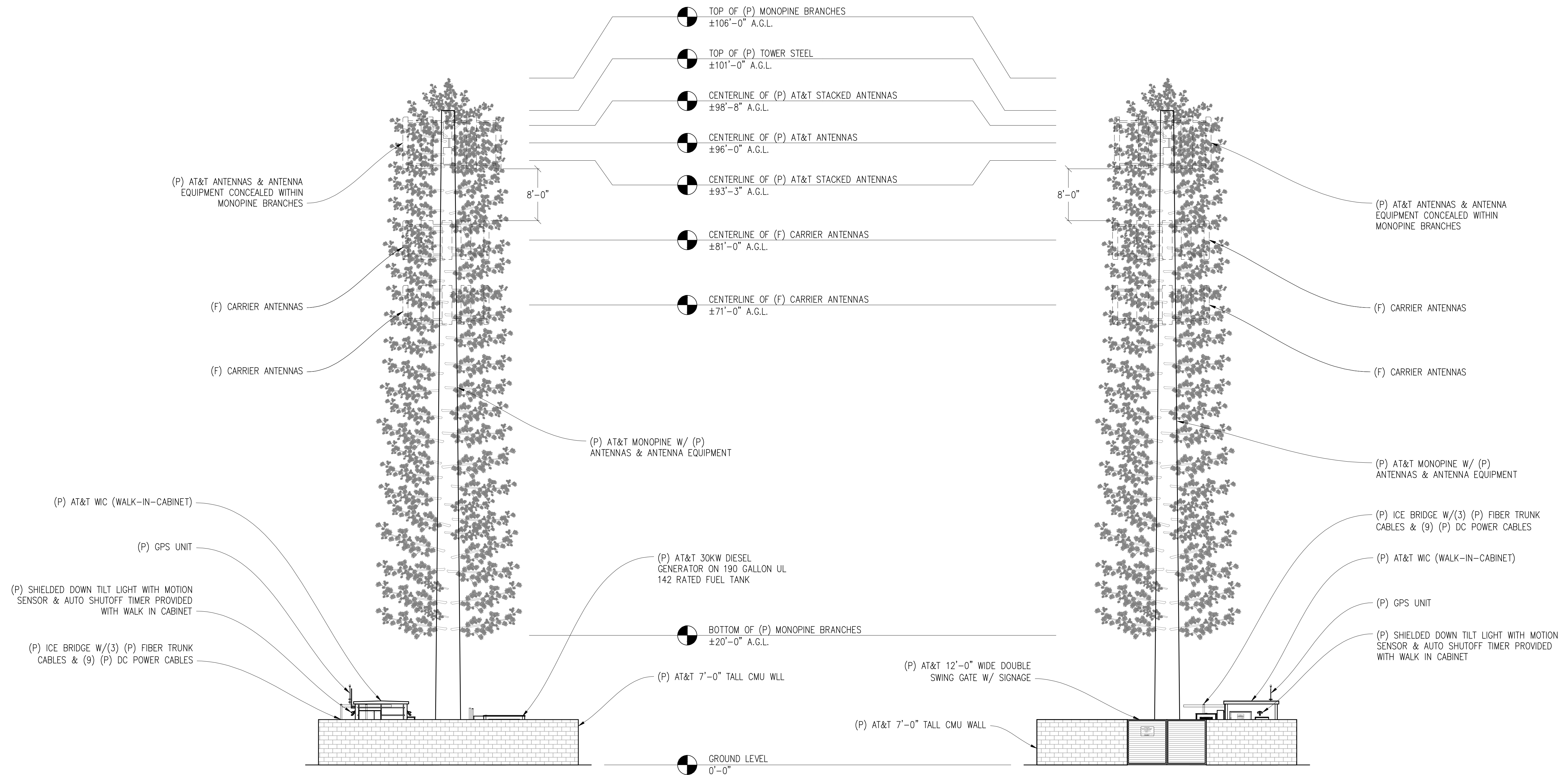
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SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A-3.1



SOUTHWEST ELEVATION
 1/8"=1'-0"

SOUTHEAST ELEVATION
 1/8"=1'-0"

RECEIVED

September 30, 2022

City of Tracy
Development Services

Attachment C

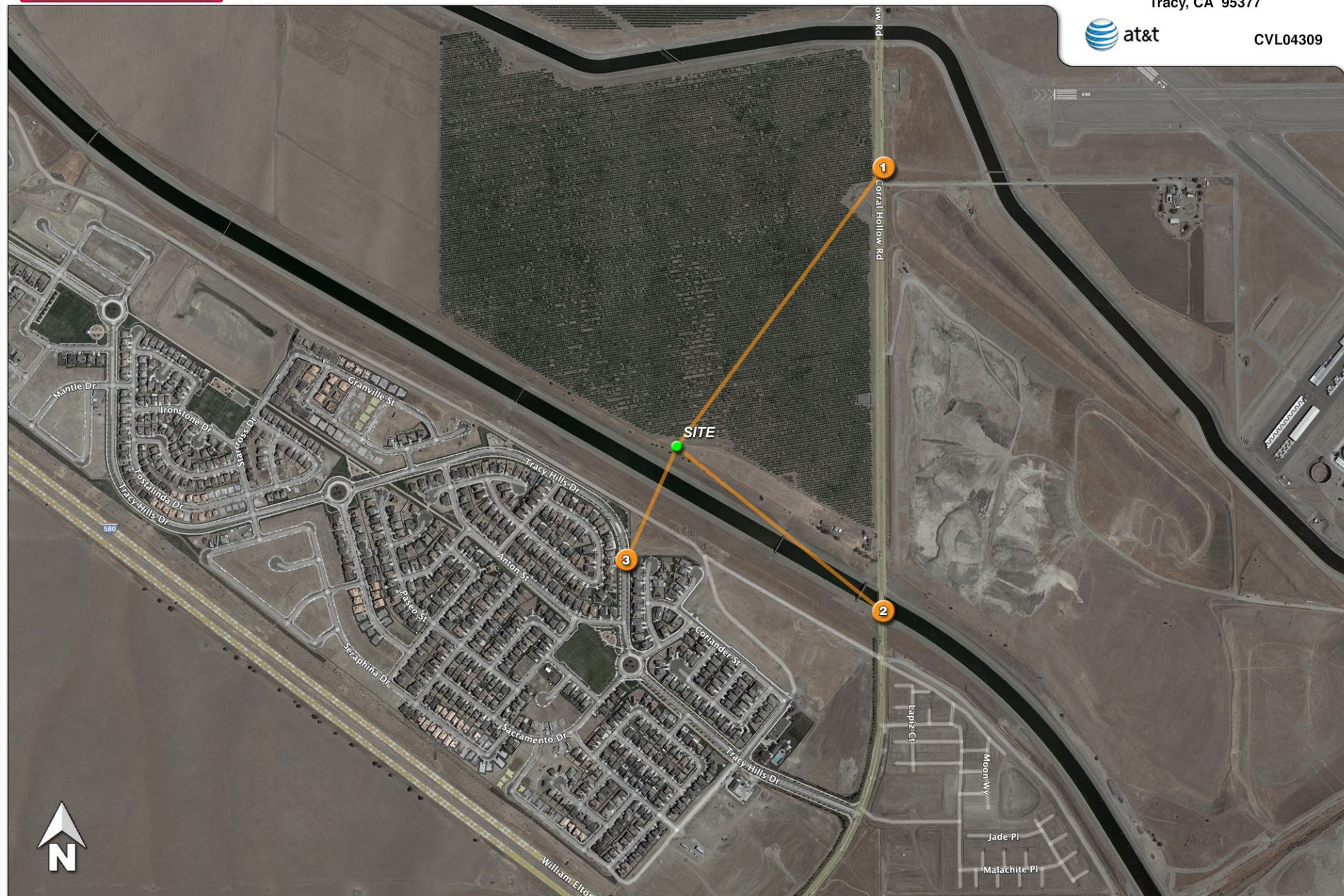
Singh S. Corral Hollow Rd

29998 S. Corral Hollow Road
Tracy, CA 95377



CVL04309

Aerial photograph showing the viewpoints for the photosimulations.



Attachment C

1

Stationary drone for height and placement



Existing

Photosimulation of the view looking southwest from Corral Hollow Road.

Singh S. Corral Hollow Rd

29998 S. Corral Hollow Road
Tracy, CA 95377



CVL04309

Proposed 125 ft monopine



Proposed

2

Attachment C

Stationary drone for height and placement



Existing

Singh S. Corral Hollow Rd
29998 S. Corral Hollow Road
Tracy, CA 95377

Photosimulation of the view looking northwest from Corral Hollow Road at the aquaduct crossing.



CVL04309

Proposed 125 ft monopine



Proposed

3

Attachment C

Stationary drone for height and placement



Existing

Singh S. Corral Hollow Rd

29998 S. Corral Hollow Road
Tracy, CA 95377

Photosimulation of the view looking northeast from Tracy Hills Drive, directly across the aquaduct.



CVL04309

Proposed

Proposed 125 ft monopine



APPROVED AS TO FORM AND LEGALITY

CITY ATTORNEY'S OFFICE

TRACY PLANNING COMMISSION

RESOLUTION NO. _____

- 1. DETERMINING THAT THIS PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT;**
- 2. GRANTING A CONDITIONAL USE PERMIT (CUP22-0014) FOR THE CONSTRUCTION OF A NEW TELECOMMUNICATION FACILITY IN THE FORM OF A TREE, KNOWN AS A MONOPINE, AT 29998 S. CORRAL HOLLOW ROAD (PROPERTY); AND**
- 3. APPROVING A DEVELOPMENT REVIEW PERMIT (D22-0040) FOR THE SITING AND DESIGN OF A MONOPINE AT THE PROPERTY**

WHEREAS, The applicant submitted a Development Review Permit and a Conditional Use Permit to construct a new telecommunication facility in the form of a Monopine on September 30, 2022 and November 28, 2022 respectively; and

WHEREAS, The subject site is designated Industrial in the Tracy General Plan and is zoned M1-TH Light Industrial in the Tracy Hills Specific Plan; and

WHEREAS, The proposal is classified as a major facility, according to Tracy Municipal Code (TMC), Chapter 10.25, Telecommunications Ordinance (Telecommunications Ordinance); and

WHEREAS, The Telecommunications Ordinance, allows for major facilities with approval of a Conditional Use Permit by the Planning Commission; and

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

WHEREAS, Per TMC Sections 10.08.3920 and 10.08.3930, a Development Review Permit is required for most proposed uses in the City to establish the appropriate siting and design elements of such uses; and

WHEREAS, The Planning Commission can approve a Development Review Permit on the basis of the application and evidence submitted, subject to making all of the requisite findings set forth in TMC Section 10.08.3920; and

WHEREAS, the Statement of Findings attached hereto as Exhibit 1 articulates the requisite findings and the evidentiary support for the findings for both the CUP and the Development Review Permit; and

WHEREAS, The proposed project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15332, which pertains to certain infill 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, is substantially surrounded by urban uses, has no value as habitat for endangered, rare or threatened species, would not result in any significant effects relating to traffic, noise, air quality, or water quality, and can be adequately served by all required utilities and public services. No further environmental assessment is necessary; and

WHEREAS, The Planning Commission conducted a public hearing to review and consider the applications on March 22, 2023; now, therefore, be it

RESOLVED: That the Planning Commission of the City of Tracy hereby determines, based on the evidence in the record and its own independent judgment, that the proposed project is categorically exempt from the California Environmental Quality Act pursuant to Guidelines Section 15332 (Infill Development) because the project is characterized as in-fill development and (1) is consistent with the General Plan designation of Industrial and all applicable General Plan policies, as well as consistent with the zoning M1-TH Light Industrial in the Tracy Hills Specific Plan and with all applicable zoning regulations, (2) occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses, (3) has no value as habitat for endangered, rare or threatened species, (4) would not result in any significant effects relating to traffic, noise, air quality, or water quality, and (5) can be adequately served by all required utilities and public services; and be it

FURTHER RESOLVED: That the Planning Commission hereby adopts the findings set forth in Exhibit 1, supporting the grant of a conditional use permit (CUP22-0014) to construct a new telecommunication facility in the form of a tree, known as a Monopine at 29998 S. Corral Hollow; and be it

FURTHER RESOLVED: That the Planning Commission, based upon the CEQA determination of exemption and the adoption of requisite findings, hereby grants a conditional use permit (CUP22-0014) to construct a new telecommunication facility in the form of a tree, known as a Monopine at 29998 S. Corral Hollow, subject to the Conditions of Approval contained in Attachment 1 to the staff report.

FURTHER RESOLVED: That the Planning Commission hereby adopts the findings set forth in Exhibit 1, supporting the approval of a development review permit for the siting and design of a new telecommunication facility in the form of a tree, known as a Monopine at 29998 S. Corral Hollow Road; and be it

FURTHER RESOLVED: That the Planning Commission, based on the CEQA determination of exemption and the adoption of requisite findings, hereby approves Development Review Permit (D22-0040) for the siting and design of a new telecommunication facility in the form of a tree, known as a Monopine at 29998 S. Corral Hollow, subject to the Conditions of Approval contained in Attachment 1 to the staff report; and be it

The foregoing Resolution 2023-_____ was adopted by the Planning Commission on March 22, 2023, by the following vote:

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

CHAIR

ATTEST:

STAFF LIAISON

City of Tracy
Conditions of Approval
Tracy Hills Monopine
Application Numbers D22-0040 and CUP22-0014

A. General Provisions and Definitions.

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

The Project: Tracy Hills Monopine, Development Review Permit D22-0040 and
Conditional Use Permit CUP22-0014

The Property: 29998 S. Corral Hollow Rd. (APN 253-380-01).

A.2. Definitions.

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

A.3. Compliance with submitted plans. Prior to the establishment of the use, the project shall be established in substantial compliance with the plans received by the Development Services Department on November 28, 2022 to the satisfaction of the Development Services Director.

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

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

- A.5. Compliance with laws. The Developer shall comply with all federal, state and local laws, as amended from time to time, related to the development of real property within the Project, including, but not limited to:
- the Planning and Zoning Law (Government Code sections 65000, et seq.)
 - the California Environmental Quality Act (Public Resources Code sections 21000, et seq., "CEQA"), and
 - the Guidelines for California Environmental Quality Act (California Administrative Code, title 14, sections 1500, et seq., "CEQA Guidelines").
 - Tracy Municipal Code (TMC) Chapter 10.08 and;
 - the Tracy Hills Specific Plan
- A.6. Prior to construction, the applicant shall submit construction documents which meet the requirements of the California Building and Fire Codes and the Tracy Municipal Code to the City of Tracy and the South San Joaquin County Fire Authority for review, approval and inspections.
- A.7. This conditional use permit shall expire six months following the date on which the use permit became effective unless, prior to the expiration of six months, the use is established in accordance with this use permit, or a building permit is issued by the Building Official and construction is commenced and diligently pursued toward completion on the site which was the subject of the use permit application.

B. Development Services Department, Planning Division Conditions

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

- B.1. 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 Subdivision Map Act (Government Code sections 66410, *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 15000, *et seq.*, "CEQA Guidelines").
- B.2. Unless specifically modified by these Conditions of Approval, the Project shall comply with all City Regulations.
- B.3. Unless specifically modified by these Conditions of Approval, the Developer shall comply with all mitigation measures identified in the General Plan Environmental Impact Report, dated February 1, 2011.
- B.4. 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.5. Except as otherwise modified herein, all construction shall be consistent with the plans and photo simulations received by the Development Services Department on November 28, 2022.
- B.6. The monopine shall be comprised of colors consistent with a pine tree, as shown on Attachment C (Photosimulations), to the satisfaction of the Development Services Director.
- B.7. All antennas and related equipment shall be concealed within the branches of the monopole and antenna socks to be consistent with a pine tree, to the satisfaction of the Development Services Director.
- B.8. The monopine, and all ground-mounted equipment, shall be enclosed by a 7 foot-tall CMU wall, to the satisfaction of the Development Services Director.
- B.9. All pole-mounted equipment must be located at a minimum height of the lowest branch and no taller than the highest branch and shall not extend out further from the central monopole than the branches attached to the center pole of the constructed monopine.
- B.10. The approval includes three arms located at an elevation of approximately 120

feet with equipment including 12 antennas and supporting equipment for AT&T. Additional antennas and related equipment may be added to the monopine, as long as such additional antennas and related equipment complies with all project conditions of approval.

- B.11. Consistent with General Plan Noise Element Policy 4 (Goal N-1.2), all construction activity producing any noise beyond the site's property line shall not occur after 7:00 p.m. or before 7:00 a.m.
- B.12. Applicant shall file with the Federal Aviation Administration (FAA) the Notice Criteria Tool in accordance with FAA standards at least 45 days prior to construction, and comply with FAA requirements to the satisfaction of FAA.
- B.13. The project shall comply with all applicable provisions of the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan, including Incidental Take Minimization Measures applicable at the time of permit and a pre-construction survey prior to ground disturbance, to the satisfaction of San Joaquin Council of Governments.

C. Development Services Department, Engineering Conditions of Approval

Contact: Majeed Mohamed (209) 831-6425 majeed.mohamed@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) Not applicable

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 If the Project contains overhead utilities, the Developer shall underground existing overhead utilities such as electric, TV cable, telephone, and others. Each dry utility shall be installed at the location approved by the respective owner(s) of dry utility and the Developer shall coordinate such activities with each utility owner. All costs associated with the undergrounding shall be the sole responsibility of the Developer and no reimbursement will be due from the City. Developer shall submit undergrounding plans.
 - 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 drainpipe(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.

- 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 – 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.

Corral Hollow Road

The Developer shall dedicate right of way as required to conform with the four (4) lane major arterial (with median) cross section (for landscaping and sidewalk along the project frontage, excluding the Public Utility Easement {P.U.E.}), consistent with the current City of Tracy Transportation Master Plan (TMP), and the Tracy Hills Specific Plan. In addition, the Developer shall record a ten (10) foot wide P.U.E. immediately behind the new property line.

Developer will construct one (1) new residential driveway per Standard Detail 131 for the existing residential structure and one (1) commercial driveway per Standard Detail 130 for the Project.

Developer shall construct a five (10) foot sidewalk/Class I Bikeway, located immediately behind a seven (7) foot landscaped parkway.

Developer shall construct curb, gutter and sidewalk that shall conform to Section 3.07 of the 2020 Design Standards.

Developer shall construct driveways that conform to Section 3.08 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.

Overhead Utilities along Project frontage shall be placed underground.

Street cuts and trenching related to utility installation in Corral Hollow Road shall be subject to Condition C.8.1.

- C.5.2. Joint Trench Plans and Composite Utility Plans, prepared on a twenty-four (24) inch x thirty-six (36) inch size four (4) millimeter thick mylar for the

installation of dry utilities such as electric, gas, TV cable, telephone, and others that will be located within the twenty-four (24) feet wide to forty-six (46) feet wide [the width varies) PUE to be installed to serve the Project. All private utility services to serve Project must be installed underground or relocated to be underground, and to be installed at the location approved by the respective owner(s) of the utilities from the street or an existing or proposed utility easement to the building(s). If necessary, the Developer shall dedicate ten (10) feet wide PUE for access to these new utilities for re-installation, replacement, repair, and maintenance work to be performed by the respective utility owner(s) in the future.

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

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

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

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

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

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

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

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

C.6. Building Permit

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

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

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

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

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

C.6.3 RESERVED

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

C.7 Acceptance of Public Improvements

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

- C.7.1 Developer has satisfied all the requirements set forth in these Conditions of Approval.
 - C.7.2 Developer submitted the Storm water Treatment Facilities Maintenance Agreement (STFMA) to the Utilities Department.
 - C.7.3 Developer has satisfactorily completed construction of all required/conditioned improvements. Unless specifically provided in these Conditions of Approval, or some other applicable City Regulations, the Developer shall use diligent and good faith efforts in taking all actions necessary to construct all public facilities required to serve the Project, and the Developer shall bear all costs related to construction of the public facilities (including all costs of design, construction, construction management, plan check, inspection, land acquisition, program implementation, and contingency).
 - C.7.4 Certified "As-Built" Improvement Plans (or Record Drawings). Upon completion of the construction by the Developer, the City, at its sole discretion, temporarily release the original mylars of the Improvement Plans to the Developer so that the Developer will be able to document revisions to show the "As-Built" configuration of all improvements.
 - C.7.5 Developer shall be responsible for any repairs or reconstruction of street pavement, curb, gutter and sidewalk and other public improvements along the frontage of the Project, if determined by the City Engineer to be in poor condition or damaged by construction activities related to the Project.
 - C.7.6 Developer has completed the ninety (90) day public landscaping maintenance period.
 - C.7.7 Per Section 21107.5 of the California Vehicle Code, Developer shall install signs at all entrance(s) of the Project stating that the streets are privately owned and maintained and are not subject to the public traffic regulations or control. Said signs must be conspicuously placed, plainly visible, and legible during daylight hours from a distance of one hundred (100) feet.
 - C.7.8 Survey Monuments – Any altered, damaged, or destroyed survey monuments and/or benchmarks shall be re-established. Developer shall submit centerline tie sheets or a record of survey for the following: new public streets; re-established survey monuments, and/or benchmarks. If the Developer destroyed, altered, and/or reconstructed any existing curb returns, Developer shall also submit corner records. Any survey document will be submitted the City and to the San Joaquin County Surveyor to comply with California Business and Professions Code Section 8771(c). Said work shall be executed by a California licensed Land Surveyor at the Developer's sole expense.
- C.8 Special Conditions

- C.8.1 Prior to release of Improvement Security, all requirements set forth in this condition must be completed.

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 Prior to acceptance of public improvements, overhead utilities along Project frontage that cross Corral Hollow Road shall be placed underground.

D. Development Services Department, Building Division Conditions of Approval

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

- D.1. Prior to the construction of the monopine and antennas, and the generator, the applicant shall submit plans, specifications, and engineering analysis to the Building Safety Division that comply with the current California Code of Regulations, at the time of submittal.

E. South San Joaquin County Fire Authority

Contact: Daniel Stowe (209) 831-6707 daniel.stowe@sjcfire.org

E.1. Prior to the start of construction or demolition, applicant shall submit construction documents to the South San Joaquin County Fire Authority for review and approval.

- a. 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

E.2. Engineering and building permit applications received by our offices are subject to the current fee schedule for South San Joaquin County Fire Authority. Contact our offices for additional information.

- a. Application processing fees and minimum plan review fees are due at time of submittal of construction documents.

E.3. Prior to construction, all-weather fire apparatus access roads shall be installed. Fire apparatus access roads during construction shall have a minimum 20 -foot unobstructed width in accordance with 2019 California Fire Code §503.

E.4. Prior to construction, an address must be posted at the construction site entrance. Address must be a minimum of 4 inches high by ½ inch numerals. Address must be provided so that emergency service personnel can locate the construction site in the event of an emergency.

E.5. A Knox Padlock shall be required for this project for emergency access. 2019 California Fire Code §506.1 as amended by the Tracy Municipal Code §9.06.070.

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

F.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. 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.

F.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:

- b. 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

- 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.

**City of Tracy
Development Review Permit Findings
Application Number D22-0040**

1. The proposal increases the quality of the project site and enhances the property in a manner that therefore improves the property in relation to the surrounding area and the citizens of Tracy, because the proposed telecommunications facility will be constructed as a monopine to imitate the appearance of a pine tree and help provide additional wireless service for the citizens of Tracy.
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 project has met all city requirements for both the land use and physical improvements that are proposed.

**City of Tracy
Conditional Use Permit Findings
Application Number CUP22-0014**

1. There are circumstances applicable to the use which make the granting of a use permit necessary for the preservation and enjoyment of substantial property right because this telecommunication facility will be disguised as a “monopine” to help reduce visual effects seen from S. Corral Hollow Rd. and is permitted subject to the granting of a Conditional Use Permit as provided in Tracy Municipal Code, Chapter 10.25, Telecommunications Ordinance.
2. The proposed location of the use and the conditions under which it would be operated or maintained is in accordance with the objectives of Tracy Municipal Code Chapters 10.08, and the purposes of the zone in which the site is located because the location of the site and the proposed design as a monopine is consistent with the design and siting requirements and policies of the Telecommunication Ordinance, the General Plan designation of Industrial, and the Tracy Hills Specific Plan M1-TH Light Industrial Zone District in which it is located.
3. The project will not, under the circumstances of the particular case or as conditioned, be injurious or detrimental to the health, safety, or general welfare of persons or property in the vicinity of the proposed use, or to the general welfare of the City because the telecommunication facility site, as designed and conditioned, will be harmonious with the properties and improvements in the vicinity and therefore will not have significant negative effects on property in the vicinity because the design as a monopine is compatible with the surrounding area and because the project site is approximately 1660 feet west of S. Corral Hollow Rd and approximately 840 feet to the nearest residential neighborhood and all design aspects have been reviewed through the Development Review Permit D22-0040. Furthermore, the proposed telecommunication facility site will meet the requirements of the California Environmental Quality Act, the California Building Code, applicable provisions of the Tracy Municipal Code, and standards established by the Federal Communication Commission (FCC).
4. The project is consistent with the zoning and other elements of the Tracy Municipal Code the City of Tracy General Plan, the Design Goals and Standards, City Standards,

The project has met all requirements of the M1-TH Light Industrial Zone in the Tracy Hills Specific Plan.