CHULA VISTA

PLANNING COMMISSION AGENDA STATEMENT

Item: 2
Meeting Date: 1/10/18

ITEM TITLE: **A. Public Hearing: CUP15-0023; DR15-0037**: Consideration of a Conditional Use Permit and Design Review Permit for a 2,380 square-foot automated carwash building with vacuum stations on a 0.55 acre site located at 495 Telegraph Canyon Road. Applicant: Gene Cipparone Architect, Inc.

Resolution of the City of Chula Vista Planning Commission approving a Conditional Use Permit, CUP 15-0023 for a 2,380 square-foot automated carwash building with vacuum stations on a 0.55 acre site located at 495 Telegraph Canyon Road.

Resolution of the City of Chula Vista Planning Commission approving a Design Review Permit, DR15-0037 to construct a 2,380 square-foot automated carwash building with vacuum stations on a 0.55 acre site located at 495 Telegraph Canyon Road.

SUBMITTED BY: Caroline Young, Associate Planner

REVIEWED BY: Kelly Broughton, Director of Development Services

INTRODUCTION

On December 15, 2015, the Applicant, Gene Cipparone Architect, Inc., submitted a Design Review and Conditional Use Permit application for approval of a 2,380 square-foot automated carwash building with vacuum stations with associated parking and landscaping on a 0.55 acre site located at 495 Telegraph Canyon Rd. Currently, the site contains a one-story building with two tenants, an auto repair and dry cleaners. Other uses on the site include a Goodwill drop off bin, can and bottle recycling center, and a food truck (see Locator Map, Attachment 1). All existing structures or uses will be removed from the site.

Pursuant to Chula Vista Municipal Code (CVMC) Section 19.14, a Conditional Use Permit is required for a carwash. Normally, a project such as this would be approved by the Zoning Administrator. However, due to the issues and concerns raised by an adjacent neighbor, in accordance with CVMC Section 19.14.050, the Zoning Administrator has referred this matter to the Planning Commission for review.

ENVIRONMENTAL REVIEW

The Development Services Director has reviewed the Project for compliance with the California Environmental Quality Act (CEQA) and has determined that the Project qualifies for a categorical exemption pursuant to Section 15332 of the State CEQA Guidelines. Thus, no further environmental review is required. Notwithstanding the foregoing, a Noise Analysis Report, dated August 7, 2017, by HMMH, was prepared to assess the potential noise impacts of the proposed Project (Attachment 6). The calculated worst-case Project noise level at the nearest residential land use to the north of the proposed Project was 66 dBA. The calculated worst-case Project noise level at the nearest residential land use to the north, near the intersection of Hale Street and Halecrest Drive, was 35.2dBA. Both of these noise levels meet the City's Noise Ordinance. The calculated worst-case Project noise level at the commercial land use to the north was 83.4dBA, which exceeds the City's Noise Ordinance. However, a 6-ft. and 12-ft. solid wall will be provided along the property line as a project feature. As such, the Noise Analysis Report found that the proposed Project will be consistent with the City of Chula Vista Noise Standards (CVMC Section 19.68.030), and therefore, would not result in any significant effects to adjacent properties, in accordance with Section 15332(d) of the State CEQA Guidelines.

RECOMMENDATION:

That the Planning Commission adopt Resolution CUP15-0023 and Resolution DR15-0037 approving the project, based on the findings and subject to the conditions contained therein.

DISCUSSION:

Project Site Characteristics:

The 0.55-acre project site is located in the western portion of Chula Vista. The site contains a one-story building with two tenants, an auto repair and dry cleaners. Other uses on the site include a Goodwill drop off bin, can and bottle recycling center, and a food truck, while the remaining portion of the site is vacant. The site is surrounded by commercial retail and single family homes to the north, east, and south and an apartment complex is located to the west (Attachment 1, Locator Map).

Summary of Surrounding Land Uses

	General Plan	*Zoning*	*Current Land Use*
Site:	Commercial Office, CO	Central Commercial, CCD	Auto Shop/Dry Cleaners
South:	805 Freeway off-ramp	805 Freeway off-ramp	805 Freeway off-ramp
	Residential Medium High	Apartment Residential, R3GP	Multi-Family Condos
North:	Commercial, CO	Commercial Office, COP	Dentist
	Residential RLM	Single Family Residential, R1	Single-Family Homes
East:	Commercial Office, CO	Central Commercial, CCD	Arco Gas Station
West:	805 Freeway	805 Freeway	805 Freeway

Project Description

The proposal includes a one-story 2,380 square foot automated carwash building with vacuum stations located within the parking lot. The proposed building consists of an 85-ft. carwash tunnel with skylights above and blowers at the end of the carwash tunnel to dry the vehicles. There are also restrooms, vending machines, office space, and equipment room for the carwash. Customers may access the site through two driveways on Halecrest Drive or Telegraph Canyon and loop around to the western portion of the site to the pay stations. Customers will select their desired carwash selection, pay for the carwash, and then proceed to drive their vehicle through the carwash tunnel. Customers do not exit their vehicles. They also have the option to use a vacuum station to vacuum their vehicles. A canopy extending the full length of the parking spaces provides shade for the vacuum stations.

Compliance with Development Standards

The following Project Data Table shows the development regulations along with the Applicant's proposal to meet said requirements:

Assessor's Parcel Number:	639-080-68-00
Current Zoning:	Central Commercial (CCD)
General Plan Designation:	Commercial Office (CO)
Lot Area:	0.55 acres
PARKING REQUIRED: Parking spaces, broken down as follows: Carwash employees: one space for each employee (3) Carwash Vacuum Station One space per vacuum station (12) Total: 15 parking spaces	**PARKING PROPOSED:** Handicapped= 1 space Regular=14 spaces Total: 15 parking spaces
SETBACKS/HEIGHT REQUIRED: Front: 10 feet Exterior Sides: 10 feet Rear: 0 Height: 45 feet	**SETBACKS/HEIGHT PROPOSED:** Front: 197 feet Exterior Sides: 33 & 224 feet Rear: 0 feet Height: 28 feet

ANALYSIS:

Compliance with Chula Vista Municipal Code (CVMC) and Chula Vista Design Manual

Site Planning and Building Placement/Orientation

The Design Guidelines encourage development which is unique and creative, yet respects the scale, proportion, and basic character of its surroundings. The project shall also take into account pedestrian oriented areas, sites that adjoin residential neighborhoods or other uses which may be particularly sensitive to the scale, design and impacts of commercial development. The building is located at the northerly portion of the site adjacent to the commercial property, while the remainder of the site is for vehicular circulation.

Building Design/Architecture

The Chula Vista Design Guidelines do not promote a particular architectural style for commercial structures. The use of standardized "corporate" architectural styles associated with chain-type facilities is acceptable provided the design complies fully with these guidelines. The designer is expected to employ variations in form, building details and siting in order to create visual interest.

The project's architecture is consistent with the policies of the Chula Vista Commercial Design Guidelines. The proposed modern architecture design includes light colored stucco walls, a flat roof, horizontal metal panels, lighting fixtures, and dark colored wainscot trim around the building edge, and columns. The color of the stucco building is "beige." Other materials include a wainscot with a dark accent color to show contrast, and the horizontal cement panels are painted with the "beige" color to match the stucco walls. The proposed building complements the surrounding commercial buildings on adjacent lots, as well as providing a low scale development adjacent to the residential homes to the north. A tower feature is provided at the end of the carwash tunnel but is located away from the residents and adjacent to the commercial uses.

According to the Chula Vista Design Guidelines, enhanced elevations should include varying building elements, roof pitches, and setbacks to avoid monotony. In addition, distinctive building elements shall be oriented toward the street intersection. Street facing facades are required to incorporate a range of scale-defining elements that relate larger building masses to the scale of the pedestrian. For the proposed project, additional design features such as cement metal panels were added on all sides of the building, and varying building facades and building offsets were added to avoid a monotonous design.

Parking

The Chula Vista Municipal Code requires one space for each employee and one space per vacuum station. Therefore, the required parking for the commercial use is 15 spaces. Onsite parking consists of 15 spaces located in front of the carwash building. The Applicant has proposed 14 open parking spaces and 1 handicapped space. The project meets the required parking and does not propose any compact parking.

Conditional Use Permit

In accordance with CVMC Chapter 19.14, a Conditional Use Permit is required of the project. The Applicant is requesting a Conditional Use Permit to comply with CVMC Section 19.14, for an automated carwash and vacuum stations. The proposed uses on the site will result in a positive contribution, in terms of services and physical improvements to the area. Conditional Use Permit findings are included in Attachment 2, Planning Commission Resolution CUP15-0023.

Land Use Compatibility

The site is located on a corner property adjacent to the I-805 Freeway on-ramps. Commercial uses also surround the site to the north and east. Residential uses are located to the north. There is a grade difference in between the project site and the residents and commercial office use to the north. This Conditional Use Permit is in compliance with the General Plan policy of

providing adequate commercial uses for the surrounding residents. The previous use was an automotive repair shop and a drycleaner. The continued commercial use is appropriate for this site and allowed under the Central Commercial (CCD) Zone.

Approval of the Project requires compliance with all applicable codes and regulations, and all conditions must be satisfied prior to the final building inspection or occupancy.

Noise

A Noise Analysis Report dated August 7, 2017, by HMMH was prepared to assess the potential noise impacts of the project (Attachment 6). The proposed carwash building is built along the rear property line. The carwash driers within the carwash tunnel are located along the eastern property line, furthest away from the single-family residential homes. A 6 ft. and 12-ft. solid wall will be provided along the property line as a project feature. The Noise Analysis Report found that the proposed carwash will be consistent with the City of Chula Vista Noise Standards, and therefore, not impact adjacent properties.

Several vacuum stations will be provided within the parking lot area for customers to use under a canopy. The mechanical equipment for the vacuum stations will be located within the carwash building and fully enclosed.

In accordance with the conditions of approval, no activity shall occur past 8:00 p.m. on the site. Therefore, the carwash and vacuum stations will not exceed the nighttime noise standard for adjacent residential or commercial uses.

On April 4 and October 4, 2017 letters were received from the Procopio law firm, representing an adjacent neighbor, requesting revisions to the Noise Analysis Report (Attachment 5). After review of their concerns, the City's Third Party Noise Consultant, Eilar Associates, Inc., provided a response letter (Attachment 4) indicating the acoustical report prepared by HMMY was adequate. Therefore, no further revisions are required to the Noise Analysis Report.

Operational Profile/Hours of Operation

Hours of operation for the carwash will be from 8:00 a.m.-8:00 p.m., seven days a week.

CONCLUSION

The proposed 2,380 square-foot automated carwash building with vacuum stations is a conditionally permitted land use in the Central Commercial Zone. The proposal complies with the policies, guidelines and design standards for the Chula Vista Municipal Code, Design Manual as well as the Landscape Manual. Therefore, staff recommends the Planning Commission approve Conditional Use Permit, CUP15-0023 and Design Review Permit, DR15-0037 subject to the conditions listed in the attached Resolutions.

DECISION-MAKER CONFLICTS

Staff has reviewed the property holdings of the Planning Commission members and has found no property holdings within 500 feet of the boundaries of the property which is the subject of this action. Consequently, this item does not present a disqualifying real property-related financial conflict of interest under California Code of Regulations Title 2, section 18705.2(a)(11), for purposes of the Political Reform Act (Cal. Gov't Code §87100, *et seq.*).

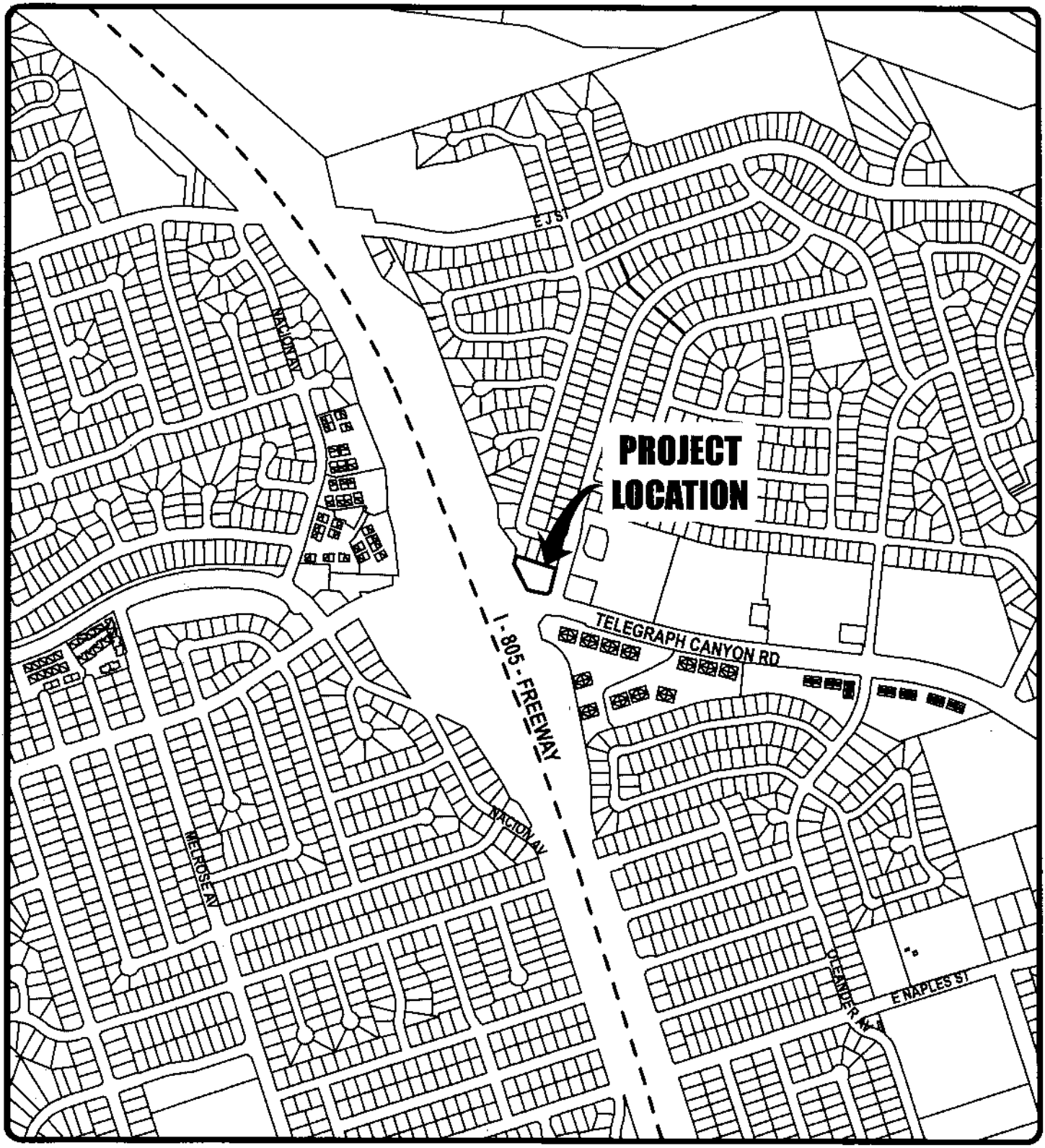
Staff is not independently aware, and has not been informed by any Planning Commission member, of any other fact that may constitute a basis for a decision maker conflict of interest in this matter.

FISCAL IMPACT

All processing costs are borne by the Applicant, resulting in not net fiscal impact to the General Fund or Development Services Fund.

Attachments

1. Locator Map
2. Planning Commission Resolution DR15-0037
3. Planning Commission Resolution CUP15-0023
4. City's Third Party Noise Consultant Letter
5. Procopio's (Adjacent Neighbor) Noise Analysis Letters
6. Noise Analysis Report
7. Disclosure Statement
8. Project Plans



CHULA VISTA PLANNING AND BUILDING DEPARTMENT

LOCATOR

NORTH

PROJECT APPLICANT:	Wash'n Go
PROJECT ADDRESS:	495 Telegraph Canyon Rd
SCALE:	No Scale
FILE NUMBER:	DR15-0037

PROJECT DESCRIPTION:

DESIGN REVIEW

Project Summary: Proposed 2,380 Sq. Ft. automated carwash building.

Related cases: CUP15-0023

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Attachment 1

RESOLUTION NO. DR15-0037

RESOLUTION OF THE CITY OF CHULA VISTA PLANNING COMMISSION APPROVING A DESIGN REVIEW PERMIT, DR15-0037 TO CONSTRUCT A 2,380 SQUARE-FOOT AUTOMATED CARWASH BUILDING WITH VACUUM STATIONS ON A 0.55 ACRE SITE LOCATED AT 495 TELEGRAPH CANYON ROAD

WHEREAS, on December 15, 2015, a duly verified application for a Design Review Permit was filed with the City of Chula Vista Development Services Department by Gene Cipparone Architect, Inc. (Applicant); and

WHEREAS, the application requests approval of a Design Review Permit to allow construction of a 2,380 square-foot automated carwash building with vacuum stations on a 0.55 acre site (Project); and

WHEREAS, the area of land which is the subject of this Resolution is an existing parcel located at 495 Telegraph Canyon (Project Site); and

WHEREAS, the Director of Development Services has reviewed the Project for compliance with the California Environmental Quality Act (CEQA) and has determined that the Project qualifies for a Categorical Exemption pursuant to Section 15332 of the State CEQA Guidelines. Thus, no further environmental review is required; and

WHEREAS, the Director of Development Services set the time and place for a hearing on the Design Review Permit application, and notice of the hearing, together with its purpose, was given by its publication in a newspaper of general circulation in the City and its mailing to property owners and residents within 500 feet of the exterior boundaries of the property at least 10 days prior to the hearing; and

WHEREAS, the hearing was held at the time and place as advertised, namely January 10, 2018, at 6:00 p.m. in the Council Chambers, 276 Fourth Avenue, before the Planning Commission and the hearing was thereafter closed.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Chula Vista that it hereby makes the following findings:

1. **That the proposed Project is consistent with the development regulations of the Chula Vista Design Manual.**

   The Proposed site is designated Central Commercial. The proposed carwash is conditionally permitted within the Central Commercial zone and meets all of the development regulations as stipulated in the Chula Vista Design Manual as conditioned.

2. **The proposed Project is consistent with the design and development standards of the Chula Vista Design Guidelines**

   The Project is in compliance with the Chula Vista Design Guidelines and is consistent with the Chula Vista Municipal Code. The Project meets the setbacks, building height, parking, and design standards. A total of 15 parking spaces are required. The project proposes 14 regular spaces and 1 handicapped parking space for a total of 15 spaces. The total building height is 28-ft., whereas the maximum building height per the Commercial Guidelines is 45-ft. The Project proposed a modern style stucco building with several architectural features that complements the surrounding development.

BE IT FURTHER RESOLVED THAT THE PLANNING COMMISSION, BASED ON THE FINDINGS ABOVE, hereby approves the Design Review Permit subject to the following conditions:

I. The following shall be accomplished to the satisfaction of the Director of Development Services, or designee, prior to issuance of building permits, unless otherwise specified:

Planning Division

1. The site shall be developed and maintained in accordance with the approved plans, which include site plans, floor plan, and elevation plan on file in the Development Planning Division, the conditions contained herein, and Title 19.

2. Prior to, or in conjunction with the issuance of the first building permit, the Applicant shall pay all applicable fees, including any unpaid balances of permit processing fees for deposit account DQ-3107.

3. Prior to the approval of building permits, the colors and materials specified on the building plans must be consistent with the colors and materials shown on the site plan and materials board approved by the Planning Commission on December 13, 2017.

4. A graffiti resistant treatment shall be specified for all wall and building surfaces. This shall be noted for any building and wall plans and shall be reviewed and approved prior to the issuance of building permits. Additionally, the project shall conform to Section 9.20.055 of the Municipal Code regarding graffiti control.

5. All roof appurtenances, including air conditioners and other roof mounted equipment and/or projections, shall be shielded from view and the sound buffered from adjacent properties and streets. Such screening shall be architecturally integrated with the building design.

6. All ground mounted utility appurtenances such as transformers, AC condensers, etc., shall be located out of public view and adequately screened through the use of a combination of concrete or masonry walls, berming, and/or landscaping.

7. All exterior lighting shall include shielding to remove any glare from adjacent residents. Details for said lighting shall be included in the architectural plans and shall be reviewed and approved prior to the issuance of the first building permit.

8. The Applicant shall obtain approval of a sign permit for each sign. Signs shall comply with all applicable requirements of the Municipal Code.

9. Applicant shall replace the 6-ft. wall with a 9-ft. wall along the northwestern portion of the property.

Land Development Division/Landscape Architecture Division

10. The following fees may be adjusted based on the final Building Plans submitted

    a. Sewer Connection and Capacity Fees
    b. Traffic Signal Fees
    c. Public Facilities Development Impact Fees (PFDIF)
    d. Western Transportation Development Impact Fees (WTDIF)
    e. Other Engineering Fees as applicable per the Master Fee Schedule.

11. Additional deposits or fees in accordance with the City Subdivision Manual, and Master Fee Schedule will be required for the submittal of the following items:

    a. Grading Plans
    c. Construction Permit

12. Carwashes are considered one of the industries regulated by the Metropolitan Industrial Waste Program, since they are required to pre-treat their wastes before discharging to the Sewerage System. These businesses are required to apply for an Industrial Waste Discharge Permit which is regulated by the City of San Diego, Metropolitan Industrial Wastewater Control Program. Applications for a permit should be obtained from Metropolitan Industrial Wastewater Control Program.

13. The Applicant shall obtain a Land Development Permit prior to beginning any earthwork activities at the site and before issuance of Building Permits in accordance with Municipal Code Title 15.04. The Applicant shall submit Grading Plans in conformance with the City's Subdivision Manual and the City's Development Storm Water Manual requirements, including, but not limited to the following:

    a. Grading Plans shall be prepared by a registered Civil Engineer and approved by the City Engineer, or designee.
    b. Drainage Study and Geotechnical/Soils Investigations are required with the first submittal of Grading Plans. The Drainage Study shall calculate the Pre-Development and Post-Development flows and show how downstream properties and storm drain facilities are impacted. Design shall incorporate detention of storm water runoff if Post-Development flows exceed Pre-Development flows; analysis shall include flows from 2 yr, 10 yr, and 50 yr return frequency storms.

c. The Drainage Study shall also demonstrate that no property damage will occur during the 100-year storm event.
d. The Drainage Study shall show any offsite flows.
e. All onsite drainage facilities shall be private.
f. Any offsite work will require Letters of Permission from the affected property owner(s).

14. The Applicant shall provide 2 copies of the following technical reports with the 1st submittal of grading plans:

    a. Drainage Study
    b. Water Quality Technical Report (WQTR)
    c. Geotechnical Report

15. On May 2013, the California Regional Water Quality Control Board for the San Diego Region reissued (SDRWQCB) a municipal storm water, National Pollutant Discharge Elimination System permit (Municipal Separate Storm Sewer Systems Order No. R9-2013-0001 and as amended by Order Nos R9-2015-0001 & R9-2015-0100 [MS4 Permit]) that covered its region.

16. Project shall comply with all requirements of the MS4 Permit and City of Chula Vista BMP Design Manual, December 2015 and as amended (BMP Design Manual) for both construction and post-construction phases of the project. Prior to Planning approval, documentation shall be provided, to the satisfaction of the City Engineer, to demonstrate such compliance. A copy of the BMP Design Manual is available on the City of Chula Vista website at: http://www.chulavistaca.gov/departments/public-works/services/storm-water-pollution-prevention/documents-and-reports.

17. The MS4 Permit and BMP Design Manual requires all development and redevelopment standard projects to implement source control and site design Best Management Practices (BMPs) that will minimize the generation of pollutants (refer to Chapter 4 of the BMP Design Manual). A Standard Project Storm Water Quality Management Plan (Standard Project SWQMP) must be submitted for review & approval. All selected BMPs in the approved SWQMP shall be incorporated into the project design, and shall be shown on the plans.

18. The MS4 Permit BMP Design Manual requires all development and redevelopment Priority Development Project (PDP) to implement source control, site design and structural pollutant control BMPs to reduce the discharge of pollutants (refer to Chapter 4 & 5 of the BMP Design Manual, and address potential hydromodification impacts from changes in flow and sediment supply (refer to Chapter 6 of the BMP Design Manual).

19. All construction sites are required to implement Construction BMPs in accordance with the performance standards outlined in Appendix K of the BMP Design Manual. In general:

- For projects disturbing one (1) acre or more requires coverage under and compliance with the Construction General Permit (CGP), the construction BMPs must be identified in a Storm Water Pollution Prevention Plan (SWPPP).
- For projects disturbing less than one (1) acre, a Construction Storm Water Pollution Control Plan (CSWPCP) is required that identifies the pollution prevention measures that will be taken to comply with City standards.
- For project that qualifies for an Erosivity Waiver under the CGP, a CSWPCP may be submitted in lieu of a SWPPP. However, if the Erosivity Waiver expires prior to project completion, the project applicant shall obtain a new Waste Discharge Identification number and submit a SWPPP.

20. Permanent storm water requirements, including site design, source control, treatment control, and hydromodification control Best Management Practices (BMPs), all as shown in the approved PDP SWQMP, shall be incorporated into the project design, and shall be shown on the plans. Provide sizing calculations and specifications for each BMP. Any structural and non-structural BMP requirements that cannot be shown graphically must be either noted or stapled on the plans.

21. Owner must enter into a Storm Water Management Facilities Maintenance Agreement to perpetually maintain all permanent BMPs located within the project prior to issuance of any Grading, Construction or Building Permits, whichever occurs first.

22. Submit detailed Operation & Maintenance (O&M) plan for all permanent BMPs as required by the City to preserve the intended pollution control and/or flow control performance of the BMP. Upon completion of construction of BMPs/project, update/finalize O&M Plan to reflect constructed structural BMPs with as-built plans and baseline photos.

23. Projects shall comply with the requirements of the National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Dischargers Associate with Industrial Activities (IGP) Order 2014-0057-DWQ.

24. Prior to obtaining any Building Permit for the Project, or approval of the Final Map (whichever occurs first), if project's total on-site improvements exceed Engineering Threshold of (currently: $57,653.00), per CVMC, Section 12.24.030, then the applicant shall be required to obtain a Construction Permit from the Land Development Section of the Department of Development Services. (The On-Site Improvements Trigger for Installation of Public Improvements is adjusted on an annual basis on July 1 based on the Engineer Construction Cost Index, See Attachment). A Construction Permit is required to perform the following work in the City's right-of-way, which may include, but is not limited to: (For Commercial, Industrial and Multifamily Residential, the following applies: 1. Limits the cost of reconstructing existing street improvements to meet current standards to 25% of the building permit valuation. 2. Requires Americans with Disabilities Act (ADA) pedestrian improvements in the right of way, if any are lacking or substandard. The required ADA improvements would be limited to 20%of the building permit valuation.)

- Removal and replacement of any broken or damaged curb, gutter, and sidewalk per SDRSD G-2, and G-7 along the project's frontage to the satisfaction of the City Engineer. Sidewalk shall be designed and constructed with proper transitions to existing conditions.
- Removal and replacement of existing driveway(s) meeting design standards as shown in Chula Vista Construction Standard CVCS-1A. Current Driveway(s) shall be replaced, if it does not meet the City of Chula Vista Design Standards/ADA Standards, or if existing driveway is cracked or broken. Dedication of R/W as needed in order for driveway to comply with (American Disability Act) ADA requirements.
- Removal and replacement of existing pedestrian ramp on the corner of Halecrest Drive and Telegraph Canyon Road per Chula Vista Construction Standard CVCS-25. Current pedestrian ramp shall be replaced, if it does not meet the City of Chula Vista Design Standards/ADA Standards, or if existing pedestrian ramp is cracked or broken. Dedication of R/W as needed in order for Pedestrian ramp to comply with American Disability Act (ADA) requirements.
- Installation of one (1) driveway(s) meeting design standards as shown in Chula Vista standard detail CVCS-1A. Dedication of R/W as needed in order for driveway to comply with American Disability Act (ADA) requirements.
- The proposed closure of existing driveway shall be replaced with a curb, gutter, and sidewalk per SDRSD G-2, and G-7.
- Utilities Trenching and Restoration per CVCS-3 & 4.

25. The construction and completion of all improvements and release requirements shall be secured in accordance with Section 18.16.180 of the Municipal Code.

26. Sewer lateral and storm drain connections to existing public utilities. The Public Works Operations Section will need to inspect any existing sewer laterals and connections that are to be used by the new development. Laterals and connections may need replacement as a result of this inspection.

27. The onsite sewer and storm drain system shall be private. All sewer laterals and storm drains shall be privately maintained from each building unit to the City-maintained public facilities.

28. All proposed sidewalks, walkways, pedestrian ramps, and disabled parking shall be designed to meet the City of Chula Vista Design Standards, ADA Standards, and Title 24 standards, as applicable.

29. The Developer shall be required to dedicate two feet along the Project frontage on Telegraph Canyon Road per City of Chula Vista Standard Drawing CVD-ST02 for Six Lane Major prior to obtaining a Construction Permit for the Street Improvements or a Building Permit for the site. Developer shall submit street dedication documents prepared by a Registered Civil Engineer or licensed Land Surveyor.

30. Any private facilities (if applicable) within Public right-of-way or City easement will require an Encroachment Permit prior to Improvement Plan or Building Permit approval.

31. All utilities serving the subject property and existing utilities located within or adjacent to the subject property shall be under grounded in accordance with the Chula Vista Municipal Code Section. Further, all new utilities serving the subject property shall be under grounded prior to the issuance of Building Permits.

32. Prior to issuance of the building permit, the Applicant shall submit full landscape and irrigation plans for review and approval by the City's Landscape Architect.

Fire Department

33. The Applicant shall apply for required building permits. Permits shall comply with applicable codes and requirements, including but not limited to: the current California edition of Building Code (CBC), Fire Code (CFC), Mechanical Code, and Residential Code as adopted and amended by the State of California and the City of Chula Vista.

Environmental Conservation Division

34. The Applicant shall develop and submit a "Recycling and Solid Waste Management Plan" to the Conservation Coordinator for review and approval as a part of the permit process. The plan shall demonstrate those steps the applicant will take to comply with the Municipal Code, including but not limited to Section 8.24, 8.25, and 19.58.340 and meet the State mandate to reduce or divert at least 50% of the waste generated by all residential, commercial and industrial developments. The Applicant shall contract with the City's franchise hauler throughout the construction and occupancy phase of the project. The 'Recycling and Solid Waste Management Plan" features should be identified on the building plans.

35. Prior to the issuance of the first building permit, the Applicant shall submit the required performance deposit fee.

II. The following on-going conditions shall apply to the Project Site as long as it relies on this approval:

1. The site shall be developed and maintained in accordance with the approved plans, which include site plans, floor plans, and elevation plans on file in the Planning Division, the conditions contained herein, and Title 19.

2. The Applicant shall install all landscaping and hardscape improvements in accordance with the approved landscape plan.

3. Approval of the Design Review Permit shall not waive compliance with any sections of Title 19 of the Municipal Code, nor any other applicable laws and regulations in effect at the time of building permit issuance.

4. The Property Owner and Applicant shall and do agree to indemnify, protect, defend and hold harmless City, its City Council members, officers, employees and representatives, from and against any and all liabilities, losses, damages, demands, claims and costs, including court costs and attorney's fees (collectively, liabilities) incurred by the City arising, directly or indirectly, from (a) City's approval and issuance of this Design Review Permit and (b) City's approval or issuance of any other permit or action, whether discretionary or non-discretionary, in connection with the use contemplated on the Project Site. The Property Owner and Applicant shall acknowledge their agreement to this provision by executing a copy of this Design Review Permit where indicated below. The Property Owner's and Applicant's compliance with this provision shall be binding on any and all of the Property Owner's and Applicant's successors and assigns.

5. This Design Review Permit shall become void and ineffective if not utilized within three years from the effective date thereof, in accordance with Section 19.14.600 of the Municipal Code.

III. GOVERNMENT CODE SECTION 66020(d)(1) NOTICE

Pursuant to Government Code Section 66020(d) (1), NOTICE IS HEREBY GIVEN that the 90 day period to protest the imposition of any impact fee, dedication, reservation, or other exaction described in this resolution begins on the effective date of this resolution and any such protest must be in a manner that complies with Section 66020(a) and failure to timely follow this procedure will bar any subsequent legal action to attack, review, set aside, void or annul imposition. The right to protest the fees, dedications, reservations, or other exactions does not apply to planning, zoning, grading, or other similar application processing fees or service fees in connection with this project; and it does not apply to any fees, dedication, reservations, or other exactions which have been given notice similar to this, nor does it revive challenges to any fees for which the statute of limitations has previously expired.

IV. EXECUTION OF RESOLUTION OF APPROVAL

The Property Owner and Applicant shall execute this document signing on the lines provided below, indicating that the Property Owner and Applicant have each read, understood and agreed to the conditions contained herein, and will implement same. Upon execution, this document shall be signed and returned to the City's Development Services Department.

Signature of Property Owner	Date
Name of Property Owner	Date
Signature of Applicant	Date
Name of Applicant	Date

V. CONSEQUENCE OF FAILURE OF CONDITIONS

If any of the foregoing conditions fail to occur, or if they are, by their terms, to be implemented and maintained over time, if any of such conditions fail to be so implemented and maintained according to their terms, the City shall have the right to revoke or modify all approvals herein granted, deny, or further condition issuance of all future building permits, deny, revoke, or further condition all certificates of occupancy issued under the authority of approvals herein granted, institute and prosecute litigation to compel their compliance with said conditions or seek damages for their violation. Failure to satisfy the conditions of this permit may also result in the imposition of civil or criminal penalties.

VI. INVALIDITY; AUTOMATIC REVOCATION

It is the intention of the Planning Commission that its adoption of this Resolution is dependent upon the enforceability of each and every term, provision and condition herein stated; and that in the event that any one or more terms, provisions or conditions are determined by a Court of competent jurisdiction to be invalid, illegal or unenforceable, this resolution and the permit shall be deemed to be automatically revoked and of no further force and effect.

PASSED AND APPROVED BY THE PLANNING COMMISSION OF THE CITY OF CHULA VISTA, CALIFORNIA, this 10th day of January 2018, by the following vote, to-wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

Gabe Gutierrez, Chair

ATTEST:

Pat Laughlin, Secretary

Presented by:

Kelly Broughton
Director of Development Services

Approved as to form by:

Glen R. Googins
City Attorney

J:\Planning\Caroline\Discretionary Permits\495 Telegraph Canyon \DR15-0037 PC Reso

RESOLUTION NO. CUP15-0023

RESOLUTION OF THE CITY OF CHULA VISTA PLANNING COMMISSION APPROVING A CONDITIONAL USE PERMIT, CUP15-0023 FOR A 2,380 SQUARE-FOOT AUTOMATED CARWASH BUILDING WITH VACUUM STATIONS ON A 0.55 ACRE SITE LOCATED AT 495 TELEGRAPH CANYON ROAD

WHEREAS, on December 15, 2015, a duly verified application for a Conditional Use Permit was filed with the City of Chula Vista Development Services Department by Gene Cipparone Architect, Inc. (Applicant); and

WHEREAS, the application requests approval of a Conditional Use Permit to allow construction of a 2,380 square-foot automated carwash building with vacuum stations on a 0.55 acre site (Project); and

WHEREAS, the area of land which is the subject of this Resolution is an existing parcel located at 495 Telegraph Canyon Road (Project Site); and

WHEREAS, the Director of Development Services has reviewed the Project for compliance with the California Environmental Quality Act (CEQA) and has determined that the Project qualifies for a Categorical Exemption pursuant to Section 15332 of the State CEQA Guidelines. Thus, no further environmental review is required; and

WHEREAS, the Director of Development Services set the time and place for a hearing on the Conditional Use Permit application, and notice of the hearing, together with its purpose, was given by its publication in a newspaper of general circulation in the City and its mailing to property owners and residents within 500 feet of the exterior boundaries of the property at least 10 days prior to the hearing; and

WHEREAS, the hearing was held at the time and place as advertised in the Council Chambers, 276 Fourth Avenue, before the Planning Commission and the hearing was thereafter closed.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Chula Vista that it hereby makes the following Findings:

I. FINDINGS

1. That the proposed use at this location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the neighborhood or the community.

This proposal will provide necessary services for the surrounding residents. The provision of an automated carwash facility in proximity to nearby residents contributes to the general well-being of the neighborhood and community. The site is located along a major arterial

roadway with a high average daily trip, which will make it efficient and convenient for passing motorist to get their car washed.

2. **That such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity or injurious to property or improvements in the vicinity.**

   The proposed carwash will not result in any negative impacts to health, safety or general welfare. The use will be subject to meeting all health, safety and general welfare standards and regulations set forth by the City of Chula Vista. The carwash use is consistent with the types of commercial uses that are allowed within the Central Commercial zone. To reduce the noise impacts a 6-ft. and 12-ft. wall is included on the site plan as a project feature along the rear property line. According to the noise study, the proposed use would comply with the City of Chula Vista's Municipal Code Performance Standards and Noise Control ordinance, and therefore, will not cause any noise related impacts to adjacent properties or be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, and will not be injurious to property or improvements in the vicinity.

3. **That the proposed use will comply with the regulations and conditions specified in the code for such use.**

   The proposed use is located in a Central Commercial zone, which allows the operation of a carwash, subject to issuance of a Conditional Use Permit. The carwash will comply with required development and operating regulations, including setback standards and parking requirements contained in the Chula Vista Municipal Code (Municipal Code).

4. **That the granting of the Conditional Use Permit will not adversely affect the General Plan of the City, or the adopted plan of any government agency.**

   The Project Site is designated and zoned for Central Commercial zone uses in the 2005 General Plan. The operation of a carwash use at this location is consistent with the stated policies of the General Plan. This Conditional Use Permit is in compliance with the General Plan policy of providing adequate commercial uses within all areas of the city. Therefore, the use, as proposed, is consistent with the General Plan and the Central Commercial zone.

BE IT FURTHER RESOLVED that the Planning Commission, based on the Findings above, hereby approves the Conditional Use Permit subject to the following conditions:

II. The following shall be accomplished to the satisfaction of the Director of Development Services, or designee, prior to issuance of building permits, unless otherwise specified:

Planning Division

1. Prior to, or in conjunction with the issuance of the first building permit, the Applicant shall pay all applicable fees, including any unpaid balances of permit processing fees for deposit account DQ-3107.

2. The hours of operation shall be seven days a week from 8:00 a.m. to 8:00 p.m.

3. The Zoning Administrator shall have the authority to approve modifications to the hours of operation in accordance with Municipal Code regulations.

III. The following on-going conditions shall apply to the Project Site as long as it relies on this approval:

1. The site shall be developed and maintained in accordance with the approved plans, which include site plans, floor plan, and elevation plan on file in the Planning Division, the conditions contained herein, and Title 19.

2. Approval of the Conditional Use Permit shall not waive compliance with any sections of Title 19 of the Municipal Code, nor any other applicable laws and regulations in effect at the time of building permit issuance.

3. The Property Owner and Applicant shall and do agree to indemnify, protect, defend and hold harmless City, its City Council members, Planning Commissioners, officers, employees and representatives, from and against any and all liabilities, losses, damages, demands, claims and costs, including court costs and attorney's fees (collectively, liabilities) incurred by the City arising, directly or indirectly, from (a) City's approval and issuance of this Conditional Use Permit and (b) City's approval or issuance of any other permit or action, whether discretionary or non-discretionary, in connection with the use contemplated on the Project Site. The Property Owner and Applicant shall acknowledge their agreement to this provision by executing a copy of this Conditional Use Permit where indicated below. The Property Owner's and Applicant's compliance with this provision shall be binding on any and all of the Property Owner's and Applicant's successors and assigns.

4. This Conditional Use Permit shall become void and ineffective if not utilized within three years from the effective date thereof, in accordance with Section 19.14.260 of the Municipal Code. Failure to comply with any conditions of approval shall cause this permit to be reviewed by the City for additional conditions or revocation.

IV. GOVERNMENT CODE SECTION 66020(d)(1) NOTICE

Pursuant to Government Code Section 66020(d) (1), NOTICE IS HEREBY GIVEN that the 90 day period to protest the imposition of any impact fee, dedication, reservation, or other exaction described in this resolution begins on the effective date of this resolution and any such protest must be in a manner that complies with Section 66020(a) and failure to timely follow this procedure will bar any subsequent legal action to attack, review, set aside, void or annul imposition. The right to protest the fees, dedications, reservations, or other exactions does not apply to planning, zoning, grading, or other similar application processing fees or service fees in connection with this project; and it does not apply to any fees, dedication, reservations, or other

exactions which have been given notice similar to this, nor does it revive challenges to any fees for which the statute of limitations has previously expired.

V. EXECUTION OF RESOLUTION OF APPROVAL

The Property Owner and Applicant shall execute this document signing on the lines provided below, indicating that the Property Owner and Applicant have each read, understood and agreed to the conditions contained herein, and will implement same. Upon execution, this document shall be signed and returned to the City's Development Services Department.

Signature of Property Owner	Date
Name of Property Owner	Date
Signature of Applicant	Date
Name of Applicant	Date

VI. CONSEQUENCE OF FAILURE OF CONDITIONS

If any of the foregoing conditions fail to occur, or if they are, by their terms, to be implemented and maintained over time, if any of such conditions fail to be so implemented and maintained according to their terms, the City shall have the right to revoke or modify all approvals herein granted, deny, or further condition issuance of all future building permits, deny, revoke, or further condition all certificates of occupancy issued under the authority of approvals herein granted, institute and prosecute litigation to compel their compliance with said conditions or seek damages for their violation. Failure to satisfy the conditions of this permit may also result in the imposition of civil or criminal penalties.

VII. INVALIDITY; AUTOMATIC REVOCATION

It is the intention of the Planning Commission that its adoption of this Resolution is dependent upon the enforceability of each and every term, provision and condition herein stated; and that in the event that any one or more terms, provisions or conditions are determined by a Court of competent jurisdiction to be invalid, illegal or unenforceable, this resolution and the permit shall be deemed to be automatically revoked and of no further force and effect.

PASSED AND APPROVED BY THE PLANNING COMMISSION OF THE CITY OF CHULA VISTA, CALIFORNIA, this _____ day of _____ 2018, by the following vote, to-wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Gabe Gutierrez, Chair

ATTEST:

_____
Pat Laughlin, Secretary

Presented by:

_____
Kelly Broughton
Director of Development Services

Approved as to form by:

_____
Glen R. Googins
City Attorney

J:\Planning\Caroline\Discretionary Permits\495 Telegraph Canyon \CUP15-0023 PC Reso

EILAR ASSOCIATES, INC.

Acoustical and Environmental Consulting

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Phone: 760-738-5570 or 800-439-8205 • Fax: 760-738-5227
www.eilarassociates.com • info@eilarassociates.com

October 13, 2017

Job #B60504N4

City of Chula Vista
Development Services Department
Attention: Caroline Young
276 Fourth Avenue
Chula Vista, California 91910

Subject: Response to Opposition to Wash-N-Go (DR15-0037; CUP15-0023; PER16-0003)

As requested, Eilar Associates, Inc. has reviewed a letter from Procopio, dated October 4, 2017, regarding the Wash-N-Go car wash project, to be located at 495 Telegraph Canyon Road. This letter expressed concerns regarding the complete noise study for the project, prepared by HMMH and dated August 7, 2017. An earlier letter from Procopio, dated April 4, 2017, has also been reviewed.

It is the opinion of the undersigned that, despite the concerns raised in the letter from Procopio, the acoustical report prepared by HMMH adequately addressed the major noise sources associated with the car wash site in comparison to the applicable Municipal Code noise limits. Comments following the review of this letter are listed below.

1. The letter takes issue with the fact that the only noise source evaluated within the report is the car wash dryer system. The letter lists a number of other sources, each of which is addressed below.

    a. Vacuums: The vacuums located on site are two central vacuum units, which will be fully enclosed within the car wash building, per the study. The central unit contains the motor of the vacuum, which is the primary source of noise associated with vacuum equipment. The noise from the vacuum wand will consist of a light hiss that is not expected to be significant at off-site receivers.

    b. Intercoms: Any intercom systems that would be located on site would be expected to have a minimal contribution to noise at off-site receivers in comparison to car wash dryer noise, which is the dominant source of noise at the site. Additionally, due to the brief duration of time during which intercoms would be operational, the impact on overall hourly noise impacts would be less than significant.

    c. Customer Noise (idling, radios, car horns): This is an unpredictable source of noise that could be associated with any commercial site and is out of the control of the car wash operators. Modeling of such noise sources would not be feasible. Posting signage asking that users turn radios down and refrain from sounding horns would be a reasonable compromise to attempt to address these noise sources.

2. This letter also states that the report "does not address nuisance effects" of the sources detailed in Item 1. The letter appears to treat "nuisance" noise as being interchangeable with intermittent noise sources. While the operations of the car wash may be subjectively considered a nuisance to neighbors, Section 19.68 of the City of Chula Vista Municipal Code differentiates between "environmental" and "nuisance" noise and the applicable noise limits for each category. Environmental noise disturbances are defined in the code as "[t]hose noise disturbances resulting from land use activity normally permitted under the land use code, or permitted by a conditional use permit issued by the city, but which exceed the noise level limits set by this title for that particular land use." Alternatively, nuisance noise disturbances are defined as "[t]hose noise disturbances, other than environmental noise disturbances, which because of their unusual presence are considered harmful to health and well-being, annoying, obnoxious and unpleasant." The code goes on to further detail examples of environmental versus nuisance noise, with environmental noise sources typically being associated with normal or permitted activities and nuisance noise being associated with improperly maintained equipment, unpermitted uses, shouting/outcrying, private parties, and other such unpredictable noise sources.

   Although the project is still in the application process for a CUP, it is clear that the noise impacts associated with a car wash facility would fall into the "environmental noise" category. Noise limits given in Section 19.68 of the code are given as hourly average noise limits when pertaining to environmental noise, and noise limits not to be exceeded at any time for nuisance noise. As detailed above, predictable operational noise impacts from the car wash, whether intermittent or continuous, would be considered an environmental noise impact. The acoustical report addressed noise impacts from the car wash in terms of hourly noise limits and demonstrated compliance with applicable noise limits, per the code.

3. The letter also mentions that the report did not consider "periodic increases in ambient noise levels" resulting from operation of the project. It is the opinion of the undersigned that the noise analysis was performed in line with the regulations of the Municipal Code, which simply state that, in the event that measured ambient noise levels exceed the permissible exterior noise limit in the code, the noise limit shall be the ambient noise level. In past comment letters for this project, Eilar Associates requested that the noise analysis set the noise limit as the quietest measured hourly ambient noise level during potential hours of operation, such that during most hours of operation, the operational noise levels would be considerably lower than the ambient noise levels. This comment was addressed in the final version.

4. The April 4 letter from Procopio also appears to reference the conditional use requirements for car wash facilities listed in Section 19.58.060 of the Municipal Code, which states: "All equipment used for the facility shall be soundproofed so that any noise emanating therefrom, as measured from any point on adjacent property, shall be no more audible than the noise emanating from the normal street traffic at a comparable distance." It is the opinion of the undersigned that the documentation of ambient noise levels at the site and the fact that car wash noise impacts have been mitigated to be less than the minimum hourly ambient noise levels during potential hours of operation indicates that this condition would be met by the proposed car wash.

Please call if you have any questions or require additional information.

Sincerely,

EILAR ASSOCIATES, INC.

Jonathan Brothers, Principal Acoustical Consultant

Amy Hool, Senior Acoustical Consultant

Procopio

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THEODORE J. GRISWOLD
Partner
P. (619) 515-3277
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AUSTIN
DEL MAR HEIGHTS
PHOENIX
SAN DIEGO
SILICON VALLEY

October 4, 2017

VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED
VIA E-MAIL (CYOUNG@CHULAVISTACA.GOV)

Caroline Young
Associate Planner/Project Manager
Development Services Department
City of Chula Vista
276 4th Ave.
Chula Vista, CA 91910

Re: Noise Analysis Report - Chula Vista Wash 'N Go
Project No. DR15-0037; CUP15-0023; PER16-003

Dear Caroline:

As you may be aware, our office represents a homeowner immediately adjacent to the proposed Wash 'N Go Carwash at 495 Telegraph Canyon Road ("**Project**"). As we previously outlined in our letter to you dated April 4, 2017 (attached), there were several deficiencies with the draft Noise Analysis that needed to be addressed in order for the final noise analysis to comply with the requirements of the California Environmental Quality Act. These deficiencies have still not been addressed in the Final Noise Analysis Report, dated August 7, 2017 ("**Noise Study**"). We understand that the City staff has considered rendering this Noise Study as "complete." It is not. Until such deficiencies (described below and in our April 4th letter) are addressed, the City of Chula Vista cannot make an adequate determination that the Project will not have significant environmental noise impacts, complies with the City Noise Ordinance, nor can it make the required legal findings necessary to approve the conditional use permit.

The Noise Study, as we previously highlighted, only includes an analysis of the noise caused by the dryers located on the eastern side of the automobile carwash tunnel (see figure 4 of Noise Study). It does not analyze the noise emanating from other components of the Project, including, the vacuums located outside of the automobile carwash tunnel, intercoms, and customer noise such as car radios and horns. In fact, no noise point sources are included at any location other than the carwash tunnel. Customer noise is of particular concern, as it is reasonable to anticipate customers, while vacuuming or waiting in the queue of five to ten cars, will have their radios playing loud enough to be heard over the ambient noise (which the Noise Study finds is significant), the vacuums in use, the dryer noise and other operational noises. These

Procopio

are customer activities that regularly occur in an automated carwash which are completely ignored by the current study. Given the project's proposal to have minimal personnel on site, these customer-caused noise effects will be virtually unpoliced and predictable. They need to be included in the Noise Study and structural controls (enclosures) must be in place to minimize the impact on the community. The Noise Study is inadequate until it is revised to include an analysis of the above noise impacts.

In addition, the Noise Study also does not address the nuisance effects of the aforementioned noises. Due to the high ambient noise level, the Noise Study finds that mitigation measures may be implemented to reduce the effect of the noise impacts associated with the dryers. However, all of the intermittent nuisance noise from idling vehicles, the recurring start/stop cycle of the carwash, the noise from the vacuums, music from vehicles waiting in the queue or while customers are vacuuming their cars and noise from the intercom make the carwash incompatible with the adjacent residential properties. At least one other municipality in San Diego County has denied an automated carwash conditional use permit on the above mentioned ground, finding that, notwithstanding noise impacts being considered less than significant (due to high ambient noise using noise ordinance standards), the nuisance effects from the proposed automated carwash, nearly identical to the above mentioned noises, would not be compatible with the adjacent residential neighborhood and that a Conditional Use Permit should not be issued. To exacerbate these issues, this is not a case where the residential properties are across the street or otherwise separated from the proposed Project, rather the proposed location of the Project directly borders the residential properties within feet of homes and backyards.

In addition, the Noise Study fails to analyze periodic increases in ambient noise levels in the project vicinity as a result of the Project. According to the Noise Study, the ambient noise exceeds the exterior noise levels limits established by municipal code; however, the Noise Study does not address the increases in ambient noise as a result of the Project. Just because a location near residences has become noisy due to expanded traffic volumes, does not mean that adding to that noise is not an impact. To take such a position would logically lead to the effective eviction of homeowners as they struggle to deal with compounding municipal approvals.

The above deficiencies, and those outlined in our letter dated April 4th, result in a Noise Study that is inadequate to determine the potential environmental impacts of the Project. The proposed mitigation measures fail for these same reasons, as like the impact analysis, they fail to address the other noise point sources that will occur from the project. On behalf our client, we respectfully request that the Noise Study is revised to address the foregoing and circulated to the public.

Should you have any questions or wish to discuss please feel free to contact me.

Best regards,

Theodore J. Griswold
Partner, of
Procopio, Cory, Hargreaves & Savitch LLP

TJG/pat
Enclosure: Letter dated April 4, 2017

Procopio

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AUSTIN
DEL MAR HEIGHTS
PHOENIX
SAN DIEGO
SILICON VALLEY

April 4, 2017

VIA E-MAIL (CYOUNG@CHULAVISTACA.GOV)

Caroline Young
Associate Planner/Project Manager
Development Services Department
City of Chula Vista
276 Fourth Avenue
San Diego, CA 91910

Re: Wash 'N Go Carwash - 495 Telegraph Canyon Road
Project No. DR 15-0037, CUP 15-0023, & PER 16-0003

Dear Caroline:

As you know, we represent neighbors who reside near the proposed Wash 'N Go Carwash at 495 Telegraph Canyon Road. These neighbors are particularly concerned about the noise impacts associated with the proposed carwash adjacent to a single-family residential neighborhood. We have reviewed the City's Issues Report dated March 17, 2017 and the applicant's draft Noise Analysis dated August 11, 2016 and have significant concerns.

The draft Noise Analysis is inadequate and must be revised in order to comply with the requirements of California Environmental Quality Act ("CEQA"). In addition to correcting the deficiencies in the Noise Analysis as outlined in the City's Issues Report, we believe the Noise Analysis should, at a minimum, include the following:

- Revise the use description consistent with the Chula Vista Municipal Code ("CVMC"). An "auto spa" is not a recognized use in the CVMC;
- Include an analysis of compliance with the use regulations applicable to automobile car wash facilities including but not limited to mitigation measures that include soundproofing the facility so that noise emanating therefrom, including noise from operations as well as customer noise, is no more audible than ambient noise levels;
- Include an analysis of compliance with the City's Noise Significance Thresholds;

Procopio

- Include an analysis of increases in ambient noise levels in the project vicinity; and
- Include an analysis of periodic increases in noise levels attributed to car alarms, dryers, vacuums and the use car stereos by customers while vacuuming or waiting for car wash entry.

Until the draft Noise Analysis is revised to include the foregoing information, the City cannot determine whether significant environmental noise impacts will result from the property and therefore, cannot make a determination as to what type of environmental document must be prepared for the project and which mitigation measures should be incorporated into the project.

Additionally, approval of the conditional use permit requires that the decision maker make specific legal findings including the following:

- That the proposed use at the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the neighborhood or the community;
- That such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity;
- That the proposed use will comply with the regulations and conditions specified in this title for such use;
- That the granting of this conditional use will not adversely affect the General Plan of the City or the adopted plan of any governmental agency.

There is insufficient analysis contained in the draft Noise Analysis to provide enough information to determine whether the proposed car wash use could meet the foregoing findings, particularly as it relates to whether the use is necessary or desirable, or detrimental to the health and general welfare of neighbors, or whether it complies with the City's use and noise regulations.

Please feel free to contact me if you have any questions or wish to discuss.

Very truly yours,

Justine K. Nielsen

cc: Steve Powers

Noise Analysis Report

Chula Vista Wash 'N Go

HMMH Project Number 309250
August 7, 2017

Prepared for:
Neil Capin Jr.
1835 Palm Avenue
San Diego, CA 92154

Prepared by:
Zachary F. Weiss
Justin W. Cook – INCE, LEED GA

HMMH
77 South Bedford Street
Burlington, MA 01803

Executive Summary

The purpose of this report is to assess the potential noise impacts of the Chula Vista Wash 'N Go project in the City of Chula Vista, California. The carwash will be located at 495 Telegraph Canyon Road in the City of Chula Vista, California. The location of the project is presented in Figure 1. The proposed project site plan is shown in Figure 2.

Figure 1. Location of the Project
Source: Map Image and Data © *ESRI 2017*

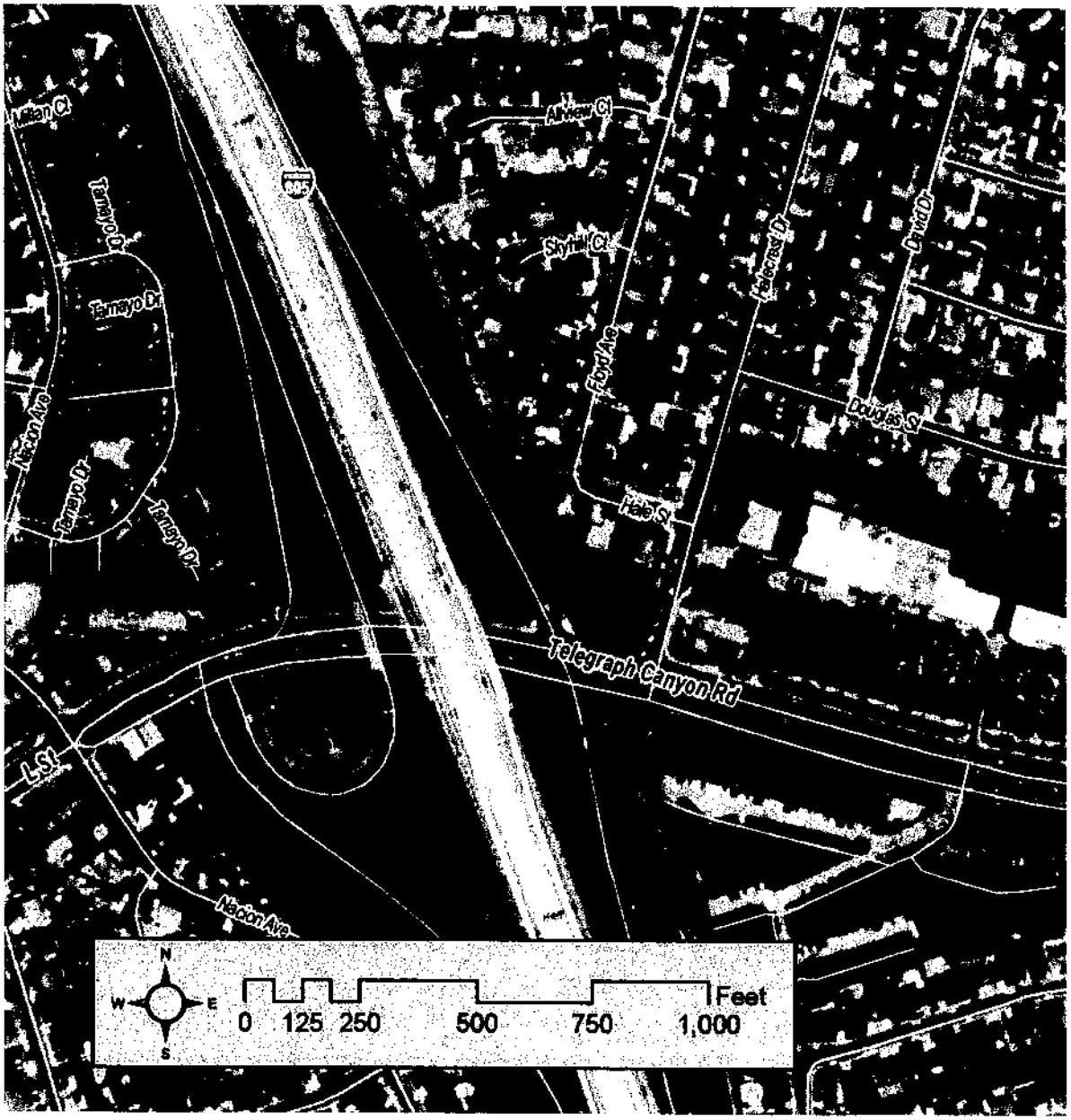
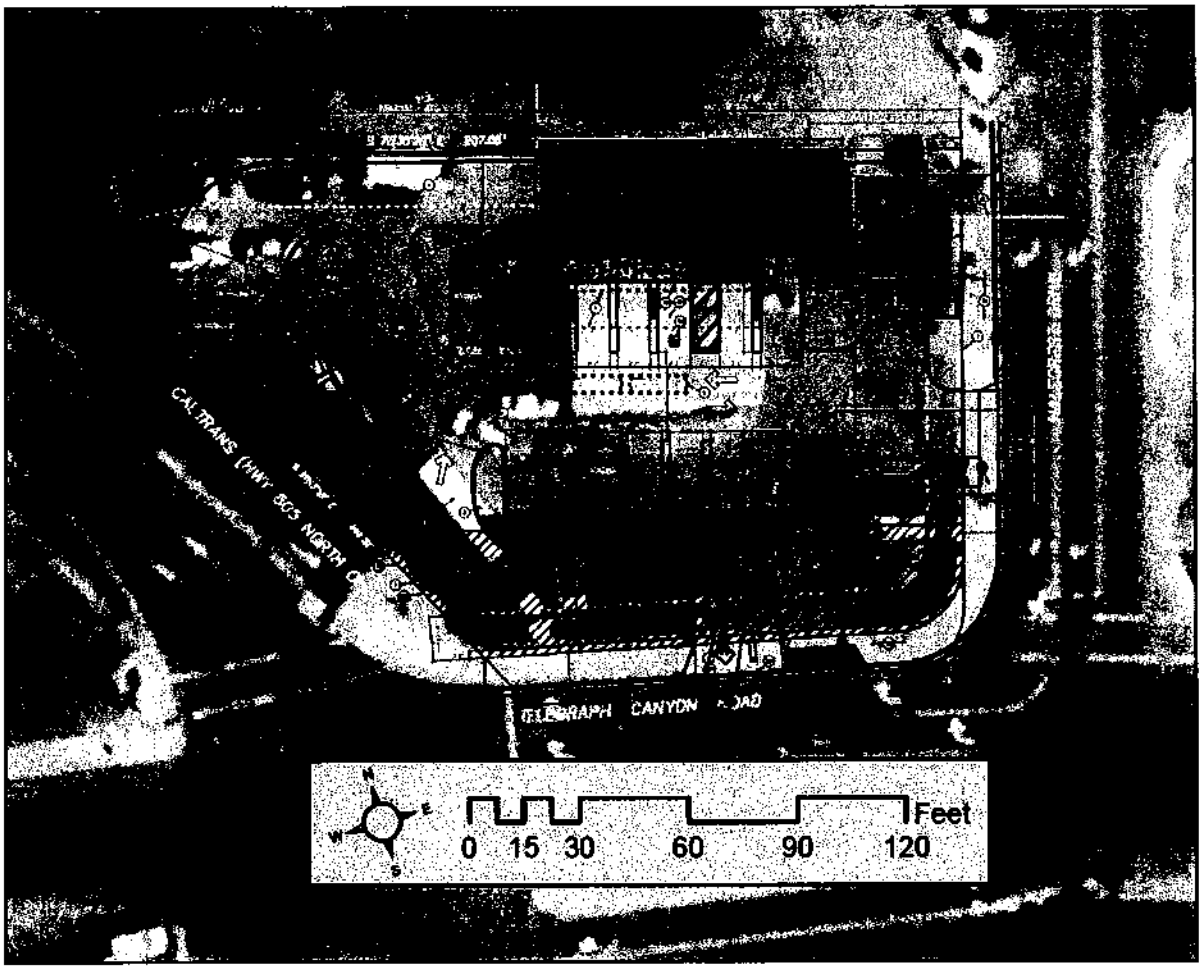


Figure 2. Proposed Project Site Plan
Sources: Gene Cipparone – Architect, Inc., Map Image and Data © *ESRI 2017*



1 Noise Exposure Standards

1.1 City of Chula Vista's Noise Ordinance of the Municipal Code

Within City of Chula Vista's Municipal Code (Chapter 19- Planning and Zoning, Article 68 – Performance Standards and Noise Control, Section 30 – Exterior Noise Limits) it states noise standards for residential and commercial land use. The exterior noise levels for all residential (except multiple dwelling) and commercial are presented in Table 1. The noise standards shall apply to each property or portion of property substantially used for a particular type of land use reasonably similar to the land use types shown in Table 1. No person shall operate, or cause to be operated, any source of sound at any location within the city or allow the creation of any noise on property owned, leased, occupied or otherwise controlled by such person which causes the noise level to exceed the environmental and/or nuisance interpretation of the applicable limits give in Table 1. Environmental noise shall be measured by the equivalent sound level (Leq) for any hour. Nuisance noise shall be measured as a sound level not to be exceeded at any time. Sound levels by receiving land use shall be measured at the boundary or at any point within the boundary of the property affected.

The code also states corrections to exterior noise level limits. If the noise is continuous, the Leq for any hour will be represented by any lesser time period within that hour; noise measurements of a few minutes only will thus suffice. If the noise is intermittent, the Leq for any hour may be represented by a period typical of the operating cycle. Measurement should be made of a representative number of noisy/quiet periods. A measurement period of not less than 15 minutes is, however, strongly recommended when dealing with intermittent noise. In the event the alleged offensive noise, as judged by the enforcement officer, contains a steady, audible sound such as whine, screech, or hum or contains a repetitive impulsive noise such as hammering or riveting, the standard limits set forth in Table 1 shall be reduced by 5 dB. If the measured ambient noise level exceeds that permissible in Table 1, the allowable noise exposure standard shall be the ambient noise level. The ambient level shall be measured when the alleged noise violations source is not operating.

Table 1 – Exterior Noise Limits

Land Use	Weekday Time Period	Weekend Time Period	Noise Level (dBA)
Residential	7:00 a.m. to 10:00 p.m.	8:00 a.m. to 10:00 p.m.	55
	10:00 p.m. to 7:00 a.m.	10:00 p.m. to 8:00 a.m.	45
Commercial	7:00 a.m. to 10:00 p.m.	8:00 a.m. to 10:00 p.m.	65
	10:00 p.m. to 7:00 a.m.	10:00 p.m. to 8:00 a.m.	60

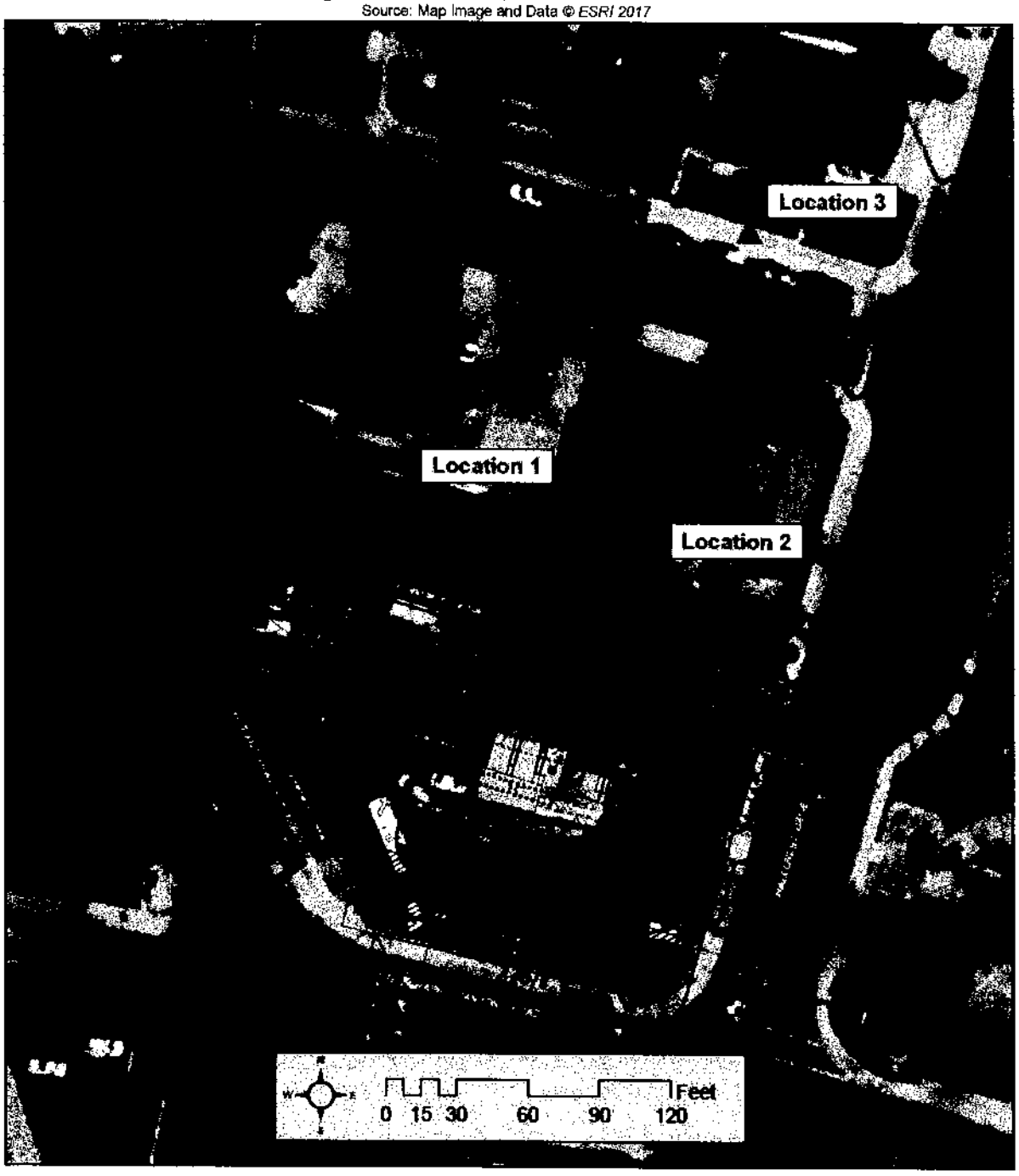
2 Noise Measurement Survey

All of the information contained within this section of the report was provided to the client from BridgeNet International, who conducted the noise measurement survey on Thursday, July 28, 2016 from the hours of 7 a.m. to 9 p.m., which according to the client are the proposed operating hours of the carwash. The goal of the noise measurement survey was to determine the existing ambient noise environment. Noise measurements recorded one second A-weighted noise values at three locations. The noise measurement locations are given in Figure 3.

The sound level meters used to measure the noise levels were 01dB FUSION sound level meters. The microphones used were 01dB-Metravib 1/2" condenser microphones. The equipment used meets the American National Standards Institute (ANSI) S1.4 specification for a Type 1 precision sound level meter. The sound level meters were calibrated before and after the tests with a Brüel & Kjær Type 4231 sound level calibrator with calibration traceable to the National Institute of Standards and Technology (NIST).

The noise measurement locations were selected for their proximity to the adjacent residential and commercial land uses. The sound level meters at these locations were placed at a height of 5 feet.

Figure 3. Noise Measurement Locations
Source: Map Image and Data © *ESRI 2017*



2.1 Noise Measurement Results

The noise measurement survey results for Location 1 are presented in Table 2. The table lists the resulting minimum (LMin), maximum (LMax) and average (Leq) noise values in terms of dBA for each hour of the measurement. The noise at this location was dominated by transportation noise on the 805 Freeway and the 805 Freeway on-ramp. Location 1 is representative of the residences at 484 and 490 Hale Street.

Table 2 – Noise Measurement Results for Location 1

Date	Start Time	End Time	Minimum Noise Level (LMin dBA)	Maximum Noise Level (LMax dBA)	Average Noise Level (Leq dBA)
7/28/2016	7 a.m.	8 a.m.	61.2	85.0	68.1
	8 a.m.	9 a.m.	61.8	86.1	68.3
	9 a.m.	10 a.m.	60.7	88.6	68.7
	10 a.m.	11 a.m.	60.8	90.7	68.2
	11 a.m.	12 p.m.	61.4	83.1	68.1
	12 p.m.	1 p.m.	61.3	95.4	69.1
	1 p.m.	2 p.m.	62.2	88.3	68.5
	2 p.m.	3 p.m.	62.2	88.8	69.2
	3 p.m.	4 p.m.	62.2	90.9	69.4
	4 p.m.	5 p.m.	62.7	81.6	68.3
	5 p.m.	6 p.m.	61.0	92.7	70.4
	6 p.m.	7 p.m.	61.6	89.0	69.4
	7 p.m.	8 p.m.	60.2	91.0	67.8
	8 p.m.	9 p.m.	59.1	85.1	66.9

The noise measurement survey results for Location 2 are presented in Table 3. The table lists the resulting minimum (LMin), maximum (LMax) and average (Leq) noise values in terms of dBA for each hour of the measurement. The noise at this location was dominated by transportation noise on the 805 Freeway and the 805 Freeway on-ramp, and Halecrest Drive. Location 2 is representative of the commercial lot at 498 Hale Street.

Table 3 – Noise Measurement Results for Location 2

Date	Start Time	End Time	Minimum Noise Level (LMin dBA)	Maximum Noise Level (LMax dBA)	Average Noise Level (Leq dBA)
7/28/2016	7 a.m.	8 a.m.	61.0	88.8	67.7
	8 a.m.	9 a.m.	62.0	86.0	67.6
	9 a.m.	10 a.m.	59.6	87.4	67.7
	10 a.m.	11 a.m.	61.8	94.8	68.3
	11 a.m.	12 p.m.	61.9	81.6	67.4
	12 p.m.	1 p.m.	60.9	91.4	67.7
	1 p.m.	2 p.m.	62.1	83.3	67.4
	2 p.m.	3 p.m.	62.6	86.0	69.1
	3 p.m.	4 p.m.	62.6	81.1	67.8
	4 p.m.	5 p.m.	62.5	81.2	68.3
	5 p.m.	6 p.m.	61.3	92.2	69.5
	6 p.m.	7 p.m.	62.0	86.2	68.1
	7 p.m.	8 p.m.	60.6	85.1	67.1
	8 p.m.	9 p.m.	60.7	87.5	68.3

The noise measurement survey results for Location 3 are presented in Table 4. The table lists the resulting minimum (LMin), maximum (LMax) and average (Leq) noise values in terms of dBA for each hour of the measurement. The noise at this location was dominated by transportation noise on the Halecrest Drive, 805 Freeway, and the 805 Freeway on-ramp. Location 3 is representative of the residence at 876 Halecrest Drive.

Table 4 – Noise Measurement Results for Location 3

Date	Start Time	End Time	Minimum Noise Level (LMin dBA)	Maximum Noise Level (LMax dBA)	Average Noise Level (Leq dBA)
7/28/2016	7 a.m.	8 a.m.	56.6	90.9	65.9
	8 a.m.	9 a.m.	57.0	83.9	65.4
	9 a.m.	10 a.m.	57.0	79.2	64.0
	10 a.m.	11 a.m.	55.4	81.1	64.4
	11 a.m.	12 p.m.	58.8	85.2	65.6
	1 p.m.	2 p.m.	60.0	86.6	65.6
	2 p.m.	3 p.m.	59.8	85.9	66.0
	3 p.m.	4 p.m.	59.8	88.2	66.2
	4 p.m.	5 p.m.	59.5	85.3	66.1
	5 p.m.	6 p.m.	58.1	81.4	66.1
	6 p.m.	7 p.m.	57.4	89.9	66.0
	7 p.m.	8 p.m.	56.0	83.4	64.7
	8 p.m.	9 p.m.	57.3	87.9	64.8

3 Potential Noise Impacts

3.1 Noise Model

The potential carwash noise impacts of the project were calculated using data received from the client. The noise exposure in this report was computed using the acoustical planning and modeling program SoundPLAN (Version 7.4), which was created by Braunstein & Berndt GmbH. The calculations within SoundPLAN were performed in accordance with the ISO 9613-2 outdoor noise propagation standard, with a maximum acoustical ray reflection order of three.

The carwash is planning on installing nine 15 HP dryers (Model BCS-100-78-0.64OA-15HP), which will be the dominant noise source from the carwash tunnel. The source noise data for the dryers was provided by the client and was obtained from Twin City Fans & Blowers. The data received shows a worst-case noise level (Leq) of 86 dBA at a distance of five feet for each 15 HP dryer. More precise octave unweighted octave band sound power levels (Lw) were also provided, shown in Table 5 below.

Table 5 – Dryer Sound Power Levels

Source	Octave Band Sound Power Level (Lw dBA)								Total Sound Power Level (Lw dBA)
	63 Hz	125 Hz	250 Hz	500 Hz	1 kHz	2 kHz	4 kHz	8 kHz	
15 HP Dryer	95	92	92	96	93	95	93	88	101

The carwash is planning on installing two central vacuum systems, however they will be fully enclosed within the carwash building.

The above noise source information was used to calculate the worst-case carwash noise levels at the adjacent noise sensitive land uses. By worst-case, we mean that all of the noise sources were assumed to be operating for the maximum percentage of time that could be expected with the carwash tunnel at full capacity. Each of the nine dryers were determined to be in use at most 67% of time, using a 2 car maximum tunnel capacity, 20 second drying time, and one minute total carwash time.

Topographic data for the area surrounding the project site were retrieved from Google Earth Pro, and were incorporated into the model.

Figures 4 and 5 show the SoundPLAN model geometry in plan and wireframe views, respectively. The perimeter receptors were placed in three rows, directly at the project property line edge, about ten feet beyond the property line edge, and about forty feet beyond the property line edge. The first row models the property line edge directly, while the second and third account for the possibility that sound levels could be higher further away from property edge, either from diffraction effects over the perimeter barrier, or the increased ground elevation further away from the lot edge. Separate groups of receptors in each of these rows model the lots at 484, 490, and 498 Hale Street. 484 and 490 are residences, while 498 is a commercial lot.

A fourth row of receptors models the lot edge of the residence at 876 Halecrest Drive. No additional receptor rows were necessary at this lot edge, as the property edge receptors were not modeled directly behind a barrier, and the lot elevation is relatively flat.

Figure 4. Modeled Project Site Plan with All Source and Receiver Locations

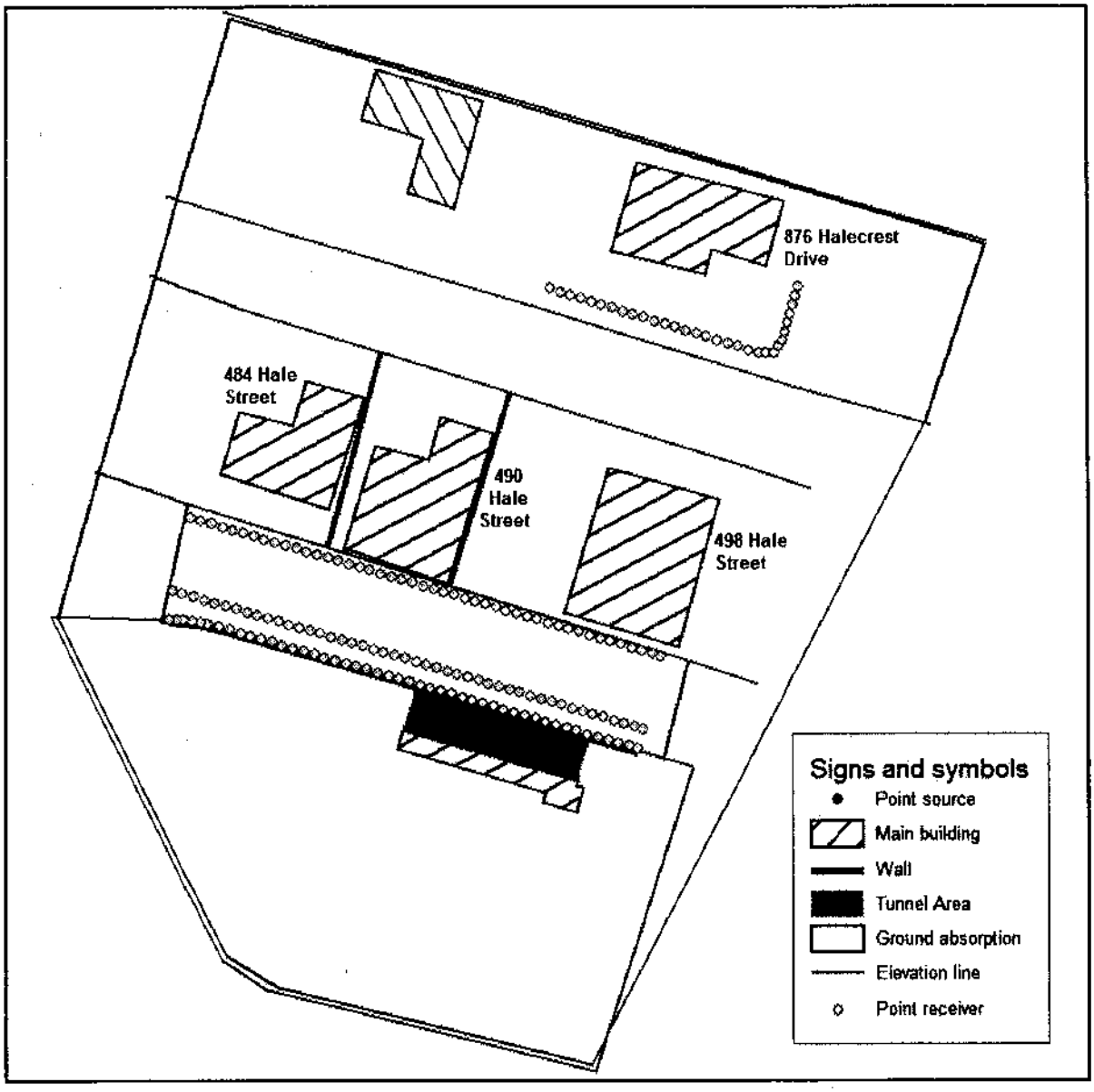
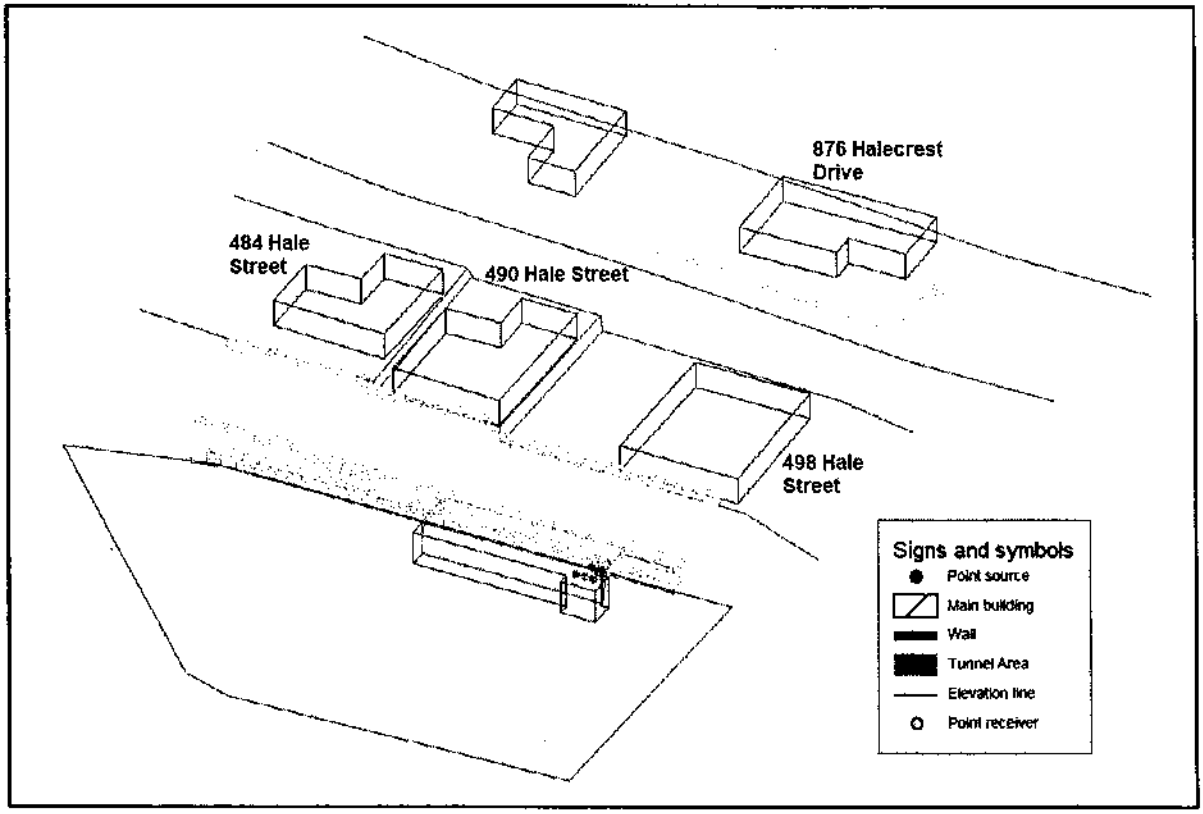


Figure 5. 3D Wireframe of Modeled Project Site Plan with All Source and Receiver Locations



3.2 Calculation Results

A-weighted sound levels were calculated for all of the receptor locations detailed above, representing two neighboring residences (484 and 490 Hale Street), one additional nearby residence (876 Halecrest Drive), and one neighboring commercial lot (498 Hale Street). In all of these cases, the minimum measured ambient levels were greater than the exterior noise level limits given in the municipal code. Therefore, as detailed in the code, the exceedance criteria for all modeled receptors were taken from the minimum measured ambient levels.

The worst-case carwash noise levels at the adjacent residential properties to the north were calculated to be as high as 66.0 dBA, slightly under the 66.9 dBA measured limit. The levels at the additional nearby residence were calculated to be as high as 35.2 dBA, over 28 dB beneath than the 64.0 dB limit. Therefore, there are no residential impacts from the carwash.

However, the worst-case carwash noise levels at the adjacent commercial property were calculated to be as high as 83.4 dBA, over 16 dB greater than the 67.1 measured minimum. In order to mitigate this large exceedance, a sound barrier of at least 12 feet in height, on the eastern end of the north property, will be necessary. Figure 6 shows the extent of this barrier in plan view, alongside the 6 foot western barrier which is already indicated in the architectural plans. With the barrier, the worst-case carwash noise levels at the commercial property are calculated to be 65.6 dBA at the highest, 1.5 dB underneath the limit.

Table 6 shows the worst-case carwash noise levels by location, both with and without the proposed eastern sound barrier. For the three adjacent lots, the "Near Property Line" levels correspond to the maximum modeled level in the first two receptor rows, and the "Near Building" to the third row. Since only property line receptors were modeled for the residence at 876 Halecrest Drive, no value is given for it in the "Near Building" level columns. The specific locations of each of the maximum values are shown in Figure 7. Levels with the eastern sound barrier are given in yellow labels, and where no barrier levels are significantly different, they are given in red labels.

Figure 6. Barrier Locations
Sources: Gene Cipparone – Architect, Inc., Map Image and Data © ESRI 2017

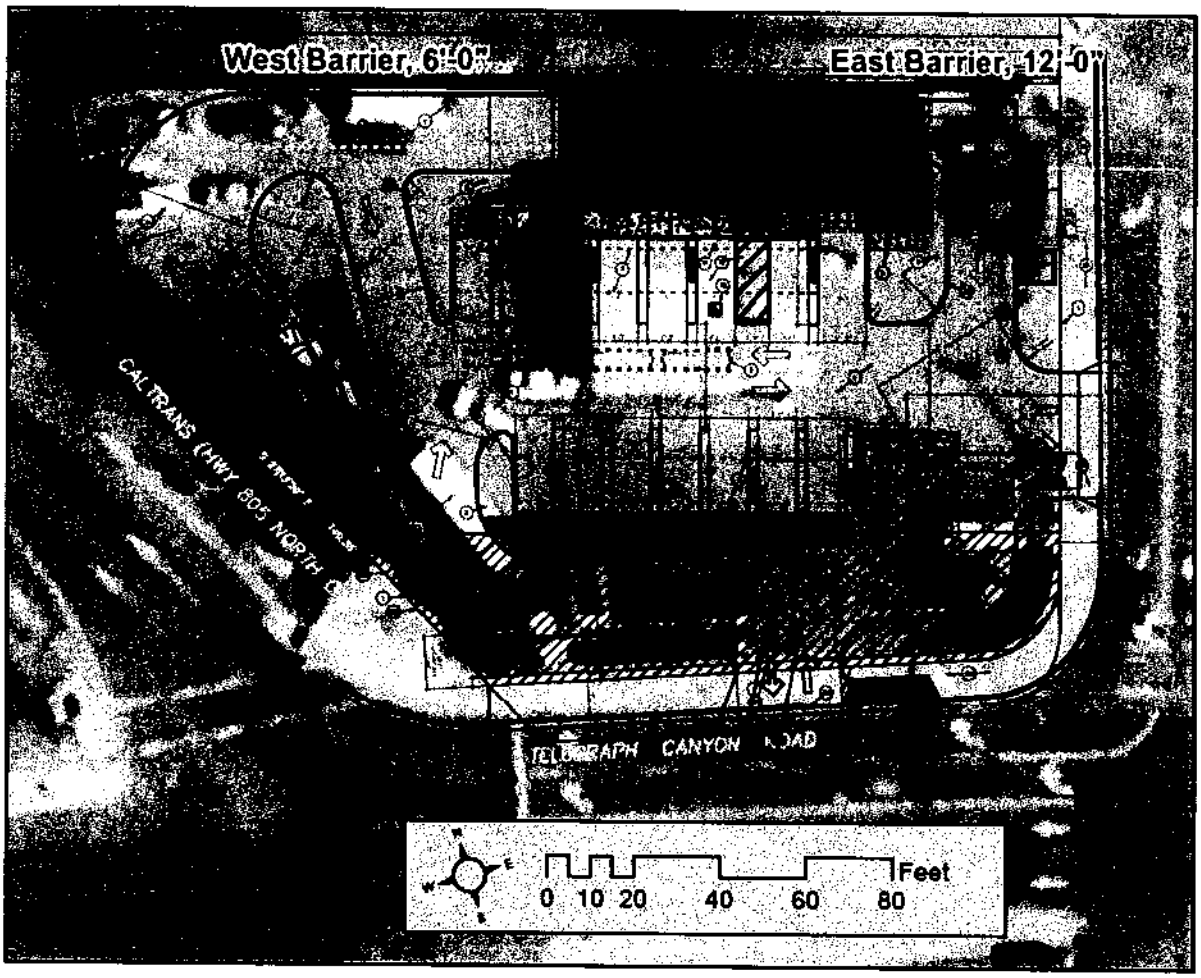
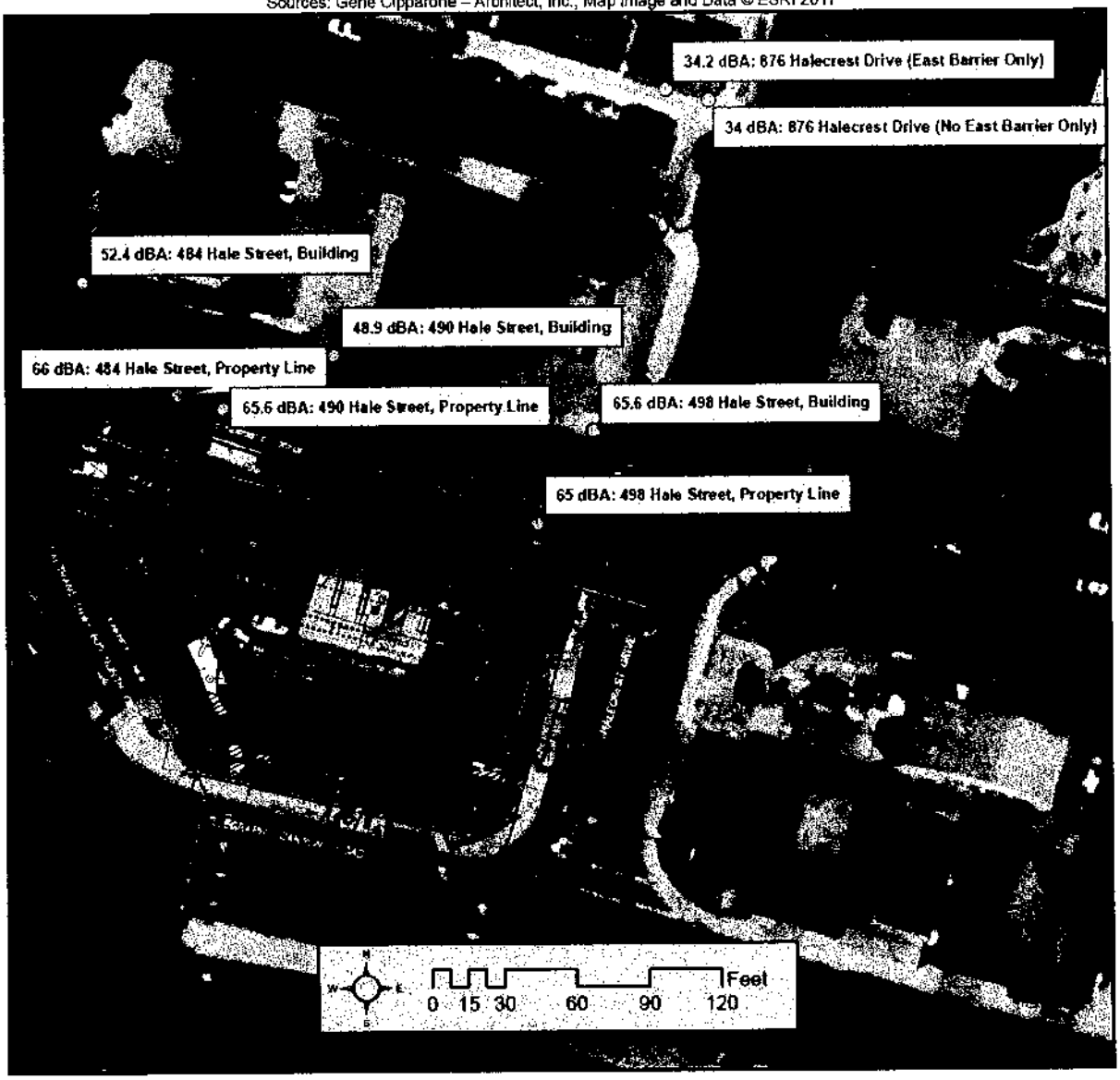


Table 6 – Maximum Sound Levels at Nearby Lots

Location	Type	Exceedance Limit	Maximum Modeled Leq			
			No East Barrier		12 ft East Barrier	
			Near Property Line	Near Building	Near Property Line	Near Building
484 Hale Street	Residential	66.9	66.0	52.5	66.0	52.4
490 Hale Street	Residential	66.9	65.6	49.0	65.6	48.9
876 Halecrest Drive	Residential	64.0	35.2	--	34.2	--
498 Hale Street	Commercial	67.1	**83.4**	**70.5**	65.0	65.6

Figure 7. Receptors with Highest Modeled Leq for All Sites
Sources: Gene Cipparone – Architect, Inc., Map Image and Data © ESRI 2017



4 Conclusion

The noise emanating from the carwash must comply with the City of Chula Vista's noise standards for residential and commercial land use. The primary noise emanating from the carwash will be generated by the dryers that are located on the eastern end of the carwash tunnel.

The calculated carwash noise levels at the adjacent residential and commercial land uses were based on the maximum possible use of the carwash dryers (a worst-case scenario). In typical operation, the dryers will only be activated when cars pass through the tunnel, which will only occur sporadically throughout the business day. Therefore, the actual noise impact should be less. The carwash will only operate during daytime hours (8 a.m. to 9 p.m.) and therefore only the City of Chula Vista's daytime residential and commercial noise standards are applicable.

The lowest measured ambient hourly average noise levels at Locations 1-3 were 66.9, 67.1 and 64.0 dBA Leq respectively. The City of Chula Vista's Noise Ordinance of the Municipal Code states if the measured ambient noise level is greater than the carwash noise, the ambient becomes the noise standard. Therefore, the exterior noise standard at the residential land uses to the north would then become 66.9 dBA Leq. The exterior noise standard at the commercial land use to the north would then become 67.1 dBA Leq. The exterior noise standard at the residential land use to the north near the intersection of Hale Street and Halecrest Drive would then become 64.0 dBA Leq.

The calculated worst-case carwash noise level at the nearest residential land uses to the north was 66.0 dBA, which is less than 66.9 dBA. The calculated worst-case carwash noise level at the residential land use to the north near the intersection of Hale Street and Halecrest drive was 35.2 dBA, which is less than 64.0 dBA. The calculated worst-case carwash noise level at the commercial land use to the north was 83.4 dBA, which is greater than 67.1 dBA. With a barrier of at least 12 feet in height, as detailed in Figure 6, the carwash will comply with the City of Chula Vista's daytime noise standards at the adjacent residential and commercial land uses.

5 References and Endnotes

Coffey Engineering, Inc., Site Plan for Wash & Go Car Wash, 495 Telegraph Canyon Road, Chula Vista, California 91910, January 16, 2017.

Appendix A Fundamentals of Acoustics

This attachment describes the noise terminology and metrics used in this report.

A.1 Decibels (dB), Frequency and the A-Weighted Sound Level

Loudness is a subjective quantity that enables a listener to order the magnitude of different sounds on a scale from soft to loud. Although the perceived loudness of a sound is based somewhat on its frequency and duration, chiefly it depends upon the sound pressure level. Sound pressure level is a measure of the sound pressure at a point relative to a standard reference value; sound pressure level is always expressed in decibels (dB).

Decibels are logarithmic quantities, so combining decibels is unlike common arithmetic. For example, if two sound sources each produce 100 dB operating individually and they are then operated together, they produce 103 dB. Each doubling of the number of sources produces another three decibels of noise. A tenfold increase in the number of sources makes the sound pressure level go up 10 dB, and a hundredfold increase makes the level go up 20 dB. If two sources differ in sound pressure level by more than 10 decibels, then operating together, the total level will approximately equal the level of the louder source; the quieter source doesn't contribute significantly to the total.

People hear changes in sound level according to the following rules of thumb: 1) a change of 1 decibel or less in a given sound's level is generally not readily perceptible except in a laboratory setting; 2) a 5-dB change in a sound is considered to be generally noticeable in a community setting; and 3) it takes approximately a 10-dB change to be heard as a doubling or halving of a sound's loudness.

Another important characteristic of sound is its frequency, or "pitch." This is the rate of repetition of sound pressure oscillations as they reach our ears. Frequency is expressed in units known as Hertz (abbreviated "Hz" and equivalent to one cycle per second). Sounds heard in the environment usually consist of a range of frequencies. The distribution of sound energy as a function of frequency is termed the "frequency spectrum."

The human ear does not respond equally to identical noise levels at different frequencies. Although the normal frequency range of hearing for most people extends from a low of about 20 Hz to a high of 10,000 Hz to 20,000 Hz, people are most sensitive to sounds in the voice range, between about 500 Hz to 2,000 Hz. Therefore, to correlate the amplitude of a sound with its level as perceived by people, the sound energy spectrum is adjusted, or "weighted."

The weighting system most commonly used to correlate with people's response to noise is "A-weighting" (or the "A-filter") and the resultant noise level is called the "A-weighted noise level" (dBA). A-weighting significantly de-emphasizes those parts of the frequency spectrum from a noise source that occurs both at lower frequencies (those below about 500 Hz) and at very high frequencies (above 10,000 Hz) where we do not hear as well. The filter has very little effect, or is nearly "flat," in the middle range of frequencies between 500 and 10,000 Hz. In addition to representing human hearing sensitivity, A-weighted sound levels have been found to correlate better than other weighting networks with human perception of "noisiness." One of the primary reasons for this is that the A-weighting network emphasizes the frequency range where human speech occurs, and noise in this range interferes with speech communication. Another reason is that the increased hearing sensitivity makes noise more annoying in this frequency range.

A.2 Point and Line Noise Sources

Noise may be generated from a point source, such as a piece of construction equipment, or from a line source, such as a roadway containing moving vehicles. Because noise spreads in an ever-widening pattern, the given amount of noise striking an object, such as an eardrum, is reduced with distance from the source. The typical distance reduction for point source noise is 6 dBA per doubling of the distance from the noise source.

A line source of noise, such as vehicles proceeding down a roadway, will also be reduced with distance, but the rate of reduction is affected by both distance and the type of terrain over which the noise passes. Hard sites, such as developed areas with paving, reduce noise at a rate of 3 dBA per doubling of distance, while soft sites, such as undeveloped areas, open space and vegetated areas reduce noise at a rate of 4.5 dBA per doubling of distance.

Objects that block the line of sight attenuate the noise source if the receptor is located within the "shadow" of the blockage (such as behind a sound wall). If a receptor is located behind the wall, but has a view of the source, the wall will do little to reduce the noise. Additionally, a receptor located on the same side of the wall as the noise source may experience an increase in the perceived noise level, as the wall will reflect noise back to the receptor compounding the noise.

A.3 Equivalent Sound Level (L_{eq})

The Equivalent Sound Level, abbreviated L_{eq}, is a measure of the total exposure resulting from the accumulation of A-weighted sound levels over a particular period of interest -- for example, an hour, an 8-hour school day, nighttime, or a full 24-hour day. However, because the length of the period can be different depending on the time frame of interest, the applicable period should always be identified or clearly understood when discussing the metric. Such durations are often identified through a subscript, for example L_{eq1h}, or $L_{eq(24)}$.

The L_{eq} may be thought of as a constant sound level over the period of interest that contains as much sound energy as (is "equivalent" to) the actual time-varying sound level with its normal peaks and valleys. It is important to recognize, however, that the two signals (the constant one and the time-varying one) would sound very different from each other. Also, the "average" sound level suggested by L_{eq} is not an arithmetic value, but a logarithmic, or "energy-averaged" sound level. Thus, the loudest events may dominate the noise environment described by the metric, depending on the relative loudness of the events.

Appendix B SoundPLAN Receiver Results

Name	Leq (No Barrier)	Leq (12' Barrier)	Category
A-03	80	61.7	498 Hale St. (Near Property Line)
A-04	80.9	62.4	498 Hale St. (Near Property Line)
A-05	82	63.6	498 Hale St. (Near Property Line)
A-06	**83.4**	**65**	**498 Hale St. (Near Property Line)**
A-07	83.4	63.9	498 Hale St. (Near Property Line)
A-08	68.3	0	498 Hale St. (Near Property Line)
A-09	65.9	0	498 Hale St. (Near Property Line)
A-10	65.3	57.9	498 Hale St. (Near Property Line)
A-11	64.1	59.9	498 Hale St. (Near Property Line)
A-12	63.1	60.7	498 Hale St. (Near Property Line)
A-13	60.7	58.3	498 Hale St. (Near Property Line)
A-14	58.7	56.2	498 Hale St. (Near Property Line)
A-15	57.1	54.6	498 Hale St. (Near Property Line)
A-16	56	53.7	498 Hale St. (Near Property Line)
A-17	54.8	52.5	498 Hale St. (Near Property Line)
A-18	53.8	51.4	498 Hale St. (Near Property Line)
A-19	52.8	50.5	498 Hale St. (Near Property Line)
A-20	52	49.6	498 Hale St. (Near Property Line)
A-21	51.5	49.4	498 Hale St. (Near Property Line)
A-22	50.8	48.7	498 Hale St. (Near Property Line)
A-23	50.2	48	498 Hale St. (Near Property Line)
A-24	49.6	47.4	490 Hale St. (Near Property Line)
A-25	49.2	46.8	490 Hale St. (Near Property Line)
A-26	62.1	62	490 Hale St. (Near Property Line)
A-27	65.2	65.1	490 Hale St. (Near Property Line)
A-28	65.3	65.2	490 Hale St. (Near Property Line)
A-29	65.4	65.4	490 Hale St. (Near Property Line)
A-30	65.6	65.5	490 Hale St. (Near Property Line)
A-31	65.3	65.2	490 Hale St. (Near Property Line)
A-32	64.9	64.9	490 Hale St. (Near Property Line)
A-33	64.6	64.6	490 Hale St. (Near Property Line)
A-34	64.3	64.3	490 Hale St. (Near Property Line)
A-35	64	64	490 Hale St. (Near Property Line)
A-36	63.8	63.7	484 Hale St. (Near Property Line)
A-37	63.6	63.5	484 Hale St. (Near Property Line)
A-38	63.4	63.4	484 Hale St. (Near Property Line)
A-39	63.3	63.3	484 Hale St. (Near Property Line)
A-40	63.2	63.2	484 Hale St. (Near Property Line)
A-41	63	63	484 Hale St. (Near Property Line)
A-42	62.8	62.8	484 Hale St. (Near Property Line)

Name	Leq (No Barrier)	Leq (12' Barrier)	Category
A-43	62.2	62.2	484 Hale St. (Near Property Line)
A-44	62	61.9	484 Hale St. (Near Property Line)
A-45	61.6	61.6	484 Hale St. (Near Property Line)
A-46	61.3	61.2	484 Hale St. (Near Property Line)
A-47	60.6	60.5	484 Hale St. (Near Property Line)
A-48	60.2	60.1	484 Hale St. (Near Property Line)
A-49	59.2	58.7	484 Hale St. (Near Property Line)
B-01	63.9	63.9	484 Hale St. (Near Property Line)
B-02	64.2	64.2	484 Hale St. (Near Property Line)
B-03	64.3	64.3	484 Hale St. (Near Property Line)
B-04	64.5	64.5	484 Hale St. (Near Property Line)
B-05	64.7	64.7	484 Hale St. (Near Property Line)
B-06	65	64.9	484 Hale St. (Near Property Line)
B-07	65.2	65.2	484 Hale St. (Near Property Line)
B-08	65.5	65.5	484 Hale St. (Near Property Line)
B-09	65.8	65.8	484 Hale St. (Near Property Line)
B-10	65.9	65.9	484 Hale St. (Near Property Line)
B-11	**66**	**66**	**484 Hale St. (Near Property Line)**
B-12	65.4	65.4	484 Hale St. (Near Property Line)
B-13	65.1	65.1	484 Hale St. (Near Property Line)
B-14	65.2	65.2	490 Hale St. (Near Property Line)
B-15	**65.6**	**65.6**	**490 Hale St. (Near Property Line)**
B-16	65.3	65.3	490 Hale St. (Near Property Line)
B-17	64.6	64.6	490 Hale St. (Near Property Line)
B-18	64.2	63.7	490 Hale St. (Near Property Line)
B-19	62.3	61.6	490 Hale St. (Near Property Line)
B-20	53.6	43.7	490 Hale St. (Near Property Line)
B-21	53	44.2	490 Hale St. (Near Property Line)
B-22	52.4	44.7	490 Hale St. (Near Property Line)
B-23	51.6	44.6	490 Hale St. (Near Property Line)
B-24	51	45.1	490 Hale St. (Near Property Line)
B-25	50.3	45.7	490 Hale St. (Near Property Line)
B-26	50.3	46.3	498 Hale St. (Near Property Line)
B-27	50.5	47	498 Hale St. (Near Property Line)
B-28	51	47.6	498 Hale St. (Near Property Line)
B-29	51.5	48.4	498 Hale St. (Near Property Line)
B-30	51.9	48.6	498 Hale St. (Near Property Line)
B-31	52.7	49.5	498 Hale St. (Near Property Line)
B-32	53.6	50.4	498 Hale St. (Near Property Line)
B-33	54.6	51.5	498 Hale St. (Near Property Line)
B-34	55.7	52.6	498 Hale St. (Near Property Line)

Name	Leq (No Barrier)	Leq (12' Barrier)	Category
B-35	56.9	53.8	498 Hale St. (Near Property Line)
B-36	57.2	52.8	498 Hale St. (Near Property Line)
B-37	58.3	53.3	498 Hale St. (Near Property Line)
B-38	58.7	49.9	498 Hale St. (Near Property Line)
B-39	59.6	0	498 Hale St. (Near Property Line)
B-40	61	0	498 Hale St. (Near Property Line)
B-41	62.9	0	498 Hale St. (Near Property Line)
B-42	71.7	55.6	498 Hale St. (Near Property Line)
B-43	77.4	63.2	498 Hale St. (Near Property Line)
B-44	78.6	64.7	498 Hale St. (Near Property Line)
B-45	78.2	64.6	498 Hale St. (Near Property Line)
B-46	77.7	64.2	498 Hale St. (Near Property Line)
C-01	**52.5**	**52.4**	**484 Hale St. (Near Building)**
C-02	52.2	52.1	484 Hale St. (Near Building)
C-03	52	51.9	484 Hale St. (Near Building)
C-04	51.2	51	484 Hale St. (Near Building)
C-05	49.3	49.1	484 Hale St. (Near Building)
C-06	45.3	44.8	484 Hale St. (Near Building)
C-07	42.7	41.8	484 Hale St. (Near Building)
C-08	42.9	42.1	484 Hale St. (Near Building)
C-09	43.1	42.4	484 Hale St. (Near Building)
C-10	43.3	42.6	484 Hale St. (Near Building)
C-11	43.5	42.9	484 Hale St. (Near Building)
C-12	45	44.6	484 Hale St. (Near Building)
C-13	46.1	45.8	484 Hale St. (Near Building)
C-14	46.4	46.2	490 Hale St. (Near Building)
C-15	46.7	46.5	490 Hale St. (Near Building)
C-16	47	46.8	490 Hale St. (Near Building)
C-17	47.3	47.1	490 Hale St. (Near Building)
C-18	47.5	47.3	490 Hale St. (Near Building)
C-19	47.8	47.6	490 Hale St. (Near Building)
C-20	48.2	48	490 Hale St. (Near Building)
C-21	48.5	48.3	490 Hale St. (Near Building)
C-22	48.9	48.7	490 Hale St. (Near Building)
C-23	**49**	**48.9**	**490 Hale St. (Near Building)**
C-24	47.4	47.1	490 Hale St. (Near Building)
C-25	47.8	47.6	490 Hale St. (Near Building)
C-26	47.7	47.5	498 Hale St. (Near Building)
C-27	47.7	47.5	498 Hale St. (Near Building)
C-28	48.1	47.9	498 Hale St. (Near Building)
C-29	47.8	47.5	498 Hale St. (Near Building)

Name	Leq (No Barrier)	Leq (12' Barrier)	Category
C-30	47.8	47.6	498 Hale St. (Near Building)
C-31	47.8	47.5	498 Hale St. (Near Building)
C-32	47.8	47.6	498 Hale St. (Near Building)
C-33	45.8	45.4	498 Hale St. (Near Building)
C-34	45.8	44.8	498 Hale St. (Near Building)
C-35	47.8	44.1	498 Hale St. (Near Building)
C-36	49.6	39.5	498 Hale St. (Near Building)
C-37	50.3	0	498 Hale St. (Near Building)
C-38	51	0	498 Hale St. (Near Building)
C-39	51.7	0	498 Hale St. (Near Building)
C-40	52.5	0	498 Hale St. (Near Building)
C-41	53.3	0	498 Hale St. (Near Building)
C-42	55.2	0	498 Hale St. (Near Building)
C-43	56.2	0	498 Hale St. (Near Building)
C-44	65.1	60	498 Hale St. (Near Building)
C-45	69.2	64.2	498 Hale St. (Near Building)
C-46	**70.5**	**65.6**	**498 Hale St. (Near Building)**
D-01	26	0	876 Halecrest Dr. (Near Property Line)
D-02	26.1	0	876 Halecrest Dr. (Near Property Line)
D-03	26.1	0	876 Halecrest Dr. (Near Property Line)
D-04	30.1	27.8	876 Halecrest Dr. (Near Property Line)
D-05	31.2	29.5	876 Halecrest Dr. (Near Property Line)
D-06	31.1	29.3	876 Halecrest Dr. (Near Property Line)
D-07	31	29.2	876 Halecrest Dr. (Near Property Line)
D-08	31	29.1	876 Halecrest Dr. (Near Property Line)
D-09	33	31.8	876 Halecrest Dr. (Near Property Line)
D-10	32.9	31.7	876 Halecrest Dr. (Near Property Line)
D-11	32.8	31.6	876 Halecrest Dr. (Near Property Line)
D-12	33.5	32.4	876 Halecrest Dr. (Near Property Line)
D-13	33.8	32.8	876 Halecrest Dr. (Near Property Line)
D-14	34	32.9	876 Halecrest Dr. (Near Property Line)
D-15	34	32.9	876 Halecrest Dr. (Near Property Line)
D-16	34.3	33.2	876 Halecrest Dr. (Near Property Line)
D-17	34.7	33.7	876 Halecrest Dr. (Near Property Line)
D-18	**35.1**	**34.2**	**876 Halecrest Dr. (Near Property Line)**
D-19	34.8	33.8	876 Halecrest Dr. (Near Property Line)
D-20	35	33.9	876 Halecrest Dr. (Near Property Line)
D-21	34.8	33.6	876 Halecrest Dr. (Near Property Line)
D-22	**35.2**	**34**	**876 Halecrest Dr. (Near Property Line)**
D-23	34.7	33.5	876 Halecrest Dr. (Near Property Line)
D-24	34.8	33.6	876 Halecrest Dr. (Near Property Line)

Name	Leq (No Barrier)	Leq (12' Barrier)	Category
D-25	34.7	33.4	876 Halecrest Dr. (Near Property Line)
D-26	34.5	33.2	876 Halecrest Dr. (Near Property Line)
D-27	34.4	33.2	876 Halecrest Dr. (Near Property Line)
D-28	33.8	32.4	876 Halecrest Dr. (Near Property Line)
D-29	33.8	32.4	876 Halecrest Dr. (Near Property Line)
D-30	32.8	31	876 Halecrest Dr. (Near Property Line)
D-31	32.1	30	876 Halecrest Dr. (Near Property Line)

***Bold** rows indicate either one or both levels are maximums for the category

**"0" levels occur in the barrier case due to limitations within the ISO-9613 standard. All of the receptors with these levels are shielded both by the tunnel wall and the eastern barrier, and if ISO-9613 could handle the diffraction paths necessary to calculate non-zero values, their levels would be very small.

***The first letter of each receptor name corresponds to the which row it is in. Using the row numbers given in Section 3.1, "A" corresponds to 1, "B" to 2, "C" to 3, and "D" to 4.

Appendix C SoundPLAN Geometry Documentation

This appendix contains the raw geometry output from a SoundPLAN situation containing every geofile used in the acoustical model for this project. All units are in meters, and XY coordinate values are referenced to NAD 1983 California State Plane Zone 6. To create a model from the data below, a DGM will need to be generated from the elevation lines, and the point sources will need to be defined with the spectral and time history data given in Section 3.1. The larger ground absorption polygon should be set to 1.0, and the smaller one should be at 0.6. Also note that only receivers and point sources have been given meaningful names; no consistent effort was made to name any of the other object types.

Geometry Output:

```
Calculation area

_____x_____ _____y_____
 1925566.05  551612.20
 1925589.14  551566.02
 1925596.26  551561.79
 1925639.55  551551.20
 1925685.73  551639.13
 1925693.81  551662.99
 1925589.72  551693.58


Ground absorption

NAME                    =

_____x_____ _____y_____
 1925649.42  551592.92
 1925652.86  551606.21
 1925584.12  551627.61
 1925580.41  551611.67
 1925585.11  551611.56
 1925649.42  551592.92


Ground absorption

NAME                    =

_____x_____ _____y_____
 1925566.05  551612.20
 1925589.14  551566.02
 1925596.26  551561.79
 1925639.55  551551.20
 1925685.73  551639.13
 1925693.81  551662.99
 1925589.72  551693.58


Floating screen
```

x	y	z
NAME	=	
1925613.37	551596.74	69.80
1925637.69	551589.75	69.80
1925637.94	551590.63	69.80
1925639.05	551594.47	69.80
1925639.36	551595.53	69.80
1925615.15	551602.62	69.80
1925614.91	551601.83	69.80
1925613.59	551597.46	69.80
1925613.37	551596.74	69.80

Elevation line

x	y	z
1925581.09	551669.59	74.07
1925598.08	551664.27	72.24
1925630.94	551654.75	71.02
1925667.37	551643.71	68.88
1925686.50	551638.31	68.88

Elevation line

x	y	z
1925588.89	551694.64	74.07
1925605.88	551689.32	72.24
1925638.74	551679.80	71.02
1925675.17	551668.76	68.88
1925694.30	551663.37	68.88

Elevation line

x	y	z
1925571.44	551632.28	72.85
1925584.12	551627.61	72.85
1925602.84	551621.78	72.85
1925603.31	551621.63	71.63
1925619.82	551616.50	71.63
1925619.98	551616.45	69.49
1925652.86	551606.21	69.49
1925662.69	551603.16	65.84

Elevation line

x	y	z
1925653.57	551591.81	65.23
1925591.25	551609.90	65.23
1925584.64	551611.63	65.23
1925582.64	551611.76	65.23
1925581.49	551611.84	65.23
1925565.17	551612.51	65.23

Elevation line

x	y	z
1925565.17	551612.51	65.23
1925588.72	551565.58	65.23
1925594.86	551561.45	65.23
1925640.15	551550.34	65.23
1925653.57	551591.81	65.23

Elevation line

x	y	z
1925602.84	551621.78	72.85
1925610.21	551648.44	72.85

Elevation line

x	y	z
1925603.31	551621.63	71.63
1925610.68	551648.29	71.63

Elevation line

x	y	z
1925620.09	551616.41	69.49
1925628.46	551642.74	69.49

Elevation line

x	y	z
1925578.81	551658.94	72.85
1925591.48	551654.27	72.85
1925610.21	551648.44	72.85
1925610.91	551648.19	71.63
1925628.13	551642.84	71.63
1925628.46	551642.74	69.49
1925660.23	551632.87	69.49
1925670.06	551629.81	67.97

Elevation line

x	y	z
1925619.82	551616.50	71.63
1925628.13	551642.84	71.63

Building

NAME =Building186
HEIGHT =4.57
REFLOSS =1.00

x	y	z
1925613.37	551596.74	65.23
1925612.64	551594.34	65.23
1925633.18	551588.30	65.23
1925632.78	551586.95	65.23
1925637.41	551585.52	65.23
1925638.44	551588.99	65.23
1925637.54	551589.26	65.23
1925637.69	551589.75	65.23
1925613.37	551596.74	65.23

Building

NAME =
HEIGHT =3.66
REFLOSS =1.00

x	y	z
1925619.68	551616.83	71.63
1925626.11	551637.30	71.63
1925618.65	551639.53	71.63
1925616.98	551633.73	71.63
1925609.68	551635.64	71.63
1925605.40	551621.59	71.63
1925619.68	551616.83	71.63

Building

NAME =
HEIGHT =3.66
REFLOSS =1.00

x	y	z
1925600.32	551644.37	72.85
1925598.49	551638.42	72.85
1925591.11	551640.32	72.85
1925588.49	551631.83	72.85
1925603.33	551626.99	72.85

1925608.17	551642.23	72.85
1925600.32	551644.37	72.85

Building

NAME =
HEIGHT =3.66
REFLOSS =1.00

x	y	z
1925641.91	551632.62	69.49
1925635.80	551612.86	69.49
1925651.51	551608.17	69.49
1925657.23	551628.33	69.49
1925641.91	551632.62	69.49

Building

NAME =
HEIGHT =3.66
REFLOSS =1.00

x	y	z
1925645.85	551674.16	69.98
1925642.36	551662.16	69.98
1925655.38	551658.84	69.98
1925656.25	551662.18	69.98
1925663.87	551660.03	69.98
1925666.25	551668.76	69.98
1925645.85	551674.16	69.98

Building

NAME =
HEIGHT =3.66
REFLOSS =1.00

x	y	z
1925624.50	551682.27	71.75
1925609.81	551686.64	71.75
1925607.83	551679.89	71.75
1925616.16	551677.38	71.75
1925614.18	551669.97	71.75
1925620.53	551667.98	71.75
1925624.50	551682.27	71.75

Noise protection wall

x	y	z

NAME =

```
REFFLAG                        =  5
WALLHEIGHT                        =1.83
FLOATING                       =  0

 1925615.15   551602.62        65.23
 1925587.31   551610.79        65.23
 1925585.29   551611.21        65.23
 1925583.41   551611.40        65.23
 1925581.44   551611.45        65.23


Noise protection wall

_____x_____ _____y_____ ___z___

NAME                           =
REFFLAG                           =  5
WALLHEIGHT                        =3.66
FLOATING                       =  0

 1925639.36   551595.53        65.23

WALLHEIGHT                        =3.66
FLOATING                       =  0

 1925645.95   551593.61        65.23


Receiver

NAME                           =B-10
RELHEIGHT1FLOOR                              =2.40
FLOORHEIGHT                               =2.80
NUMBERFLOORS                               =  1

_____x_____ _____y_____ ___z___
 1925595.01   551612.07        68.13


Receiver

NAME                           =B-11
RELHEIGHT1FLOOR                              =2.40
FLOORHEIGHT                               =2.80
NUMBERFLOORS                               =  1

_____x_____ _____y_____ ___z___
 1925596.45   551611.64        68.14


Receiver

NAME                           =B-12
RELHEIGHT1FLOOR                              =2.40
FLOORHEIGHT                               =2.80
```

NUMBERFLOORS = 1

x	y	z
1925597.90	551611.22	67.69

Receiver

NAME =B-13
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925599.34	551610.80	67.69

Receiver

NAME =B-14
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925600.79	551610.37	67.70

Receiver

NAME =B-15
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925602.23	551609.95	67.71

Receiver

NAME =B-16
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925603.68	551609.53	67.71

Receiver

NAME =B-17
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80

NUMBERFLOORS = 1

x	y	z
1925605.12	551609.10	67.72

Receiver

NAME =B-18
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925606.57	551608.68	67.72

Receiver

NAME =B-19
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925608.01	551608.26	67.72

Receiver

NAME =B-20
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925609.45	551607.83	67.72

Receiver

NAME =B-21
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925610.90	551607.41	67.72

Receiver

NAME =B-22
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80

NUMBERFLOORS = 1

x	y	z
1925612.34	551606.98	67.72

Receiver

NAME =B-23
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925613.79	551606.56	67.71

Receiver

NAME =B-24
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925615.23	551606.14	67.71

Receiver

NAME =B-25
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925616.68	551605.71	67.71

Receiver

NAME =B-26
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925618.12	551605.29	67.71

Receiver

NAME =B-27
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80

NUMBERFLOORS = 1

x	y	z
1925619.57	551604.87	67.71

Receiver

NAME =B-28
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925621.01	551604.44	67.71

Receiver

NAME =B-29
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925622.46	551604.02	67.71

Receiver

NAME =B-30
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925623.90	551603.60	67.71

Receiver

NAME =B-31
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925625.35	551603.17	67.70

Receiver

NAME =B-32
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80

NUMBERFLOORS = 1

x	y	z
1925626.79	551602.75	67.70

Receiver

NAME =B-33
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925628.24	551602.32	67.70

Receiver

NAME =B-34
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925629.68	551601.90	67.70

Receiver

NAME =B-35
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925631.12	551601.48	67.70

Receiver

NAME =B-36
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925632.57	551601.05	67.70

Receiver

NAME =B-37
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80

```
NUMBERFLOORS                    =  1

_____x_____ _____y_____ ___z___
 1925634.01  551600.63      67.70


Receiver

NAME                        =B-38
RELHEIGHT1FLOOR                     =2.40
FLOORHEIGHT                   =2.80
NUMBERFLOORS                   =  1

_____x_____ _____y_____ ___z___
 1925635.46  551600.21      67.70


Receiver

NAME                        =B-39
RELHEIGHT1FLOOR                     =2.40
FLOORHEIGHT                   =2.80
NUMBERFLOORS                   =  1

_____x_____ _____y_____ ___z___
 1925636.90  551599.78      67.69


Receiver

NAME                        =B-40
RELHEIGHT1FLOOR                     =2.40
FLOORHEIGHT                   =2.80
NUMBERFLOORS                   =  1

_____x_____ _____y_____ ___z___
 1925638.35  551599.36      67.69


Receiver

NAME                        =B-41
RELHEIGHT1FLOOR                     =2.40
FLOORHEIGHT                   =2.80
NUMBERFLOORS                   =  1

_____x_____ _____y_____ ___z___
 1925639.79  551598.94      67.69


Receiver

NAME                        =B-42
RELHEIGHT1FLOOR                     =2.40
FLOORHEIGHT                   =2.80
```

NUMBERFLOORS = 1

x	y	z
1925641.24	551598.51	67.69

Receiver

NAME =B-43
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925642.68	551598.09	67.69

Receiver

NAME =B-44
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925644.13	551597.66	67.69

Receiver

NAME =B-45
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925645.57	551597.24	67.69

Receiver

NAME =A-10
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925636.13	551597.06	66.81

Receiver

NAME =A-11
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80

NUMBERFLOORS = 1

x	y	z
1925634.68	551597.48	66.81

Receiver

NAME =A-12
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925633.23	551597.90	66.81

Receiver

NAME =A-13
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925631.78	551598.33	66.81

Receiver

NAME =A-14
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925630.33	551598.75	66.81

Receiver

NAME =A-15
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925628.88	551599.17	66.81

Receiver

NAME =A-16
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80

NUMBERFLOORS = 1

x	y	z
1925627.43	551599.59	66.81

Receiver

NAME =A-17
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925625.98	551600.01	66.81

Receiver

NAME =A-18
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925624.53	551600.43	66.81

Receiver

NAME =A-19
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925623.08	551600.85	66.81

Receiver

NAME =A-20
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925621.64	551601.27	66.81

Receiver

NAME =A-21
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80

```
NUMBERFLOORS                        =  1

      x          y          z
 1925620.19  551601.69      66.81


Receiver

NAME                        =A-22
RELHEIGHT1FLOOR                          =2.40
FLOORHEIGHT                         =2.80
NUMBERFLOORS                         =  1

      x          y          z
 1925618.74  551602.11      66.81


Receiver

NAME                        =A-23
RELHEIGHT1FLOOR                          =2.40
FLOORHEIGHT                         =2.80
NUMBERFLOORS                         =  1

      x          y          z
 1925617.29  551602.53      66.81


Receiver

NAME                        =A-24
RELHEIGHT1FLOOR                          =2.40
FLOORHEIGHT                         =2.80
NUMBERFLOORS                         =  1

      x          y          z
 1925615.84  551602.95      66.81


Receiver

NAME                        =A-25
RELHEIGHT1FLOOR                          =2.40
FLOORHEIGHT                         =2.80
NUMBERFLOORS                         =  1

      x          y          z
 1925614.39  551603.37      66.81


Receiver

NAME                        =A-26
RELHEIGHT1FLOOR                          =2.40
FLOORHEIGHT                         =2.80
```

NUMBERFLOORS = 1

x	y	z
1925612.94	551603.80	66.81

Receiver

NAME =A-27
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925611.49	551604.22	66.81

Receiver

NAME =A-28
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925610.04	551604.64	66.81

Receiver

NAME =A-29
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925608.59	551605.06	66.81

Receiver

NAME =A-30
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925607.14	551605.48	66.81

Receiver

NAME =A-31
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80

NUMBERFLOORS = 1

x	y	z
1925605.69	551605.90	66.81

Receiver

NAME =A-32
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925604.24	551606.32	66.81

Receiver

NAME =A-33
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925602.79	551606.74	66.81

Receiver

NAME =A-34
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925601.34	551607.16	66.81

Receiver

NAME =A-35
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925599.89	551607.58	66.81

Receiver

NAME =A-36
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80

NUMBERFLOORS = 1

x	y	z
1925598.45	551608.00	66.81

Receiver

NAME =A-37
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925597.00	551608.42	66.81

Receiver

NAME =A-38
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925595.55	551608.84	66.81

Receiver

NAME =A-39
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925594.10	551609.27	66.81

Receiver

NAME =A-40
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925592.65	551609.69	66.81

Receiver

NAME =A-41
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80

NUMBERFLOORS = 1

x	y	z
1925591.20	551610.11	66.85

Receiver

NAME =A-42
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925589.75	551610.53	66.86

Receiver

NAME =A-43
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925588.30	551610.95	66.88

Receiver

NAME =A-44
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925586.85	551611.37	66.90

Receiver

NAME =A-45
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925585.75	551611.58	66.87

Receiver

NAME =A-46
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80

NUMBERFLOORS = 1

x	y	z
1925584.66	551611.78	66.83

Receiver

NAME =A-47
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925583.65	551611.85	66.82

Receiver

NAME =A-48
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925582.64	551611.92	66.82

Receiver

NAME =A-49
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925581.51	551611.92	66.79

Receiver

NAME =B-01
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925582.01	551615.88	68.70

Receiver

NAME =B-02
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80

NUMBERFLOORS = 1

x	y	z
1925583.45	551615.46	68.54

Receiver

NAME =B-03
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925584.90	551615.03	68.42

Receiver

NAME =B-04
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925586.34	551614.61	68.40

Receiver

NAME =B-05
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925587.78	551614.19	68.38

Receiver

NAME =B-06
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925589.23	551613.76	68.36

Receiver

NAME =B-07
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80

NUMBERFLOORS = 1

x	y	z
1925590.67	551613.34	68.36

Receiver

NAME =B-08
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925592.12	551612.91	68.37

Receiver

NAME =B-09
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925593.56	551612.49	68.38

Receiver

NAME =A-04
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925644.83	551594.54	66.81

Receiver

NAME =A-05
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925643.38	551594.96	66.81

Receiver

NAME =A-06
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80

NUMBERFLOORS = 1

x	y	z
1925641.93	551595.38	66.81

Receiver

NAME =A-07
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925640.48	551595.80	66.81

Receiver

NAME =A-08
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925639.03	551596.22	66.81

Receiver

NAME =A-09
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925637.58	551596.64	66.81

Receiver

NAME =C-17
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925607.56	551619.05	72.63

Receiver

NAME =C-30
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80

NUMBERFLOORS = 1

x	y	z
1925626.34	551613.54	70.76

Receiver

NAME =C-02
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925585.89	551625.40	73.56

Receiver

NAME =C-35
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925633.56	551611.43	70.80

Receiver

NAME =C-18
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925609.00	551618.63	72.64

Receiver

NAME =C-29
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925624.89	551613.97	70.76

Receiver

NAME =C-42
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80

NUMBERFLOORS = 1

x	y	z
1925643.67	551608.46	70.85

Receiver

NAME =C-19
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925610.44	551618.20	72.65

Receiver

NAME =C-05
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925590.22	551624.13	73.60

Receiver

NAME =C-07
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925593.11	551623.29	73.62

Receiver

NAME =C-11
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925598.89	551621.59	73.67

Receiver

NAME =C-21
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80

NUMBERFLOORS = 1

x	y	z
1925613.33	551617.36	72.67

Receiver

NAME =C-38
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925637.89	551610.15	70.82

Receiver

NAME =C-32
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925629.22	551612.70	70.78

Receiver

NAME =C-01
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925584.44	551625.83	73.55

Receiver

NAME =C-44
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925646.56	551607.61	70.86

Receiver

NAME =C-39
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80

NUMBERFLOORS = 1

x	y	z
1925639.34	551609.73	70.83

Receiver

NAME =C-34
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925632.11	551611.85	70.79

Receiver

NAME =C-12
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925600.33	551621.17	73.69

Receiver

NAME =C-20
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925611.89	551617.78	72.66

Receiver

NAME =C-26
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925620.56	551615.24	70.74

Receiver

NAME =C-24
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80

NUMBERFLOORS = 1

x	y	z
1925617.67	551616.09	72.71

Receiver

NAME =C-36
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925635.00	551611.00	70.81

Receiver

NAME =C-10
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925597.44	551622.02	73.66

Receiver

NAME =C-04
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925588.77	551624.56	73.58

Receiver

NAME =C-14
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925603.22	551620.32	72.60

Receiver

NAME =C-03
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80

NUMBERFLOORS = 1

x	y	z
1925587.33	551624.98	73.57

Receiver

NAME =C-37
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925636.45	551610.58	70.81

Receiver

NAME =C-41
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925642.23	551608.88	70.84

Receiver

NAME =C-22
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925614.78	551616.93	72.68

Receiver

NAME =C-06
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925591.66	551623.71	73.61

Receiver

NAME =C-13
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80

NUMBERFLOORS = 1

x	y	z
1925601.78	551620.75	73.70

Receiver

NAME =C-08
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925594.55	551622.86	73.63

Receiver

NAME =C-40
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925640.78	551609.31	70.84

Receiver

NAME =C-25
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925619.11	551615.66	70.73

Receiver

NAME =C-16
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925606.11	551619.47	72.62

Receiver

NAME =C-31
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80

NUMBERFLOORS = 1

x	y	z
1925627.78	551613.12	70.77

Receiver

NAME =C-28
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925623.45	551614.39	70.75

Receiver

NAME =C-45
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925648.01	551607.19	70.87

Receiver

NAME =C-15
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925604.67	551619.90	72.61

Receiver

NAME =C-43
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925645.12	551608.04	70.86

Receiver

NAME =C-27
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80

NUMBERFLOORS = 1

x	y	z
1925622.00	551614.81	70.74

Receiver

NAME =C-33
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925630.67	551612.27	70.79

Receiver

NAME =C-23
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925616.22	551616.51	72.69

Receiver

NAME =C-09
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925596.00	551622.44	73.65

Receiver

NAME =D-10
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925646.91	551652.99	71.66

Receiver

NAME =D-11
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80

NUMBERFLOORS = 1

x	y	z
1925648.36	551652.56	71.57

Receiver

NAME =D-12
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925649.80	551652.12	71.49

Receiver

NAME =D-13
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925651.25	551651.68	71.40

Receiver

NAME =D-14
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925652.70	551651.25	71.32

Receiver

NAME =D-15
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925654.14	551650.81	71.24

Receiver

NAME =D-16
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80

NUMBERFLOORS = 1

x	y	z
1925655.59	551650.38	71.15

Receiver

NAME =D-17
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925657.03	551649.94	71.07

Receiver

NAME =D-18
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925658.48	551649.50	70.98

Receiver

NAME =D-19
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925659.92	551649.07	70.90

Receiver

NAME =D-20
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925661.37	551648.63	70.81

Receiver

NAME =D-21
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80

NUMBERFLOORS = 1

x	y	z
1925662.81	551648.19	70.73

Receiver

NAME =D-22
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925663.84	551648.23	70.67

Receiver

NAME =D-23
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925664.86	551648.26	70.62

Receiver

NAME =D-24
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925665.49	551649.02	70.60

Receiver

NAME =D-25
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925666.12	551649.78	70.58

Receiver

NAME =D-26
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80

NUMBERFLOORS = 1

x	y	z
1925666.48	551651.01	70.58

Receiver

NAME =D-27
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925666.85	551652.25	70.58

Receiver

NAME =D-28
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925667.21	551653.48	70.58

Receiver

NAME =D-29
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925667.57	551654.72	70.58

Receiver

NAME =D-30
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925667.94	551655.95	70.58

Receiver

NAME =D-31
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80

NUMBERFLOORS = 1

x	y	z
1925668.30	551657.19	70.58

Receiver

NAME =D-01
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925633.91	551656.92	72.42

Receiver

NAME =D-02
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925635.35	551656.49	72.34

Receiver

NAME =D-03
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925636.80	551656.05	72.25

Receiver

NAME =D-04
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925638.24	551655.61	72.17

Receiver

NAME =D-05
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80

NUMBERFLOORS = 1

x	y	z
1925639.69	551655.18	72.08

Receiver

NAME =D-06
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925641.13	551654.74	72.00

Receiver

NAME =D-07
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925642.58	551654.30	71.91

Receiver

NAME =D-08
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925644.02	551653.87	71.83

Receiver

NAME =D-09
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925645.47	551653.43	71.74

Receiver

NAME =B-46
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80

NUMBERFLOORS = 1

x	y	z
1925646.63	551596.93	67.69

Receiver

NAME =A-03
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925645.89	551594.23	66.81

Receiver

NAME =C-46
RELHEIGHT1FLOOR =2.40
FLOORHEIGHT =2.80
NUMBERFLOORS = 1

x	y	z
1925649.07	551606.88	70.88

Point source

NAME =Blower_1

x	y	z
1925636.12	551591.32	67.67

Point source

NAME =Blower_2

x	y	z
1925634.99	551591.65	67.67

Point source

NAME =Blower_3

x	y	z
1925633.84	551591.99	67.67

Point source

NAME =Blower_4

x	y	z
1925636.50	551592.75	67.67

Point source

NAME =Blower_5

x	y	z
1925636.75	551593.64	67.67

Point source

NAME =Blower_6

x	y	z
1925635.56	551593.82	67.67

Point source

NAME =Blower_7

x	y	z
1925637.18	551595.07	67.67

Point source

NAME =Blower_8

x	y	z
1925636.05	551595.40	67.67

Point source

NAME =Blower_9

x	y	z
1925634.91	551595.75	67.67

CITY OF CHULA VISTA

Development Services Department
Planning Division | Development Processing

APPLICATION APPENDIX B

Disclosure Statement

Pursuant to City Council Policy 101-01, prior to any action on a matter that requires discretionary action by the City Council, Planning Commission or other official legislative body of the City, a statement of disclosure of certain ownerships, financial interest, payments, and campaign contributions must be filed. The following information must be disclosed:

1. List the names of all persons having a financial interest in the project that is the subject of the application, project or contract (e.g., owner, applicant, contractor, subcontractor, material supplier).

   NEIL CAPIN

   KERRY MANCHEGO (CONTRACTOR)

2. If any person* identified in section 1. above is a corporation or partnership, list the names of all individuals with an investment of $2000 or more in the business (corporation/partnership) entity.

   NEIL CAPON

3. If any person* identified in section 1. above is a non-profit organization or trust, list the names of any person who is the director of the non-profit organization or the names of the trustee, beneficiary and trustor of the trust.

4. Please identify every person, including any agents, employees, consultants, or independent contractors, whom you have authorized to represent you before the City in this matter.

   GENE CIPPARONE (ARCHITECT)

   KERRY MANCHEGO (CONTRACTOR)

5. Has any person *identified in 1., 2., 3., or 4., above, or otherwise associated with this contract, project or application, had any financial dealings with an official** of the City of Chula Vista as it relates to this contract, project or application within the past 12 months? Yes _____ No ✓

   If yes, briefly describe the nature of the financial interest the official** may have in this contract.

Disclosure Statement - Page 2

6. Has any person *identified in 1., 2., 3., or 4., above, or otherwise associated with this contract, project or application, made a campaign contribution of more than $250 within the past (12) months to a current member of the City of Chula Vista Council? Yes _____ No ✓
If yes which council member? _____

7. Has any person *identified in 1., 2., 3., or 4., above, or otherwise associated with this contract, project or application, provided more than $420 (or an item of equivalent value) to an official** of the City of Chula Vista in the past (12) months? (This includes any payment that confers a personal benefit on the recipient, a rebate or discount in the price of anything of value, money to retire a legal debt, gift, loan, etc.) Yes _____ No ✓

If yes, which official** and what was the nature of the item provided? _____

8. Has any person *identified in 1., 2., 3., or 4., above, or otherwise associated with this contract, project or application, been a source of income of $500 or more to an official** of the City of Chula Vista in the past (12) months? Yes _____ No ✓

If yes, which official** and the nature of the item provided? _____

Date 11.14.17

_____
Signature of Contractor/Applicant

GENE CIPPARONE
Print or type name of Contractor/Applicant

* Person is identified as: any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver, syndicate, any other county, city, municipality, district, or other political subdivision, or any other group or combination acting as a unit.

** official includes, but is not limited to: Mayor, Council member, Planning Commissioner, Member of a board, commission or committee of the City, and City employee or staff members.

*** This disclosure Statement must be completed at the time the project application, or contract, is submitted to City staff for processing, and updated within one week prior to consideration by legislative body.

Last Updated: March 16, 2010