RESOLUTION 2020-137

APPROVING AMENDMENTS TO THE CANNABIS BUSINESS PERMIT APPLICATION PROCEDURES AND GUIDELINES AND REPEALING RESOLUTION NO. 2020-077

WHEREAS, In November 1996, California voters approved the Compassionate Use Act of 1996 ("CUA") which authorized a limited defense to criminal charges for the use, possession or cultivation of marijuana (cannabis) for medical purposes when a qualified patient has a doctor's recommendation for the use of cannabis, and

WHEREAS, In November of 2016, California voters approved Proposition 64, the Adult Use of Marijuana Act ("AUMA"), which legalized the use of non-medicinal (recreational) cannabis by adults and the cultivation of up to six cannabis plants for personal use; and the AUMA also created a statewide regulatory framework for the cultivation, production, and sale of non-medical cannabis for adult use, and

WHEREAS, In June, 2017, the State legislature adopted Senate Bill 94 creating a new statewide comprehensive regulatory system for medical and adult use commercial cannabis activity titled Medicinal and Adult Use Cannabis Regulation and Safety Act ("MAUCRSA"), and

WHEREAS, CUA, AUMA, and MAUCRSA do not prohibit cities from enacting regulations regarding commercial cannabis activities and uses, and

WHEREAS, The City seeks to establish regulations for commercial cannabis activity in the City of Tracy to ensure such activities are conducted in a manner that mitigates negative impacts, protects the public health, safety, and welfare of residents, and supports economic development, and

WHEREAS, On December 3, 2020, the Tracy City Council adopted Ordinance 1277, establishing local regulations for commercial cannabis activity in Tracy and requiring a Cannabis Business Permit to engage in commercial cannabis activity within the City of Tracy, and

WHEREAS, Ordinance 1277 establishes that the City Council shall adopt, by resolution, the procedures to govern the application process, and the manner in which the decision to issue a cannabis business permit(s) is made (the "Application Procedures and Guidelines"), and

WHEREAS, The Application Procedures and Guidelines have been developed to include detailed objective review criteria to evaluate applicants and determine their eligibility for Cannabis Business Permits, and

WHEREAS, The City Council desires to promote equitable business ownership and opportunities in the cannabis industry by providing assistance in the application process to applicants who demonstrate efforts to facilitate opportunities to individuals who may face barriers to entering the cannabis industry due to factors including, but not limited to, the criminalization of cannabis, disproportionate enforcement of cannabis, economic disparities, or lack of access to resources (e.g., capital, networks), and

WHEREAS, The proposed Application Procedures and Guidelines is exempt from the California Environmental Quality ACT (CEQA) pursuant to Business and Professions Code Section 26055(h) which provides that CEQA does not apply to the adoption of an ordinance, rule,

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or regulation that requires discretionary review and approval of permits or other authorizations to engage in commercial cannabis activity, and

WHEREAS, This Project is further exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3) which provides that CEQA only applies to projects that have the potential for causing a significant effect on the environment. As this is only application processing guidelines, it can be seen with certainty that there is no possibility that the resolution approving the Application Procedures and Guidelines will have a significant effect on the environment, and

WHEREAS, On January 21, 2020, and April 21, 2020, the City Council conducted public hearings to consider the Application Procedures and Guidelines, and

WHEREAS, On May 19, 2020 the City Council adopted the Application Procedures and Guidelines, and directed additional amendments be made, and

WHEREAS, On July 7, 2020 and July 21, 2020, the City Council conducted a public hearing to consider the amendments to the Application Procedures and Guidelines, and directed staff to include the words "such as, but not limited to" in the Social Equity Plan review criteria in order to clarify the intent to provide flexibility to applicants in demonstrating implementation of a Social Equity Plan, and directed that the Local Preference Plan review criteria have a 75% point total that an applicant achieve in the category to qualify for waiver(s), and that ZIP codes 95304, 95376, and 95377 shall be used as qualifying ZIP codes for the purposes of demonstrating local ownership within the Local Preference Plan review criteria.

WHEREAS, the Application Procedures and Guidelines may be revised at the direction of the City Council;

NOW, THEREFORE, BE IT RESOLVED, By the City Council of the City of Tracy as follows:

- 1) Resolution No. 2020-077 is hereby repealed, and
- The City Council of the City of Tracy hereby adopts the amended Application Procedures and Guidelines for commercial cannabis businesses as set forth in Exhibit 1, attached hereto.

* * * * * * * * * * * *

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The foregoing Resolution 2020-137 was adopted by the City Council on the 21st day of July 2020, by the following vote:

AYES: COUNCIL MEMBERS: ARRIOLA, RANSOM, YOUNG, RICKMAN

NOES: COUNCIL MEMBERS: NONE

ABSENT: COUNCIL MEMBERS: VARGAS

ABSTAIN: COUNCIL MEMBERS: NONE

ulmas OR

ATTEST: **GITY CLERK**

Exhibit 1



City of Tracy

Development Services Department 333 Civic Center Drive Tracy, CA 95376 P: 209.831.6400

APPLICATION PROCEDURES & GUIDELINES FOR A CITY OF TRACY CANNABIS BUSINESS PERMIT

OPENS – September 1, 2020 CLOSES – September 30, 2020 @ 3:00 PM

The City of Tracy may issue Cannabis Business Permits to individuals interested in operating a cannabis cultivation, distribution, manufacturing, testing laboratory, retail (storefront and non-storefront), or microbusiness in accordance with Chapter 6.36 of the Tracy Municipal Code (TMC). The application process to obtain a permit to operate a Cannabis Business in Tracy will open on September 1, 2020. Applications will be available from the Development Services Department located in City Hall or online on the City's website, <u>www.cityoftracy.org</u>.

The City's Cannabis Business Permit application process consists of three phases. Phase 1 is a merit-based evaluation/eligibility screening during which applications will be reviewed for completeness and compliance with these guidelines and applicable provisions of the TMC and California state cannabis laws and regulations, as well as evaluated against the selection criteria contained herein by the City's review committee. It is important to note that applications will be reviewed and evaluated against one-another and provided an eligibility score. The applications will be reviewed and evaluated for clarity and responsiveness to the criteria in Appendix A, and the City will select the applications that best meet the City's criteria.

Phase 2 is a review of the application materials to determine if any waivers to the application requirements or procedures apply. This review is intended to address the City's interest in providing modified submittal requirements for applicants that demonstrate higher points in the review categories related to the Local Preference Plan or the Social Equity Plan. High scoring applicants (as described in Appendix A) in the Local Preference Plan or the Social Equity Plan will qualify for a waiver of the requirement to submit a form with a property owner acknowledgement that the applicant intends to use the property for cannabis related business and activities, if the applicant has been conditionally awarded a Cannabis Business Permit. High scoring applicants in the Local Preference Plan or the Social Equity Plan may have a different point system and thus may have different point totals used to determine their score.

Phase 3 is the final evaluation and final scoring by the City which precedes the award by the Chief of Police of the Cannabis Business Permits, if any. Applicants for all cannabis business types receiving a minimum score of 80% will be permitted to advance to Phase 3 during which applicants must submit to the City the extent of the proposed Community Benefit for final scoring

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of the applications.

Also, at this stage, applicants must submit a form with a property owner acknowledgement that the applicant intends to use the property for cannabis related business and activities, unless this requirement is waived to a later time due to the City determining in Phase 2 that the applicant has scored high in the Local Preference Plan or the Social Equity Plan. However, in any instance, applicants do not need to have secured a physical location in order to submit an application for a Cannabis Business Permit.

Pursuant to TMC Section 6.36.040(a)(vi), the City will only issue up to a maximum of 4 Retail-Storefront (Dispensary) permits.

Multiple Applications – Applicants applying for more than one business type that are anticipated to be located at the same location may consolidate their application submittal package. For example, an applicant submitting for an indoor Cultivation permit and a Distribution permit may submit one application, however, the application materials must demonstrate that both businesses/permit types would be operated at the same facility.

If an applicant is applying for multiple Cannabis Business Permit types, and it is not anticipated that the permits will be located at the same location, then the applicant must submit a separate application package for each business.

For questions regarding the application process, please review the information on the City's website: <u>www.cityoftracy.org</u>, which outlines the application process, forms and other, required materials, FAQs, and other information relevant to engaging in commercial cannabis activity in Tracy. Additional information relevant to the application process can be found in California state cannabis laws, regulations and resources, and TMC Chapter 6.36 and Section 10.08.3196.

To be considered for a Cannabis Business Permit, applications <u>must be</u> submitted by September 30, 2020 to the City Development Services Department located at 333 Civic Center Plaza, Tracy, CA, 95376 by 3:00 PM. This application process is established pursuant to Section 6.36.050(a) of the TMC.

Applicants should monitor the City's website for any additional information, FAQs or updates. It is the responsibility of the applicant to stay informed of any changes or new information during the application and selection process.

CITY'S RESERVATION OF RIGHTS

The City reserves the right to reject any and/or all applications, with or without any cause or reason. The City may modify, postpone, or cancel the application submittal date for a Cannabis Business Permit application without liability, obligation, or commitment to any party, firm, or organization. Persons submitting applications assume the risk that all or any part of the program, or any particular category or permit potentially authorized under TMC Chapter 6.36, may be cancelled at any time prior to Cannabis Business Permit issuance. In addition, the City reserves the right to request and obtain additional information from any applicant submitting an application. Late applications WILL BE REJECTED. Furthermore, an application RISKS BEING REJECTED for the following reasons:

1. The Cannabis Business Permit Application is incomplete, non-responsive, or inconsistent with the application form and/or these Application Procedures & Guidelines, or the

provisions of TMC Section 6.36.070.

Furthermore, the City will be placing a Cannabis Tax Measure on the November 2020 ballot for the voters to consider which would tax the sale of cannabis. Therefore, every applicant should be mindful that this should be a component of their business plan and failure to acknowledge or comply with this requirement may disqualify them from eligibility for a Cannabis Business Permit.

COMMUNITY BENEFIT REQUIREMENT

Applicants acknowledge by signing the application form that a requirement of the Cannabis Business Permit award process includes providing community benefits. Those applicants obtaining a screening score of 80% will be eligible to compete for a final score. The final score is determined after evaluating the community benefit. These procedures are further described below.

AMENDMENTS TO APPLICATIONS

Applicants will not be permitted to make amendments to their application or to supplement their application, except as otherwise specifically permitted in these procedures, as may be amended from time to time. At the conclusion of Phase 1, all applicants will be notified as to the status of their application and eligibility to proceed to Phases 2 and 3. Those applicants proceeding to Phase 3 will be eligible to submit information pertaining to the proposed community benefit. Information regarding the applicant's proposed community benefit must be submitted to the City no later than 15 City business days from notification of eligibility to proceed to Phase 3.

Public Records Requests and Proprietary Data

All applications will become property of the City when received. Information received in the applications may become subject to disclosure under the California Public Records Act. Any sections or pages the applicant considers proprietary should be clearly marked within the application, although such marking is not determinative of whether it is proprietary under state law. The City retains the right to disclose and/or withhold any information contained therein in accordance with the law.

APPLICATION PROCESS INSTRUCTIONS TO THE APPLICANT:

The information you provide in your application will be used to evaluate your application for a Cannabis Business Permit. Any interested applicants are advised to review the information regarding the application process and list of required documents. Review your application in its entirety to ensure that it is complete and accurate. Review the information regarding the Cannabis Business Permit application on the City website www.cityoftracy.org. The following procedures outline the application evaluation and selection process, required materials, and other information necessary to apply for a Cannabis Business Permit to operate in Tracy.

The City's application process to obtain a Cannabis Business Permit involves the following:

- 1) Application submittal to the City
- 2) Phase 1 Eligibility Review: City review of the applications for completeness and evaluation against the selection criteria. During Phase 1, all applications scoring a minimum of 80% will be deemed eligible to proceed to Phases 2 and 3. The results of Phase 1 shall be communicated in writing to each applicant and the Chief of Police.
- 3) Phase 2: Application of Waivers/City Determination of High Scoring Applicants in the Local Preference Plan or Social Equity Plan: Applications will be evaluated to determine if the Local Preference Plan has attained 75% of the points in that category or if the Social Equity Plan has attained 85% of the points in that category. Applications that have received 75% point totals in the Local Preference Plan category or 85% point totals in the Social Equity Plan category will be deemed by the City to qualify for the waiver(s) from further application requirements, as follows:

A) Notarized Owner's Statement of Consent form - This form would be required for submittal, only if the applicant is conditionally awarded a permit.

For the purposes of establishing what constitutes a Tracy address, the following ZIP codes shall be used, whether or not such address is located within the City limits or not: 95304, 95376, and 95377

4) Phase 3 Final Scoring and Permit Award: Applicants for all types receiving a minimum score of 80% will be permitted to advance to Phase 3 during which applicants must submit to the City the extent of the proposed Community Benefit for final scoring of the applications.

At this stage, applicants must submit the Notarized Owner's Statement of Consent Form, unless this requirement is waived to a later time due to the City determining in Phase 2 that the applicant has attained 75% of the points in the Local Preference Plan or 85% of the points in the Social Equity Plan, as provided, above, in 3).

During this Phase, the Chief of Police awards Cannabis Business Permits, if any, to applicants identified as receiving the highest applicable cumulative score. **Pursuant to TMC Section 6.36,040(a)(vi) the City will only issue up to <u>a maximum of four (4)</u> <u>Retail-Storefront (Dispensary) permits</u>.**

5) In the event of a tie in final (Phase 3) scores for retail-storefront (dispensary) applicants,

such that there are more than four applications in the top four scoring slots, the City, at a noticed public hearing, will conduct a random drawing or multiple random drawings, if necessary, between the applicants in those top slots in order to issue a maximum of four permits for this business type. The random drawing would be conducted only when necessary to break a tie.

Prior to commencing cannabis business operations, Cannabis Business Permittees must obtain additional permits, including a Conditional Use Permit, Cannabis Employee Permits, and a City Business License. Information on those permits and processes can be found on page four (4) of these Procedures and Guidelines.

Background Check

As part of the application submittal requirements, each owner must undergo a criminal background check demonstrating they do not provide "good cause" for denial per TMC Section 6.36.060 and 6.36.070 and pay applicable fees and charges. The Background Check Authorization Form will be available on the City website or in the Police Department located at 1000 Civic Center Drive, Tracy, CA 95376 (adjacent to City Hall). Owners must submit the Background Check Authorization Form to the Police Department. After the Background Check Authorization Form has been processed, owners will receive a Request for Live Scan services, State of California Form BCIA 8016 from the Police Department. At that time, the owners may conduct the Live Scan at the Police Department or visit other Live Scan background service of Justice website Visit the California Department providers. https://oag.ca.gov/fingerprints/locations?county=San%20Joaquin for a list of Live Scan service providers in San Joaquin County. Documentation demonstrating that owners' background checks have been completed or are in process is required on or before 3:00 pm on September 30, 2020 in order for your application to proceed. Owners who do not meet criminal history eligibility requirements will be disqualified and their application will be deemed disqualified.

APPPLICATION SUBMITTAL REQUIREMENTS

Applicants must hand-deliver five hard copy of all materials, and a complete electronic copy (PDF format) of all materials on a USB thumb drive (i.e. flashdrive), at the time of application submittal. All applicants must submit, with the exception of site or building plans, all hard copy materials single sided in a simple 3-ring binder of 8.5 x 11 inch sized paper, in size 12 font. No applications in a "Spiral" or "Comb" type of binding, or stapled documents will be accepted. For larger size hard copy materials such as site or building plans, submit sheets no greater than 30x42 inches, folded, collated, unstapled, and secured together with rubber bands.

A complete application will consist of the following:

- 1. Application Forms:
 - a) City of Tracy Cannabis Business Permit Application Form with signatures
 - Applicant Indemnification Form with signatures Applicant will execute a waiver and release of liability and an agreement indemnifying the City from any liability
 - c) Proof of Insurance for cannabis business, if operational
 - d) Notarized Owner's Statement of Consent from property owner acknowledging that the applicant intends to use the property for cannabis related business

Note: Applicants will be required to be submit the Owner's Statement of Consent at Phase 3 to the City AFTER Phase 1 eligibility review, and AFTER Phase 2 of the City's application of waivers process. For high scoring applicants in the Local Preference Plan or the Social Equity Plan, as determined by the City in Phase 2, those applicants will be required to submit the Owner's Statement of Consent to the City within ninety (90) business days upon notification from the City of conditional award, in order for the permit to become valid.

- 2. Background Check Authorization Form and Proof of Live Scan payment for each owner
- 3. The following information, which is further described in Appendix A:
 - Copies of State licenses relating to cannabis activities that the applicant holds, if any
 - b) Tax Compliance documentation including copy of state tax seller's permit, and applicant's recent year's financial statement and tax returns
 - c) Business and Operations Plan
 - d) Community Relations Plan
 - e) Safety and Security Plan
 - f) Local Preference Plan
 - g) Social Equity Plan
 - h) Community Benefit proposal required for all permit types during Phase 3, described below.
- 4. Cannabis Business Application Fee (see below)

FEES

All applicants will be required to pay a fee of \$10,800 for costs associated with City staff and consultant(s) time for reviewing applications and administrating the application process. Applicants are advised that they may be required to pay additional amounts as required for the sole purpose of the City's completion of the application review and evaluation process. Payment of the \$10,800 fee must be made by a certified check, cashier's check or money order made payable to the City of Tracy. Please note the City will not accept cash or credit cards and application fees are non-refundable.

APPLICATION EVALUATION PROCESS

THE CITY HAS A THREE PHASE APPLICATION REVIEW/EVALUATION AND SELECTION PROCESS

PHASE 1 – APPLICATION COMPLETENESS / EVALUATION AND ELIGIBILITY REVIEW

Applications received will be logged into the City's permit system, provided a permit number and will be evaluated by the City based on these Application Procedures and Guidelines, and Tracy Municipal Code Chapter 6.36. See APPENDIX A for additional descriptions of the evaluation criteria and scoring. Questions about the application process from applicants after application submittal should be made in writing and the City will share questions and responses with applicants on the City's website, under FAQs.

For all Cannabis Business Permits, the City's Review Committee will assign points corresponding to conformance with the TMC requirements and these Application Procedures and Guidelines, as may be amended from time to time by Council resolution. It is anticipated that the City's process to review all of the applications could take 90 City business days.

For all business types, an 80% score will enable the application to proceed to Phases 2 and 3.

PHASE 2 - APPLICATION OF WAIVERS/CITY DETERMINATION OF HIGH SCORING APPLICANTS IN THE LOCAL PREFERENCE PLAN OR SOCIAL EQUITY PLAN

After Phase 1 eligibility review, in this Phase 2, the City will determine whether or not one or more filed applications are eligible for waivers from certain application/processing requirements because the applications score 75% in the Local Preference Plan or 85% in the Social Equity Plan. It is not a requirement that any application scores 75% or 85% or higher in these categories; rather, applications that score 75% or higher (of the point total for the Local Preference Plan) or 85% or higher (of the point total for the Social Equity Plan category) shall be entitled to waivers from certain application/processing requirements until after Phase 3. Such waiver(s) include the following:

A) Notarized Owner's Statement of Consent

If an applicant has been deemed by the City to score 75% or higher in the Local Preference Plan or 85% or higher in the Social Equity Plan, the Notarized Owner's Statement of Consent form (form) shall only be required in order for a City- issued Cannabis Business Permit to take effect. In order for a permit to take effect for a Social Equity Applicant, the form shall be submitted within ninety (90) business days from the date the conditional permit issuance is granted by the Chief of Police in Phase 3.

PHASE 3 - CANNABIS BUSINESS PERMIT ISSUANCE

Applications receiving the minimum points as described in Phase 1 and 2 will be eligible to submit for evaluation the proposed community benefit. The City will assign a final score based on the community benefit.

At this stage, applicants must submit the Notarized Owner's Statement of Consent form, unless this requirement is waived to a later time due to the City determining in Phase 2 that the applicant has scored 75% or higher in the Local Preference Plan or 85% or higher in the Social Equity Plan, as provided above, in Phase 2.

The Chief of Police will award Cannabis Business Permits, if any, to applicant identified as receiving the highest applicable cumulative score from all phases in accordance with TMC Section 6.36.060 for all Cannabis Business Permit types. **Pursuant to TMC Section 6.36,040(a)(vi) the City will only issue up to a maximum of four (4) Retail-Storefront (Dispensary) permits**.

In the event of a tie in final (Phase 3) scores, such that there are more than four applications in the top four scoring slots for the Retail-Storefront (Dispensary) permit type, the City, at a noticed public hearing, will conduct a random drawing or multiple random drawings, if necessary, between the applicants in those top slots in order to issue a maximum of four permits. The random drawing would be conducted only when necessary to break a tie.

Furthermore, the City reserves the right to award a lesser number of Cannabis Business Permits than may be deemed eligible for Phase 3, or to award no permits at all.

After the Chief of Police makes the final decision to issue a Cannabis Business Permit, any applicant wishing to appeal the Chief of Police's final decision may appeal that decision to the City Manager within ten (10) City business days from the issuance of the permit. Such appeals shall comply with the requirements of TMC Chapter 1.12.

Written notice of the results of Phase 3 shall be provided within five City business days to all applications/applicants.

Please note that being awarded a Cannabis Business Permit does not constitute a land use entitlement and does not waive or remove the requirements of applying for and receiving permits for all construction including: electrical, plumbing, fire, planning permits or reviews, and any other permits, licenses, or reviews as may be necessary by the relevant departments or governmental entities in charge of said permits. Nor does it guarantee that the plans submitted via the application process meet the standards or requirements in Chapter 6.36, Section 10.08.3196 or any other permit requirements from other City departments or agencies.

ADDITIONAL CITY APPROVALS REQUIRED PRIOR TO OPERATING A CANNABIS BUSINESS IN TRACY

Conditional Use Permit & Building Permit

Upon receiving a Cannabis Business Permit, applicants are then required to submit for a Conditional Use Permit (CUP), which will be reviewed by the Planning Commission and may require review pursuant to the California Environmental Quality Act (CEQA). After a CUP is obtained, applicants may then submit applications for building permits for any necessary renovation or construction. Information and application forms and requirements for a CUP can be found here and information and application forms for Building Permits can be found here.

Please note that the CUP and the Building Permit require the payment of separate processing fees for each of those permits, in addition to the fee required for the Cannabis Business Permit.

City Business License

Prior to commencing any cannabis business operation, a City business license must be obtained. Information on obtaining a City business license may be found <u>here</u>.

Cannabis Employee Permit

Pursuant to TMC Section 6.36.150, any person who is an employee or who otherwise works within a cannabis business must obtain a cannabis employee permit from the City prior to

performing any work at any cannabis business. Information on obtaining a City of Tracy cannabis employee permit may be found <u>here</u>.

Community Benefit Agreement or Development Agreement

Prior to commencing any cannabis business operation, a Community Benefit Agreement or a Development Agreement must be executed between the permit holder and the City to ensure completion of the community benefit.

CONTACT INFORMATION

If you have any questions or would like an update on the status of your application, please call the Development Services Department at 209.831.6400 or by email at des@cityoftracy.org.

APPENDIX A: DESCRIPTION OF APPLICATION AND EVALUATION CRITERIA

SECTION 1: Application format and completion of required forms

This section relates to the form of the application and the thoroughness with which the application forms have been completed. Please note that if any of the required forms are not submitted, the application will be disqualified.

- Are all of required forms included with signatures? Commercial Cannabis Application Form Applicant Indemnification Forms Notarized Owner's Statement of Consent Form (when and if applicable, see Phase 2 information)
- 2. Has the application followed the required format?
- 3. Is there a flash drive?
- 4. Have the requisite number of copies been submitted?

SECTION 2: Background Check Authorization Form and Proof of Live Scan Payment

This section relates to the completion of a background check. If this process has not been initiated and documentation of proof of payment has not been completed, the application will be disqualified.

1. Has proof of the Live Scan payment been submitted?

SECTION 3: Information Pertaining to the Cannabis Business

This section relates to the Merit Based Selection Criteria (attached) for Commercial Cannabis Businesses. The detail and quality of responses will be used in scoring applications; applications will be reviewed against the criteria, the TMC, and each other. The City will review applications for clarity, responsiveness, and which applications best meet and are most responsive the City's criteria. The attached criteria establish the potential points per category, and also identifies required application components.

SECTION 4: Information Pertaining to the Community Benefit:

The community benefit should be quantified and described. The community benefit will be scored by the City. Examples of community benefit include those items identified in the merit based selection criteria.

CITY OF TRACY - MERIT BASED SELECTION CRITERIA FOR COMMERCIAL CANNABIS BUSINESS PERMIT APPLICATION/ELIGIBILITY SCREENING via City Council Resolution 2020-137

	DESCRIPTION OF CRITERIA	All Cannabis Business Types	Points Awarded
he d All ci a	The detail and quality of responses will be used in scoring applications against one another. All criteria are required meaning that if an application fails to address a criterion, or if the application lacks sufficient detail to demonstrate how the criterion will be met, the application will be deemed ineligible to receive a permit.	86-point system: Eligibility, then Final Score	
CTI	SECTION 1: BUSINESS AND OPERATIONS PLAN (18 possible points)		
a)	Finances and Budget - Describe the budget for the construction, operation, maintenance, compensation of employees, equipment, property lease, security equipment and staff, City fees, state fees, utility costs, product purchases and other anticipated contingency costs. The budget must demonstrate sufficient capital in place to pay start-up costs and at least three months of operating costs, as well as a description of the sources and uses of funds.	0-3	
(q		0-3	
c)	1.2	0-3	
(p		0-3	
e)		0-3	
f)		0-3	

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	DESCRIPTION OF CRITERIA	All Cannabis Business Types	Points Awarded
E	SECTION 2: COMMUNITY RELATIONS PLAN (9 possible points)		
a)) Customer Education - Describe the proposed process to educate customers regarding cannabis products, including the potency and effects of products, as well as variety. Describe the SOP for 24-hour minimum response time to issue cannabis recall notifications.	0-3	
(q) Good Neighborliness - Describe how the Cannabis Business will proactively manage its private, semi-private, and surrounding public areas to avoid becoming a nuisance or having negative impacts on neighbors and surrounding community.	0-3	
c)) Odor Control – Describe methods and plan for odor control and compliance with TMC Section 6.36.020 (d)	0-3	
C	SECTION 3: SAFETY AND SECURITY PLAN (18 possible points)		
a)) Safety/Security Experience – Describe the security experience of the individual/firm designing the security plan. Does the firm have licensed professionals in areas of fire prevention and suppression?	0-3	
(q) Employee Safety Education – Describe the employee safety education plan, including training regarding product handling, security and burglary/robbery protocols, and other potential hazards of the cannabis business.	0-3	
c)	N = 1	0-3	
(p		0-3	
e)) Inventory Control/Visitor Access Control – Describe the visitor access control measures, and operational security related to inventory control.	0-3	
f)	Alarm System – Describe the plan for alarm systems and how they are professionally monitored and how all alarms are responded to by a private security company.	0-3	
E	SECTION 4: LOCAL PREFERENCE PLAN (13 possible points)		
a)	51% Local Ownership – State the extent to which the Cannabis Business will be a locally managed enterprise whose owners (at least 51%) reside within Tracy, as defined by the following ZIP codes: 95304, 95376, and 95377. Applicants must show proof that at least 51% of the owners have been residents of Tracy for at least 2 years prior to June 6, 2020. Such proof shall consist of a utility bill with owners name(s), a lease, a deed, or other similar documentation.	0-5	

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	DESCRIPTION OF CALLENIA	Business Types	Awarded
(q	Number of years of residency in Tracy of owners beyond 2 years	0-5	
0		0-3	
CTIC	SECTION 5: SOCIAL EQUITY PLAN (13 possible points)		
scrit a) b) d) d) e)	 Describe, in detail, the extent to which the Cannabis Business would implement any or the following, such as but not limited to: a) Business practices or characteristics that emphasize women in leadership roles. b) Opportunities for seniors and individuals from underrepresented groups in the Cannabis Business ownership. c) Competitive compensation package to be offered to employees, including salary (above State minimum wage), health insurance, other insurance, retirement plan, and paid leave. d) A Cannabis Business ownership that includes either (i) individuals who, at the time of application, have annual family incomes below 80% of the Area Median Income (AMI) in San Joaquin County; or (ii) individuals who are residents or former residents of San Joaquin County in a low income household (below 80% of AMI in San Joaquin County). e) A Cannabis Business ownership that includes individuals that (i) have been arrested for or convicted of the sale, possession, use, manufacture, or cultivation of cannabis, excluding those offenses, which would be disqualifying for cannabis licensure under current State law; or (ii) have a parent, guardian, child, or sibling convicted of a crime relating to the sale, possession, use, or cultivation of cannabis, excluding those offenses, which would be disqualifying for cannabis licensure under current State law; or (ii) have a parent, guardian, child, or sibling convicted of a crime relating to the sale, possession, use, or cultivation of cannabis, excluding those offenses, which would be disqualifying for cannabis, excluding those offenses, which would be disqualifying for cannabis, excluding those offenses, which would be disqualifying for cannabis, excluding those offenses, which would be disqualifying for cannabis, excluding those 	51-5-	
	law.	11	
Ē	SECTION 6: COMMUNITY BENEFITS PROPOSAL (15 points)	0-15	
a) coi aw aw the	 a) City Council Strategic Priorities – Describe and quantify the community benefit and how it facilitates or better furthers one or more of the City Council's adopted Strategic Priorities, for example, by: Total Financial Contribution – Quantify the extent of the financial contribution as a component of the community benefit. The higher the contribution, the higher the points awarded; and/or by: Total Hours of Commitment – Quantify the extent of the involvement in volunteer hours that will be dedicated to furthering one or more of the City Council's Strategic Priorities. 		

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DESCRIPTION OF CRITERIA	All Cannabis Business Types	Points Awarded
 b) Describe how the Cannabis Business would implement the proposed community benefit. 		
Phase 1 Point Total: Points from Eligibility Screening (passing eligibility score for in all business types is 57= 80% of 71 points)		
Phase 2 Point Total: Points from Local Preference Plan or Social Equity Plan (Score required is 75% of 13 points from the Local Preference Plan or 85% of 13 points for the Social Equity Plan categories. 75% of 13=10 points required; 85% of 13 = 11 points required. Such a point		
total of 10 points in the Local Preference Plan category or 11 points in the Social Equity Plan category enables applicant to be eligible for waiver(s) from certain application / processing requirements as established in the Guidelines.		
Points from Community Benefit (total of 15 points)		
Total Cumulative Points from Eligibility Screening and Community Benefit Proposal Combined (71 possible points from eligibility screening + 15 possible points from community benefit = 86 total possible points)		

ORDINANCE 1278

AN ORDINANCE OF THE CITY OF TRACY AMENDING SECTION 10.08.3196 OF CHAPTER 10.08 "ZONING REGULATIONS" OF TITLE 10 "PLANNING AND ZONING" OF THE TRACY MUNICIPAL CODE TO ESTABLISH LAND USE RESTRICTIONS ON COMMERCIAL CANNABIS ACTIVITY IN THE CITY OF TRACY

WHEREAS, In November 1996, California voters approved the Compassionate Use Act of 1996 ("CUA") which authorized a limited defense to criminal charges for the use, possession or cultivation of marijuana (cannabis) for medical purposes when a qualified patient has a doctor's recommendation for the use of cannabis, and

WHEREAS, In November 2016, California voters approved Proposition 64, the Adult Use of Marijuana Act ("AUMA"), which legalized the use of non-medicinal (recreational) cannabis by adults and the cultivation of up to six cannabis plants for personal use; and the AUMA also created a statewide regulatory framework for the cultivation, production, and sale of non-medical cannabis for adult use, and

WHEREAS, In June 2017, the State Legislature adopted Senate Bill 94 creating a new statewide comprehensive regulatory system for medical and adult use commercial cannabis activity titled Medicinal and Adult Use Cannabis Regulation and Safety Act ("MAUCRSA"), and

WHEREAS, CUA, AUMA and MAUCRSA do not prohibit cities from enacting regulations regarding commercial cannabis activities and uses, and

WHEREAS, The City Council seeks to establish land use regulations for commercial cannabis activity in the City of Tracy to ensure such activities are conducted in a manner that mitigates negative impacts, protects the public health safety, and welfare of residents, and supports economic development, and

WHEREAS, The City of Tracy engaged in a comprehensive review and study of state and local cannabis regulations, conducted community outreach on this topic, and held various public meetings to discuss, provide policy direction to staff, and receive public input on the topic of commercial cannabis activity, and

WHEREAS, This amendment seeks to establish zoning and locational requirements on commercial cannabis activity to ensure that these uses are compatible with the City's General Plan and zoning restrictions.

WHEREAS, The Planning Commission considered this matter at a duly noticed public hearing held on October 23, 2019 and recommended that the City Council approve the proposed amendments to Section 10.08.3196, and

WHEREAS, The City Council considered this ordinance at a duly noticed public hearing held on November 5, 2019.

The City Council of the City of Tracy does ordain as follows:

<u>SECTION 1.</u> The foregoing recitals are true and correct and are incorporated herein as findings.

Ordinance 1278 Page 2

SECTION 2. The City Council hereby amends Section 10.08.3196 as shown in Exhibit "A".

<u>SECTION 3.</u> If any provision or the application of this Ordinance is for any reason held to be unconstitutional, invalid, or otherwise unenforceable, such decision shall not affect the validity of the remaining portions of this Ordinance or any part thereof. The City Council hereby declares that it would have adopted each subsection or provision of this Ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the Ordinance enforced.

SECTION 4. This Ordinance shall take effect 30 days after its final passage and adoption.

<u>SECTION 5.</u> The City Council finds that this Ordinance is exempt from CEQA in accordance with Business and Professions Code section 26055(h) because it requires discretionary review and approval of permits, licenses, or other authorizations to engage in commercial cannabis activity.

<u>SECTION 6.</u> This Ordinance shall either (1) be published once in a newspaper of general circulation, within 15 days after its final adoption, or (2) be published in summary form and posted in the City Clerk's office at least five days before the ordinance is adopted and within 15 days after adoption, with the names of the Council Members voting for and against the ordinance. (Gov't. Code §36933.)

The foregoing Ordinance 1278 was introduced at a regular meeting of the Tracy City Council on the 19th day of November 2019, and finally adopted on the 3rd day of December, 2019, by the following vote:

AYES:	COUNCIL MEMBERS:	ARRIOLA, RANSOM, V	ARGAS, YOUNG, RICKMAN
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- NOES: COUNCIL MEMBERS: NONE
- ABSENT: COUNCIL MEMBERS: NONE
- ABSTAIN: COUNCIL MEMBERS: NONE

SIGNED BY: Robert Rickman, Mayor

ATTEST: Adrianne Richardson, City Clerk

Chapter 10.08 - Zoning Regulations

10.08.3196 – Cannabis Uses.

- (a) Purpose and Intent. The purpose of this section is to impose zoning restrictions on commercial and personal cannabis activities or uses. This section is not intended to give any person or entity authority to conduct commercial cannabis activities in the City of Tracy. If a commercial cannabis use is not specifically permitted in this Chapter it is not allowed in any zoning district within the City.
- (b) **Definitions**. Unless otherwise provided in this section, the definitions set forth in Chapter 10.08 (Zoning Regulations) and Chapter 6.36 (Commercial Cannabis Activity) apply. The following words shall have the meanings set forth below when used in this section:
 - (1) "Day care center" means a child day care facility other than a family day care home, and includes infant centers, preschools, extended day care facilities, and school age child care centers, as well as child care centers pursuant to Section 1596.951 of the California Health and Safety Code. This definition shall have the same meaning as set forth in Section 1596.76 of the California Health and Safety Code, as the same may be amended from time to time.
 - (2) "Fully enclosed and secure structure" means a space within a building, greenhouse, or other structure that has a complete roof enclosure supported by connecting walls extending from the ground to the roof, which is secure against unauthorized entry, and which is accessible only through one or more lockable doors.
 - (3) "Outdoors" means any location within the City of Tracy that is not within a fully enclosed and secure structure or private residence, as defined by California Health and Safety Code section 11362.2.
 - (4) "Personal use" shall mean an individual's personal use, possession, processing, transporting, or giving away without any compensation whatsoever in accordance with state law, including but not limited to Health and Safety Code sections 11362.1 and 11362.2, as may be amended from time to time. Personal use does not include any commercial activity.
 - (5) "School" means those sites upon which full-time instruction in any of the grades K through 12 is provided where the primary purpose is education, as determined in the sole discretion of the Planning Commission. "School" includes public schools, private schools, and charter schools, but does not include any private site upon which education is primarily conducted in private homes.
 - (6) "Youth center" means any public or private facility that is primarily used to host recreational or social activities for minors, including but not limited to: private youth membership organizations or clubs, social service teenage club facilities, video arcades where ten (10) or more video games or game machines or devices are operated, and where minors are legally permitted to accept services, or similar amusement park facilities. It shall also include a park, playground or recreational area

specifically designed to be used by children which has play equipment installed, including public grounds designed for athletic activities such as baseball, softball, soccer, or basketball or any similar facility located on a public or private school grounds, or in City, county, or state parks. This definition shall not include any private gym, martial arts, yoga, ballet, music, art studio or similar studio of this nature, nor shall it include any athletic training facility, pizza parlor, dentist office, doctor's office primarily serving children or a location which is primarily utilized as an administrative office or facility for youth programs or organizations.

(c) Commercial Cannabis Uses.

- (1) All commercial cannabis uses are prohibited from operating in all zoning districts in the City, except as expressly permitted in this section as well as Chapter 6.36.
- (2) All commercial cannabis uses permitted by this section must, prior to establishing and commencing operations, obtain and maintain a City cannabis business permit pursuant to Chapter 6.36and any other state or local license or permit, as applicable.
- (3) The following commercial cannabis uses are permitted to establish as a conditional use on property in the following zoning districts, subject to the granting of and compliance with terms of a City cannabis business permit pursuant to Chapter 6.36and a conditional use permit issued pursuant to Section 10.08.4250:
 - (i) Storefront Retailer (dispensary):
 - a. Commercial Zone Districts:

Tracy Hills Specific Plan – General Highway Commercial (GHC-TH)

Tracy Hills Specific Plan – Mixed Use Business Park (MUBP-TH)

Residential Areas Specific Plan – Neighborhood Shopping (NS)

Residential Areas Specific Plan - General Highway Commercial (GHC)

Industrial Areas Specific Plan – Neighborhood Shopping (NS)

Industrial Areas Specific Plan – Village Center (VC)

Industrial Areas Specific Plan – Flex Office (FO)

Ellis Specific Plan – Limited Use (LU)

Ellis Specific Plan – Village Center (VC)

Northeast Industrial Areas Specific Plan – General Commercial (GC)

I-205 Corridor Specific Plan – Commercial Center (CC)

I-205 Corridor Specific Plan – Freeway Commercial (FC)

I-205 Corridor Specific Plan – General Commercial (GC)

I-205 Corridor Specific Plan – General Commercial 2 (GC2)

I-205 Corridor Specific Plan –Service Commercial (SC)

Cordes Ranch Specific Plan – General Commercial (GC)

Community Shopping Center (CS)

Neighborhood Shopping Center (NS)

General Highway Commercial (GHC)

Highway Service (HS)

Central Business District (CBD)

Community Recreation Support Zone (CRS)

Planned Unit Development –West Clover Rd (City Council ordinance 789 c.s.)

Planned Unit Development - Southeast corner of Grantline Road and Corral Hollow Road (City Council ordinance 697 c.s.)

Planned Unit Development – Northwest corner of 6th Street and C Street (City Council Resolution 2012-053)

Planned Unit Development – northwest corner of 11th Street and East Street (City Council ordinance 742 c.s.)

b. Industrial Zone Districts:

Tracy Hills Specific Plan – Light Industrial (M1-TH)

Industrial Areas Specific Plan – General Industrial (GI)

Industrial Areas Specific Plan – Limited Industrial (LI)

Northeast Industrial Areas Specific Plan – Light Industrial (LI)

I-205 Corridor Specific Plan – Light Industrial (LI)

Cordes Ranch Specific Plan – Business Park Industrial (BPI)

Light Industrial – M1

Heavy Industrial – M2

Planned Unit Development – West Larch Road (City Council ordinance 1083)

- (ii) Non-storefront retailer (Delivery), distribution, manufacturing, microbusiness, testing laboratory, indoor cultivation:
 - a. Industrial Zone Districts:

Tracy Hills Specific Plan – Light Industrial (M1-TH)

Industrial Areas Specific Plan – General Industrial (GI)

Industrial Areas Specific Plan – Limited Industrial (LI)

Northeast Industrial Areas Specific Plan – Light Industrial (LI)

I-205 Corridor Specific Plan – Light Industrial (LI)

Cordes Ranch Specific Plan – Business Park Industrial (BPI)

Light Industrial – M1

Heavy Industrial - M2

Planned Unit Development – 450 West Larch Road (City Council resolution)

(d) Location Requirements.

- (1) Any commercial cannabis use shall be located at least 600 feet from any parcel containing any of the following sensitive uses as of the date the conditional use permit is issued: school, day care center, or youth center; and
- (2) If located on separate parcels, the distance between the commercial cannabis use and the sensitive use property shall be measured from the outer boundaries of the sensitive use parcel to the closest structure containing a cannabis use, and
- (3) If located on the same parcel, the distance between the structures containing the cannabis use and any sensitive use shall be at least 600 feet.

(e) Cultivation of Cannabis.

- (1)All outdoor cultivation of cannabis within the City is prohibited, and shall be unlawful, as a principal use, conditional use, special use, or accessory use in any zone.
- (2) The indoor cultivation of cannabis shall comply with Chapter 6.36 and applicable state law. The cultivation of cannabis for personal use shall only be conducted indoor and in accordance with applicable state law.

(f) Penalties.

- (1) Violations of this chapter are hereby declared a public nuisance.
- (2) Violations of this section are punishable as misdemeanors and as otherwise set forth in Chapter 1.04 of this Code. Each day of operation of a commercial cannabis business or the outdoor cultivation of marijuana occurs, in violation of this section, constitutes a separate offense.





Byron Alvarez (209) 607-0418 Altera Real Estate

47-51 W 10th St 1,650 SF of Retail Space Available in Tracy, CA



SPACE AVAILABILITY (1)

SPACE	SIZE	TERM	RATE	TYPE
1st Floor	1,650 SF	2-5 Yrs	\$23.40 /SF/YR	Triple Net (NNN)



Space Use	Retail	16-20 feet wide, 85-110 feet long, display windows, inset
Condition	Shell Space	entry, marquee for signage, parking directly in front of
Availability	90 Days	space.
		 Lease rate does not include utilities, property expenses or building services
		 Located in-line with other retail
		 Space is in Excellent Condition
		 Central Air and Heating
		 Drop Ceilings

TENANTS AT 47-51 W 10TH ST, TRACY, CA 95376

CMV Service

PROPERTY FACTS FOR 47-51 W 10TH ST , TRACY, CA 95376

Rental Rate	\$23.40 /SF/YR	Year Built	1956
Property Type	Retail	Taxes	\$933.00 /SF/Yr
Property Subtype	Storefront	Operating Expenses	\$50.00 /SF/Yr
Gross Leasable Area	5,000 SF		
Listing ID: 11053622	Date Created: 12/22/2017	Last Updated: 7/16/2020	

ABOUT THE PROPERTY

Downtown retail space available. Prime street, restaurant row, popular and successful boutiques. Highly desired location, the main street in Tracy. Lots of activities via the TCCA, Christmas Parades, Farmers Market, Wine Stroll, Blues and Brews right in front of your business! Similar nearby businesses: Bank of America, The Commons, Delta Brews, Thai Jasmine, Town and Country Cafe, locally famous Barista's Coffee Shop.

WALK SCORE ® Walker's Paradise (91)

TRAFFIC

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	YEAR	DISTANCE
10th St	B St, W	3,680	2016	0.03 mi
W 11th St	Adam St, W	18,954	2016	0.07 mi
8th St	B St, W	5,974	2018	0.15 mi
8th St	B St, E	4,556	2018	0.15 mi
W 11th St	West St, E	20,724	2018	0.20 mi
Parker Ave	Eaton Ave, N	348	2018	0.33 mi
Parker Ave	Eaton Ave, N	348	2014	0.33 mi
Eaton Ave	Parker Ave, W	358	2014	0.34 mi
Eaton Ave	Parker Ave, W	358	2018	0.34 mi
Eaton Ave	Parker Ave, E	263	2018	0.35 mi

NEARBY MAJOR RETAILERS



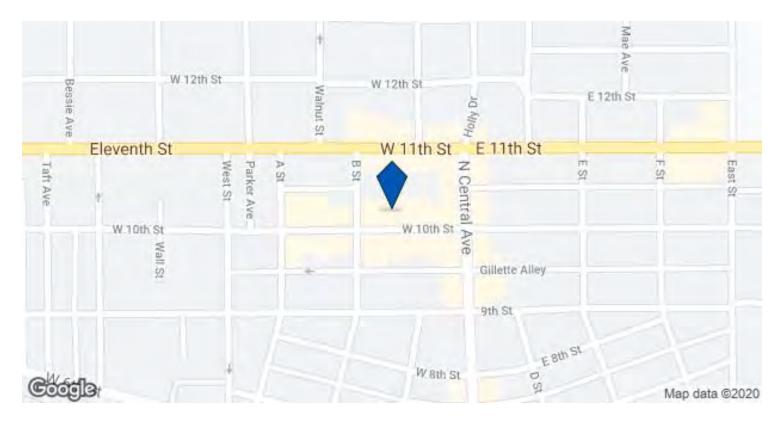
TRANSPORTATION

COMMUTER RAIL

Tracy Commuter Rail (Altamont Corridor Express)

8 min drive 3.7 mi

MAP OF 47-51 W 10TH ST TRACY, CA 95376



ADDITIONAL PHOTOS





Building Photo

The LoopNet service and information provided therein, while believed to be accurate, are provided "as is". LoopNet disclaims any and all representations, warranties, or guarantees of any kind.







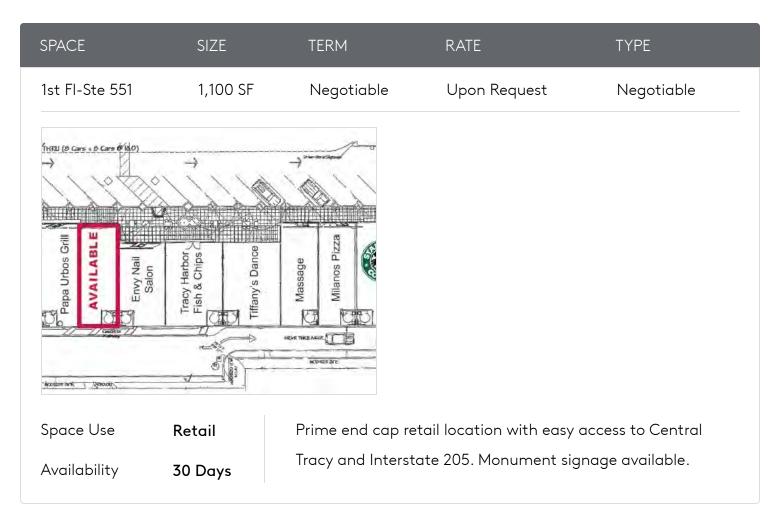
Starbucks Drive Thru Anchored Strip Center | 547-569 W Clover Rd 1,100 SF of Retail Space Available in Tracy, CA



HIGHLIGHTS

- Adjacent to extremely successful high-traffic In N Out Burger and McDonald's.
- Close proximity to nation and regional retailers including Mi Pueblo Foods, CVS, and Harbor Freight Tools.
- Great freeway access, exposure, and visiblity.

SPACE AVAILABILITY (1)



PROPERTY FACTS FOR 547-569 W CLOVER RD , TRACY, CA 95376

Property Type	Retail	Total Land Area	1.03 AC
Gross Leasable Area	11,125 SF	Year Built	2005
Listing ID: 16887599	Date Created: 8/12/2019	Last Updated: 7/31/2020	

WALK SCORE ® Very Walkable (75)

TRAFFIC

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	YEAR	DISTANCE
N Tracy Blvd	I- 205, N	22,985	2015	0.10 mi
N Tracy Blvd	I- 205, N	22,290	2018	0.10 mi
N Tracy Blvd	I- 205, S	12,139	2018	0.15 mi
N Tracy Blvd	I- 205, S	12,649	2015	0.15 mi
N Tracy Blvd	W Kavanagh Ave, S	21,502	2018	0.19 mi
N Tracy Blvd	Cordoza Rd, N	19,250	2018	0.45 mi
I- 205	Holly Dr, W	139,016	2018	0.53 mi
W Grant Line Rd	N Tracy Blvd, W	13,780	2018	0.53 mi
I- 205	Holly Dr, W	122,025	2020	0.53 mi
N Tracy Blvd	23rd St, S	17,840	2015	0.58 mi

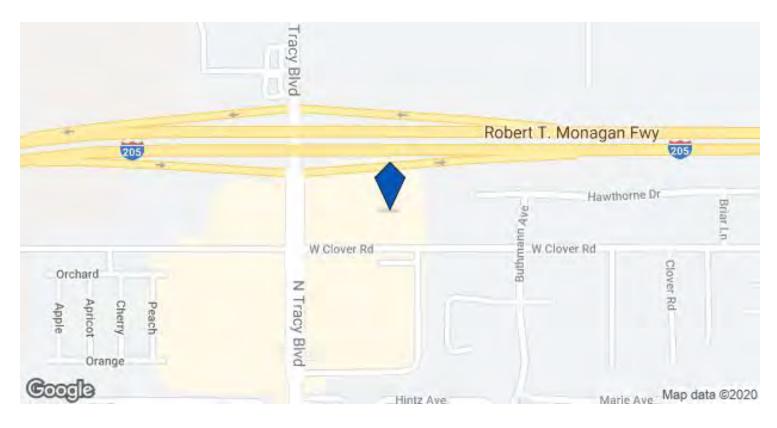
TRANSPORTATION

COMMUTER RAIL

Tracy Commuter Rail (Altamont Corridor Express)	10 min drive
---	--------------

4.7 mi

MAP OF 547-569 W CLOVER RD TRACY, CA 95376



ADDITIONAL PHOTOS



Building Photo



Floor Plan



Building Photo



Building Photo



Building Photo



Building Photo

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Chris Sill (209) 983-1111



Tracy Pavilion | 2461-2477 N Naglee Rd

3,400 SF of Retail Space Available in Tracy, CA



HIGHLIGHTS

• Located directly on major commuter route to Bay Area

SPACE AVAILABILITY (3)

SPACE		SIZE	TERM	RATE	TYPE	
1st FI-Ste 2467	-C	1,260 SF	Negotiable	Upon Request	Negotiable	
2481-2483 N	aglee Rd -	1st Floor, Su	ite 2467-C			
Space Use	Retail	Tracy P	Tracy Pavilion is the largest open-aired, Power shopping center			
Availability	Now	ow in Tracy and is anchored by Home Depot, Staples, Pe Winco Foods and Ross Dress 4 Less Ample parking ar			aples, Petsmart,	
,					rking and exposure	
		to Inter	state 205 Shop t	enants include Starbu	ıcks, Chase,	
		Rubios,	Mattress Firm a	nd many other succes	ssful retailers	
		Located	Located directly on a major commuter route between the			
		Central	Central Valley and Bay Area			
1 . 5			NI			

1st Fl-Ste 2421		933 SF	Negotiable	Upon Request	Negotiable
2417-2425 No	aglee Rd -	1st Floor, S	uite 2421		
Space Use	Retail				
Availability	Now				
1 . 5. 6. 0457		1 007 05	N1 1.1		
1st FI-Ste 2453	-601	1,207 SF	Negotiable	Upon Request	Negotiable
2445-2459 N	aglee Rd	- 1st Floor, S	Suite 2453-6D1		
Space Use	Retail				
Availability	30 Day	5			

TENANTS AT TRACY PAVILION

PROPERTY FACTS FOR 2461-2477 N NAGLEE RD , TRACY, CA 95304

Center Type	Community Center	Gross Leasable Area	357,542 SF
Parking	430 Spaces	Total Land Area	36.89 AC
Zoning	PUD	Year Built	2003
Center Properties	10	Cross Streets	Grant Line Rd
Frontage	952' on Grant Line Rd 1,266' on Naglee Rd		
Listing ID: 14885575	Date Created: 7/30/2020	Last Updated: 7/31/2020	

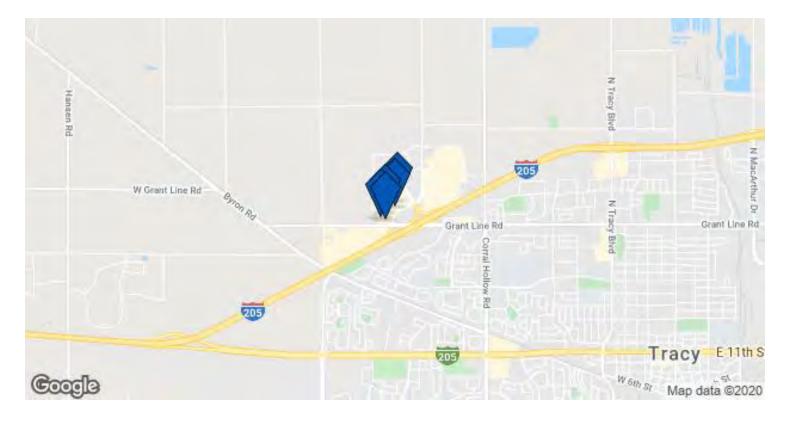
TRAFFIC

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	YEAR	DISTANCE
Naglee Rd	W Grant Line Rd, S	26,322	2016	0.17 mi
Naglee Rd	W Grant Line Rd, S	26,854	2018	0.17 mi
W Grant Line Rd	S Lammers Rd, W	20,455	2020	0.34 mi
W Grant Line Rd	S Lammers Rd, W	32,473	2018	0.34 mi
S Lammers Rd	W Middle Rd, N	939	2018	0.63 mi
W Grant Line Rd	S Lammers Rd, E	18,676	2020	0.68 mi
S Lammers Rd	W Byron Rd, NE	5,134	2013	0.76 mi
W Middle Rd	S Lammers Rd, W	943	2018	0.76 mi
W Middle Rd	S Lammers Rd, W	642	2016	0.76 mi
Naglee Rd	W Middle Rd, N	1,276	2018	0.78 mi

NEARBY MAJOR RETAILERS



MAP OF 2461-2477 N NAGLEE RD TRACY, CA 95304



ADDITIONAL PHOTOS



Building Photo



Building Photo



Building Photo



Building Photo



Building Photo



Building Photo



Building Photo

Plat Map

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NORTHGATE

Valley Shopping Center | 3310 N Tracy Blvd 12,529 SF of Retail Space Available in Tracy, CA



HIGHLIGHTS

- Strong retail presence in the immediate area including La Perla Market, In-N-Out Burger, Starbucks, McDonald's, Nation's, Arco and more
- CVS and Planet Fitness anchored center
- Excellent for ethnic grocer, coffee/sandwich shop & eateries

- Drive thru pad available
- Located just off Interstate 205 along Tracy's primary retail corridor of N Tracy Blvd

SPACE AVAILABILITY (3)

SPACE		SIZE	TERM	RATE	TYPE
1st Fl-Ste 3266		10,430 SF	Negotiable	Upon Request	Negotiable
Space Use Availability	Retail Now	 Located in-line with 	other retail		
1st FI-Ste 3310D)	861 SF	Negotiable	Upon Request	Negotiable
Space Use Availability	Retail Now	 Located in-line with 	other retail		
1st FI-Ste 3310C		1,238 SF	Negotiable	Upon Request	Full Service
Space Use Availability	Retail Now	 Rate includes utilitie Located in-line with	es, building services and proper other retail	ty expenses	

TENANTS AT VALLEY SHOPPING CENTER

TENANT	DESCRIPTION	US LOCATIONS	REACH
Afghan Market	Convenience Market	1	Local
Energy Massage	Massage	1	Local
Hairkutz	Salon/Barber/Spa	1	Local
iLoveKickboxing.com	Fitness	1	Local
Straw Hat Pizza	Pizza	87	Regional
Valley View Dental	MD/DDS	3	Regional

PROPERTY FACTS FOR 3310 N TRACY BLVD , TRACY, CA 95376

Property Type	Retail	Total Land Area	2.05 AC
Property Subtype	Storefront	Year Built	1987
Gross Leasable Area	33,309 SF		

Listing ID: 20519464

Date Created: 8/5/2020 Last Updated: 8/5/2020

ABOUT THE PROPERTY

Retail space for lease in Tracy, CA. Drive thru pad available with ample onsite parking. Surrounding average household income of \$109,597 within a 5 mile radius.

WALK SCORE ® Very Walkable (78)

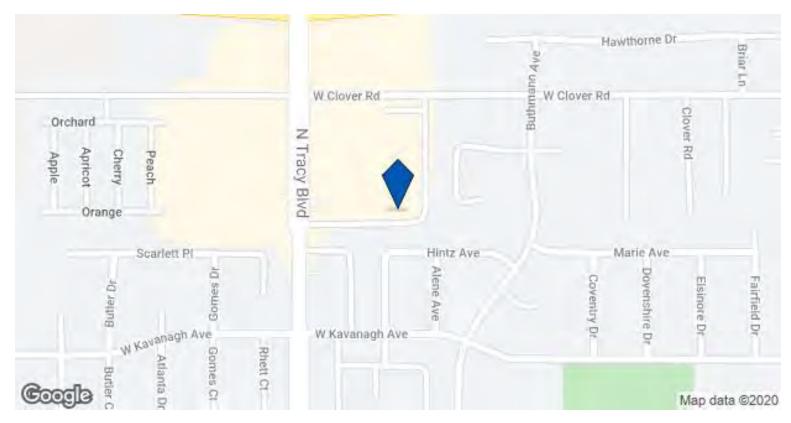
TRAFFIC

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	YEAR	DISTANCE
N Tracy Blvd	W Kavanagh Ave, S	21,502	2018	0.10 mi
N Tracy Blvd	I- 205, N	22,985	2015	0.19 mi
N Tracy Blvd	I- 205, N	22,290	2018	0.19 mi
N Tracy Blvd	I- 205, S	12,139	2018	0.28 mi
N Tracy Blvd	I- 205, S	12,649	2015	0.28 mi
N Tracy Blvd	Cordoza Rd, N	19,250	2018	0.31 mi
W Grant Line Rd	N Tracy Blvd, W	13,780	2018	0.39 mi
N Tracy Blvd	23rd St, S	17,840	2015	0.44 mi
W Grant Line Rd	O Hara Dr, W	23,530	2018	0.47 mi
N Tracy Blvd	23rd St, N	22,265	2016	0.54 mi

TRANSPORTATION

Tracy Commuter Rail (Altamont Corridor Express)	10 min drive	4.7 mi

MAP OF 3310 N TRACY BLVD TRACY, CA 95376



ADDITIONAL PHOTOS



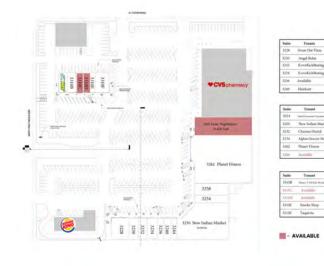
DJI_0534



market-view-east



market-view-west



Valley_Shopping_Center_Siteplan

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Jeff Brotman (925) 287-0777

Brotman Commercial Real Estate

Grant Line Commons | Grant Line Rd @ Corral Hollow Rd

1,485 SF of Retail Space Available in Tracy, CA



SPACE AVAILABILITY (1)

SPACE	SIZE	TERM	RATE	TYPE
1st Floor	1,485 SF	3-5 Yrs	\$31.80 /SF/YR	Triple Net (NNN)
GRAT GRAT GRAT Mobile GRAT Available LEASED 1,363 SQUAR 1,363 SQUAR 2301-2313 N		ROAD TOW MOTION TOW Weiter Wei	oor	
Space Use	Retail		-	rful intersection/over 50,000
Availability	Now			growing. Outstanding exposure. I" retailers. North of I205.
			rate does not include g services	utilities, property expenses or

PROPERTY FACTS FOR GRANT LINE RD @ CORRAL HOLLOW RD , TRACY, CA 95304

Rental Rate	\$31.80 /SF/YR	Frontage	408' on Corral Hollow Rd 479' on Grant Line Rd
Center Type	Neighborhood Center	Gross Leasable Area	25,045 SF
Parking	105 Spaces	Total Land Area	3.33 AC
Zoning	GHC	Year Built	2007
Center Properties	4	Cross Streets	Corral Hollow Rd
Listing ID: 11996121	Date Created: 8/1/2017	Last Updated: 7/29/2020	

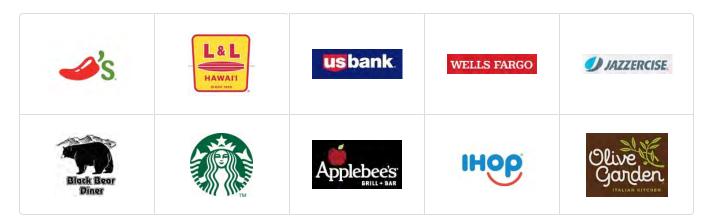
ABOUT THE PROPERTY

High quality retail shopping center anchored by
Chili's, FedEx Office, T-Mobile, Familybuilding monument sign located at the
development's entry driveway.Optometry, AAA, Western Dental &This building is located along one of the highest
travelled arterials in Tracy and proximate to the
intersection of Corral Hollow Road and Grant
Line Road.

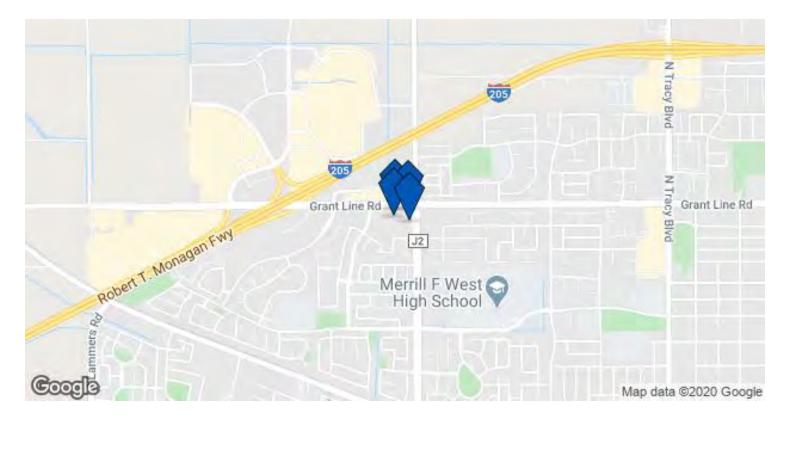
TRAFFIC

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	YEAR	DISTANCE
W Grant Line Rd	Corral Hollow Rd, E	28,561	2018	0.04 mi
Corral Hollow Rd	Kavanagh Ave, N	7,745	2015	0.18 mi
Corral Hollow Rd	S Corral Hollow Rd, N	8,028	2018	0.18 mi
Corral Hollow Rd	Clover Rd, N	11,308	2016	0.45 mi
Corral Hollow Rd	Clover Rd, N	12,651	2018	0.45 mi
I- 205	Corral Hollow Rd, SW	107,172	2018	0.55 mi
I- 205	Corral Hollow Rd, SW	103,400	2020	0.55 mi
Clover Rd	Corral Hollow Rd, W	242	2014	0.57 mi
Clover Rd	Corral Hollow Rd, W	242	2018	0.57 mi
Naglee Rd	W Grant Line Rd, S	26,854	2018	0.67 mi

NEARBY MAJOR RETAILERS



MAP OF GRANT LINE RD @ CORRAL HOLLOW RD TRACY, CA 95304



ADDITIONAL PHOTOS



Building Photo

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