

CITY OF TRACY

DETERMINATION OF
THE DEVELOPMENT SERVICES DEPARTMENT

Application Number D21-0022

A determination of the Development Services Department approving a Development Review Permit to construct an HOA pool recreational facility within the Tracy Hills KT Project, known as Hillview, located east of Corral Hollow Road in the vicinity of Tracy Hills Drive, Application Number D21-0022. The applicant is John Palmer. The property owner is AG ESSENTIAL HOUSING CA 4, LP.

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

1. Tracy Hills Specific Plan
2. Development Review (TMC Chapter 10.08, Article 30)
3. City of Tracy Design Goals and Standards

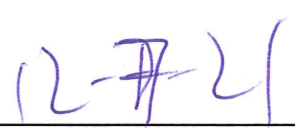
The Development Services Department has determined that the project is consistent with the Tracy Hills Specific Plan, for which an Environmental Impact Report (EIR) was certified by the City Council on April 5, 2016. In accordance with California Environmental Quality Act (CEQA) Guidelines Sections 15168(c)(2) and 15183, no further environmental assessment is required.

THE DEVELOPMENT SERVICES DEPARTMENT, AFTER CONSIDERING ALL OF THE EVIDENCE PRESENTED, HEREBY APPROVES DEVELOPMENT REVIEW PERMIT APPLICATION NUMBER D21-0022, SUBJECT TO THE CONDITIONS CONTAINED IN EXHIBIT 1 AND BASED ON THE FOLLOWING FINDINGS:

1. The proposal increases the quality of the project site and enhances the property in a manner that therefore improves the property in relation to the surrounding area and the citizens of Tracy because the building architecture includes an attractive design with a modern farmhouse aesthetic, consistent with architecture in the surrounding Tracy Hills area, such as the Tracy Hills Welcome Center.
2. The proposal conforms to Chapter 10.08, Zoning Regulations, of the Tracy Municipal Code, the Tracy Hills Specific Plan, the City of Tracy General Plan, the Citywide Design Goals and Standards, applicable Infrastructure Master Plans, and other City regulations.



Bill Dean
Interim Development Services Director



Date of Action

**City of Tracy
Development Review Permit
Conditions of Approval**

Tracy Hills KT (Hillview) Project HOA Pool Facility
Located East of Corral Hollow Road in the vicinity of Tracy Hills Drive
Application Number D21-0022
November 22, 2021

These Conditions of Approval shall apply to the Development Review Permit to construct an HOA pool recreational facility within the Tracy Hills KT Project, known as Hillview, located east of Corral Hollow Road in the vicinity of Tracy Hills Drive, Application Number D21-0022 (hereinafter "Project"), proposed by John Palmer (hereinafter "Applicant").

A. Definitions.

The following definitions shall apply to these Conditions of Approval:

1. "Applicant" means any person, or other legal entity, defined as a "Developer".
2. "Developer" means any person, or other legal entity, who applies to the City to divide or cause to be divided real property within the Project boundaries, or who applies to the City to develop or improve any portion of the real property within the Project boundaries. The term "Developer" shall include all successors in interest.
3. "City Engineer" means the City Engineer of the City of Tracy, or any other duly licensed engineer designated by the City Manager, the Development Services Director, or the City Engineer, to perform the duties set forth herein.
4. "Development Services Director" means the Development Services Director of the City of Tracy, or any other person designated by the City Manager or the Development Services Director, to perform the duties set forth herein.
5. "City Regulations" means all written laws, rules, and policies established by the City, including those set forth in the City of Tracy General Plan, the Tracy Hills Specific Plan, the Tracy Municipal Code, ordinances, resolutions, policies, procedures, and the City's Design Documents (including the Standard Plans, Standard Specifications, Design Standards, and relevant Public Facility Master Plans).
6. "Conditions of Approval" means these conditions of approval applicable to the Development Review application to construct an HOA pool recreational facility within the Tracy Hills KT Project, known as Hillview, located east of Corral Hollow Road in the vicinity of Tracy Hills Drive, Application Number D21-0022.
7. "Property" means the subject property of the Development Review Permit to construct an HOA pool recreational facility within the Tracy Hills KT Project, known as Hillview, located east of Corral Hollow Road in the vicinity of Tracy Hills Drive, Application Number D21-0022.

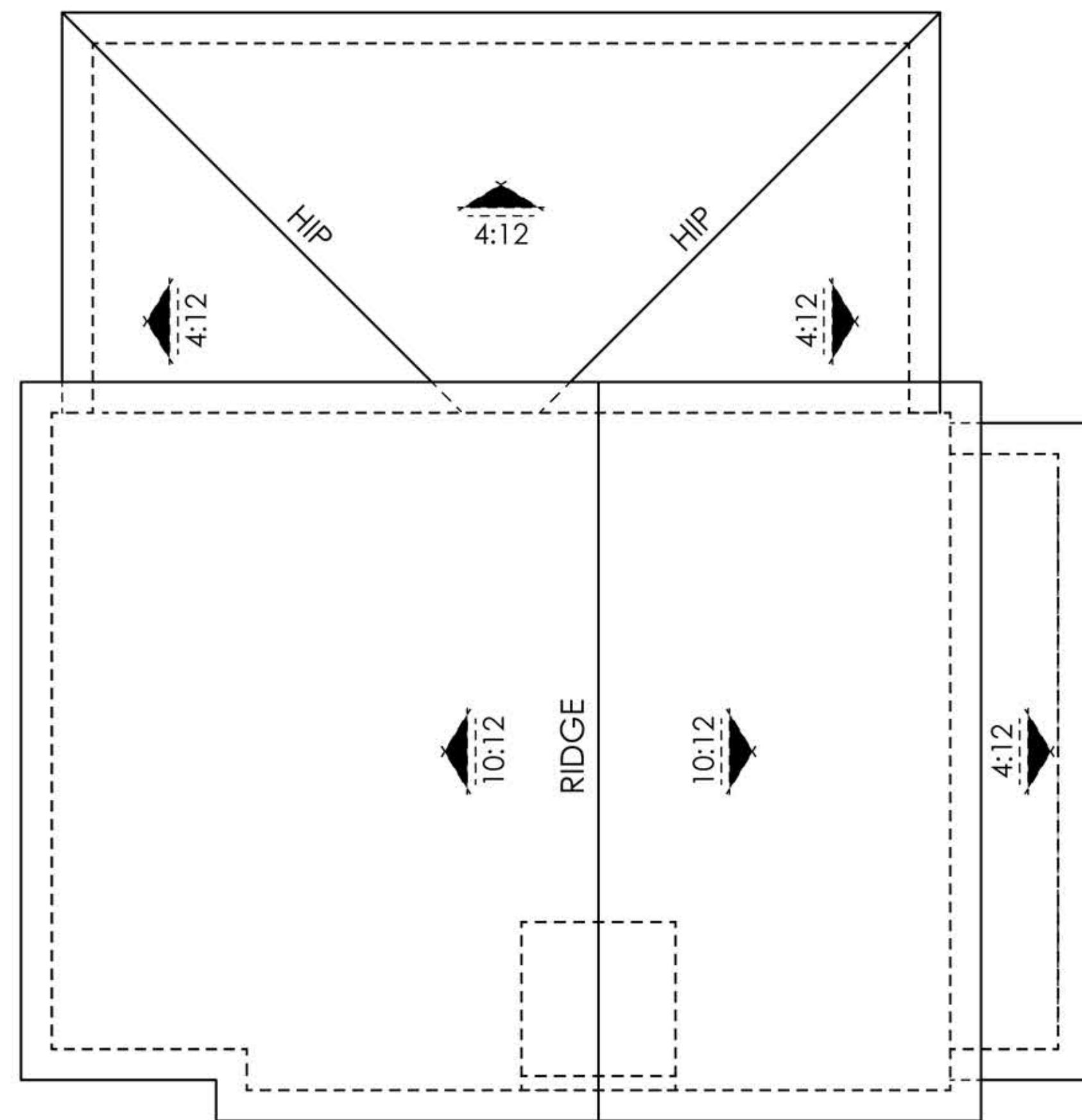
B. Planning Division Conditions of Approval

1. The Developer shall comply with all laws (federal, state, and local) related to the development of real property within the Project boundaries, including, but not limited to: the Planning and Zoning Law (Government Code sections 65000, et seq.), the Subdivision Map Act (Government Code sections 66410, et seq.), the California Environmental Quality Act (Public Resources Code sections 21000, et seq., "CEQA"), and the Guidelines for the California Environmental Quality Act (California Administrative Code, title 14, sections 15000, et seq., "CEQA Guidelines").
2. Unless specifically modified by these Conditions of Approval, the Developer shall comply with all City Regulations.
3. Pursuant to Government Code Section 66020, including Section 66020 (d)(1), the City HEREBY NOTIFIES the Developer that the 90-day approval period (in which the Developer may protest the imposition of any fees, dedications, reservations, or other exactions that are within the purview of the Mitigation Fee Act [Government Code section 66000 et seq.] ("Exactions") and imposed on this Project by these Conditions of Approval) shall commence on the date of the conditional approval of this Project. If the Developer fails to file a protest of the Exactions within this 90-day period, complying with all of the requirements of Government Code Section 66020, the Developer will be legally barred from later challenging any of the Exactions. The terms of this paragraph shall not affect any other deadlines or statutes of limitations set forth in the Mitigation Fee Act or other applicable law, or constitute a waiver of any affirmative defenses available to the City.
4. The project shall be developed in substantial compliance with the plans received by the Development Services Department on July 7, 2021, to the satisfaction of the Development Services Director.
5. Prior to the issuance of a building permit, the developer shall submit plans that demonstrate compliance with the City's Water Efficient Landscape Ordinance and the California Building Code, to the satisfaction of the Development Services Director.



KT Project - Hillview
HOA Pool Facility

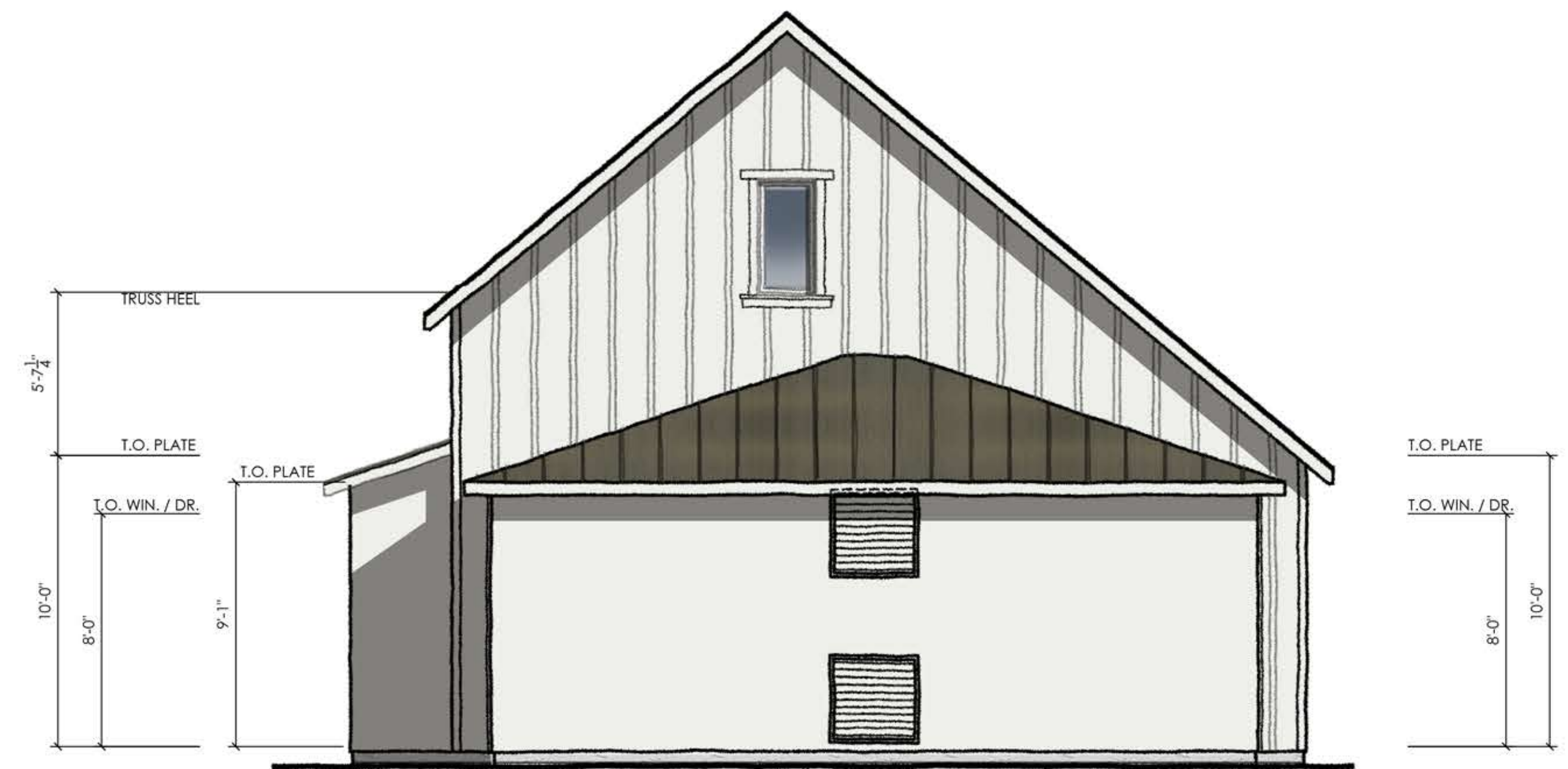
*Park as shown is CONCEPTUAL. Park design depicts possible programming based on the size of the park and in no way proposes or commits to specific amenities to be included in the final design of the park or HOA recreation facility. Neighborhood Park, Retention Basin, and any other element for which KPMW Integralv, LLC seeks park credits shall be reviewed and approved by the Parks Commission.



WEST ELEVATION

1/4" = 1'-0"

MODERN FARMHOUSE



EAST ELEVATION

1/4" = 1'-0"

MODERN FARMHOUSE

07.06.2021

EXTERIOR ELEVATIONS & ROOF PLAN
HILLVIEW PARK POOL BUILDING | SIERRA VIEW
TRACY, CA

SVW-2101



NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS
 THESE DRAWINGS ARE INTENDED FOR DESIGN DEVELOPMENT AND PRELIMINARY STUDIES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE, SUCH AS FINAL PLOTTING OR FINAL ENGINEERING. COPYRIGHT WOODLEY ARCHITECTURAL GROUP, INC. THESE DRAWINGS MAY NOT BE USED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN PERMISSION OF WOODLEY ARCHITECTURAL GROUP, INC.



SOUTH ELEVATION

1/4" = 1'-0"

MODERN FARMHOUSE



NORTH ELEVATION

1/4" = 1'-0"

MODERN FARMHOUSE

EXTERIOR ELEVATIONS

**HILLVIEW PARK POOL BUILDING | SIERRA VIEW
TRACY, CA**

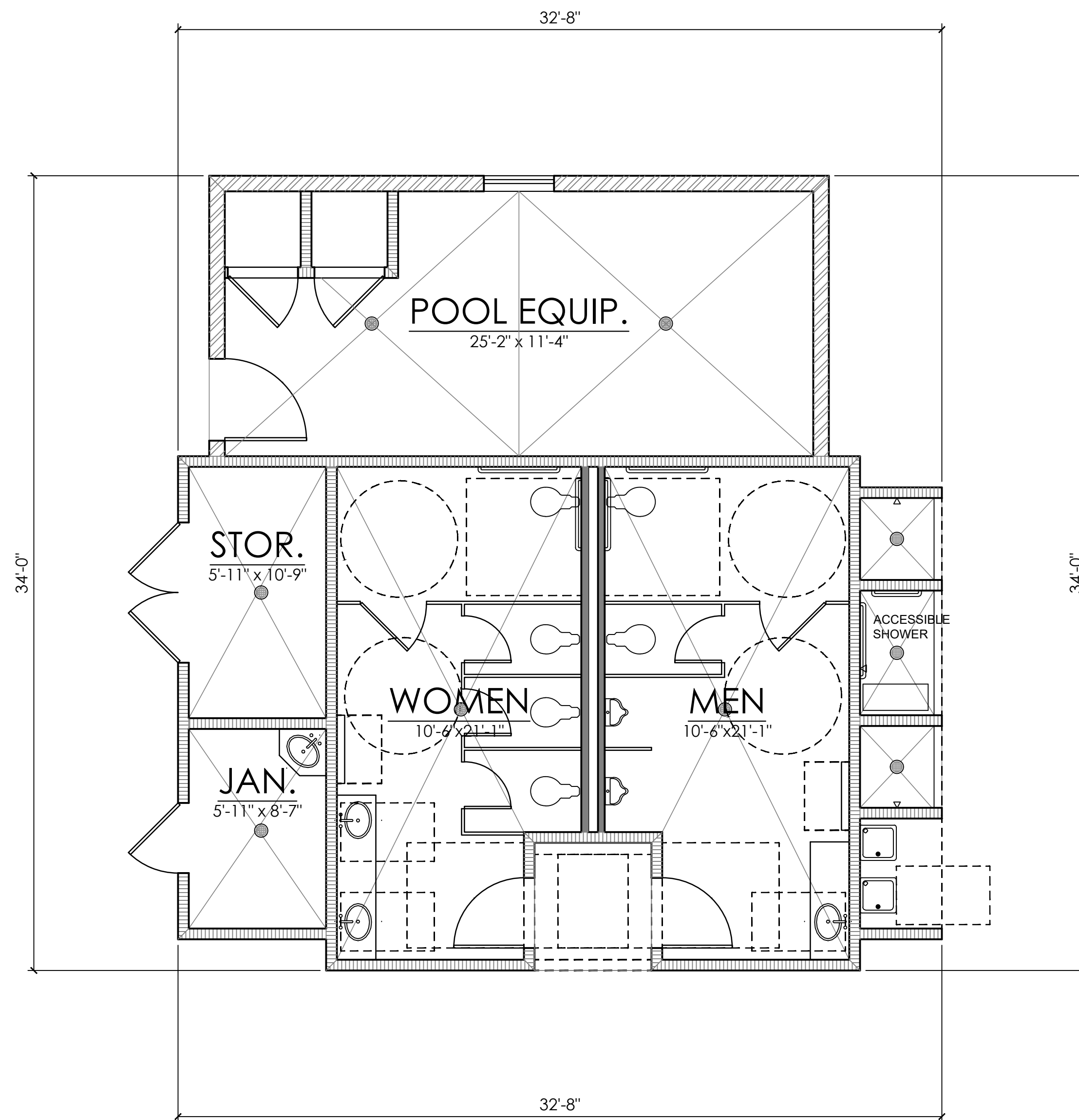
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07.06.2021

SVW-2101





BUILDING TYPE:

PROPOSED USE: POOL BUILDING
 OCCUPANCY: RESTROOM (U)
 POOL EQUIPMENT (S-2)
 STORAGE / JANITOR (ACCESSORY)
 POOL, POOL DECK (A-3)
 CONSTRUCTION TYPE: VB NUMBER OF STORIES: 1
 FIRE SPRINKLERS: EXEMPT

AREA CALCULATIONS:

RESTROOMS: 475 S.F.
 OUTDOOR SHOWERS (COVERED): 68
 COVERED ENTRY: 27
 POOL EQUIPMENT: 318
 JANITOR'S CL / STORAGE: 131
 OVERALL 1019 S.F.

OCCUPANT LOAD CALCULATIONS

OCCUPANT LOAD FACTOR:	EGRESS	FIXTURES
FUNCTION - SWIMMING POOLS = 1/50 GROSS		
POOL 1,586 SQ. FT. /50	= 32 USERS	32 USERS
FUNCTION - ACCESSORY STORAGE/MECHANICAL = 1/300 GROSS		
STORAGE/JANITOR 131 SQ. FT.		
POOL EQUIPMENT 318 SQ. FT.		
449 SQ. FT. /300	= 2 USERS	0 USERS
RESTROOM 475 SQ. FT. 1 PER FIXTURE	= 8 USERS	0 USERS
FUNCTION - ASSEMBLY (UN-CONCENTRATED) = 1/15 NET		
POOL DECK 3,986 SQ. FT. /15	= 247 USERS	247 USERS
TOTAL USERS	= 289 USERS	279 USERS

FIXTURE CALCULATIONS

FIXTURE COUNT: (A-3 ASSEMBLY)

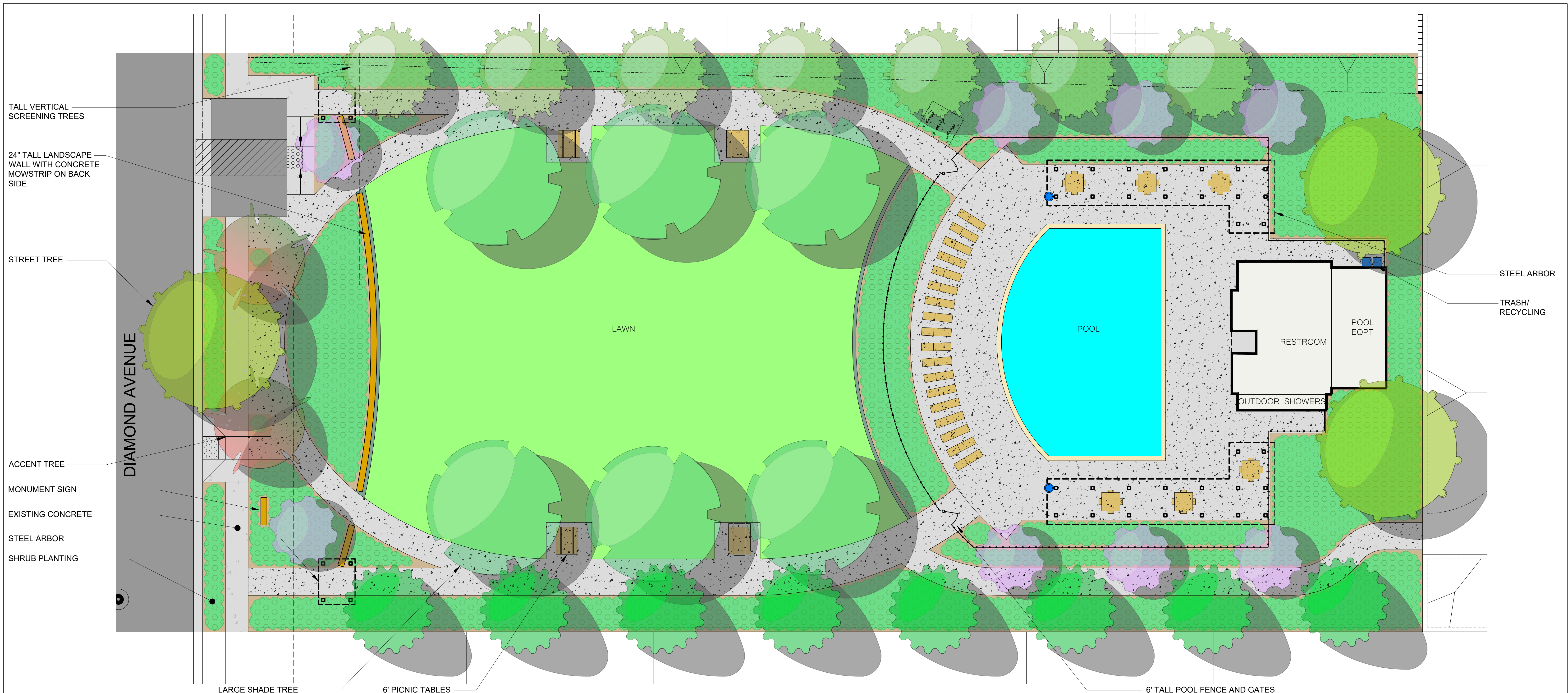
316 USERS**	(140 WOMEN & 140 MEN) PER CPC TABLE 422.1		
106 BATHERS	(1,586 SQ. FT. (POOL) / 15) PER CBC SECTION 311.6B.2.1		
	REQUIRED		PROVIDED
279 USERS	2 DRINKING FOUNTAINS (2: 251-500)		2 (1 ACCESSIBLE)
140 WOMEN	4 TOILETS (4: 101-200)		4 (1 ACCESSIBLE)
140 MEN	2 TOILETS (2: 101-200)		1 (1 ACCESSIBLE)
	2 URINAL (2: 101-200)		2*
140 WOMEN	2 LAVATORY (2:101-200)		1
140 MEN	1 LAVATORY (1:1-200)		1
106 BATHERS /50 =3	3 SHOWERS		3 (1 ACCESSIBLE)

*THE TOTAL NUMBER OF REQUIRED WATER CLOSETS FOR FEMALES SHALL NOT BE LESS THAN THE TOTAL NUMBER OF REQUIRED WATER CLOSETS AND URINALS FOR MALES.
 **SEE FIXTURE COLUMN FROM OCCUPANT LOAD CALCULATIONS TABLE

EGRESS CALCULATIONS

NUMBER OF EXITS:	REQUIRED	PROVIDED
289 USERS**	2 EXITS (2: 1-500)	SEE SITE PLAN
EGRESS WIDTH:		
289 USERS X .2"	58"	SEE SITE PLAN

**SEE EGRESS COLUMN FROM OCCUPANT LOAD CALCULATIONS TABLE



KEY

LANDSCAPE LEGEND

- TREES - NOT ALL SYMBOLS SHOWN
- LAWN (SOD)
- SHRUBS/GROUNDCOVER

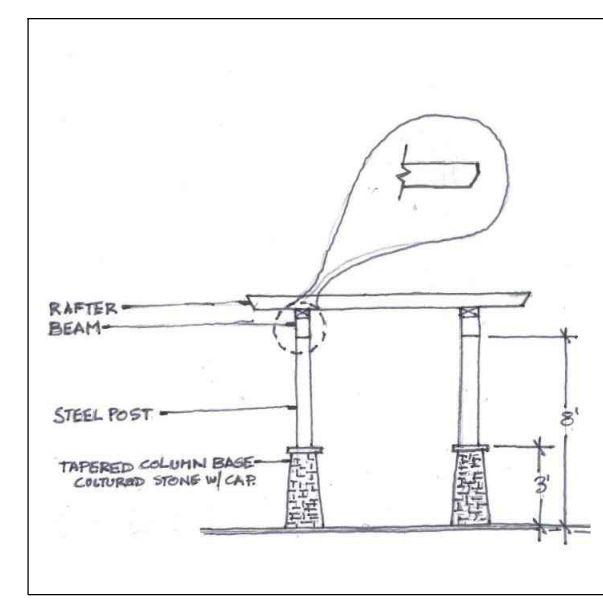
PROPOSED TREE PLANTING LIST

WATER USE	SIZE	KEY	BOTANICAL NAME ... COMMON NAME	MATURE H X W
TREES:				
LOW	24" BOX	ARB.	ARBUTUS 'MARINA' ... MARINA ARBUTUS	40' X 40'
MEDIUM	24" BOX	CER.	CERCIS CANADENSIS ... EASTERN REDBUD	35' X 35'
LOW	24" BOX	CHI.	CHITALPA TASHKENTENSIS ... CHITALPA	30' X 30'
MEDIUM	24" BOX	GIN.	GINKGO BILOBA 'AUTUMN GOLD' ... AUTUMN GOLD GINKGO	45' X 35'
MEDIUM	15 G.C.	MAG.	MAGNOLIA STELLATA 'ROYAL STAR' ... ROYAL STAR MAGNOLIA	20' X 15'
MEDIUM	15 G.C.	PRU.	PRUNUS 'KANZAN' ... JAPANESE FLOWERING CHERRY	30' X 20'

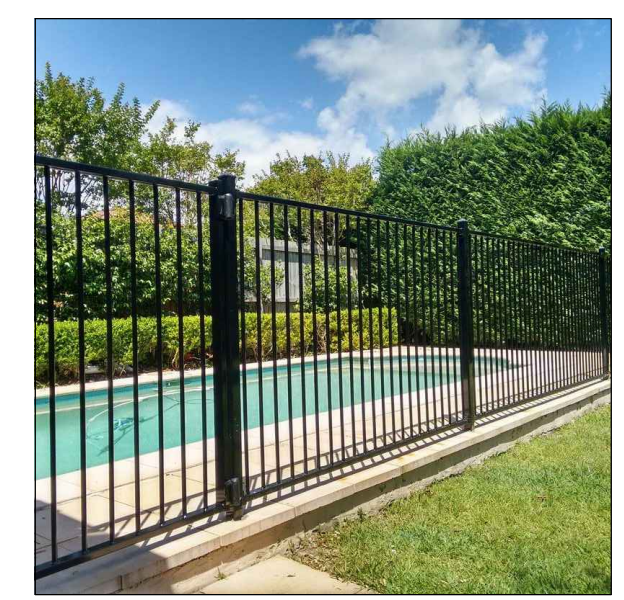
PROJECT STATISTICS

LOT SIZE	34,068 SQ.FT.
BUILDING FOOTPRINT:	1,019 SQ.FT.
PAVING:	9,837 SQ.FT.
PARKING:	481 SQ.FT.
LANDSCAPE:	21,226 SQ.FT.
POOL:	1,587 SQ.FT.

DESIGN STATEMENT
 THE LANDSCAPE WILL BE DESIGNED TO COMPLY WITH THE LATEST VERSION OF MWEL0, UTILIZING POINT SOURCE IRRIGATION FOR SHRUBS AND GROUNDCOVER, AND BUBBLER TUBES FOR TREES. ALL TREES WILL BE IRRIGATED ON A SEPARATE VALVE THAN THE SHRUBS AND GROUNDCOVER. ROOT BARRIERS WILL BE INSTALLED WHERE TREES ARE PLANTED WITHIN 5' OF HARDSCAPE PAVEMENT. THE PLANT MATERIAL WILL BE CHOSEN BASED ON WUCOLS IV LOW WATER USE RATING FOR THE TRACY REGION.



STEEL ARBOR WITH STONE BASE

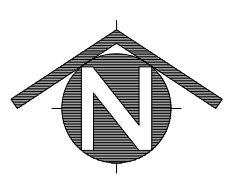


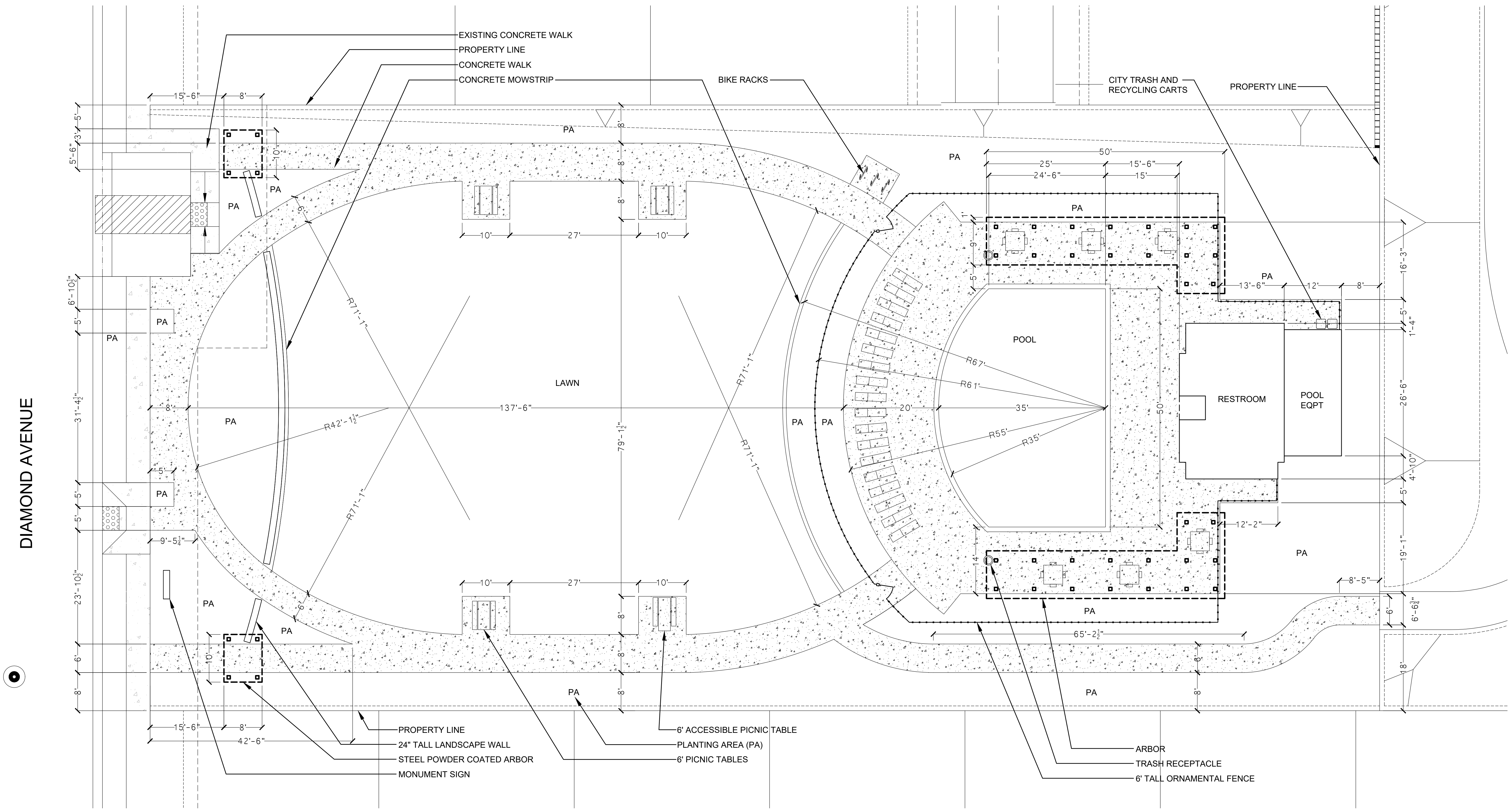
6' TALL POOL FENCE AND GATES SELF CLOSING AND LATCHING

PROPOSED SHRUB PLANTING LIST

WATER USE	SIZE	KEY	BOTANICAL NAME ... COMMON NAME	MATURE H X W
SHRUBS:				
LOW	1 G.C.	CAL.	CALLISTEMON 'LITTLE JOHN' ... DWARF BOTTLEBRUSH	3' X 3'
LOW	1 G.C.	CAR.	CAREX OSHIMENSIS 'FEATHER FALLS' ... FEATHER FALLS SEDGE	1.5' X 2'
LOW	1 G.C.	CEA.	CEANOTHUS 'POINT SIERRA' ... MARITIME CEANOTHUS	3' X 6'
LOW	1 G.C.	CIS.	CISTUS SALVIFOLIUS 'PROSTRATUS' ... SAGELEAF ROCKROSE	2' X 6'
LOW	5 G.C.	COP.	COPROSMA 'EVENING GLOW' ... EVENING GLOW MIRROR BUSH	5' X 5'
LOW	1 G.C.	DIA.	DIANELLA REVOLUTA 'COOLVISTA' ... COOLVISTA DIANELLA	2' X 2'
LOW	5 G.C.	EUO.	EUONYMUS JAPONICUS 'AUREOVARIEGATUS' ... GOLD SPOT EUONYMUS	6' X 3'
LOW	5 G.C.	GRE.	GREVILLEA 'NOELLI' ... GREVILLEA	5' X 8'
LOW	5 G.C.	LAN.P.	LANTANA SELLOWIANA 'PINK' ... PINK TRAILING LANTANA	2' X 6'
LOW	5 G.C.	LAN.W.	LANTANA SELLOWIANA 'WHITE' ... WHITE TRAILING LANTANA	2' X 6'
LOW	1 G.C.	LAV.I.	LAVANDULA X INTERMEDIA 'FRED BOUTIN' ... LAVANDIN	4' X 4'
LOW	1 G.C.	LAV.M.	LAVANDULA 'MEERLO' ... MEERLO LAVENDER	3' X 2.5'
LOW	1 G.C.	LOM.	LOMANDRA 'PLATINUM BEAUTY' ... PLATINUM BEAUTY LOMANDRA	3' X 3'
LOW	5 G.C.	MUH.	MUHLENBERGIA RIGENS ... DEER GRASS	4' X 4'
LOW	1 G.C.	PEN.L.	PENNISETUM 'LITTLE BUNNY' ... LITTLE BUNNY DWARF FOUNTAIN GRASS	1.5' X 1.5'
LOW	1 G.C.	PEN.S.	PENNISETUM SETACEUM 'RUBRUM' ... RED FOUNTAIN GRASS	5' X 5'
LOW	5 G.C.	RHA.	RHAPHIOLEPIS UMBELLATA 'MINOR' ... DWARF YEDDO HAWTHORN	4' X 4'
LOW	1 G.C.	SAL.	SALVIA LEUCANTHA 'MIDNIGHT' ... MIDNIGHT MEXICAN SAGE	4' X 6'
LOW	1 G.C.	TEU.	TEUCRIMUM CHAMAEDRYIS ... GERMANDER	2' X 2'
LOW	1 G.C.	TUL.	TULBAGHIA VIOLACEA ... SOCIETY GARLIC	1.5' X 1.5'
LOW	1 G.C.	WES.	WESTRINGIA 'MUNDI' ... MUNDI WESTRINGIA	2' X 6'

LANDSCAPE SITE PLAN





DIAMOND AVENUE

SITE LAYOUT PLAN

HILLVIEW HOA PARK FACILITY
 INTEGRAL COMMUNITIES
 TRACY, CA

1"=10'
 6/29/21
L2.1