

COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR PUBLIC HEARING
MEETING AGENDA

Monday, August 12, 2024, 1:00 P.M.

Tracy City Hall, Conference Room 203, 333 Civic Center Plaza, Tracy

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

During the upcoming Director Public Hearing meeting, public comment will be accepted via the options listed below. All interested persons are invited to participate by:

- *joining the meeting via Microsoft Teams by:*
 - *viewing the Public Hearing Login information at <https://www.cityoftracy.org/government/public-notices>; or*
 - *visiting the Microsoft Teams website at <https://www.microsoft.com/microsoft-teams/join-a-meeting> and using the following Meeting ID: 297 787 574 756 and Passcode: 6uWXoT; or*
 - *calling the Microsoft Teams teleconference line at (209) 425-4338 Conference ID: 626 184 995# to submit statements orally during the meeting; or*
- *submitting comments in writing before the meeting by sending written statements to publiccomment@cityoftracy.org.*

MEETING AGENDA

CALL TO ORDER

1. PUBLIC HEARING TO CONSIDER (1) APPROVING A DEVELOPMENT REVIEW PERMIT TO CONSTRUCT AN HOA RECREATIONAL FACILITY WITHIN TRACY HILLS PHASE 2A LOCATED AT THE NORTHWEST CORNER OF SIERRA VIEW DRIVE AND WHITE HART AVENUE AND (2) DETERMINING THAT THE PROJECT IS CONSISTENT WITH THE TRACY HILLS SPECIFIC PLAN FOR WHICH AN ENVIRONMENTAL IMPACT REPORT WAS CERTIFIED BY THE CITY COUNCIL ON APRIL 5TH 2016 AND THAT IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES SECTION 15168(c)(2), NO FURTHER ENVIRONMENTAL ASSESSMENT IS REQUIRED. THE APPLICANT IS JOHN PALMER AND THE PROPERTY OWNER IS LENNAR HOMES OF CALIFORNIA, INC. APPLICATION NUMBER D23-0009.

ADJOURNMENT

Posted: August 8, 2024

DIRECTOR PUBLIC HEARING
AGENDA ITEM 1

REQUEST

PUBLIC HEARING TO CONSIDER (1) APPROVING A DEVELOPMENT REVIEW PERMIT TO CONSTRUCT AN HOA RECREATIONAL FACILITY WITHIN TRACY HILLS PHASE 2A LOCATED AT THE NORTHWEST CORNER OF SIERRA VIEW DRIVE AND WHITE HART AVENUE, AND (2) DETERMINING THAT THE PROJECT IS CONSISTENT WITH THE TRACY HILLS SPECIFIC PLAN FOR WHICH AN ENVIRONMENTAL IMPACT REPORT WAS CERTIFIED BY THE CITY COUNCIL ON APRIL 5TH 2016 AND THAT IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES SECTION 15168(c)(2), NO FURTHER ENVIRONMENTAL ASSESSMENT IS REQUIRED. THE APPLICANT IS JOHN PALMER AND THE PROPERTY OWNER IS LENNAR HOMES OF CALIFORNIA, INC. APPLICATION NUMBER D23-0009.

DISCUSSION

On October 19, 2021, the City Council approved the Tracy Hills Phase 2 project, which included a General Plan Amendment, Tracy Hills Specific Plan Amendment, and Vesting Tentative Subdivision Map to create 1,470 single-family lots and various other parcels, including multiple public parks, and a parcel for an HOA recreational facility, located south of I-580 and west of Corral Hollow Road.

This agenda item involves a public hearing to consider approving a Development Review Permit to construct the HOA recreational facility within Tracy Hills Phase 2A located at the northwest corner of Sierra View Drive and White Hart Avenue (Attachment A – Project Plans).

The proposed HOA recreational facility includes a swimming pool with dimensions of 75 feet in length and 45 feet in width, outdoor seating areas and shade structures, a jumbotron LED screen, a 5,119 square foot community building, event lawn area, pickle ball courts, landscaping, and parking area. The perimeter of the facility would include a combination of tubular steel fencing and decorative masonry wall. The pickle ball courts would be enclosed by a chain link fence equipped with sound dampening panels. The facility would be gated for access by HOA members only.

The project is consistent with the Tracy Hills Specific Plan. The building architecture includes an attractive design with a modern farmhouse aesthetic, including a high-pitch gable roof and a mix of vertical and horizontal siding, as well as brick veneer elements, that is compatible with the surrounding residential area and has a similar design theme as the Tracy Hills Welcome Center and the Hillview HOA pool facility.

Environmental Document

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), no further environmental assessment is required.

RECOMMENDATION

Staff recommends that the Community and Economic Development Director (1) approve the Development Review Permit to construct an HOA recreational facility within Tracy Hills Phase 2A located at the northwest corner of Sierra View Drive and White Hart Avenue, based on the findings contained in the Director Determination (Attachment B – Director Determination), and (2) determine 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 and that in accordance with California Environmental Quality Act (CEQA) Guidelines Sections 15168(c)(2), no further environmental assessment is required.

Prepared by Scott Claar, Acting Planning Manager

ATTACHMENTS

- A: Project Plans
- B: Director Determination
 - Exhibit 1 – Conditions of Approval



TRACY HILLS



OWNER :

LENNAR HOMES OF CALIFORNIA, INC
 2603 CAMINO RAMON , SUITE 525
 SAN RAMON, CALIFORNIA 94583
 PHONE: 925.327.8350

ARCHITECT :

WOODLEY ARCHITECTURAL GROUP
 2943 PULLMAN STREET, SUITE A
 SANTA ANA, CALIFORNIA 92705
 PHONE: 949.553.8919

LANDSCAPE ARCHITECT :

SUMMERS/MURPHY & PARTNERS
 34197 PACIFIC COAST HIGHWAY, SUITE 200
 DANA POINT, CALIFORNIA 92629
 PHONE: 949.443.1446

CIVIL ENGINEER :

RUGGERI-JENSEN-AZAR
 2541 WARREN DRIVE, SUITE 100
 ROCKLIN, CALIFORNIA 95677
 PHONE: 916.630.8900

SHEET INDEX :

TS	TITLE SHEET
L1	LANDSCAPE PLAN
L2	CONSTRUCTION LAYOUT
L3	DETAILS
L4	DETAILS
A1	FLOOR PLAN
A2	FRONT & REAR ELEVATIONS
A3	RIGHT & LEFT ELEVATIONS
A4	PARTIAL ELEVATIONS
A5	ROOF PLAN
A6	SECTIONS A & B
A7	SECTIONS C, D & E
A8	COLORS AND MATERIALS
A9	POOL EQUIPMENT BUILDING
C1	PRELIMINARY GRADING & UTILITY PLAN

TITLE SHEET RENDERING IS FOR ILLUSTRATIVE PURPOSES ONLY. FOR SPECIFIC ARCHITECTURAL DETAILS REFER TO SHEETS A1 THROUGH A9.

PROJECT DESCRIPTION :

INSPIRED BY THE REGION'S AGRICULTURAL HERITAGE, THE TRACY HILLS RECREATION FACILITY FEATURES A MODERN FARMHOUSE AESTHETIC. IT IS A FRESH INTERPRETATION OF A CLASSIC STYLE, EXPRESSED THROUGH SIMPLISTIC AND UNDERSTATED FORMS. THE MODERN FARMHOUSE VERNACULAR INCORPORATES LAP SIDING, BOARD & BATTEN SIDING, BLACK CASEMENT WINDOWS, MODULAR BRICK, AND CLEAN DETAILS. CHARMING IN ITS SIMPLISTIC FORM, THE TRACY HILLS RECREATION CENTER PROVIDES AN INVITING SPACE FOR RESIDENTS TO GATHER.

IRRIGATION & PLANTING NOTE:

IRRIGATION AND PLANTING DESIGN CRITERIA:

- A WEATHER SENSING 'SMART CONTROLLER' WILL BE USED TO MONITOR THE IRRIGATION WATER AND MANAGE DAILY WATER CONSUMPTION TO THE MINIMUM REQUIREMENTS FOR EACH HYDROZONE.
- ALL TREES, SHRUBS AND GROUND COVER AREAS WILL BE IRRIGATED ON A SEPARATE HYDROZONE, SO THAT ONCE ESTABLISHED, WATER CAN BE REGULATED IN A MORE EFFICIENT MANNER.
- TREES WILL BE IRRIGATED BY BUBBLERS. ALL PLANTING WILL RECEIVE DRIP IRRIGATION.
- THE PLANT PALLET IS COMPRISED OF PLANT MATERIAL AND TREES KNOWN TO THRIVE IN THE LOCAL CLIMATE AND SOIL CONDITIONS. THE PLANT PALLET IS COMPRISED OF PLANTS SELECTED FROM THE LANDSCAPE MASTER TREE PLAN AND PLANT MATRIX IN THE TRACY HILLS SPECIFIC PLAN.
- ALL ABOVE GROUND UTILITIES WILL BE SCREENED WITH VEGETATION.

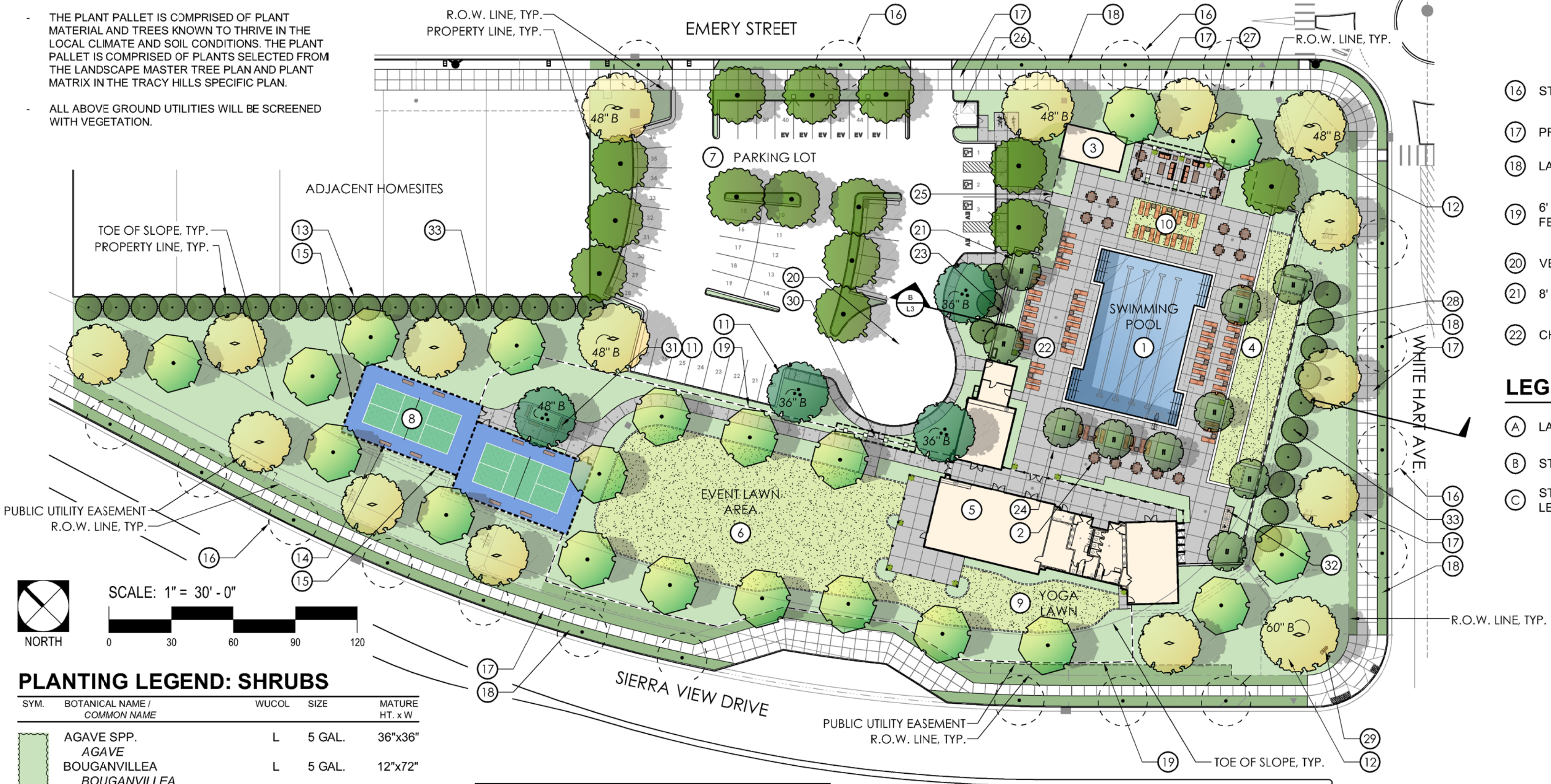
STATEMENT OF COMPLIANCE

I CERTIFY THAT THE PLANT PALLET COUPLED WITH THE IRRIGATION SYSTEM DESCRIBED WILL MEET OR EXCEED THE STATE MODEL EFFICIENT LANDSCAPE ORDINANCE (MWEL0).

LANDSCAPE ARCHITECT: PATRICK C.M. MURPHY
 PHONE NO.: 949.443.1446
 REGISTRATION NO.: 1881
 EXPIRATION DATE: 7/31/2026

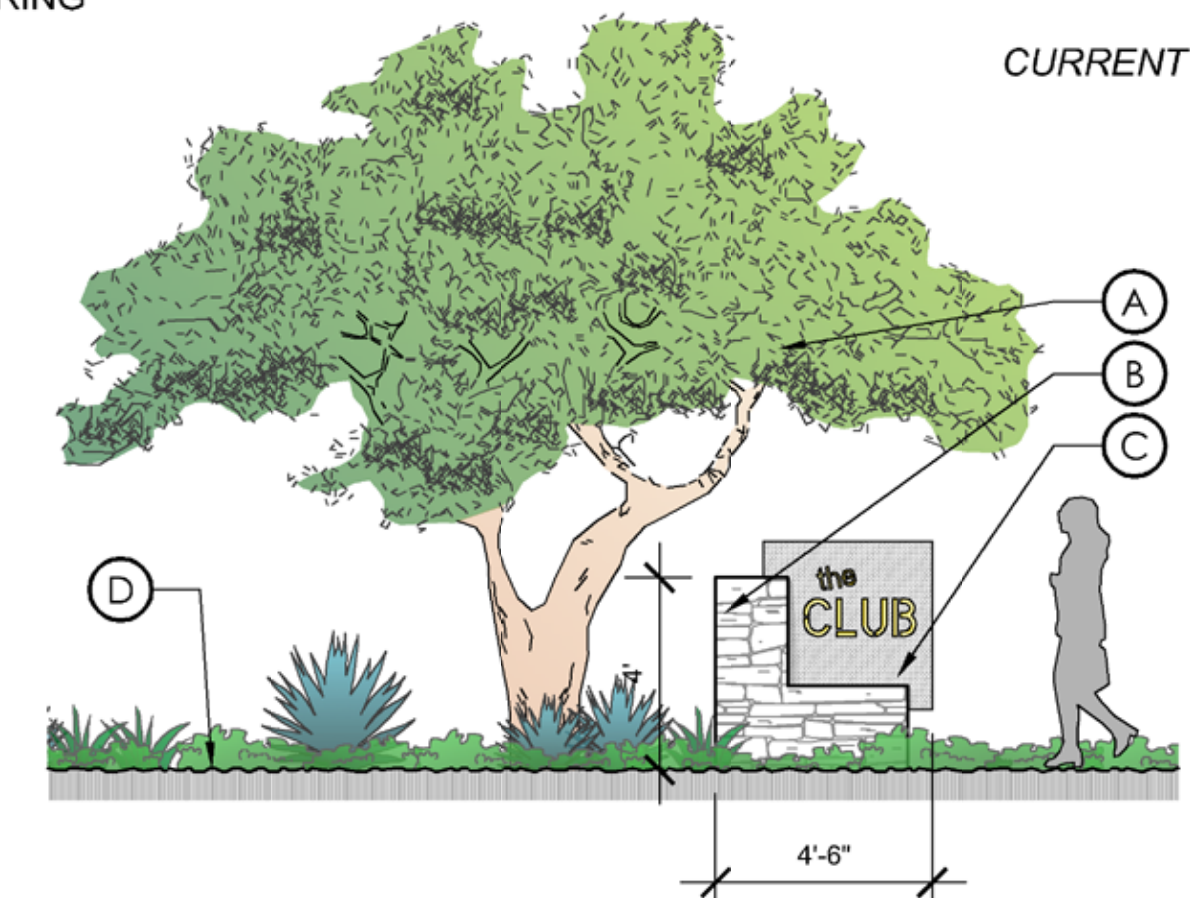
LEGEND

- ① SWIMMING POOL (75' x 45')
- ② PATIO TABLES AND CHAIRS
- ③ POOL EQUIPMENT ROOM / STORAGE
- ④ RAISED LAWN SUN TERRACE / EVENT SEATING AREA
- ⑤ COMMUNITY BUILDING
- ⑥ LARGE ENCLOSED EVENT LAWN
- ⑦ ASPHALT PARKING LOT
- ⑧ PICKLEBALL COURTS, LOCATED FOR NORTH / SOUTH PLAY
- ⑨ YOGA / OUTDOOR FITNESS LAWN
- ⑩ TURF PANEL AND CHAISE LOUNGE SEATING
- ⑪ ACCENT CANOPY TREES
- ⑫ THEME SPECIMEN TREE
- ⑬ PROPERTY LINE WALL AT ADJACENT HOMESITE LOTS
-SEE DETAIL 'A', SHEET L3
- ⑭ BENCH SEATING INSIDE COURTS
- ⑮ 8' HT. ENCLOSURE FENCING & GATES AT PICKLEBALL COURT
FENCING TO HAVE ACOUSTIFENCE SOUND DAMPENING PANELS TO REDUCE COURT NOISE LEVELS
www.acoustiblok.com
-SEE DETAIL 'C', SHEET L4
- ⑯ STREET TREES
-REFER TO PLANS BY FORMA
- ⑰ PRODUCTION CONCRETE SIDEWALK
- ⑱ LANDSCAPE PARKWAY
-REFER TO PLANS BY FORMA
- ⑲ 6' HT. TUBULAR STEEL ENCLOSURE FENCE AT EVENT LAWN
-SEE DETAIL 'A', SHEET L4
- ⑳ VEHICULAR DROP-OFF CIRCLE AREA
- ㉑ 8' HT. DECORATIVE MASONRY WALL
-SEE DETAIL 'E', SHEET L4
- ㉒ CHAISE LOUNGE SEATING & SIDE TABLES
- ㉓ LARGE LED JUMBO-TRON SCREEN WITH POWDERCOATED METAL TRIM SURROUND
MODEL: FLEXSTORM 6.0 LED PANELS
MANF.: PIXELFLEX, LLC.
-SEE SECTION 'B', SHEET L3
- ㉔ NATURAL GREY CONCRETE POOL DECK WITH ENHANCED FINISH
- ㉕ 6' HT. TUBULAR STEEL POOL ENCLOSURE FENCING
-SEE DETAIL 'A', SHEET L4
- ㉖ TRASH ENCLOSURE WALL WITH SOLID ROOF OVERHEAD
-SEE DETAIL 'C', SHEET L3
- ㉗ LOUNGE SEATING AND COFFEE TABLE UNDER LARGE OVERHEAD TRELLIS
-SEE SECTION 'B', SHEET L3
- ㉘ LOW CURB WALL WITH TUBULAR STEEL ENCLOSURE FENCE
-SEE DETAIL 'B', SHEET L4
- ㉙ CORNER SIGNAGE WALL WITH FOCAL SPECIMEN TREE
-UNDER SEPARATE SIGNAGE PERMIT
- ㉚ EYEBROW TRELLIS AT ENTRY GATE
-SEE DETAIL 'D', SHEET L4
- ㉛ PICKLEBALL WAITING AREA W/ RAISED SPECIMEN TREE PLANTER & BUILT-IN BENCH
- ㉜ (2) FREESTANDING 2-PERSON COLUMN SHOWERS W/ LOW CURB WALL & TILE PAVING
- ㉝ COLUMNAR SCREEN TREE PLANTING / HEDGEROW SCREENING



LEGEND: SIGNAGE WALL

- (A) LARGE FOCAL SPECIMEN TREE
 - (B) STONE VENEERED WALL
 - (C) STEEL PANEL WITH LASER CUT SIGNAGE LETTERING
 - (D) FINISH GRADE / PLANTING AREA
- CITY SIGNAGE ORDINANCE:
PROJECT SIGNAGE NOT TO EXCEED TWENTY FOUR SQUARE FEET (24 SF)
CURRENT DESIGN: **22 SF**



PLANTING LEGEND: SHRUBS

SYM.	BOTANICAL NAME / COMMON NAME	WUCOL	SIZE	MATURE HT. x W
[Symbol]	AGAVE SPP. / AGAVE	L	5 GAL.	36"x36"
[Symbol]	BOUGANVILLEA / BOUGANVILLEA	L	5 GAL.	12"x72"
[Symbol]	CALLISTEMON 'LITTLE JOHN' / DWARF BOTTLEBRUSH	L	5 GAL.	30"x48"
[Symbol]	CORDYLINAE 'FESTIVAL GRASS' / BURGUNDY CORDYLINAE	M	5 GAL.	30"x30"
[Symbol]	DIANELLA T. 'VARIEGATA' / VARIEGATED FLAX LILY	M	5 GAL.	30"x30"
[Symbol]	DODONAEA V. 'PURPUREA' / PURPLE HOPESEED BUSH	L	15 GAL.	120"x96"
[Symbol]	ESCALLONIA 'FRADESII' / PINK ESCALLONIA	M	5 GAL.	60"x60"
[Symbol]	HEMEROCALLIS SPECIES / DAYLILY	M	5 GAL.	24"x24"
[Symbol]	HESPERALOE P. 'BRAKELIGHTS' / RED YUCCA	L	5 GAL.	30"x30"
[Symbol]	PRUNUS COMPACTA / DWARF CAROLINA CHERRY	L	15 GAL.	72"x48"

BOTANICAL NAME / COMMON NAME	WUCOL	SIZE	MATURE HT. x W
RHAPHIOLEPIS INDICA / INDIAN HAWTHORN	M	5 GAL.	36"x36"
ROSA 'ICEBERG RED & WHITE' / ICEBERG ROSE	M	15 GAL.	48"x36"
ROSMARINUS O. 'PROSTATUS' / ROSEMARY	L	1 GAL.	24"x72"
SENECIO MANDRALISCAE / BLUE CHALK STICKS	L	1 GAL.	12"x36"

PARKWAY & STREET TREES

*PARKWAY PLANTING & STREET TREES: REFER TO PLANS PREPARED BY FORMA LANDSCAPE ARCHITECTS, TYP.

PLANTING LEGEND: TREES

SYM.	BOTANICAL NAME / COMMON NAME	WUCOL	SIZE	HT.
(16)	(SPECIMEN TREE) SCHINUS MOLLE / CALIFORNIA PEPPER TREE	L	SEE PLAN	40' MULTI & STANDARD
(20)	(PERIMETER TREE) ACER R. 'REDPOINTE' / REDPOINTE RED MAPLE	M	36" BOX	45' STANDARD
(14)	(PARKING LOT TREE) QUERCUS ILEX / HOLLY OAK	L	36" BOX	30'-60' STANDARD

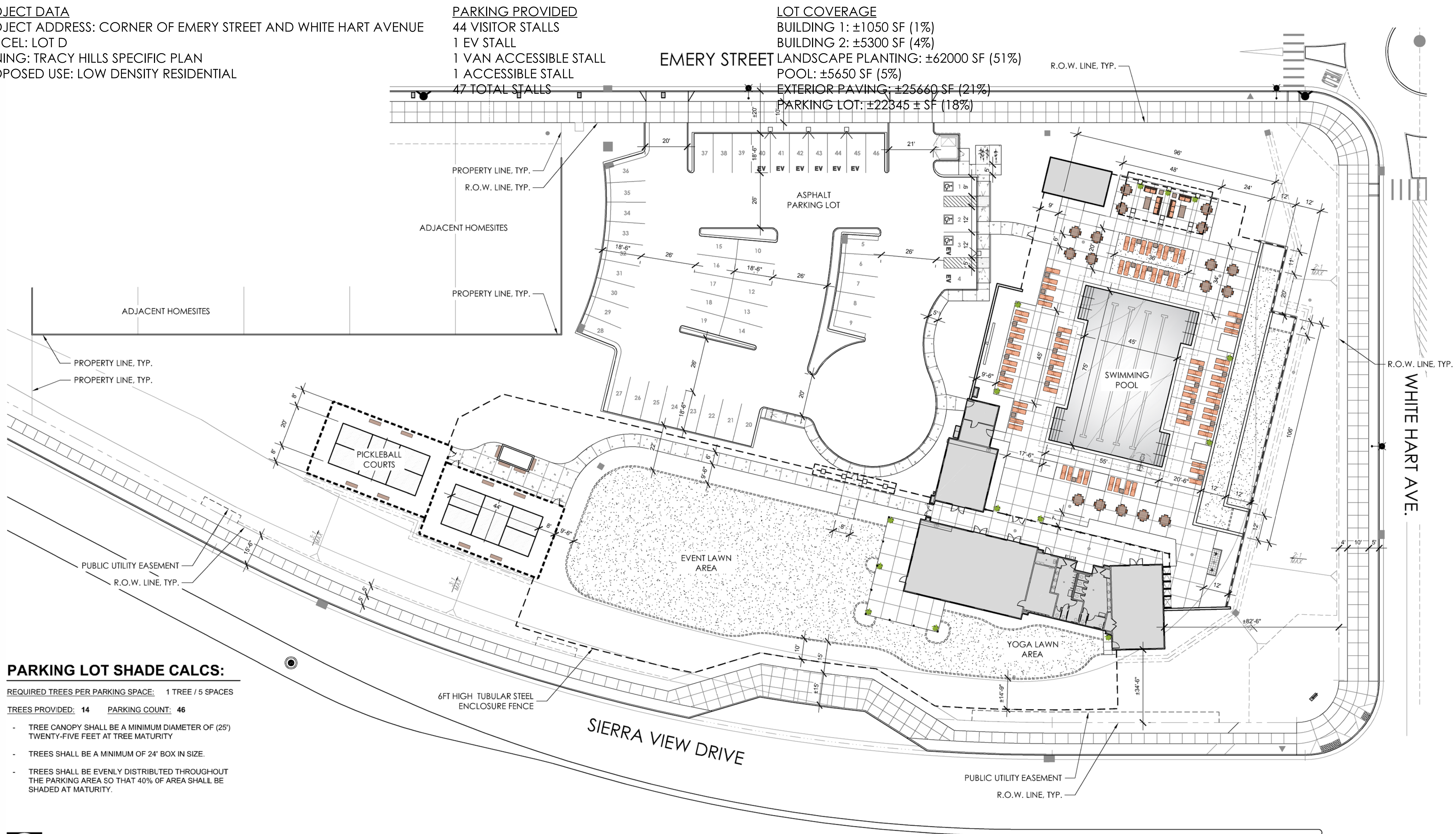
SYM.	BOTANICAL NAME / COMMON NAME	WUCOL	SIZE	HT.
(10)	(ACCENT CANOPY TREE) GEIJERA PARVIFLORA / AUSTRALIAN WILLOW	M	36" BOX	35' STANDARD
(4)	(ACCENT CANOPY TREE) PLATANUS A. 'COLUMBIA' / LONDON PLANE TREE	M	SEE PLAN	40'-80' STANDARD
(32)	(COLUMNAR SCREEN TREE) PODOCARPUS GRACILIOR / FERN PINE	M	24" BOX	30'+ COLUMNAR

NOTE:
ALL PROPOSED AND EXISTING TREES SHALL BE PLANTED AND MAINTAINED SO THAT THERE IS A MINIMUM OF 13'-6" VERTICAL CLEARANCE.

PROJECT DATA
 PROJECT ADDRESS: CORNER OF EMERY STREET AND WHITE HART AVENUE
 PARCEL: LOT D
 ZONING: TRACY HILLS SPECIFIC PLAN
 PROPOSED USE: LOW DENSITY RESIDENTIAL

PARKING PROVIDED
 44 VISITOR STALLS
 1 EV STALL
 1 VAN ACCESSIBLE STALL
 1 ACCESSIBLE STALL
 47 TOTAL STALLS

LOT COVERAGE
 BUILDING 1: ±1050 SF (1%)
 BUILDING 2: ±5300 SF (4%)
 LANDSCAPE PLANTING: ±62000 SF (51%)
 POOL: ±5650 SF (5%)
 EXTERIOR PAVING: ±25660 SF (21%)
 PARKING LOT: ±22345 ± SF (18%)

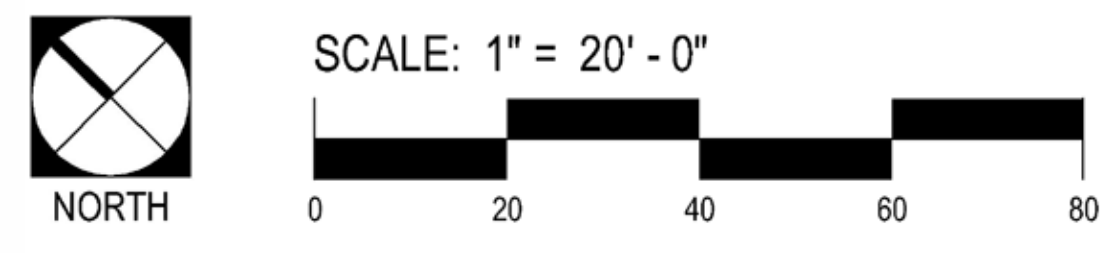


PARKING LOT SHADE CALCS:

REQUIRED TREES PER PARKING SPACE: 1 TREE / 5 SPACES

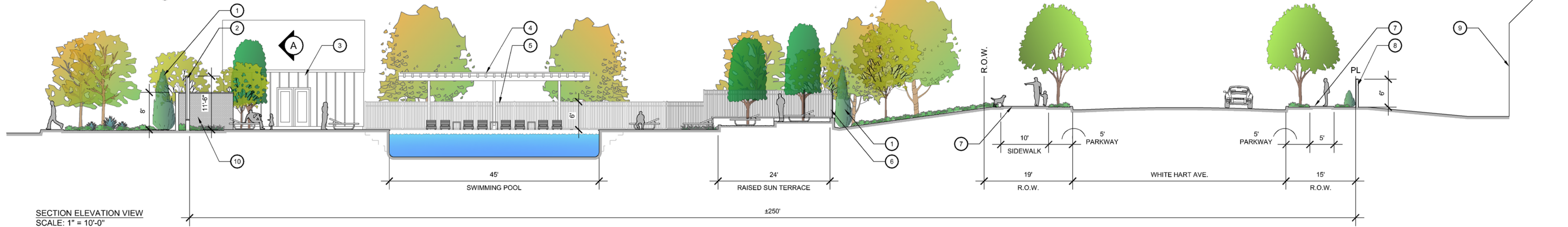
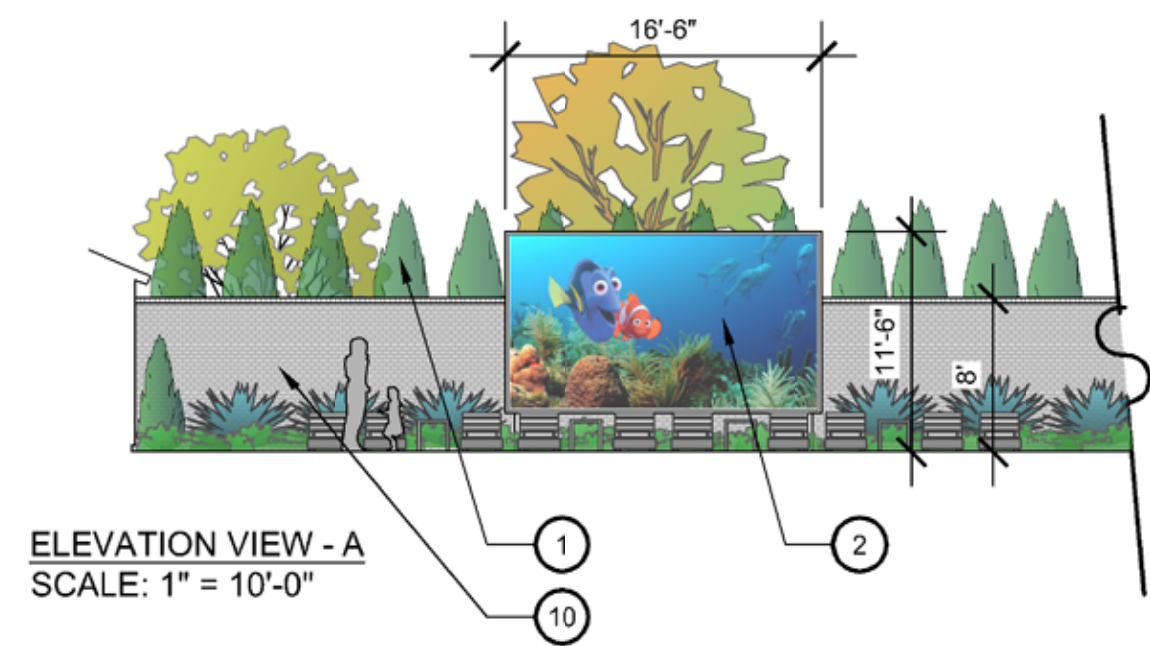
TREES PROVIDED: 14 PARKING COUNT: 46

- TREE CANOPY SHALL BE A MINIMUM DIAMETER OF (25') TWENTY-FIVE FEET AT TREE MATURITY
- TREES SHALL BE A MINIMUM OF 24' BOX IN SIZE.
- TREES SHALL BE EVENLY DISTRIBUTED THROUGHOUT THE PARKING AREA SO THAT 40% OF AREA SHALL BE SHADED AT MATURITY.



LEGEND

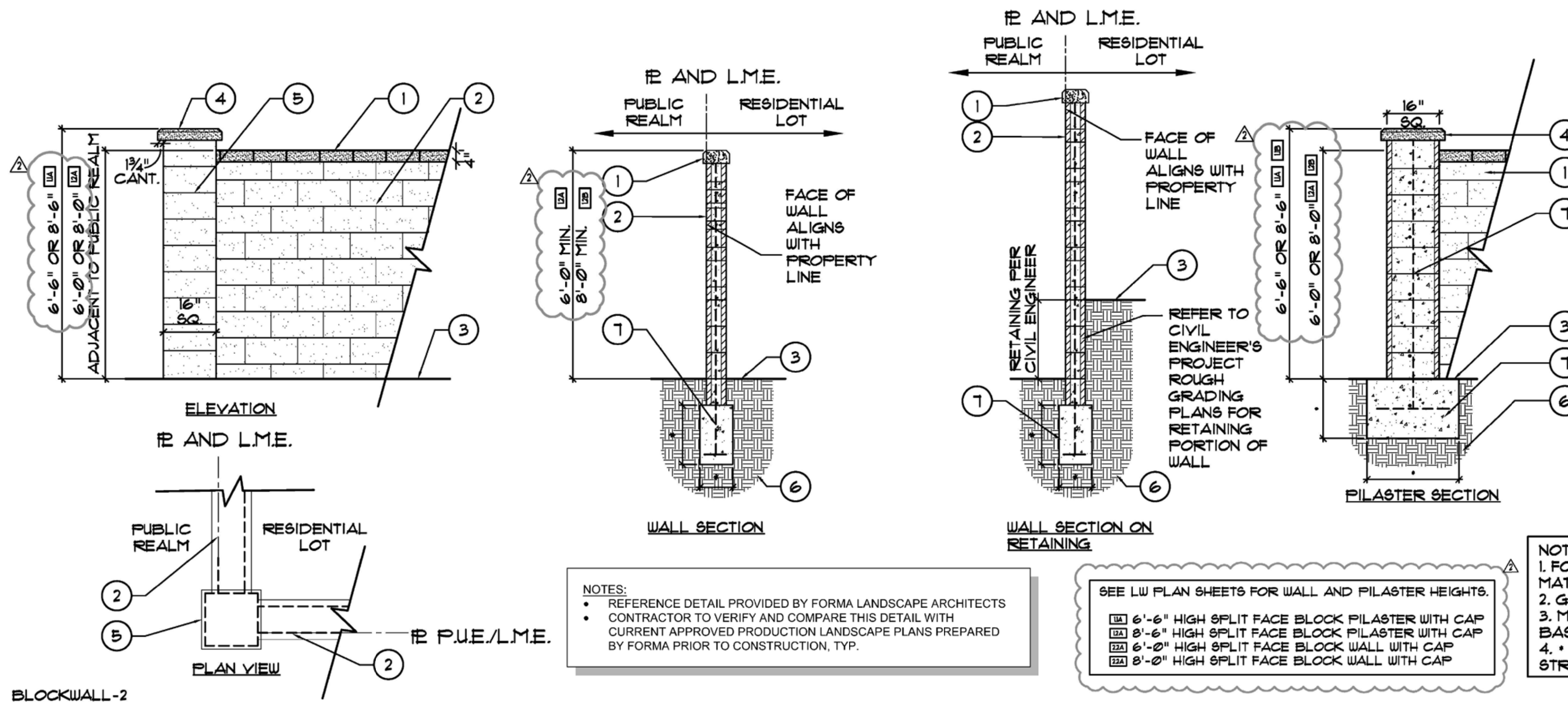
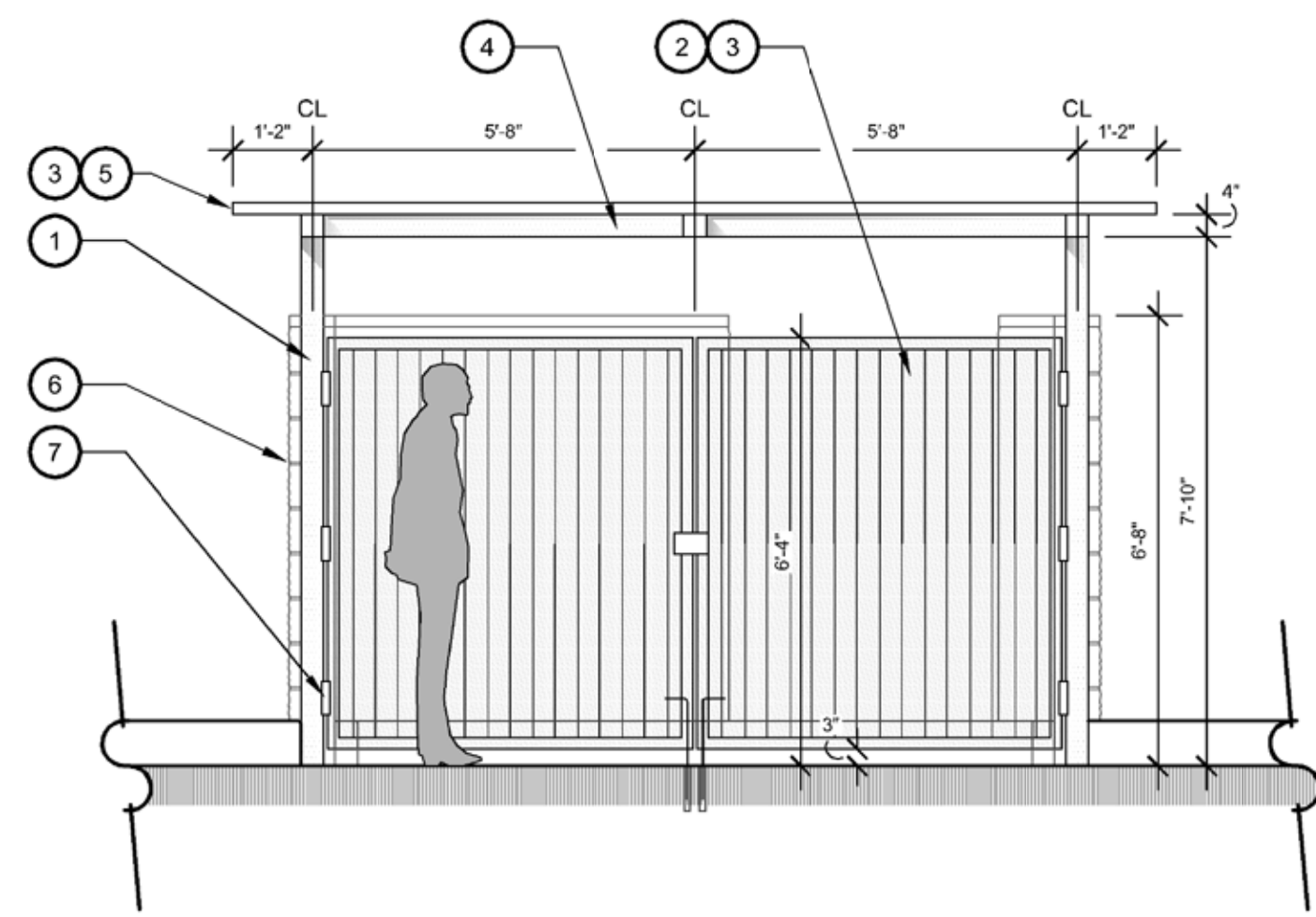
1. UPRIGHT COLUMNAR SCREEN TREE / SCREEN HEDGE
2. LED JUMBO-TRON SCREEN ON SUPPORT FRAME
3. POOL EQUIPMENT BUILDING / STORAGE
4. LARGE DECORATIVE SHADE STRUCTURE
5. 6FT HEIGHT TUBULAR STEEL ENCLOSURE FENCING
6. TUBULAR STEEL ENCLOSURE FENCE ON LOW WALL
7. PRODUCTION CONCRETE SIDEWALK
8. 6FT HEIGHT MASONRY PROPERTY LINE WALL
9. ADJACENT HOME
10. 8FT HEIGHT DECORATIVE MASONRY WALL



B SECTION ELEVATION - COMMUNITY POOL AREA

LEGEND

1. FREESTANDING 4" SQ. TUBULAR STEEL POST W/ FLUSH WELDED CAP
2. DOUBLE GATES
3. DECORATIVE 4" BOX RIB CORRUGATED METAL PANEL ROOF & GATE PANEL
4. 4" SQ. TUBULAR STEEL PERIMETER FRAME & BEAMS
5. STEEL ANGLE IRON FASCIA AT FRONT AND REAR OF METAL ROOF
6. SINGLE-SIDED SPLITFACE CMU BLOCK WALL W/ MATCHING CAP ROOF & GATE PANEL
7. HEAVY DUTY GATE HINGE, TYP.

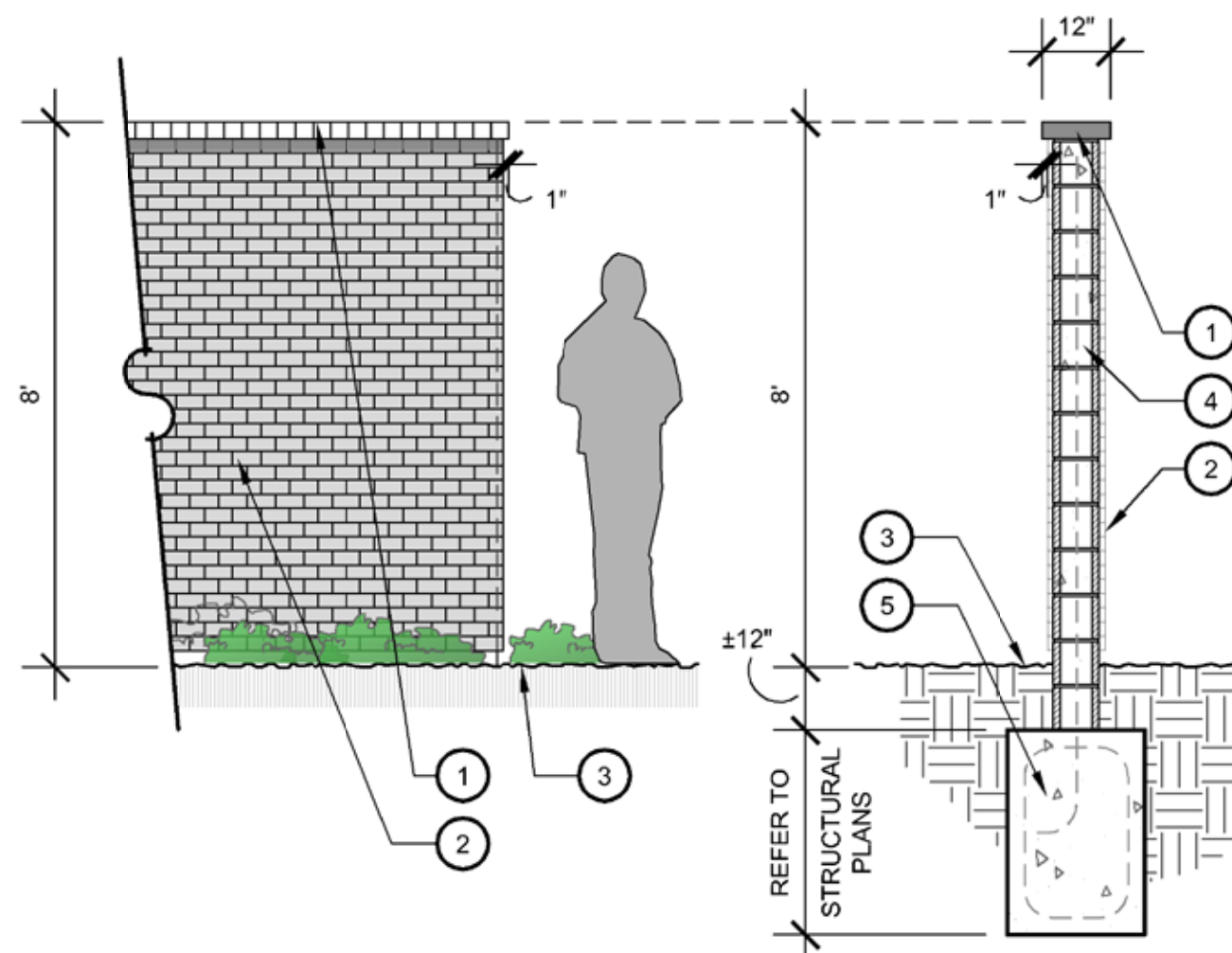


C TRASH ENCLOSURE WITH SOLID ROOF

A PROPERTY LINE SPLIT FACE BLOCK WALL W/ SPLIT FACE PILASTER (REFERENCE DETAIL)

LEGEND

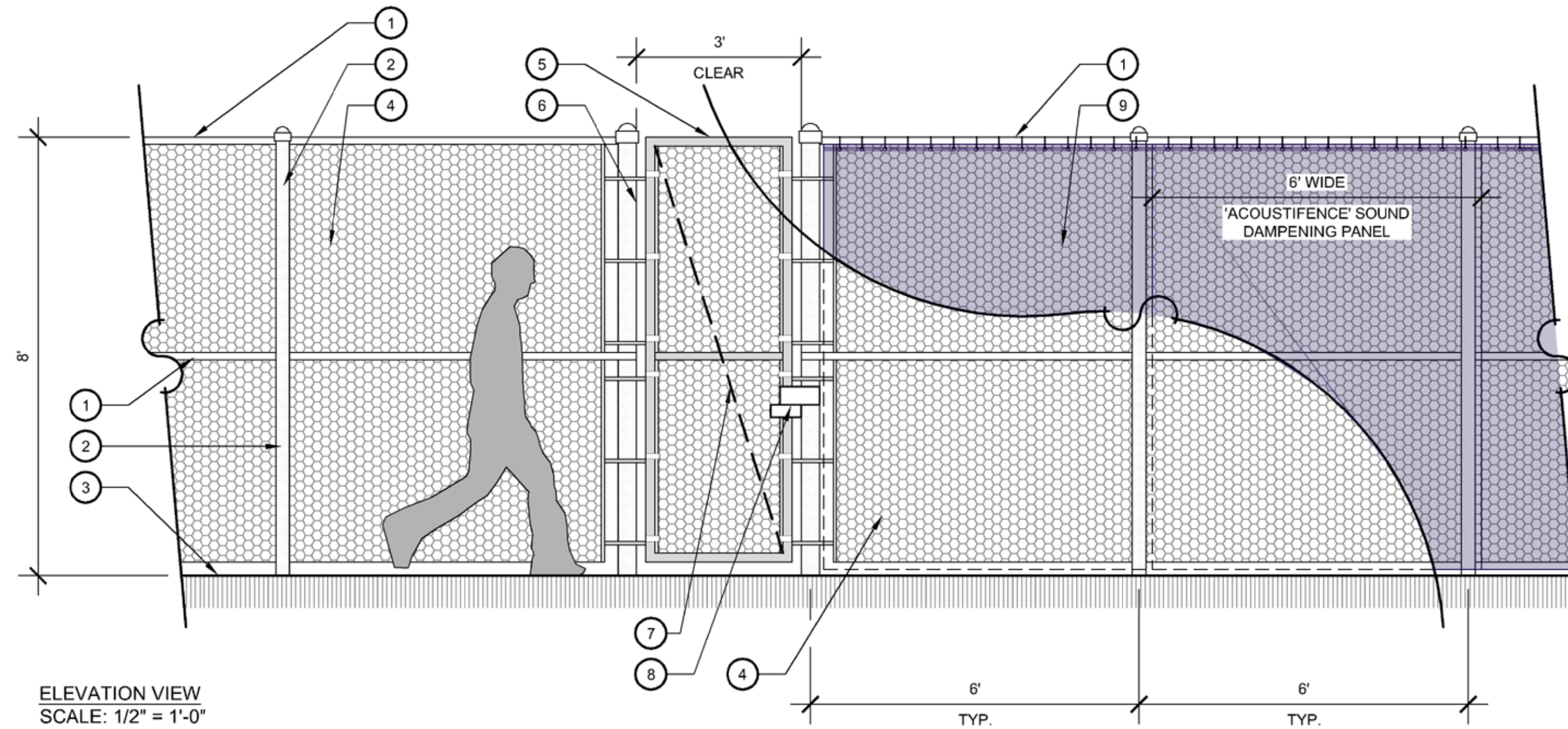
- 1. DECORATIVE BRICK CAP
- 2. BRICK VENEER
- 3. FINISH GRADE
- 4. CMU BLOCK WALL CONSTRUCTION
- 5. REINFORCED CONCRETE FOOTING - REFER TO STRUCTURAL PLANS, TYP.



ELEVATION VIEW SCALE: 3/8" = 1'-0"
SECTION VIEW SCALE: 3/8" = 1'-0"

LEGEND

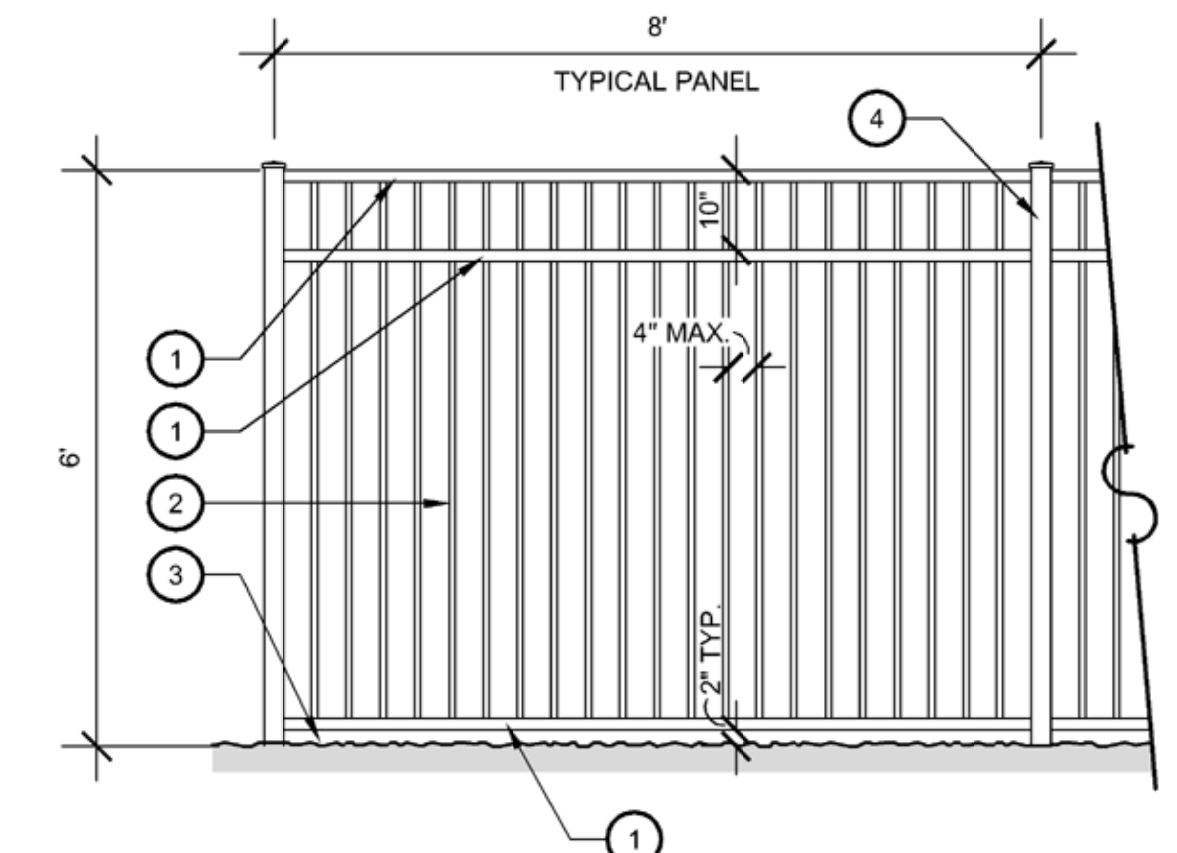
- 1. TOP & MID HORIZONTAL RAIL, GALVANIZED
- 2. 3" DIA. FENCE POST, GALVANIZED
- 3. FINISH SURFACE / PAVING
- 4. CHAIN LINK FENCE, TYP. WITH OPTIONAL BLACK PLASTIC DIP COATING - POSTS & HARDWARE TO MATCH IF DIP COATING IS APPLIED, TYP.
- 5. GATE FRAME
- 6. 4" DIA. POST, GALVANIZED. LOCATED ON BOTH SIDES OF GATE
- 7. GALVANIZED TRUSS BAR WITH TURNBUCKLE
- 8. HEAVY DUTY GALVANIZED FORK WITH PROVISION FOR PADLOCK.
- 9. 6FT WIDE ACOUSTIFENCE SOUND DAMPENING PANEL TO BE INSTALLED ON PICKLE BALL FENCING & GATE.



ELEVATION VIEW SCALE: 1/2" = 1'-0"

LEGEND

- 1. 1-1/2" x 2" METALIZED TUBULAR STEEL RAIL MEMBER
- 2. 3/4" SQ. METALIZED TUBULAR STEEL PICKET
- 3. FINISH GRADE, TYP.
- 4. 2-1/2" SQ. METALIZED TUBULAR STEEL POST WITH POST CAP, TYP.



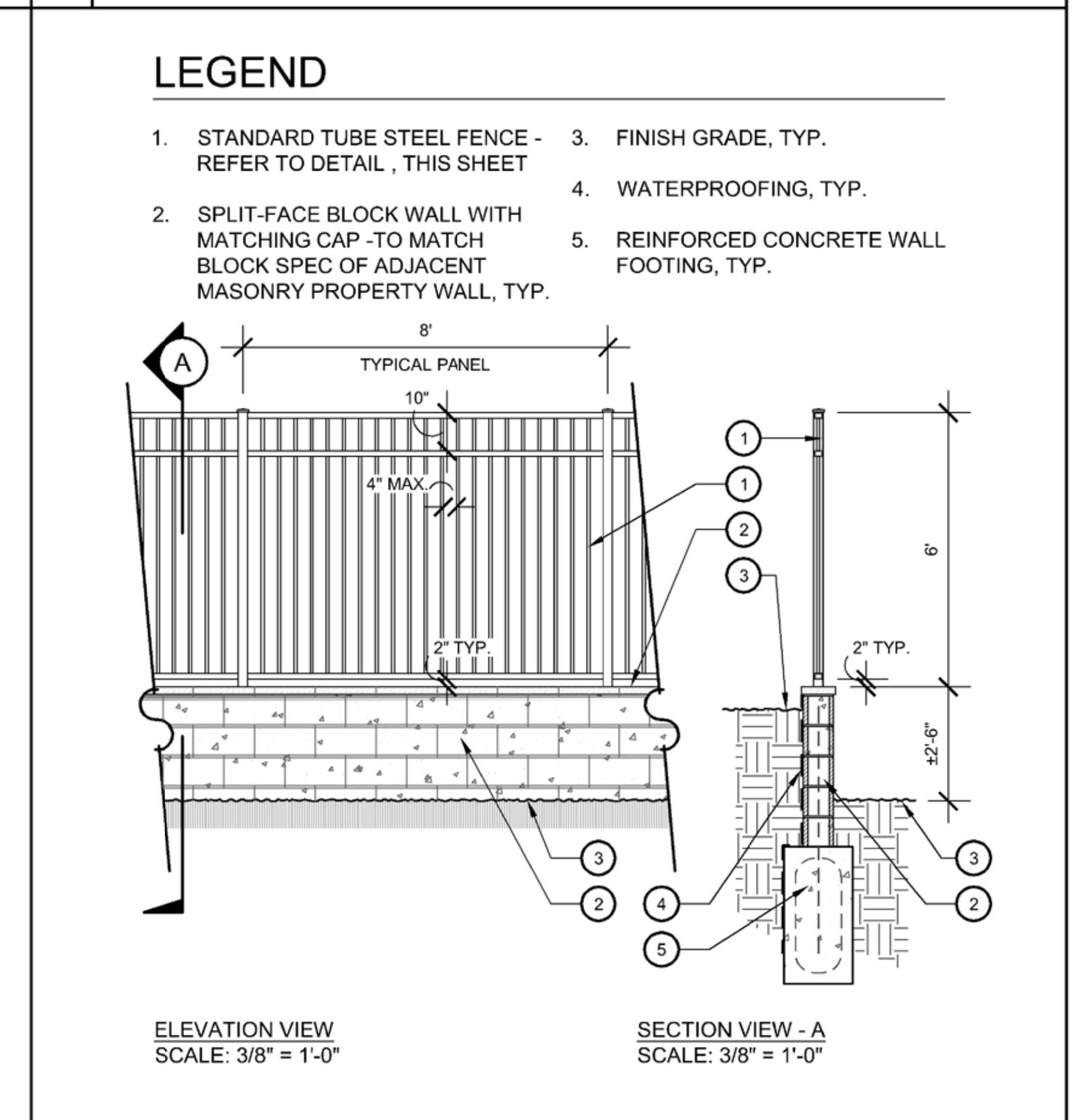
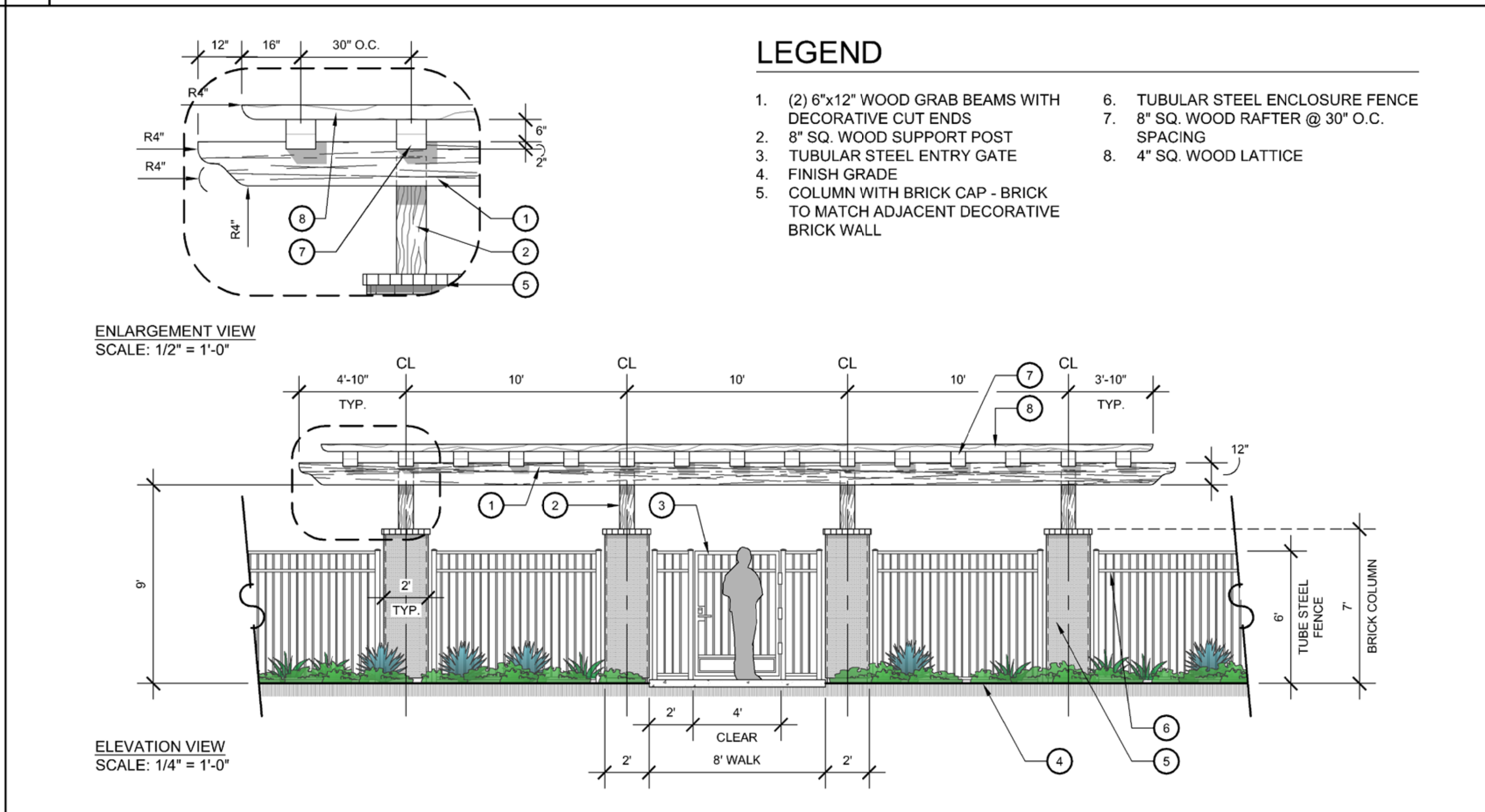
ELEVATION VIEW SCALE: 1/2" = 1'-0"

E | 8FT DECORATIVE MASONRY WALL

C | 8FT HEIGHT PICKLEBALL ENCLOSURE WITH NOISE DAMPENING PANEL

A | TUBULAR STEEL ENCLOSURE FENCE

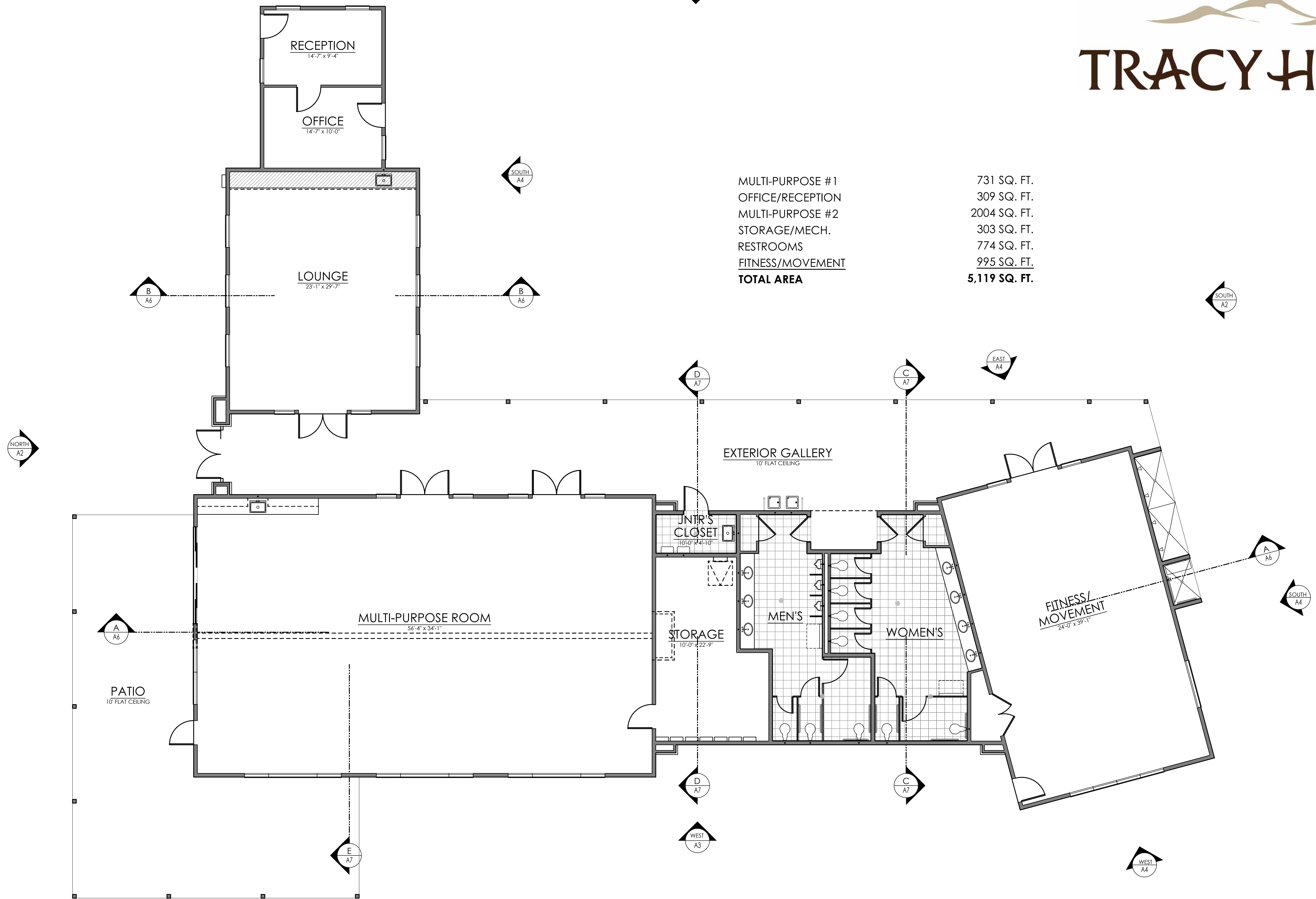
F | NOT USED



D | WOOD EYEBROW TRELLIS AT GATED ENTRY

B | TUBULAR STEEL FENCE ON LOW WALL

TRACY HILLS



MULTI-PURPOSE #1	731 SQ. FT.
OFFICE/RECEPTION	309 SQ. FT.
MULTI-PURPOSE #2	2004 SQ. FT.
STORAGE/MECH.	303 SQ. FT.
RESTROOMS	774 SQ. FT.
FITNESS/MOVEMENT	995 SQ. FT.
TOTAL AREA	5,119 SQ. FT.



TRACY HILLS



NORTH ELEVATION

SCALE: 3/16" = 1'-0"



SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



TRACY HILLS



WEST ELEVATION

SCALE: 3/16" = 1'-0"



EAST ELEVATION

SCALE: 3/16" = 1'-0"



TRACY HILLS



PARTIAL SOUTH ELEVATION @ MULTI-PURPOSE

SCALE: 3/16" = 1'-0"



PARTIAL EAST ELEVATION @ FITNESS/MOVEMENT

SCALE: 3/16" = 1'-0"



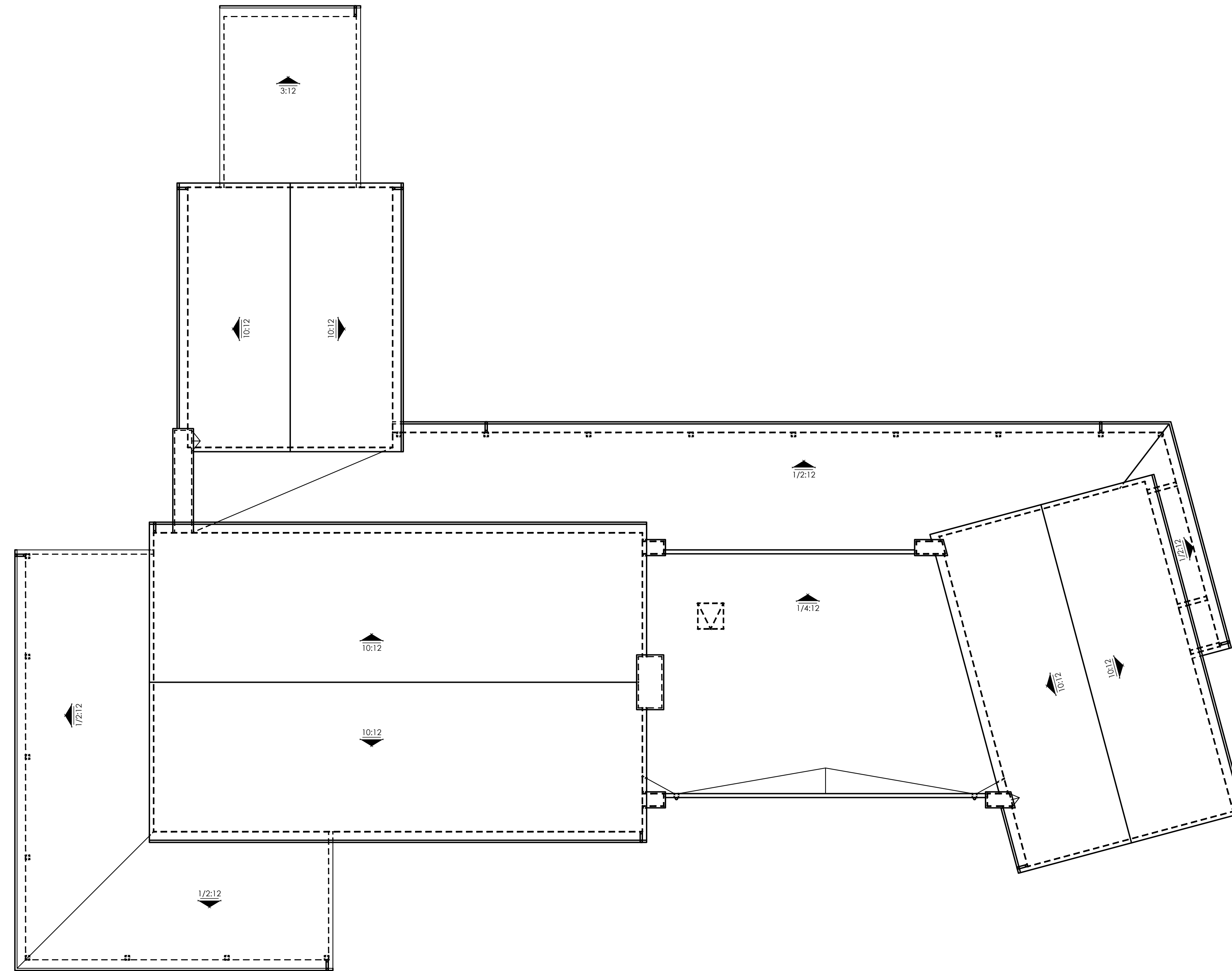
PARTIAL SOUTH ELEVATION @ FITNESS/MOVEMENT

SCALE: 3/16" = 1'-0"



PARTIAL WEST ELEVATION @ FITNESS/MOVEMENT

SCALE: 3/16" = 1'-0"

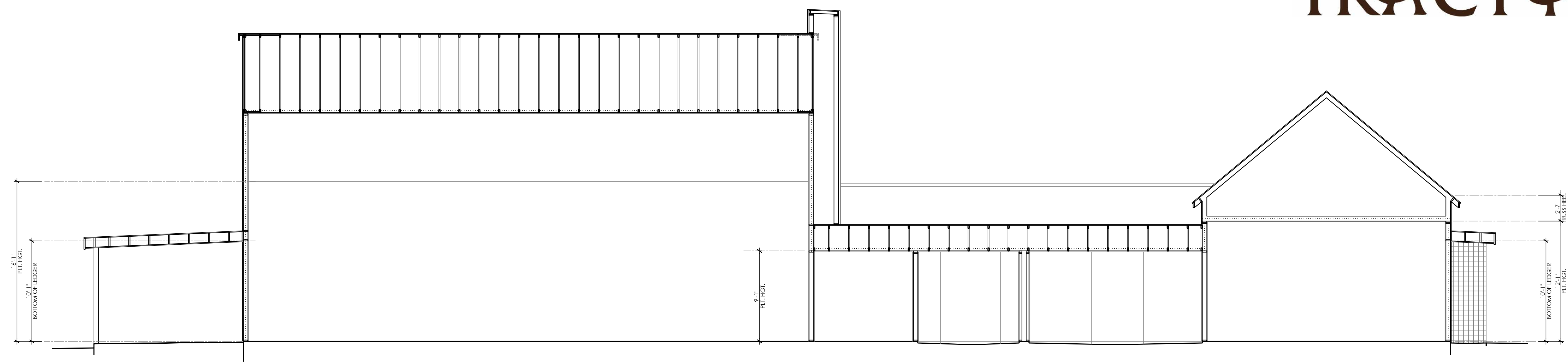


ROOF PLAN

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

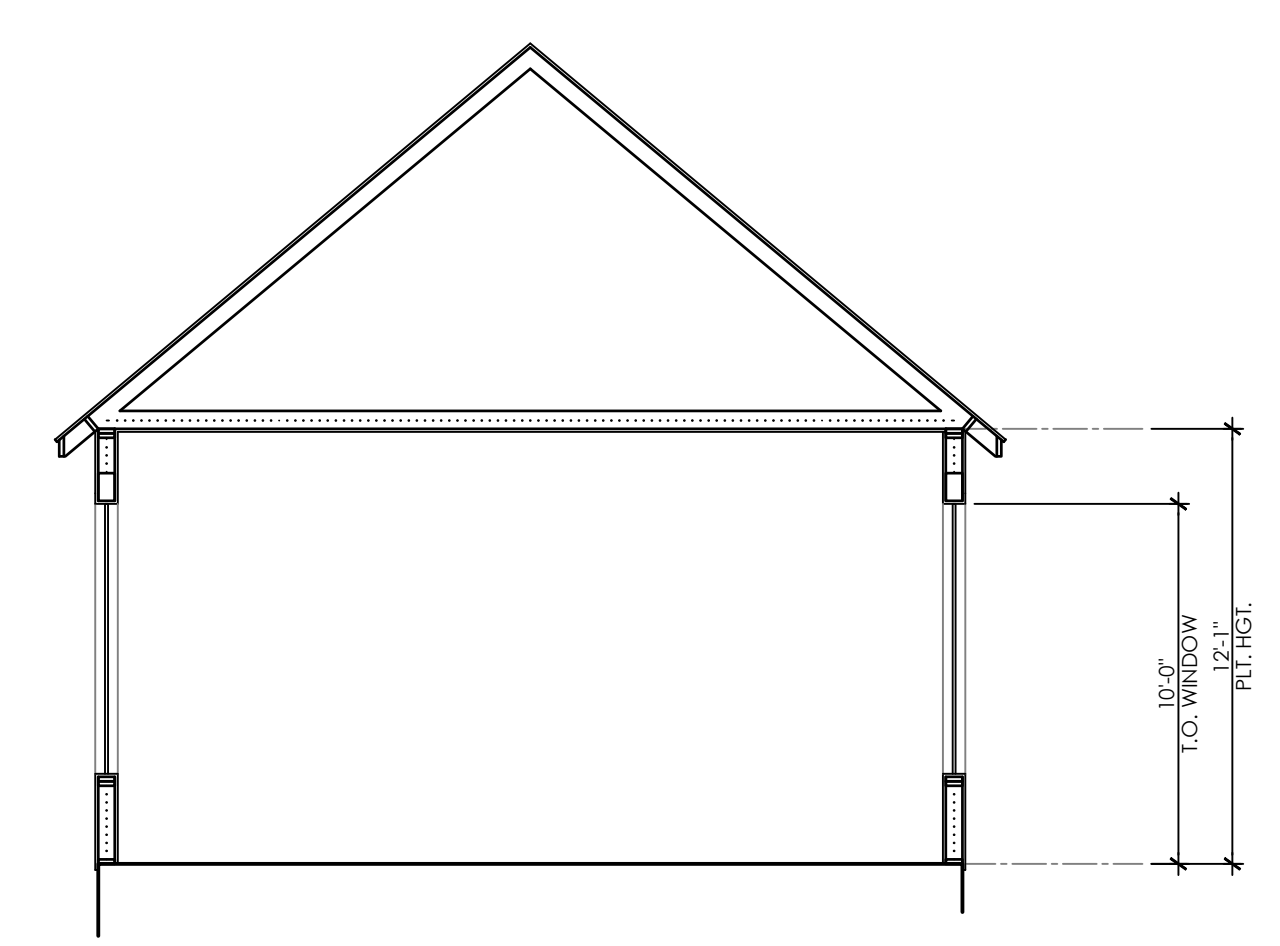


TRACY HILLS



SECTION A

SCALE: 3/16" = 1'-0"

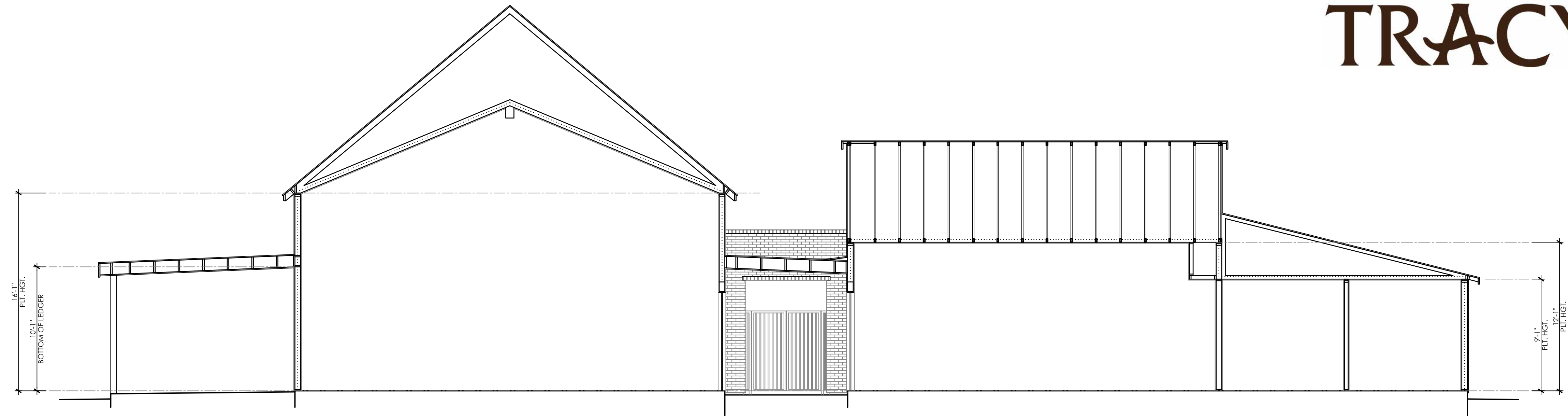


SECTION B

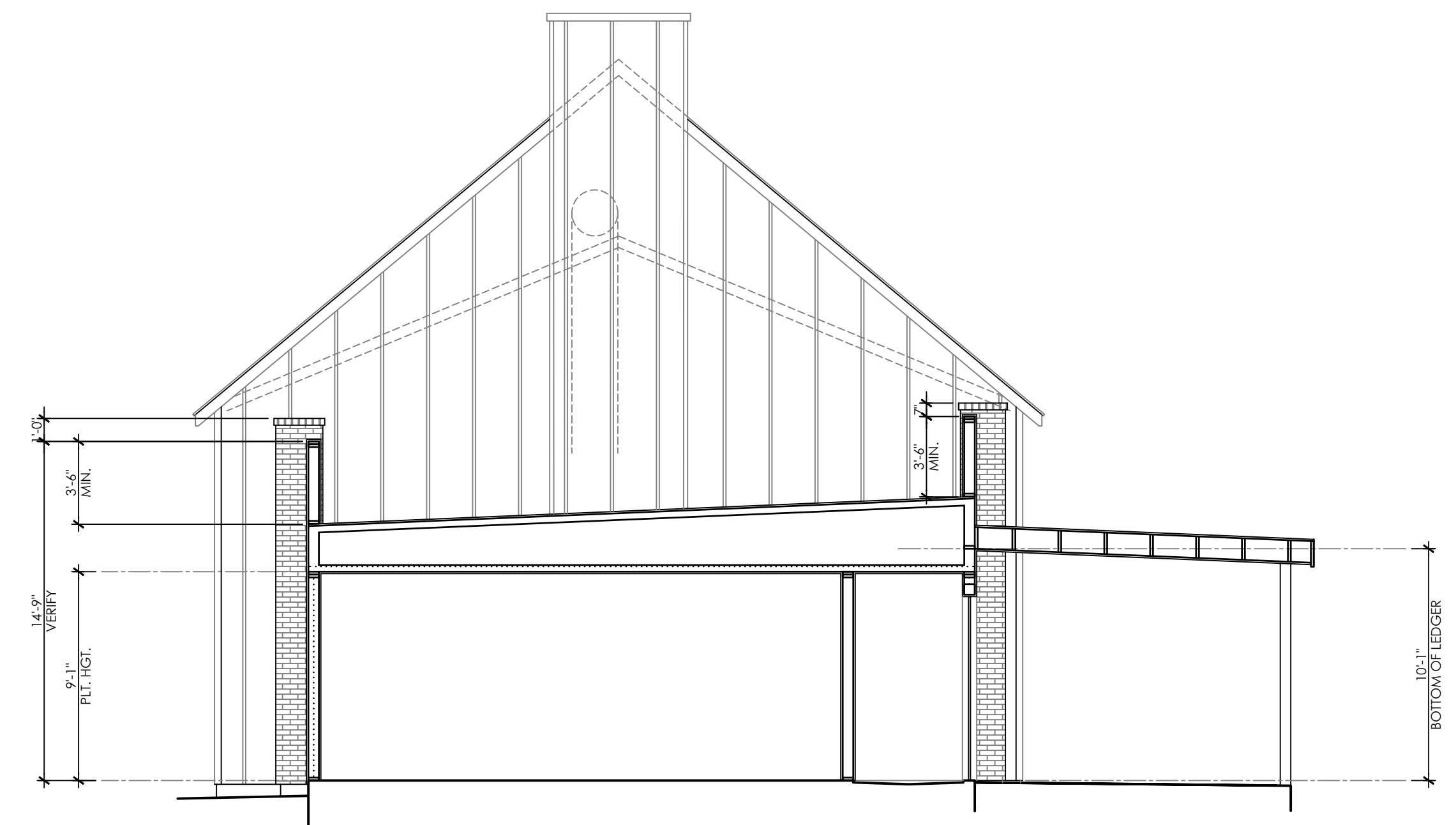
SCALE: 3/16" = 1'-0"



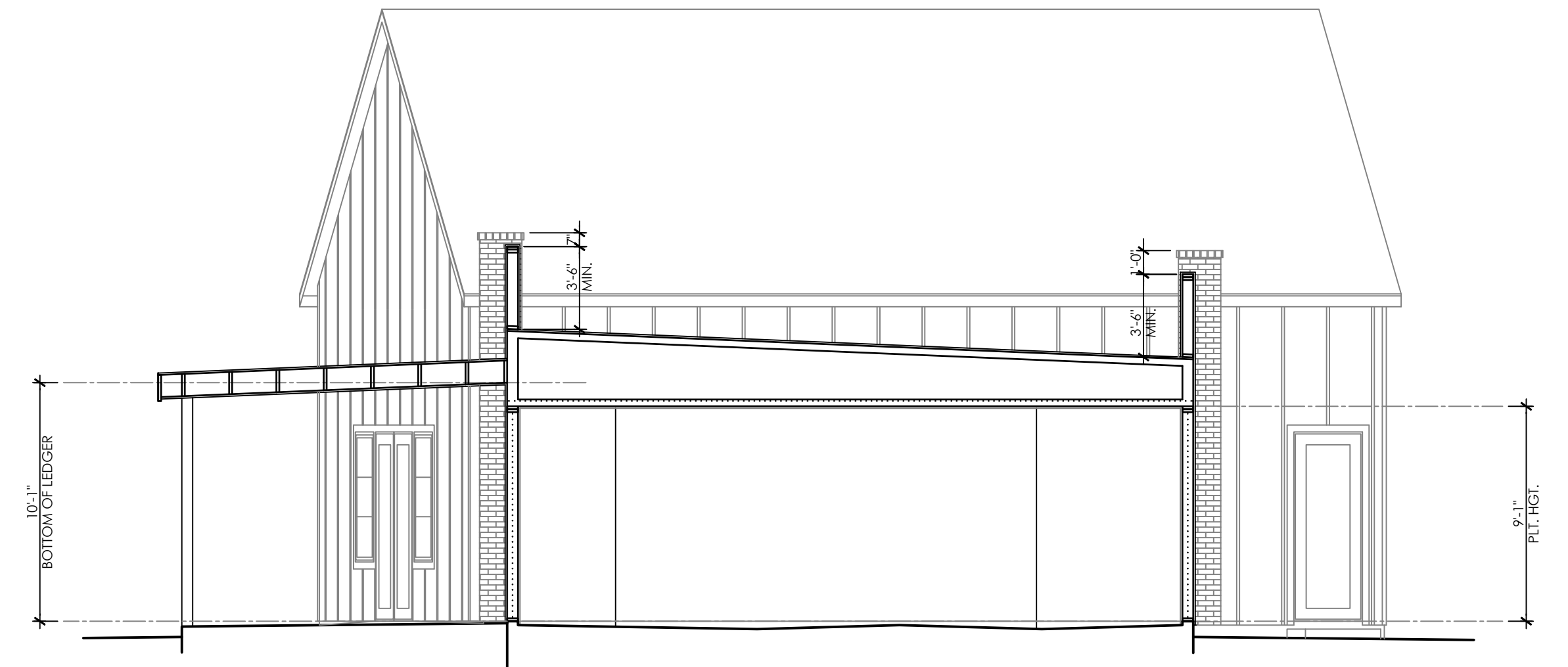
TRACY HILLS



SECTION E SCALE: 3/16" = 1'-0"



SECTION D SCALE: 3/16" = 1'-0"



SECTION C SCALE: 3/16" = 1'-0"



TRACY HILLS

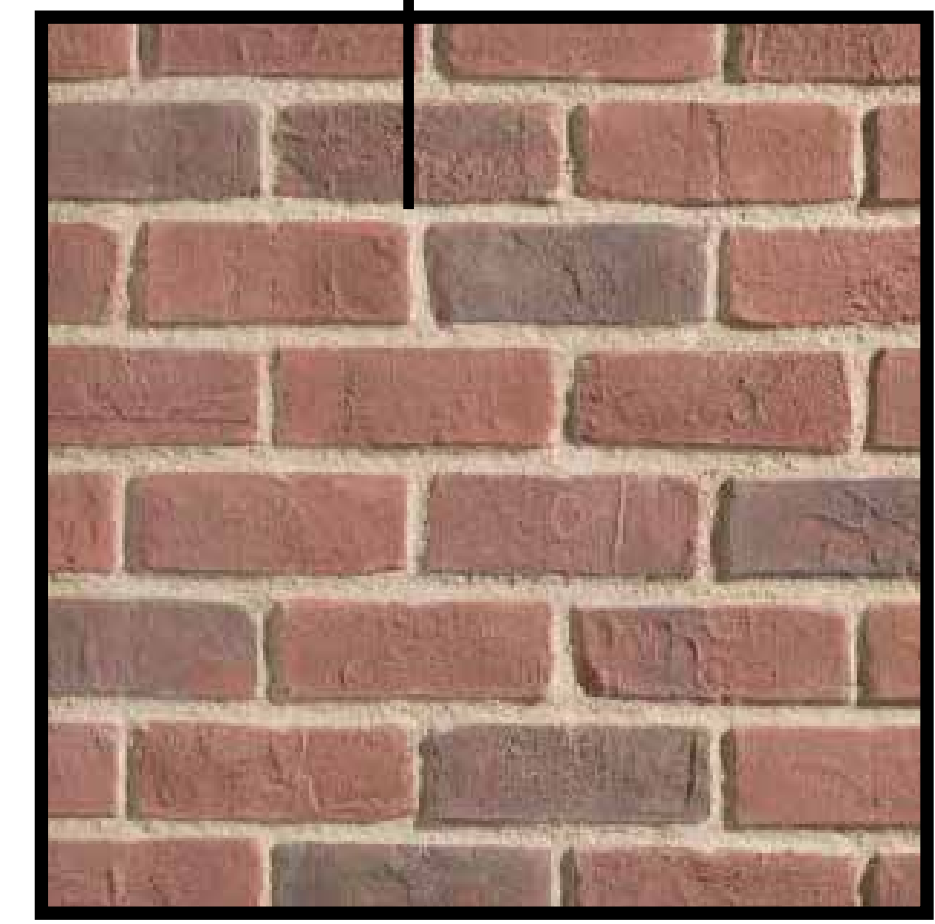


ROOF- GAF
 PAINT- SHERWIN WILLIAMS
 MASONRY- CREATIVE MINES OR SIMILAR

ROOF:	TIMBERLINE HDZ CHARCOAL
BOARD & BATT:	SW7005 PURE WHITE
HORIZONTAL SIDING:	SW7674 PEPPERCORN
FASCIA & TRIM:	SW7069 IRON ORE
DOORS:	SW7069 IRON ORE
BRICK VENEER:	PEPPERED CANNERY BRICK



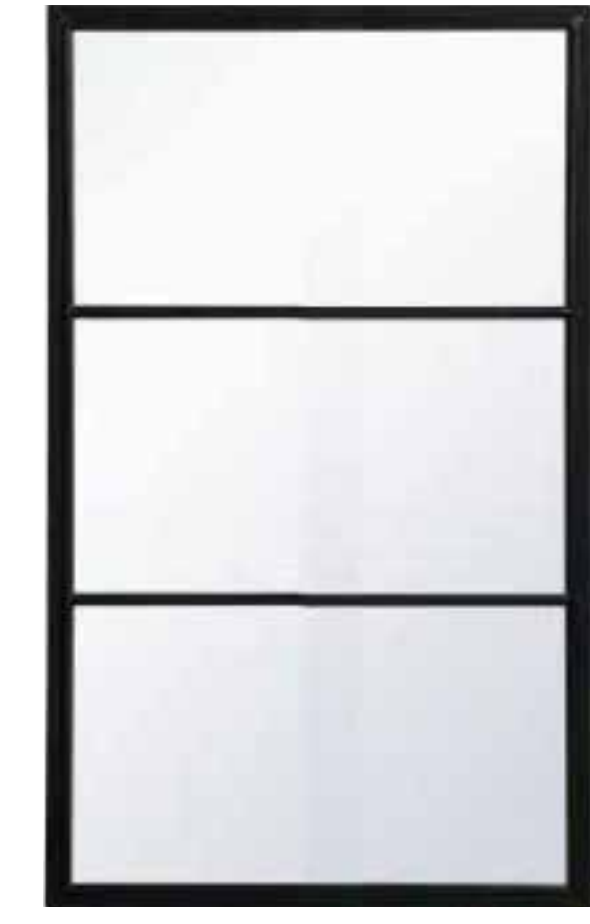
ROOF TILE
CHARCOAL



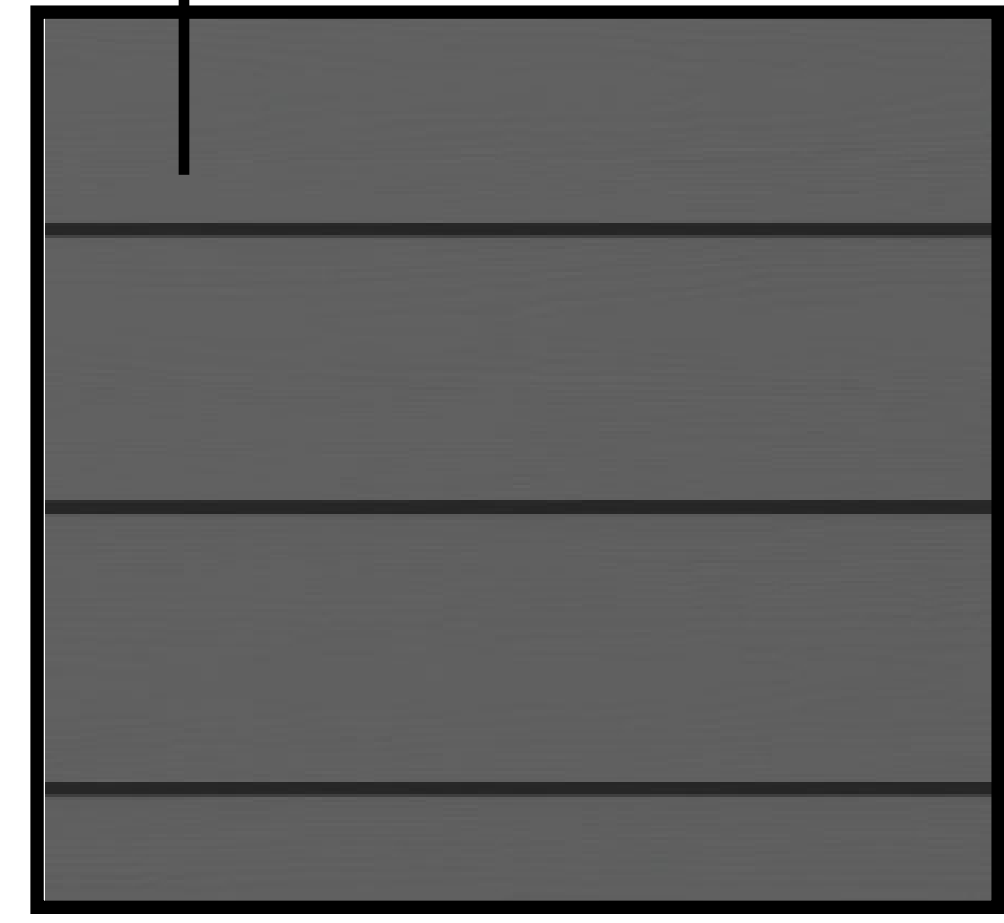
BRICK VENEER
PEPPERED CANNERY BRICK



GOOSENECK LIGHTING FIXTURE



WINDOW FRAMES
BLACK



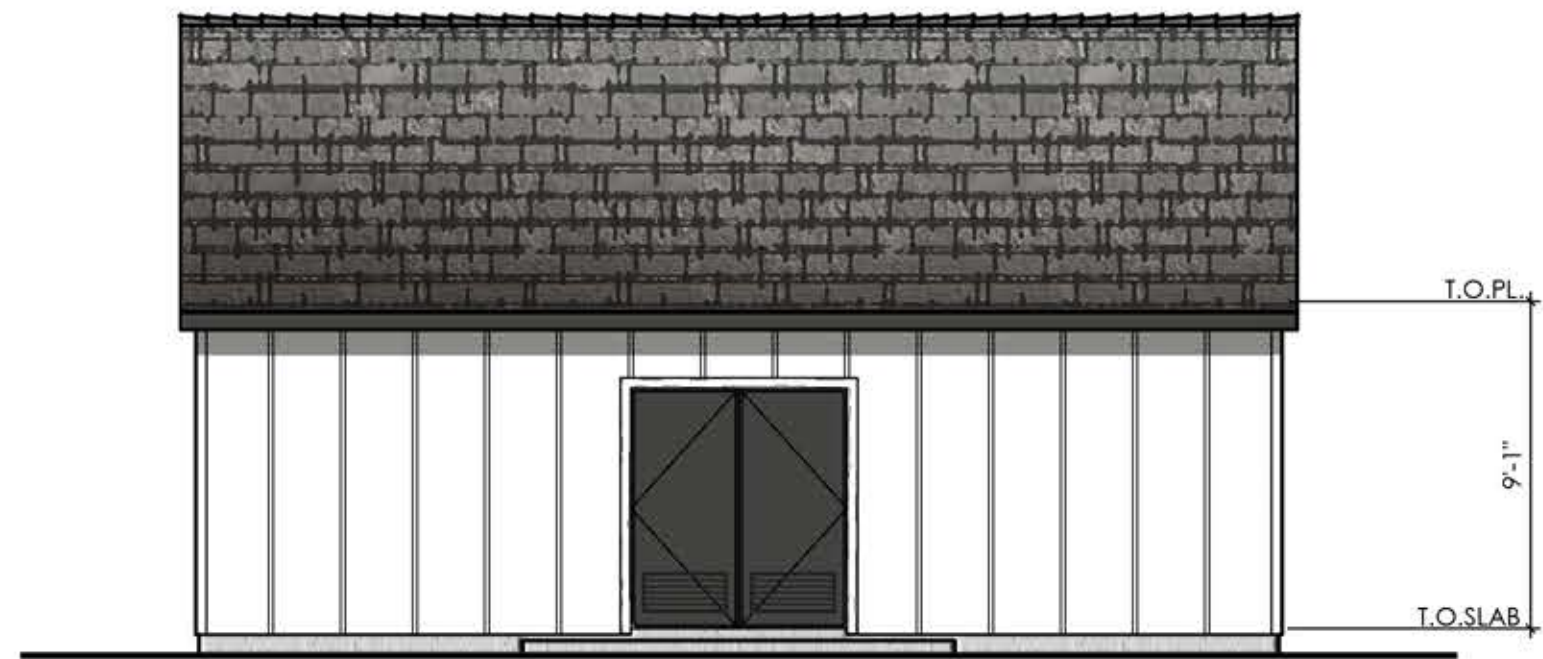
8" HORIZONTAL SIDING
SW7674 PEPPERCORN



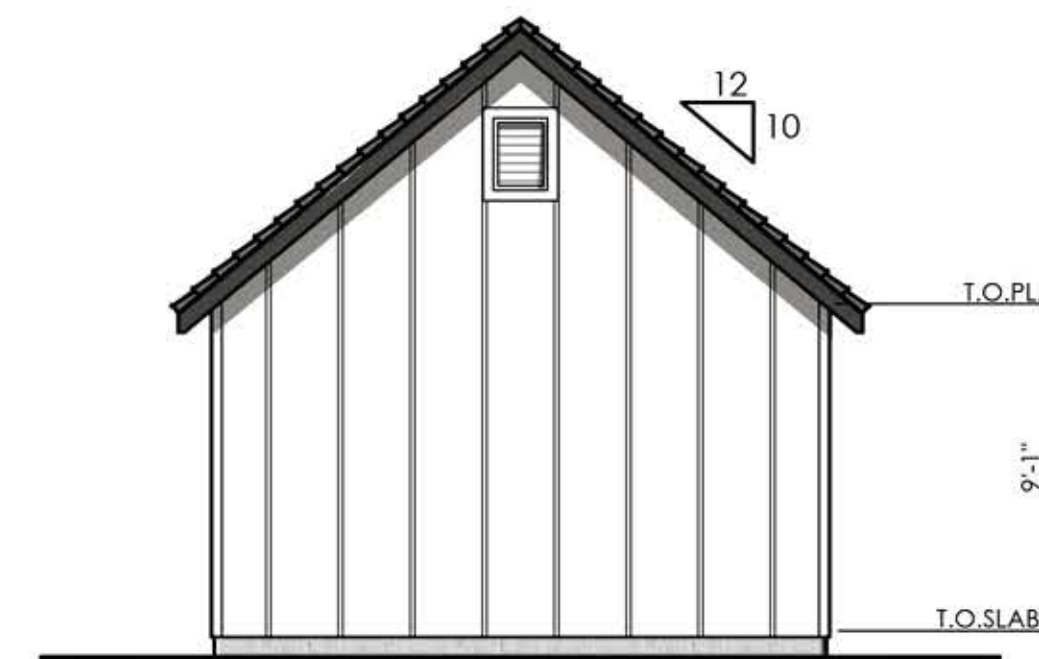
BOARD & BATT SIDING
SW7005 PURE WHITE



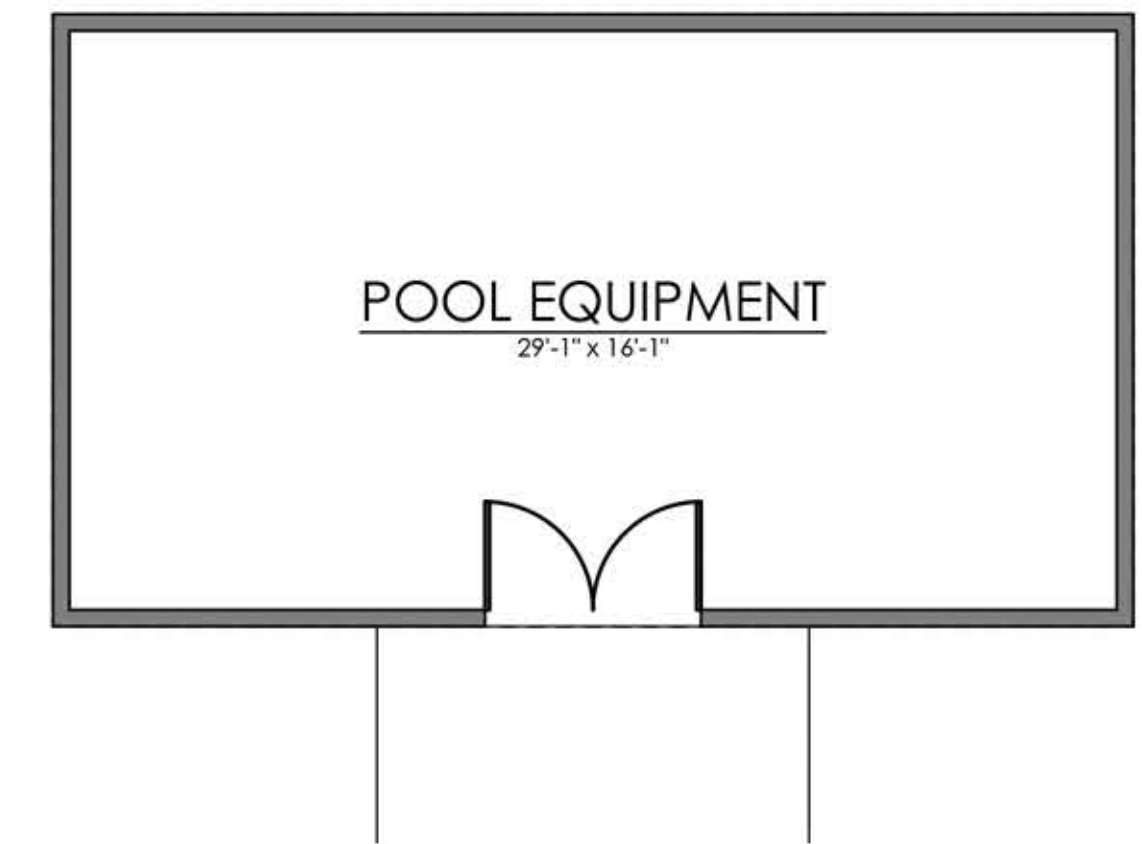
TRACY HILLS



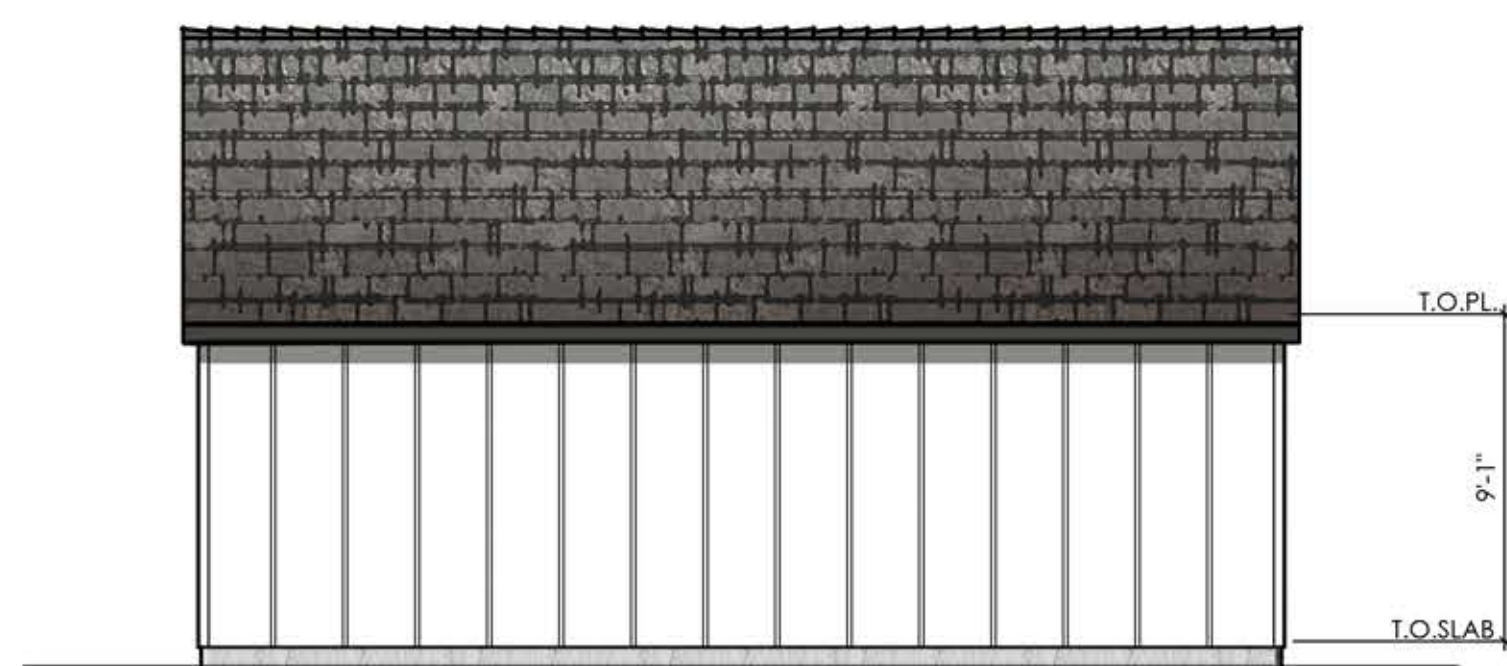
WEST ELEVATION SCALE: 3/16" = 1'-0"



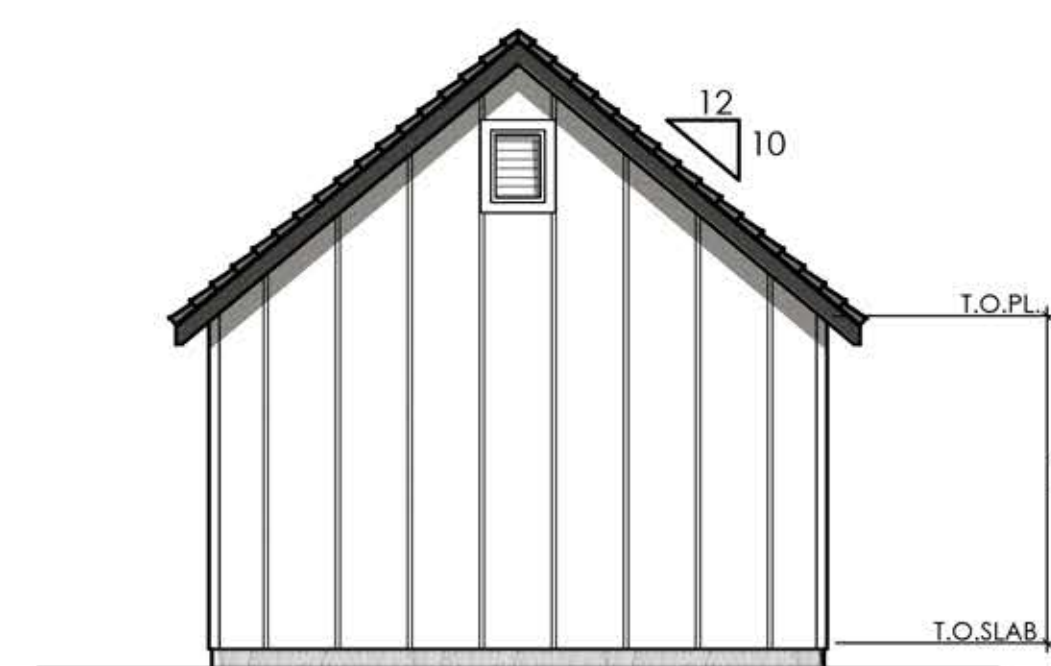
SOUTH ELEVATION SCALE: 3/16" = 1'-0"



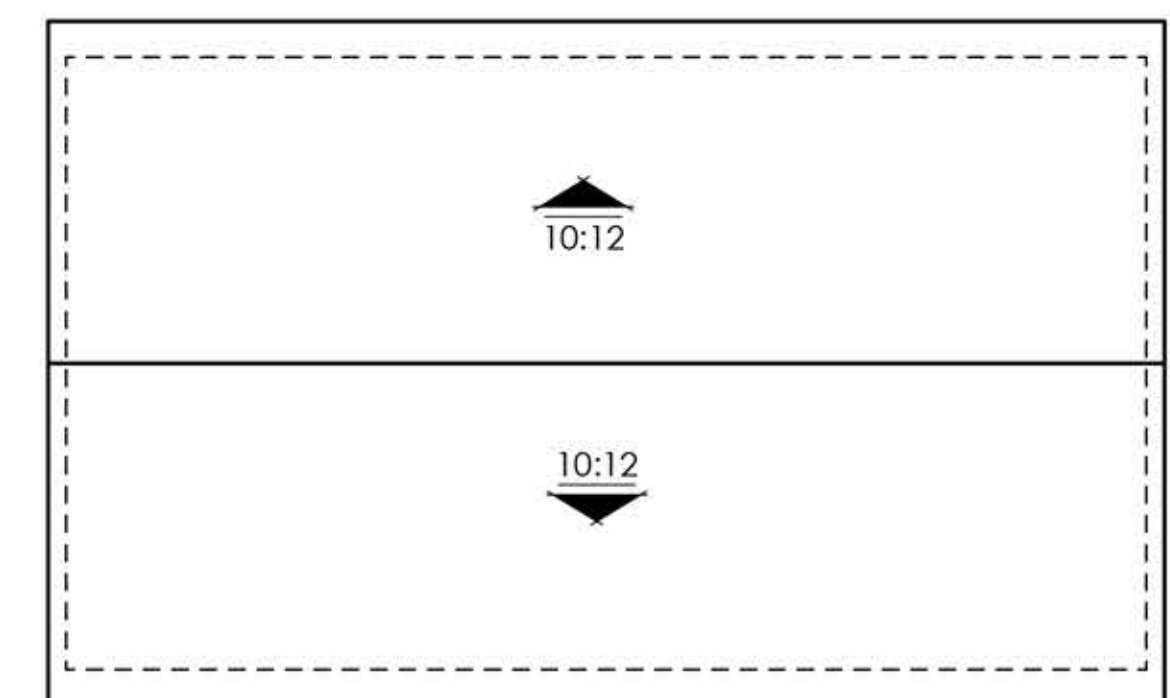
FLOOR PLAN SCALE: 3/16" = 1'-0"



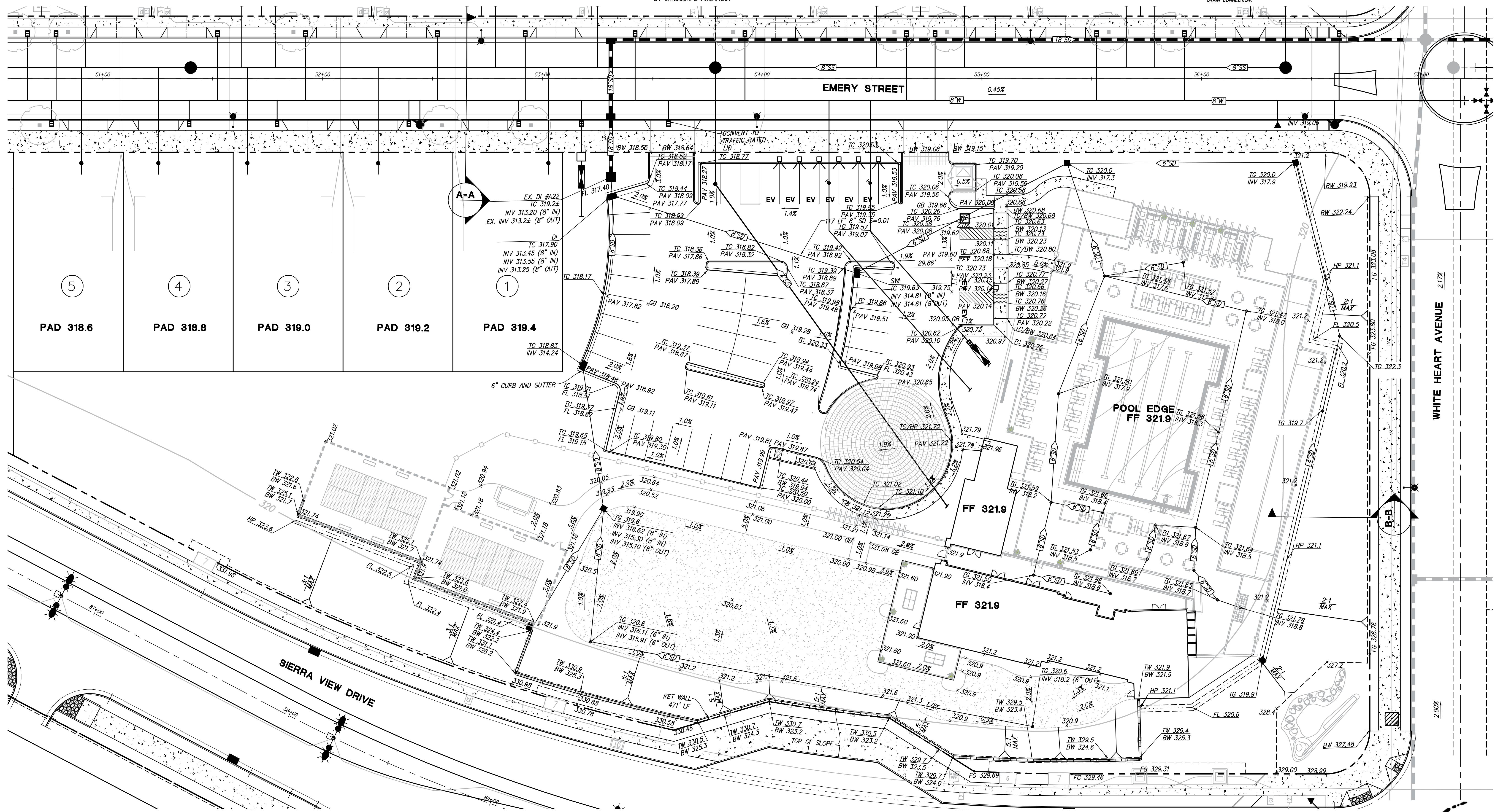
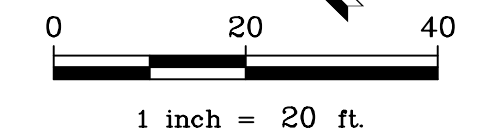
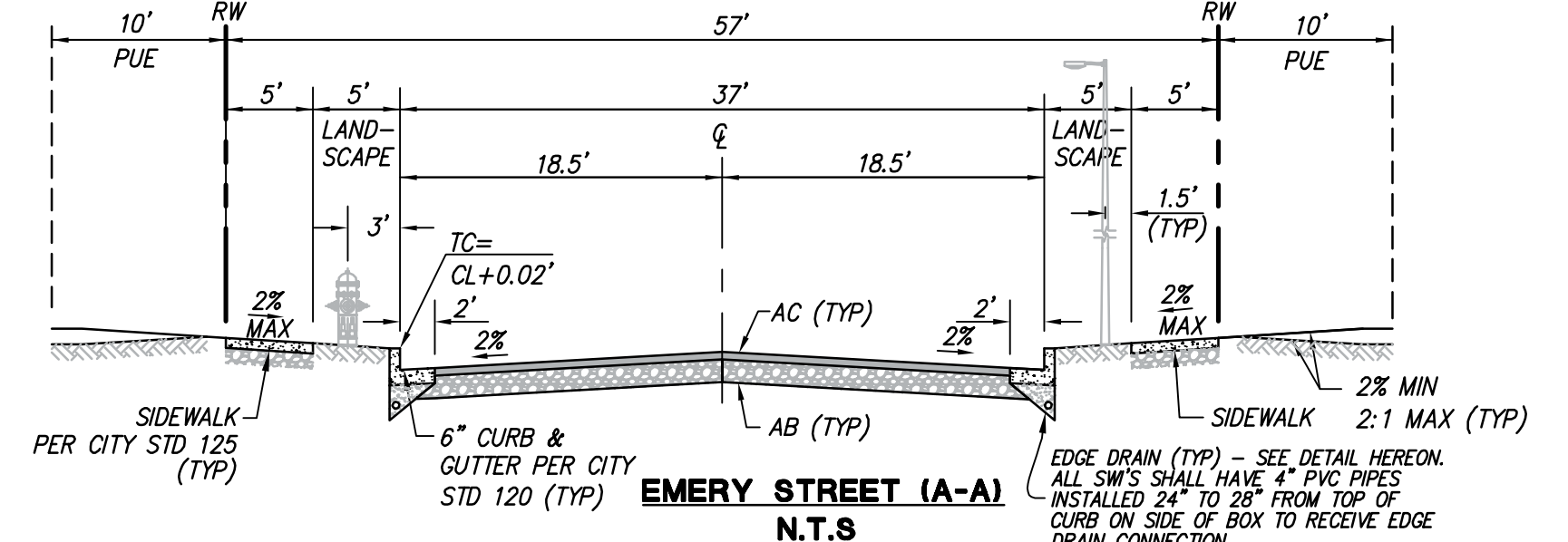
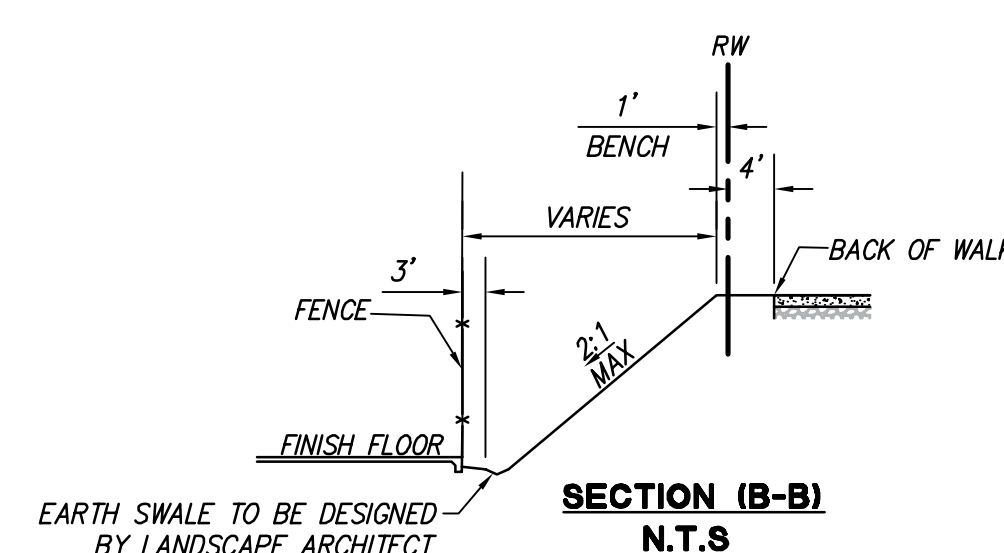
EAST ELEVATION SCALE: 3/16" = 1'-0"



NORTH ELEVATION SCALE: 3/16" = 1'-0"



ROOF PLAN SCALE: 3/16" = 1'-0"



CITY OF TRACY
DETERMINATION OF
THE COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

Application Number D23-0009

A determination of the Community and Economic Development Director (1) approving a Development Review Permit to construct an HOA recreational facility within Tracy Hills Phase 2A located at the northwest corner of Sierra View Drive and White Hart Avenue (portion of Assessor's Parcel Number 251-060-27), Application Number D23-0009, and (2) determining 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 and that in accordance with California Environmental Quality Act (CEQA) Guidelines Sections 15168(c)(2), no further environmental assessment is required. The applicant is John Palmer. The property owner is Lennar Homes of California, Inc.

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 Community and Economic Development Director 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), no further environmental assessment is required.

THE COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR, AFTER CONSIDERING ALL OF THE EVIDENCE PRESENTED, HEREBY APPROVES DEVELOPMENT REVIEW PERMIT APPLICATION NUMBER D23-0009, 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, including a high-pitch gable roof and a mix of vertical and horizontal siding, as well as brick veneer elements, that is compatible with the surrounding residential area and has a similar design theme as the Tracy Hills Welcome Center and the Hillview HOA pool facility.
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.

Forrest Ebbs
Community and Economic Development Director

Date of Action

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

Tracy Hills Phase 2A HOA Recreational Facility
Located at the northwest corner of Sierra View Drive and White Hart Avenue
Application Number D23-0009
August 12, 2024

These Conditions of Approval shall apply to the Development Review Permit to construct an HOA recreational facility within Tracy Hills Phase 2A located at the northwest corner of Sierra View Drive and White Hart Avenue (portion of Assessor's Parcel Number 251-060-27), Application Number D23-0009 (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. "Community and Economic Development Director" means the Community and Economic Development Director of the City of Tracy, or any other person designated by the City Manager or the Community and Economic Development 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 Permit to construct an HOA recreational facility within Tracy Hills Phase 2A located at the northwest corner of Sierra View Drive and White Hart Avenue (portion of Assessor's Parcel Number 251-060-27), Application Number D23-0009.
7. "Property" means the subject property of the Development Review Permit to construct an HOA recreational facility within Tracy Hills Phase 2A located at the northwest

corner of Sierra View Drive and White Hart Avenue (portion of Assessor's Parcel Number 251-060-27), Application Number D23-0009.

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 Community and Economic Development Department on April 25, 2024, to the satisfaction of the Community and Economic Development Director.
5. Prior to the issuance of a building permit, the developer shall submit plans that demonstrate compliance with the current Title 24 California Code of Regulations at time of application, to the satisfaction of the Chief Building Official.
6. Prior to the issuance of a building permit, the developer shall submit plans that demonstrate compliance with the City's Water Efficient Landscape Ordinance, to the satisfaction of the City's Water Resources Division.

C. Engineering Division Conditions of Approval

C.1. Reserved

C.2. Reserved

C.3. Reserved

C.4. Grading Permit

All grading work (on-site and off-site) shall require a Grading Plan. All grading work shall be performed and completed in accordance with the recommendation(s) of the Project's Registered Geotechnical Engineer.

Prior to the release of the Grading Permit for the Project, Developer shall provide all documents related to said Grading Permit required by the applicable City Regulations and these Conditions of Approval, to the satisfaction of the City Engineer, including, but not limited to, the following:

- C.4.1 Developer has completed all conditions set forth in this section.
- C.4.2 Developer has obtained the approval (i.e. recorded easements for slopes, drainage, utilities, access, parking, construction, etc.) of all other public agencies and/or private entities with jurisdiction or interest over the required public and/or private facilities and/or property. Written permission from affected owner(s) will be required to be submitted to the City prior to the issuance of the Grading Permit.
- C.4.3 Developer has obtained a demolition permit to remove any existing structure located within the project's limits.
- C.4.4 All existing on-site water well(s), septic system(s), and leech field(s), if any, shall be abandoned or removed in accordance with the City and San Joaquin County requirements. Developer shall be responsible for all costs associated with the abandonment or removal of the existing well(s), septic system(s), and leech field(s) including the cost of permit(s) and inspection. Developer shall submit a copy of written approval(s) or permit(s) obtained from San Joaquin County regarding the removal and abandonment of any existing well(s), prior to the issuance of the Grading Permit.
- C.4.5 On-site Grading Plan shall be prepared on a twenty-four (24) inch x thirty-six (36) inch size 20-pound (min.) bond paper and PDF. These plans shall use the City's Title Block. Improvement Plans shall be prepared under the supervision of, stamped and signed by the Project's Registered Civil Engineer of Record and the Project's Registered Geotechnical Engineer. Developer shall obtain all applicable signatures by City departments and outside agencies (where applicable) on the plans prior to submitting the mylars to Engineering Division for City Engineer's signature. Erosion control measures shall be implemented in accordance with the Grading Plan approved by the City Engineer for all grading work. All grading work not completed before October 15 may be subject to additional requirements as applicable. Improvement Plans shall specify all proposed erosion control methods and construction details to be employed and specify materials to be used during and after the construction.

- C.4.6 Payment of the applicable Grading Permit fees which include grading plan checking and inspection fees, and other applicable fees as required by these Conditions of Approval.
- C.4.7 For Projects on property larger than one (1) acre: Prior to the issuance of the Grading Permit, Developer shall submit to the Utilities Department (stephanie.hiestand@cityoftracy.org) one (1) electronic copy and one (1) hard copy of the Storm Water Pollution Prevention Plan (SWPPP) as submitted in Stormwater Multiple Applications and Reporting Tracker System (SMARTS) along with either a copy of the Notice of Intent (NOI) with the state-issued Wastewater Discharge Identification number (WDID) or a copy of the receipt for the NOI. After the completion of the Project, the Developer is responsible for filing the Notice of Termination (NOT) required by SWQCB, and shall provide the City, a copy of the completed Notice of Termination. Cost of preparing the SWPPP, NOI and NOT including the annual storm drainage fees and the filing fees of the NOI and NOT shall be paid by the Developer. Developer shall comply with all the requirements of the SWPPP, applicable Best Management Practices (BMPs) and the Stormwater Post-Construction Standards adopted by the City in 2015 and any subsequent amendment(s).

For Projects on property smaller than one (1) acre: Prior to the issuance of the Grading Permit, the Developer shall submit to the Utilities Department (stephanie.hiestand@cityoftracy.org) one (1) electronic copy and 1 hard copy of the City of Tracy Erosion and Sediment Control Plan (ESCP) for approval. Cost of preparing the ESCP including any annual storm drainage fees shall be paid by the Developer. Developer shall comply with all the requirements of the ESCP, applicable BMPs and the Post-Construction Stormwater Standards adopted by the City in 2015 and any subsequent amendment(s).

- C.4.8 Developer shall provide a PDF copy of the Project's Geotechnical Report signed and stamped by the Project's Registered Geotechnical Engineer. The technical report must include relevant information related to, but not limited to, soil types and characteristics; soil bearing capacity; recommendations of soil and pavement compaction, import fill gradation, retaining wall design, slope gradients, flexible and in-flexible pavement (including paving calculations such as 5-values, gravel factors, gravel equivalence); bore logs; elevation of the highest observed groundwater level; infiltration testing at the bottom floor elevation of the proposed basin; and other design recommendations or geotechnical tests to the satisfaction of the City Engineer.

- C.4.9 Minor Retaining – Developer shall use reinforced or engineered masonry blocks for retaining soil at property lines when the grade differential among the in-tract lots exceeds twelve (12) inches. Developer will include construction details of these minor retaining walls with the on-site Grading Plan. Developer may use slopes among the lots to address the grade differential but said slope shall not exceed a slope gradient of 3 (horizontal) to 1 (vertical) unless the Project's Registered Geotechnical Engineer signs and stamps a geotechnical report letter that supports a steeper slope gradient. Slope easements may be required and will be subject to approval by the City Engineer.

Minor Retaining along Project Perimeter – Developer shall use reinforced or engineered masonry blocks for retaining soil along the Project boundary and adjacent property(s) when the grade differential exceeds 12-inches. Developer will include construction details for these minor retaining walls with the on-site Grading Plan. Developer may use slopes to address the grade differential but said slope shall not exceed a slope gradient of 3 (horizontal) to 1 (vertical). Slope easements may be subject to approval by the City Engineer and if adjacent and affected property(s) owner(s) grants said easements.

Slopes are an acceptable option as a substitute to engineered retaining walls, where cuts or fills do not match existing ground or final grade with the adjacent property or public right of way, up to a maximum grade differential of two (2) feet, subject to approval by the City Engineer.

Slope easements will be recorded, prior to the issuance of the Grading Permit. The Developer shall be responsible to obtain and record slope easement(s) on private properties, where it is needed to protect private improvements constructed within and outside the Project, and a copy of the recorded easement document must be provided to the City, prior to the issuance of the Grading Permit.

Walls - Developer shall show proposed retaining walls and masonry walls on the on-site Grading Plan. The Developer is required to submit improvement plans, construction details, and structural calculations for retaining walls and masonry walls to Building Safety Division. Retaining wall and masonry wall design parameters will be included in the geotechnical report.

- C.4.10 Developer shall abandon or remove all existing irrigation structures, channels and pipes, if any, as directed by the City after coordination with the irrigation district, if the facilities are no longer required for irrigation purposes. If irrigation facilities including tile drains, if any, are required to remain to serve existing adjacent agricultural uses, the Developer will design, coordinate and construct required modifications to the facilities to the satisfaction of the affected agency and the City. Written permission from irrigation district or affected owner(s) will be required to be submitted to the City prior to the issuance of the Grading Permit. The cost of relocating and/or removing irrigation facilities and/or tile drains is the sole responsibility of the Developer.

C.4.11 If at any point during grading that the Developer, its contractor, its engineers, and their respective officials, employees, subcontractor, and/or subconsultant exposes/encounters/uncovers any potential archeological, historical, or other paleontological findings, the Developer shall address the findings as required per the General Plan Cultural Resource Policy and General Plan Environmental Impact Report; and subsequent Cultural Resource Policy or mitigation in any applicable environmental document.

C.5. Reserved

C.6. Building Permit

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

C.6.1 Developer has satisfied all conditions in C.1 through C.4 in these Conditions of Approval and has obtained a City approved Grading Permit.

C.6.2 Developer shall pay any applicable development impact fees.

C.7 Reserved

C.8 Special Conditions

C.8.1 Reserved

C.8.2 Nothing contained herein shall be construed to permit any violation of relevant ordinances and regulations of the City of Tracy, or other public agency having jurisdiction. This Condition of Approval does not preclude the City from requiring pertinent revisions and additional requirements to the improvement plans, prior to the City Engineer's signature on the improvement plans, and prior to issuance of Grading Permit, Encroachment Permit, Building Permit, if the City Engineer finds it necessary due to public health and safety reasons, and it is in the best interest of the City. The Developer shall bear all the cost for the inclusion, design, and implementations of such additions and requirements, without reimbursement or any payment from the City.

C.8.3 Prior to the release of the Building Permit, if water is required for the Project, the Developer shall obtain an account for the water service and register the water meter with the Finance Department. Developer shall pay all fees associated with obtaining the account number for the water service.