

## NOTICE OF A REGULAR MEETING

Pursuant to Section 54954.2 of the Government Code of the State of California, a Regular meeting of the City of Tracy Planning Commission is hereby called for:

**Date/Time:** Wednesday, September 24, 2014  
7:00 P.M. (or as soon thereafter as possible)

**Location:** City of Tracy Council Chambers  
333 Civic Center Plaza

Government Code Section 54954.3 states that every public meeting shall provide an opportunity for the public to address the Planning Commission on any item, before or during consideration of the item, however no action shall be taken on any item not on the agenda.

### REGULAR MEETING AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

MINUTES APPROVAL

DIRECTOR'S REPORT REGARDING THIS AGENDA

ITEMS FROM THE AUDIENCE - - *In accordance with Procedures for Preparation, Posting and Distribution of Agendas and the Conduct of Public Meetings, adopted by Resolution 2008-140 any item not on the agenda brought up by the public at a meeting, shall be automatically referred to staff. If staff is not able to resolve the matter satisfactorily, the member of the public may request a Commission Member to sponsor the item for discussion at a future meeting.*

1. OLD BUSINESS
2. NEW BUSINESS

**A. PUBLIC HEARING TO CONSIDER AN APPLICATION TO AMEND THE GENERAL PLAN, APPROVE A VESTING TENTATIVE SUBDIVISION MAP ON A 10.15-ACRE TO CREATE 51 LOTS AND AN AMENDMENT TO THE CONCEPT DEVELOPMENT PLAN FOR THE STERLING PARK AND SAN MARCO PLANNED UNIT DEVELOPMENTS FROM A SCHOOL SITE TO A 51 LOT RESIDENTIAL SUBDIVISION KNOWN AS BARCELONA INFILL, AND APPROVAL OF THE CONCEPT, PRELIMINARY AND FINAL DEVELOPMENT PLANS FOR THE BARCELONA INFILL PLANNED UNIT DEVELOPMENT; THE PROJECT IS LOCATED AT THE NORTHWEST CORNER OF BARCELONA DRIVE AND TENNIS LANE, ASSESSOR'S PARCEL NUMBERS 252-520-44 AND 240-390-33. THE APPLICANT AND PROPERTY OWNER IS TVC TRACY HOLDCO, LLC. APPLICATION NUMBERS GPA14-0003, PUD14-0002 AND TSM14-0002**

3. ITEMS FROM THE AUDIENCE
4. DIRECTOR'S REPORT – Update on various development projects.

5. ITEMS FROM THE COMMISSION
6. ADJOURNMENT

Posted: **September 18, 2014**

The City of Tracy complies with the Americans with Disabilities Act and makes all reasonable accommodations for the disabled to participate in public meetings. Persons requiring assistance or auxiliary aids in order to participate should call City Hall (209-831-6000), at least 24 hours prior to the meeting.

Any materials distributed to the majority of the Planning Commission regarding any item on this agenda will be made available for public inspection in the Development and Engineering Services department located at 333 Civic Center Plaza during normal business hours.

September 24, 2014

AGENDA ITEM 2-A

REQUEST

**PUBLIC HEARING TO CONSIDER AN APPLICATION TO AMEND THE GENERAL PLAN, APPROVE A VESTING TENTATIVE SUBDIVISION MAP ON A 10.15-ACRE TO CREATE 51 LOTS AND AN AMENDMENT TO THE CONCEPT DEVELOPMENT PLAN FOR THE STERLING PARK AND SAN MARCO PLANNED UNIT DEVELOPMENTS FROM A SCHOOL SITE TO A 51 LOT RESIDENTIAL SUBDIVISION KNOWN AS BARCELONA INFILL, AND APPROVAL OF THE CONCEPT, PRELIMINARY AND FINAL DEVELOPMENT PLANS FOR THE BARCELONA INFILL PLANNED UNIT DEVELOPMENT; THE PROJECT IS LOCATED AT THE NORTHWEST CORNER OF BARCELONA DRIVE AND TENNIS LANE, ASSESSOR'S PARCEL NUMBERS 252-520-44 AND 240-390-33. THE APPLICANT AND PROPERTY OWNER IS TVC TRACY HOLDCO, LLC. APPLICATION NUMBERS GPA14-0003, PUD14-0002 AND TSM14-0002.**

BACKGROUND AND PROJECT DESCRIPTION

The subject property consists of two parcels of vacant land totaling 10.15 acres located at the intersection of Barcelona Drive and Tennis Lane. The property is bordered by the Sterling Park residential subdivision to the north and the San Marco residential subdivision to the south (Attachment A: Location Map). The northerly five acres of the site is contained within the Sterling Park Planned Unit Development (PUD), and the southerly five acres is in the San Marco PUD, both of which were approved in the late 1990's. The total 10.15-acre site was designated for a K-6 school in the respective PUDs at the request of the Tracy Unified School District (TUSD). In 1994, the City annexed the Sterling Park and San Marco areas and designated both properties Residential Low in the General Plan. In 2006, the City updated the General Plan and designated the subject 10.15 acre site and other planned or developed public school sites citywide as Public Facilities. The land use designation of Public Facilities was carried forward in the citywide General Plan amendment in 2011. The site has not yet been developed and is currently under private ownership. According to the applicant, the TUSD has not begun the process to purchase the property nor has it provided details regarding when a school might be built.

On April 9, 2014, the property owner submitted an application to amend the land use designation from Public Facilities to the Residential Low designation and to amend the Sterling Park and San Marco Concept Development Plans (CDP) from a school site to a residential subdivision known as Barcelona Infill. The application included a Concept Development Plan, Preliminary Development Plan (PDP), a Final Development Plan (FDP); and a Vesting Tentative Subdivision Map for 51 lots.

## DISCUSSION

### General Plan Amendment

The site has a General Plan designation of Public Facilities because it was formerly determined to be a school site. With the school district's determination that a school here is no longer needed, a General Plan amendment to Residential Low to accommodate the developer's proposal for single-family homes on the site is required. This designation will be consistent with the surrounding neighborhoods.

### Amendment to the Sterling Park and San Marco CDPs

As mentioned above, the Sterling Park and San Marco CDPs designate the subject parcels as a school site, which has not been needed by the TUSD. The applicant requests an amendment to the Sterling Park and San Marco CDPs from a school site to a residential site and wishes to establish a separate PUD comprised of a CDP, PDP, and FDP for the purposes of constructing 51 single-family homes. The proposed project would be consistent with the density allowed under the Residential Low designation, which range from 2.1 to 5.8 units per gross acre. The average density of the proposed Barcelona Infill subdivision is 5.03 dwelling units per gross acre.

### Establishment of the CDP, PDP, and FDP for the Barcelona Infill PUD

The proposed development plan consists of 51 detached single-family residential homes on a 10.15 acre infill parcel. The proposed development plan is consistent with the City's Design Goals and Standards and the following General Plan policies for residential design as explained below.

### Vesting Subdivision Map

The proposed residential land use is compatible with the surrounding residential neighborhoods. The proposed density is similar to the average density of five units per gross acre in the Sterling Park and San Marco subdivisions. The proposed lots range between 5,500 and 16,954 square feet (Attachment B: Vesting Tentative Subdivision Map) with an average lot size of 6,818 square feet. The lots are sized to be similar to the surrounding subdivisions, with particular attention to lots adjacent to existing homes. Typical lots in the Sterling Park and San Marco subdivisions adjacent to the proposed project site are 55 feet in width by 100 feet in depth. The Barcelona Infill subdivision proposes minimum lot sizes of 55 feet in width by 100 feet in depth. In consideration of the homes that back up to the proposed subdivision, the applicant proposes deeper rear yards than typical to provide greater privacy to the existing homes. These lots are between approximately 121 feet and 191 feet in depth, which is significantly deeper than most residential lots in the city.

The subdivision would have its primary access from Corral Hollow Road by way of Tennis Lane or Cypress Drive. The project proposes the extension of existing streets Golden Gate Drive and Frank Blondin Lane, terminating into a new north-south local road, currently designated Defender Lane. The proposed street layout aligns with existing intersections, allowing for the efficient circulation of vehicles and pedestrians.

The street connections to Barcelona Drive and Tennis Lane will also help slow down the speed of traffic on those roadways, an issue on which residents have voiced concerns. The proposed new streets will be consistent with the 55 foot right-of-way standard with a separated curb and sidewalk as called for in the Transportation Master Plan.

#### Development Plan and Architecture

Upon submittal of a vesting tentative subdivision map, as well as a PUD, the applicant is required by Tracy Municipal Code Sections 12.28.040(b)(2) and 10.08.1830 to submit architectural floor plans and elevations for review and approval by the Planning Commission and City Council. The proposed architecture for the 51 lots contains a total of four floor plans. Each of the four plan types would have four distinct elevation styles, giving the subdivision 16 different exterior house designs (Attachment C).

The proposal includes one single-story plan and three two-story plans with sizes ranging between approximately 2,126 and 3,369 square feet of living space (2,563-4,288 total square feet). The proposed architectural styles took inspiration from Spanish (elevation A), Craftsman (elevation B), English Country (elevation C), Italian (elevation D) and Farmhouse (elevation E) styles. The architectural styles utilize differing building planes, various roof lines, a variety of building materials, decorative doors and windows, covered entries, front porches, and decorative details.

The garages are deemphasized with all four plans designed with their garage facades five or more feet behind the leading edge of the house. At least one of the plans features a garage that is even more recessed, allowing the project to meet the requirements of the City of Tracy Design Goals and Standards that some garages be set back 30 feet from the street.

The proposed houses are one and two stories in height. The height of the proposed two story houses falls under the 35 foot maximum building height established by the Tracy Municipal Code.

Through the use of the design techniques described above, the proposed architecture would complement the quality and design of existing homes in the Sterling Park and San Marco neighborhoods. The proposed architecture is consistent with the City's Design Goals and Standards and applicable General Plan policies for residential design.

#### Zoning Standards

The proposed PUD zoning regulations are intended to complement those of the Sterling Park and San Marco subdivisions. Setbacks and other development standards are similar to those in the adjacent subdivisions and the Low Density Residential zone as shown in the Concept, Preliminary, and Final Development Plan in Attachment C.

All four plans include two side-by-side parking spaces within an enclosed garage and two plans include an optional third-car tandem space in the garage, which meets and exceeds the City's standard parking requirement for each single-family dwelling to have a two-car garage. Though it is not required, on-street parking is also available along the proposed and existing streets. The plotting of houses on the lots will occur in a manner

to pair driveways when possible to maximize the number of on-street parking spaces within the project.

#### Residential Growth Allotments

The project will require 51 RGAs for construction of the 51 proposed residential units. The project will be eligible to apply for and receive RGAs per the regulations set forth in the Growth Management Ordinance and Growth Management Ordinance Guidelines after a Tentative Subdivision Map is approved. RGAs will be required prior to the issuance of any building permits.

#### Schools

The proposed project is located within the Tracy Unified School District. In order to mitigate the proposed developments' impacts on school facilities, Memorandums of Understanding (MOU) were executed with the TUSD when the Sterling Park and San Marco subdivisions were developed, which included this 10.15 acre site. Per the MOUs, a per-unit fee will be charged for each of the 51 units constructed.

#### Parks

Parks are required to be established within residential neighborhoods to serve the residents of the homes that are established in Tracy. In order to meet the need for park land, projects are either required to build their own park or pay park in-lieu fees. The City's requirement for park land is three acres of Neighborhood Park and one acre of Community Park, for a total of four acres of park land per 1,000 residents. In this case, staff has determined that no dedication of park acreage is desired within the proposed project because the parks established for the Sterling Park and San Marco subdivisions already exceeds the City's requirement for park land. Verner Hanson Park, a 3.5-acre park and John Erb Park, a 2.5-acre park, are both within a quarter mile of the proposed subdivision. In lieu of providing park land, the applicant would be required to pay the park in-lieu fees. These fees would provide funds for the creation and maintenance of parks and recreation facilities consistent with the Parks Master Plan and the City's General Plan.

#### Neighborhood Concerns

The applicant conducted several private meetings and two neighborhood area meetings on August 26, 2014, at the Sports Complex meeting room and on September 7, 2014, at Verner Hanson Park to introduce the proposed project to nearby residents and to collect their feedback. According to the applicant, the primary interests of the neighbors in attendance related to development timing, density, lot size, architecture, and home price. Feedback from the applicant suggested that neighbors had feared the possibility of higher density or lower than market priced housing and, once presented with the project specifics, were generally receptive to the proposed density, lot sizes, and architecture.

Concerns related to vehicular speeding on Tennis Lane adjacent to the vacant subject site were raised. When the new subdivision is constructed, nine homes will face onto Tennis Lane, and the future through-street will intersect Tennis Lane. These

improvements will increase cross-traffic and encourage more careful driving that will cause traffic to naturally slow along Tennis Lane.

According to the applicant, no comments were offered related to traffic congestion. However, it is worth noting that the streets within Sterling Park and San Marco were designed to accommodate substantially higher traffic loads consistent with a K-6 school. The proposed 51 lot single family subdivision will generate fewer trips per day than the elementary school previously planned for the site. These figures were derived using the data in *Trip Generation, 7th Edition*, by the Institute of Transportation Engineers. In conclusion, the traffic generated by the proposed subdivision will be less than that generated by the school that was originally planned to be built.

#### Environmental Document

The project is exempt from the California Environmental Quality Act per Section 15162 pertaining to projects with a certified Environmental Impact Report (EIR) where the project does not propose substantial changes that will result in a major revision of the previous EIR. On February 1, 2011, the City of Tracy adopted the General Plan. The associated EIR (SCH# 1992 122 069) was certified February 1, 2011. The project does not propose new significant changes to the environment that were not analyzed in the General Plan EIR, including the areas of traffic, air quality, and aesthetics. Therefore, no further documentation is needed.

#### RECOMMENDATION

Staff recommends that the Planning Commission recommend that the City Council approve an amendment to the General Plan land use designation of the 10.15 acre site in the Sterling Park and San Marco subdivisions from Public Facilities to Residential Low (GPA14-0003) and approve application number PUD14-0002 and application number TSM14-0002, subject to the conditions and based on the findings contained in the Planning Commission Resolution dated September 24, 2014, which includes the following:

1. Amendment to the General Plan land use designation of the 10 acre site in the Sterling Park and San Marco subdivisions from Public Facilities to Residential Low;
2. Amendment of the Sterling Park and San Marco Concept Development Plans from a school site to residential land use known as the Barcelona Infill PUD;
3. Approval of the Concept Development Plan, Preliminary Development Plan, and Final Development Plan for the Barcelona Infill PUD; and
4. Approval of the Vesting Tentative Subdivision Map to subdivide the 10.15 acre site into 51 residential lots.

#### MOTION

Move that Planning Commission recommend that the City Council approve an amendment to the General Plan land use designation of the 10.15 acre site in the Sterling Park and San Marco subdivisions from Public Facilities to Residential Low (GPA14-0003) and approve application number PUD14-0002, and application number TSM14-0002, subject to the conditions and based on the findings contained in the

Planning Commission Resolution dated September 24, 2014, which includes the following:

1. Amendment to the General Plan land use designation of the 10-acre site in the Sterling Park and San Marco subdivisions from Public Facilities to Residential Low;
2. Amendment of the Sterling Park and San Marco Concept Development Plans from a school site to residential land use known as the Barcelona Infill PUD;
3. Approval of the Concept Development Plan, Preliminary Development Plan, and Final Development Plan for the Barcelona Infill PUD; and
4. Approval of the Vesting Tentative Subdivision Map to subdivide the 10-acre site into 51 residential lots.

Prepared by Victoria Lombardo, Senior Planner

Reviewed by Bill Dean, Assistant Development Services Director

Approved by Andrew Malik, Development Services Director

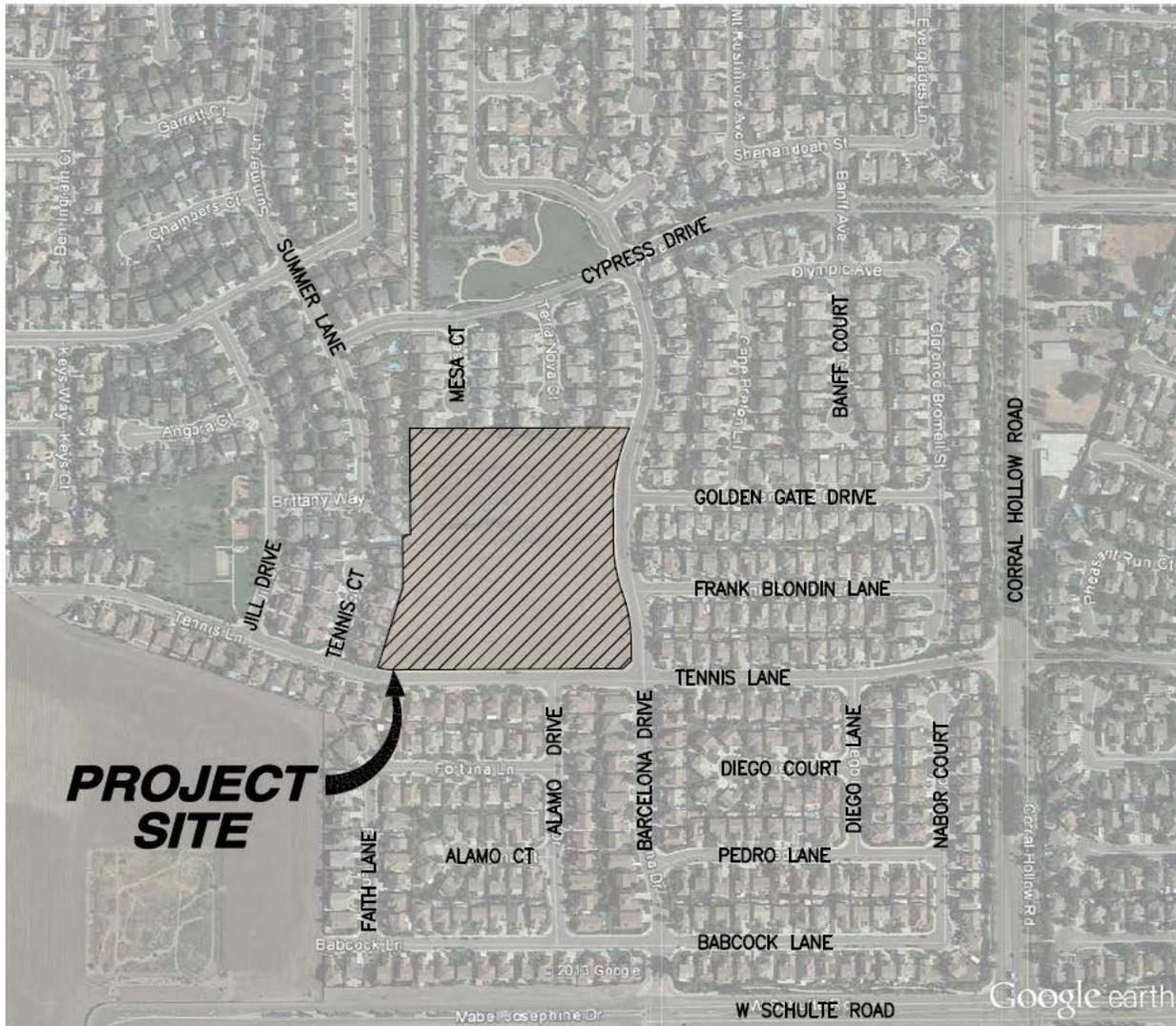
#### ATTACHMENTS

Attachment A—Location Map

Attachment B—Subdivision Map (Oversized)

Attachment C—PUD Guidelines and Architectural Renderings (Oversized)

Attachment D—Planning Commission Resolutions to approve GPA Amendment, VTSM and Amendment to the PDP/FDP



## VICINITY MAP

N.T.S.

**GENERAL NOTES:**

- 1.) OWNERS: TVC TRACY HOLDCO, LLC  
3208 WYCLIFFE DRIVE  
MODESTO, CA 95355  
TELEPHONE: (925) 383-9066
- 2.) DEVELOPER: TVC TRACY HOLDCO, LLC  
3208 WYCLIFFE DRIVE  
MODESTO, CA 95355  
TELEPHONE: (925) 383-9066
- 3.) PLANNING CONSULTANT: STANTEC CONSULTING SERVICES, INC.  
1016 12th STREET  
MODESTO, CA 95354  
TELEPHONE: (209) 521-8986
- 4.) PROJECT ENGINEER: STANTEC CONSULTING SERVICES, INC.  
1016 12th STREET  
MODESTO, CA 95354  
TELEPHONE: (209) 521-8986
- 5.) LANDSCAPE ARCHITECT: STANTEC CONSULTING SERVICES, INC.  
1016 12th STREET  
MODESTO, CA 95354  
TELEPHONE: (209) 521-8986
- 6.) GEOTECHNICAL: KLEINFELDER INC.  
2825 EAST MYRTLE ST.  
STOCKTON, CA 95205  
TELEPHONE: (209) 948-1345
- 6.) ASSESSOR'S PARCEL NUMBER: 240-390-33 & 240-520-44
- 7.) EXISTING LAND USE: VACANT
- 8.) PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
- 9.) EXISTING ZONING: PLANNED UNIT DEVELOPMENT (PUD)  
PROPOSED ZONING: PLANNED UNIT DEVELOPMENT (PUD)
- 10.) TOTAL SITE AREA: 10.15 ACRES
- 11.) TOTAL NUMBER OF LOTS: 51
- 12.) MINIMUM LOT SIZE: 55'x100' (5,500 sq.ft.)
- 13.) DENSITY: 5.02 D.U./GROSS ACRE
- 14.) UTILITIES: DOMESTIC WATER - CITY OF TRACY  
SANITARY SEWER - CITY OF TRACY  
STORM DRAINAGE - CITY OF TRACY  
GAS & ELECTRIC - P.G.&E.  
TELEPHONE - PACIFIC BELL  
CABLE TV - TCI CABLEVISION  
IRRIGATION - WEST SIDE IRRIGATION DISTRICT (W.S.I.D.)
- 15.) STREET TREES: PER CITY OF TRACY REQUIREMENTS
- 16.) CONTOURS: ONE FOOT INTERVALS PER STANTEC CONSULTING SERVICES, INC. DATA
- 17.) RETURNS: PROPERTY LINE SNIPE OF 20'  
CURB RETURN F/L R = 30'
- 18.) LOT NUMBERS ARE FOR IDENTIFICATION PURPOSES ONLY
- 19.) FIRE HYDRANTS AND ELECTROLIERS ARE TO BE DESIGNED AND LOCATED PER CITY OF TRACY STANDARDS AND SPECIFICATIONS.
- 20.) UTILITY SIZING, LOCATIONS, CONNECTION POINTS, STREET GRADES, PAD ELEVATIONS, AND LOT DIMENSIONS ARE PRELIMINARY ONLY AND SUBJECT TO FINAL ENGINEERING DESIGN.
- 21.) PURSUANT TO SECTION 66456.1 OF THE SUBDIVISION MAP ACT THE RIGHT TO FILE MULTIPLE MAPS IS HEREBY RESERVED.
- 22.) ALL UTILITIES WILL BE PLACED UNDERGROUND WITHIN THE PUBLIC UTILITY EASEMENTS. PUBLIC UTILITY EASEMENTS WILL BE PROVIDED AS REQUIRED BY THE CITY OF TRACY AND UTILITY COMPANIES.
- 23.) EXISTING BUILDINGS AND STRUCTURES ARE TO BE REMOVED PER CITY OF TRACY REQUIREMENTS.
- 24.) THE BOUNDARY INFORMATION IS BASED UPON A FIELD SURVEY OF THE PROPERTY PREPARED BY STANTEC CONSULTING SERVICES, INC.
- 25.) THIS PROPERTY IS NOT SUBJECT TO INUNDATION.
- 26.) NO EXISTING TREES ARE TO BE REMOVED.
- 27.) FINAL LANDSCAPE AND IRRIGATION PLANS ARE TO BE SUBMITTED ALONG WITH FINAL IMPROVEMENT PLANS.
- 28.) SUBDIVISION SIGNAGE PER CITY OF TRACY REQUIREMENTS.
- 29.) ALL STREET RIGHT-OF-WAYS ARE 56' WIDE UNLESS OTHERWISE NOTED. SEE TYPICAL STREET SECTIONS ON SHEET 2.
- 30.) DESIGN CRITERIA: CUL-DE-SAC P/L RADIUS = 50'  
ELBOW P/L RADIUS = 70'
- 31.) BASIS OF BEARINGS: BEARINGS, DISTANCES AND COORDINATES ARE BASED ON THE CITY OF TRACY MODIFIED GRID. A LINE BETWEEN CITY OF TRACY MONUMENTS NO.GPS-16 AND NO. GPS-17, BEARS NORTH 00°16'06" EAST, AS CALCULATED FROM RESULTS PUBLISHED BY ASSOCIATED CONSULTANTS GROUP INC. ON FILE IN THE OFFICE OF CITY OF TRACY PUBLIC WORKS DEPARTMENT, IN THE TRACY MODIFIED COORDINATE SYSTEM VALUES TABLE 1. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- 32.) DEVELOPMENT WILL BE PHASED. PARCEL MAPS MAY BE FILED FOR REASONS OF LAND SALE. PARCEL LINES WILL BE CONSISTENT WITH THIS TENTATIVE MAP.

**CITY ENGINEER'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS MAP HAS BEEN REVIEWED FOR COMPLIANCE WITH THE REQUIREMENTS OF THE TRACY MUNICIPAL CODE AND THE SUBDIVISION MAP ACT AS TO FORM AND CONTENT.

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

**PLANNING COMMISSION FILING CERTIFICATE**

TENTATIVE MAP FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2013 IN THE OFFICE OF THE TRACY PLANNING COMMISSION, TRACY, CALIFORNIA ACCOMPANIED WITH APPROPRIATE FILING FEES. THIS CERTIFICATE DOES NOT DEEM THIS APPLICATION COMPLETE.

**PLANNING COMMISSION CERTIFICATE**

I HEREBY CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF TRACY RECOMMENDED THIS TENTATIVE MAP BE CONDITIONALLY APPROVED ON \_\_\_\_\_ BY RESOLUTION No. \_\_\_\_\_ AND THAT ON \_\_\_\_\_ THE CITY COUNCIL CONDITIONALLY APPROVED THIS MAP BY RESOLUTION No. \_\_\_\_\_

SECRETARY PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

DIRECTOR DEVELOPMENT & ENGINEERING SERVICES \_\_\_\_\_ DATE \_\_\_\_\_

**CITY COUNCIL CERTIFICATE**

I HEREBY CERTIFY THAT THE CITY COUNCIL OF TRACY HAS CONDITIONALLY APPROVED THIS TENTATIVE MAP ON \_\_\_\_\_ BY RESOLUTION No. \_\_\_\_\_

CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

**ENGINEERS STATEMENT**

THIS MAP WAS PREPARED BY STANTEC CONSULTING SERVICES, INC. UNDER MY DIRECTION.

CHRIS T. VIERRA R.C.E. C-70054 \_\_\_\_\_ DATE \_\_\_\_\_  
LICENSE EXPIRATION DATE: 9-30-14

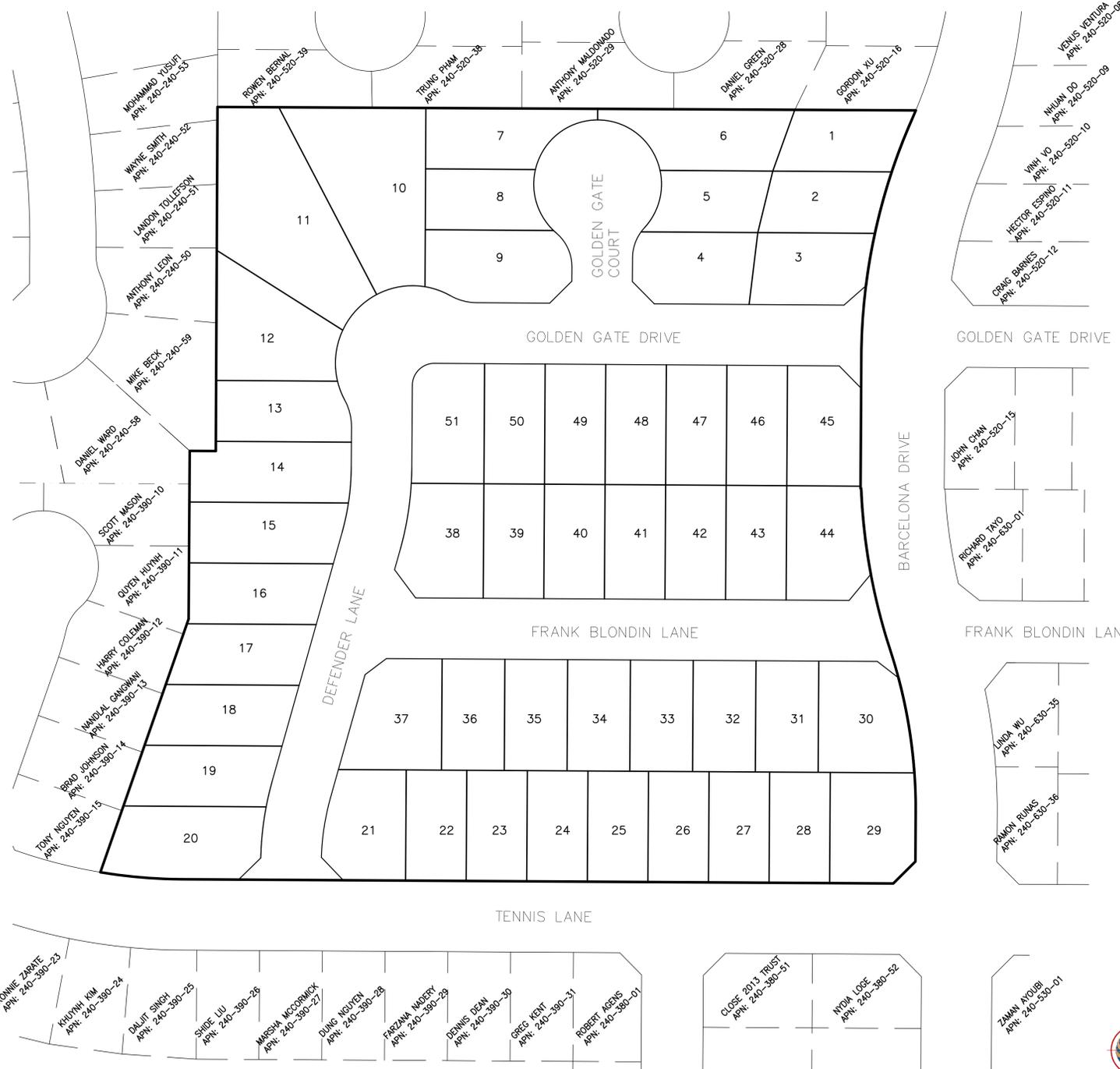
OWNER'S NAME	A.P.N.
1. TVC TRACY HOLDCO, LLC	240-390-33
2. TVC TRACY HOLDCO, LLC	240-520-44

# VESTING TENTATIVE SUBDIVISION MAP

TRACT NO. 3803

# BARCELONA INFILL

**A PORTION OF SECTION THIRTY (30), TOWNSHIP 2 SOUTH,  
RANGE 5 EAST, MOUNT DIABLO BASE AND MERIDIAN  
TRACY, CALIFORNIA.**

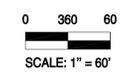


VICINITY MAP  
N.T.S.

SHEET INDEX	
C1	COVER SHEET
C2	DETAIL MAP
C3	TENTATIVE MAP
C4	TOPOGRAPHY MAP

LEGEND		
	EXISTING	PROPOSED
WATER VALVE		
FIRE HYDRANT		
AIR RELEASE VALVE (ARV)		
TEMP BLOWOFF		
DRAIN INLET		
STANDARD MANHOLE		
WATER LINE		
SANITARY SEWER		
STORM DRAIN		
TYPICAL 100W ELECTROLIER	N/A	
TYPICAL 150W ELECTROLIER	N/A	
TYPICAL 200W ELECTROLIER	N/A	
STOP SIGN		
STREET NAME SIGN		
TYPICAL SIGNAGE		
SURVEY MONUMENT		
UTILITY BOX		
RETAINING WALL	N/A	
DRIVEWAY		
DIRECTION OF FLOW	N/A	
TOP OF CURB ELEVATION	N/A	
EXISTING GROUND ELEVATION		N/A
CURB, GUTTER AND SIDEWALK		
TYPICAL RETURN WITH HANDICAP RAMP	N/A	
CENTERLINE		N/A
RIGHT OF WAY		

\* ALL APPLICABLE SYMBOLS ARE PER CITY STD PLANS, UNLESS OTHER WISE NOTED.



SCALE: 1" = 60'

CITY OF TRACY

APPROVED FOR CONSTRUCTION SUBJECT TO THE DATA SHOWN. FOR ERRORS AND/OR OMISSION THAT MAY BE PRESENT ON THESE PLANS.  
KULDEEP SHARMA CITY ENGINEER DATE \_\_\_\_\_



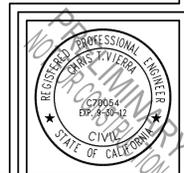
**WAT CONSULTING ENGINEERS**  
126 Drake Avenue  
Tracy, CA 95376  
Tel: 209.568.4477  
Fax: 209.568.4478

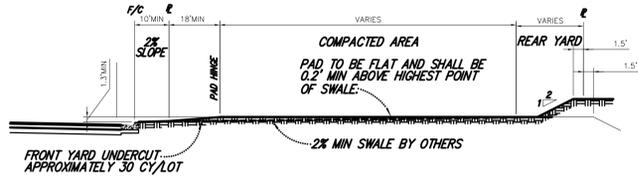
No.	MM/YY	Description	By	Appd.

DESIGNED BY: CB	DRAWN BY: CB	CHECKED BY: CVT	DATE: 12-16-2013	SCALE: AS SHOWN
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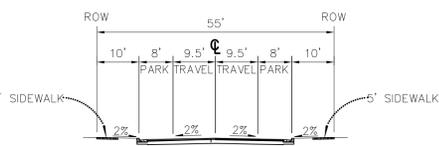
COVER SHEET  
VESTING TENTATIVE SUBDIVISION MAP TRACT 3803  
**BARCELONA INFILL**  
TRACY, CALIFORNIA

SHEET  
**1**  
OF 4 SHEETS

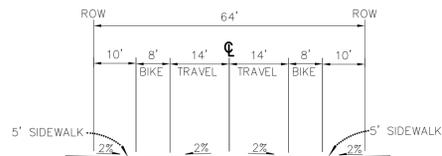




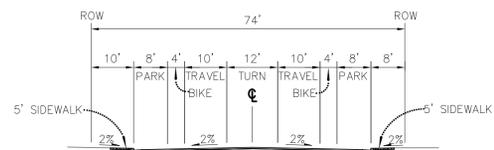
**TYPICAL LOT SECTION**  
N.T.S.



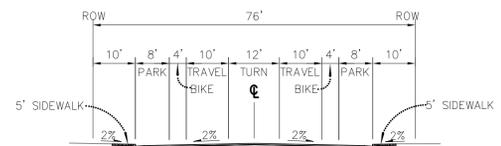
**55' R.O.W. RESIDENTIAL STREET CROSS SECTION**  
SCALE: 1"=20'



**64' R.O.W. RESIDENTIAL COLLECTOR STREET CROSS SECTION**  
SCALE: 1"=20'



**74' R.O.W. PROJECT COLLECTOR STREET CROSS SECTION**  
SCALE: 1"=20'



**76' R.O.W. PROJECT COLLECTOR STREET CROSS SECTION**  
SCALE: 1"=20'

CITY OF TRACY

APPROVED FOR CONSTRUCTION SUBJECT TO THE DATA SHOWN FOR THE PROJECT. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE INFORMATION PROVIDED AND/OR OMISSION THAT MAY BE PRESENT ON THESE PLANS.

KULDEEP SHARMA CITY ENGINEER DATE



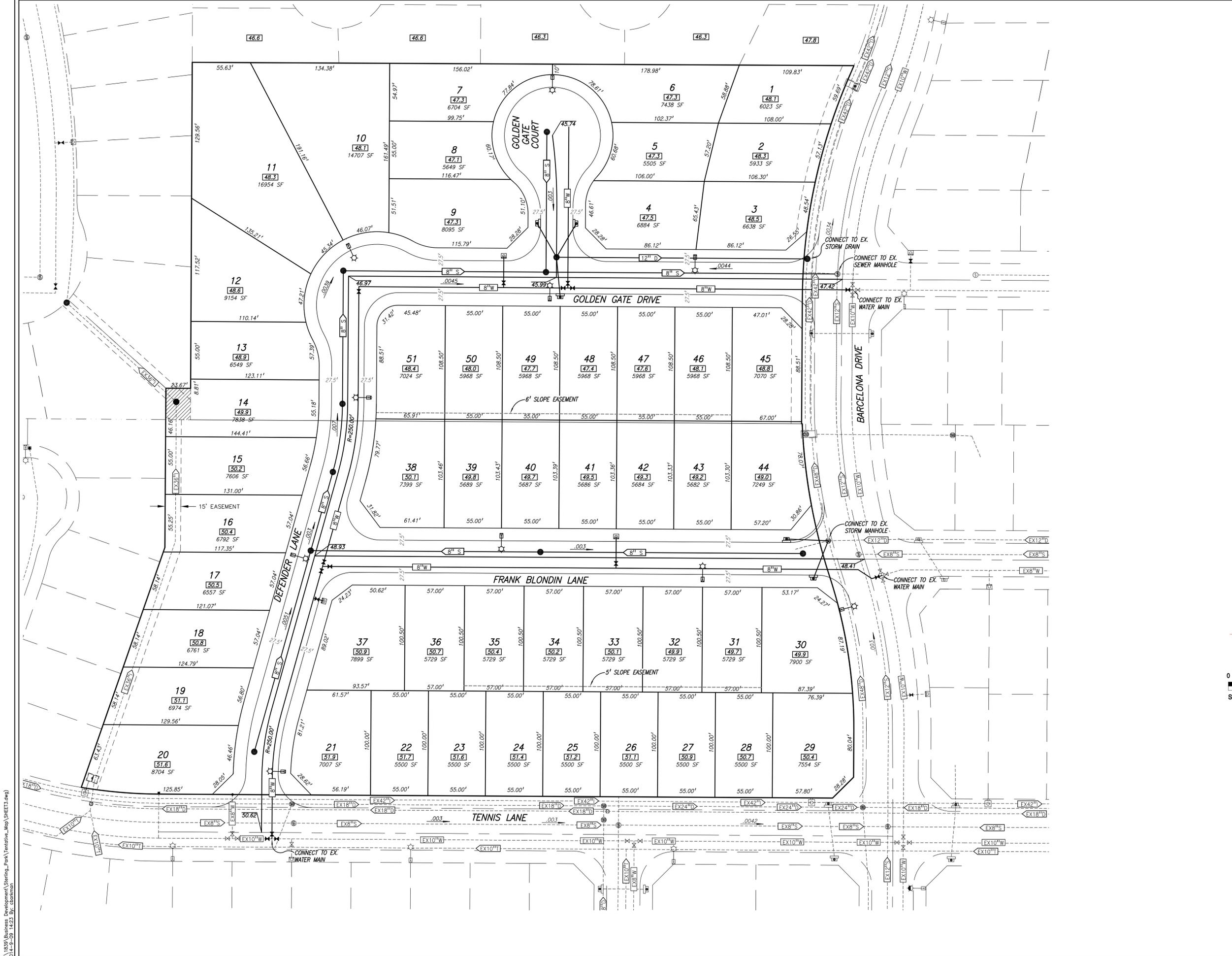
No.	MM/YY	Description	By	Appd.

DESIGNED BY: CB	DRAWN BY: CB	CHECKED BY: CVT	DATE: 12-16-2013	SCALE: AS SHOWN
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DETAIL SHEET  
VESTING TENTATIVE SUBDIVISION MAP TRACT 3803  
**BARCELONA INFILL**  
TRACY, CALIFORNIA

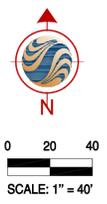


SHEET  
**2**  
OF 4 SHEETS



V:\1339\Business Development\Stirling\_Park\Tentative\_Map\Sheet3.dwg  
 2014-09-09 14:23 By: cbarren

ORIGINAL SHEET - ARCH D



CITY OF TRACY

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 KULDEEP SHARMA CITY ENGINEER DATE



**WAT CONSULTING ENGINEERS**  
 126 Drake Avenue  
 Modesto, CA 95245  
 Tel: 209.568.4477  
 Fax: 209.568.4478

No.	MM/YY	Description	By	Appd.

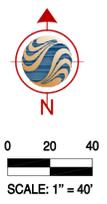
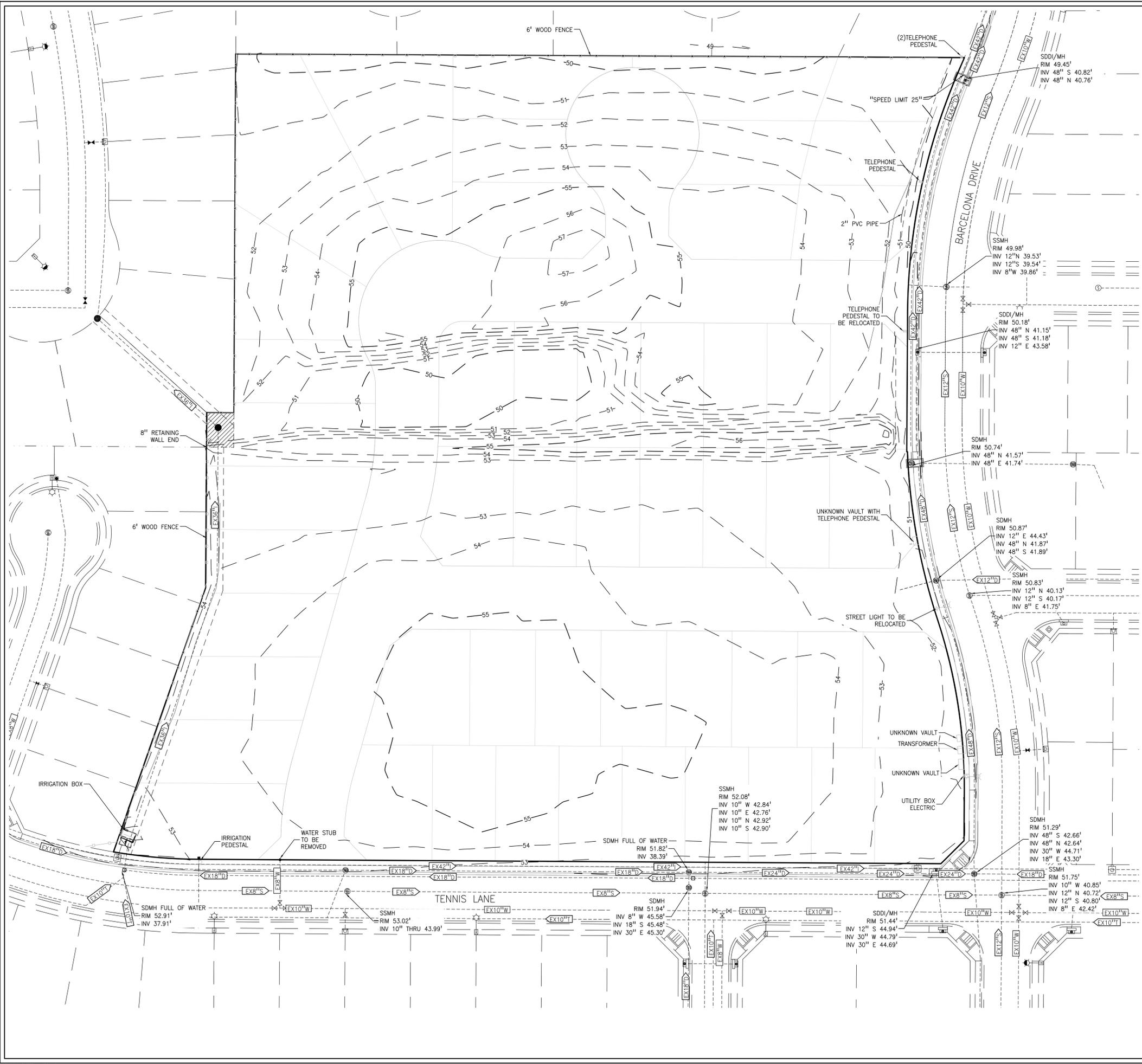
DESIGNED BY: CB	DRAWN BY: CB	CHECKED BY: CVT	DATE: 12-16-2013	SCALE: AS SHOWN
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TENTATIVE MAP  
 VESTING TENTATIVE SUBDIVISION MAP TRACT 3803  
**BARCELONA INFILL**  
 TRACY, CALIFORNIA



SHEET  
**3**  
 OF 4 SHEETS

V:\1839 Business Development\Stiering\_Park\Tentative\_Map\Sheet4.dwg  
2014-09-07 12:24 By: cbarman



CITY OF TRACY

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**WAT**  
CONSULTING ENGINEERS

126 Drake Avenue  
Folsom, CA 95630  
Tel: 209.568.4477  
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No.	MM/YY	Description	By	Appd.

DESIGNED BY: CB	DRAWN BY: CB	CHECKED BY: CVT	DATE: 12-16-2013	SCALE: AS SHOWN
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EXISTING TOPOGRAPHY MAP

VESTING TENTATIVE SUBDIVISION MAP TRACT 3803

**BARCELONA INFILL**

TRACY, CALIFORNIA



SHEET

**4**

OF 4 SHEETS

# *Barcelona* INFILL



CONCEPT, PRELIMINARY & FINAL DEVELOPMENT PLAN

- PROVIDED FOR -  
City of Tracy

- PROVIDED BY -  
TVC Tracy HoldCo, LLC

- PREPARED BY -  
KGY Group  
Stantec Consulting Services, Inc.

September 2014

*Barcelona*  
INFILL

**T A B L E O F C O N T E N T S**

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## *Introduction*

The Barcelona Infill Planned Unit Development (PUD) is a proposed ten acre infill development at the intersection of Tennis Lane and Barcelona Drive at the junction between the Sterling Park and San Marco planned communities.

The Barcelona Infill PUD consists of two legal parcels of land (Assessor's Parcel No. 240-520-44 and 240-390-33) comprising a total of 10.15 acres. In 1998, at the time of the entitlement approvals for

the Sterling Park and San Marco PUDs, the subject parcels were set aside as a location for a possible elementary school. Given that the Sterling Park and San Marco communities are fully built out and plan area residents are already served by area schools, a General Plan amendment to alter the land use from Public Facility (PF) to Residential Low (RL) has been concurrently requested. The RL land use designation would allow for single family dwellings to be constructed on the site at a density of between 2.1 to 5.8 units per acre.

The current zoning request is for Planned Unit Development (PUD). The purpose of this Concept, Preliminary and Final Development Plan (PDP/FDP) is to establish development standards for this ten acre site to allow for the construction of 51 single family homes (5.0 du/acre).

## **Project Objectives**

The objective of this document is to establish the land use, development standards, and architecture for the development of the Barcelona Infill subdivision and to ensure that then the remaining parcels in Sterling Park and San Marco communities integrate well into the existing neighborhoods. To achieve this objective, and in keeping with the densities of the surrounding neighborhoods, this PUD proposes a low density development pattern which features home sites designed to integrate well with the existing neighborhoods. Four distinct floor plans (each with four elevations each) provide architectural variation.

## **Existing Conditions**

The current project site is comprised of two roughly five acre parcels. The northern five acre parcel (240-520-44) was incorporated as a part of the original Sterling Park Community Plan while the southern five acre parcel (240-390-33) was included in the San Marco Planned Community Plan. Both parcels were used as dirt stockpiles during the construction of the Sterling Park and San Marco communities. Each parcel is mounded in the middle and drains to the outside edges with the northern parcel having a grade differential of approximately seven feet and the southern parcel having a grade differential of approximately two feet. The property is currently undeveloped and is bordered on both its west and north sides by existing single family dwellings. Barcelona Drive serves as the site's eastern border while Tennis Lane borders the site to its south.





*Additional setback along western edge to give privacy to adjacent neighbors*

*Homes front Barcelona Drive to match existing homes*

*Utility connections out to Barcelona Drive*

*Utility connections out to Tennis Lane*

*Homes front Tennis Lane to match existing homes and provide traffic calming measure*

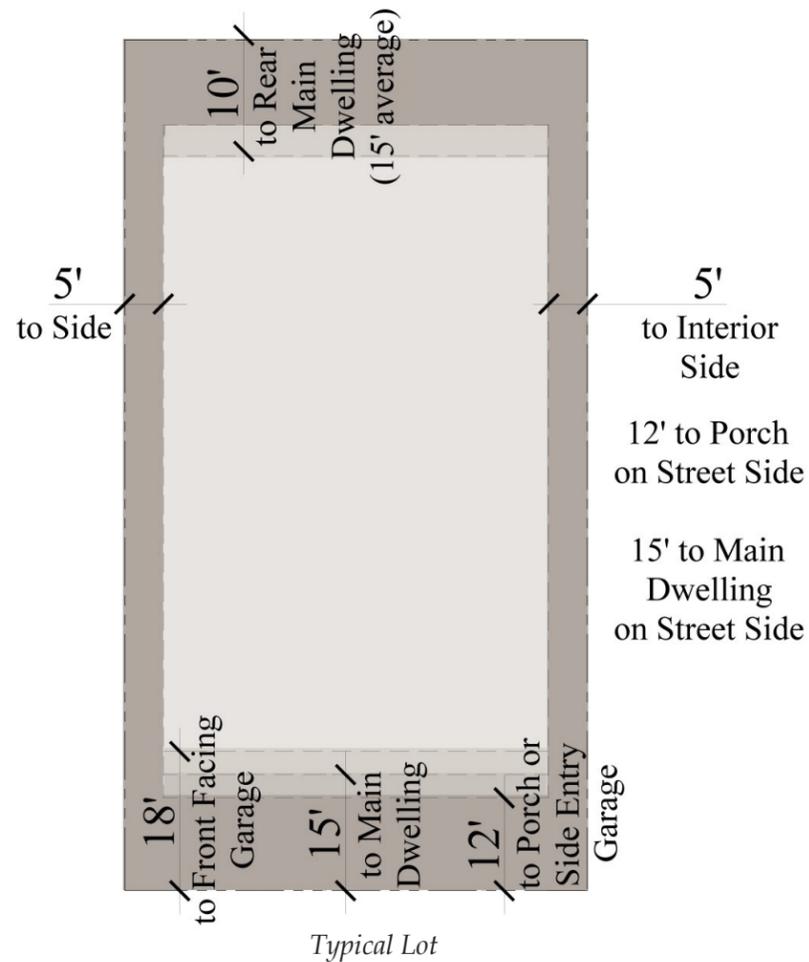
## Development Plan

The Barcelona Infill Project encompasses 51 single family residential lots on 10.15 gross acres (5.0 du/ac) with lot sizes ranging from 5,500 s.f. to approximately 17,000 s.f. and an average lot size of 6,818 s.f.

The development plan is designed to mirror the development pattern, density, and lot configurations of the surrounding neighborhoods.

Interior lots are serviced by a standard 55' right-of-way neighborhood street which loops between Tennis Lane and Barcelona Ave with intersections at Golden Gate Dr. and Frank Blondin Dr.





### *Setbacks*

The setbacks for the Barcelona Infill Project shall be as follows below. When not specified herein, setbacks shall conform with Article 7 (Low Density Residential Zone) of Chapter 10 of the City of Tracy's Municipal Code.

SETBACKS	
Front Setbacks	
Main Dwelling	15'
Porches or Side Entry Garage	12'
Front Facing Garage	18'
Rear Setbacks	
Main Dwelling	10' min 15' average
Side Setbacks	
Main Dwelling - interior side	5'
Main Dwelling - street side	15'
Porches - street side	12'

Note: All setbacks measured from the property line; architectural projections may encroach up to 24" into setbacks. HVAC equipment may encroach into side yard setbacks provided that gated rear yard access on one side of the house is clear of obstructions.

### *Lot Coverage*

The maximum lot coverage of all buildings shall not exceed 50% of the net lot area with the exception of single story houses which shall have a maximum lot coverage of 55%. The computation of lot coverage shall exclude porches, patios, and patio covers.

### *Distribution of Floor Plans and Architectural Elevations*

Each floor plan shall be used on not less than 15% of the lots nor on more than 35% of the lots. No exact floor plan and elevation shall be located on adjacent lots. At least 20% of the houses shall have garage doors which are setback a minimum of thirty feet from the back of sidewalk.

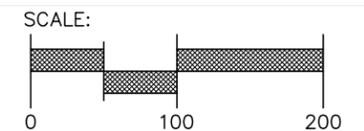
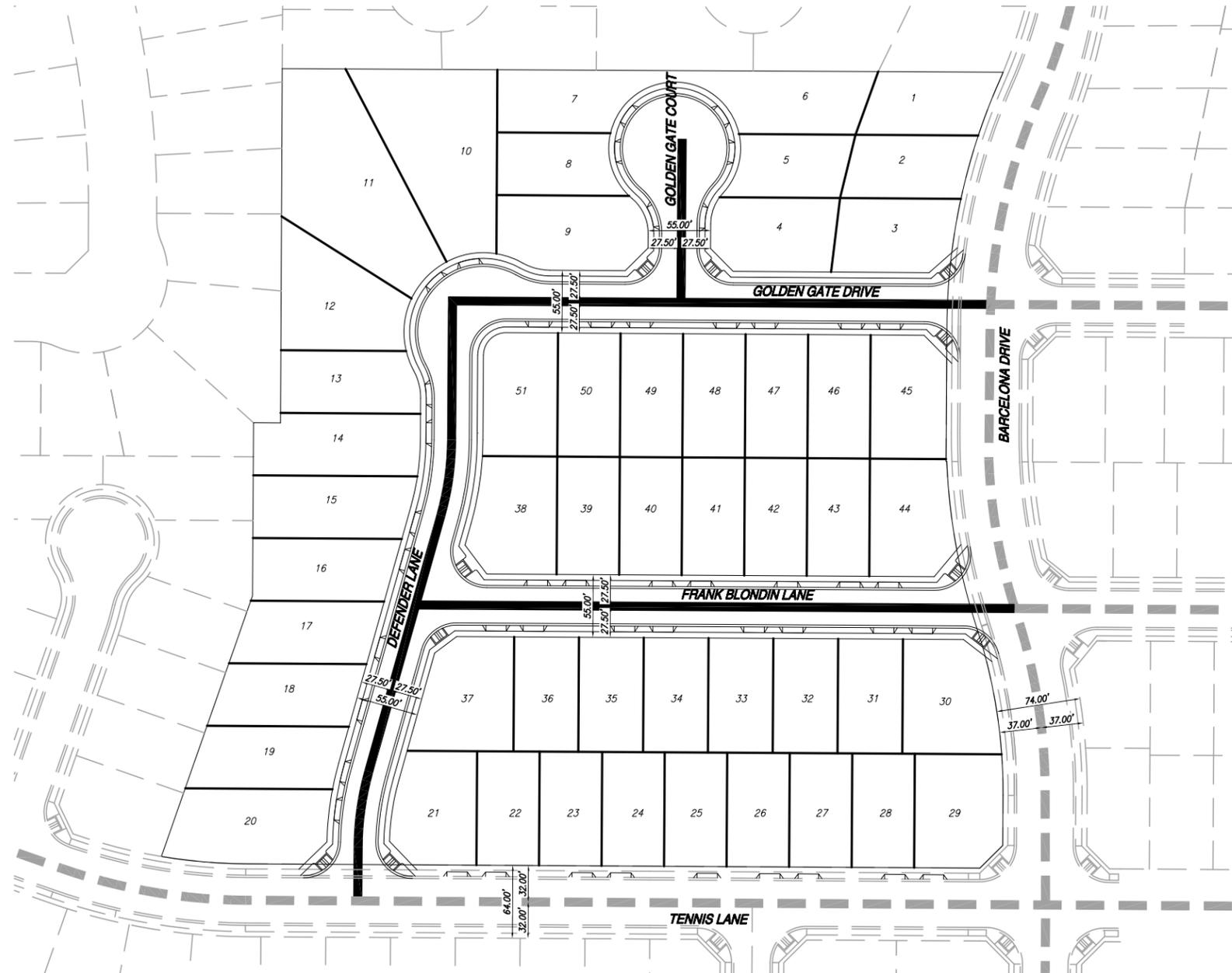
### *Other Standards*

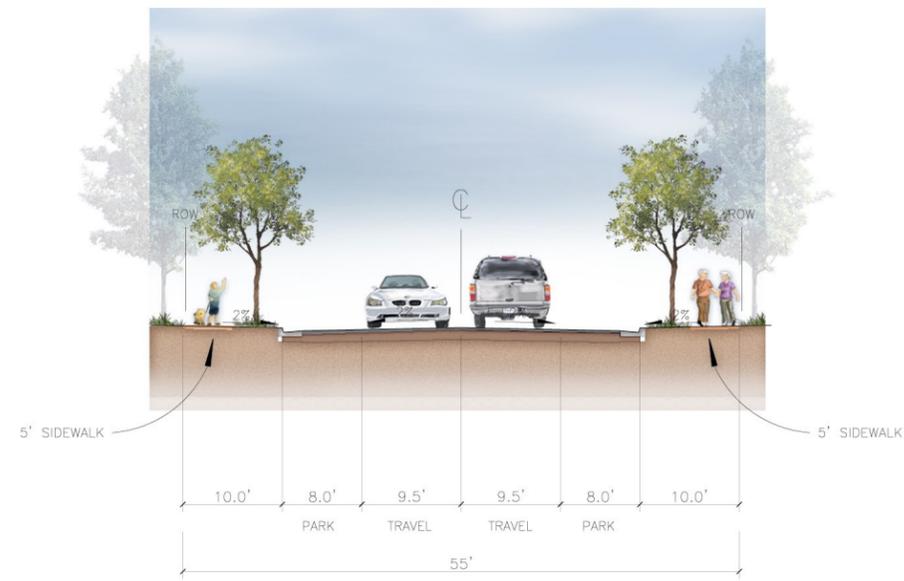
Except as otherwise specified herein, the Barcelona Infill PUD shall comply with the development standards for the Low Density Residential Zone and all other applicable requirements of the Tracy Municipal Code, such as requirements for swimming pools, shade structures, detached accessory buildings, fences, and projections into yards.

# Circulation

## Street System

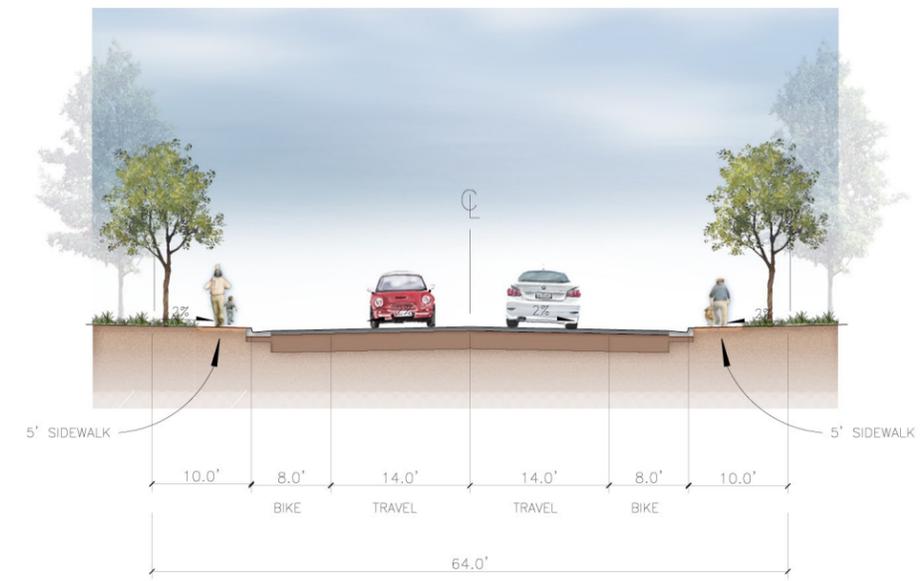
The property is bordered by existing Tennis Lane (south) and Barcelona Drive (east). The proposed 55' (ROW) residential street loops through the new neighborhood and provides one intersection at Tennis Lane and two intersections at Barcelona Drive. This neighborhood street which includes a curb-separated sidewalk serves as a significant connector for utilities and pedestrian circulation.





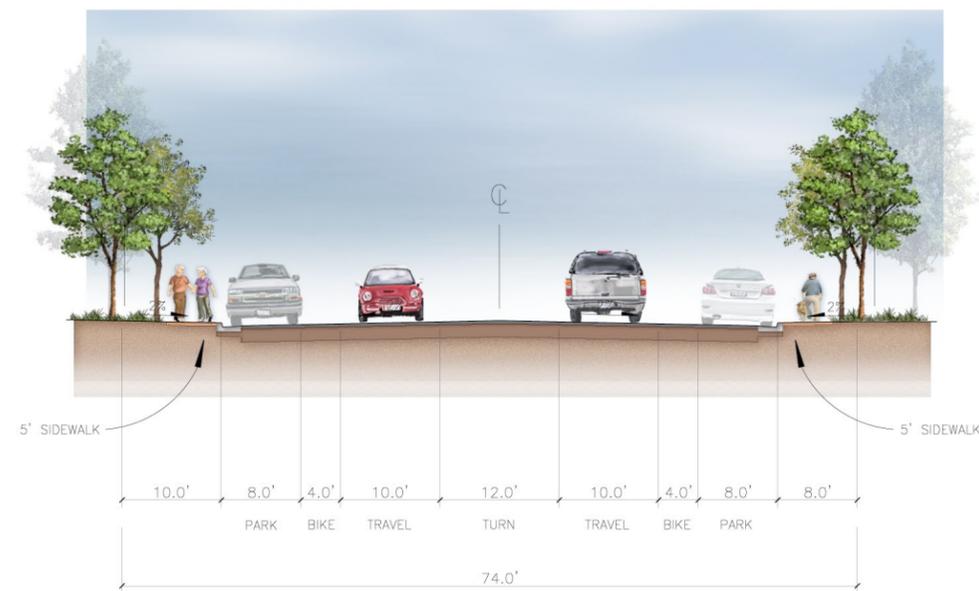
55' R.O.W. RESIDENTIAL STREET

GOLDEN GATE DRIVE/COURT  
DEFENDER LANE  
FRANK BLONDIN LANE



64' R.O.W. RESIDENTIAL COLLECTOR

EXISTING TENNIS LANE



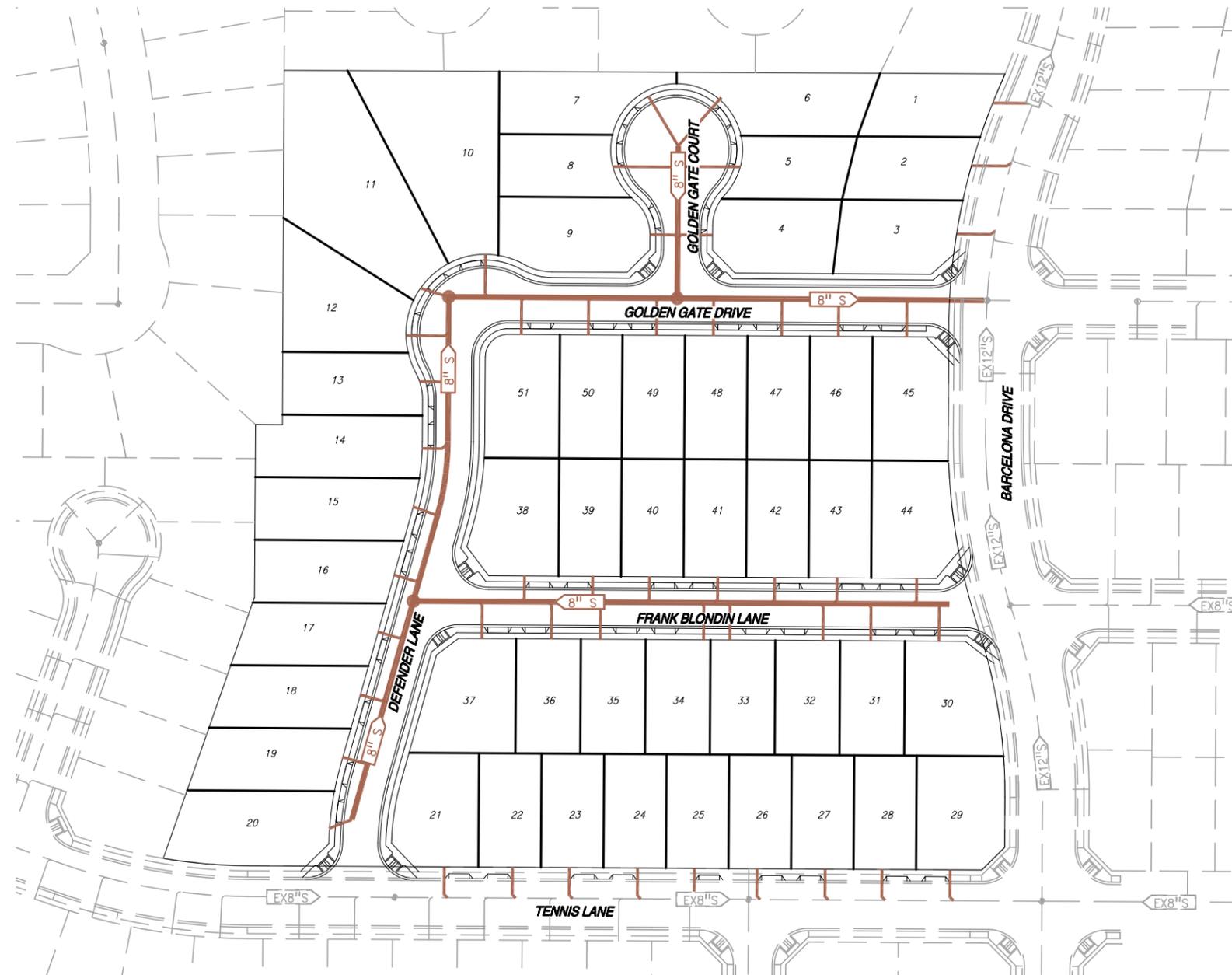
74' R.O.W. PROJECT COLLECTOR

EXISTING BARCELONA DRIVE

# Utilities

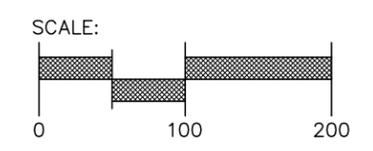
## Sanitary Sewer System

The proposed project sanitary sewer system will utilize the existing sewer infrastructure in the adjacent frontage streets. The majority of the sewer flow will be collected internally and conveyed to existing sanitary sewer infrastructure located in Barcelona Drive. A small portion of the units (9) fronting Tennis Lane and (3) fronting Barcelona Drive will individually connect to the existing 8" infrastructure in those streets.



**LEGEND**

- PROPOSED SANITARY SEWER — 8" S —
- EXISTING SANITARY SEWER — EX12"S —
- PROPOSED SANITARY SEWER MANHOLE ●
- EXISTING SANITARY SEWER MANHOLE ○



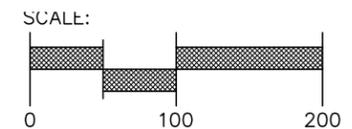
## Storm Drain System

The proposed project storm drain system will utilize the existing storm drain system infrastructure located in the adjacent frontage streets. Runoff from the internal residential units will discharge to the proposed in-tract storm drainage system which will then discharge to the existing 42" storm drainage line in Barcelona Drive. Storm drainage overland release will be provided for all in-tract residential units.



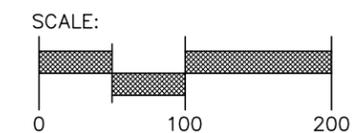
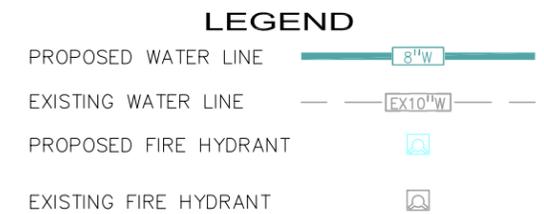
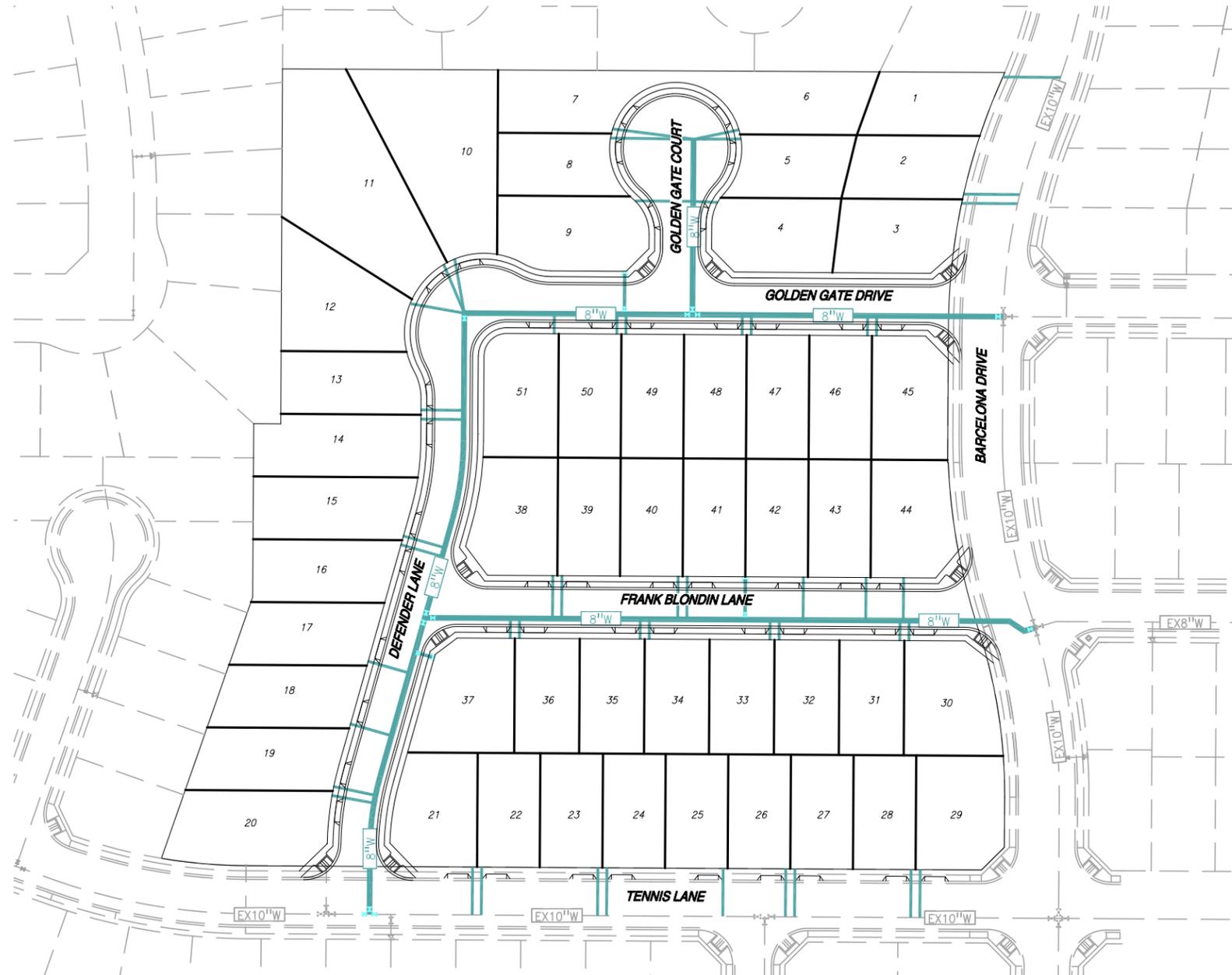
### LEGEND

- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN MANHOLE
- EXISTING STORM DRAIN MANHOLE
- PROPOSED DRAIN INLET
- EXISTING DRAIN INLET



## Water System

The proposed project water system will utilize the existing water system infrastructure located in the adjacent frontage streets. An 8" water line will connect to the existing 10" water line in Barcelona Drive and an existing 10" water line in Tennis Lane. Nine units fronting Tennis Lane will connect directly to the 10" water line in Tennis Lane while three units fronting Barcelona Drive will connect to the existing 10" water line in Barcelona Drive. Fire hydrants, spaced in accordance with City of Tracy standards, will provide fire protection to the in-tract residential units.

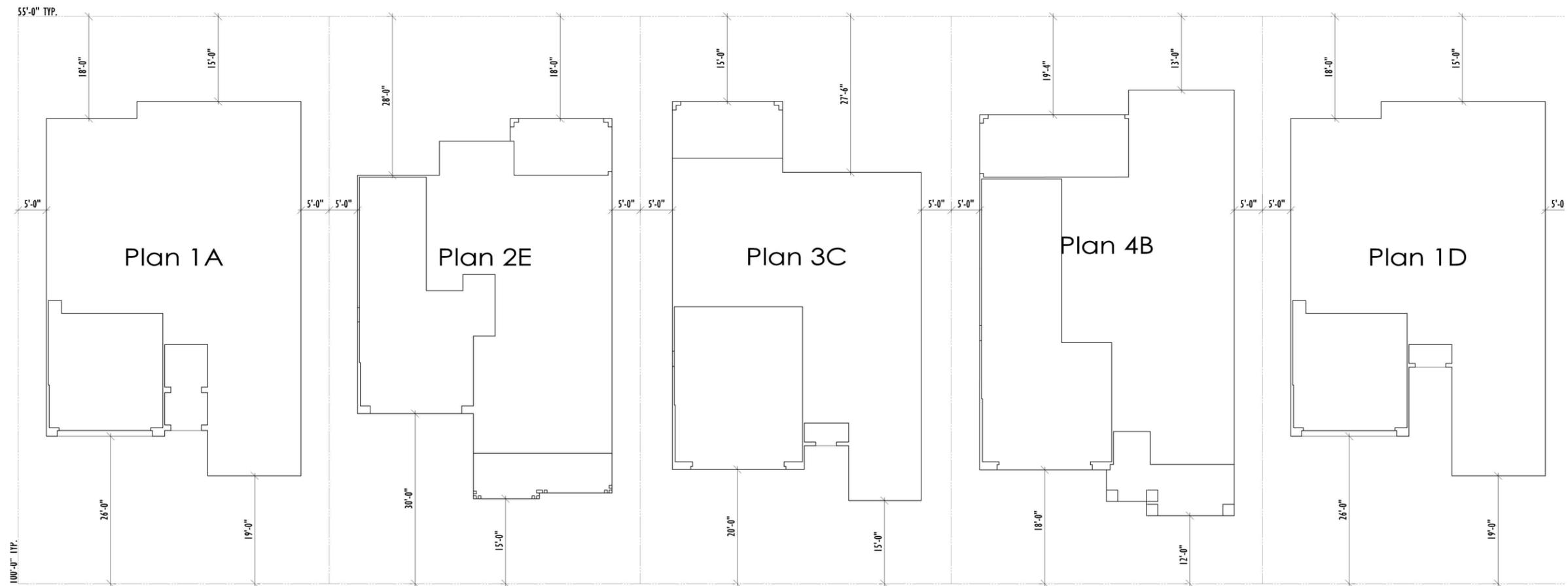




## *Architecture*

Architectural floor plans and renderings for the proposed Barcelona Infill Project are presented in this section.

Architectural design for the Barcelona Infill PUD emphasizes detailing that makes facades more interesting and visually appealing. Home designs are inspired by Farmhouse, Italian, Spanish, Craftsman, and English County architectural styles. Elements reminiscent of each style have been incorporated into the building massing, varied rooflines, architectural details, and building materials of each home. The visibility of garage doors is de-emphasized through the use of front porches and living space forward of the garage.



**Barcelona Infill**  
TVC Tracy Hold Co, LLC

**Street Scene / Typical Plotting**

Tracy, Ca.  
KTGY # 2014-0042

9.17.2014

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Architecture+Planning  
580 Second Street, Suite 200  
Oakland, California 94607  
ktgy.com  
510 272 2910





ELEVATION '1A'



ELEVATION '1B'



ELEVATION '1C'



ELEVATION '1D'

Barcelona Infill  
TVC Tracy Hold Co, LLC

Front Elevations Plan I

AI.0

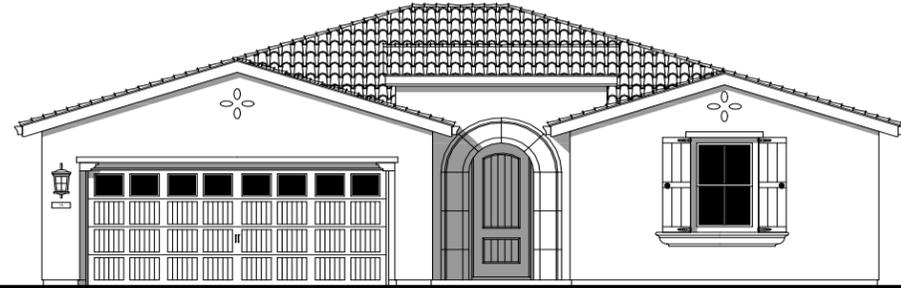
Tracy, Ca.  
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Oakland, California 94607  
ktgy.com  
510.272.2910



Elevation 'A'  
Material Legend:  
Concrete Low Profile 'S' Tile  
Stucco Finish  
Shutters  
Decorative Gable End Detail  
Enhanced Sills  
1x Stucco Finish Trim



ELEVATION '1 A'

Elevation 'B'  
Material Legend:  
Flat Concrete Tile Roofing  
Stucco Finish  
Cementitious Siding/ Shingles  
Stone Veneer  
Enhanced Sills  
1x Stucco Finish Trim  
Corbels



ELEVATION '1 B'

Elevation 'C'  
Material Legend:  
Flat Concrete Tile Roofing  
Stucco Finish  
Enhanced Gable Detail  
Brick Veneer  
Enhanced Sills  
1x Stucco Finish Trim



ELEVATION '1 C'

Elevation 'D'  
Material Legend:  
Concrete Low Profile 'S' Tile  
Stucco Finish  
Enhanced Sills  
1x Stucco Finish Trim



ELEVATION '1 D'

Barcelona Infill  
TVC Tracy Hold Co, LLC

Front Elevations Plan I

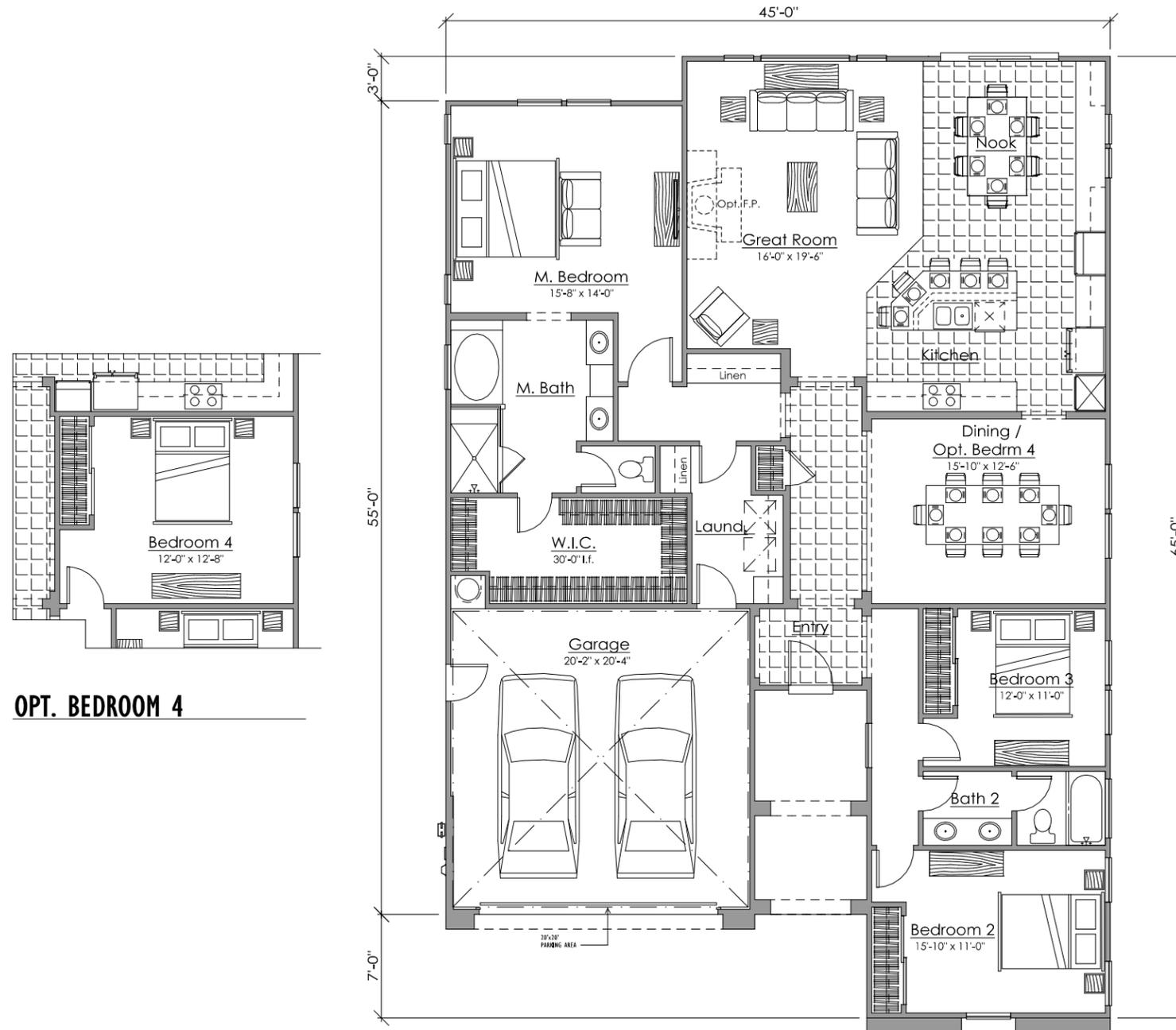
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Tracy, Ca.  
KTGY # 2014-0042

9.17.2014

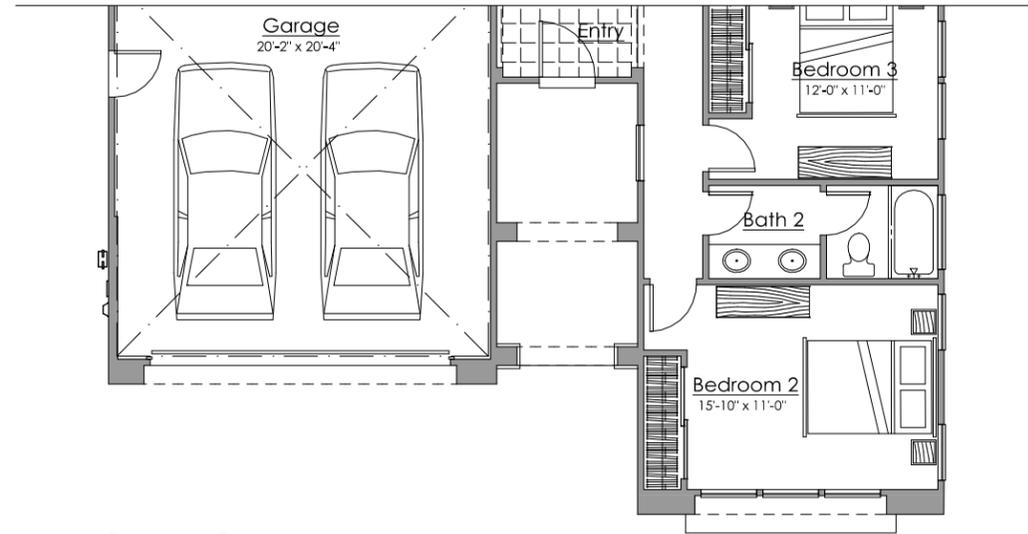
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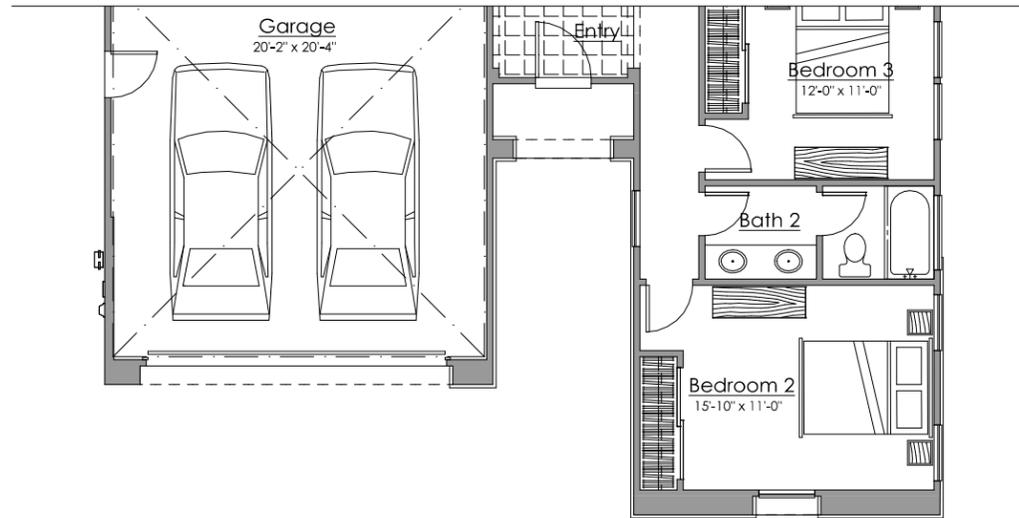


**OPT. BEDROOM 4**

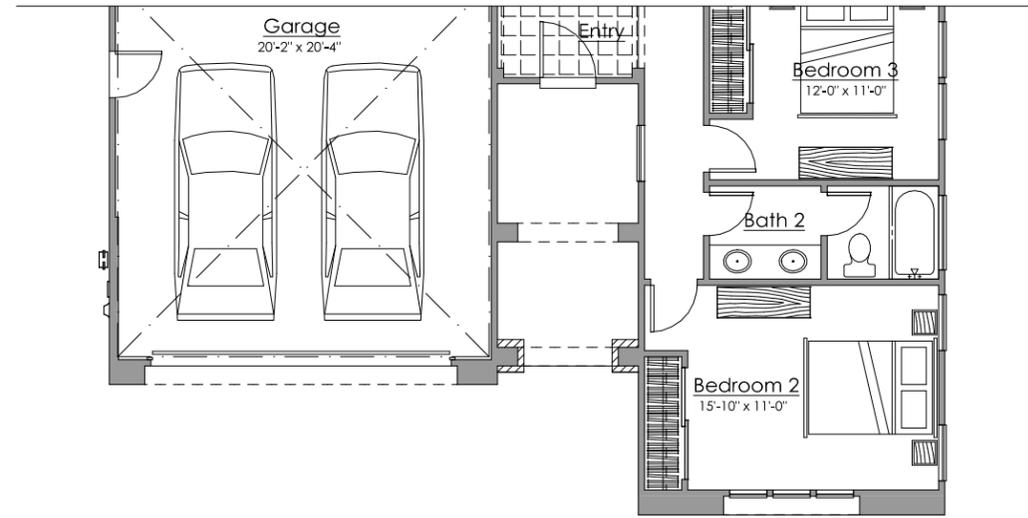
SQUARE FOOTAGE	
FIRST FLOOR LIVING	= 2126 SF
GARAGE	= 437 SF



Plan IB



Plan ID



Plan IC

**Plan I - Addenda**

**AI.IA**

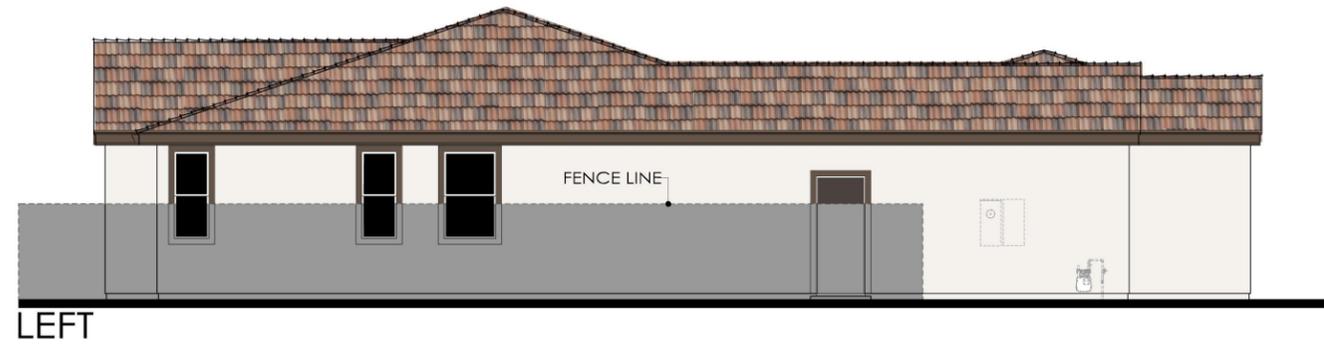
Barcelona Infill  
TVC Tracy Hold Co, LLC

Tracy, Ca.  
KTYG # 2014-0042

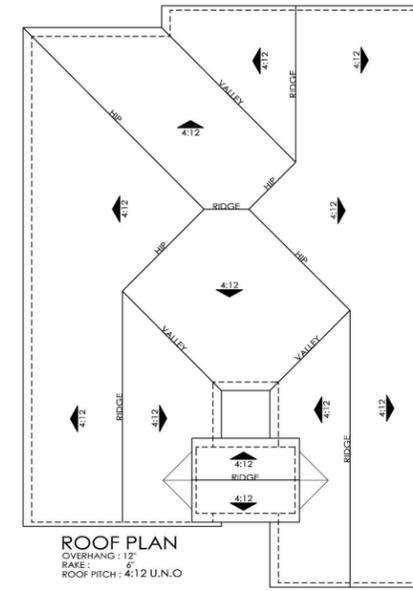
9.17.2014

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Architecture+Planning  
580 Second Street, Suite 200  
Oakland, California 94607  
ktyg.com  
510 272 2910





LEFT



RIGHT



REAR

Barcelona Infill  
TVC Tracy Hold Co, LLC

Plan IA Exterior Elevations

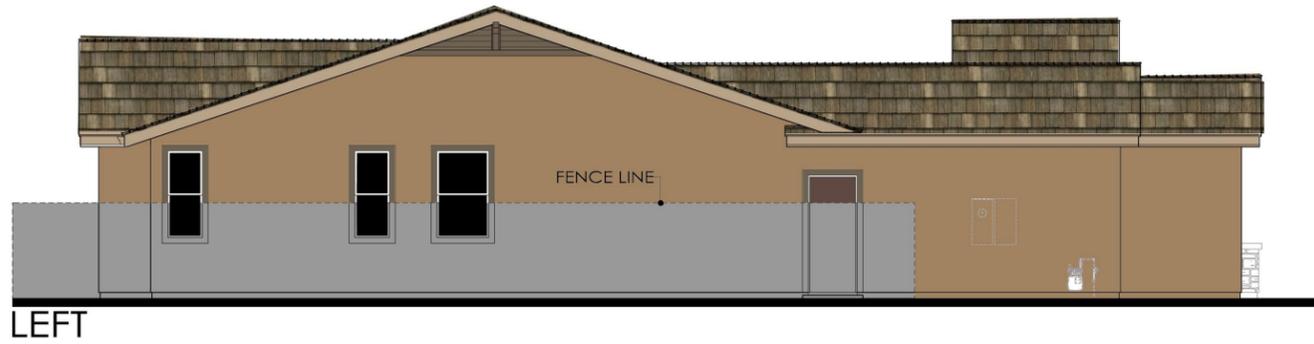
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Tracy, Ca.  
KTGY # 2014-0042

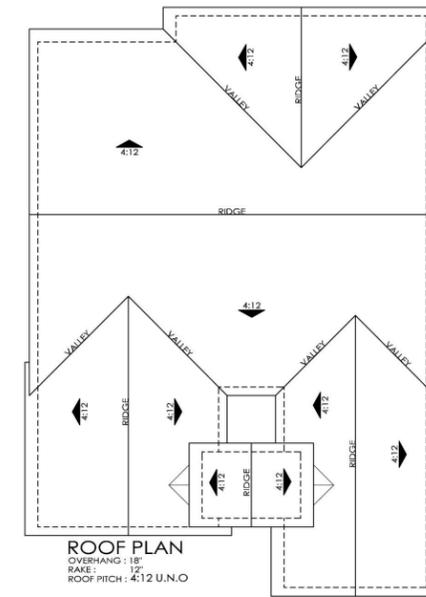
9.17.2014

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Oakland, California 94607  
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510 272 2910





LEFT



RIGHT



REAR

Barcelona Infill  
TVC Tracy Hold Co, LLC

Plan 1B Exterior Elevations

Tracy, Ca.  
KTGY # 2014-0042

9.17.2014

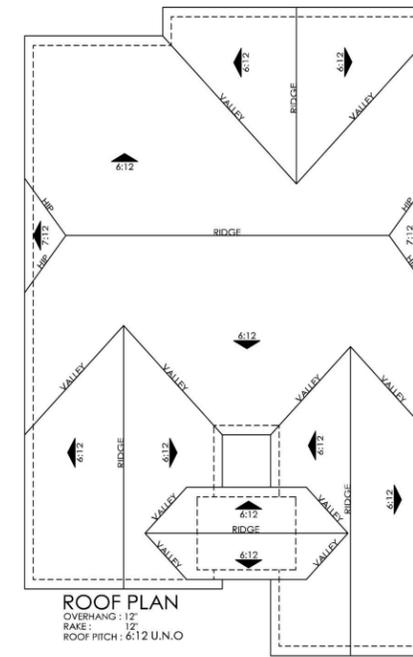
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Architecture+Planning  
580 Second Street, Suite 200  
Oakland, California 94607  
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510 272 2910



AI.3



LEFT



RIGHT



REAR

Barcelona Infill  
TVC Tracy Hold Co, LLC

Plan IC Exterior Elevations

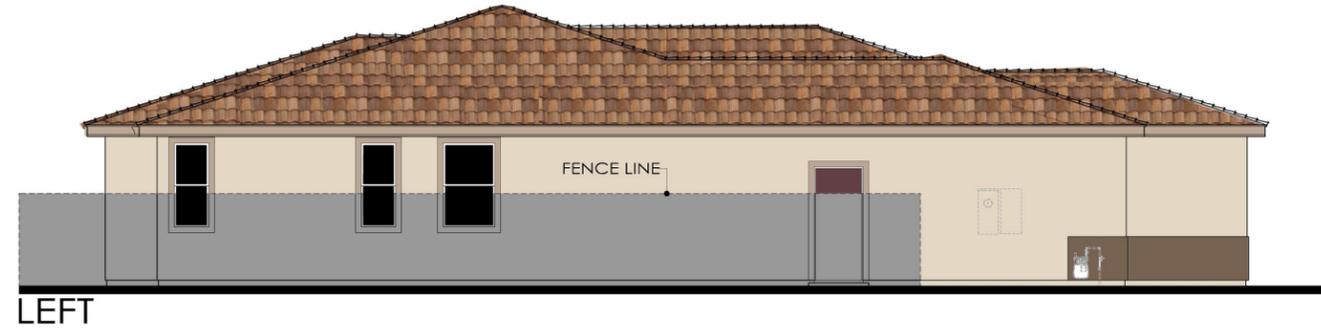
Tracy, Ca.  
KTGY # 2014-0042

9.17.2014

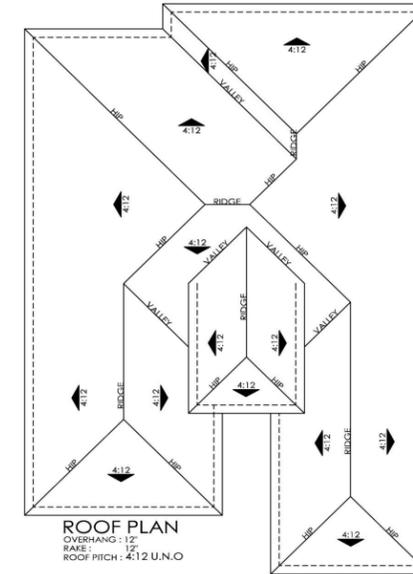
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Oakland, California 94607  
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510.272.2910



A1.4



LEFT



RIGHT



REAR

Barcelona Infill  
TVC Tracy Hold Co, LLC

Plan ID Exterior Elevations

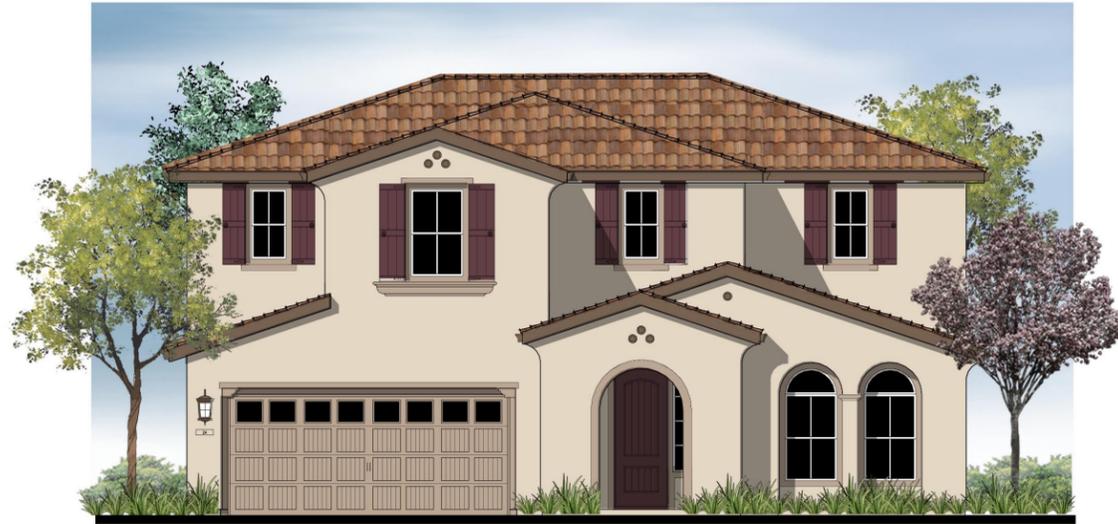
Tracy, Ca.  
KTGY # 2014-0042

9.17.2014

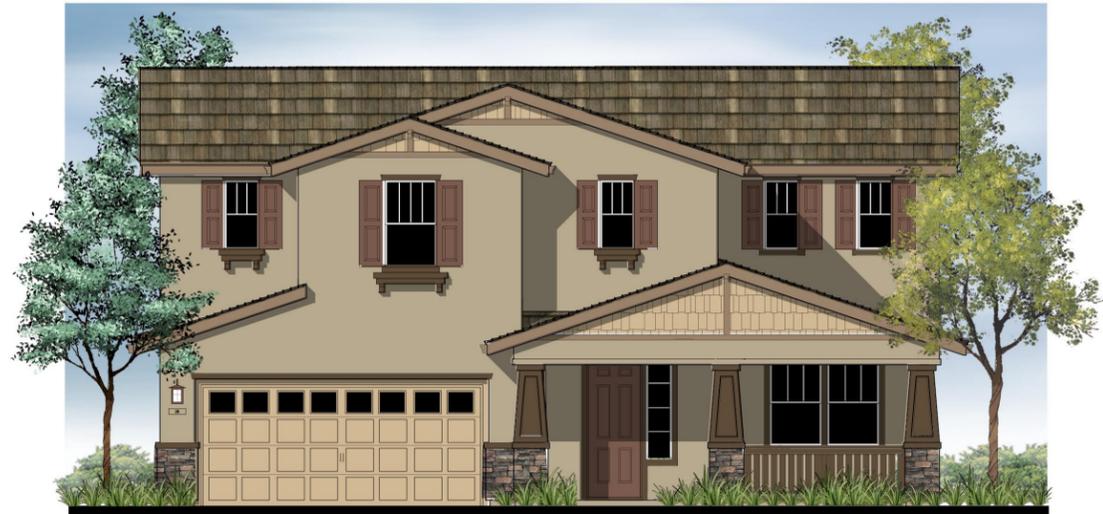
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A1.5



ELEVATION '2A'



ELEVATION '2B'



ELEVATION '2C'



ELEVATION '2E'

Barcelona Infill  
TVC Tracy Hold Co, LLC

Front Elevations Plan 2

A2.0

Tracy, Ca.  
KTGY # 2014-0042

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Oakland, California 94607  
ktgy.com  
510 272 2910



Elevation 'A'  
Material Legend:  
Concrete Low Profile 'S' Tile  
Stucco Finish  
Shutters  
Decorative Gable End Detail  
Enhanced Sills  
1x Stucco Finish Trim



ELEVATION '2A'

Elevation 'B'  
Material Legend:  
Flat Concrete Tile Roofing  
Stucco Finish  
Cementitious Siding/ Shingles  
Stone Veneer  
Enhanced Sills  
1x Stucco Finish Trim  
Corbels  
Shutters  
Porch Guardrail



ELEVATION '2B'

Elevation 'C'  
Material Legend:  
Flat Concrete Tile Roofing  
Stucco Finish  
Enhanced Gable Detail  
Brick Veneer  
Enhanced Sills  
1x Stucco Finish Trim  
Shutters



ELEVATION '2C'

Elevation 'E'  
Material Legend:  
Flat Concrete Tile Roofing  
Stucco Finish  
Enhanced Sills  
1x Stucco Finish Trim  
Shutters  
Wood Posts  
Porch Guardrail  
Enhanced Gable Detail



ELEVATION '2E'

Barcelona Infill  
TVC Tracy Hold Co, LLC

Front Elevations Plan 2

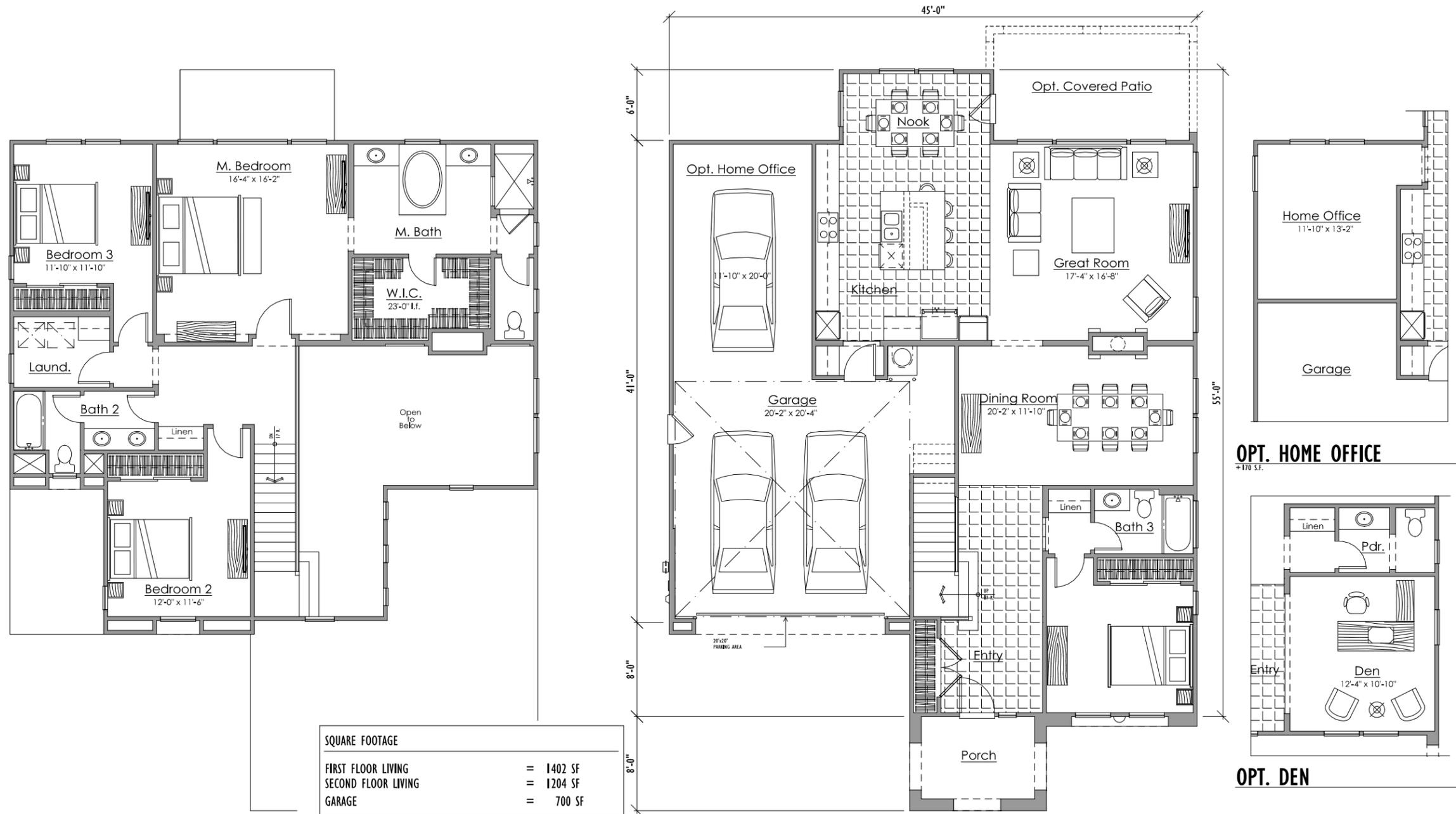
A2.0

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Plan 2 - 2,606 Sq. Ft.

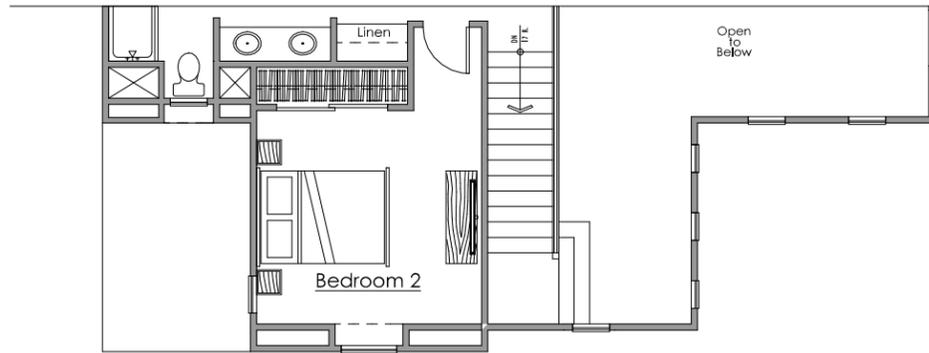
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KTGY # 2014-0042

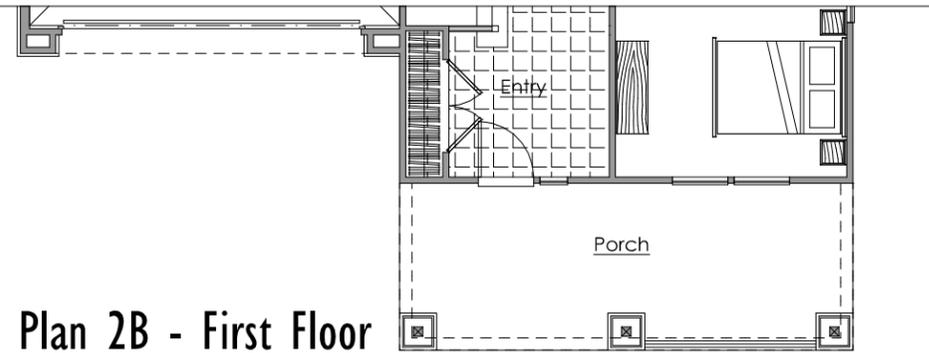
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Architecture+Planning  
580 Second Street, Suite 200  
Oakland, California 94607  
ktgy.com  
510.272.2910

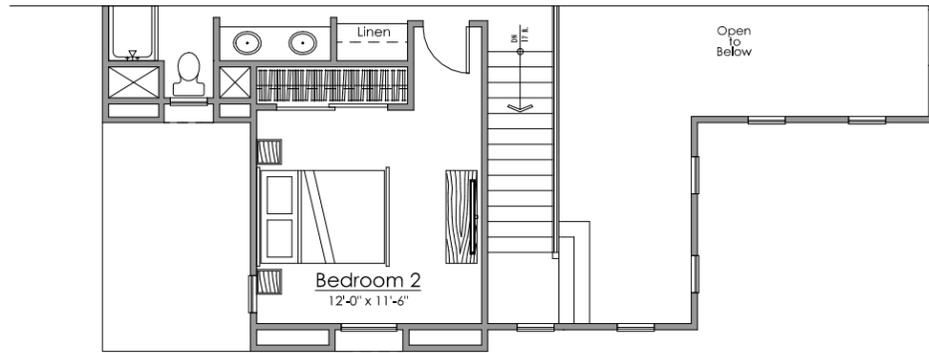




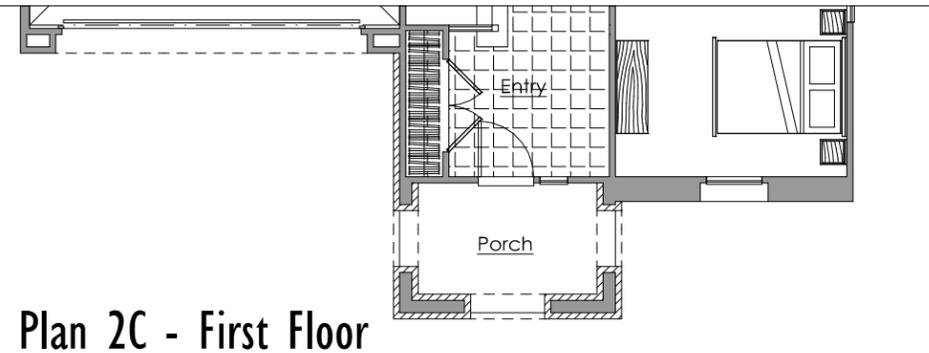
Plan 2B - Second Floor



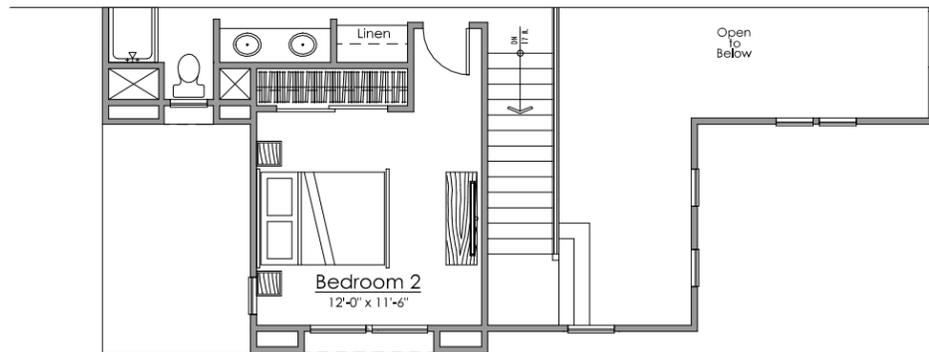
Plan 2B - First Floor



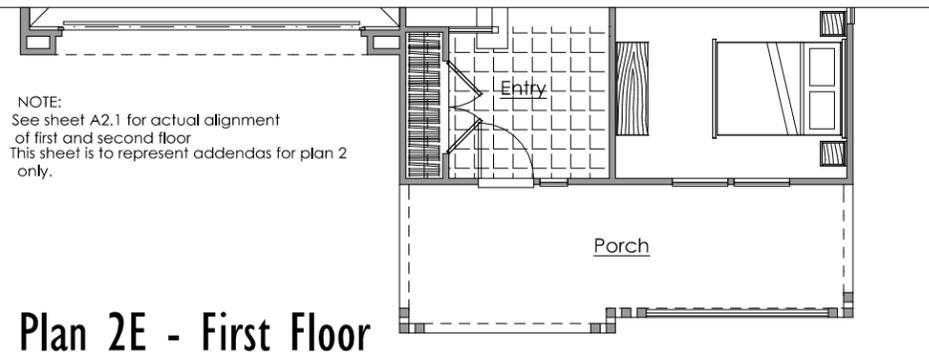
Plan 2C - Second Floor



Plan 2C - First Floor



Plan 2E - Second Floor



Plan 2E - First Floor

NOTE:  
See sheet A2.1 for actual alignment  
of first and second floor  
This sheet is to represent addendas for plan 2  
only.

Barcelona Infill  
TVC Tracy Hold Co, LLC

Plan 2 - Addenda

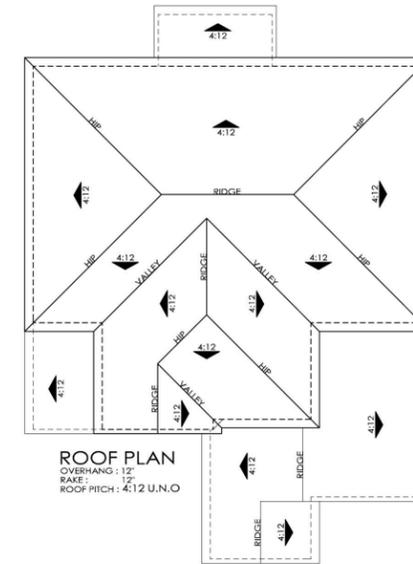
A2.1A

Tracy, Ca.  
KTGY # 2014-0042

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Barcelona Infill  
TVC Tracy Hold Co, LLC

Plan 2A Exterior Elevations

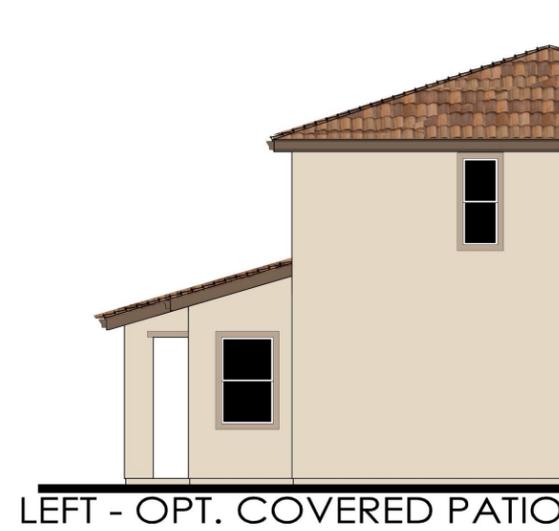
A2.2

Tracy, Ca.  
KTGY # 2014-0042

9.17.2014

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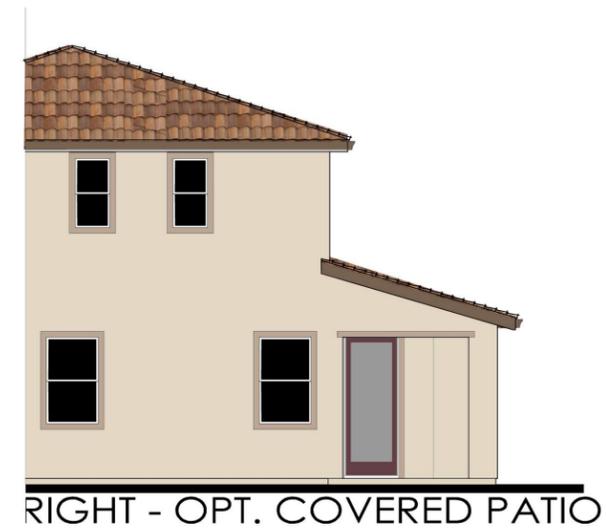




LEFT - OPT. COVERED PATIO



REAR - OPT. COVERED PATIO



RIGHT - OPT. COVERED PATIO

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TVC Tracy Hold Co, LLC

Plan 2A Optional Covered Porch Elevations

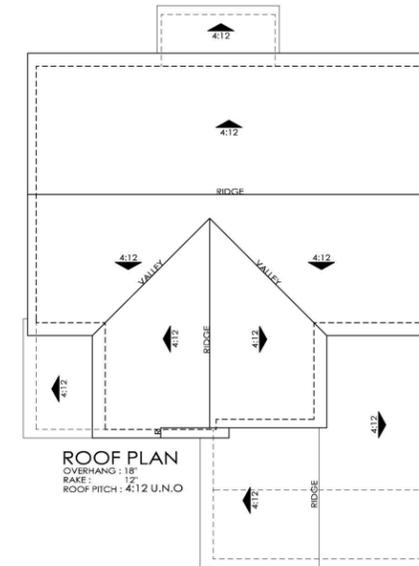
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Plan 2B Exterior Elevations

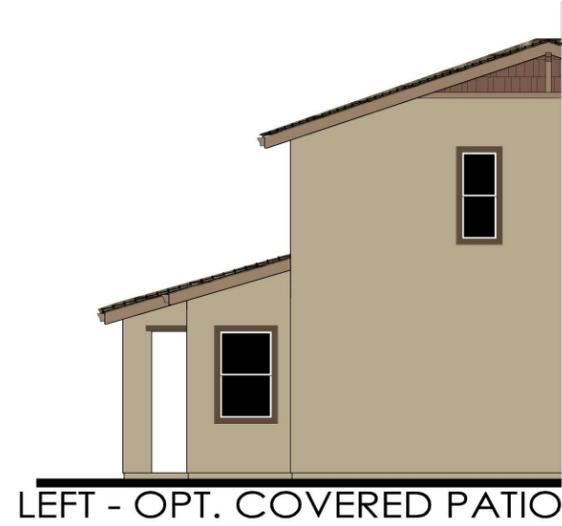
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Plan 2B Optional Covered Porch Elevations

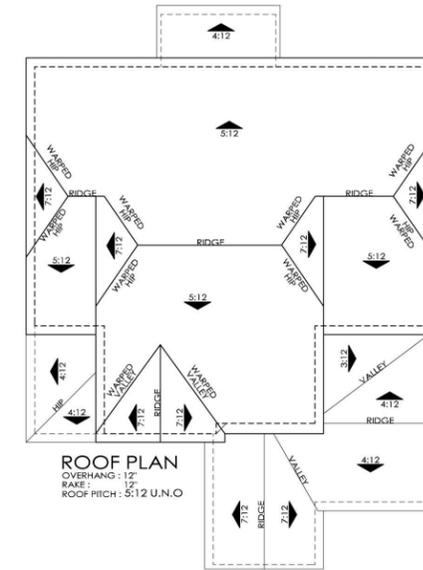
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Plan 2C Exterior Elevations

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A2.6



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Plan 2C Optional Covered Porch Elevations

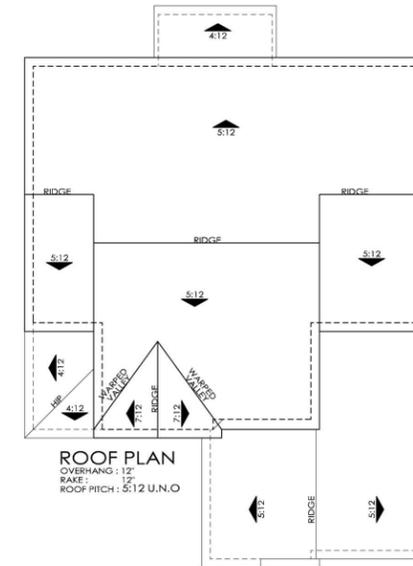
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Plan 2E Exterior Elevations

A2.8

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Plan 2E Optional Covered Porch Elevations

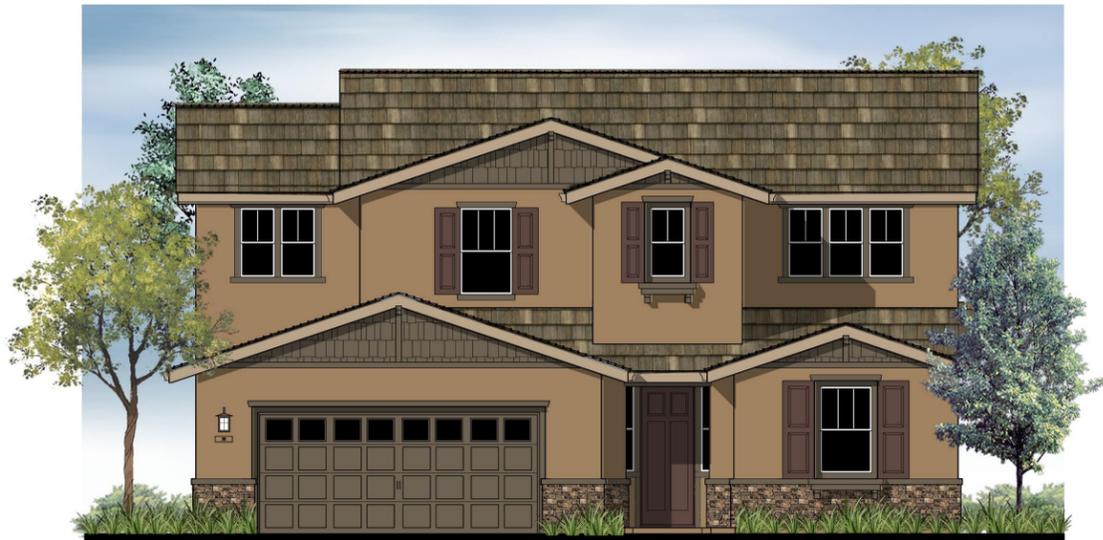
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ELEVATION '3B'



ELEVATION '3C'



ELEVATION '3D'



ELEVATION '3E'

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Front Elevations Plan 3

A3.0

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Elevation 'B'  
Material Legend:

- Flat Concrete Tile Roofing
- Stucco Finish
- Cementitious Siding/ Shingles
- Stone Veneer
- Enhanced Sills
- 1x Stucco Finish Trim
- Corbels
- Shutters



ELEVATION '3B'

Elevation 'C'  
Material Legend:

- Flat Concrete Tile Roofing
- Stucco Finish
- Enhanced Gable Detail
- Brick Veneer
- Enhanced Sills
- 1x Stucco Finish Trim
- Shutters



ELEVATION '3C'

Elevation 'D'  
Material Legend:

- Concrete Low Profile 'S' Tile
- Stucco Finish
- Enhanced Sills
- 1x Stucco Finish Trim



ELEVATION '3D'

Elevation 'E'  
Material Legend:

- Flat Concrete Tile Roofing
- Stucco Finish
- Enhanced Sills
- 1x Stucco Finish Trim
- Shutters
- Wood Posts
- Enhanced Gable Detail



ELEVATION '3E'

Barcelona Infill  
TVC Tracy Hold Co, LLC

Front Elevations Plan 3

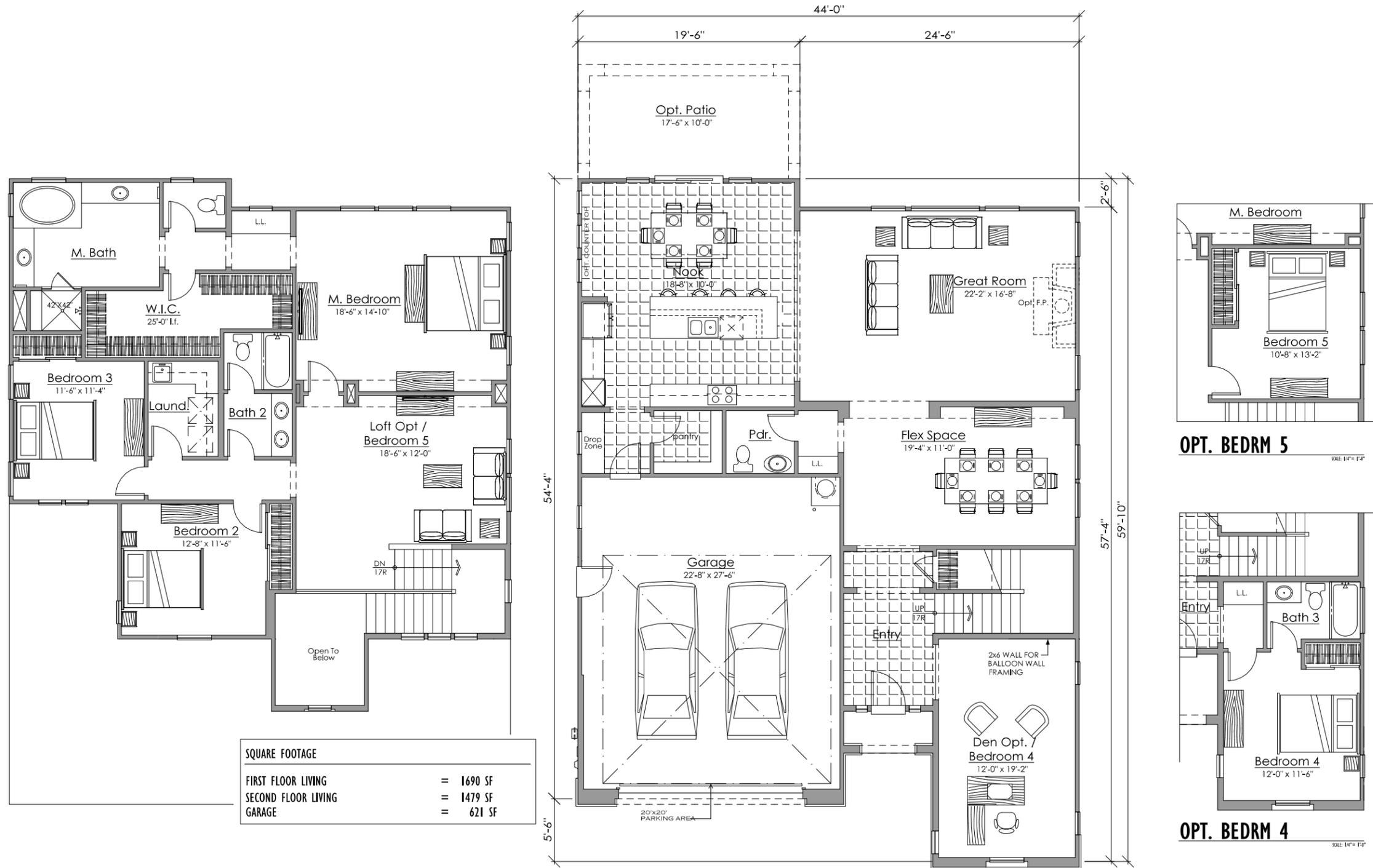
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Plan 3 - 3,169 Sq. Ft.

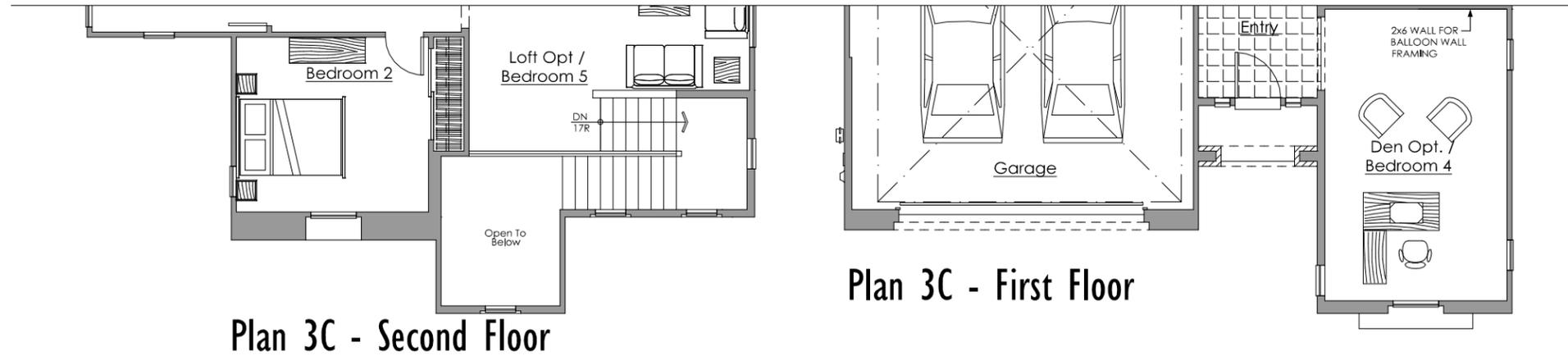
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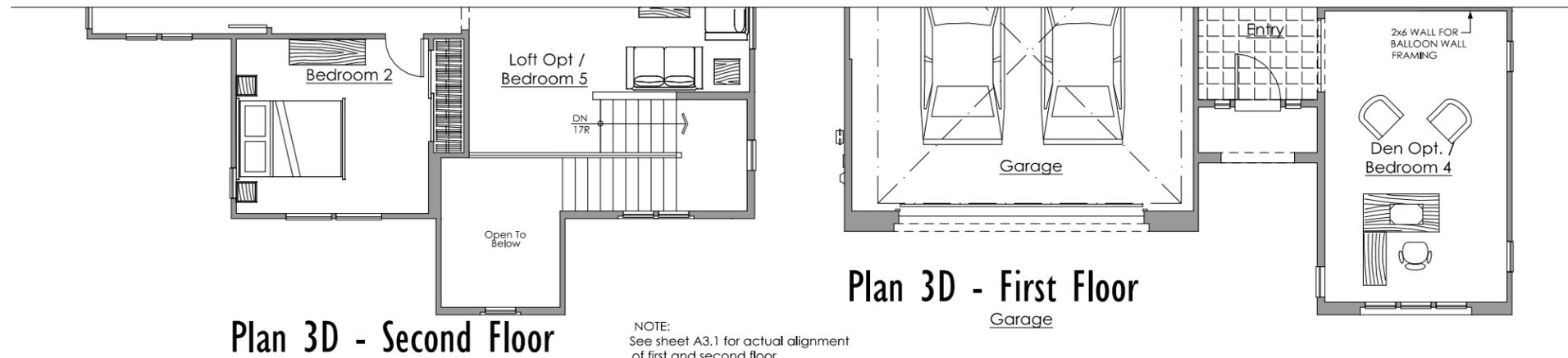
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Plan 3C - Second Floor

Plan 3C - First Floor



Plan 3D - Second Floor

Plan 3D - First Floor

NOTE:  
See sheet A3.1 for actual alignment  
of first and second floor  
This sheet is to represent addendas for plan 3  
only.



Plan 3E - Second Floor

Plan 3E - First Floor

Plan 3 - Addenda

A3.1A

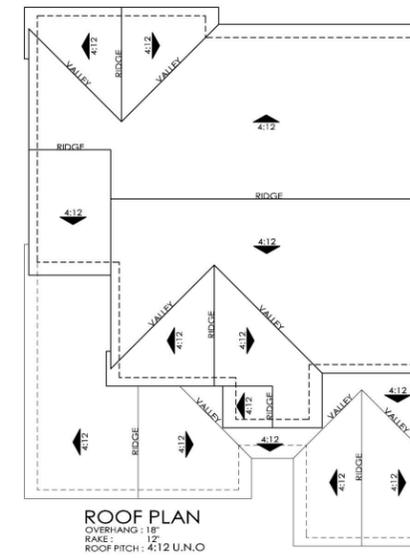
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Plan 3B Exterior Elevations

A3.2

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Plan 3B Optional Covered Porch Elevations

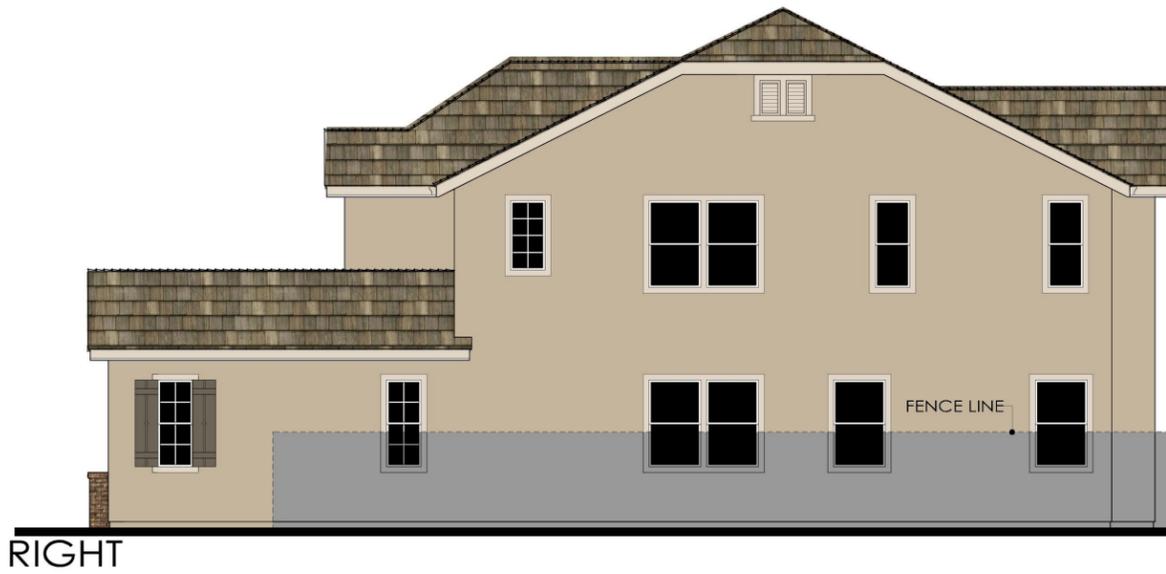
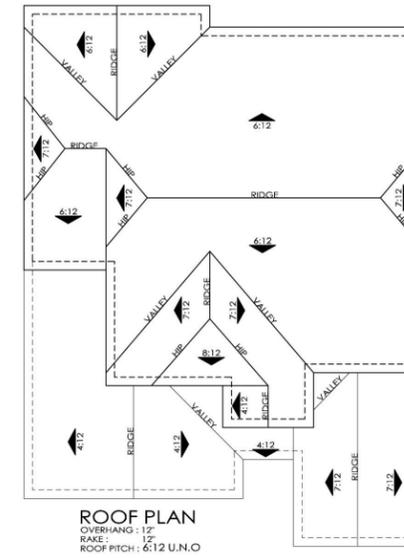
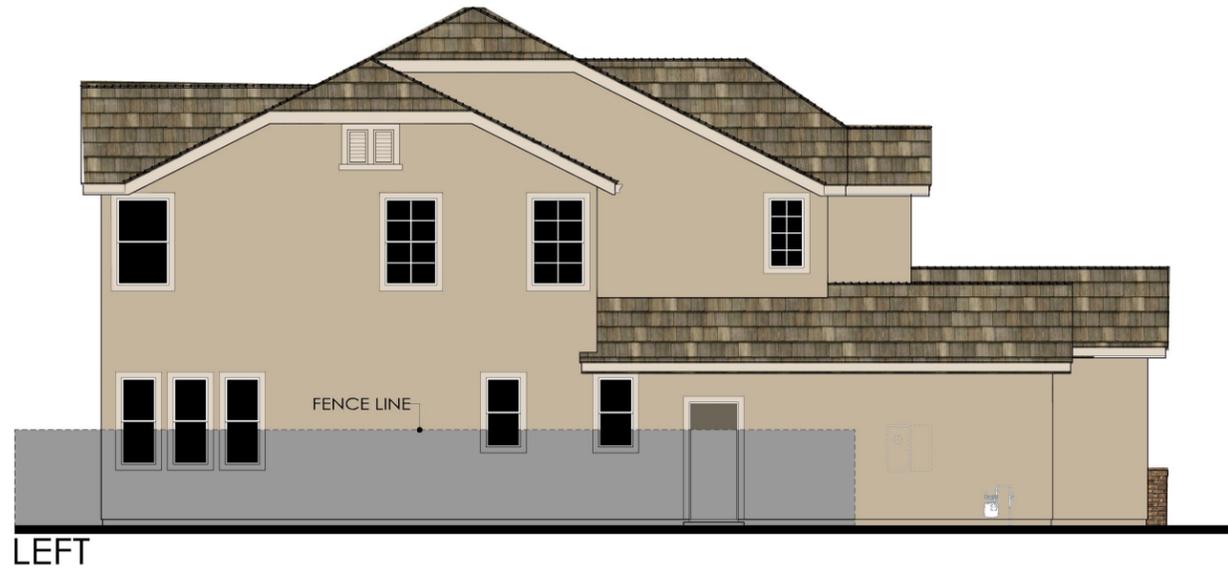
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Plan 3C Exterior Elevations

A3.4

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Plan 3C Optional Covered Porch Elevations

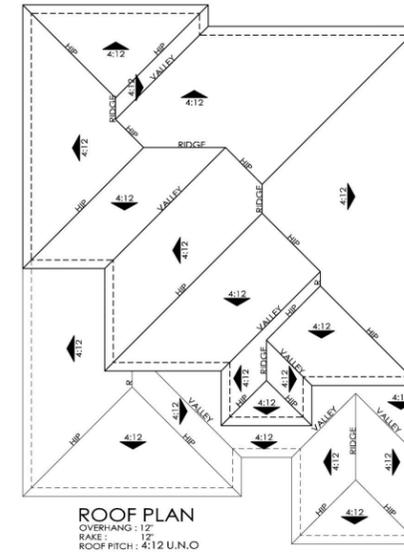
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Plan 3D Exterior Elevations

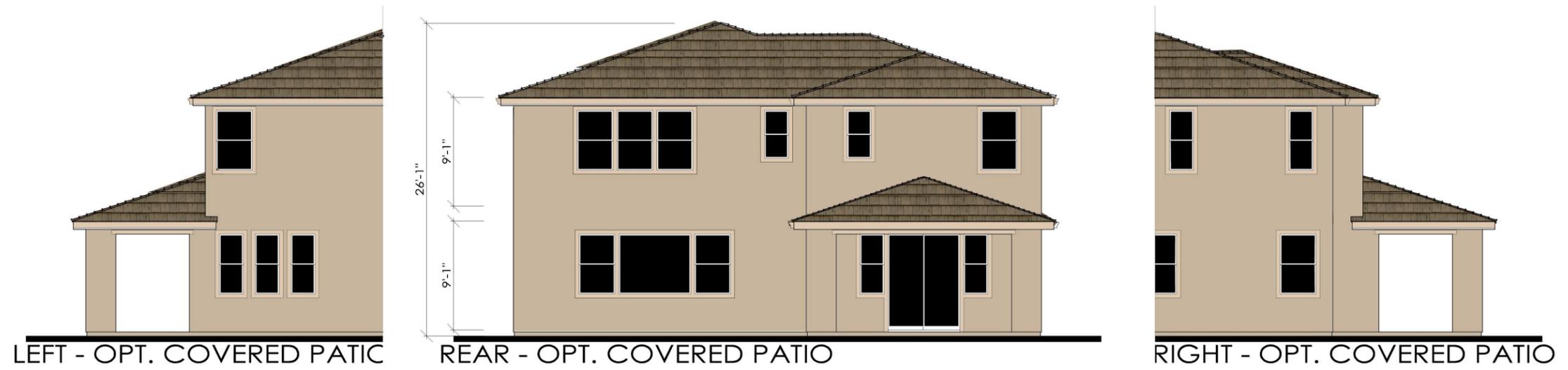
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Plan 3D Optional Covered Porch Elevations

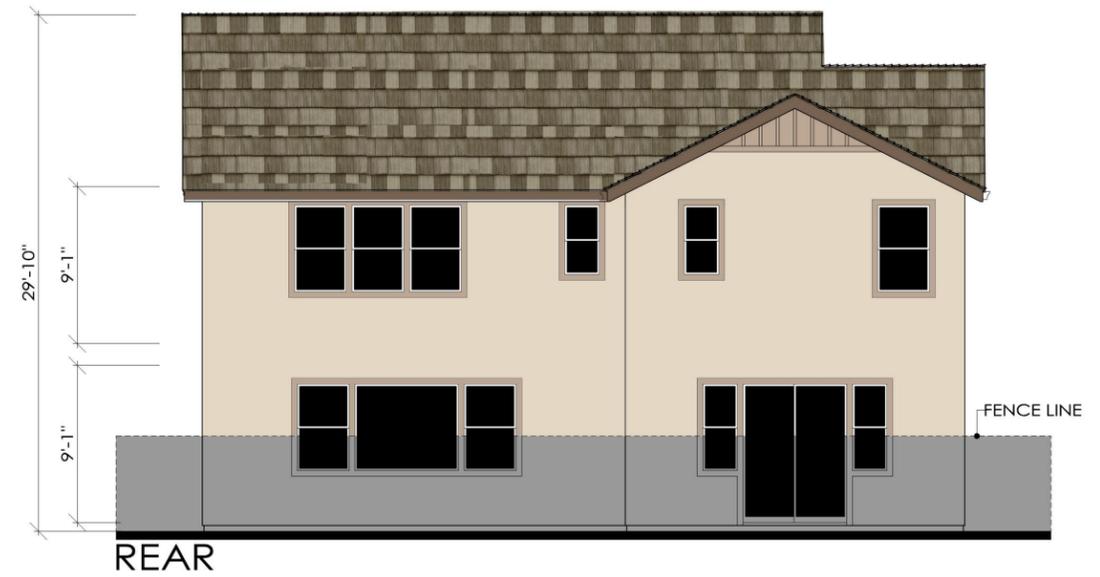
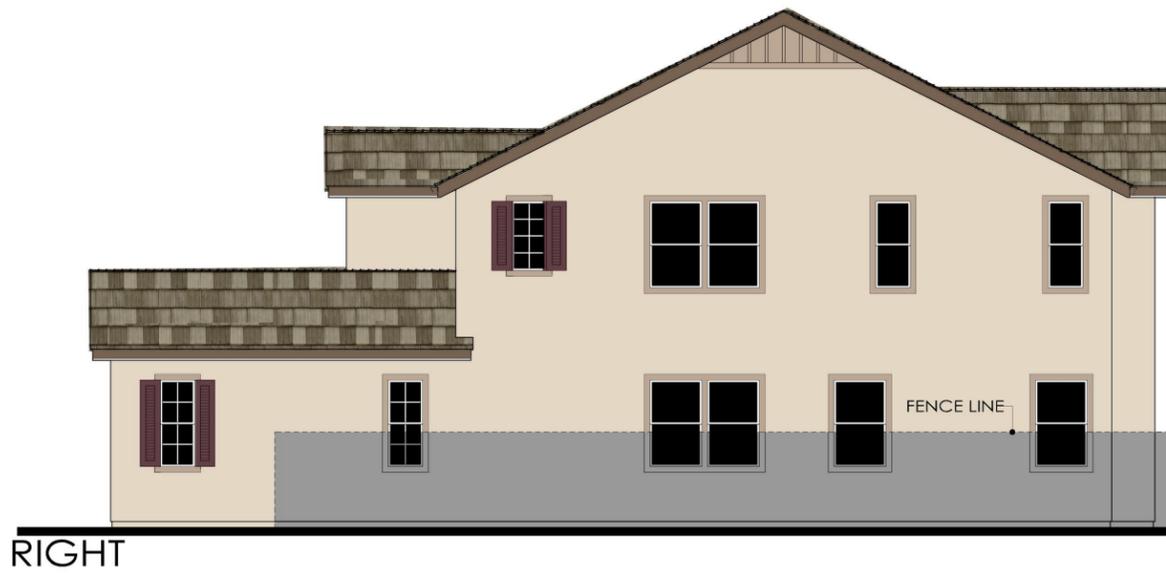
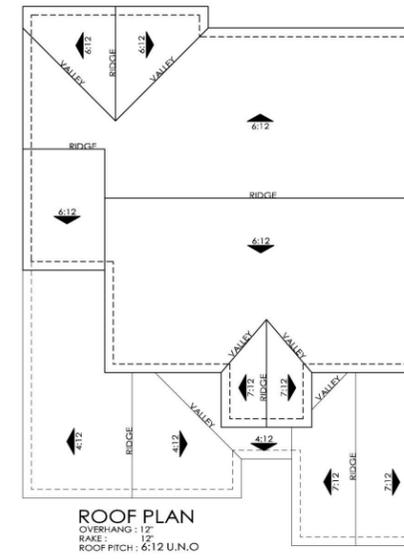
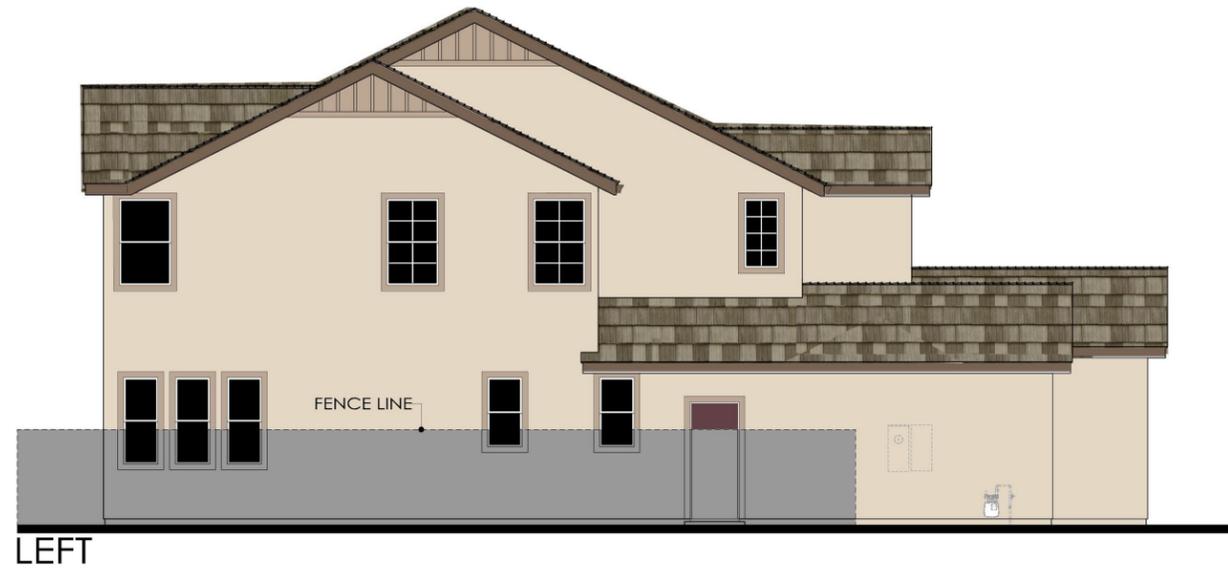
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Plan 3E Exterior Elevations

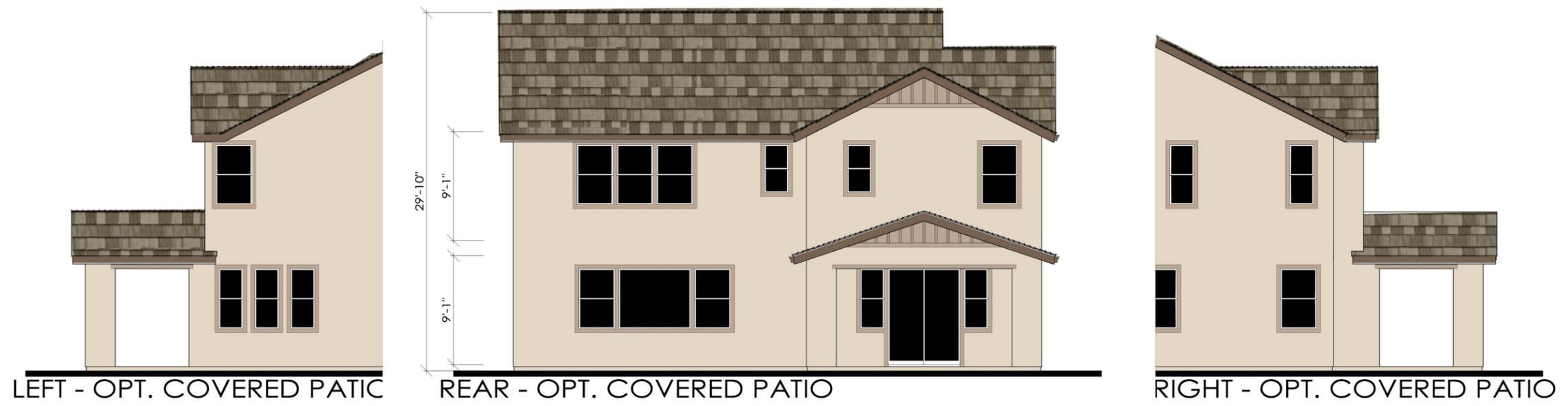
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Plan 3E Optional Covered Porch Elevations

A3.9

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ELEVATION '4A'



ELEVATION '4B'



ELEVATION '4C'



ELEVATION '4E'

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Front Elevations Plan 4

A4.0

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Elevation 'A'  
Material Legend:  
Concrete Low Profile 'S' Tile  
Stucco Finish  
Shutters  
Decorative Gable End Detail  
Enhanced Sills  
1x Stucco Finish Trim  
Porch Guardrail



ELEVATION '4A'

Elevation 'B'  
Material Legend:  
Flat Concrete Tile Roofing  
Stucco Finish  
Cementitious Siding/ Shingles  
Stone Veneer  
Enhanced Sills  
1x Stucco Finish Trim  
Corbels  
Shutters  
Porch Guardrail



ELEVATION '4B'

Elevation 'C'  
Material Legend:  
Flat Concrete Tile Roofing  
Stucco Finish  
Enhanced Gable Detail  
Brick Veneer  
Enhanced Sills  
1x Stucco Finish Trim  
Shutters



ELEVATION '4C'

Elevation 'E'  
Material Legend:  
Flat Concrete Tile Roofing  
Stucco Finish  
Enhanced Sills  
1x Stucco Finish Trim  
Shutters  
Wood Posts  
Enhanced Gable Detail  
Porch Guardrail



ELEVATION '4E'

**Barcelona Infill**  
TVC Tracy Hold Co, LLC

**Front Elevations Plan 4**

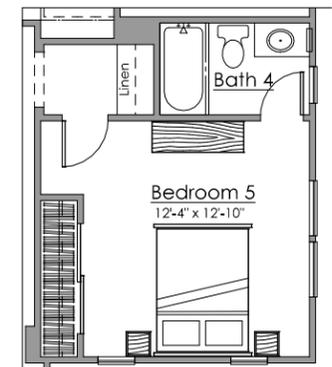
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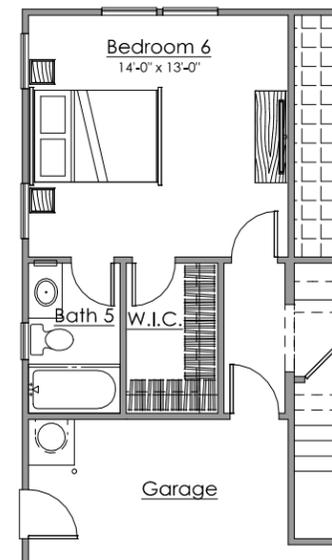




**BDRM 5 W / OPT BATH 4**



**OPT. HOME OFFICE**



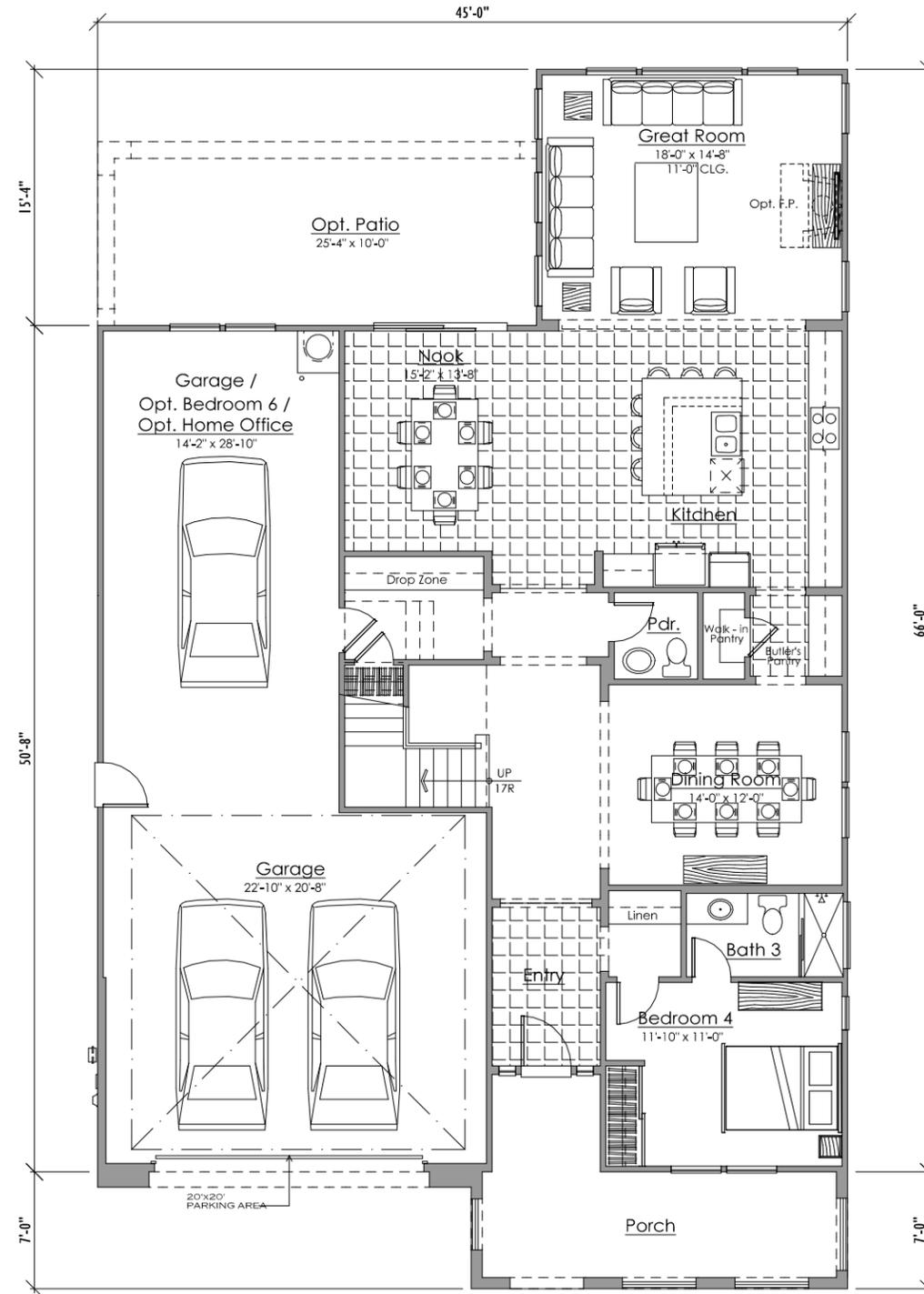
**OPT. BEDRM 6 W. BATH 5**

**Barcelona Infill**

TVC Tracy Hold Co, LLC



SQUARE FOOTAGE	
FIRST FLOOR LIVING	= 1602 SF
SECOND FLOOR LIVING	= 1767 SF
GARAGE	= 919 SF



**Plan 4 - 3,369 Sq. Ft.**

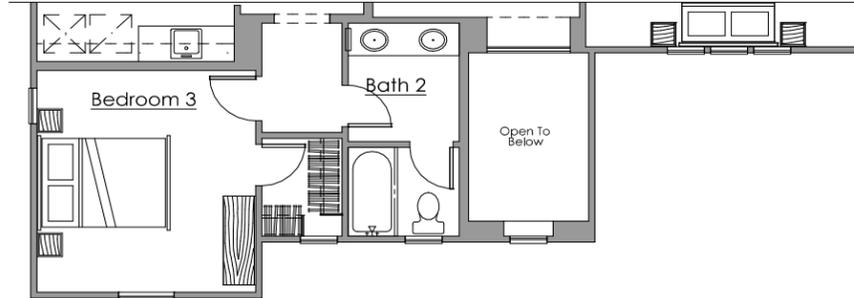
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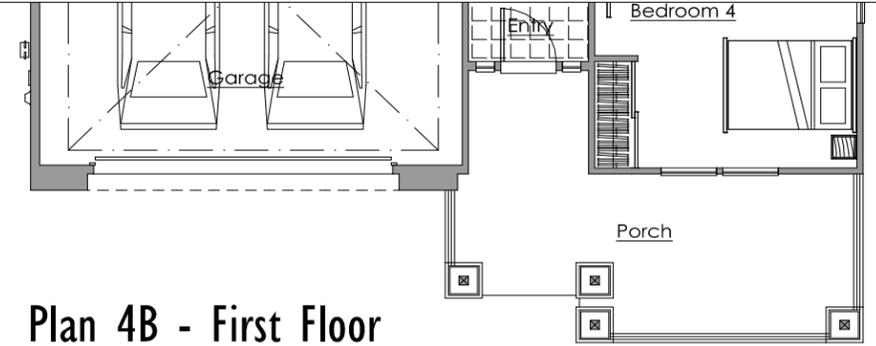
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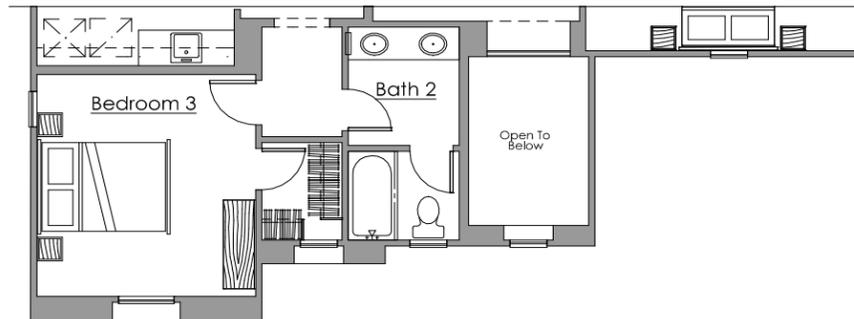
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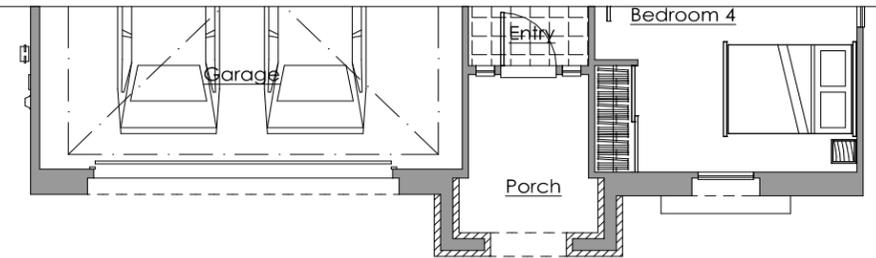
Plan 4B - Second Floor



Plan 4B - First Floor

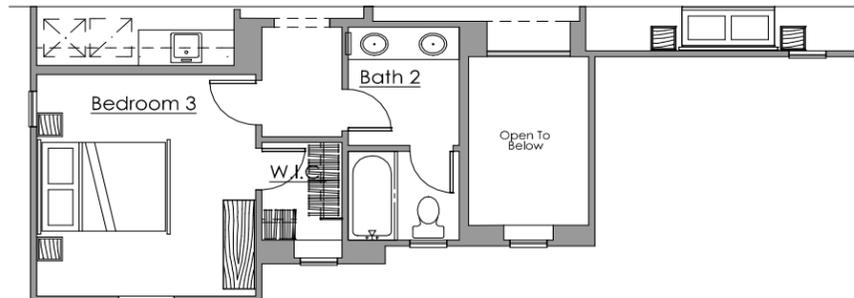


Plan 4C - Second Floor

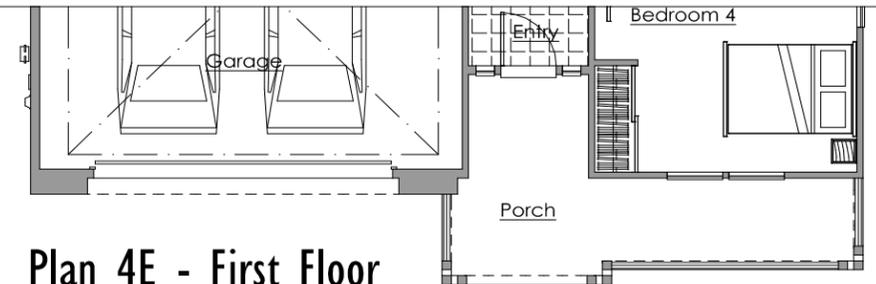


Plan 4C - First Floor

NOTE:  
See sheet A4.1 for actual alignment  
of first and second floor  
This sheet is to represent addendas for plan 4  
only.



Plan 4E - Second Floor



Plan 4E - First Floor

**Plan 4 - Addenda**

**A4.1A**

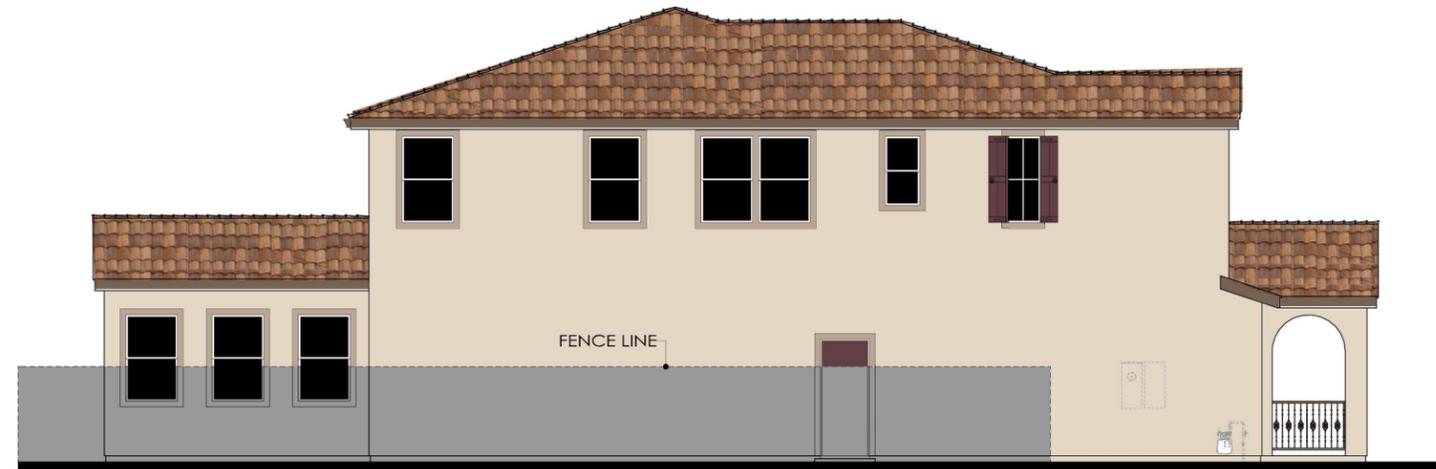
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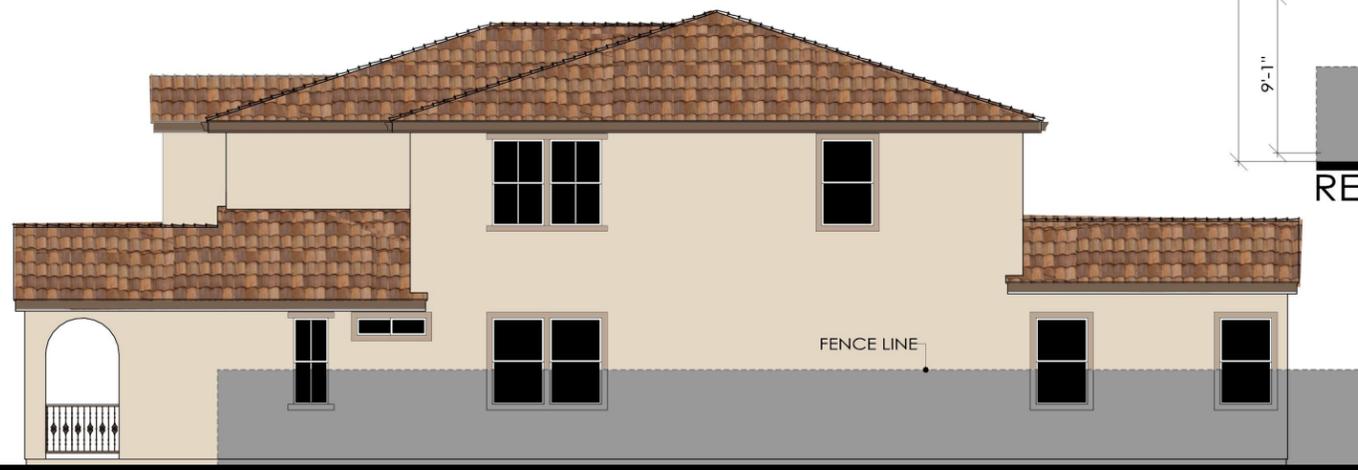




LEFT



REAR



RIGHT

**Barcelona Infill**  
TVC Tracy Hold Co, LLC

**Plan 4A Exterior Elevations**

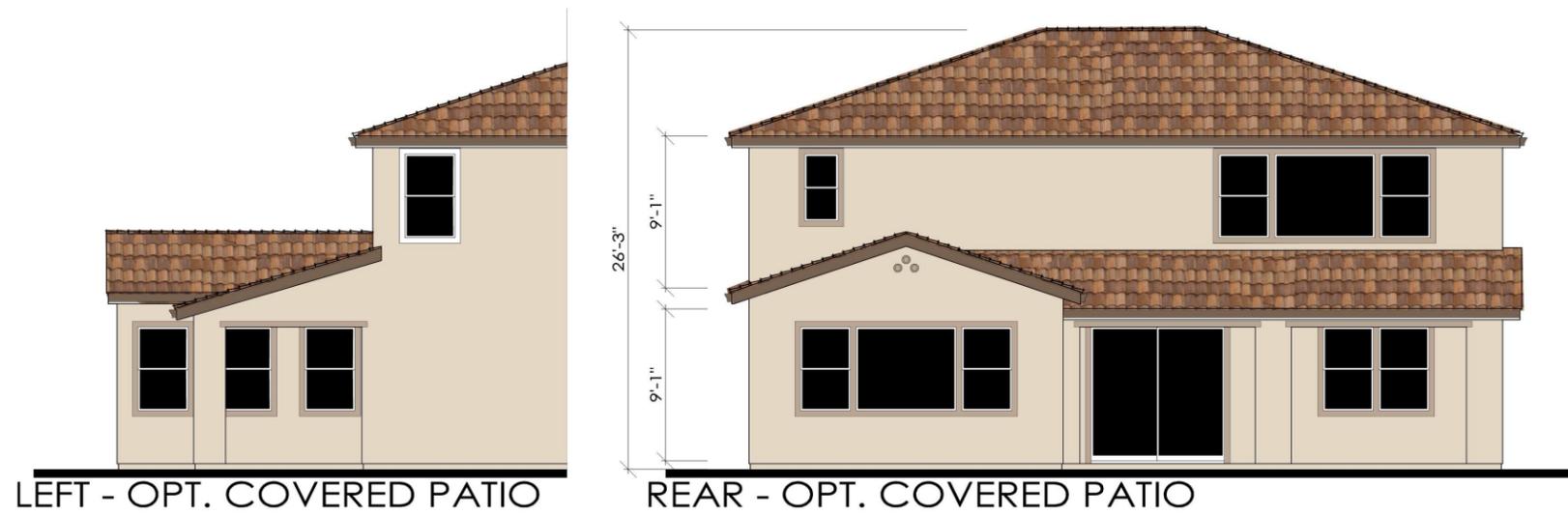
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Plan 4A Optional Covered Porch Elevations

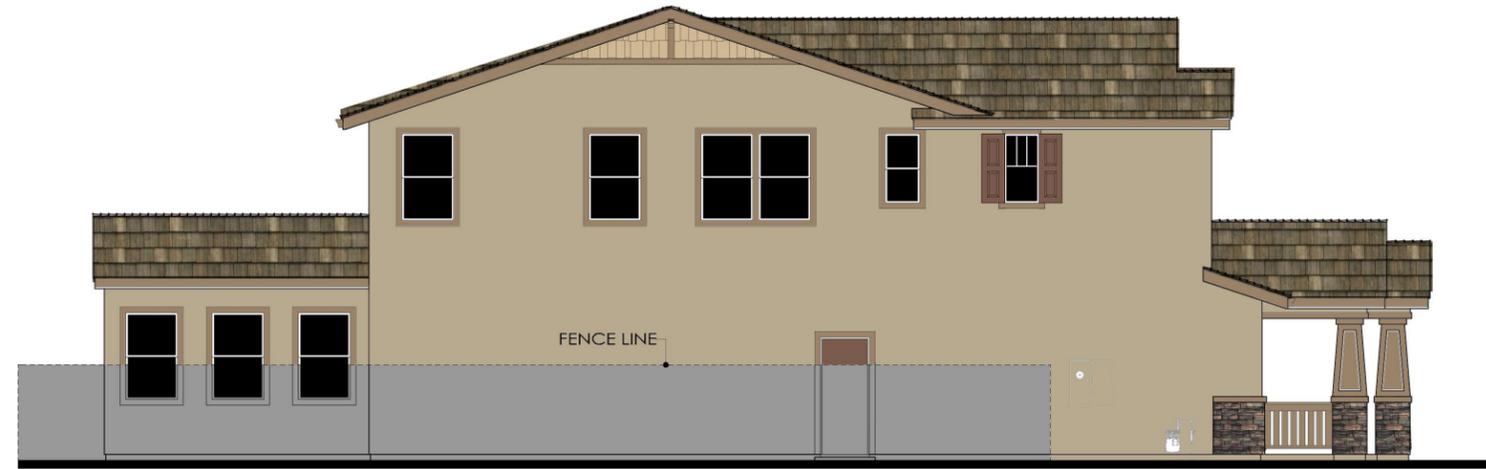
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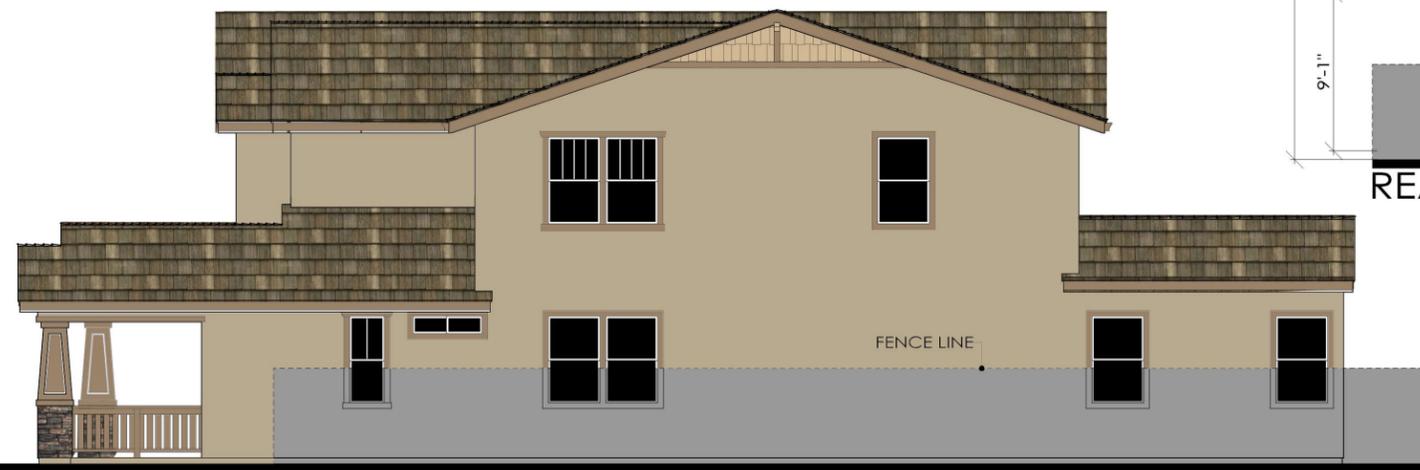




LEFT



REAR



RIGHT

Barcelona Infill  
TVC Tracy Hold Co, LLC

Plan 4B Exterior Elevations

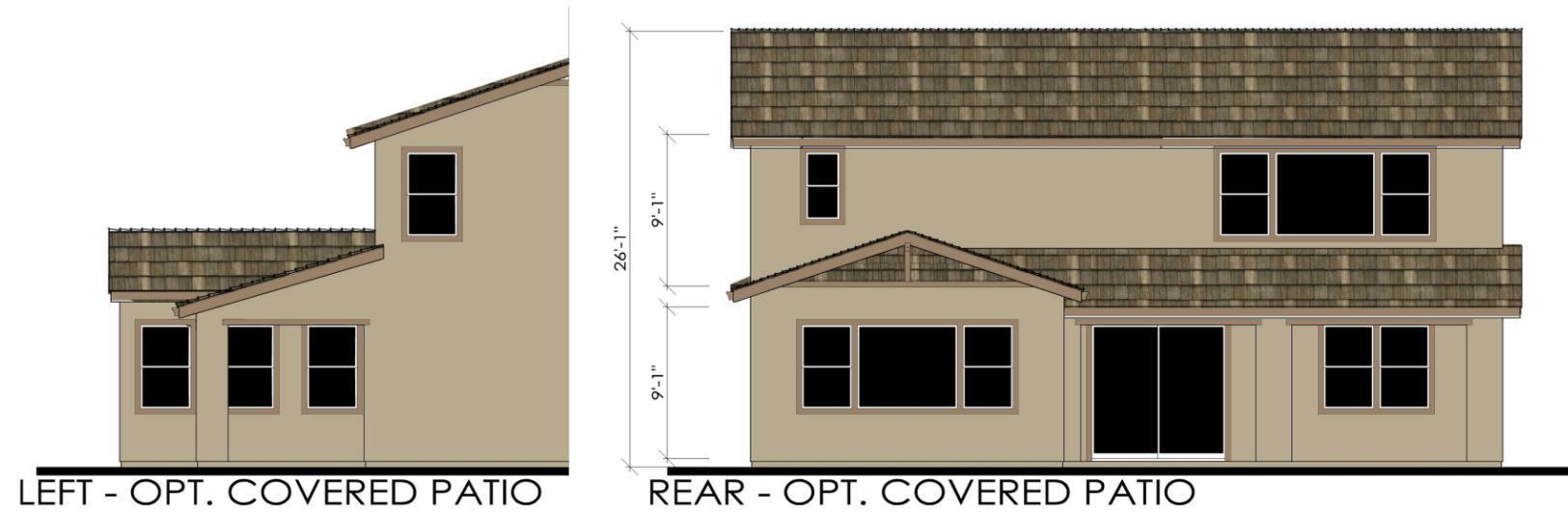
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TVC Tracy Hold Co, LLC

Plan 4B Optional Covered Porch Elevations

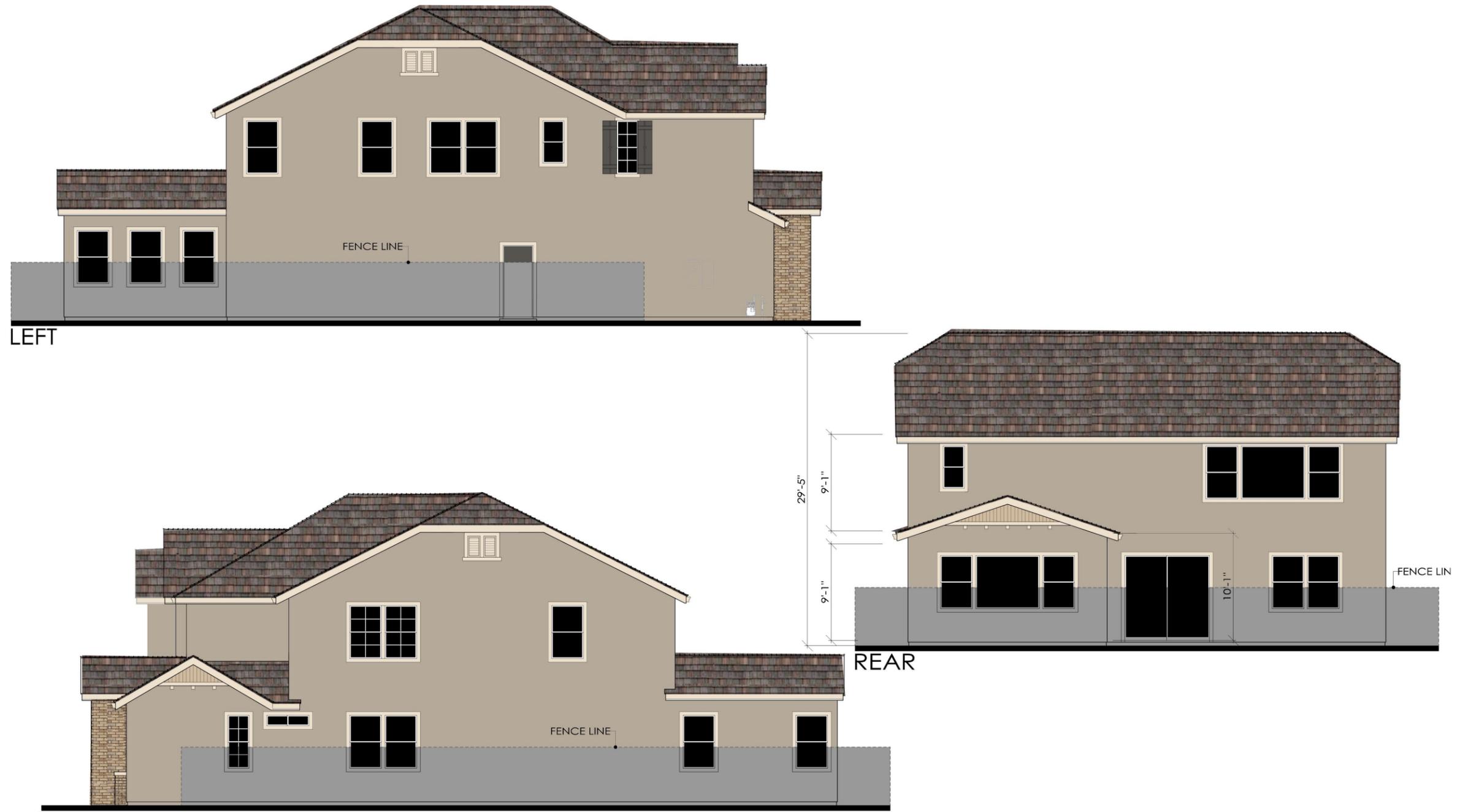
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RIGHT  
Barcelona Infill  
TVC Tracy Hold Co, LLC

Plan 4C Exterior Elevations

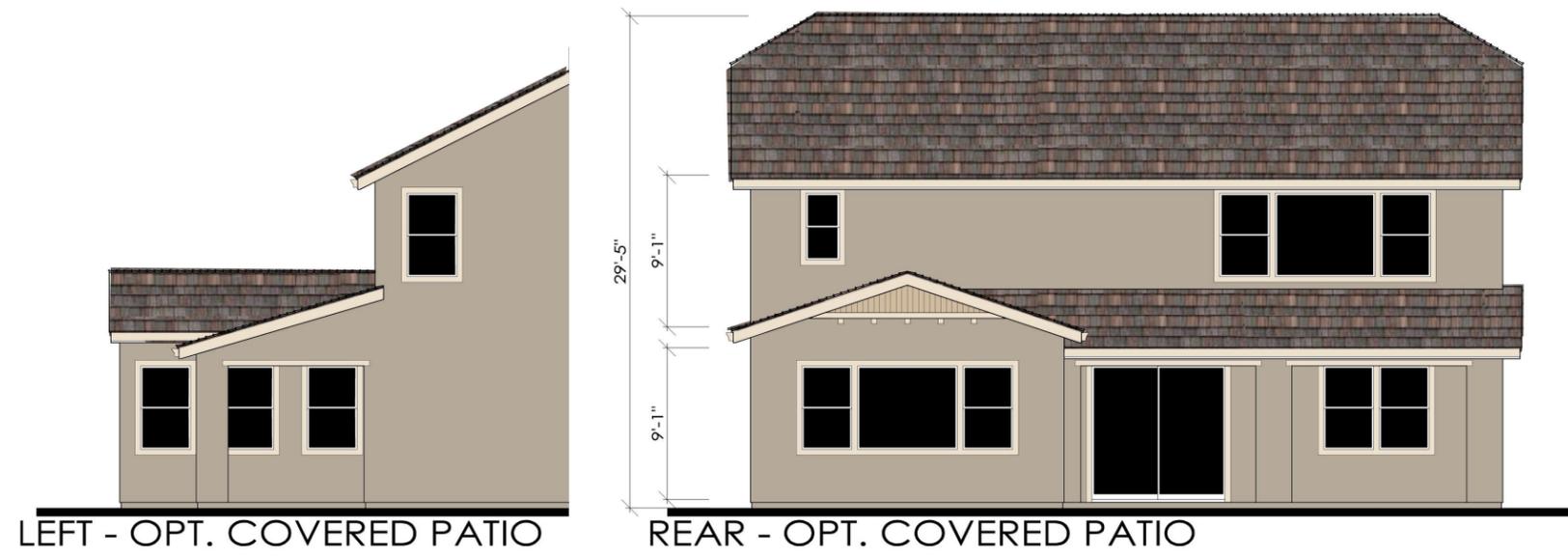
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Plan 4C Optional Covered Porch Elevations

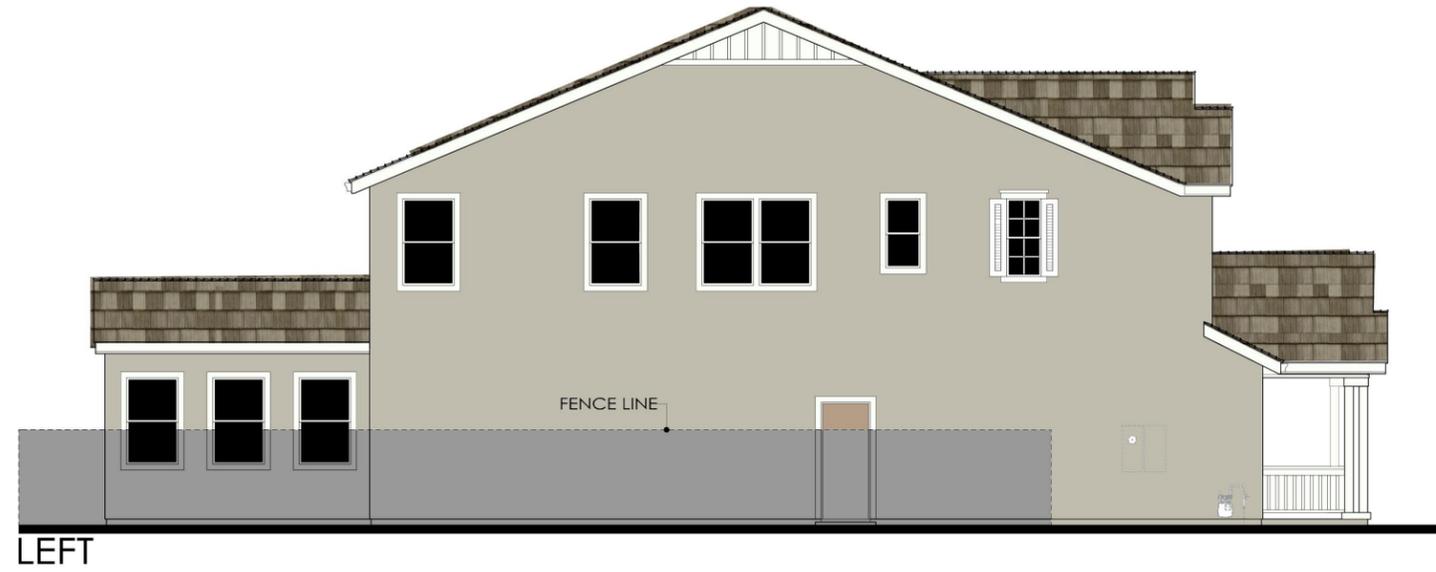
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RIGHT  
Barcelona Infill  
TVC Tracy Hold Co, LLC

Plan 4E Exterior Elevations

A4.8

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Plan 4E Optional Covered Porch Elevations

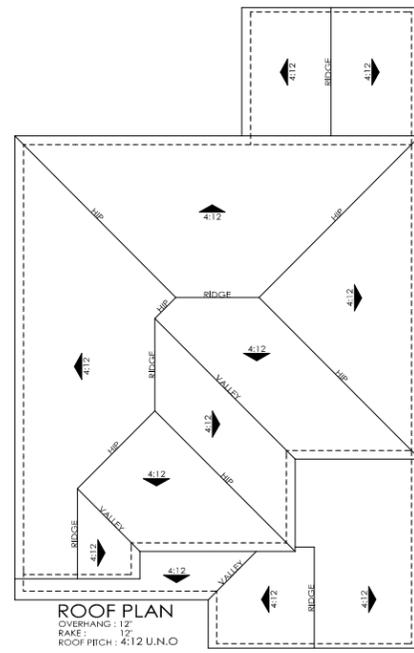
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KTGY # 2014-0042

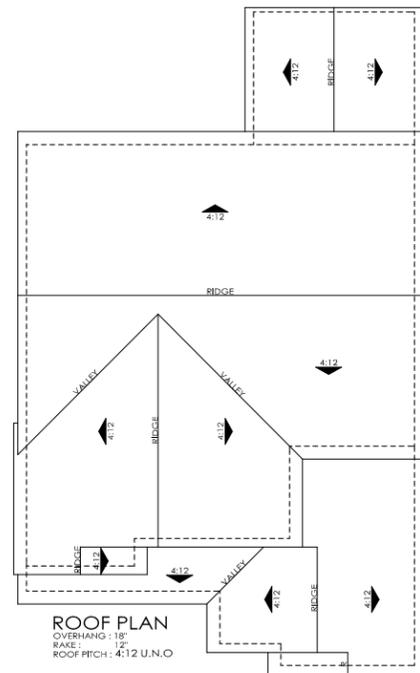
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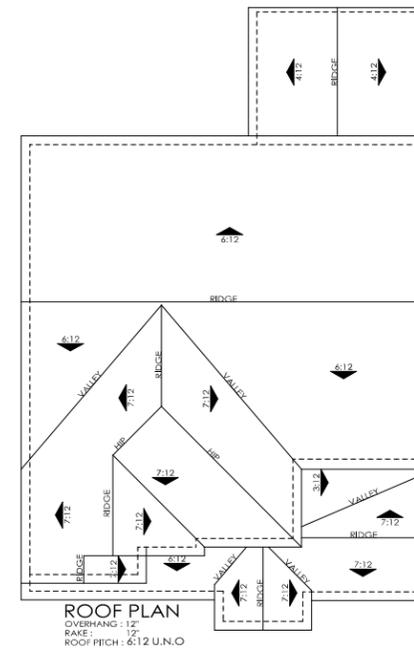




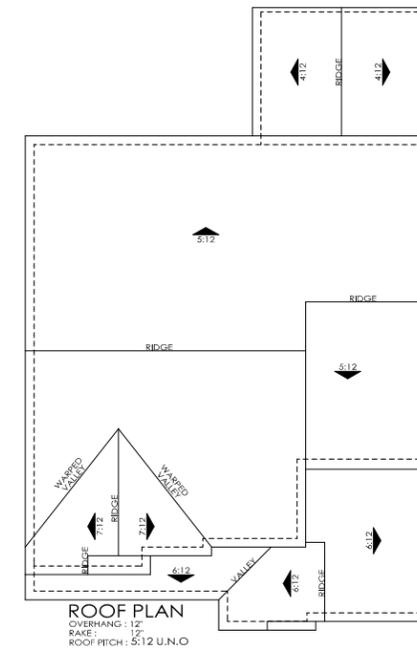
4A



4B



4C



4E

Barcelona Infill  
TVC Tracy Hold Co, LLC

Plan 4 Roof Plans

Tracy, Ca.  
KTGY # 2014-0042

9.17.2014

A4.10

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510 272 2910



RESOLUTION 2014-\_\_\_\_\_

RECOMMENDING THAT THE CITY COUNCIL APPROVE A GENERAL PLAN LAND USE DESIGNATION AMENDMENT OF A 10.15-ACRE SITE FOR THE BARCELONA INFILL SUBDIVISION (APNS 240-520-44 AND 240-390-33) FROM PUBLIC FACILITIES TO RESIDENTIAL LOW. THE APPLICANT AND OWNER IS TVC TRACY HOLDCO, LLC. APPLICATION NUMBER GPA14-0003

WHEREAS, The subject property consists of a 10.15-acre parcel in the Sterling Park and San Marco Planned Unit Developments, and the 10.15-acre site is designated for a public school, and

WHEREAS, The subject property has a General Plan land use designation of Public Facilities, which permits uses such as public schools, civic, cultural, recreational, community, and health facilities, and

WHEREAS, A school has not been built on the subject property, and

WHEREAS, The City received a request to amend the General Plan land use designation of the subject site from Public Facilities to Residential Low, which permits uses such as single-family homes, places of worship, schools, parks and recreational facilities, fire stations, libraries, day care facilities, and community centers, and

WHEREAS, A public school is permitted under the Public Facilities and Residential Low General Plan land use designations, and

WHEREAS, Development of the site for uses other than a public school requires an amendment to the Sterling Park and San Marco PUDs as well as a tentative subdivision map application, and

WHEREAS, The Planning Commission conducted a public hearing to review the project on September 24, 2014, and

WHEREAS, The project is exempt from the California Environmental Quality Act per Section 15162 pertaining to projects with a certified Environmental Impact Report where the project does not propose substantial changes that will result in a major revision of the previous Environmental Impact Report, and the project does not propose additional environmental impacts that were not analyzed in General Plan Environmental Impact Report certified on February 1, 2011;

NOW, THEREFORE, BE IT RESOLVED, That the City of Tracy Planning Commission recommends that the City Council approve an amendment to the General Plan land use designation of the 10.15-acre site known as the Barcelona Infill Subdivision from Public Facilities to Residential Low.

\* \* \* \* \*

The foregoing Resolution 2014-\_\_\_\_\_ was passed and adopted by the City of Tracy Planning Commission on the 24<sup>th</sup> day of September, 2014, by the following vote:

AYES: COMMISSION MEMBERS

NOES: COMMISSION MEMBERS

ABSENT: COMMISSION MEMBERS

ABSTAIN: COMMISSION MEMBERS

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Chair

ATTEST:

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Staff Liaison

RESOLUTION \_\_\_\_\_

RECOMMENDING CITY COUNCIL APPROVAL OF THE 51-LOT BARCELONA INFILL  
VESTING TENTATIVE SUBDIVISION MAP AND  
AMENDMENT TO THE CONCEPT, PRELIMINARY AND FINAL DEVELOPMENT  
PLANS FOR A 10.15-ACRE SITE LOCATED AT THE NORTHWEST CORNER OF  
BARCELONA DRIVE AND TENNIS LANE  
APPLICATION NUMBERS TSM14-0002 AND PUD14-0002

WHEREAS, The subject property was annexed to the City of Tracy in 1994 and is a part of the Plan C Finance Plan, and

WHEREAS, The project is a Vesting Tentative Subdivision Map to create 51 single-family dwelling units on 10.15 net acres, with an overall density of approximately 5.03 dwelling units per gross acre, which is consistent with the amended General Plan land use and density requirements, and

WHEREAS, The proposed map amendment is consistent with the General Plan, and Title 12, the Subdivision Ordinance, of the Tracy Municipal Code. The General Plan designation of the property is Residential Low, which provides for a density range of 2.1 to 5.8 dwelling units per acre. The General Plan identifies that the characteristic housing for the Low Density Residential categories includes single family homes, and

WHEREAS, The site is physically suitable for the type of development, as the site is virtually flat and the characteristically high clay content of Tracy's soils may require amendments and treatment for proposed landscaping, foundations, and other surface and utility work. The physical qualities of the property make it suitable for residential development in accordance with City standards, and

WHEREAS, The site is physically suitable for the proposed density of development. The 5.03 dwelling units per acre proposed is consistent with the allowable density range prescribed by the General Plan Residential Low land use designation. Traffic circulation is designed in accordance with City standards for the proposed density to ensure adequate traffic service levels are met, and

WHEREAS, The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The project does not propose substantial changes that will result in a major revision of the previous Environmental Impact Report that analyzed the project site and is exempt from the California Environmental Quality Act per Section 15162. Significant fish or wildlife or their habitat have not otherwise been identified on the site and no further environmental documentation is required, and

WHEREAS, The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision, and

WHEREAS, The project complies with all other applicable ordinances, regulations and guidelines of the City, including but not limited to, the local floodplain

ordinance. The subject property is not located within any floodplain and the project, with conditions, will meet all applicable City design and improvement standards, and

WHEREAS, All public facilities necessary to serve the subdivision will be in place prior to the issuance of building permits. All the public facilities necessary to serve the subdivision or mitigate the impacts created by the subdivision will be assured through a subdivision improvement agreement prior to the approval of a final map, and

WHEREAS, The architectural renderings are in compliance with Tracy's Design Goals and Standards because they have incorporated significant variation between floor plans and elevations, located garages set back from the facades of the living space, and used architectural features on all four sides of each house, and

WHEREAS, The Planning Commission conducted a public hearing to review and consider the amendments to the Vesting Tentative Subdivision Map and Concept, Preliminary and Final Development Plan on September 24, 2014;

NOW, THEREFORE, BE IT RESOLVED, That the Planning Commission hereby recommends that the City Council approve the Barcelona Infill Vesting Tentative Subdivision Map and amendments to the Sterling Park and San Marco Concept, Preliminary and Final Development Plans, Application Numbers TSM14-0002 and PUD14-0002, subject to conditions stated in Exhibit "1", attached and made part hereof.

\* \* \* \* \*

The foregoing Resolution \_\_\_\_\_ was adopted by the Planning Commission on the 24<sup>th</sup> day of September, 2014, by the following vote:

AYES: COMMISSION MEMBERS:

NOES: COMMISSION MEMBERS:

ABSENT: COMMISSION MEMBERS:

ABSTAIN: COMMISSION MEMBERS:

\_\_\_\_\_  
Chair

ATTEST:

\_\_\_\_\_  
Staff Liaison

**Conditions of Approval for the  
Barcelona Infill Vesting Tentative Subdivision Map, and  
Preliminary and Final Development Plan Amendment  
Application Numbers TSM14-0002, and PUD14-0002**

These Conditions of Approval shall apply to the real property described as the Barcelona Infill Vesting Tentative Subdivision Map, Concept, Preliminary and Final Development Plan Amendment, Application Numbers TSM14-0002, and PUD14-0002 (hereinafter "Project"), generally located on approximately 10.15 acres at the northwest corner of Barcelona Drive and Tennis Lane, Assessor's Parcel Numbers 240-520-44 and 240-390-33.

- A. The following definitions shall apply to these Conditions of Approval:
1. "Applicant" means any person, or other legal entity, defined as a "Developer".
  2. "City Engineer" means the City Engineer of the City of Tracy, or any other duly licensed engineer designated by the City Manager, or the Public Works Director, or the City Engineer to perform the duties set forth herein.
  3. "City Regulations" means all written laws, rules, and policies established by the City, including those set forth in the City of Tracy General Plan, the Tracy Municipal Code, ordinances, resolutions, policies, procedures, and the City's Design Documents (including the Standard Plans, Standard Specifications, Design Standards, and relevant Public Facility Master Plans).
  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. "Conditions of Approval" shall mean the conditions of approval applicable to the Barcelona Infill Vesting Tentative Subdivision Map, and Concept, Preliminary and Final Development Plan Amendment, Application Numbers TSM14-0002, and PUD14-0002. The Conditions of Approval shall specifically include all Development Services Department Conditions set forth herein.
  6. "Project" means the real property consisting of approximately 10.15 acres located at the northwest corner of Barcelona Drive and Tennis Lane, Assessor's Parcel Numbers 240-520-44 and 240-390-33.
  7. "Subdivider" 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. "Subdivider" also means the Developer. The term "Subdivider" shall include all successors in interest.

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, including, but not limited to: the Planning and Zoning Law (Government Code sections 65000, *et seq.*), the Subdivision Map Act (Government Code sections 66410, *et seq.*), the California Environmental Quality Act (Public Resources Code sections 21000, *et seq.*, "CEQA"), and the Guidelines for California Environmental Quality Act (California Administrative Code, title 14, sections 15000, *et seq.*, "CEQA Guidelines").
2. Unless specifically modified by these Conditions of Approval, the Developer shall comply with all City Regulations.
3. Unless specifically modified by these Conditions of Approval, the Developer shall comply with all mitigation measures identified in the General Plan Environmental Impact Report, approved February 1, 2011.
4. Pursuant to Government Code Section 66020, including Section 66020 (d)(1), the City HEREBY NOTIFIES the Developer that the 90-day approval period (in which the Developer may protest the imposition of any fees, dedications, reservations, or other exactions imposed on this Project by these Conditions of Approval) has begun on the date of the conditional approval of this Project. If the Developer fails to file a protest within this 90-day period, complying with all of the requirements of Government Code Section 66020, the Developer will be legally barred from later challenging any such fees, dedications, reservations or other exactions.
5. The applicant shall pay all applicable fees for the project, including, but not limited to, development impact fees, building permit fees, plan check fees, grading permit fees, encroachment permit fees, inspection fees, school fees, or any other City or other agency fees or deposits that may be applicable to the project.
6. All improvements shall be consistent with the Tracy Municipal Code, Standard Plans, and other applicable City Regulations.
7. All final maps shall be consistent with the Vesting Tentative Subdivision Map received by the Development Services Department on September 11, 2014, unless modified herein.

8. Prior to the issuance of a building permit, the developer shall document compliance with all applicable school mitigation requirements consistent with City Council standards and obtain certificate of compliance from Tracy Unified School District for each new residential building permit.
9. Prior to approval of the first Final Map, the Developer shall obtain approval of all street names from the Traffic Engineering Division.
10. Prior to the recordation of the first Final Map, the Subdivider shall show public utility easements necessary to accommodate the needs of local utility providers in accordance with City standards, to the satisfaction of the City Engineer.
11. Prior to the issuance of building permits, the applicant shall pay all park in-lieu fees required for the project.
12. The floor plans and architectural elevations, except as modified herein, shall be consistent with the plans received by the Development Services Department on September 17, 2014.
13. All of the development standards for the 51 lots shall comply with the standards as listed in the Barcelona Infill Concept, Preliminary and Final Development Plan document, received by the Development and Engineering Services Department on September 17, 2014. Any future improvements not listed in this document (such as pools, patio covers, etc.) shall be in compliance with the regulations of the Low Density Residential Zone.
14. The Developer shall comply with all applicable requirements of the San Joaquin Valley Air Pollution Control District (APCD), including District Rule 9510, Regulation VIII, and payment of all applicable fees.
15. The Developer shall comply with all applicable provisions of the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan, including Incidental Take Minimization Measures applicable at the time of permit, a pre-construction survey prior to ground disturbance, and payment of all applicable fees, to the satisfaction of San Joaquin Council of Governments.
16. Prior to issuance of a grading permit, the Developer shall provide proof of compliance with the Construction General Permit through a Waste Discharge ID number or Notice of Intent submittal; and provide proof of compliance with the City of Tracy Manual of Stormwater Quality Control Standards for New Development and Redevelopment (Manual), which includes the requirements for Site Design, Source and Treatment Control Measures, in a project Stormwater Quality Control Plan (SWQCP), to the satisfaction of the Public Works Director or his/her designee. Prior to

issuance of a building permit, the Developer shall provide proof of compliance with CalGreen Building Standards for Residential Properties, to the satisfaction of the Public Works Director or his/her designee.

17. Prior to the issuance of a building permit, the Developer shall prepare a detailed landscape and irrigation plan for all landscape areas (e.g. back yards, front yards, and public right of way) consistent with City standards and shall show compliance with adopted Water Efficient Landscape Ordinance and mandatory CalGreen Building Standards for Residential Properties through submittal and approval of the required Landscape Package, which includes project information, a water efficient landscape worksheet, a soil management report and Landscape, Irrigation, Drainage and Grading Plans, to the satisfaction of the Public Works Director or his/her designee.
18. Landscape Maintenance for Public Landscaping. Proceeds from residential property taxes are not generally sufficient to pay for the level of general City services generated by the residential development. The cost of long-term landscape maintenance of public landscaping is particularly burdensome. Therefore, before approval of the first Final Map, the Subdivider shall assure that there will be sufficient funding for the ongoing costs related to public landscaping maintenance costs. Subdivider must prepare its improvement plans and fund a fiscal study (to be performed by a consultant to the City) to establish the scope and cost estimates of the public landscaping maintenance costs.

As used here:

“Public landscaping maintenance costs” includes but is not limited to maintenance, operation, repair and replacement of public landscaping included in the Project.

“Public landscaping” includes but is not limited to public walls, special public amenities, ground cover, turf, shrubs, trees, irrigation systems, drainage and electrical systems, masonry walls or other fencing, entryway monuments or other ornamental structures, furniture, recreation equipment, hardscape and any associated appurtenances within medians, parkways, dedicated easements, channel-ways, parks or open space area.

Before approval of the first Final Map, the Subdivider shall do one of the following, subject to Public Works Director’s approval:

- a. Annexation. The Subdivider shall, at its cost, annex the entire Project area into the existing Tracy Consolidated Landscape Maintenance District (TCLMD). It is understood that when property annexes into the TCLMD, the property owners will be assessed for their pro rata share of assessment district maintenance costs of public landscaping as described in the TCLMD for the Project area. Before issuance of a building permit, the developer shall deposit a first year’s assessment

equivalent to the Maintenance District's first 12 months of estimated costs as determined by the City's Public Works Director;

Or

- b. CFD, HOA or other funding mechanism. The Subdivider shall, at its expense, form a Community Facilities District (CFD), Homeowner's Association (HOA) or establish another lawful funding mechanism that is reasonably acceptable to the City for the entire Project area for funding or performing the on-going maintenance costs of public landscaping included in the Project. Formation of the CFD shall include, but not be limited to, affirmative votes and the recordation of a Notice of Special Tax Lien. Upon successful formation, the parcels will be subject to the maximum special tax rates as outlined in the Rate and Method of Apportionment;

Or

- c. Direct funding. The Subdivider shall deposit with the City an amount necessary to fund the full costs in perpetuity as identified by the approved fiscal study.

#### C. Engineering Division Conditions of Approval

##### C.1 Final Map

No Final Map within the Project boundaries will be approved by the City until the Subdivider demonstrates, to the satisfaction of the City Engineer, that all the requirements set forth in these Conditions of Approval are completed, including, but not limited to the following:

- C.1.1 Subdivider has submitted one (1) reproducible copy of the approved tentative subdivision map for the Project within ten (10) days after Subdivider's receipt of a notification of approval of the Tentative Subdivision Map. The signature of the owner of the Property on the Tentative Subdivision Map means consent to the preparation of the Tentative Subdivision Map and the proposed subdivision of the Property.
- C.1.2 Each Final Map is prepared in accordance with the applicable requirements of the Tracy Municipal Code, these Conditions of Approval, and in substantial conformance with the Tentative Subdivision Map.
- C.1.3 Each Final Map includes and shows offer(s) of dedication of all right(s)-of-way and/or temporary or permanent easement(s) required to construct and serve the Project described by the Improvement Plans and Final Map, in accordance with Applicable Laws and these Conditions of Approval. If

construction easement(s) is/are shown, it/they shall indicate the termination of the construction easement(s).

- C.1.4 Horizontal and vertical control for the Project shall be based upon the City of Tracy coordinate system and at least three 2nd order Class 1 control points establishing the "Basis of Bearing" and shown as such on the Final Map. The Final Map shall also identify surveyed ties from two of the horizontal control points to a minimum of two separate points adjacent to or within the Property described by the Final Map.
- C.1.5 Subdivider has submitted a signed and stamped Engineer's Estimate that show construction cost of subdivision improvements that are described in Conditions C.2, below. In determining the total construction cost, add 10% for construction contingencies.
- C.1.6 Subdivider has submitted a signed and notarized Subdivision Improvement Agreement (SIA) and Improvement Security, for the completion of improvements that are required to serve the Project as shown on the Improvement Plans. The form and amount of Improvement Security shall be in accordance with the Applicable Law and the SIA.
- C.1.7 Subdivider has paid engineering review fees including improvement plan checking, final map review, agreement processing, and all other fees required by these Conditions of Approval and Applicable Laws.
- C.1.8 Subdivider has submitted technical or materials specifications, cost estimate, and technical reports related to the design of improvements that are shown on the Improvement Plans and as required by these Conditions of Approval.
- C.1.9 Subdivider has submitted hydrologic and storm drainage calculations for the design and sizing of in-tract storm drainage pipes located within the Project, as required in Condition C.2.3.2 and C.2.3.3, below.
- C.1.10 Subdivider has submitted the design and construction details of the Project's on-site stormwater treatment facilities complying with the applicable Storm Water Quality Control Standards and storm water regulations that were adopted by the City Council in 2008 and any subsequent amendments.

C.1.12 Subdivider has submitted a signed and stamped Improvement Plans as required in Condition C.2, below.

C.2 Improvement Plans

C.2.1 General. Improvement Plans shall contain the design, construction details and specifications of improvements that is/are required to serve the Project. The Improvement Plans shall be drawn on a 24" x 36" size 4-mil thick polyester film (mylar) and shall be prepared under the supervision of, and stamped and signed by a Registered Civil, Traffic, Electrical, Mechanical Engineer, and Registered Landscape Architect for the relevant work. The Improvement Plans shall be completed to comply with Applicable Laws and these Conditions of Approval.

C.2.2 Site Grading

C.2.2.1 Erosion Control

Improvement Plans shall specify the method of erosion control to be employed and materials to be used.

C.2.2.2 Grading and Drainage Plans

Submit a Grading and Drainage Plan prepared by a Registered Civil Engineer and accompanied by the Project's Geo-technical /Soils Engineering report. The report shall provide recommendations regarding adequacy of the site relative to the stability of soils such as soil types and classification, percolation rate, soil bearing capacity, highest observed ground water elevation, and others.

C.2.2.3 When the grade differential between the Project site and residential lot with the adjacent property(s) exceeds 12 inches, a reinforced or masonry block wall, engineered slope, or engineered retaining wall is required for retaining soil. The Subdivider shall submit a Grading Plan that includes the construction detail(s) and structural calculations of the retaining wall or masonry wall.

C.2.2.4 In the event an engineered slope is used to retain soil subject to approval by the City Engineer, a slope easement will be necessary from the adjacent property. The Subdivider shall obtain permission from owner(s) of the adjacent and affected property(s) and show the slope easement on the Final Map.

C.2.2.5 If applicable, show all existing irrigation structure(s), channel(s) and pipe(s) that are to remain or relocated or to be removed, if there any, after coordinating with the irrigation district or owner of the irrigation facilities. If there are irrigation facilities including tile drains, that are required to remain to serve existing adjacent agricultural uses, the Subdivider shall design, coordinate and

construct required modifications to the facilities to the reasonable satisfaction of the owner of the irrigation facilities and the City.

C.2.3 Storm Drainage

C.2.3.1 Storm Drainage Release Point

Site grading shall be designed such that the Project's storm drainage overland release point will be directly to an existing or a public street with a functional storm drainage system in the storm drainage line on the street has adequate capacity to drain storm water from the Property, or private property subject to a drainage release.

C.2.3.2 Storm drainage connection

The design of the storm drainage system and connection to existing 42" storm drain on Barcelona Drive shall be shown on the Grading and Storm Drainage Plans and shall be submitted with the required hydrologic calculations for the sizing of the storm drain pipe(s), and shall comply with City Standards.

The design and construction details of the Project's stormwater treatment facilities shall meet the applicable City Regulations and shall comply with the applicable requirements of the City's Storm Water Quality Control Standards and storm water regulations that were adopted by the City Council in 2008 and any subsequent amendments.

The Subdivider shall provide the design and construction detail shown on the improvement plans that are required to meet the City's storm water regulations, and shall construct these improvements as part of the subdivision improvements.

C.2.3.3 Subdivider shall submit detailed plans and design calculations for storm water treatment structures within City street right-of-way for approval by the City's Stormwater Coordinator. The location of the storm water treatment structures shall be as determined in consultation with the Public Works Department. All requirements of Public Works Department relating to maintenance of the treatment structures shall be complied with.

C.2.3.4 Storm water treatment will not be required for Lots 1 through 3 and Lots 20 through 29 as they front existing streets. Remainder of the Project will be required to be treated prior to discharge to City storm drainage system.

C. 2.3.5 The City is considering formation of Community Facilities District (CFD) to fund the maintenance of the storm water treatment facilities. The Subdivider shall participate in the CFD and pay for

its share of applicable CFD formation costs, as necessary. In the event the CFD is not formed at the time of approval of Final Subdivision Map, the Subdivider shall pay cash security to guarantee Subdivider's obligation to maintain the structure(s). The amount of cash security shall be as determined by the City Engineer.

C.2.4. Sanitary Sewer

C.2.4.1 All sanitary sewer lines and associated improvements shall be designed and installed per City Regulations.

C.2.4.2 Prior to approval of the Final Map, the Subdivider shall demonstrate adequate capacity in the existing sewer lines the Project will connect to, since the flows from the Project exceed calculated flows for previously assumed use as School site.

C.2.4.3 The Subdivider will be required to apply a 2" thick asphalt concrete overlay with reinforcing fabric as specified in Condition C.2.6.

C.2.4.4 All costs associated with the installation of the sewer Improvements including the cost of removing and replacing asphalt concrete pavement, overlay, pavement marking and striping such as crosswalk lines and lane line markings on existing street that may be disturbed with the installation of these improvements shall be paid by the Subdivider.

C.2.5. Water System

C.2.5.1 All sanitary water lines and associated improvements shall be designed and installed per City Regulations.

C.2.5.2 Prior to approval of the Final Map, the Subdivider shall demonstrate adequate flow and pressures in the existing water lines the Project will connect to, since the domestic and fire demands from the Project exceed calculated demands for previously assumed use as School site.

C.2.5.3 The Subdivider will be required to apply a 2" thick asphalt concrete overlay with reinforcing fabric as specified in Condition C.2.6.

C.2.5.4 All costs associated with the installation of the Water Improvements including the cost of removing and replacing asphalt concrete pavement, pavement marking and striping such as crosswalk lines and lane line markings on existing street that

may be disturbed with the installation of these improvements shall be paid by the Subdivider.

#### C.2.6 Street Improvements

##### C.2.6.1 Tennis Lane Improvements

Subdivider shall submit plans for removal of existing curb gutter and sidewalk, installation of driveways, concrete curb, gutter, and sidewalk, asphalt concrete pavement, fire hydrants, street lights, connections storm drain line, street trees, landscaping with automatic irrigation system (Motorola Controller), pavement marking and striping, traffic signs, asphalt concrete overlay for full width of Tennis Lane, and other street and utilities improvements that are required to serve the Project. All improvements shall comply with City regulations.

The Subdivider will be required to apply a 2" thick asphalt concrete overlay with reinforcing fabric for the full width of Tennis Lane along the frontage of the Project to the western curb return at Defender Lane. Pavement saw-cutting and grinding will be required to remove the top 2" of the existing asphalt concrete pavement. The Subdivider shall restripe all striping and pavement markings after the completion of the overlay. The Subdivider shall upgrade existing wheelchair ramps at the northwest corner of Tennis Lane and Barcelona Drive to comply with current ADA regulations for accessibility by installing truncated domes.

##### C.2.6.2 Barcelona Drive Improvements

Subdivider shall submit plans for removal of existing curb gutter and sidewalk, installation of driveways, concrete curb, gutter, and sidewalk, asphalt concrete pavement, fire hydrants, connections to storm drain, sewer and water lines, street trees, landscaping with automatic irrigation system (Motorola Controller), pavement marking and striping, traffic signs, asphalt concrete overlay for full width of Barcelona Drive, and other street and utilities improvements that are required to serve the Project. All improvements shall comply with City regulations.

The Subdivider will be required to apply a 2" thick asphalt concrete overlay with reinforcing fabric for the full width of Barcelona Drive from the intersection of Barcelona Dr and Golden Gate Dr to the northern limit of the Project. Pavement saw-cutting and grinding will be required to remove the top 2" of the existing asphalt concrete pavement. The Subdivider shall restripe all striping and pavement markings after the completion of the overlay.

Improvement Plans shall address relocation of existing street lights, utility vaults, transformers, pedestals etc., that would interfere with the installation of fences, driveways, streets and other improvements.

C.2.6.3 Sight Distance and Traffic Safety Analysis and for Tennis Lane and Defender Lane Intersection

Subdivider shall complete an analysis of safe sight distance and related improvements at the intersection of Tennis Lane and Defender Lane prior to the approval of the Final Map.

Alternatively, the Subdivider may pay for the analysis to be completed by City's traffic consultant. The analysis shall also include speed surveys and determination of any signage and striping improvements on Tennis Lane in the vicinity of the Project, if required, to improve traffic safety. The Subdivider shall pay for the cost of the analysis and installation of such improvements as determined by the analysis.

C.2.7. Public Utility Easement

C.2.7.1 All private utility services to serve Project such as electric, telephone and cable TV to the building must be installed underground, and to be installed within dedicated Public Utility Easement (PUE) and at the location approved by the respective owner(s) of the utilities. The Subdivider shall submit improvement plans for the installation of electric, gas, telephone and TV cable lines that are to be installed under the sidewalk or within the 6 feet wide Public Utility Easement (PUE) within the Property. The Subdivider shall complete the necessary coordination work with the respective owner(s) of the utilities for the design of these underground utilities and to ensure it can be constructed under the sidewalk or within the 6 feet wide PUE, and for additional space if the 6 feet PUE is inadequate as determined by the utilities owner(s), prior to the approval of the Final Map.

C.2.7.2 Pavement cuts or utility trench(s) on existing street(s) for the installation of electric, gas, cable TV, and telephone will require the application of 2" asphalt concrete overlay and replacement of pavement striping and marking that are disturbed during construction. The limits of asphalt concrete overlay shall be 25 feet from both sides of the trench, and shall extend over the entire width of the adjacent travel lane(s) if pavement excavation encroaches to the adjacent travel lane or up to the street centerline or the median curb. If the utility trench extends beyond the street centerline, the asphalt concrete overlay shall be applied over the entire width of the street (to the lip of gutter or edge of

pavement). Construction details and limits of asphalt concrete overlay shall be shown on the Improvement Plans.

**C.2.8 Westside Irrigation District (WSID) Facilities**

C.2.8.1 Prior to approval of the Final Subdivision Map, the Subdivider shall obtain approvals needed from WSID for improvements within the existing WSID easement. There is an existing 36" irrigation pipeline along the westerly property boundary at the rear of proposed Lots 14 through 20. The Subdivider shall submit plans and obtain WSID approval for modifications to the existing structures within Lot 14 and Lot 20 to remove, relocate, or underground the structures. Details of the access and related improvements shall be approved by WSID 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 modifications to irrigation facilities, satisfaction of access and maintenance requirements of WSID is the sole responsibility of the Developer. WSID has indicated that access to the easement shall be provided, and no improvements within the easements will be permitted.

C.2.8.2 City will not permit utility corridors behind lots. Hence, the Subdivider is required to provide access as acceptable to WSID within the lots.

C.2.8.3 The Subdivider shall notify in writing, the future buyers of Lots 14 through 20 about the existing WSID easement and any requirements and restrictions relating to improvements within or adjacent to WSID easement. The Disclosure Statement(s) shall be made part of the Sale Deeds and recorded in compliance with the applicable law.

**C.3 Grading and Encroachment Permit**

No applications for grading and encroachment permits will be accepted by the City as complete until the Final Map is approved by the City Council and it is recorded, and the Subdivider has provided all documents required by these Conditions of Approval, and Applicable Law, to the reasonable satisfaction of the City Engineer, including, but not limited to, the following:

C.3.1 Permit(s), agreement(s) and approval of other public agencies that has jurisdiction over the required public facilities, if applicable.

C.3.2 Three (3) copies of the Project's Geo-technical /Engineering Soils Report prepared or signed and stamped by a Geo-technical Engineer.

- C.3.3 Three (3) sets of the Storm Water Pollution Prevention Plan (SWPPP) identical to the reports submitted to the State Water Quality Control Board (SWQCB) and any documentation or written approvals from the SWQCB including a copy of the Notice of Intent (NOI) with the state-issued Wastewater Discharge Identification number (WDID). After the completion of the Project, the Subdivider 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 Subdivider. The Subdivider shall comply with all the requirements of the SWPPP and applicable Best Management Practices (BMPs) and the Storm Water Regulations adopted by the City in 2008 and any subsequent amendment(s), and Applicable Law.
- C.3.4 Reasonable written permission from irrigation district or affected owner(s), if applicable as required in Condition C.2.8, above. The cost of relocating and/or removing irrigation facilities and/or tile drains is the sole responsibility of the Subdivider.
- C.3.5 Written approval(s) or permit(s) obtained from San Joaquin County regarding the removal and abandonment of any existing well(s), if applicable. All existing on-site wells, if any, shall be abandoned or removed in accordance with the City and San Joaquin County requirements. The Subdivider shall be responsible for all costs associated with the abandonment or removal of the existing well(s) including the cost of permit(s) and inspection.
- C.3.6 Payment of engineering review fees including but not limited to, plan checking, grading and encroachment permits and agreement processing, construction inspection, and testing fees as required by these Conditions of Approval and Applicable Law.

C.4 Building Permit

The City will not approve any building permit within the Project boundaries until the Final Map is approved by the City Council and it is recorded, and the Subdivider demonstrates, to the reasonable satisfaction of the City Engineer, compliance with all the required Conditions of Approval, including, but not limited to, the following:

- C.4.1 The Subdivider has submitted payment of development impact fees as applicable to Plan "C" properties as adopted by City Council Resolution 1998-215, dated July 7, 1998 except for water

and wastewater fees, which would be per the City of Tracy Master Infrastructure Impact Fees as adopted by the City Council by Resolution 2014-010, dated January 7, 2014.

C.5 Agreements and Improvement Security

C.5.1. Subdivision Improvement Agreement

Before the City's approval of the Final Map, the Subdivider shall execute a Subdivision Improvement Agreement (for the public facilities required to serve the real property described by the Final Map), post all required improvement security in accordance with Applicable Law.

C.5.2 Improvement Security

The Subdivider shall provide improvement security for all public facilities, as required by the Subdivision Improvement Agreement and the Deferred Improvement Agreement. The form of the improvement security may be a surety bond, letter of credit or other form in accordance with Applicable Law. The amount of the improvement security shall be as follows:

C.5.2.1 Faithful Performance (100% of the estimated cost of constructing the public facilities),

C.5.2.2 Labor & Material (100% of the estimated cost of constructing the public facilities), and

C.5.2.3 Warranty (10% of the estimated cost of constructing the public facilities)

C.5.2.4 Monumentation (\$500 multiplied by the total number of street centerline monuments that are shown on the Final Map)

C.6 Final Building Inspection

The City will not perform final building inspection until after the Subdivider provides documentation which demonstrates, to the reasonable satisfaction of the City Engineer, that:

C.6.1 The Subdivider has completed construction of all public facilities required to serve the building for which a certificate of occupancy is requested or a final building inspection has to be performed. Unless specifically provided in these Conditions of Approval, or the Applicable Law, the Subdivider shall take all actions necessary to construct all public facilities required to serve the Project, and the Subdivider shall bear all costs related to construction of the public facilities (including all costs of design, construction,

construction management, plan check, inspection, land acquisition, program implementation, and contingency).

C.7 Acceptance of Public Improvements

Public improvements will not be considered for City Council's acceptance until after the Subdivider demonstrates to the reasonable satisfaction of the City Engineer, completion of the following:

C.7.1 All the public improvements shown on the Improvement Plans are completed and all the deficiencies listed in the deficiency report prepared by the assigned Engineering Inspector are all corrected.

C.7.2 Subdivider has completed the 90-day public landscaping maintenance period.

C.7.3 Subdivider has submitted Certified "As-Built" Improvement Plans (or Record Drawings). Upon completion of the construction by the Subdivider, the City shall temporarily release the originals of the Improvement Plans to the Subdivider so that the Subdivider will be able to document revisions to show the "As Built" configuration of all improvements.

C.7.4 If required by the City, the Subdivider has executed a Stormwater Treatment Facilities Maintenance Agreement with the City to assure maintenance of the on-site stormwater treatment facilities by the responsible entity.

C.8 Release of Improvement Security

C.8.1 Improvement Security for Faithful Performance, Labor & Materials, and Warranty will be released to the Subdivider after City Council's acceptance of the public improvements and in accordance with the Applicable Law.

C.8.2 Monumentation Bond will be released to the Subdivider after City Council's acceptance of the public improvements and all the street centerline monuments shown on the Final Map are installed and tagged by a Land Surveyor licensed to practice in the State of California.

C.9 Special Conditions

C.9.1. Encroachment Permit

All work to be performed and improvements to be constructed within City's right-of-way will require an Encroachment Permit from the City, prior to starting the work. The Subdivider or its authorized representative shall submit all documents that are

required to process the Encroachment Permit including but not limited to, approved Improvement Plans, Traffic Control Plan that is prepared by and signed and stamped by a Civil Engineer or Traffic Engineer registered to practice in the State of California, payment of engineering review fees, copy of the Contractor's license, Contractor's Tracy business license, and certificate of insurance naming the City of Tracy as additional insured or as a certificate holder.

- C.9.2 Nothing contained herein shall be construed to permit any violation of Applicable Law. Subject, however, to Applicable Law, this Condition of Approval does not preclude the City from requiring pertinent revisions and additional requirements to the final map, improvement agreements, and improvement plans, prior to the City Engineer's signature on the final map and improvement plans, if the City Engineer finds it necessary due to public health and safety reasons,. The Subdivider shall bear all the cost for the inclusion, design, and implementations of such additions and requirements, without reimbursement or any payment from the City.

In the event of any conflict between any provision of these Conditions of Approval and the Applicable Law, the Applicable Law shall control.