

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, April 28, 2021
7:00 P.M. (or as soon thereafter as possible)

Location: City Hall
333 Civic Center Plaza, Tracy

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.

THIS REGULAR MEETING WILL BE CONDUCTED PURSUANT TO THE PROVISIONS OF THE GOVERNOR'S EXECUTIVE ORDER N-29-20 WHICH SUSPENDS CERTAIN REQUIREMENTS OF THE RALPH M. BROWN ACT

**RESIDENTS ARE STRONGLY ENCOURAGED TO PARTICIPATE REMOTELY AT THE
APRIL 28, 2021 MEETING**

Remote Access to City of Tracy Planning Commission Meeting:

In accordance with the guidelines provided in Executive Order N-29-20 on social distancing measures, the City of Tracy will allow for remote participation at the upcoming Planning Commission meeting on Wednesday, April 28, 2021.

Remote Public Comment:

*Public comment, limited to 250 words or less, submitted via email **will only be accepted for agendized items before the start of the Planning Commission meeting at 7:00 p.m.** Please send an email to publiccomment@cityoftracy.org and identify the item you wish to comment on in your email's subject line.*

During the upcoming Planning Commission meeting public comment will be accepted via the options listed below. If you would like to comment remotely, please follow the protocols below:

- **Comments via:**
 - **Phone** by dialing (209) 831-6010, or
 - **Online by visiting** <https://cityoftracyevents.webex.com> and using the following:
Event Number: 182 616 8811 and **Event Password:** Planning
 - **If you would like to participate in the public comment anonymously**, you may submit your comment via phone or in WebEx by typing "Anonymous" when prompted to provide a First and Last Name and inserting Anonymous@example.com when prompted to provide an email address.
- **Protocols for submitting comments by phone:**
 - **Identify the item you wish to comment on to staff when calling in.** Comments received by phone will be accepted for the "Items from the Audience/Public Comment" and "New Business" portions of the agenda.

- *Comments received by phone for the “Items from the Audience/Public Comment” portion of the agenda must be received by the time the Chairperson opens that portion of the agenda for discussion.*
- *Comments received by phone on each “New Business” will be accepted until the Chairperson announces that public comment for that item is closed.*
- *Protocols for commenting via WebEx:*
 - *If you wish to comment on the “Items from the Audience/Public Comment” or “New Business” portions of the agenda:*
 - *Listen for the Chairperson to open that portion of the agenda for discussion, then raise your hand to speak by clicking on the Hand icon on the Participants panel to the right of your screen.*
 - *If you no longer wish to comment, you may lower your hand by clicking on the Hand icon again.*
 - *Comments for the “Items from the Agenda/Public Comment” or “New Business” portions of the agenda will be accepted until the public comment for that item is closed.*
- *The total allotted time for public comment will be as follows:*
 - *Items from the Audience: 15 minutes*
 - *New Business: 10 minutes*

Comments received by publiccomment@cityoftracy.org, phone call, or on Webex outside of the comment periods outlined above will not be included in the record.

REGULAR MEETING AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

MINUTES – 02/24/21 AND 04/14/21

DIRECTOR’S REPORT REGARDING THIS AGENDA

ITEMS FROM THE AUDIENCE - *In accordance with Council Meeting Protocols and Rules of Procedure, adopted by Resolution 2019-240, a five-minute maximum time limit per speaker will apply to all individuals speaking during “Items from the Audience/Public Comment”. For non-agendized items, Planning Commissioners may briefly respond to statements made or questions posed by individuals during public comment; ask questions for clarification; direct the individual to the appropriate staff member; or request that the matter be placed on a future agenda or that staff provide additional information to the Planning Commission.*

1. NEW BUSINESS

- A. PUBLIC HEARING TO CONSIDER A DEVELOPMENT REVIEW PERMIT FOR THE INSTALLATION OF A NEW VACUUM STATION AND RELATED SITE IMPROVEMENTS LOCATED AT 2615 W. GRANT LINE ROAD – THE APPLICANT AND PROPERTY OWNER IS WEST VALLEY AUTO SERVICE, LLC. APPLICATION NUMBER D21-0005
- B. PUBLIC HEARING TO CONSIDER A DEVELOPMENT REVIEW PERMIT FOR THE INSTALLATION OF CARPORTS AND RELATED SITE IMPROVEMENTS, INCLUDING PERIMETER FENCING AND LANDSCAPE MODIFICATIONS, LOCATED AT 2185 W GRANT LINE ROAD - APPLICANT IS ADM GROUP, INC. AND THE PROPERTY OWNER IS KAISER PERMANENTE. APPLICATION NUMBER IS D20-0020

2. ITEMS FROM THE AUDIENCE

3. DIRECTOR'S REPORT

4. ITEMS FROM THE COMMISSION

5. ADJOURNMENT

Posted: April 22, 2021

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 via the City of Tracy website at www.cityoftracy.org.

**MINUTES
TRACY CITY PLANNING COMMISSION
FEBRUARY 24, 2021, 7:00 P.M.
CITY OF TRACY COUNCIL CHAMBERS
333 CIVIC CENTER PLAZA**

Due to the COVID-19 emergency, the regular meeting was conducted pursuant to the provisions of the Governor's Executive Order N-29-20, which suspends certain requirements of the Ralph M. Brown Act. Residents participated remotely via email, phone and WebEx during the meeting.

CALL TO ORDER

Chair Orcutt called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

Chair Orcutt led the pledge of allegiance.

ROLL CALL

Roll Call found Commissioner Atwal, Commissioner Francis, Commissioner Wood, Vice Chair Hudson, and Chair Orcutt present. Also present were: Andrew Malik, Assistant City Manager; Leticia Ramirez, City Attorney; Bianca Rodriguez, Assistant City Attorney; Robert Armijo, City Engineer; Bill Dean, Assistant Development Services Director; Alan Bell, Senior Planner; Necy Lopez, Deputy City Clerk; Gina Peace, Executive Assistant; Andrea Pedigo, Executive Assistant; and Grace Strmiska, Administrative Assistant.

MINUTES

Chair Orcutt introduced the Minutes from the February 10, 2021 meeting.

ACTION: It was moved by Chair Orcutt and seconded by Vice Chair Hudson to approve the February 10, 2021 Planning Commission meeting minutes.
A voice vote found all in favor. Passed and so ordered; 5-0-0-0.

DIRECTOR'S REPORT REGARDING THIS AGENDA

None.

ITEMS FROM THE AUDIENCE

None.

1. NEW BUSINESS

- A. PUBLIC HEARING TO CONSIDER A RECOMMENDATION TO THE CITY COUNCIL REGARDING THE ELLIS AND AVENUES SPECIFIC PLANS: SPECIFIC PLAN AMENDMENT (SPA20-0007) TO INCORPORATE THE AVENUES SPECIFIC PLAN AREA INTO THE**

ELLIS SPECIFIC PLAN, APPROVE VARIOUS MODIFICATIONS, AND ADD A PUBLIC PARK TO THE NORTHEAST CORNER OF THE PROPOSED SCHOOL SITE; GENERAL PLAN AMENDMENT (GPA20-0003) TO UPDATE THE DESCRIPTION OF ELLIS AND ADD THE AVENUES SPECIFIC PLAN AREA TO THE SECONDARY RESIDENTIAL GROWTH AREA; A ZONING TEXT AMENDMENT TO REMOVE THE AVENUES SPECIFIC PLAN AS A SEPARATE ZONE DISTRICT (ZA20-0004); AND REPEAL ORDINANCE 1262 CREATING THE AVENUES SPECIFIC PLAN AND AVENUES SPECIFIC PLAN ZONING.

Alan Bell, Senior Planner, delivered the staff report and presented a power point presentation with the help of Chris Long, Barry Long, and Linda Gates, representing Surland on Ellis and Avenues Specific Plans.

Chair Orcutt opened the Public Hearing at 7:19 p.m.

Mark Connolly, Steve Herum, Les Serpa, and Mary Mitracos commented via WebEx with various questions about the Ellis and Avenues Specific Plans.

Chair Orcutt closed the Public Hearing at 9:17 p.m.

ACTION: It was moved by Vice Chair Hudson and seconded by Commissioner Wood that the Planning Commission do the following:

1. Approve the CEQA Addendum for the project;
2. Approve the General Plan Amendment;
3. Approve the amendments to the Ellis and Avenues specific plans and combine the two specific plans into one Ellis Specific Plan, including the following additional text which shall be added to the title/description at the bottom of Figures 2.31 and 2.33:

Figure 2.31 - "This figure is illustrative and does not represent all of the design requirements of this intersection nor does it represent the final configuration of the turning movements shown. The design of this intersection shall be based on the technical Memorandum by Kimley-Horn "Lammers Road and Ellis Town Drive Traffic Analysis" dated May 1, 2019, Ellis FEIR and Addendums, and City Design Standards; as approved by the City Council."

Figure 2.33 - "This figure is illustrative and does not represent all of the design requirements of this intersection nor does it represent the final configuration of the turning movements shown. The design of this intersection shall be based on City's Roadway Master Plan and City Design Standards, and final design documents for capital improvement project as approved by the City Engineer."

4. Repeal Ordinance 1262 and approve the Zoning Text Amendment to repeal the Avenues Specific Plan Zone, Tracy Municipal Code Chapter 10.08, Article 22.8.

A roll call vote found Commissioner Atwal and Commissioner Wood in favor; Chair Orcutt, Vice Chair Hudson, and Commissioner Francis opposed; motion failed; 2-3-0-0.

2. ITEMS FROM THE AUDIENCE

None.

3. DIRECTOR'S REPORT

Bill Dean, Assistant Development Services Director, thanked the Commission and various City staff for their attendance and wished farewell to Bianca Rodriguez, Assistant City Attorney, for her service at the City of Tracy.

4. ITEMS FROM THE COMMISSION

Commissioner Francis brought up the question regarding flags flown at half-staff. Vice Chair Hudson responded by saying this was due to the high volume of COVID-19 deaths.

Vice Chair Hudson stated that Avenues Specific Plan should move forward separately from Ellis.

Commissioner Wood directed his comment towards the new City Council to take action in creating affordable housing for the Tracy community. Chair Orcutt supported this request.

5. ADJOURNMENT

ACTION: It was moved by Chair Orcutt and seconded by Vice Chair Hudson to adjourn.

A voice vote found all in favor. Passed and so ordered; 5-0-0-0.

Time: 9:25 p.m.

CHAIR

STAFF LIAISON

**MINUTES
TRACY CITY PLANNING COMMISSION
APRIL 14, 2021, 7:00 P.M.
CITY OF TRACY COUNCIL CHAMBERS
333 CIVIC CENTER PLAZA**

Due to the COVID-19 emergency, the regular meeting was conducted pursuant to the provisions of the Governor's Executive Order N-29-20, which suspends certain requirements of the Ralph M. Brown Act. Residents participated remotely via email, phone and WebEx during the meeting.

CALL TO ORDER

Chair Orcutt called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

Chair Orcutt led the pledge of allegiance.

ROLL CALL

Roll Call found Commissioner Atwal, Commissioner Francis, Commissioner Wood, Vice Chair Hudson, and Chair Orcutt present. Also present were: Daniel Doporto, Consulting Attorney; Bill Dean, Assistant Development Services Director; Scott Claar, Senior Planner; Kenneth Lipich, Assistant Planner; Gina Peace, Executive Assistant; Peggy Beeuwsaert, Planning Technician, and Grace Strmiska, Administrative Assistant.

MINUTES

None.

DIRECTOR'S REPORT REGARDING THIS AGENDA

Bill Dean, Assistant Development Services Director, introduced Daniel Doporto, Consulting Attorney.

ITEMS FROM THE AUDIENCE

None.

1. NEW BUSINESS

- A. PUBLIC HEARING TO CONSIDER AN ORDINANCE AMENDING TRACY MUNICIPAL CODE SECTION 10.08.2930 REGARDING THE MINIMUM LOT FRONTRAGE REQUIREMENT IN THE HIGHWAY SERVICE ZONE – APPLICANT IS CHARANJIT JUTLA – APPLICATION NUMBER ZA20-0002.**

Scott Claar, Senior Planner, delivered the staff report.

Chair Orcutt opened the Public Hearing at 7:06 p.m.

There were no comments from the Public.

Commission and Staff discussion followed.

Chair Orcutt closed the Public Hearing at 7:30 p.m.

ACTION: It was moved by Chair Orcutt and seconded by Commissioner Atwal that the Planning Commission recommend that City Council introduce and adopt an ordinance amending Tracy Municipal Code Section 10.08.2930 regarding the minimum lot frontage requirement in the Highway Service Zone, as stated in the Planning Commission Resolution dated April 14, 2021.

A roll call vote found all in favor; passed and so ordered; 5-0-0-0.

2. ITEMS FROM THE AUDIENCE

None.

3. DIRECTOR'S REPORT

None.

4. ITEMS FROM THE COMMISSION

Chair Orcutt thanked City of Tracy and Bill Dean for the opportunity to attend the Planning Commission Academy which took place on March 31, 2021 and April 1, 2021.

5. ADJOURNMENT

ACTION: It was moved by Chair Orcutt and seconded by Vice Chair Hudson to adjourn.

A voice vote found all in favor. Passed and so ordered; 5-0-0-0.

Time: 7:37 p.m.

CHAIR

STAFF LIAISON

April 28, 2021

AGENDA ITEM 1.A

REQUEST

**PUBLIC HEARING TO CONSIDER A DEVELOPMENT REVIEW PERMIT FOR THE
INSTALLATION OF A NEW VACUUM STATION AND RELATED SITE
IMPROVEMENTS LOCATED AT 2615 W. GRANT LINE ROAD – THE APPLICANT
AND PROPERTY OWNER IS WEST VALLEY AUTO SERVICE, LLC. APPLICATION
NUMBER D21-0005**

DISCUSSION

Project Background

On August 21, 1990, The City Council adopted the I-205 Corridor Specific Plan within which the project is located. In 2002, the Tracy City Council approved a Planned Unit Development Preliminary and Final Development Plan and Conditional Use Permit for a Chevron gas station with an 1,800 square foot convenience store, 1,867 square foot lube building, and a car wash.

The project site is 1.39 acres located at 2615 W. Grant Line Road, at the northwest corner of Grant Line Road and Naglee Road (Attachment A). The site is designated Commercial by the General Plan, zoned Planned Unit Development, and is designated Freeway Commercial by the I-205 Specific Plan.

Since the project is located on a site within 500 feet of the I-205 freeway, the project is a Tier 2 development review permit application subject to Planning Commission review in accordance with Tracy Municipal Code (TMC) Section 10.08.3950.

Project Description

The proposed project includes the construction of a vacuum station along Naglee Road, on the east side of the site. The station will replace eight existing parking spaces with seven vacuum stations. Based on City parking standards, ten off-street parking spaces are required for this project. With the reduction of eight space, the site will have 12 spaces. Therefore, off-street parking requirements are met even with the reduction of eight parking spaces. Page A1 of Attachment B provides a site plan showing the proposed location of the improvements.

The vacuum station includes a canopy to cover the spaces, trash containers attached to the structural support posts, and vacuums for each space. The vacuum station will be used to support the existing on-site uses.

The canopy structure has been designed to complement the color palette of the existing Midas lube building which is located just west of the vacuum station. Details of the proposed canopy can be located on A2 and A3 of Attachment B. Additionally, proposed Condition of Approval B6 would require that the originally approved landscaping be re-

installed where currently deficient which includes a total six trees within the existing landscape area between the proposed station and Naglee Road. The installation of this missing landscaping will aid in softening the appearance of the proposed structure.

The proposal also includes relocating the existing central vacuum unit to the existing trash enclosure and will be fully screened within the enclosure. All proposed improvements enhance the current land use and better achieves the goal of the Freeway Commercial land use designation of the I-205 Corridor Specific Plan of providing land uses associated with freeway travel and is consistent with the Commercial designation of the General Plan.

Environmental Document

The project is Categorically Exempt from CEQA, pursuant to CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures which pertains to construction of accessory structures. In accordance with CEQA Guidelines, no further environmental assessment is required.

RECOMMENDATION

Staff recommends the Planning Commission approve the development review permit for a vacuum station and related site improvements located at 2615 W. Grant Line Road, based on the findings contained in the Planning Commission Resolution dated April 28, 2021.

SUGGESTED MOTION

Move that the Planning Commission approve the development review permit for a vacuum station and related site improvements located at 2615 W. Grant Line Road, based on the findings contained in the Planning Commission Resolution dated April 28, 2021.

Prepared by: Genevieve Federighi, Associate Planner

Reviewed by: Alan Bell, Senior Planner

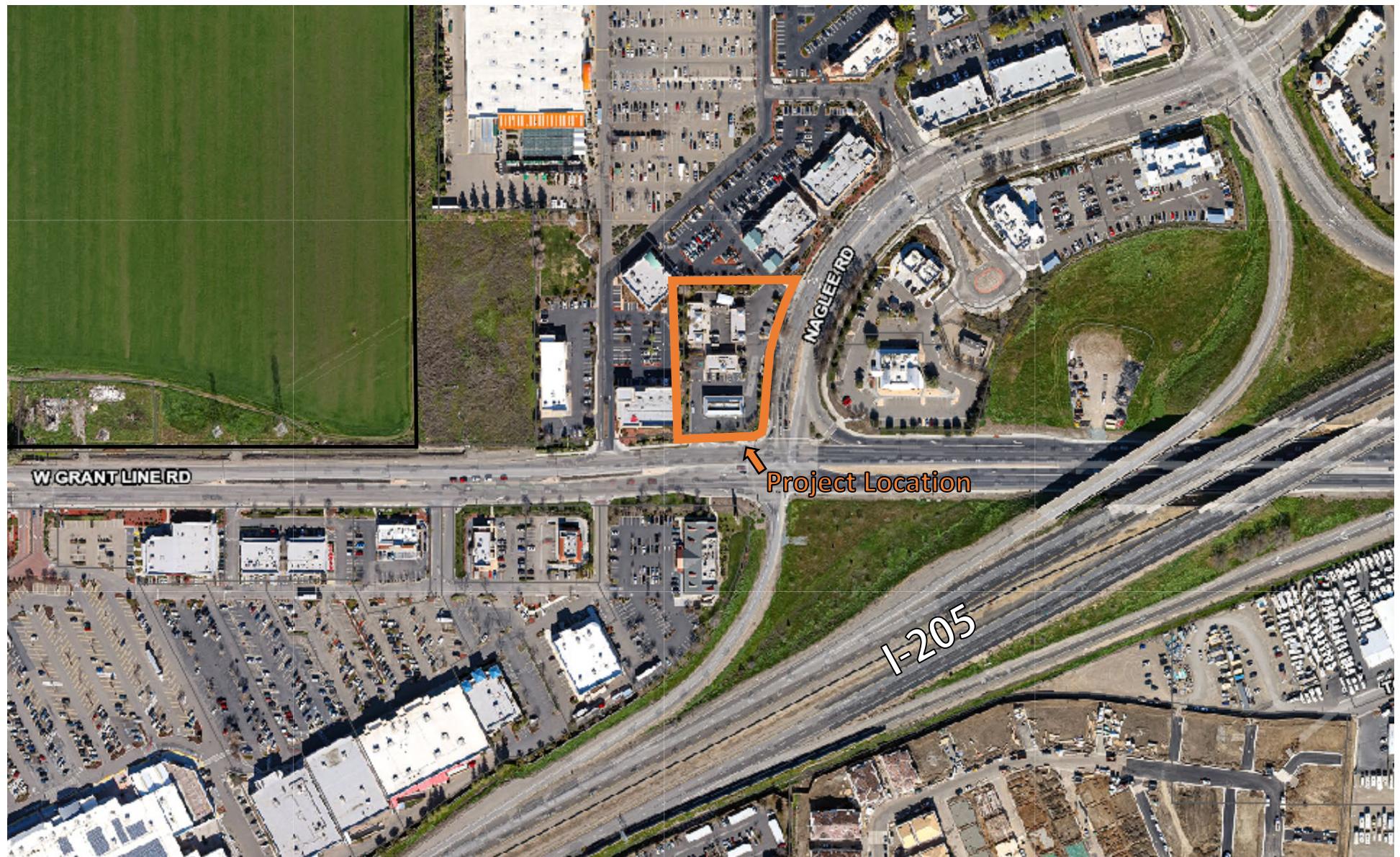
Approved by: Bill Dean, Assistant Development Services Director

ATTACHMENTS

Attachment A – Location Map

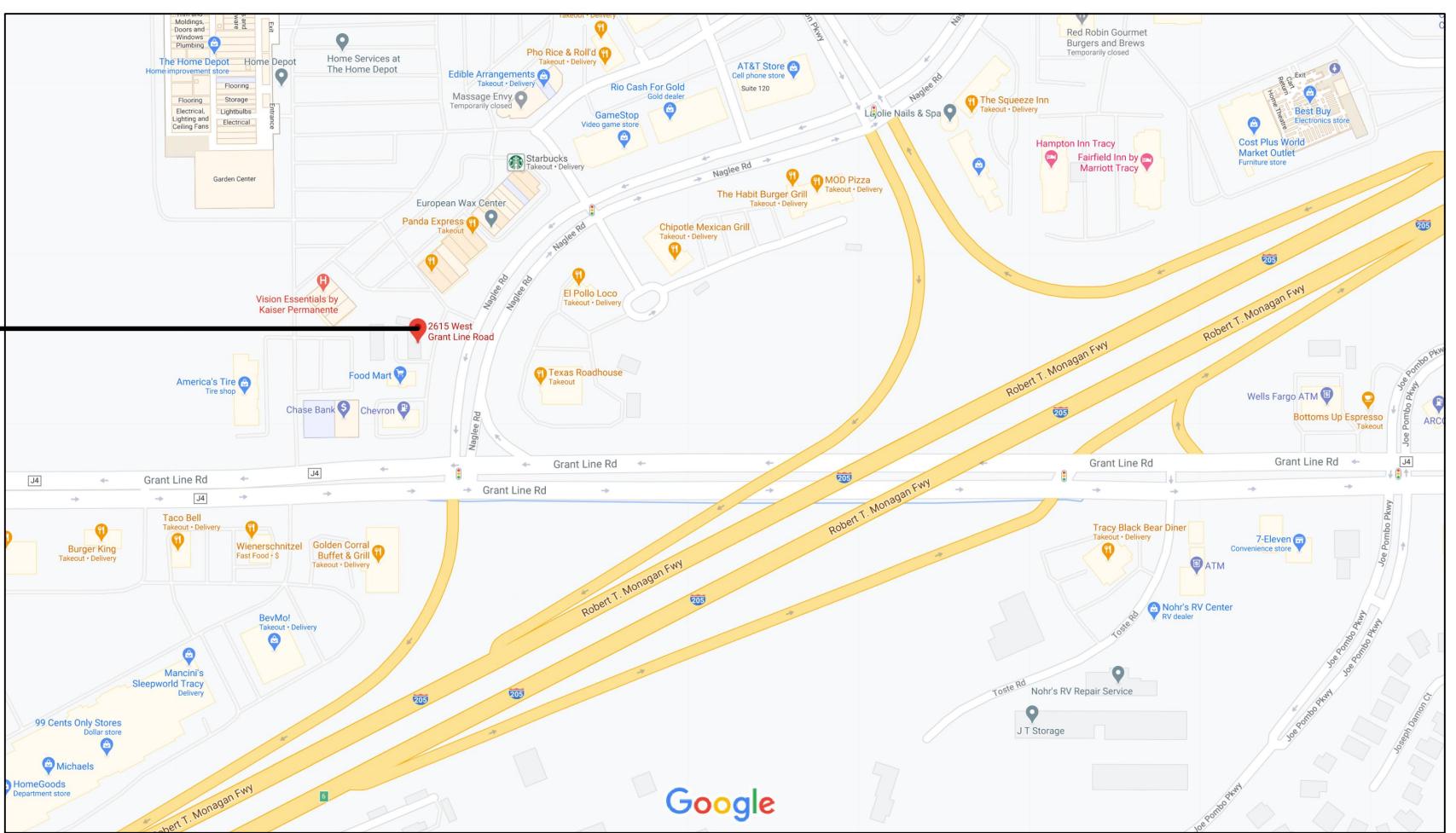
Attachment B – Plan Set (Site Plan, Tree Demolition Plan, Landscape Plans, Civils, and Fence Details) dated April 8, 2021

Attachment C – Planning Commission Resolution (Including Exhibit 1, Conditions of Approval)

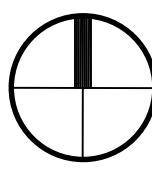


VICINITY MAP

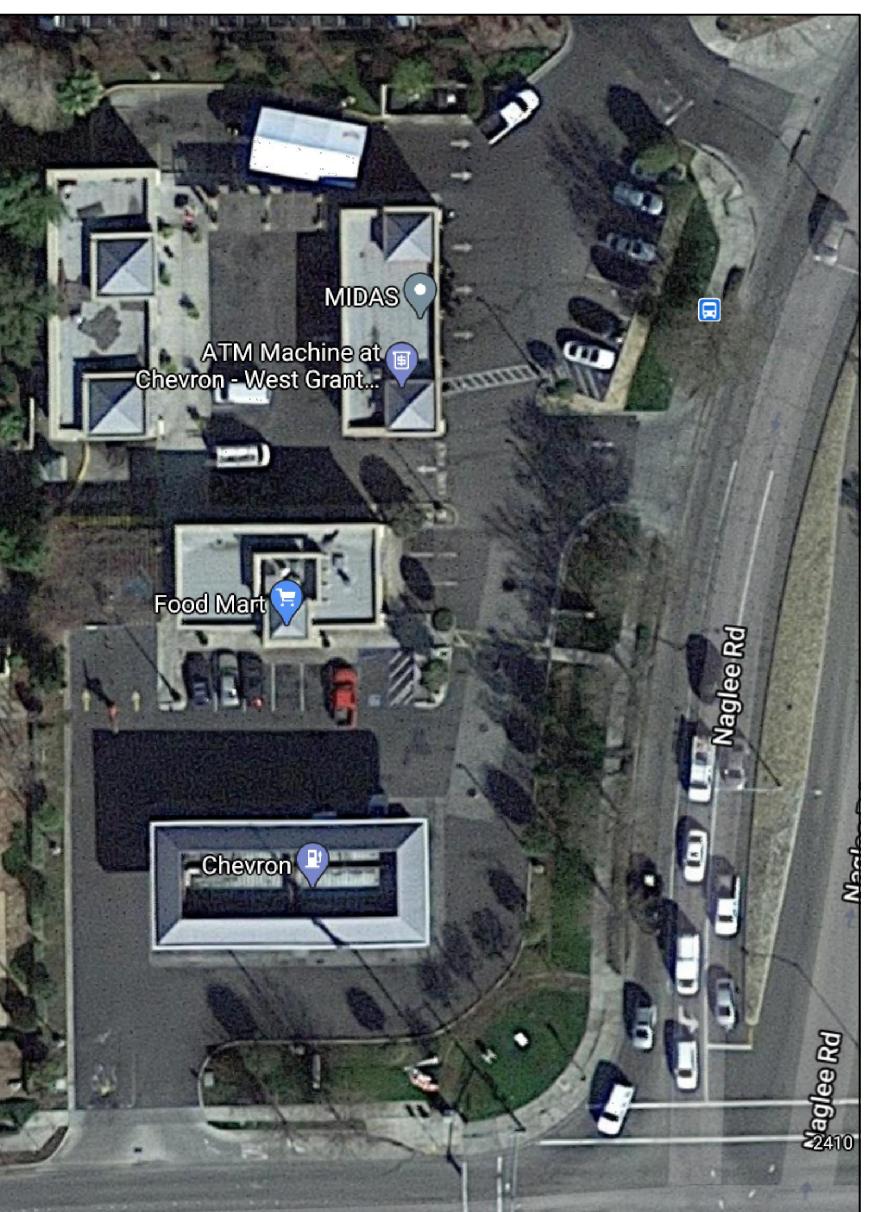
PROJECT
LOCATION



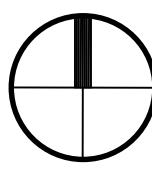
REFERENCE
NORTH



AERIAL PHOTO



REFERENCE
NORTH



PROJECT DATA

PROPERTY ADDRESS:
WEST VALLEY AUTO SERVICES
CAR WASH
2615 W. GRANT LINE RD.
TRACY, CA 95304

APN: 212-290-17; 1.29 AC

PROJECT DESCRIPTION:
 1. RELOCATION & ADDITION OF VACUUM STALLS TO THE EAST OF THE MIDAS AUTO SERVICE BLDG. THEIR WILL BE (7) NEW VACUUM STALLS W/ ARCHED STANCHIONS CONNECTED TO NEW FOUNDATIONS. THE VACUUM STALLS WILL BE COVERED W/ AN ARCHED CANOPY SYSTEM. THE RELOCATION OF THE ACCESSIBLE PARKING STALL & ACCESS AISLE ALONG W/ OTHER ACCESSIBLE UPGRADES WILL INCLUDED.
 THE MANUFACTURER MODEL NO., & QUANTITY OF THE ARCHED STANCHIONS IS AS FOLLOWS;
 (2) J.E. ADAMS INDUSTRIES MODEL NO. 35000-01A SINGLE VACUUM ARCHED STANCHION
 (6) J.E. ADAMS INDUSTRIES MODEL NO. 35000-11A DUAL VACUUM ARCHED STANCHION
 2. RELOCATION OF THE EXISTING CENTRAL VACUUM UNIT TO THE TRASH ENCLOSURE.
 3. RELOCATION OF ACCESSIBLE PARKING STALL CLOSEST TO MIDAS TO A MORE CENTRAL LOCATION.

JURISDICTION(S):
CITY OF TRACY
DEVELOPMENT SERVICES DEPT.
333 CIVIC CENTER PLAZA
TRACY, CA 95376
PHONE: (209) 831-6400

CODES & STANDARDS: 1. TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS

- A. PART 2. 2019 CALIFORNIA BUILDING CODE W/ LATEST AMENDMENTS.
- B. PART 3. 2019 CALIFORNIA ELECTRICAL CODE W/ LATEST AMENDMENTS.
- C. PART 5. 2019 CALIFORNIA PLUMBING CODE W/ LATEST AMENDMENTS.
- D. PART 9. 2019 CALIFORNIA FIRE CODE W/ LATEST AMENDMENTS.
- E. PART 11. 2019 CALIFORNIA GREEN BUILDING CODE W/ LATEST AMENDMENTS.
- F. PART 12. 2019 CALIFORNIA STATE REFERENCED STANDARDS CODE.

2. CITY OF TRACY MUNICIPAL & ZONING ORDINANCE, TITLE 10

ORIGINAL PLANNING APPS: 46-01-D & 15-01-CUP

ZONING: 'PUD'

OCCUPANCY GROUP(S): 'B', 'M', & 'U'

TYPE OF CONSTRUCTION: 'V-B'

PARKING REQUIRED: CHEVRON MINI-MART 1,800 SF / 250 SF (PER STALL) = 7.2, SAY 7 STALLS
 MIDAS 1,900 SF / 600 SF (PER STALL) = 3.2, SAY 3 STALLS
 TOTAL MIN. REQUIRED STALLS = 10 STALLS

PARKING PROVIDED: 12 STANDARD SIZE STALLS, INCLUSIVE OF (2) ACCESSIBLE STALLS

7 VACUUM STALLS

19 TOTAL STALLS PROVIDED

SHEET INDEX

- A0 COVER SHEET
- A1 SITE PLAN & GENERAL NOTES
- A2 DETAILS
- A3 PROPOSED RENDERING VIEWS & EXISTING PHOTOGRAPHS
- DA1 TYPICAL STANDARDS FOR ACCESSIBILITY

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Consultant

Project For

New Wave Innovations
502 N. School St.
Lodi, CA 95240
Phone: (209)327-5822

Project

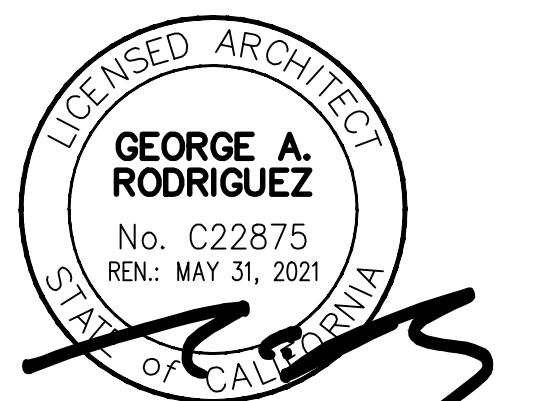
West Valley Auto Services
Vacuum Stalls Relocation
& Expansion, & New
Shade Canopies
2615 W. Grant Line Rd.
Tracy, CA 95304

Sheet Contents

Cover Sheet

DRAWING STATUS	DATE
BLDG. PLAN REVIEW NO. 1	1/09-11-20
BLDG. PLAN REVIEW NO. 2	2/11-23-20
PLNG. PLAN REVIEW NO. 1	1P/03-27-21
PLANNING PERMIT NO.:	D21-0005
BUILDING PERMIT NO.:	COM20-0157
DRAWN BY:	NEO KLAYBO
CHECKED BY:	GRA
SCALE:	AS NOTED
PROJECT NO.:	NWI-22007102
SHEET:	

A0



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Consultant

Project For

New Wave Innovations
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Phone: (209)327-5822

Project

West Valley Auto Services
Vacuum Stalls Relocation
& Expansion, & New
Shade Canopies
2615 W. Grant Line Rd.
Tracy, CA 95304

Sheet Contents

Proposed Rendering Views & Existing
Photographs



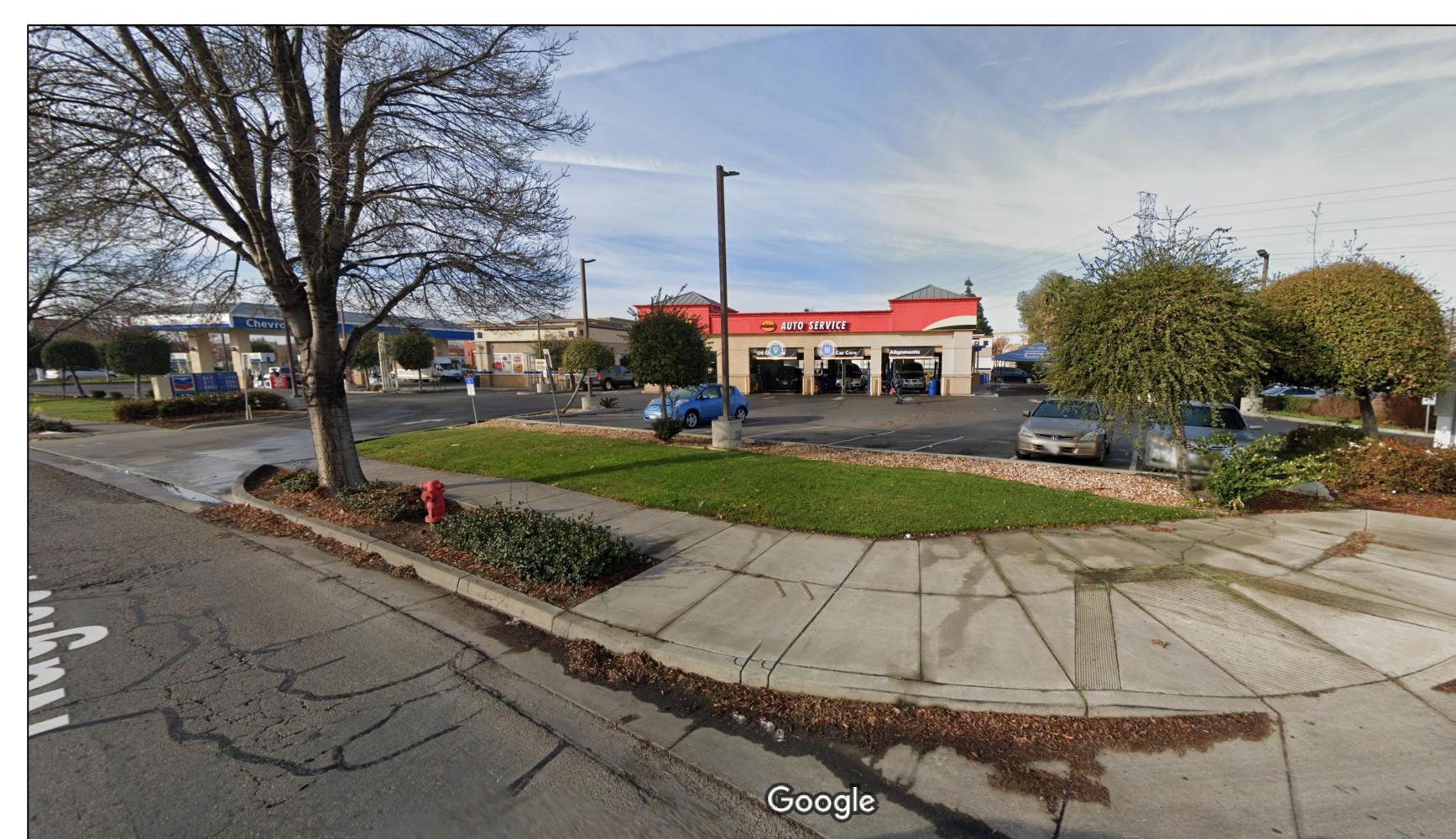
PROPOSED VIEW 1



PROPOSED VIEW 2



EXISTING VIEW 1



EXISTING VIEW 2

DRAWING STATUS	DATE
BLDG. PLAN REVIEW NO. 1	1 09-11-20
BLDG. PLAN REVIEW NO. 2	2 11-23-20
PLNG. PLAN REVIEW NO. 1	1P 03-27-21

PLANNING PERMIT NO.: D21-0005
BUILDING PERMIT NO.: COM20-0157

DRAWN BY: NEO KLAYBO

CHECKED BY: GRA

SCALE: AS NOTED

PROJECT NO.: NWI-22007102

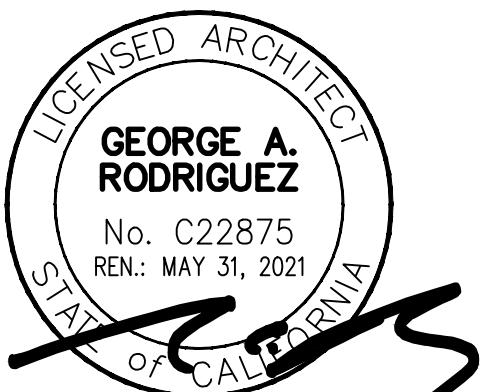
SHEET:

A3

CORT TOWER
343 E. Main St., Suite 721
Stockton, CA 95202

Phone: (209) 609-6801
Email: GRA22875@gmail.com

Architecture ◆ Consulting



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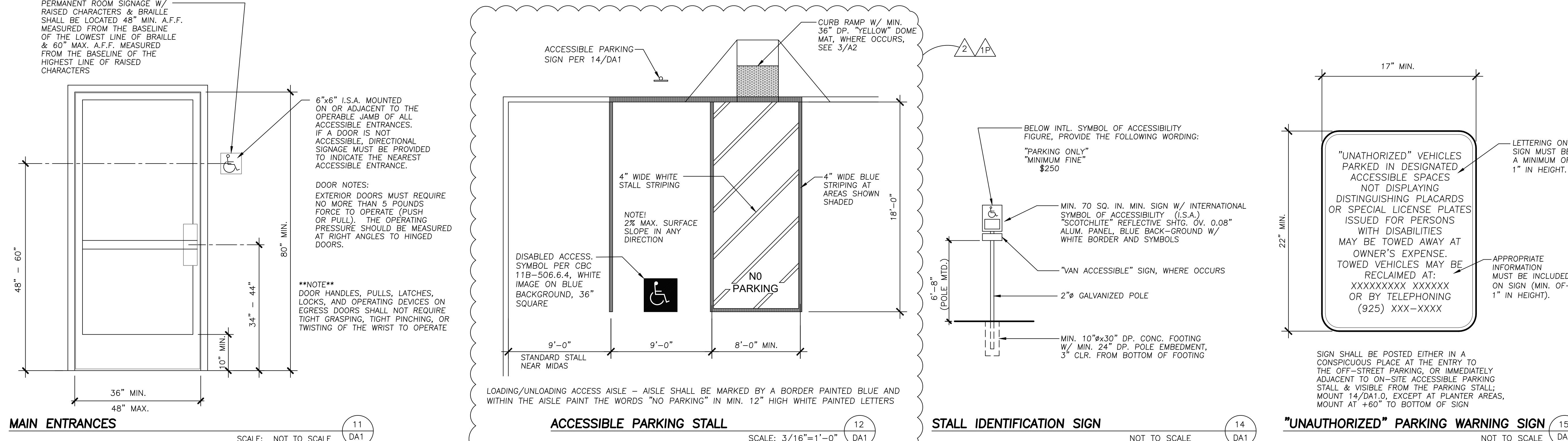
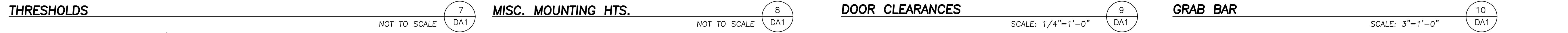
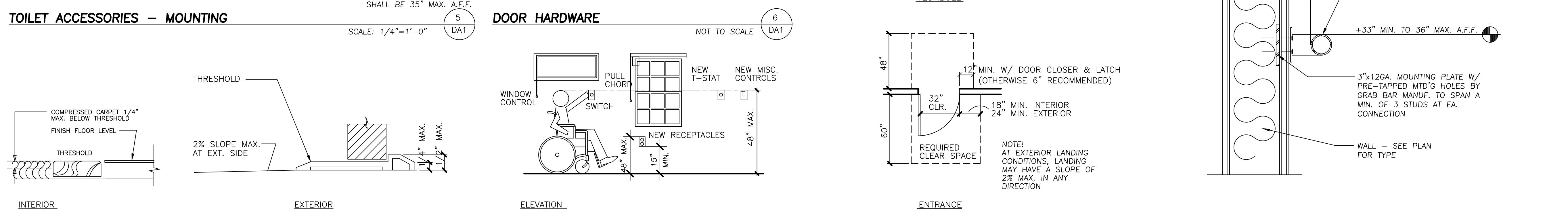
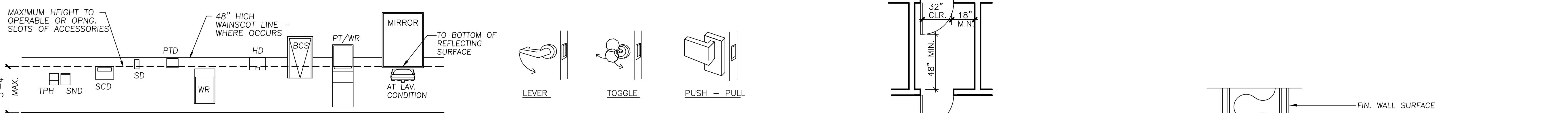
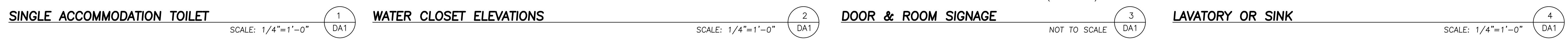
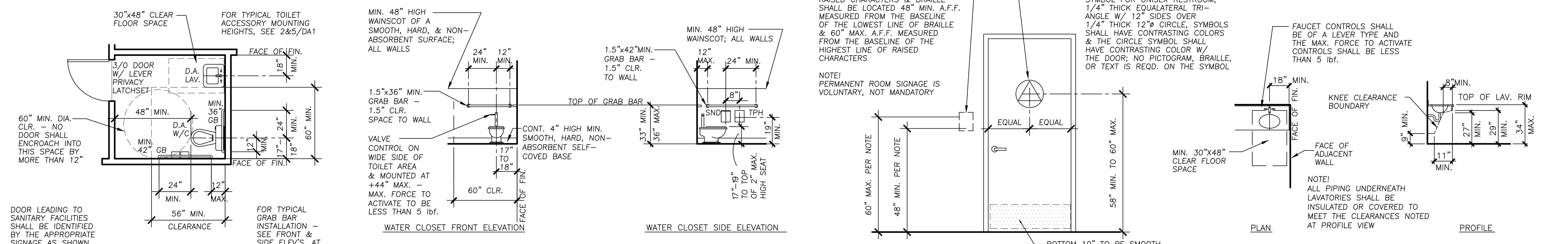
Project
West Valley Auto Services
Vacuum Stalls Relocation
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Shade Canopies
2615 W. Grant Line Rd.
Tracy, CA 95304

Sheet Contents

Typical Standards for
Accessibility

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DRAWN BY:	NEO KLAYBO
CHECKED BY:	GRA
SCALE:	AS NOTED
PROJECT NO.:	NWI-22007102
SHEET:	

DA1



RESOLUTION 2021-_____

APPROVAL OF A DEVELOPMENT REVIEW PERMIT FOR A NEW VACUUM STATION AND RELATED SITE IMPROVEMENTS LOCATED AT 2615 W. GRANT LINE ROAD, THE APPLICANT AND PROPERTY OWNER IS WEST VALLEY AUTO SERVICE, LLC. APPLICATION NUMBER IS D21-0005

WHEREAS, In 2002, the City Council approved Development Review Application Number 46-01-D and Conditional Use Permit 15-01-CUP for the development of a gas station with a 1,800 square foot convenience store, car wash, and a 1,867 square foot lube building located at 2615 W. Grant Line Road, and

WHEREAS, On January 22, 2021 the applicant submitted a Development Review Permit application to install a new vacuum station and related site improvements,

WHEREAS, The proposed project requires a Tier 2 Development Review Permit (Planning Commission Review) for the construction of new improvements due to the site being located within 500 feet of the freeway, and

WHEREAS, The project is categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15303, pertaining to accessory structures, and

WHEREAS, The Planning Commission conducted a public hearing to review and consider the application on April 28, 2021;

NOW, THEREFORE BE IT RESOLVED, The Planning Commission does hereby approve a Development Review Permit for a new vacuum station and related site improvements at the existing gas station, car wash, and lube building located at 2615 W. Grant Line Road, Application Number D21-0005, subject to the conditions contained in Exhibit 1 to this Resolution and based on the findings below.

1. The proposal increases the quality of the project site and enhances the property in a manner that therefore improves the property in relation to the surrounding area and the citizens of Tracy, because the proposed vacuum station will provide an enhanced service to customers at the existing gas station, car wash, and lube services. Additionally, the proposed improvements have been designed with quality materials and designed to complement the existing site improvements.
2. The proposal, as conditioned, conforms to the Tracy Municipal Code, the City of Tracy General Plan, the Citywide Design Goals and Standards, applicable City Standards, California Building Codes, and California Fire Codes. The addition of the proposed vacuum station is a permitted use as it is accessory to the existing gas station, car wash, and lube building uses. The carports will be constructed to maintain all City Standards including circulation and parking requirements.

* * * * *

The foregoing Resolution 2021 - _____ was adopted by the Planning Commission on the 28TH day of April, 2021, by the following vote:

AYES: COMMISSION MEMBERS:
NOES: COMMISSION MEMBERS:
ABSENT: COMMISSION MEMBERS:
ABSTAIN: COMMISSION MEMBERS:

CHAIR

ATTEST:

STAFF LIAISON

Conditions of Approval
Midas Vacuum Station
Application Number D21-0005
April 28, 2021

These Conditions of Approval shall apply to the real property described as the Midas Vacuum Station Development Review Permit, Application Number D21-0005. The subject property is located 2615 W. Grant Line Road, Assessor's Parcel Number 212-290-17.

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 Development Services 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 (the Streets and Utilities Standard Plans, Design Standards, Parks and Streetscape Standard Plans, Standard Specifications, and Manual of Storm Water Quality Control Standards for New Development and Redevelopment, and Relevant Public Facilities Master Plans).
4. "Conditions of Approval" shall mean the conditions of approval applicable to the real property described as Midas Vacuum Station Development Review Permit, Application Number D21-0005. The subject property is located at 2615 W. Grant Line Road, Assessor's Parcel Number 212-290-17.
5. "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.
6. "Project" means Development Review Application Number D21-0005 located on the real property at 2615 W. Grant Line Road, Assessor's Parcel Number 212-290-17.
7. "Property" means the real property located at 2615 W. Grant Line Road, Assessor's Parcel Number 212-290-17.

B. 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 Project 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, dated 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. Except as otherwise modified herein, all construction shall be consistent with the plans received by the Development Services Department on April 8th, 2021.
6. All inadequate on-site landscaping shall be re-installed as approved with the original development review approval landscape plans for 46-01-D, to the satisfaction of the Development Services Director prior to final inspection.
7. Applicant shall submit a building permit application along with all pertinent construction documents such as plans, specifications, and/or calculations to the Building Safety Division prior to the construction of vacuum stalls relocation and expansion and new shade canopies. Construction documents shall conform to the Title 24 California Code of Regulations edition effective on the date of application for a building permit.

April 28, 2021

AGENDA ITEM 1.B

REQUEST

PUBLIC HEARING TO CONSIDER A DEVELOPMENT REVIEW PERMIT FOR THE INSTALLATION OF CARPORTS AND RELATED SITE IMPROVEMENTS, INCLUDING PERIMETER FENCING AND LANDSCAPE MODIFICATIONS, LOCATED AT 2185 W GRANT LINE ROAD - APPLICANT IS ADM GROUP, INC. AND THE PROPERTY OWNER IS KAISER PERMANENTE. APPLICATION NUMBER IS D20-0020

DISCUSSION

Project Background

In 2003, the Planning Commission approved Development Review Application Number 1-03-D for the Kaiser medical office building and associated parking area. In 2019, the Planning Commission approved Development Review Application Number D19-0026 to enlarge the existing parking area to provide additional parking to the facility. That parking lot expansion, to the west of the original parking area, was completed last year.

On September 11, 2019, the Planning Commission reviewed an application submitted by Kaiser to amend the Tracy Municipal Code off-street parking landscaping ordinance to exempt parking areas with solar panel carports from canopy tree shading requirements. The ordinance amendment was adopted by the City Council and became effective on December 5, 2019. The current application has utilized this code amendment to construct solar panel carports in the existing parking lot while satisfying the City's landscape requirements.

The project site is designated Office by the General Plan and zoned General Highway Commercial, under which the existing medical office use is permitted. No changes are proposed to the existing use or to the building on site. Because the project is located on a site within 500 feet of the I-205 freeway, the project is a Tier 2 development review permit application subject to Planning Commission review in accordance with Tracy Municipal Code (TMC) Section 10.08.3950.

Project Description

The project site is located at 2185 W Grant Line Road and contains an existing medical office facility (Kaiser) and related site improvements. The scope of the proposed project is to install approximately 30,645 square feet of solar arrays mounted on top of six carport structures. The carport structures will be located above the existing parking spaces in the west parking lot. Page A.1 of Attachment B – Plan Set, includes a site plan showing the location of the proposed carports.

Landscape modifications are also included with the project proposal, including the removal and replacement of 57 trees. The trees proposed to be removed include trees

that would obstruct the new solar arrays and carport structures, trees that are in poor or critical condition, and trees Kaiser will replace with trees they believe are better suited for the site. Eleven existing trees will remain on the site and 83 new trees will be installed. The new trees provided on the landscape plan meet all of the City's landscape ordinance standards regarding tree size, amount of landscaping area, and irrigation. A tree demolition plan and landscape plan are included on sheets L1.0 and L1.1 of Attachment B.

Perimeter fencing is proposed along the north, west, and east property lines. There is an existing chain-link fence along the north and east property lines which will be removed as part of this project. All new fencing on the site will be black, tubular steel fencing. The fence along the north property line will include expanded metal mounted to the tubular steel fence for the purpose of providing enhanced security. The proposed fence details can be located on pages C2.2, L1.0B, L1.1B, and L1.2 of Attachment B.

CEQA Documentation

The project is Categorically Exempt from CEQA (California Environmental Quality Act), pursuant to CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures which pertains to construction of accessory structures, including carports. In accordance with CEQA Guidelines, no further environmental assessment is required.

RECOMMENDATION

Staff recommends the Planning Commission approve the development review permit for carports and related site improvements located at 2185 W Grant Line Road, based on the findings contained in the Planning Commission Resolution dated April 28, 2021.

SUGGESTED MOTION

Move that the Planning Commission approve the development review permit for carports and related site improvements located at 2185 W Grant Line Road, based on the findings contained in the Planning Commission Resolution dated April 28, 2021

Prepared by: Genevieve Federighi, Associate Planner

Reviewed by: Alan Bell, Senior Planner

Approved by: Bill Dean, Assistant Development Services Director

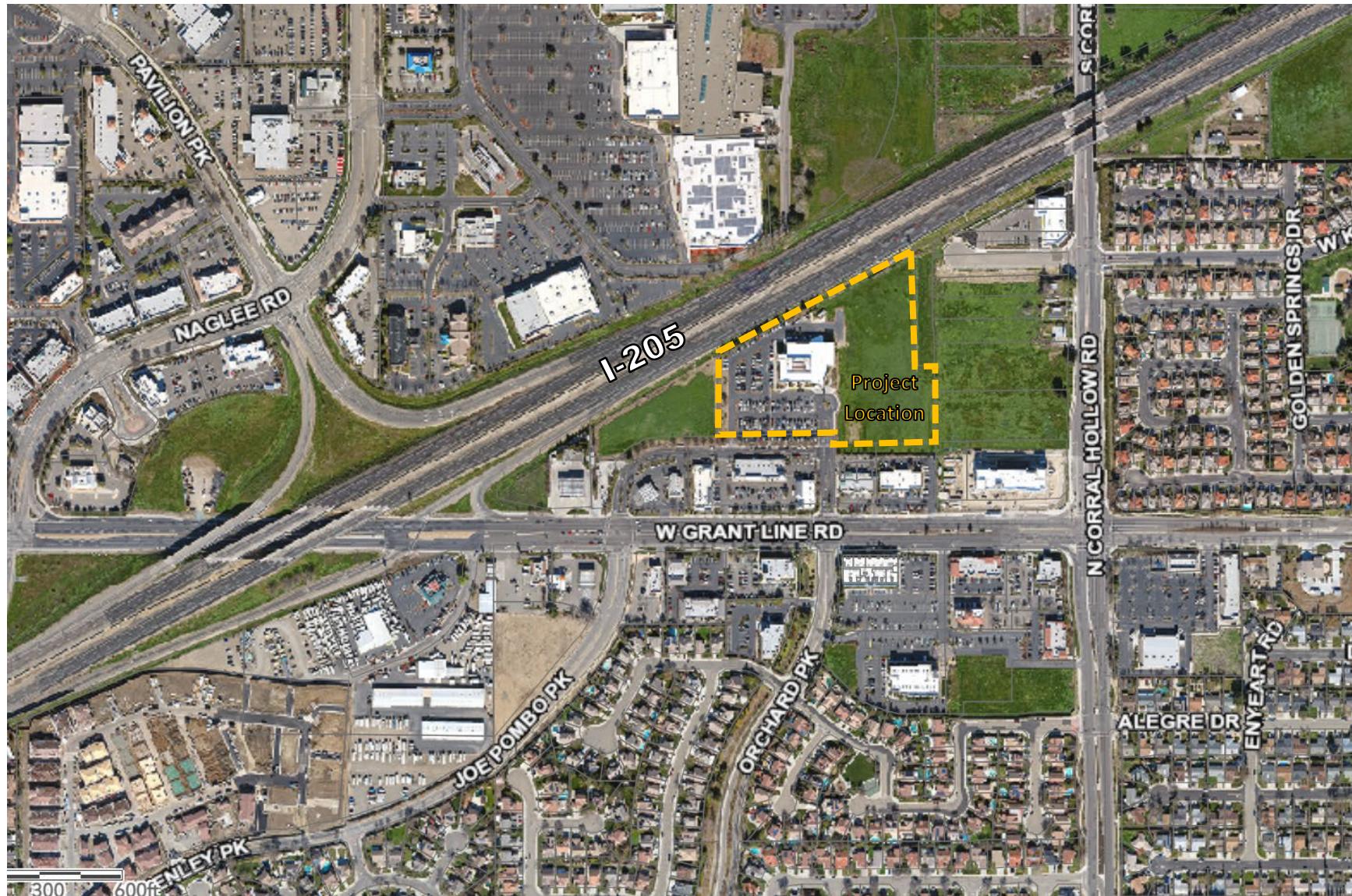
ATTACHMENTS

Attachment A – Location Map

Attachment B – Plan Set (Site Plan, Tree Demolition Plan, Landscape Plans, Civils, and Fence Details) dated April 14, 2021

Attachment C – Planning Commission Resolution (Including Exhibit 1, Conditions of Approval)

ATTACHMENT A



KAISER PERMANENTE

TRACY - CN4301

SOLAR PHOTOVOLTAIC INSTALLATION

2185 WEST GRANT LINE ROAD

TRACY, CALIFORNIA 95377

RECEIVED
February 22, 2021
City of Tracy
Development Services

SCOPE OF WORK

THIS PROJECT SCOPE INCLUDES THE INSTALLATION A GRID-TIED SOLAR PHOTOVOLTAIC SYSTEM. THE INSTALLATION CONSISTS OF CARPORT MOUNTED ARRAYS, STRING INVERTERS, AND RELATED ELECTRICAL METERING AND SAFETY EQUIPMENT. ALL EQUIPMENT WILL BE INSTALLED AS REQUIRED BY APPLICABLE CODES AND THE LOCAL UTILITY COMPANY. DURING DAYLIGHT HOURS, THIS PHOTOVOLTAIC SYSTEM WILL PROVIDE ELECTRICITY IN PARALLEL WITH THE LOCAL UTILITY SERVICE PROVIDER.

PROJECT INFORMATION

CLIENT: KAISER PERMANENTE, NATIONAL FACILITIES SERVICES
1800 HARRISON, OAKLAND, CA 94612
PROJECT ADDRESS: 2185 WEST GRANT LINE ROAD
TRACY, CALIFORNIA 95377

CONSULTANTS

ARCHITECT: ADM GROUP, INC.
2100 W. 15TH STREET
TEMPE, ARIZONA 85281
PHONE: 480.285.3800

CONSULTANTS: LANDSCAPE
DESERT ADAPTIVE LANDSCAPE
ARCHITECTURE
1900 W. CHANDLER BLVD., #15-362
CHANDLER, AZ 85224
602.369.1597

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SUITE 100
PHOENIX, AZ 85016
480.499.9200
www.ameresco.com

adm group

ADM GROUP, INC.
Architect
2100 west 15th street
tempe, arizona 85281-942
480.285.3800
www.admgroupinc.com
ADM# 5978-100-02

CN4301
TRACY MEDICAL OFFICE
2185 WEST GRANT LINE ROAD
TRACY, CALIFORNIA 95337
PHOTOVOLTAIC INSTALLATION

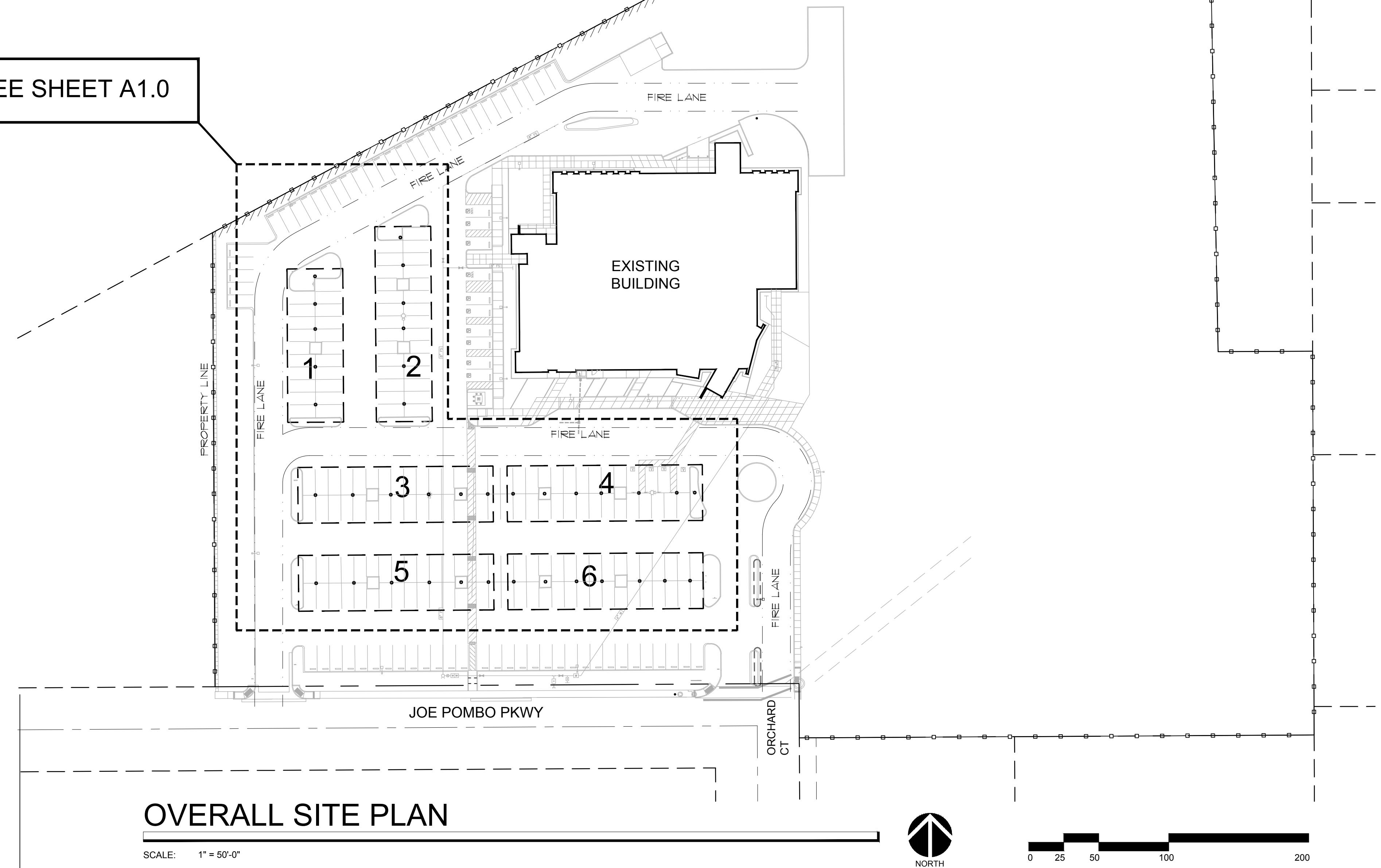
PLANNING SUBMITTAL
JUNE 18, 2020

PLANNING RE-SUBMITTAL #1
SEPTEMBER 10, 2020

PLANNING RE-SUBMITTAL #2
OCTOBER 27, 2020

PLANNING RE-SUBMITTAL #3
FEBRUARY 22, 2021

SEE SHEET A1.0



NOTICE:
THIS RECORD DOCUMENT HAS BEEN PREPARED, IN PART, BASED
UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS
INFORMATION IS BELIEVED TO BE RELIABLE, ADM GROUP, INC.
AND ITS CONSULTANTS CANNOT ASSURE ITS ACCURACY AND,
THUS, ARE NOT RESPONSIBLE FOR THE ACCURACY OF THIS
RECORD DOCUMENT OR FOR ANY ERRORS OR OMISSIONS WHICH
MAY HAVE BEEN INCORPORATED INTO IT AS A RESULT. USER OF
THIS DOCUMENT IS CAUTIONED TO CONDUCT PROPER FIELD
VERIFICATION AS NECESSARY.

SHEET INDEX

ARCHITECTURAL	Sheet 1 of 1 SITE CANOPY PHOTOMETRICS
A.0 PROJECT INFORMATION SHEET & OVERALL SITE PLAN	
A.1 ENLARGED SITE PLAN	
A.2 DETAIL AND RENDERING	
LANDSCAPE (DESERT ADAPTIVE)	
LS1.0 PARKING LOT SHADING PLAN	ADDITIONAL DRAWINGS FOR PLANNING REVIEW - UNDER SEPARATE PHASE FOR BUILDING PERMIT SUBMITTAL (ODELL ENGINEERING)
L1.0 TREE DEMOLITION PLAN	
L1.1 LANDSCAPE PLAN	
L1.2 IRRIGATION PLAN	L1.0 FENCE "A" ENLARGED LAYOUT PLAN AND DETAILS
L1.3 NORTHEAST LANDSCAPE PLAN	L1.1 FENCE "B" ENLARGED LAYOUT PLAN
L1.4 LANDSCAPE AND IRRIGATION NOTES AND WATER USE CALCS	L1.2 FENCE "C & D" ENLARGED LAYOUT PLAN
L1.5 LANDSCAPE AND IRRIGATION DETAILS	

CODE INFORMATION

AHJ: CITY OF TRACY
USE GROUP: U (SOLAR PHOTOVOLTAIC PANELS SUPPORTED BY A STRUCTURE OVER PARKING STALLS)
CONSTRUCTION TYPE: IIB
ASSESSORS PARCEL NUMBERS: 214-020-29
NUMBER OF STORIES: NOT APPLICABLE TO THE SOLAR ARRAYS
ZONING CODE 1: PD
SPRINKLERS: NO SPRINKLERS PROVIDED FOR THE ARRAYS (PER 903.3.1.1.1, EXCEPTION 7)
EXISTING BUILDING FLOOR AREA: 25,975 sf
NEW ARRAY AREAS:
ARRAY 1: 3940 SF
ARRAY 2: 5305 SF
ARRAY 3: 5350 SF
ARRAY 4: 5350 SF
ARRAY 5: 5350 SF
ARRAY 6: 5350 SF
TOTAL NEW ARRAYS: 30,645 SF
TOTAL SITE AREA: 392,080 SF
TOTAL PARKING (EXISTING): 243 STANDARD SPACES
14 ACCESSIBLE SPACES
TOTAL PARKING (AFTER SOLAR INSTALLATION): NO CHANGE
APPLICABLE BUILDING CODES:
- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA GREEN BUILDING CODE

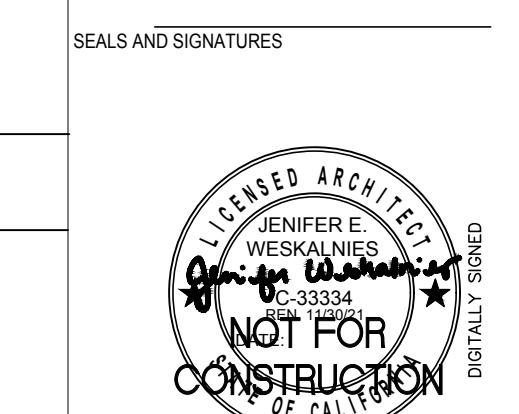
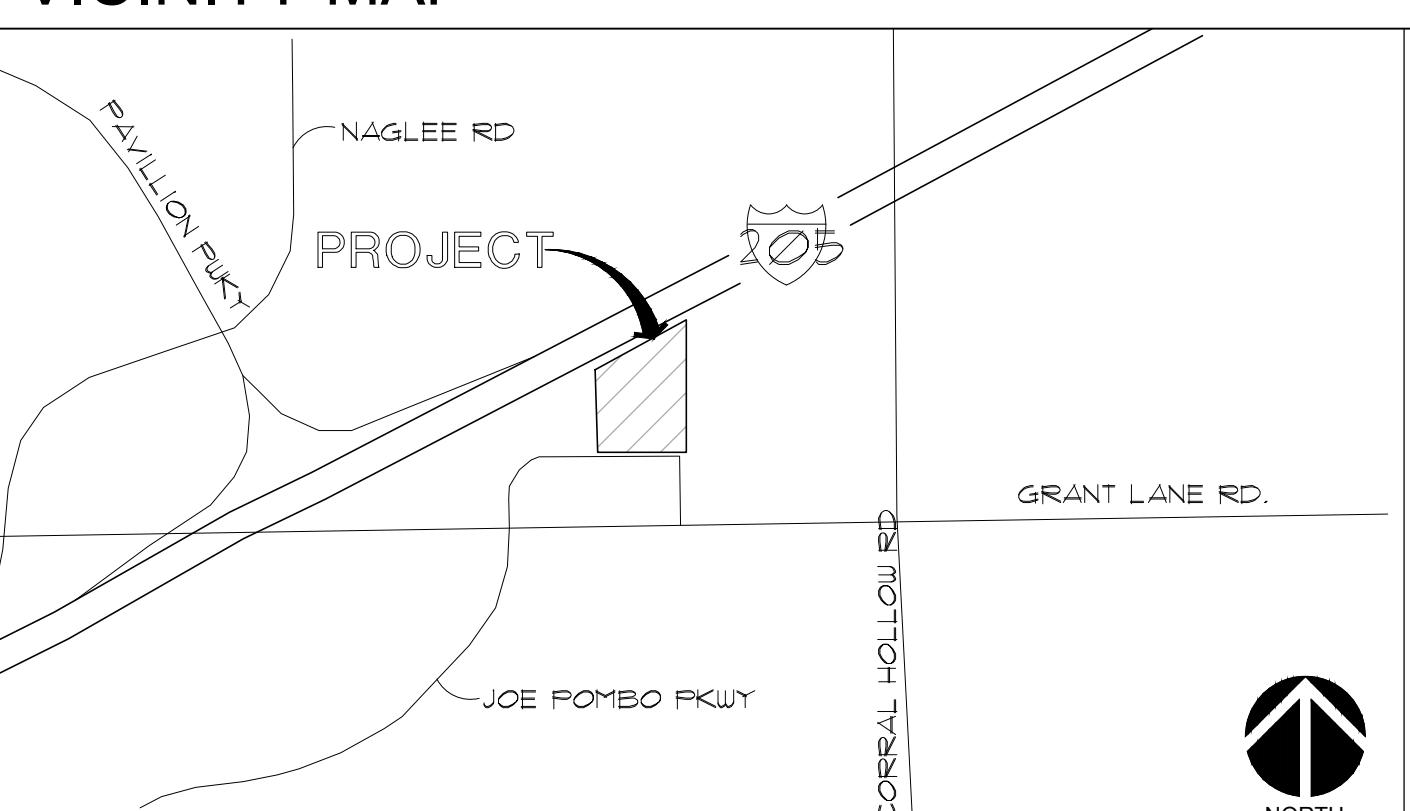
CODE COMPLIANCE NOTES

ALLOWABLE AREA CALCULATIONS AS IT PERTAINS TO SOLAR ARRAYS:

SECTION 503.1, EXCEPTION 3, PART 1:
COMPLIANCE IS SHOWN: EACH SOLAR ARRAY IS LESS THAN 40'X150', ARE A MINIMUM OF 10' APART FROM
EACH OTHER, AND HAVE DRIVE AISLES WHERE FIRE ACCESS IS REQUIRED AT A MINIMUM WIDTH OF 25'. THE
SOLAR PHOTOVOLTAIC STRUCTURES ARE ONLY USED FOR PARKING PURPOSES. ALL SIDES ARE OPEN WITH
NO INTERIOR PARTITIONS.

SECTION 602.1:
COMPLIANCE IS SHOWN: NO FIRE RESISTANCE IS REQUIRED FOR THE NEW SOLAR ARRAYS AS ALL
REQUIREMENTS OF EXCEPTION 3 ARE MET.

VICINITY MAP



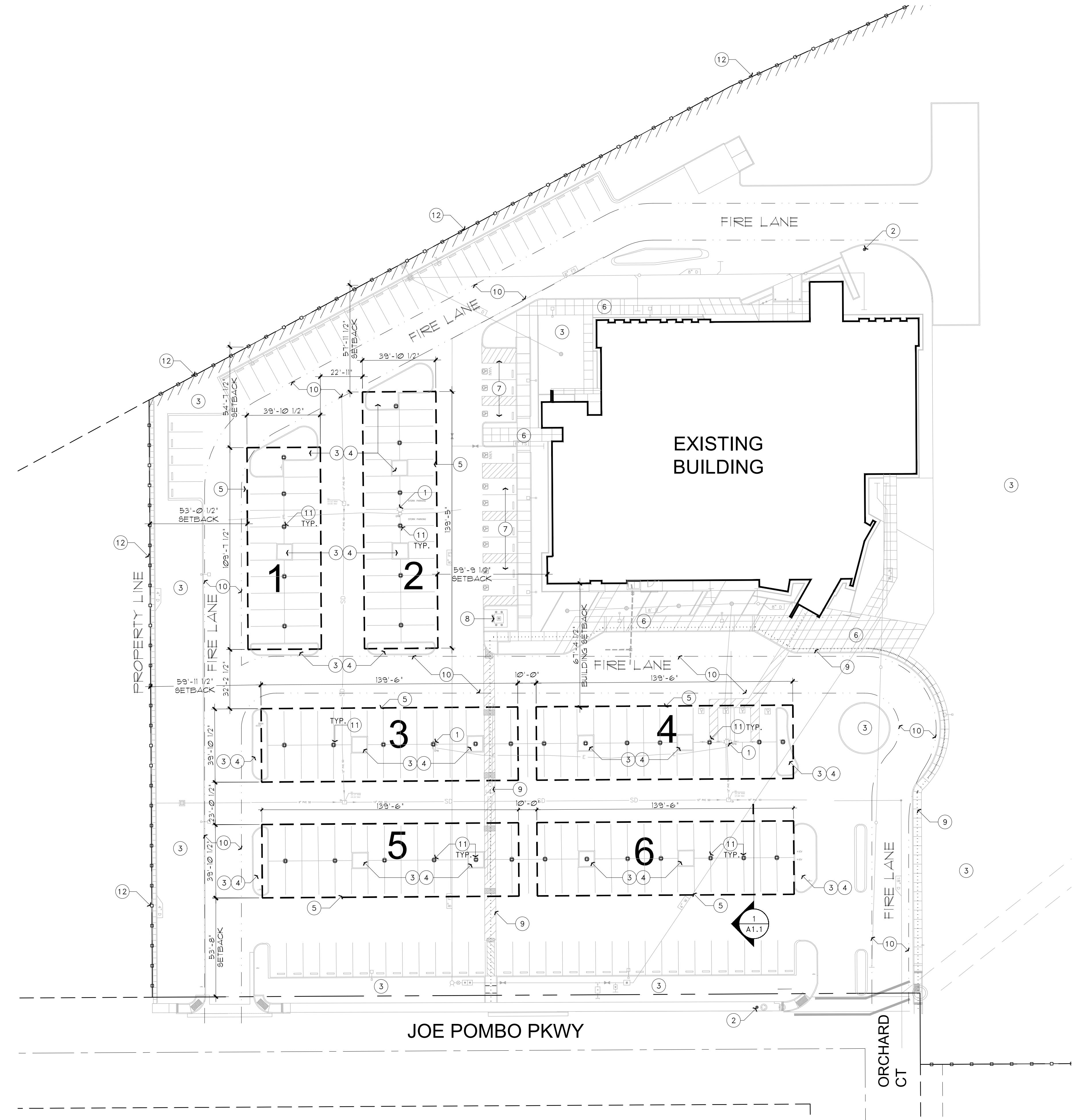
REV	ISSUED FOR	DATE

DRAWING TITLE: COVER SHEET

DATE: 02-22-21

PROJECT NUMBER: 73769

DRAWING NUMBER: A0.0



KEYNOTES:

- 1 REMOVE EXISTING PARKING LOT LIGHT POLE AND FIXTURE, SALVAGE AND RETURN TO OWNER STOCK.
- 2 EXISTING FIRE HYDRANT, PROTECT IN PLACE.
- 3 EXISTING PLANTING ISLAND, PROTECT IN PLACE.
- 4 TREES TO BE REMOVED IN THIS PLANTING AREA. SHRUBS AND GROUND COVERS TO REMAIN. CONTRACTOR TO REPLACE ONLY PLANT MATERIAL DAMAGED DURING CONSTRUCTION.
- 5 OUTLINE OF NEW SOLAR PHOTOVOLTAIC ARRAY.
- 6 SIDEWALK, PROTECT IN PLACE.
- 7 ACCESSIBLE PARKING, ACCESS AISLES, EXISTING RAMPS AND SIGNAGE. TO BE RENOVATED PER CITY STANDARDS UNDER SEPARATE PERMIT. NEW SOLAR STRUCTURE NOT TO IMPEDE EXISTING PATHS OF TRAVEL OR PROVIDE NECESSARY ADA CLEARANCES.
- 8 EXISTING ELECTRICAL TRANSFORMER- PROTECT IN PLACE.
- 9 ACCESSIBLE ROUTE TO A PUBLIC WAY.
- 10 DASHED-DOT LINE INDICATES FIRE LANE PATH TO REMAIN.
- 11 NEW STEEL COLUMN AND CONCRETE FOOTING BASE AS NOTED IN LEGEND BELOW - TYPICAL.
- 12 NEW SITE FENCE ALONG PROPERTY LINE, INSTALL DURING PARKING LOT RENOVATION - REPLACE EXISTING.

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2375 EAST CAMELBACK ROAD,
SUITE 1000
PHOENIX, AZ 85016
480.499.9200
www.ameresco.com

adm group

ADM GROUP, INC.

Architect:
2100 west 15th street
tempe, arizona 85261-942
480.265.3800
www.admgroupinc.com
ADM# 5978-100.02

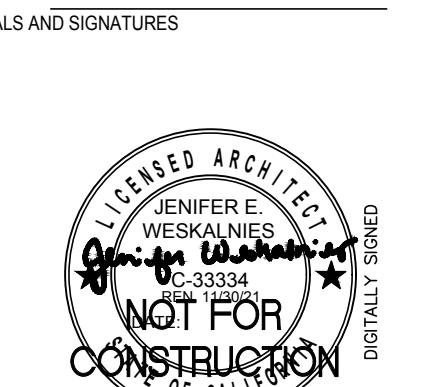
CN4301
TRACY MEDICAL OFFICE
2185 WEST GRANT LINE ROAD
TRACY, CALIFORNIA 95357
PHOTOVOLTAIC INSTALLATION

FINISHES NOTES:

ALL CANOPY STRUCTURE COLUMNS AND BEAMS TO BE PAINTED.
BENJAMIN MOORE - WHITE - PM-2 or OC-151 (LRV 85.27)

GENERAL NOTES:

- DRAWINGS ARE NOT ALL INCLUSIVE BUT REPRESENT THE GENERAL SCOPE OF WORK. CONTRACTOR TO COORDINATE ALL PLANS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES OR UNFORESEEN FIELD CONFLICTS.
- PROTECT ALL IN PLACE ALL EXISTING CONSTRUCTION TO REMAIN INCLUDING BUT NOT LIMITED TO CURBS, LANDSCAPE, AND UTILITIES.
- CONTRACTOR IS TO REPAIR AND/OR REPLACE ALL EXISTING ITEMS DAMAGED DURING COURSE OF CONSTRUCTION AT NO ADDITIONAL COST TO OWNER.
- CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO COMMENCING WITH THIS CONSTRUCTION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- CONTRACTOR TO CONCEAL ALL NEW ELECTRICAL CONDUIT AND WIRING UNDER GROUND AND WHERE EXPOSED ABOVE GROUND PAINT TO MATCH STRUCTURE.
- CONTRACTOR TO NOTIFY CLIENT/OWNER OF ANY UTILITY SHUT-DOWNS A MINIMUM OF 72 HOURS PRIOR TO ACTUAL SHUT DOWN.
- VERIFY AND COORDINATE REPAIR OF ANY EXISTING POWER, COMMUNICATION, DATA LINES, AND UTILITY LINES SO AS NOT TO MINIMIZE INTERRUPTION AND CONTINUITY OF SERVICE.
- PATCH ALL FLOOR AND CEILING PENETRATIONS RESULTING FROM THE REMOVAL OR REROUTING OF NEW OR EXISTING PIPING, DUCTWORK, CONDUIT, ETC. AS REQUIRED TO MAINTAIN FIRE SEPARATIONS. FINISH AS REQUIRED TO MATCH NEW OR EXISTING ADJACENT SURFACES.
- ANY NEW GYPSUM BOARD IS TO BE TYPE 'X' U.N.O.
- ALL NEW CONSTRUCTION TO COMPLY WITH CURRENT A.D.A. REGULATIONS
- PROVIDE FIREPROOFING AROUND ALL PENETRATIONS IN FIRE RATED SEPARATION AND/OR WALLS AS REQUIRED PER CODE.
- ALL CONSTRUCTION MATERIAL SHALL BE ASBESTOS FREE. CONTRACTOR TO PROVIDE MATERIALS SPECIFICATIONS AND SAMPLES UPON REQUEST FROM CLIENT/OWNER TO REVIEW AND TEST. ANY ASBESTOS CONTAINING MATERIAL FOUND SHALL BE REPLACED AT NO ADDITIONAL COST - TYPICAL.
- ALL NEW ELECTRICAL AND DATA FACEPLATES BE EXTENDED TO NEW SURFACE.
- NEW CONSTRUCTION STRUCTURE AND EXPOSED CONDUITS SHALL BE PAINTED TO MATCH ADJACENT BUILDINGS. CONTRACTOR TO USE BUILDERS STANDARD PAINT AND COLOR SELECTION WITH NO EXCEPTIONS. PAINT SELECTION TO BE SPECIFIC TO EXTERIOR GRADE METAL SURFACES - UTILIZE METAL PRIMER AND 2 COATS OF EXTERIOR OIL BASED PAINT.



REV	ISSUED FOR	DATE

DRAWING TITLE

DATE	02-22-21
PROJECT NUMBER	73769
DRAWING NUMBER	A1.0

LEGEND:

SOLAR PHOTOVOLTAIC STRUCTURAL COLUMN LOCATION

CN4301
TRACY MEDICAL OFFICE
2185 WEST GRANT LINE ROAD
TRACY, CALIFORNIA 95337
PHOTOVOLTAIC INSTALLATION

PLANNING
D20-0020

SEALS AND SIGNATURES



REV ISSUED FOR DATE

DRAWING TITLE

**DETAIL AND
RENDERING**

DATE 02-22-21

PROJECT NUMBER

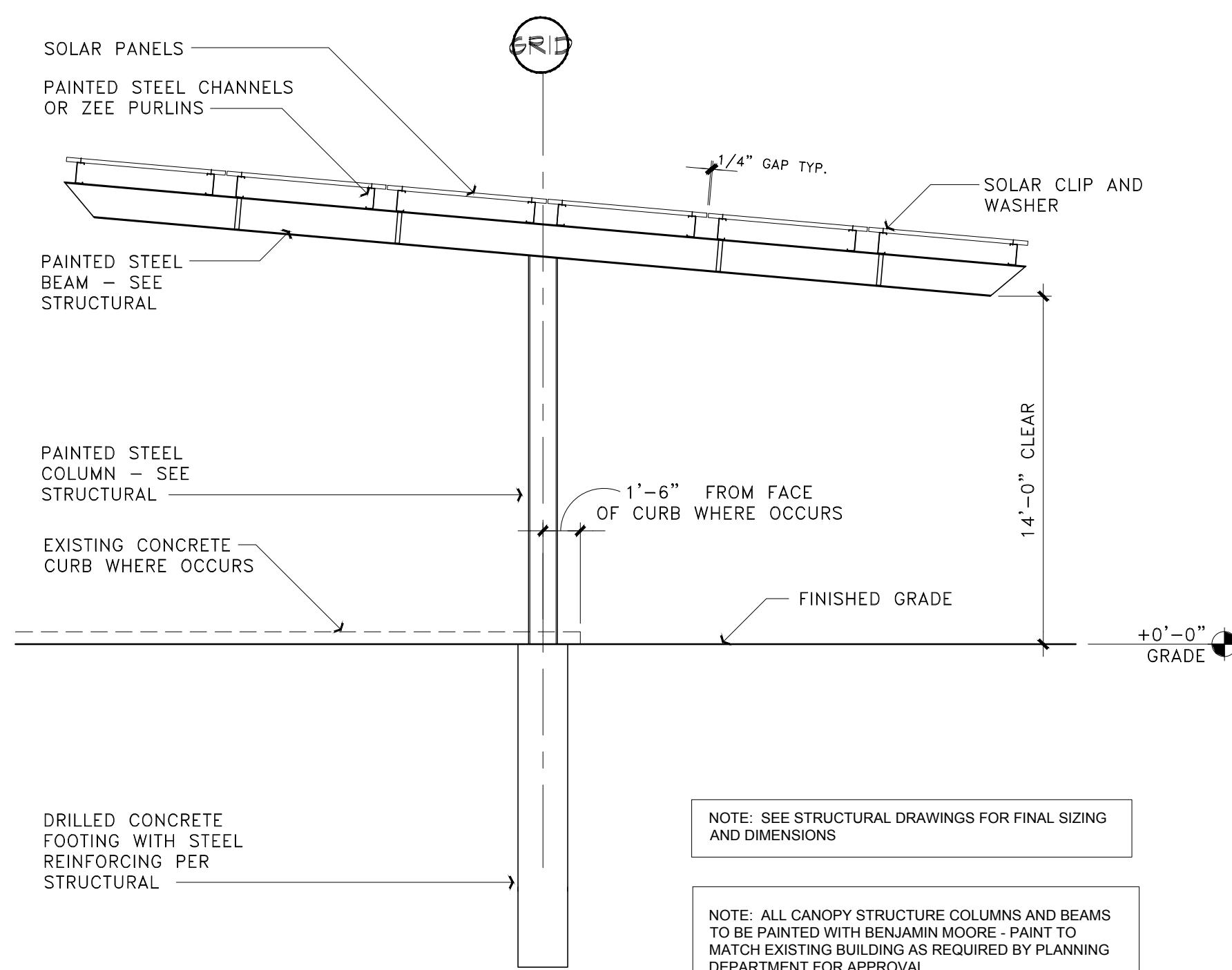
73769

DRAWING NUMBER

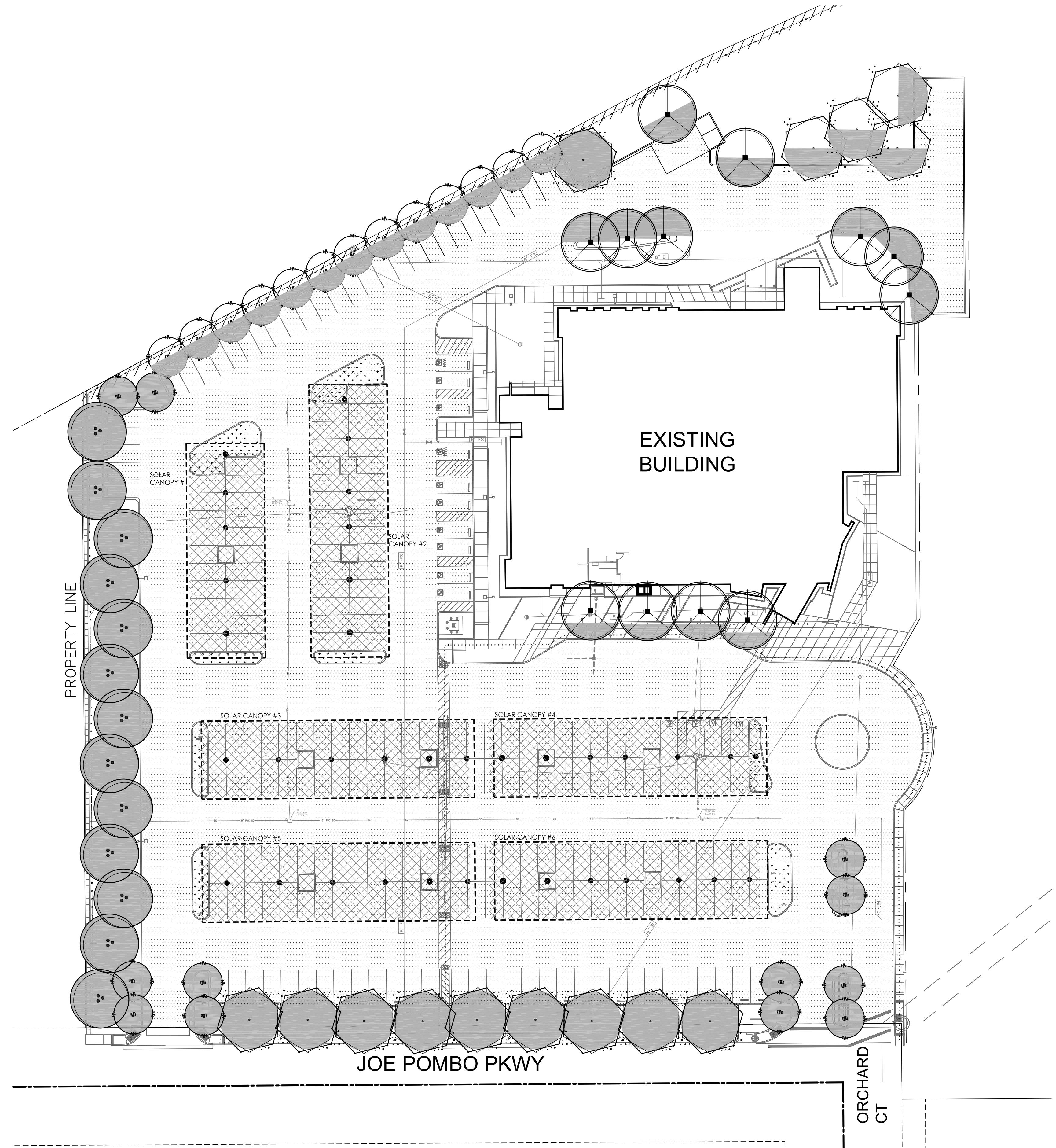
A2.0



2 RENDERING OF TYPICAL 6 PANEL SOLAR STRUCTURE
SCALE: N.T.S.



1 TYPICAL 6 PANEL SOLAR STRUCTURE SECTION
SCALE: 3/16" = 1'-0"



PARKING LOT SHADING LEGEND

PARKING LOT AREA
 Parking Lot Area
 Area of Asphalt 114,013 Sq. Ft.

PARKING LOT SHADE
 Parking Lot Shade
 Provided by Trees 37,923 Sq. Ft.
 Parking Lot Shade
 Provided by Solar Canopies 30,645 Sq. Ft.

PARKING LOT SHADING CALCULATIONS:

Parking Lot Area: 114,013 Sq. Ft.
 Solar Shade Canopy Area: 30,645 Sq. Ft.
 Net Parking Lot Area: 83,368 Sq. Ft.
 Parking Lot Shade Required: 33,347 Sq. Ft. (40% of Parking Lot)
 Parking Lot Shade Provided: 37,923 Sq. Ft. (45% of Parking Lot)

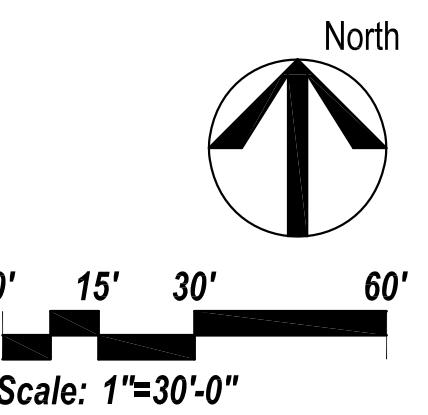
TREE SHADING CALCULATION

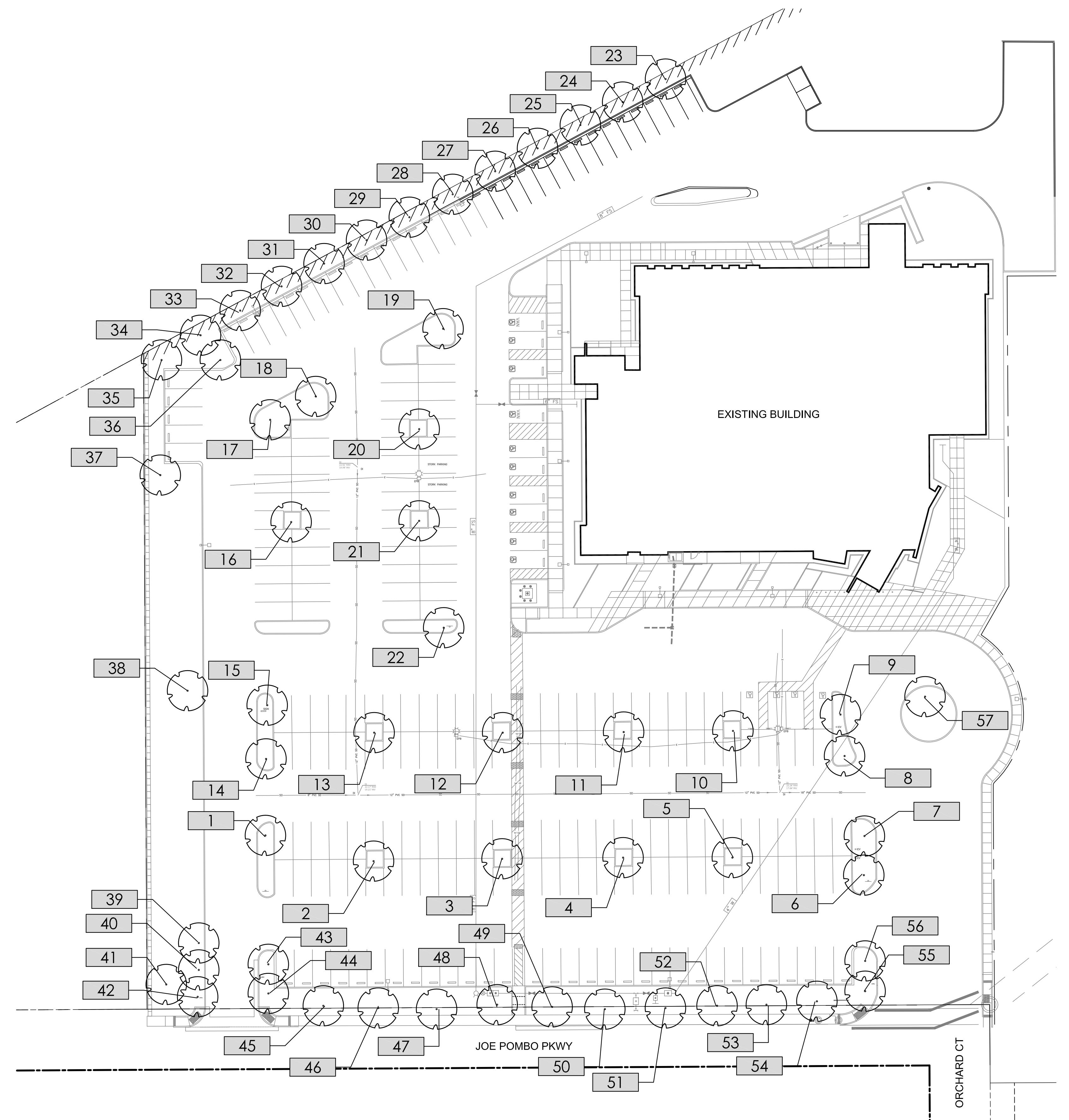
	Keith Davey Chinese Pistache <i>Pistacia chinensis 'Keith Davey'</i>	35' Diameter Canopy	Trees at 100% (10) x 962 = 9,620 Sq.Ft. Trees at 50% (4) x 481 = 1,924 Sq.Ft.
	Hybrid Desert Willow <i>Chilopsis linearis 'Burgundy'</i>	25' Diameter Canopy	Trees at 100% (12) x 490 = 5,880 Sq.Ft. Trees at 50% (13) x 245 = 3,185 Sq.Ft.
	Golden Rain Tree <i>Koelreuteria paniculata</i>	35' Diameter Canopy	Trees at 100% (13) x 962 = 12,506 Sq.Ft.
	Existing Canopy Shade Tree Species Varies	35' Diameter Canopy	Trees at 50% (8) x 481 = 3,848 Sq.Ft. Trees at 25% (4) x 240 = 960 Sq.Ft.



REV	ISSUED FOR	DATE
	CITY COMMENTS	9-4-2020
	CITY COMMENTS	10-27-2020
	PLAN REVISIONS	12-17-2020
	PLAN REVISIONS	2-18-2021

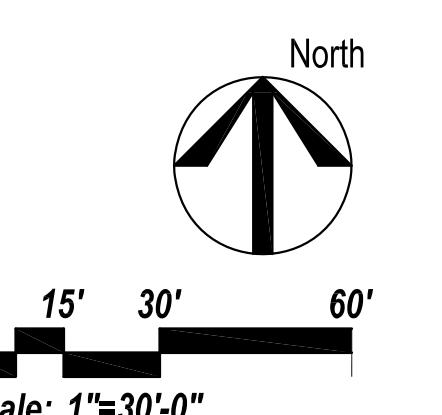
DRAWING TITLE		
Parking Lot Shading Plan		
DATE	06-08-2020	
PROJECT NUMBER	CN3050	ADM# 7011-100
DRAWING NUMBER	LS 1.0	





DEMOLITION NOTE

REFER TO DEMOLITION PLAN PREPARED BY TETER ENGINEERING FOR CLEAR AND GRUB INSTRUCTIONS IN ALL LANDSCAPE AREAS.



TRACY MEDICAL TREE REMOVAL LIST

Tree Number	Common Name	Botanical Name	DBH	Health	Tree Designation
1	Ash Species	<i>Fraxinus sp.</i>	2"	40% - Poor	To Be Removed
2	Ash Species	<i>Fraxinus sp.</i>	7"	40% - Poor	To Be Removed
3	Ash Species	<i>Fraxinus sp.</i>	8"	40% - Poor	To Be Removed
4	Ash Species	<i>Fraxinus sp.</i>	7"	40% - Poor	To Be Removed
5	Ash Species	<i>Fraxinus sp.</i>	7"	20% - Critical	To Be Removed
6	Ash Species	<i>Fraxinus sp.</i>	3"	20% - Critical	To Be Removed
7	Ash Species	<i>Fraxinus sp.</i>	4"	20% - Critical	To Be Removed
8	Ash Species	<i>Fraxinus sp.</i>	5"	20% - Critical	To Be Removed
9	Ash Species	<i>Fraxinus sp.</i>	5"	20% - Critical	To Be Removed
10	Ash Species	<i>Fraxinus sp.</i>	8"	20% - Critical	To Be Removed
11	Ash Species	<i>Fraxinus sp.</i>	8"	20% - Critical	To Be Removed
12	Ash Species	<i>Fraxinus sp.</i>	8"	20% - Critical	To Be Removed
13	Ash Species	<i>Fraxinus sp.</i>	5"	20% - Critical	To Be Removed
14	Ash Species	<i>Fraxinus sp.</i>	4"	20% - Critical	To Be Removed
15	Ash Species	<i>Fraxinus sp.</i>	4"	20% - Critical	To Be Removed
16	Ash Species	<i>Fraxinus sp.</i>	8"	20% - Critical	To Be Removed
17	Ash Species	<i>Fraxinus sp.</i>	4"	20% - Critical	To Be Removed
18	Ash Species	<i>Fraxinus sp.</i>	3"	20% - Critical	To Be Removed
19	Ash Species	<i>Fraxinus sp.</i>	3"	20% - Critical	To Be Removed
20	Ash Species	<i>Fraxinus sp.</i>	3"	20% - Critical	To Be Removed
21	Ash Species	<i>Fraxinus sp.</i>	4"	20% - Critical	To Be Removed
22	Ash Species	<i>Fraxinus sp.</i>	2"	20% - Critical	To Be Removed
23	Deodar Cedar	<i>Cedrus deodara</i>	8"	60% - Fair	To Be Removed
24	Deodar Cedar	<i>Cedrus deodara</i>	8"	60% - Fair	To Be Removed
25	Deodar Cedar	<i>Cedrus deodara</i>	8"	60% - Fair	To Be Removed
26	Deodar Cedar	<i>Cedrus deodara</i>	8"	60% - Fair	To Be Removed
27	Deodar Cedar	<i>Cedrus deodara</i>	8"	60% - Fair	To Be Removed
28	Deodar Cedar	<i>Cedrus deodara</i>	8"	60% - Fair	To Be Removed
29	Deodar Cedar	<i>Cedrus deodara</i>	8"	60% - Fair	To Be Removed
30	Deodar Cedar	<i>Cedrus deodara</i>	8"	60% - Fair	To Be Removed
31	Deodar Cedar	<i>Cedrus deodara</i>	8"	60% - Fair	To Be Removed
32	Deodar Cedar	<i>Cedrus deodara</i>	8"	60% - Fair	To Be Removed
33	Deodar Cedar	<i>Cedrus deodara</i>	8"	60% - Fair	To Be Removed
34	Flowering Plum	<i>Prunus sp.</i>	6"	60% - Fair	To Be Removed
35	Flowering Plum	<i>Prunus sp.</i>	8"	60% - Fair	To Be Removed
36	Flowering Plum	<i>Prunus sp.</i>	6"	60% - Fair	To Be Removed
37	Ash Species	<i>Fraxinus sp.</i>	6"	20% - Critical	To Be Removed
38	Ash Species	<i>Fraxinus sp.</i>	8"	60% - Fair	To Be Removed
39	Flowering Plum	<i>Prunus sp.</i>	6"	60% - Fair	To Be Removed
40	Flowering Plum	<i>Prunus sp.</i>	6"	40% - Poor	To Be Removed
41	Ash Species	<i>Fraxinus sp.</i>	8"	60% - Fair	To Be Removed
42	Flowering Plum	<i>Prunus sp.</i>	6"	60% - Fair	To Be Removed
43	Flowering Plum	<i>Prunus sp.</i>	6"	60% - Fair	To Be Removed
44	Flowering Plum	<i>Prunus sp.</i>	6"	60% - Fair	To Be Removed
45	Ash Species	<i>Fraxinus sp.</i>	8"	60% - Fair	To Be Removed
46	Ash Species	<i>Fraxinus sp.</i>	8"	60% - Fair	To Be Removed
47	Ash Species	<i>Fraxinus sp.</i>	8"	60% - Fair	To Be Removed
48	Ash Species	<i>Fraxinus sp.</i>	8"	60% - Fair	To Be Removed
49	Ash Species	<i>Fraxinus sp.</i>	8"	60% - Fair	To Be Removed
50	Ash Species	<i>Fraxinus sp.</i>	8"	60% - Fair	To Be Removed
51	Ash Species	<i>Fraxinus sp.</i>	8"	60% - Fair	To Be Removed
52	Ash Species	<i>Fraxinus sp.</i>	8"	60% - Fair	To Be Removed
53	Ash Species	<i>Fraxinus sp.</i>	8"	60% - Fair	To Be Removed
54	Ash Species	<i>Fraxinus sp.</i>	8"	60% - Fair	To Be Removed
55	Flowering Plum	<i>Prunus sp.</i>	6"	60% - Fair	To Be Removed
56	Flowering Plum	<i>Prunus sp.</i>	6"	60% - Fair	To Be Removed
57	Fan Palm	<i>Washingtonia sp.</i>	20' tall	60% - Fair	To Be Removed

TREE DEMOLITION LEGEND

SYMBOL	COMMON NAME	BOTANICAL NAME	QTY
	Existing Trees	Species Varies	57
	Tree Identification Number per Arborist Report		

TRACY MEDICAL CENTER 2185 W. GRANT LINE ROAD TRACY, CALIFORNIA 95377 PHOTOVOLTAIC INSTALLATION



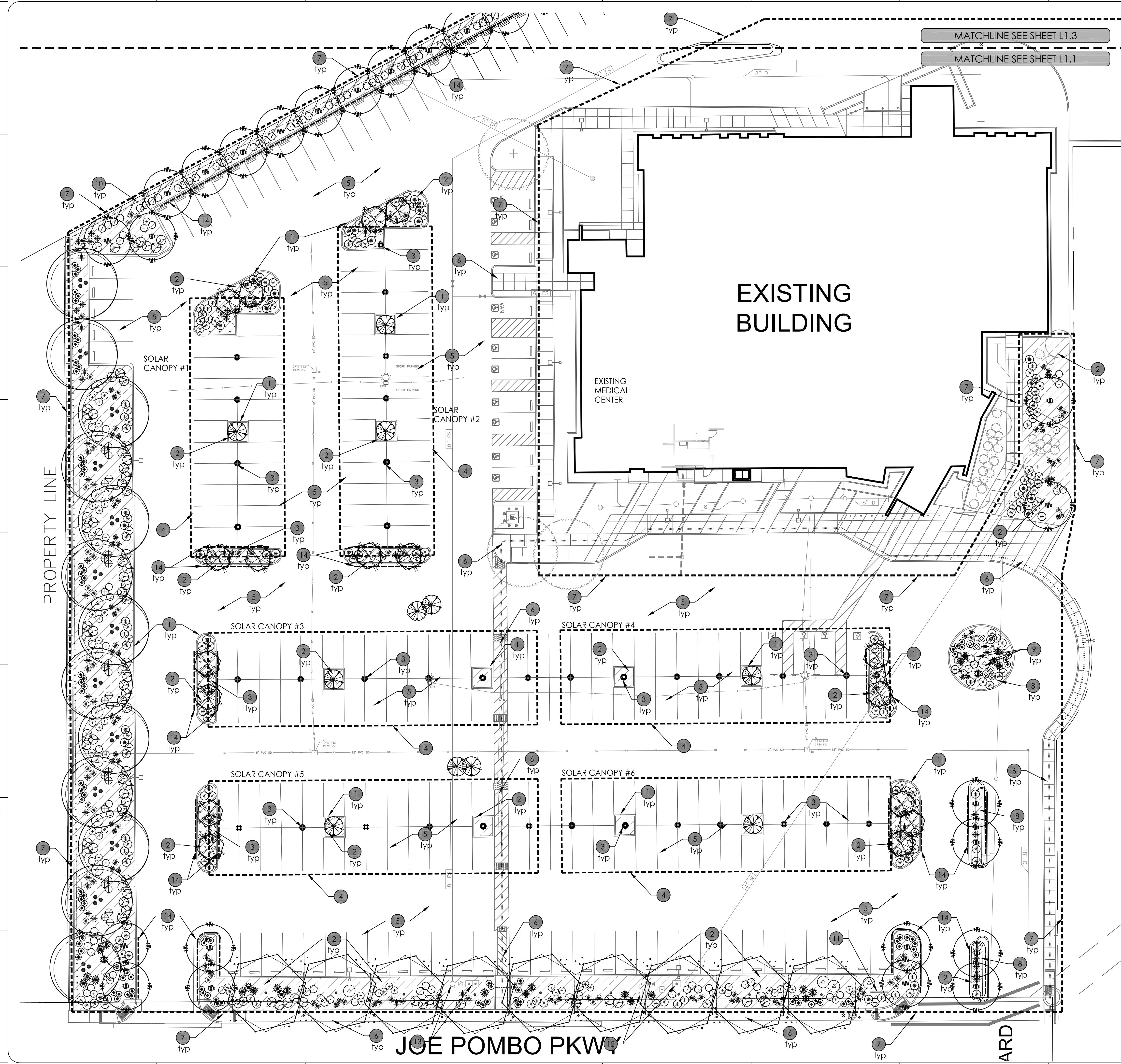
REV	ISSUED FOR	DATE
	CITY COMMENTS	9-4-2020
	CITY COMMENTS	10-27-2020
	PLAN REVISIONS	12-17-2020
	PLAN REVISIONS	2-18-2021

DRAWING TITLE	Tree Removal Plan	
DATE	06-08-2020	
PROJECT NUMBER	CN3050	
ADM#	7011-100	
DRAWING NUMBER	L 1.0	

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ADM GROUP, INC.
Architect
2109 west 15th street
tempe, arizona 85261-9492
480.285.3800
www.admgroup.com

Desert Adaptive L.A.
1900 west chandler boulevard
no. 15-362
chandler, arizona 85224
p:602.369.1597



PLANT LEGEND

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QTY	REMARKS
TREES					
○ +	Existing Tree to Remain			11	
○ X	Hybrid Red Bud	Cercis canadensis 'Okahoma'	24" Box	17	Single Trunk Matching Specimen
○ △	Shrubby Yew Pine	Podocarpus macrophyllus 'makii'	15 Gal.	11	
○ □	Golden Rain Tree	Koelreuteria paniculata	24" Box	13	Single Trunk Matching Specimen
○ *	Keith Davey Chinese Pistache	Pistacia chinensis 'Keith Davey'	24" Box	13	Single Trunk Matching Specimen
○ ▲	Hybrid Desert Willow	Chilopsis linearis 'Burgundy'	24" Box	27	Single Trunk Matching Specimen
SHRUBS AND ACCENT PLANTS					
○ *	Fort Night Lily	Dietes iridioides	5 Gal.	77	
○ +	Baby Sage	Salvia microphylla 'Hot Lips'	5 Gal.	83	
○ △	Brakelights Red Yucca	Hesperaloe parviflora 'Brakelights'	5 Gal.	27	
○ □	Hybrid Heavenly Bamboo	Nandina domestica 'Gulf Stream'	5 Gal.	30	
○ ▲	Little Ollie Olive	Olea europaea 'Little Ollie'	5 Gal.	15	
○ *	New Zealand Phlox	Phormium tenax 'Bronze Baby'	5 Gal.	129	
○ △	Yedda Hawthorn	Raphiolepis umbellata 'Yedda'	5 Gal.	90	
○ ▲	Dwarf Bottle Brush	Callistemon citrinus 'Little John'	5 Gal.	6	
GROUNDCOVER					
○ *	Blue Chip Juniper	Juniperus horizontalis 'Blue Chip'	1 Gal.	210	
○ △	Lowfast Cotoneaster	Cotoneaster dammeri 'Low Fast'	1 Gal.	78	
○ ▲	Prostrate Germander	Teucrium chamaedrys 'prostratum'	1 Gal.	96	
INERT GROUNDCOVER					
□	Landscape Mulch To Match Existing 18,200 Sq.Ft. Min. 3" Depth				

LANDSCAPE DATA:

REQUIRED PARKING STALLS WITHIN PROJECT LIMITS	238
TREES REQUIRED (1 PER REQUIRED STALLS)	48

EXISTING TREES TO REMAIN:

NEW TREES:	83
------------	----

TOTAL TREES ON SITE:	94
----------------------	----

LANDSCAPE KEYNOTES

- ① EXISTING CONCRETE CURB TO REMAIN
- ② LANDSCAPE MULCH TO MATCH EXISTING MIN. 3" DEPTH
- ③ PROPOSED SOLAR CANOPY SUPPORT COLUMN SEE ARCHITECTURAL PLANS
- ④ PROPOSED SOLAR CANOPY ARRAY SEE ARCHITECTURAL PLANS
- ⑤ EXISTING ASPHALT PAVING TO REMAIN PROTECT IN PLACE
- ⑥ EXISTING SIDEWALK TO REMAIN
- ⑦ LIMITS OF SUBMITAL
- ⑧ LEVEL GROUND INSIDE OF MEDIAN. ADD SOIL AS NEEDED TO ADJUST FINISHED GRADE FOR INSTALLATION OF PROPER DEPTH OF MULCH
- ⑨ RELOCATE (3) EXISTING BOULDERS
- ⑩ NEW 6' HIGH METAL FENCE BY OTHERS
- ⑪ EXISTING MONUMENT SIGN TO REMAIN
- ⑫ NEW WATER METERS AND BACKFLOW PREVENTERS SEE KAISER UTILITY PLANS SHEET C-2
- ⑬ NEW FDC AND DOUBLE CHECK VALVE, SEE C-2
- ⑭ UB-24-2 ROOT BARRIER, INSTALL PER MANUFACTURER'S RECOMMENDATIONS. DEEP ROOT OR APPROVED EQUAL, (209) 458-7668

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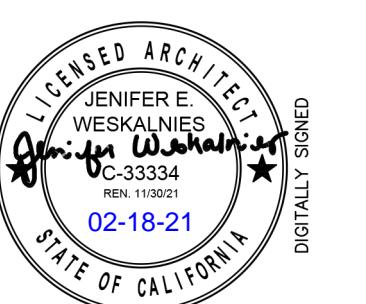
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LANDSCAPE ARCHITECTURE

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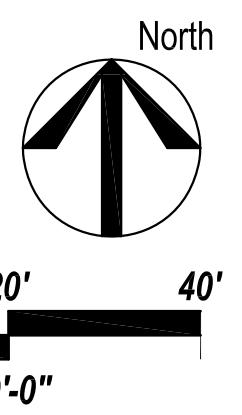
TRACY MEDICAL CENTER
2185 W. GRANT LINE ROAD
TRACY, CALIFORNIA 95377
PHOTOVOLTAIC INSTALLATION

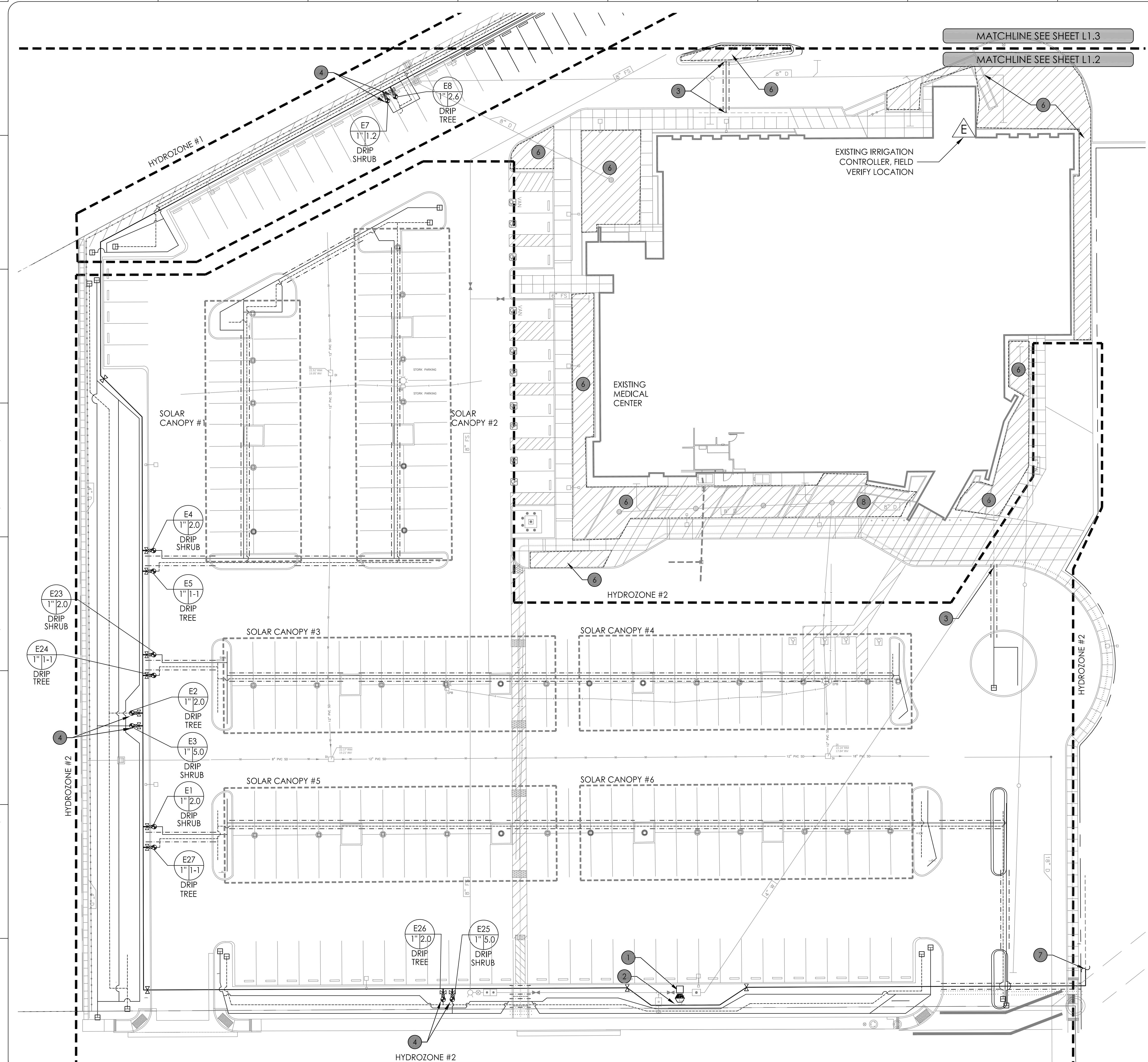


REV	ISSUED FOR	DATE
	CITY COMMENTS	9-4-2020
	CITY COMMENTS	10-27-2020
	PLAN REVISIONS	12-17-2020
	PLAN REVISIONS	2-18-2021

DRAWING TITLE
Landscape Plan

DATE 06-08-2020
PROJECT NUMBER CN3050
ADM# 7011-100
DRAWING NUMBER L 1.1





IRRIGATION LEGEND

- XB-10-PC-1032 - RAINBIRD THREADED SINGLE OUTLET XERI-BUG EMMITTER FOR SHRUBS AND GROUNDCOVERS (NOT SHOWN ON PLANS)
- XBD-81 - RAINBIRD XERI-BIRD MULTI-OUTLET EMISSION DEVICE WITH 1 GPH EMMITTERS 1 EMMITTER PER PLANTED SHRUBS AND GROUNDCOVERS (NOT SHOWN ON PLANS) INSTALL 1 PER 15 GAL & 24" BOX TREE - 8 GPH (NOT SHOWN ON PLANS)
- DRIP VALVE 1" RAINBIRD PESB SERIES ELECTRIC CONTROL VALVE WITH SCRUBBER & PRS-D PRESSURE REGULATOR - (INCLUDE 200 MESH WYE STRAINER ON UPSTREAM SIDE OF VALVE) 1 - VALVE ASSEMBLY PER VALVE BOXES PER DETAIL
- PVC BALL VALVE - HAYWARD TBB SERIES, SIZE TO MATCH CONTROL VALVE MHT-3/4" MANUAL FLUSH END PLUG
- EXISTING Sch. 40 PVC MAINLINE TO REMAIN - SOLVENT WELD PATCH, REPAIR AND RECONNECT AS NECESSARY
- 3/4" LAVENDER Sch. 40 PVC TREE LATERAL LINE SOLVENT WELD ALL JOINTS
- 3/4" LAVENDER Sch. 40 PVC SHRUB LATERAL LINE SOLVENT WELD ALL JOINTS
- SCHEDULE 40 PVC SLEEVING
- (6" TYP. FOR PIPING, UPSIZE AS NECESSARY)

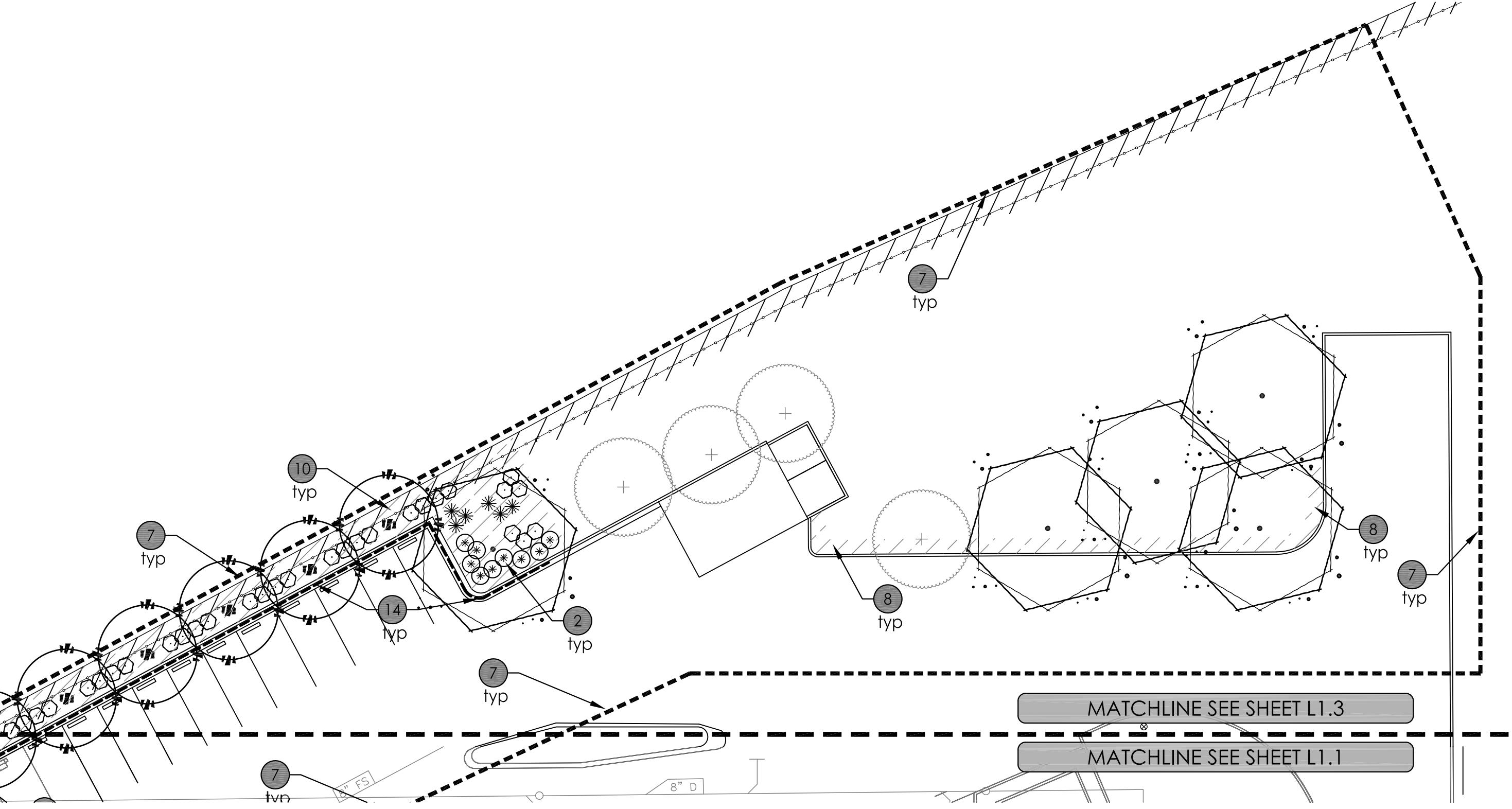
EMITTER SCHEDULE:		
Plant Size	Flow/Plant	Emitter
1 Gal.	1 Gph	XB-10-PC-1032 OR XBD-81 RAINBIRD EMMITTER
5 Gal.	1 Gph	XB-10-PC-1032 OR XBD-81 RAINBIRD EMMITTER
5 Gal. Succulent	6 Gph	XB-10-PC-1032 OR XBD-81 RAINBIRD EMMITTER
15 Gal.	6 Gph	XBD-81 RAINBIRD MULTIE-OUTLET EMMITTER
24" Box	8 Gph	XBD-81 RAINBIRD MULTIE-OUTLET EMMITTER
36" Box	12 Gph	XBD-81 RAINBIRD MULTIE-OUTLET EMMITTER

PIPE SIZE SCHEDULE:		
PIPE	GPM	SIZE
SCH. 40	0-10	3/4"
SCH. 40	11-15	1"
SCH. 40	16-35	1 1/2"
SCH. 40	36-55	2"
SCH. 40	56-80	2 1/2"
SCH. 40	81-120	3"
SCH. 40	121-190	4"
SCH. 40	0-12	1"
SCH. 40	12-110	3"

IRRIGATION KEYNOTES

- EXISTING 1 1/2" IRRIGATION WATER METER AND BACKFLOW PREVENTER TO REMAIN FIELD VERIFY LOCATION
- EXISTING MASTER VALVE AND FLOW SENSOR TO REMAIN
- FIELD LOCATE EXISTING IRRIGATION LATERAL CONNECT TO NEW IRRIGATION LATERAL
- REPLACE EXISTING IRRIGATION VALVE WITH NEW DRIP VALVE ASSEMBLIES. INSTALL NEW VALVES AT EXISTING VALVE LOCATIONS RECONNECT TO EXISTING CONTROL WIRES
- CONNECT NEW IRRIGATION LATERAL TO EXISTING, MAINTAIN EXISTING THROUGH CONNECTIONS.
- EXISTING IRRIGATION TO REMAIN SYSTEM AND COMPONENTS ARE TO BE PROTECTED IN PLACE.
- FIELD LOCATE EXISTING IRRIGATION MAINLINE CONNECT EXISTING TO NEW MAINLINE TO MAINTAIN EXISTING LOOP - REPLACE ALL EXISTING CONTROL WIRES DAMAGED OR DESTROYED DURING PARKING LOT DEMOLITION
- PATCH AND REPAIR EXISTING IRRIGATION INSTALL NEW DRIP EMMITTERS TO NEWLY PLANTED TREES

NORTHEAST CORNER LANDSCAPE PLAN





CANOPY PHOTOMETRICS

PRT30/D10/WS



Project:	Type:
Prepared By:	Date:
Driver Info	LED Info
Type:	Constant Current
120V:	0.25A
208V:	0.13A
240V:	0.12A
277V:	0.11A
Input Watts:	29W
Efficiency:	N/A
Watts:	30W
Color Temp:	5000K
Color Accuracy:	74 CRI
L70 Lifespan:	100000
Lumens:	3,455
Efficacy:	118 LPW

Technical Specifications	
Listings	
UL Listing:	Suitable for wet locations.
IESNA LM-79 & LM-80 Testing:	RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have received the Department of Energy "Lighting Facts" label.
DLC Listed:	This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. DLC Product Code: P5BG1SGU
Electrical	
Drivers:	Constant Current, Class 2 100V - 277V, 50/60 Hz. THD <20%.
Dimming Driver:	Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims as low as 10%.
Construction	
Lens:	Frosted polycarbonate
Gaskets:	High temperature silicone.
IP Rating:	Ingress Protection rating of IP66 for dust and water.
Ambient Temperature:	Suitable for use in 40°C ambient temperatures.
Finish:	Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.
Cold Weather Starting:	Minimum starting temperature is -40°F/-40°C.
Thermal Management:	Superior thermal management with external Air-Flow fins.
Housing:	Die-cast aluminum and sheetmetal housing
Mounting:	Die-cast aluminum backbox with (4) 1/2" conduit openings with plugs. Hinged tether for easy installation and wiring. Also accommodates 1/2" or 3/4" NPS pendants (provided by others).
Lens:	High-transmission and vandal-resistant polycarbonate frosted lens
Reflector:	Specular polycarbonate
Green Technology:	Mercury and UV free, and RoHS compliant. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.
LED Characteristics	
LEDs:	Long-life, high-efficiency surface mount LEDs
Lifespan:	100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.
Color Consistency:	7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.
Color Stability:	LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period
Color Uniformity:	RAB's range of CCT (Correlated color temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2015.
Other	
Warranty:	RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.
California Title 24:	PORTO models with multi-level motion sensor (/WS) complies with 2013 California Title 24 building and electrical codes as commercial indoor fixtures for corridors, stairwells, warehouses and covered parking garages.
Sensor Specifications	
Operating Voltage:	120V or 277V
Power Consumption:	

Need help? Tech help line: (888) RAB-1000 Email: sales@rabweb.com Website: www.rabweb.com
Copyright © 2014 RAB Lighting Inc. All Rights Reserved Note: Specifications are subject to change at any time without notice.

Page 1 of 1

02

Drawn By: Don G.
checked By: D.T.G.

4

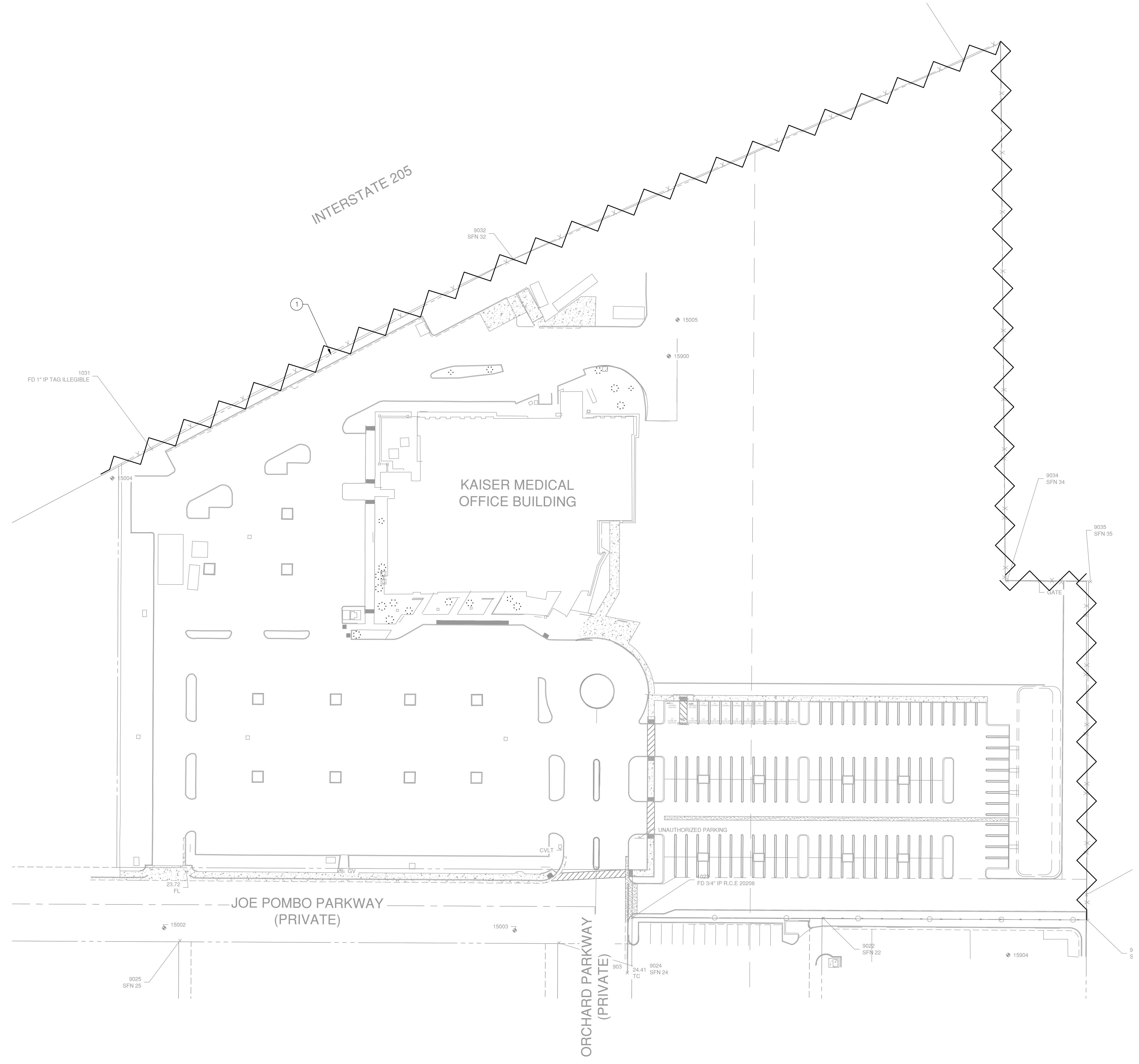
Tracy MOB

Luminaire Schedule

Symbol	Qty	Arrangement
+	52	SINGLE

Calculation Summary

Calculation Summary					
Label	CalcType	Units	Avg	Max	Min
Canopy 1	Illuminance	Fc	2.29	2.9	1.4
Canopy 2	Illuminance	Fc	2.31	2.9	1.2
Canopy 3	Illuminance	Fc	2.48	3.0	1.3
Canopy 4	Illuminance	Fc	2.42	3.0	1.2
Canopy 5	Illuminance	Fc	2.44	3.0	1.4
Canopy 6	Illuminance	Fc	2.44	3.0	1.4
Drive Nort	Illuminance	Fc	1.67	2.7	0.3
Drive Sout	Illuminance	Fc	1.68	2.8	0.3



LEGEND

Wavy line EXISTING FENCE TO BE REMOVED AND REPLACED.

DEMOLITION SHEET NOTES

① EXISTING 6' TALL CHAIN LINK FENCING TO BE REMOVED. SEE FENCING PLANS FOR REPLACEMENT.

DEMOLITION NOTES

1. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES AND PUBLIC AGENCIES TO DISCONNECT EXISTING UTILITIES TO THE PROJECT SITE PRIOR TO DEMOLITION.

0 20 40 60 80
SCALE: 1" = 40'

100% SUBMITTAL

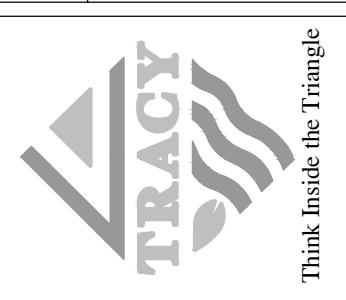


Know what's below.
Call before you dig.

SHEET
C2.2
OF 25 SHEETS

FENCE DEMOLITION PLAN
KAISER TRACY PARKING
LOT RENOVATION

CITY OF TRACY
FOR CONSTRUCTION OF THE PROJECT
THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY
COMPANIES AND PUBLIC AGENCIES TO DISCONNECT EXISTING UTILITIES
TO THE PROJECT SITE PRIOR TO DEMOLITION.
ROBERT ARNOLD, P.E. CITY ENGINEER
DATE:



ODELL
ENGINEERING
1165 Scenic Drive, Suite A
Modesto, CA 95350
odelleengineering.com

RESOLUTION 2021-_____

APPROVAL OF A DEVELOPMENT REVIEW PERMIT FOR CARPORTS AND RELATED SITE IMPROVEMENTS LOCATED AT 2185 W. GRANT LINE ROAD – THE APPLICANT IS ADM GROUP, INC AND THE PROPERTY OWNER IS KAISER PERMANENTE. APPLICATION NUMBER IS D20-0020

WHEREAS, In 2003, the Planning Commission approved Development Review Application Number 1-03-D for the Kaiser medical office building and associated parking area on the western portion of the property located at 2185 W. Grant Line Road, and

WHEREAS, On June 18, 2020 the applicant submitted a Development Review Permit application to install carports in the western parking lot for the purpose of mounting a solar array system and related site improvements including landscaping and perimeter fencing,

WHEREAS, The proposed project requires a Tier 2 Development Review Permit (Planning Commission Review) for the construction of new improvements due to the site being located within 500 feet of the freeway, and

WHEREAS, The project is categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15303, pertaining to accessory structures, and

WHEREAS, The Planning Commission conducted a public hearing to review and consider the application on April 28, 2021;

NOW, THEREFORE BE IT RESOLVED, The Planning Commission does hereby approve a Development Review Permit for carports and related site improvements at the existing medical office facility located at 2185 W. Grant Line Road, Application Number D20-0020, subject to the conditions contained in Exhibit 1 to this Resolution and based on the findings below.

1. The proposal increases the quality of the project site and enhances the property in a manner that therefore improves the property in relation to the surrounding area and the citizens of Tracy, because the proposed carports will provide shade for the customers at the existing medical office building, they also provide an option for an alternative power source, and landscape modifications increase the amount of trees provided on site. Additionally, the existing chain-link fence will be replaced with a high-quality tube steel fence.
2. The proposal, as conditioned, conforms to the Tracy Municipal Code, the City of Tracy General Plan, the Citywide Design Goals and Standards, applicable City Standards, California Building Codes, and California Fire Codes. The addition of carports is a permitted use as it is accessory to the existing medical office facility. The carports will be constructed to maintain circulation, lighting, and landscaping standards management as required by the Tracy Municipal Code.

* * * * *

The foregoing Resolution 2021 - _____ was adopted by the Planning Commission on the 28TH day of April, 2021, by the following vote:

AYES: COMMISSION MEMBERS:
NOES: COMMISSION MEMBERS:
ABSENT: COMMISSION MEMBERS:
ABSTAIN: COMMISSION MEMBERS:

CHAIR

ATTEST:

STAFF LIAISON

Conditions of Approval
Kaiser Medical Office Carports
Application Number D20-0020
April 28, 2021

These Conditions of Approval shall apply to the real property described as the Kaiser Medical Office Carports Development Review Permit, Application Number D20-0020. The subject property is located 2185 W. Grant Line Road, Assessor's Parcel Number 214-020-29.

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 Development Services 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 (the Streets and Utilities Standard Plans, Design Standards, Parks and Streetscape Standard Plans, Standard Specifications, and Manual of Storm Water Quality Control Standards for New Development and Redevelopment, and Relevant Public Facilities Master Plans).
4. "Conditions of Approval" shall mean the conditions of approval applicable to the real property described as Kaiser Medical Office Carports Development Review Permit, Application Number D20-0020. The subject property is located at 2185 W. Grant Line Road, Assessor's Parcel Number 214-020-29.
5. "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.
6. "Project" means Development Review Application Number D20-0020 located on the real property at 2185 W. Grant Line Road, Assessor's Parcel Number 214-020-29.
7. "Property" means the real property located at 2185 W. Grant Line Road, Assessor's Parcel Number 214-020-29.

B. 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 Project 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, dated 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. Except as otherwise modified herein, all construction shall be consistent with the plans received by the Development Services Department on April 14th, 2021.
6. Prior to issuance of a building permit, an Agreement for Maintenance of Landscape and Irrigation Improvements shall be executed and financial security submitted to the Development Services Department. The Agreement shall ensure maintenance of the on-site landscape and irrigation improvements for a period of two years. Said security shall be equal to the actual material and labor costs for installation of the on-site landscape and irrigation improvements, or \$2.50 per square foot of on-site landscape area.
7. Prior to the issuance of a building permit, the applicant shall provide a detailed landscape and irrigation plan consistent with City landscape and irrigation standards, including, but not limited to Tracy Municipal Code TMC Section 10.08.3560 to the satisfaction of the Development Services Director; and consistent with the applicable portions of TMC Chapter 11.2.8, Article 8 Water Efficient Landscape Ordinance to the satisfaction of the Utilities Director.
8. No chain link, barbed wire, razor wire, integrated corrugated metal, electronically charged or plain exposed plastic concrete/PCC fences, vinyl slats, and woven fabric are permitted to be used on site.
9. Site plans and construction details that demonstrate 12-inch wide concrete curbs along the perimeter of landscape planters where such planters are parallel and adjacent to vehicular parking spaces to provide access to vehicles without stepping into the landscape planters.
10. Applicant shall submit a building permit application along with all pertinent construction documents such as plans, specifications, and/or calculations to the Building Safety Division and the South San Joaquin County Fire Authority prior to the construction of Solar Carports. Construction documents shall conform to the Title 24 California Code of

Regulations edition effective on the date of application for a building permit, the Tracy Municipal Code, and all other City standards.