

Wednesday, May 27, 2026, 7:00 P.M.

A quorum of Planning Commission will be in attendance at
Tracy City Hall, Council Chambers, 333 Civic Center Plaza, Tracy, CA 95376

Web Site: www.cityoftracy.org

THIS MEETING WILL BE OPEN TO THE PUBLIC FOR IN-PERSON AND REMOTE PARTICIPATION.

MEMBERS OF THE PUBLIC MAY PARTICIPATE REMOTELY IN THE MEETING VIA THE FOLLOWING METHOD:

As always, the public may view the Planning Commission meetings live on the City of Tracy's website at <http://www.cityoftracy.org> or on Comcast Channel 26/AT&T U-verse Channel 99. To view from the City's website, open the "Government" menu at the top of the City's homepage and select the "[Watch Meetings](#)" tab under the "Planning Commission" section.

If you only wish to watch the meeting and do not wish to address the Commission, the City requests that you stream the meeting through the City's website or watch on Channel 26.

If you wish to make a public comment:

- 1. Comments via Email** – Submit written comments via email to publiccomment@cityoftracy.org, using "public comment" as the subject line. Your comment will be provided to the Planning Commission and appropriate staff member(s) and will become a permanent part of the official meeting record. Please submit your comments as far in advance as possible. Emailed comments must be received **before 12:00 p.m.** (i.e., 11:59 a.m. or earlier) on the day of the meeting, in order to be included in the record. See the "Public Comment Guidelines" section for more instructions about submissions, letters, notes, complaints, and/or comments.
- 2. In-Person Comments** – Complete a Speaker Card (available outside the entrance to the meeting room) and give it to the Clerk before the Item is considered by the Planning Commission. A Speaker Card is requested but not required for in-person public comment.
- 3. Comments via Zoom** – Dial +16694449171, 82740169682#, 523108# and press *9 to raise the Hand icon to speak on an item; or visit <https://cityoftracy.org.zoom.us/join>, and enter Meeting ID: 827 4016 9682 and Passcode: 523108. If you would like to participate in public comment anonymously, you may submit your comment via phone or in Zoom 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 commenting via Zoom:

- If you wish to comment under the “Public Comment” portion of the agenda:
 - Listen for “Public Comment” to be opened, then raise your hand to speak by clicking on the React icon select “Raise Hand”. When selected to speak, you will be prompted to unmute your audio.
 - If you no longer wish to comment, you may lower your hand by clicking on the “lower hand” icon.
- Comments for “Public Comment” will be accepted until the public comment period is closed.

Public Comment Guidelines – The Brown Act provides that every regular Planning Commission meeting shall provide an opportunity for the public to address the Commission on any item within its jurisdiction before or during the Commission's consideration of the item, provided no action shall be taken on any item not on the agenda. The City's “Items from the Audience/Public Comment” policy is outlined in Section 5.8, as revised by Resolution No. 2026-053, of the Council Meeting Protocols and Rules of Procedure. Pursuant to the City's policy, any public comment speaker on any item/segment (be it general public comment on an item not on the agenda; on a discussion/regular item; presentation; a public hearing; an appeal; an informational item; shall be limited to:

- Less than 5 requests (1-4 requests): Each speaker gets 4 minutes.
- 5-15 requests: Each speaker gets 3 minutes.
- 16 to 25 requests: Each speaker gets 2 minutes.
- More than 26 requests: Each speaker gets 90 seconds.
- For all requests submitted/hands raised after the first speaker is called (regardless of the number of speakers), the speakers shall receive 90 seconds.

Any submissions, letters, notes, complaints, and/or comments that an individual and/or entity wishes to be submitted and included in the official record for a Planning Commission meeting shall be due **before 12:00 p.m. on the day of the meeting** (i.e., 11:59 a.m. or earlier). Any submissions, letters, notes, complaints, and/or comments received timely as prescribed by this section will be transmitted to the Planning Commission and appropriate staff member(s), posted on the City's website, provided for inspection at the relevant Planning Commission Meeting, and included in the official meeting record. Any submissions, letters, notes, complaints, and/or comments that arrive 12:00 p.m. or later on the day of a Planning Commission meeting, while not part of the official meeting record, will be transmitted to the Planning Commission and appropriate staff member(s).

Consent Calendar – All items listed on the Consent Calendar are considered routine and/or consistent with previous Planning Commission direction. One motion, a second, and a roll call vote may enact the items listed on the Consent Calendar. No separate discussion of Consent Calendar items shall take place unless a member of the Planning Commission, City staff, or the public request discussion on a specific item.

Items Not on the Agenda – The Brown Act prohibits the Planning Commission from discussing or taking action on items not on the posted agenda.

Americans With Disabilities Act – The City of Tracy complies with the Americans with Disabilities Act and makes all reasonable accommodations for persons with disabilities to participate in Planning Commission meetings. Persons requiring assistance or auxiliary aids should submit a request to the City Clerk’s Office by emailing cityclerk@cityoftracy.org or calling (209) 831-6105 at least 24 hours prior to the meeting.

Requests for Language Interpretation and Translation – Requests for language interpretation and translation may be arranged by submitting a request to the City Clerk’s Office by emailing cityclerk@cityoftracy.org or calling (209) 831-6105 at least 24 hours prior to the meeting.

Notice – A 90-day limit is set by law for filing challenges in the Superior Court to certain City administrative decisions and orders when those decisions or orders require: (1) a hearing by law, (2) the receipt of evidence, and (3) the exercise of discretion. The 90-day limit begins on the date the decision is final (Code of Civil Procedure Section 1094.6). Further, if you challenge a Planning Commission action in court, you may be limited, by California law, including but not limited to Government Code Section 65009, to raising only those issues you or someone else raised during the public hearing, or raised in written correspondence delivered to the Planning Commission prior to or at the public hearing.

Full copies of the agenda are available on the City’s website: <http://www.cityoftracy.org>

Date Posted: May 21, 2026

CALL TO ORDER

DISCLOSURE OF PARTICIPATION BY TELECONFERENCE PURSUANT TO GOVERNMENT CODE SECTION 54953.8.3, IF APPLICABLE

ROLL CALL AND DECLARATION OF CONFLICTS

PLEDGE OF ALLEGIANCE

DIRECTOR'S REPORT REGARDING THIS AGENDA

PRESENTATIONS - NONE

ORDER OF BUSINESS

1. CONSENT CALENDAR

1.A ADOPTION OF THE 04.22.26 REGULAR MEETING MINUTES

2. ITEMS FROM THE AUDIENCE

3. PUBLIC HEARINGS

3.A STAFF RECOMMENDS THAT THE PLANNING COMMISSION CONDUCT A PUBLIC HEARING, AND UPON ITS CONCLUSION, ADOPT A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL TAKE THE FOLLOWING ACTIONS (1) WAIVE THE FIRST READING BY SUBSTITUTION OF THE TITLE AND INTRODUCE AN ORDINANCE APPROVING AN AMENDMENT TO THE ELLIS SPECIFIC PLAN TO ALLOW WALL SIGNS OF UP TO 250 SQUARE FEET WITH APPROVAL OF A CONDITIONAL USE PERMIT, APPLICATION NUMBER SPA25-0002 (EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15061(B)(3) BECAUSE IT CAN BE SEEN WITH CERTAINTY THAT THERE IS NO POSSIBILITY OF A SIGNIFICANT ENVIRONMENTAL IMPACT); AND (2) ADOPT A RESOLUTION GRANTING A CONDITIONAL USE PERMIT TO ALLOW THE INSTALLATION OF THREE WALL SIGNS, TWO OF WHICH ARE 193.7 SQUARE FEET AND ONE OF WHICH IS 143.1 SQUARE FEET, ON THE SPROUTS FARMERS MARKET GROCERY STORE BUILDING LOCATED AT THE SOUTHWEST CORNER OF CORRAL HOLLOW ROAD AND ELLIS TOWN DRIVE, ASSESSOR'S PARCEL NUMBER 240-140-70, APPLICATION NUMBER CUP25-0005 (EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15311, PERTAINING TO THE CONSTRUCTION OF MINOR STRUCTURES ACCESSORY TO EXISTING COMMERCIAL FACILITIES, INCLUDING ON-PREMISE SIGNS). THE APPLICANT IS AD ART INC., AND THE PROPERTY OWNER IS ELLIS VILLAGE CENTER REGENCY, LLC.

**MINUTES
TRACY CITY PLANNING COMMISSION
REGULAR MEETING
APRIL 22, 2026 7:00 P.M.
CITY OF TRACY COUNCIL CHAMBERS
333 CIVIC CENTER PLAZA**

CALL TO ORDER

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

ROLL CALL AND DECLARATION OF CONFLICTS

Roll Call found Commissioner Atwal present via videoconference, Commissioner Chavez, Commissioner Strout, Vice Chair Boakye-Boateng and Chair Penning present, with no conflicts. Also present were: Scott Claar, Planning Manager; Daniella Green, Assistant City Attorney; David I. Brotchie, Senior Civil Engineer; Christina Delgadillo, Assistant Planner; Gina Peace, Executive Assistant; and Jennifer Lucero, Administrative Assistant.

PLEDGE OF ALLEGIANCE

Chair Penning led the pledge of allegiance.

DIRECTOR'S REPORT REGARDING THIS AGENDA

None.

PRESENTATIONS

None.

ORDER OF BUSINESS

1. CONSENT CALENDAR

- A.** MINUTES – Adoption of the 03.25.2026 Regular Meeting Minutes.

ACTION: It was moved by Vice Chair Boakye-Boateng and seconded by Chair Penning that the Planning Commission of the City of Tracy approve the meeting minutes from the regular Planning Commission meetings on March 25, 2026.

A roll call vote found Commissioner Atwal, Vice Chair Boakye-Boateng, Commissioner Chavez, Commissioner Strout and Chair Penning in favor.

Both Commissioner Chavez, and Commissioner Strout, who were not at the March 25, 2026 meeting, confirmed they watched the meeting video and concur with the meeting minutes. Passed and so ordered; 5-0-0-0.

B. MINUTES – Adoption of the 04.08.26 Regular Meeting Minutes.

ACTION: It was moved by Vice Chair Boakye-Boateng and seconded by Chair Penning that the Planning Commission of the City of Tracy approve the meeting minutes from the regular Planning Commission meetings on April 8, 2026.

A roll call vote found Commissioner Atwal, Vice Chair Boakye-Boateng, Commissioner Chavez, Commissioner Strout and Chair Penning in favor. Commissioner Strout, who was not at the April 8, 2026 meeting, confirmed he watched the meeting video and concurs with the meeting minutes. Passed and so ordered; 5-0-0-0.

2. ITEMS FROM THE AUDIENCE

None.

3. PUBLIC HEARINGS

A. STAFF RECOMMENDS THAT THE PLANNING COMMISSION CONDUCT A PUBLIC HEARING, AND UPON ITS CONCLUSION, ADOPT A RESOLUTION (1) GRANTING A CONDITIONAL USE PERMIT, APPLICATION NUMBER CUP26-0001, TO OPERATE AN INDOOR ENTERTAINMENT AND ACTIVE-PLAY FACILITY LOCATED AT 2005 N. TRACY BOULEVARD, ASSESSOR'S PARCEL NUMBER 232-070-08 (EXEMPT FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15301, PERTAINING TO EXISTING FACILITIES), AND (2) MAKING A DETERMINATION THAT THE EXISTING PARKING SPACES ARE SUFFICIENT TO SERVE THE INDOOR ENTERTAINMENT AND ACTIVE-PLAY FACILITY. THE APPLICANT IS ANIL ALLURI, WW NEXUS LLC, AND THE PROPERTY OWNER IS SAVE MART PORTFOLIO OWNER NLP CA, LLC.

Christina Delgadillo, Assistant Planner, presented the staff report and addressed questions from the Commission.

Chair Penning opened the Public Hearing at 7:11 p.m.

Anil Madithati, owner, addressed the Planning Commission via WebEx, stating he was available for questions.

Chair Penning closed the Public Hearing at 7:13 p.m.

ACTION: It was moved by Vice Chair Boakye-Boateng and seconded by Commissioner Atwal that the Planning Commission of the City of Tracy adopt a Resolution granting a Conditional Use Permit, Application Number CUP26-0001, to operate an indoor entertainment and active play facility located at 2005 N. Tracy Boulevard, Assessor's Parcel Number 232-070-08 (exempt from California Environmental Quality Act (CEQA) pursuant to CEQA guidelines section 15301 pertaining to existing facilities) and make a determination that the existing parking spaces are sufficient to serve the indoor entertainment and active play facility.

A roll call vote found Commissioner Atwal, Vice Chair Boakye-Boateng, Commissioner Chavez, Commissioner Strout and Chair Penning in favor. absent. Passed and so ordered; 5-0-0-0.

- B. STAFF RECOMMENDS THAT THE PLANNING COMMISSION CONDUCT A PUBLIC HEARING, AND UPON ITS CONCLUSION, ADOPT A RESOLUTION APPROVING A DEVELOPMENT REVIEW PERMIT, APPLICATION NUMBER D25-0016, FOR THE INSTALLATION OF TWO SOLAR PANEL CANOPIES IN THE HOLIDAY INN EXPRESS PARKING LOT LOCATED AT 3751 N. TRACY BOULEVARD (EXEMPT FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15303, PERTAINING TO NEW CONSTRUCTION OR CONVERSIONS OF SMALL STRUCTURES). THE APPLICANT IS TENCO SOLAR INC, AND THE PROPERTY OWNER IS PAK & PAK HOSPITALITY, LLC.**

Christina Delgadillo, Assistant Planner, presented the staff report and addressed questions from the Commission.

Vanessa Laura, Tenco Solar, representing the applicant, addressed the Commission via WebEx, and stated she was available for questions.

David Blumenthal, representing the owner, Holiday Inn, addressed the Commission.

Chair Penning opened the Public Hearing at 7:31 p.m. and seeing as no one came forward, the Public Hearing was closed.

ACTION: It was moved by Commissioner Shroul and seconded by Vice Chair Boakye-Boateng that the Planning Commission of the City of Tracy adopt a Resolution approving a Development Review Permit, Application Number D25-0016, for the installation of solar panel canopies in the Holiday Inn Express parking lot located at 3751 N. Tracy Boulevard (exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA guidelines section 15303, pertaining to the construction of new accessory structures).

A roll call vote found Commissioner Atwal, Vice Chair Boakye-Boateng, Commissioner Chavez, Commissioner Strout and Chair Penning in favor. absent. Passed and so ordered; 5-0-0-0.

- C.** STAFF RECOMMENDS THAT THE PLANNING COMMISSION CONDUCT A PUBLIC HEARING, AND UPON ITS CONCLUSION, ADOPT A RESOLUTION APPROVING A DEVELOPMENT REVIEW PERMIT (D24-0017), CONDITIONAL USE PERMIT, (CUP25-0001), AND A TENTATIVE SUBDIVISION MAP (TSM24-0003) FOR THE CONSTRUCTION OF 8 CONDOMINIUM UNITS AND RELATED SITE IMPROVEMENTS, ON A 24,056 SQUARE FOOT UNDEVELOPED SITE LOCATED AT 310 W. MT DIABLO AVENUE, ASSESSOR'S PARCEL NUMBER 235-100-13 (EXEMPT FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15332, WHICH PERTAINS TO CERTAIN IN-FILL DEVELOPMENT PROJECTS). THE APPLICANT IS WAFAA ALMAHAMID, AND THE PROPERTY OWNER IS SIERRA INVESTMENTS, LLC.

Christina Delgadillo, Assistant Planner, presented the staff report and addressed questions from the Commission.

Chair Penning opened the Public Hearing at 7:39 p.m., seeing as no one came forward, the Public Hearing was closed at 7:40 p.m. One e-mail was received from Fayyaz Malik with Sierra Investments, LLC, which was provided to the Commissioners and will be saved to the record, but not read aloud.

ACTION: It was moved by Commissioner Chavez and seconded Commissioner Atwal that the Planning Commission of the City of Tracy adopt a resolution approving a Development Review Permit (D24-0017), a Conditional Use Permit (CUP25-0001) and a Tentative Subdivision Map (TSM24-0003) for the construction of an eight unit residential condominium development and related site improvements on a 24,056 square foot undeveloped site located at 310 W. Mount Diablo Avenue, Assessor's Parcel Number 235-100-13 (exempt from the California Environmental Quality Act (CEQA),

pursuant to CEQA guidelines section 15332, pertaining to certain in-fill development projects).

A roll call vote found Commissioner Atwal, Vice Chair Boakye-Boateng, Commissioner Chavez, Commissioner Strout, and Chair Penning in favor. absent. Passed and so ordered; 5-0-0-0.

4. REGULAR AGENDA

None.

5. ITEMS FROM THE AUDIENCE

None.

6. DIRECTOR'S REPORT

None.

7. ITEMS FROM THE COMMISSION

None.

8. ADJOURNMENT

ACTION: It was moved by Commissioner Shroul and seconded by Vice Chair Boakye-Boateng to adjourn. Roll call vote found all in favor. Passed and so ordered, 5-0-0-0.

Time: 7:56 p.m.

CHAIR

STAFF LIAISON

This meeting's agenda was posted at the Tracy City Hall on April 16, 2026. The above are action minutes. A recording is available on the City's website.

Written Statement for the Record

Subject: Sierra Investments, LLC – Tentative Subdivision Map Planning Commission Hearing – April 22, 2026 (Applications D24-0017 - Development Review Permit, CUP25-0001 - Conditional Use Permit, TSM24-0003 - Tentative subdivision Map)

Date: April 22, 2026

Dear Chair and Commissioners,

My name is Fayyaz Malik, the owner and Managing Director of the Sierra Investment tentative subdivision project.

I would like to express my sincere appreciation to City staff for their time, professionalism, and thoughtful review of this application. We are grateful for the staff's recommendation of approval and for the collaborative approach throughout the entitlement process.

As we move forward, we respectfully request the opportunity to continue working with staff on several of the Conditions of Approval to ensure they are fully aligned with the project's scope, the City's standards, and the treatment of comparable subdivisions. We believe that continued dialogue after this hearing will allow us to refine a few items in a way that maintains the City's objectives while supporting a smooth and efficient path to final map approval.

We appreciate the Commission's consideration and look forward to continuing our positive working relationship with the city.

Thank you.

Respectfully,

Fayyaz Malik

Managing Manager, Sierra Investments, LLC



PLANNING COMMISSION STAFF REPORT

Item No. 3.A

DATE	May 27, 2026
TITLE	Sprouts Farmers Market Wall Signs
LOCATION	Southwest corner of Corral Hollow Road and Ellis Town Drive, Assessor's Parcel Number 240-140-70
APPLICATION TYPE	Specific Plan Amendment (SPA25-0002) and Conditional Use Permit (CUP25-0005)
CEQA STATUS	Exempt from CEQA Guidelines Section 15061(b)(3) and 15311
PROJECT PLANNER	Martin E. Vargas (209) 831-6438 martin.e.vargas@cityoftracy.org

RECOMMENDATION

Staff recommends that the Planning Commission conduct a public hearing, and upon its conclusion, adopt a Resolution recommending that the City Council take the following actions:

1. Waive the first reading by substitution of the title and introduce an Ordinance approving an Amendment to the Ellis Specific Plan to allow wall signs of up to 250 square feet with approval of a Conditional Use Permit, Application Number SPA25-0002 (exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility of a significant environmental impact); and
2. Adopt a Resolution granting a Conditional Use Permit to allow the installation of three wall signs, two of which are 193.7 square feet and one of which is 143.1 square feet, on the Sprouts Farmers Market grocery store building located at the southwest corner of Corral Hollow Road and Ellis Town Drive, Assessor's Parcel Number 240-140-70, Application Number CUP25-0005 (exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15311, pertaining to the construction of minor structures accessory to existing commercial facilities, including on-premise signs).

The applicant is Ad Art Inc., and the property owner is Ellis Village Center Regency, LLC.

PROJECT ANALYSIS

Background

On May 28, 2025, a Development Review Permit was approved by the Director of Community and Economic Development for the construction of five commercial buildings, including the construction of a 24,003 square foot Sprouts Farmers Market grocery store building and related site improvements known as the Ellis Village Center. The Ellis Village Center is on a 6.45-acre site located at the southwest corner of Corral Hollow Road and Ellis Town Drive, Assessor's Parcel Number 240-140-70. The Ellis Village Center project is currently under construction, and the applicant is now pursuing an amendment to the Ellis Specific Plan and a Conditional Use Permit for the installation of three wall signs that exceed the current maximum size of 100 square feet.

Specific Plan Amendment

The Ellis Specific Plan currently refers to the Tracy Municipal Code Sign Ordinance for standards regarding wall signs, except as modified within the Specific Plan. The Sign Ordinance states that the maximum allowed size for a wall sign is 100 square feet, which also applies in the Ellis Specific Plan area.

The maximum wall sign size of 100 square feet is the established standard throughout most areas of the City and applies to many supermarket shopping centers and anchor stores, such as Safeway, Raley's, Save Mart, and Food Maxx. However, the City is able to establish standards within Specific Plans that differ from the Tracy Municipal Code, including the Sign Ordinance. An example of this is in the City's I-205 Corridor Specific Plan, which allows wall signs greater than 100 square feet (up to a maximum of 250 square feet) with approval of a Conditional Use Permit, if the size of the sign is appropriate in scale with the building face on which it is proposed. Examples of stores in the I-205 Corridor Specific Plan area with wall signs up to 250 square feet include big box retailers, such as Walmart, Home Depot and Winco.

The applicant is proposing an amendment to the Ellis Specific Plan regarding wall signs, which would match what is allowed in the I-205 Corridor Specific Plan. The applicant's request is based on the view that the proposed wall signs are appropriately in scale with the building faces on which they are proposed.

The purpose of the proposed Specific Plan Amendment is to allow businesses within the Ellis Specific Plan to obtain a Conditional Use Permit for wall signs that are greater than 100 square feet, which is the current maximum size. The proposed amendment to the Ellis Specific Plan involves an amendment to Section 2.1.4.8 of the Ellis Specific Plan related to private property signs, as shown in Exhibit A to Ordinance.

Conditional Use Permit

The Conditional Use Permit would grant approval of three wall signs, two of which are 193.7 square feet and one of which is 143.1 square feet. Currently, the maximum size for each wall sign is 100 square feet, but with approval of the Specific Plan Amendment these proposed walls signs could be approved with a Conditional Use Permit. The Sprouts Farmers Market grocery store is located at the southwest corner of the Ellis Village Center, which is approximately 307 feet from Corral Hollow Road and approximately 301 feet from Ellis Town Drive, behind other buildings. The location of the Sprouts Farmers Market grocery store could make a 100 square foot wall sign challenging to view. Staff considers the proposed wall signs to be appropriately in scale with the building faces on which they are proposed. The wall signs comply with all other regulations including the total maximum sign area allowed for the building and the maximum width of the wall sign.

Exhibit A to the Resolution includes the plan set showing the wall signs on the proposed building. In order to grant a Conditional Use Permit, a list of findings is required to be made to support the decision (Exhibit B to the Resolution). The findings explain that the improvements will be harmonious with the Ellis Village Center, will not have a negative impact, and are consistent with all City standards. These standards include the City's Design Goals and Standards, which require all signs within the City to be made of high-quality materials and be integrated into the design of the project and its surroundings. The larger wall signs will allow for easy business identification while maintaining the strong aesthetic values of the Ellis Village Center.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) DOCUMENTATION

The proposed amendment to the Ellis Specific Plan is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the Ellis Specific Plan Amendment will have a significant effect on the environment, and therefore no further environmental review is necessary. In addition, the Conditional Use Permit for the proposed wall signs is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15311, pertaining to the construction of on-premise signs to existing commercial facilities. No additional environmental review is necessary.

SUMMARY

The proposed amendment to the Ellis Specific Plan would allow wall signs greater than 100 square feet (up to a maximum of 250 square feet) with approval of a Conditional Use Permit. This agenda also includes a requested Conditional Use Permit that would grant approval of three wall signs, two of which are 193.7 square feet and one of which is 143.1 square feet, on the Sprouts Farmers Market grocery store building in the Ellis Village

Center. Staff is recommending approval of the Ellis Specific Plan Amendment and the Conditional Use Permit.

ATTACHMENTS

Attachment A – Location Map

Attachment B – Planning Commission Resolution:

Exhibit 1 – City Council Ordinance

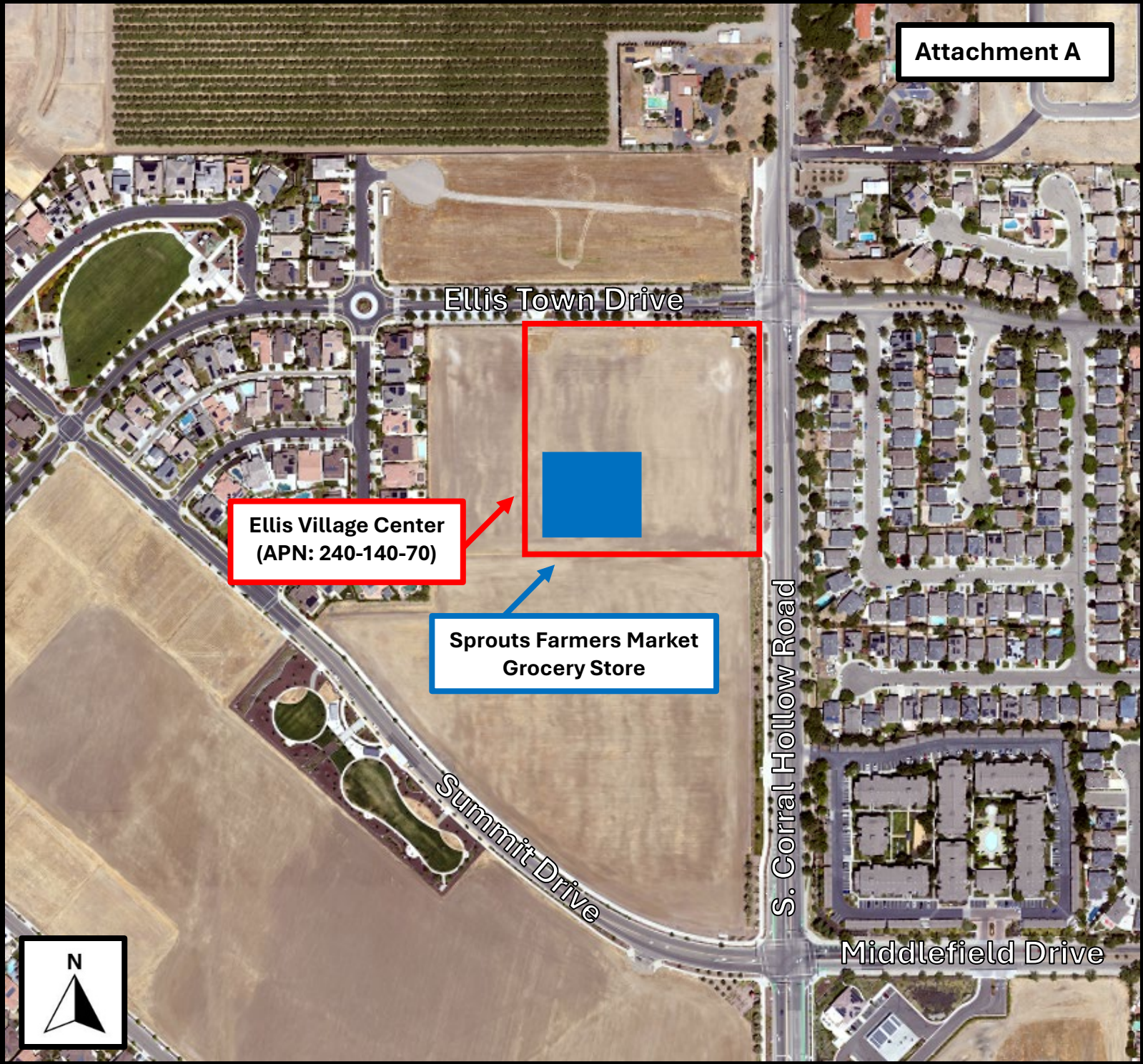
Exhibit A to Ordinance – Ellis Specific Plan Amendment

Exhibit 2 – City Council Resolution

Exhibit A to Resolution – Wall Signs Plan Set

Exhibit B to Resolution – Conditional Use Permit Findings

Exhibit C to Resolution – Conditions of Approval



Ellis Town Drive

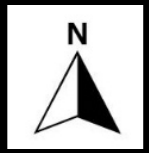
Ellis Village Center
(APN: 240-140-70)

Sprouts Farmers Market
Grocery Store

Summit Drive

S. Corral Hollow Road

Middlefield Drive



APPROVED AS TO FORM AND LEGALITY

CITY ATTORNEY'S OFFICE

TRACY PLANNING COMMISSION

RESOLUTION 2026_____

RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF TRACY TAKE THE FOLLOWING ACTIONS:

- 1. WAIVE THE FIRST READING BY SUBSTITUTION OF THE TITLE AND INTRODUCE AN ORDINANCE APPROVING AN AMENDMENT TO THE ELLIS SPECIFIC PLAN TO ALLOW WALL SIGNS OF UP TO 250 SQUARE FEET WITH APPROVAL OF A CONDITIONAL USE PERMIT, APPLICATION NUMBER SPA25-0002 (EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15061(B)(3) BECAUSE IT CAN BE SEEN WITH CERTAINTY THAT THERE IS NO POSSIBILITY OF A SIGNIFICANT ENVIRONMENTAL IMPACT); AND**
- 2. ADOPT A RESOLUTION GRANTING A CONDITIONAL USE PERMIT TO ALLOW THE INSTALLATION OF THREE WALL SIGNS, TWO OF WHICH ARE 193.7 SQUARE FEET AND ONE OF WHICH IS 143.1 SQUARE FEET, ON THE SPROUTS FARMERS MARKET GROCERY STORE BUILDING LOCATED AT THE SOUTHWEST CORNER OF CORRAL HOLLOW ROAD AND ELLIS TOWN DRIVE, ASSESSOR'S PARCEL NUMBER 240-140-70, APPLICATION NUMBER CUP25-0005 (EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15311, PERTAINING TO THE CONSTRUCTION OF MINOR STRUCTURES ACCESSORY TO EXISTING COMMERCIAL FACILITIES, INCLUDING ON-PREMISE SIGNS).**

WHEREAS, on January 5, 2026, the City received an application for an amendment to the Ellis Specific Plan, Application Number SPA25-0002, and a Conditional Use Permit, Application Number CUP25-0005, to allow the installation of three wall signs, two of which are 193.7 square feet and one of which is 143.1 square feet, on the Sprouts Farmers Market grocery store building located at the southwest corner of Corral Hollow Road and Ellis Town Drive; and

WHEREAS, the Ellis Specific Plan currently refers to the Tracy Municipal Code Sign Ordinance for standards regarding wall signs, except as modified within the Specific Plan; and

WHEREAS, the Sign Ordinance states that the maximum allowed size for a wall sign is 100 square feet, which also applies in the Ellis Specific Plan area; and

WHEREAS, the maximum wall sign size of 100 square feet is the established standard throughout most areas of the City and applies to many supermarket shopping centers and anchor stores; and

WHEREAS, the City is able to establish standards within Specific Plans that differ from the Tracy Municipal Code, including the Sign Ordinance; and

WHEREAS, the City's I-205 Corridor Specific Plan allows wall signs greater than 100 square feet (up to a maximum of 250 square feet) with approval of a Conditional Use Permit, if the size of the sign is appropriate in scale with the building face on which it is proposed; and

WHEREAS, the proposed amendment to the Ellis Specific Plan matches what is allowed in the I-205 Corridor Specific Plan for wall signs; and

WHEREAS, per Tracy Municipal Code Section 10.08.4260, the Planning Commission may grant use permits as prescribed in the zone regulations; and

WHEREAS, since the Conditional Use Permit is paired with a Specific Plan Amendment, which requires review by City Council, the City Council will be the approving authority for this Conditional Use Permit; and

WHEREAS, the proposed wall signs are appropriately in scale with the building faces on which they are proposed; and

WHEREAS, the proposed wall signs will be harmonious with the Ellis Village Center, will not have a negative impact on the surrounding area, and are consistent with all City standards, including the City's Design Goals and Standards, which require all signs within the City to be made of high-quality materials and be integrated into the design of the project and its surroundings; and

WHEREAS, the amendment to the Ellis Specific Plan is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), because it can be seen with certainty that there is no possibility that the Ellis Specific Plan Amendment will have a significant effect on the environment, and therefore no further environmental review is necessary; and

WHEREAS, the Conditional Use Permit for the proposed wall signs is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA

Guidelines Section 15311, pertaining to the construction of on-premise signs to existing commercial facilities, and therefore no further environmental review is necessary; and

WHEREAS, the Planning Commission of the City of Tracy conducted a public hearing to receive, review, and consider public comment and other testimony regarding the subject application on May 27, 2026; now, therefore, be it

RESOLVED: That the Planning Commission of the City of Tracy hereby recommends that the City Council determine, based on the evidence in the record and its own independent judgement, that the proposed amendment to the Ellis Specific Plan is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the Ellis Specific Plan Amendment will have a significant effect on the environment, and therefore no further environmental review is necessary; and be it

FURTHER RESOLVED: That the Planning Commission of the City of Tracy hereby recommends that the City Council approves an amendment to Section 2.1.4.8 of the Ellis Specific Plan related to private property signs, Application Number SPA25-0002, to allow wall signs greater than 100 square feet (up to a maximum of 250 square feet) with approval of a Conditional Use Permit, as shown in Exhibit A to Ordinance; and be it

FURTHER RESOLVED: That the Planning Commission of the City of Tracy hereby determines, based on the evidence in the record and its independent judgement, that the Conditional Use Permit for the proposed wall signs is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15311, pertaining to the construction of on-premise signs to existing commercial facilities, and therefore no further environmental review is necessary; and be it

FURTHER RESOLVED: That the Planning Commission of the City of Tracy hereby recommends that the City Council grant a Conditional Use permit to allow three wall signs, two of which are 193.7 square feet and one of which is 143.1 square feet, on the Sprouts Farmers Market grocery store building located at the southwest corner of Corral Hollow Road and Ellis Town Drive, Assessor's Parcel Number 240-140-70, Application Number CUP25-0005, as shown on the project plans contained in Exhibit A to Resolution, based on the findings contained in Exhibit B to Resolution, and subject to the conditions of approval shown in Exhibit C to Resolution.

* * * * *

The foregoing Resolution 2026-____ was adopted by the Planning Commission of the City of Tracy on May 27, 2026, by the following vote:

AYES: COMMISSION MEMBERS:
NOES: COMMISSION MEMBERS:
ABSENT: COMMISSION MEMBERS:
ABSTENTION: COMMISSION MEMBERS:

CHAIR

ATTEST: _____
STAFF LIAISON

Date of Attestation: _____

EXHIBITS

Exhibit 1 – City Council Ordinance
Exhibit A to Ordinance – Ellis Specific Plan Amendment

Exhibit 2 – City Council Resolution
Exhibit A to Resolution – Wall Signs Plan Set
Exhibit B to Resolution – Conditional Use Permit Findings
Exhibit C to Resolution – Conditions of Approval

APPROVED AS TO FORM AND LEGALITY

CITY ATTORNEY'S OFFICE

TRACY CITY COUNCIL

ORDINANCE NO. _____

AN ORDINANCE APPROVING AN AMENDMENT TO THE ELLIS SPECIFIC PLAN TO ALLOW WALL SIGNS OF UP TO 250 SQUARE FEET WITH APPROVAL OF A CONDITIONAL USE PERMIT, APPLICATION NUMBER SPA25-0002 (EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15061(B)(3) BECAUSE IT CAN BE SEEN WITH CERTAINTY THAT THERE IS NO POSSIBILITY OF A SIGNIFICANT ENVIRONMENTAL IMPACT)

WHEREAS, on January 5, 2026, the City received an application for an amendment to Section 2.1.4.8 of the Ellis Specific Plan, related to private property signs, Application Number SPA25-0002, to allow wall signs greater than 100 square feet (up to a maximum of 250 square feet) with approval of a Conditional Use Permit; and

WHEREAS, the Ellis Specific Plan currently refers to the Tracy Municipal Code Sign Ordinance for standards regarding wall signs, except as modified within the Specific Plan; and

WHEREAS, the Sign Ordinance states that the maximum allowed size for a wall sign is 100 square feet, which also applies in the Ellis Specific Plan area; and

WHEREAS, the maximum wall sign size of 100 square feet is the established standard throughout most areas of the City and applies to many supermarket shopping centers and anchor stores; and

WHEREAS, the City is able to establish standards within Specific Plans that differ from the Tracy Municipal Code, including the Sign Ordinance; and

WHEREAS, the City's I-205 Corridor Specific Plan allows wall signs greater than 100 square feet (up to a maximum of 250 square feet) with approval of a Conditional Use Permit, if the size of the sign is appropriate in scale with the building face on which it is proposed; and

WHEREAS, the proposed amendment to the Ellis Specific Plan matches what is allowed in the I-205 Corridor Specific Plan for wall signs; and

WHEREAS, the proposed amendment to the Ellis Specific Plan is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), because it can be seen with certainty that there is no possibility that the Ellis Specific Plan Amendment will have a significant effect on the environment, and therefore no further environmental review is necessary; and

WHEREAS, the Planning Commission conducted a public hearing to receive, review, and consider public comment and other testimony regarding the subject applications on May 27, 2026; and

WHEREAS, the City Council considered this matter at a duly noticed public hearing held on June 16, 2026;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF TRACY DOES ORDAIN AS FOLLOWS:

SECTION 1 – INCORPORATION OF RECITALS/FINDINGS. That the City Council of the City of Tracy hereby finds and determines the foregoing recitals are true and correct and are hereby incorporated herein as findings and determinations of the City of Tracy.

SECTION 2 – CEQA DETERMINATION. That the City Council of the City of Tracy hereby determines, based on the evidence in the record and its own independent judgement, that the proposed amendment to the Ellis Specific Plan is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the Ellis Specific Plan Amendment will have a significant effect on the environment, and therefore no further environmental review is necessary.

SECTION 3 – ELLIS SPECIFIC PLAN AMENDMENT. The City Council of the City of Tracy hereby approves an amendment to Section 2.1.4.8 of the Ellis Specific Plan related to private property signs, Application Number SPA25-0002, to allow wall signs greater than 100 square feet (up to a maximum of 250 square feet) with approval of a Conditional Use Permit, as shown in Exhibit A attached hereto and incorporated as if fully set forth therein. The Specific Plan Amendment made by this ordinance shall be codified in the Ellis Specific Plan.

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

SECTION 5 – PUBLICATION. This Ordinance shall either (1) be published once in a newspaper of general circulation, within 15 days after its final adoption, or (2) be published in summary form and posted in the City Clerk’s office at least five days before

the Ordinance is adopted and within 15 days after adoption, with the names of the Council Members voting for and against the Ordinance. (Gov't. Code §36933.).

SECTION 6 – SEVERABILITY. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Ordinance. The City Council of the City of Tracy hereby declares that it would have passed this Ordinance and each section, subsection, clause, or phrase thereof irrespective of the fact that one or more other sections, subsections, clauses, or phrases may be declared invalid or unconstitutional.

SECTION 7 – TYPOGRAPHICAL OR CLERICAL (SCRIVENER’S) ERROR. Any typographical errors in this Ordinance may be remedied by the City Attorney with the assistance of the City Clerk and shall not constitute an alteration.

* * * * *

The foregoing Ordinance _____ was introduced at a regular meeting of the Tracy City Council on the 16th day of June 2026, and finally adopted on the ____ day of _____, 2026, by the following vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:
ABSTAIN: COUNCIL MEMBERS:

DAN ARRIOLA
Mayor of the City of Tracy

ATTEST: _____
APRIL B. A. QUINTANILLA
City Clerk and Clerk of the Council of the City of Tracy

Date of Attestation: _____

EXHIBITS

Exhibit A – Ellis Specific Plan Amendment

2.1.4.7 Resource Conservation Measures

Ellis has been designed and planned with environmental sustainability measures in mind. Such measures include compliance with new water efficiency standards for landscaping, walking paths, community connectivity, and Class 1 bike paths. Non-residential development will be consistent with the requirements for Neighborhood Electric Vehicles (NEV). Ellis is also located on a commuter rail line with a current transit stop less than two miles away.

Building plans shall show characteristics of each feature, material, component and manufactured devices proposed to be installed to meet current building energy efficiency standards.

2.1.4.8 Private Property Signs

Signs in the Ellis Neighborhood Plan Area on private property shall be regulated by Title 10, Article 35 of the Tracy Municipal Code, except as specified in Section 2.1.4.8 of the Ellis Specific Plan and Appendix A2: Ellis Additional Landscape Features/Character Elements And Sign Program. The signs included in this Ellis Sign Program shall be permitted as shown. The approval process shall include only building permit, and a sign permit processed in accordance with Title 10, Article 35 of the Tracy Municipal Code.

In addition, the design of the landscape features/character elements in Appendix A2: Ellis Additional Landscape Features/Character Elements And Sign Program shall be permitted as shown. All signs including monument signs are permitted according to Appendix A2: Ellis Additional Landscape Features/Character Elements And Sign Program.

Sign Area

The maximum allowed sign area shall be based on building frontage and calculated as described in Title 10, Article 35, of the Tracy Municipal Code. As it pertains to calculating sign area, "building frontage" shall mean the building elevations facing a street, plaza, mall, or parking area. Where the building contains multiple uses, "building frontage" shall mean the linear frontage of that portion of the building between the occupancy separation walls.

The total sign area of all sign types shall not exceed one half square foot per lineal foot of building frontage. Where individually lettered wall signs comprise over 50 percent of the total signage, the total sign area shall not exceed 1.2 square feet per lineal foot of building frontage. The area of any single wall sign shall not exceed 100 square feet; however, a wall sign of up to 250 square feet may be allowed upon Conditional Use Permit approval, which demonstrates that the size of the sign is appropriate in scale with the building face on which it is proposed. The length of any single sign shall not exceed 75 percent of the width of the building face on which the sign is proposed.

Projecting Signs (along Corral Hollow Road)

One projecting sign is permitted on each character element (silo and granary) along Corral Hollow Road. The maximum area of each face of each sign is eighty (80) square feet. Signs may be internally or externally lit.

APPROVED AS TO FORM AND LEGALITY

CITY ATTORNEY'S OFFICE

TRACY CITY COUNCIL
RESOLUTION 2026_____

GRANTING A CONDITIONAL USE PERMIT TO ALLOW THE INSTALLATION OF THREE WALL SIGNS, TWO OF WHICH ARE 193.7 SQUARE FEET AND ONE OF WHICH IS 143.1 SQUARE FEET, ON THE SPROUTS FARMERS MARKET GROCERY STORE BUILDING LOCATED AT THE SOUTHWEST CORNER OF CORRAL HOLLOW ROAD AND ELLIS TOWN DRIVE, ASSESSOR'S PARCEL NUMBER 240-140-70, APPLICATION NUMBER CUP25-0005 (EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15311, PERTAINING TO THE CONSTRUCTION OF MINOR STRUCTURES ACCESSORY TO EXISTING COMMERCIAL FACILITIES, INCLUDING ON-PREMISE SIGNS).

WHEREAS, on January 5, 2026, the City received an application for a Specific Plan Amendment to the Ellis Specific Plan, Application Number SPA25-0002, and a Conditional Use Permit, Application Number CUP25-0005, to allow the installation of three wall signs, two of which are 193.7 square feet and one of which is 143.1 square feet, on the Sprouts Farmers Market grocery store building located at the southwest corner of Corral Hollow Road and Ellis Town Drive; and

WHEREAS, the project site has a General Plan designation of Village Center and is zoned Village Center in the Ellis Specific Plan, where a grocery store land use is permitted; and

WHEREAS, with City Council approval of the Ellis Specific Plan Amendment, Application Number SPA25-0002, the Ellis Specific Plan allows wall signs greater than 100 square feet (up to a maximum of 250 square feet) with approval of a Conditional Use Permit, if the size of the sign is appropriate in scale with the building face on which it is proposed; and

WHEREAS, the proposed wall signs on the Sprouts Farmers Market grocery store building located at the southwest corner of Corral Hollow Road and Ellis Town Drive would be compatible with the design and scale of the building facades upon which the wall signs

are proposed; and

WHEREAS, the proposed wall signs comply with all regulations including the total maximum sign area allowed for the building and the maximum width of wall signs; and

WHEREAS, the proposed wall signs will be harmonious with the Ellis Village Center, will not have a negative impact on the surrounding area, and are consistent with all City standards, including the City's Design Goals and Standards, which require all signs within the City to be made of high-quality materials and be integrated into the design of the project and its surroundings; and

WHEREAS, the proposed wall signs are categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15311, pertaining to the construction of on-premise signs to existing commercial facilities, and therefore, no further environmental review is necessary; and

WHEREAS, the Planning Commission of the City of Tracy conducted a public hearing to receive, review, and consider public comment and other testimony regarding the subject application on May 27, 2026, and recommended that the City Council approve the project; and

WHEREAS, the City Council of the City of Tracy conducted a public hearing to receive, review, and consider public comment and other testimony regarding the subject application on June 16, 2026; now, therefore, be it

RESOLVED: That the City Council of the City of Tracy hereby determines, based on the evidence in the record and its independent judgement, that the proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15311, pertaining to the construction of on-premise signs to existing commercial facilities, and therefore, no additional environmental review is necessary; and be it

FURTHER RESOLVED: That the City Council of the City of Tracy hereby grants approval of a Conditional Use Permit to allow the installation of three wall signs, two of which are 193.7 square feet and one of which is 143.1 square feet, on the Sprouts Farmers Market grocery store building located at the southwest corner of Corral Hollow Road and Ellis Town Drive, Assessor's Parcel Number 240-140-70, Application Number CUP25-0005, as shown on the project plans contained in Exhibit A, based on the findings contained in Exhibit B, and subject to the conditions of approval contained in Exhibit C; and be it

FURTHER RESOLVED: That this Conditional Use Permit, Application Number CUP25-0005, shall not be effective until the Ordinance amending the Ellis Specific Plan, Application Number SPA25-0002, has been introduced and adopted by the City Council and is effective, which amends the Ellis Specific Plan to allow wall signs greater than 100 square feet (up to a maximum of 250 square feet) with approval of a Conditional Use

Permit.

The foregoing Resolution 2026-_____ was adopted by the City Council of the City of Tracy on June 16, 2026, by the following vote:

AYES:	COUNCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSENT:	COUNCIL MEMBERS:
ABSTENTION:	COUNCIL MEMBERS:

DAN ARRIOLA
Mayor of the City of Tracy

ATTEST: _____
 APRIL B. QUINTANILLA
 City Clerk and Clerk of the Council of the City of Tracy

Date of Attestation: _____

EXHIBITS

- Exhibit A – Wall Signs Plan Set
- Exhibit B – Conditional Use Permit Findings
- Exhibit C – Conditions of Approval

PREPARED ESPECIALLY FOR

SPROUTS™

FARMERS MARKET

STORE #0493
ELLIS TOWN DRIVE & CORRAL HOLLOW ROAD
TRACY, CA

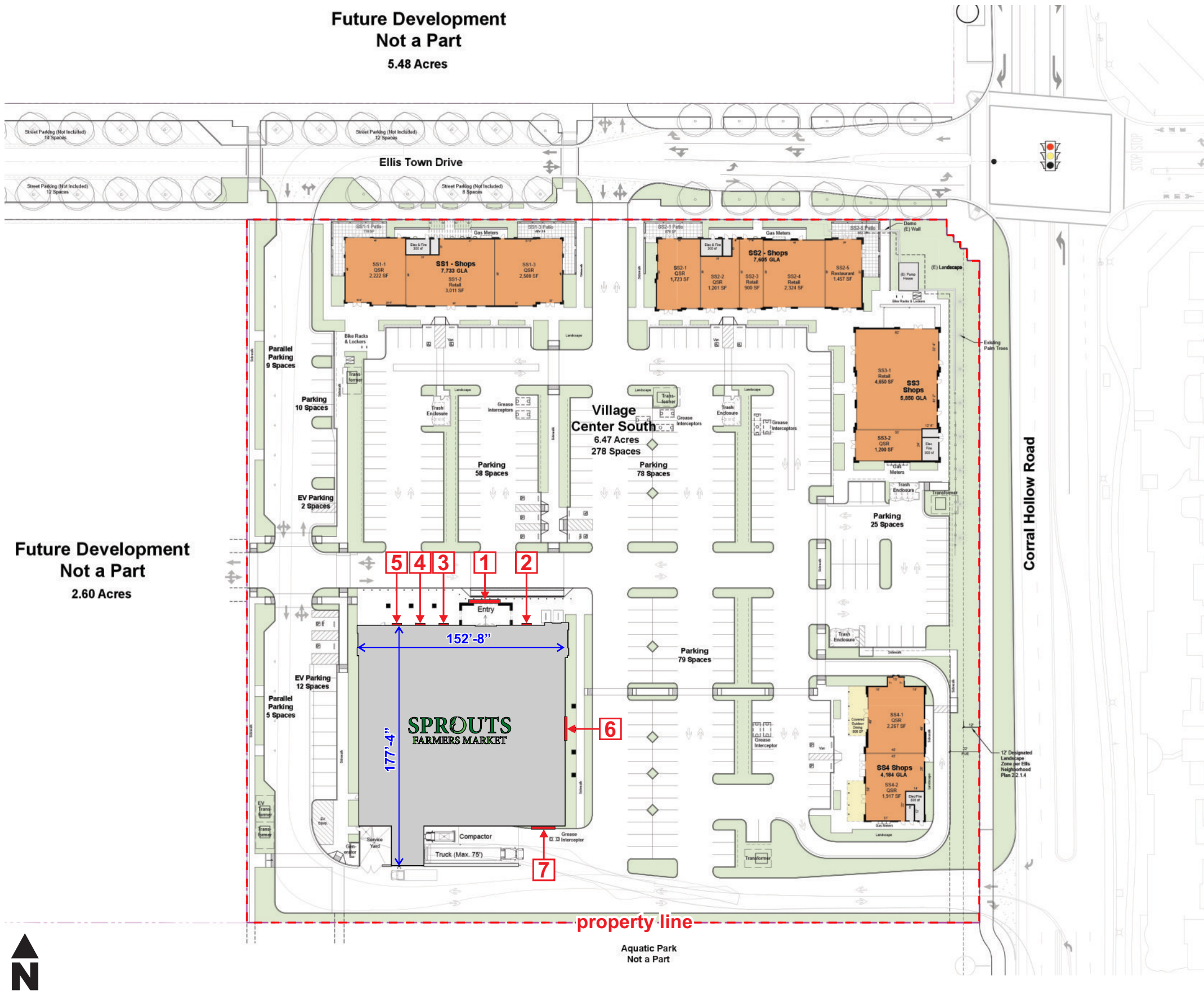


David Esajian
(559) 696-5412
david@adart.com

Joy Aller
(559) 513-8466
joy.aller@adart.com

www.adart.com

Future Development
Not a Part
5.48 Acres



Future Development
Not a Part
2.60 Acres

DESIGN SIGN STATUS - MAIN ID WALL SIGNS			
SIGN #	LOCATION	SIGN TYPE	TECHNICALLY VERIFIED
1	NORTH ELEVATION	ILLUMINATED CHANNEL LETTERS ON PANEL (MAIN)	
2	NORTH ELEVATION	ILLUMINATED CHANNEL LETTERS (SECONDARY)	
3	NORTH ELEVATION	ILLUMINATED CHANNEL LETTERS (SECONDARY)	
4	NORTH ELEVATION	ILLUMINATED CHANNEL LETTERS (SECONDARY)	
5	NORTH ELEVATION	ILLUMINATED CHANNEL LETTERS (SECONDARY)	
6	EAST ELEVATION	ILLUMINATED CHANNEL LETTERS (MAIN)	
7	SOUTH ELEVATION	ILLUMINATED CHANNEL LETTERS (MAIN)	

NOTES: Signs 2,3,4 & 5 "WELLNESS", "FRESH", "LOCAL" and "ORGANIC" is for reference only.



Site Plan - Scale: 1/64" = 1'-0"

PROJECT:	REVISION	DATE	DESCRIPTION
CUSTOMER: Sprouts	2	7/8/25	New elevations
LOCATION: Ellis Town Dr. & Corral Hollow Rd. - Tracy, CA	3	7/30/25	Update code to include MSP allowances
DATE: 4/1/2025	4	8/14/25	Increase size of sign 7 to 54"
SALES: David Esajian	5	8/22/25	Add information per City requirements
DESIGNER: Ad Art	6	12/10/25	Add information per City requirements
SERVER: G:\Shared drives\Fresno_Projects\Jobs\Sprouts\All Locations\CA\Tracy, CA\pdf	7	1/15/26	Use most current site plan

APPROVALS
SALES:
CUSTOMER:
LANDLORD:

CONCEPTUAL DRAWINGS ONLY:
Dimensions are approximate & may change due to construction factors or exact field conditions. Colors shown are as close as printing will allow. Always follow written specifications.
ALL RIGHTS RESERVED:
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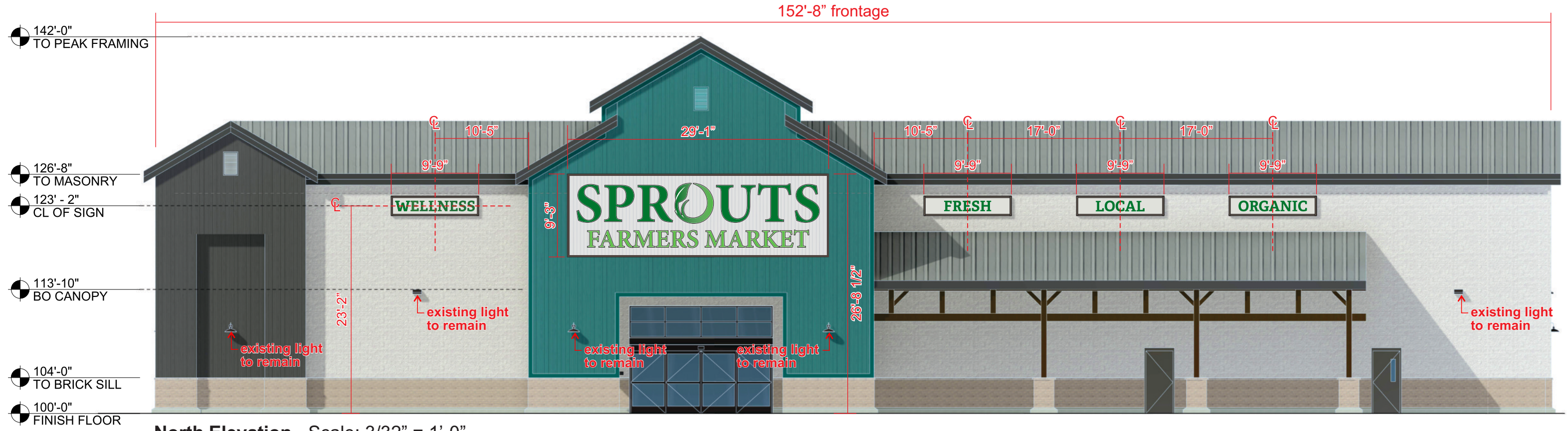
Vicinity Map - Scale: NTS

PROJECT:	REVISION	DATE	DESCRIPTION
CUSTOMER: Sprouts	2	7/8/25	New elevations
LOCATION: Ellis Town Dr. & Corral Hollow Rd. - Tracy, CA	3	7/30/25	Update code to include MSP allowances
DATE: 4/1/2025	4	8/14/25	Increase size of sign 7' to 54"
SALES: David Esajian	5	8/22/25	Add information per City requirements
DESIGNER: Ad Art	6	12/10/25	Add information per City requirements
SERVER: G:\Shared drives\Fresno_Projects\Jobs\Sprouts\All Locations\CA\Tracy, CA\pdf	7	1/15/26	Use most current site plan

APPROVALS
SALES:
CUSTOMER:
LANDLORD:

CONCEPTUAL DRAWINGS ONLY:
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PROPOSED CONDITIONS



North Elevation - Scale: 3/32" = 1'-0"

NOTE: "WELLNESS", "FRESH", "LOCAL" and "ORGANIC" signage is for reference only.



SIMULATED NIGHT VIEW

Scale: NTS



1 54" ILLUMINATED PAN CHANNEL LETTERS

Scale: 1/4" = 1'-0"

193.7 sq. ft.

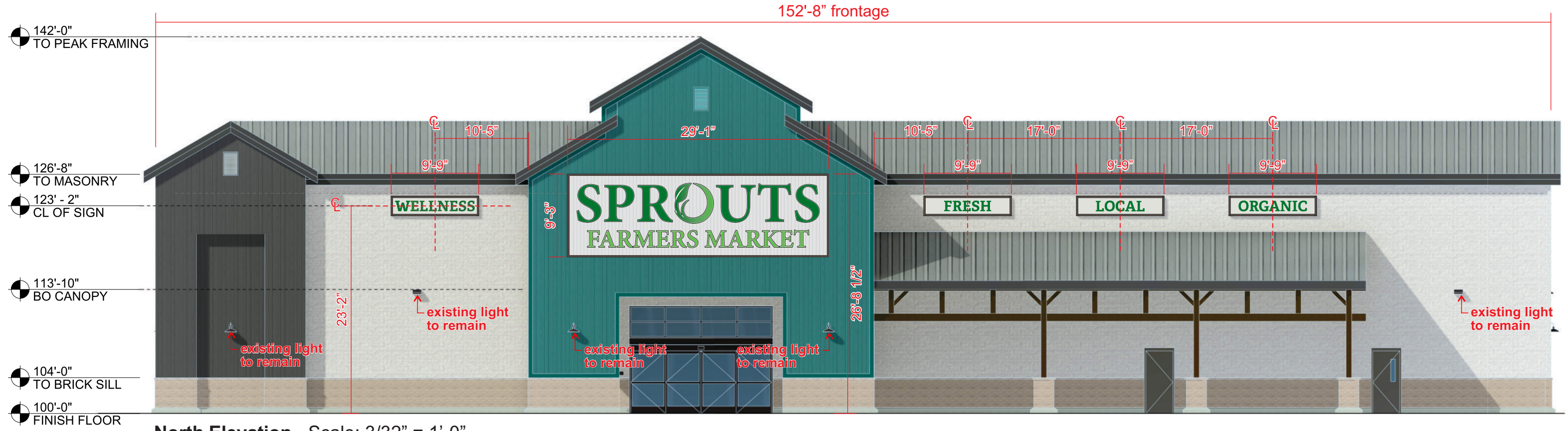
ADART 5090 N. FRUIT AVE./SUITE 101
FRESNO, CA 93711
T 559.225.2183
www.adart.com
CA STATE CONTRACTORS LICENSE #826051

PROJECT:	REVISION	DATE	DESCRIPTION
CUSTOMER: Sprouts	2	7/8/25	New elevations
LOCATION: Ellis Town Dr. & Corral Hollow Rd. - Tracy, CA	3	7/30/25	Update code to include MSP allowances
DATE: 4/1/2025	4	8/14/25	Increase size of sign 7 to 54"
SALES: David Esajian	5	8/22/25	Add information per City requirements
DESIGNER: Ad Art	6	12/10/25	Add information per City requirements
SERVER: G:\Shared drives\Fresno_Projects\Jobs\Sprouts\All Locations\CA\Tracy, CA\pdf	7	1/15/26	Use most current site plan

APPROVALS
SALES:
CUSTOMER:
LANDLORD:

CONCEPTUAL DRAWINGS ONLY:
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PROPOSED CONDITIONS



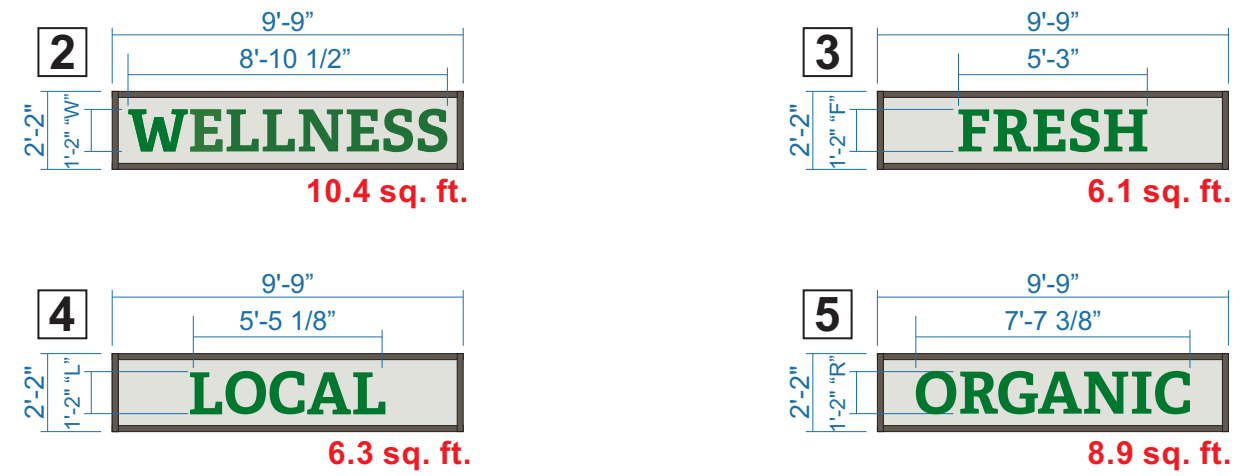
North Elevation - Scale: 3/32" = 1'-0"

NOTE: "WELLNESS", "FRESH", "LOCAL" and "ORGANIC" signage is for reference only.



SIMULATED NIGHT VIEW

Scale: NTS



14" ILLUMINATED PAN CHANNEL LETTER ON BACKGROUND PANEL **31.7 sq. ft. (total for 4 secondary signs)**

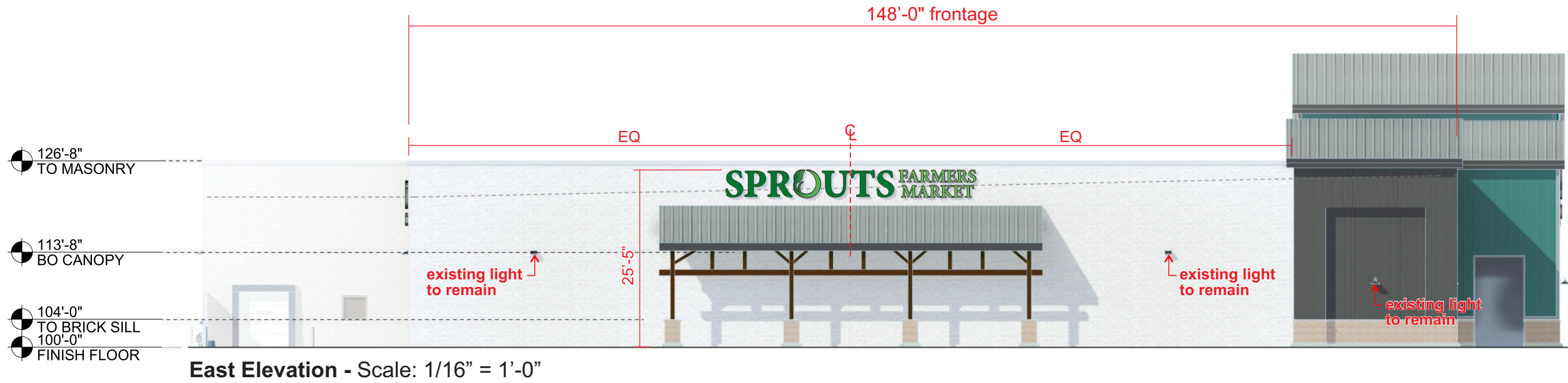
Scale: 3/16" = 1'-0"

PROJECT:	REVISION	DATE	DESCRIPTION
CUSTOMER: Sprouts	2	7/8/25	New elevations
LOCATION: Ellis Town Dr. & Corral Hollow Rd. - Tracy, CA	3	7/30/25	Update code to include MSP allowances
DATE: 4/1/2025	4	8/14/25	Increase size of sign 7 to 54"
SALES: David Esajian	5	8/22/25	Add information per City requirements
DESIGNER: Ad Art	6	12/10/25	Add information per City requirements
SERVER: G:\Shared drives\Fresno_Projects\Jobs\Sprouts\All Locations\CA\Tracy, CA\pdf	7	1/15/26	Use most current site plan

APPROVALS
SALES:
CUSTOMER:
LANDLORD:

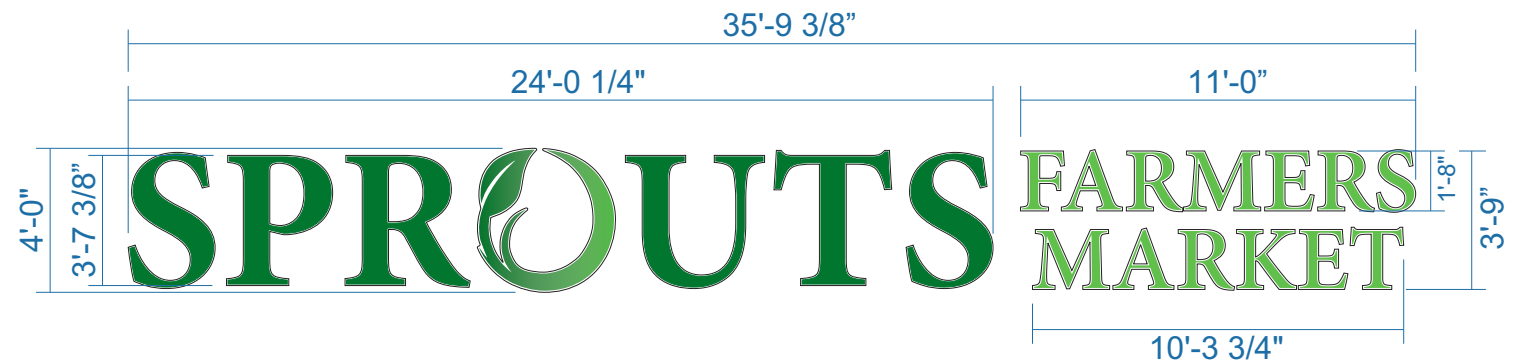
CONCEPTUAL DRAWINGS ONLY:
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PROPOSED CONDITIONS



SIMULATED NIGHT VIEW

Scale: NTS



6 48" ILLUMINATED PAN CHANNEL LETTERS

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

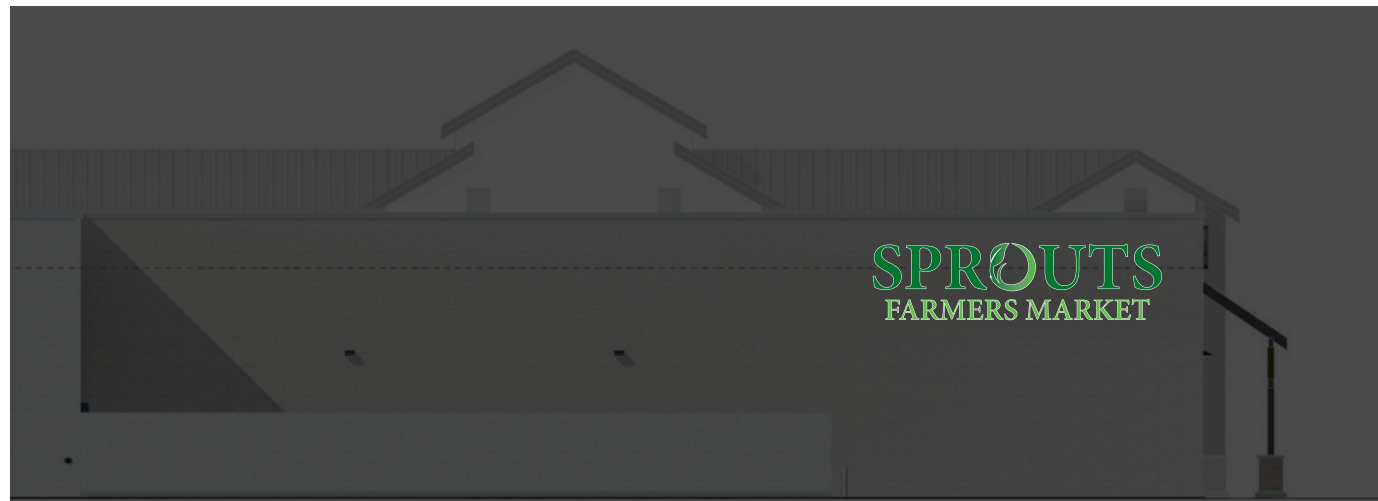
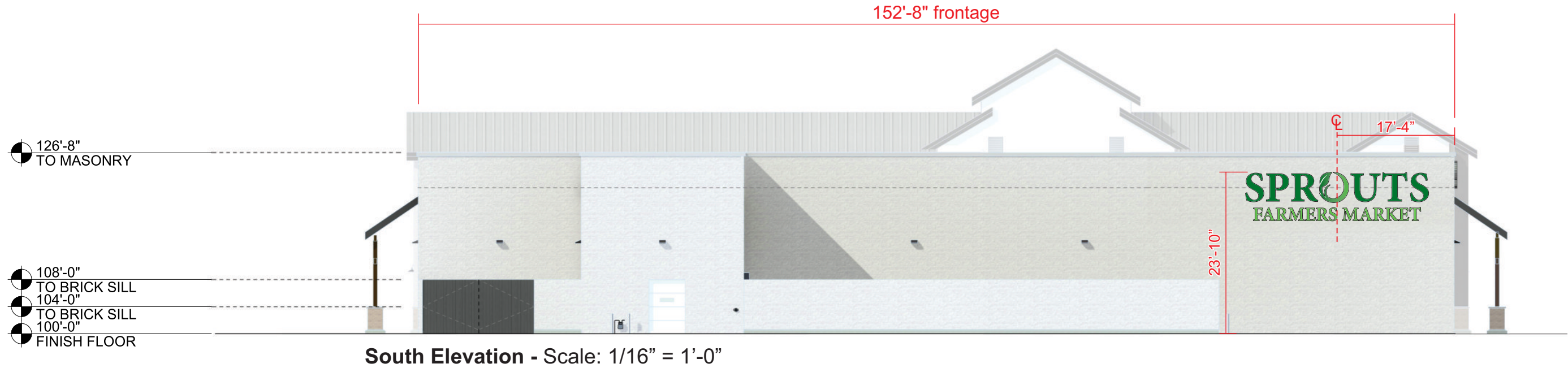
143.1 sq. ft.

PROJECT:	REVISION	DATE	DESCRIPTION
CUSTOMER: Sprouts	2	7/8/25	New elevations
LOCATION: Ellis Town Dr. & Corral Hollow Rd. - Tracy, CA	3	7/30/25	Update code to include MSP allowances
DATE: 4/1/2025	4	8/14/25	Increase size of sign 7 to 54"
SALES: David Esajian	5	8/22/25	Add information per City requirements
DESIGNER: Ad Art	6	12/10/25	Add information per City requirements
SERVER: G:\Shared drives\Fresno_Projects\Jobs\Sprouts\All Locations\CA\Tracy, CA\pdf	7	1/15/26	Use most current site plan

APPROVALS
SALES:
CUSTOMER:
LANDLORD:

CONCEPTUAL DRAWINGS ONLY:
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PROPOSED CONDITIONS



SIMULATED NIGHT VIEW

Scale: NTS



7 54" ILLUMINATED PAN CHANNEL LETTERS

Scale: 1/4" = 1'-0"

193.7 sq. ft.

PROJECT:	REVISION	DATE	DESCRIPTION
CUSTOMER: Sprouts	2	7/8/25	New elevations
LOCATION: Ellis Town Dr. & Corral Hollow Rd. - Tracy, CA	3	7/30/25	Update code to include MSP allowances
DATE: 4/1/2025	4	8/14/25	Increase size of sign 7 to 54"
SALES: David Esajian	5	8/22/25	Add information per City requirements
DESIGNER: Ad Art	6	12/10/25	Add information per City requirements
SERVER: G:\Shared drives\Fresno_Projects\Jobs\Sprouts\All Locations\CA\Tracy, CA\pdf	7	1/15/26	Use most current site plan

APPROVALS
SALES:
CUSTOMER:
LANDLORD:

CONCEPTUAL DRAWINGS ONLY:
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ALL RIGHTS RESERVED:
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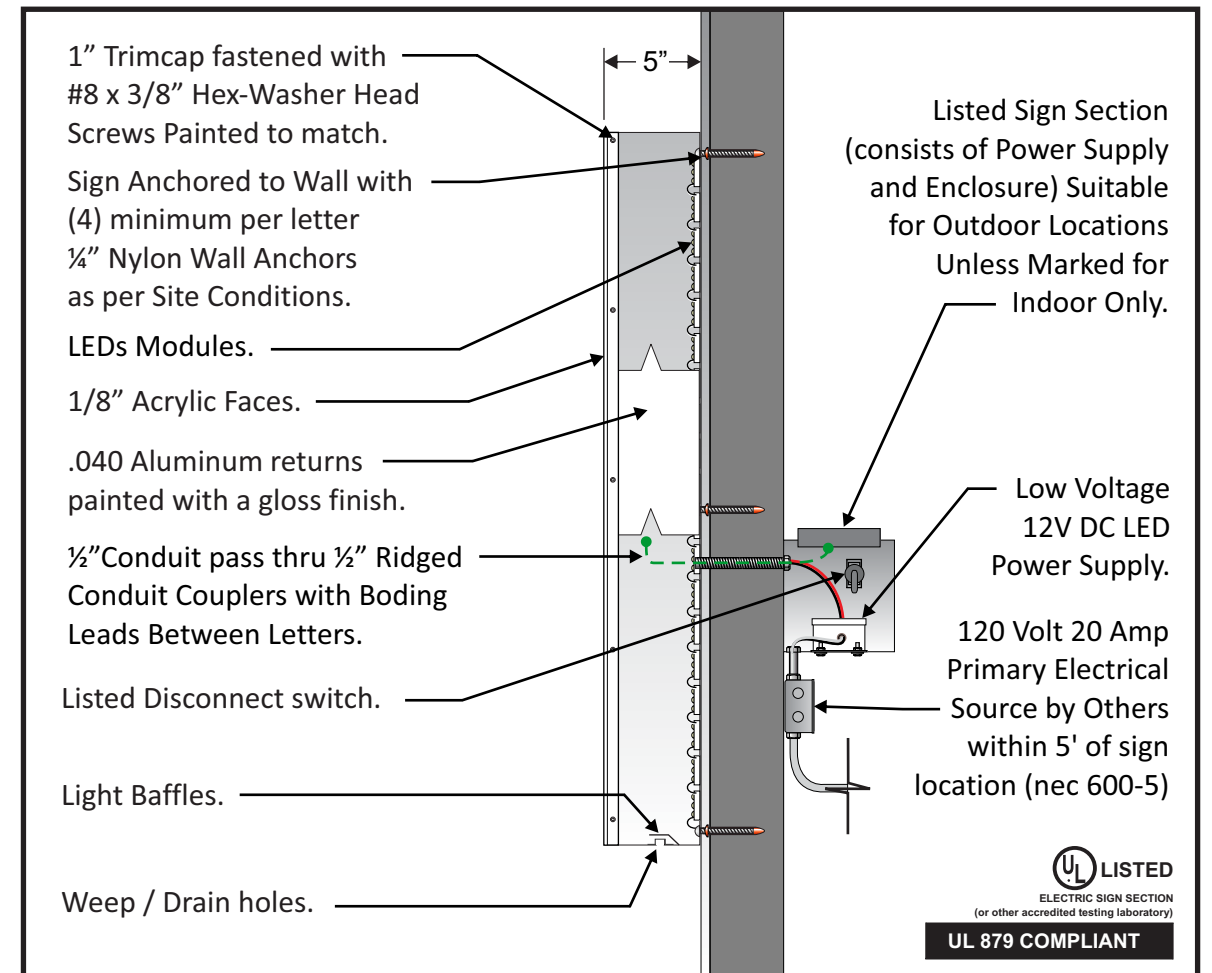


1 54" PAN CHANNEL LETTER SPECIFICATIONS Scale: 1/4" = 1'-0"

Description: Manufacture and install one (1) set of internally-illuminated channel letters.

Component	Type	Specifications	Color / Finish
Faces	3/16" Clear polycarbonate	Vinyl applied 1st surface	3M White 3630-20 with digital print and white outline "S, P, R, U, T, S" Dark Green PMS 2465 C "FARMERS MARKET" Light Green PMS 360 C "O" Gradient from PMS 2465 C to PMS 360 C Cover all letters with 3M 3660M for UV protection
Trimcaps	1" Trimcap	Pre coated	White
Returns	.063 Aluminum	Pre coated	White
Illumination	LED	GE LED - GEMX71-W1S	White

30' electrical leads required



Section Detail - Scale: NTS

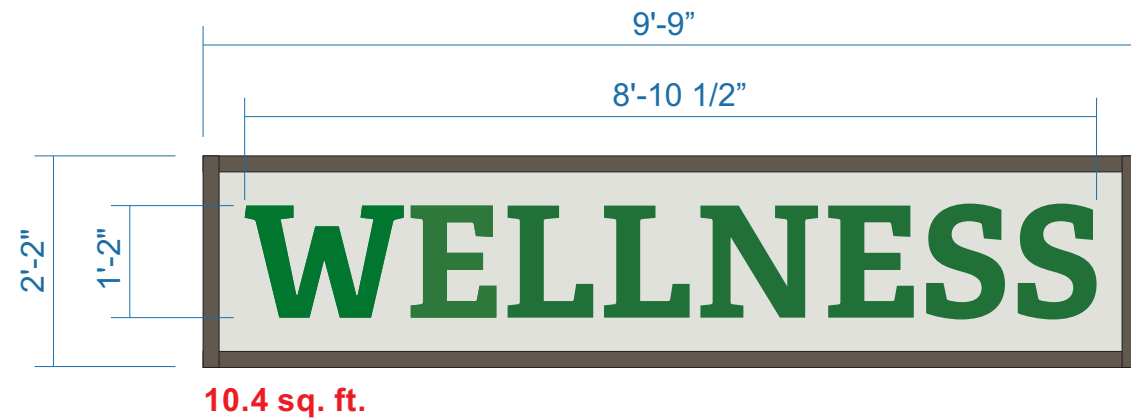


Night View - Scale: NTS

REVISION	DATE	DESCRIPTION
2	7/8/25	New elevations
3	7/30/25	Update code to include MSP allowances
4	8/14/25	Increase size of sign 7' to 54"
5	8/22/25	Add information per City requirements
6	12/10/25	Add information per City requirements
7	1/15/26	Use most current site plan

APPROVALS
SALES:
CUSTOMER:
LANDLORD:

CONCEPTUAL DRAWINGS ONLY:
Dimensions are approximate & may change due to construction factors or exact field conditions. Colors shown are as close as printing will allow. Always follow written specifications.
ALL RIGHTS RESERVED:
This design has been created for you in connection with a project being planned for you by AD ART. It may not be shown to anyone outside your organization, and may not be reproduced in any manner without prior consent.



2 14" PAN CHANNEL LETTERS ON PANEL SPECIFICATIONS Scale: 1/2" = 1'-0"

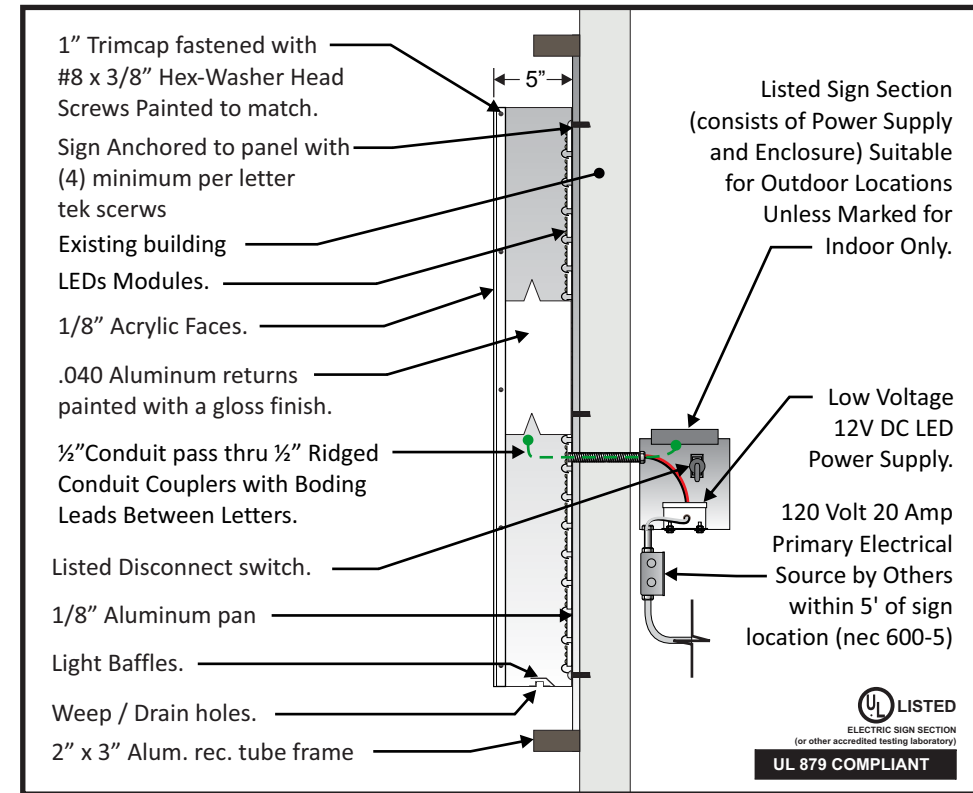
Description: Manufacture and install one (1) set of internally-illuminated channel letters on panel.

Component	Type	Specifications	Color / Finish
Faces	3/16" White polycarbonate	Vinyl applied 1st surface	3M White 3630-20 with digital print Dark Green PMS 2465 C Cover all letters with 3M 3660M for UV protection
Trimcaps	1" Trimcap	Pre coated	White
Returns	.063 Aluminum	Pre coated	White
Illumination	LED	GE LED - GEMX71-W1S	White
Background Panel	1/8" Aluminum panel	Paint (matte)	MP to match PPG 1009-1 Tundra Front

30' electrical leads required



Night View - Scale: NTS

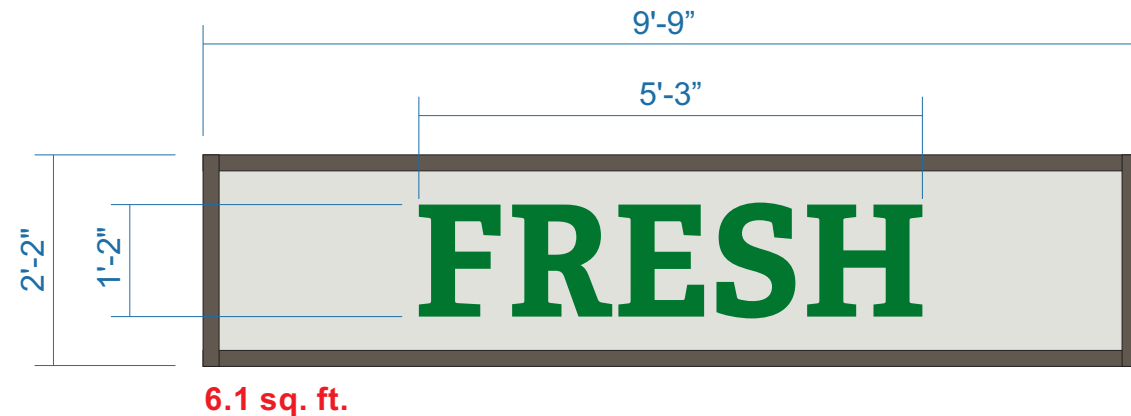


Channel Letter Section Detail - Scale: NTS

PROJECT:	REVISION	DATE	DESCRIPTION
CUSTOMER: Sprouts	2	7/8/25	New elevations
LOCATION: Ellis Town Dr. & Corral Hollow Rd. - Tracy, CA	3	7/30/25	Update code to include MSP allowances
DATE: 4/1/2025	4	8/14/25	Increase size of sign 7 to 54"
SALES: David Esajian	5	8/22/25	Add information per City requirements
DESIGNER: Ad Art	6	12/10/25	Add information per City requirements
SERVER: G:\Shared drives\Fresno_Projects\Jobs\Sprouts\All Locations\CA\Tracy, CA\pdf	7	1/15/26	Use most current site plan

APPROVALS
SALES:
CUSTOMER:
LANDLORD:

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3 14" PAN CHANNEL LETTERS ON PANEL SPECIFICATIONS Scale: 1/2" = 1'-0"

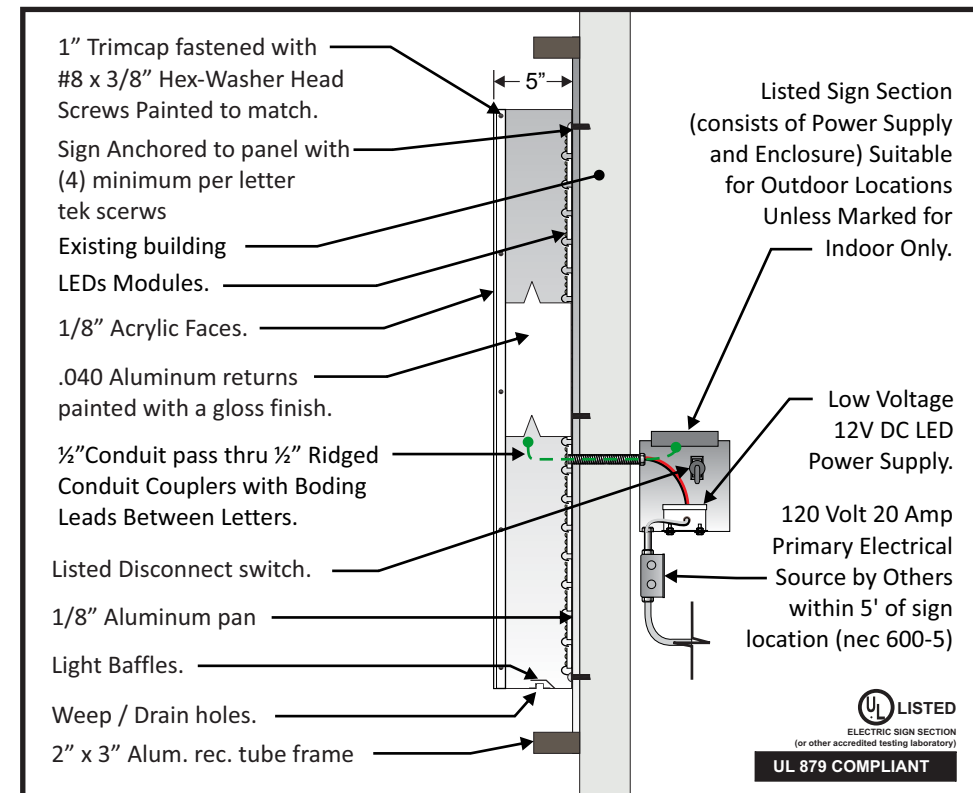
Description: Manufacture and install one (1) set of internally-illuminated channel letters on panel.

Component	Type	Specifications	Color / Finish
Faces	3/16" White polycarbonate	Vinyl applied 1st surface	3M White 3630-20 with digital print Dark Green PMS 2465 C Cover all letters with 3M 3660M for UV protection
Trimcaps	1" Trimcap	Pre coated	White
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Background Panel	1/8" Aluminum panel	Paint (matte)	MP to match PPG 1009-1 Tundra Front

30' electrical leads required



Night View - Scale: NTS

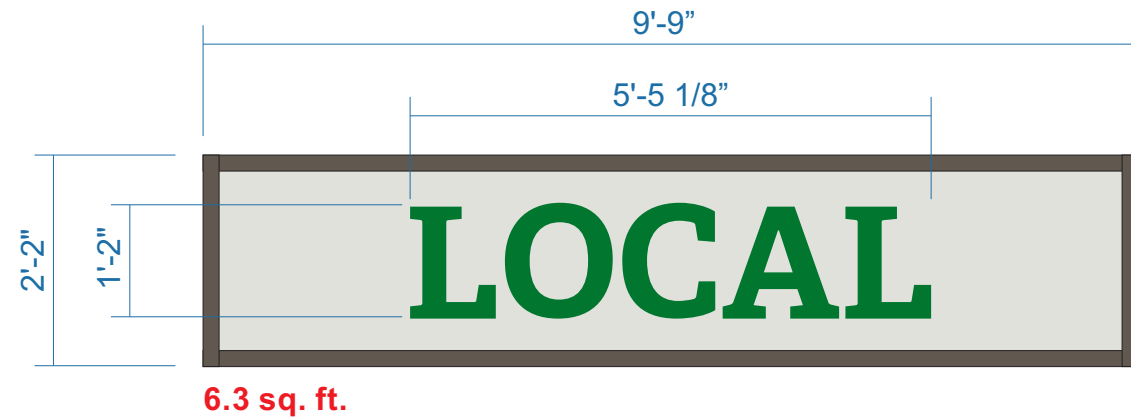


Channel Letter Section Detail - Scale: NTS

PROJECT:	REVISION	DATE	DESCRIPTION
CUSTOMER: Sprouts	2	7/8/25	New elevations
LOCATION: Ellis Town Dr. & Corral Hollow Rd. - Tracy, CA	3	7/30/25	Update code to include MSP allowances
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4 14" PAN CHANNEL LETTERS ON PANEL SPECIFICATIONS Scale: 1/2" = 1'-0"

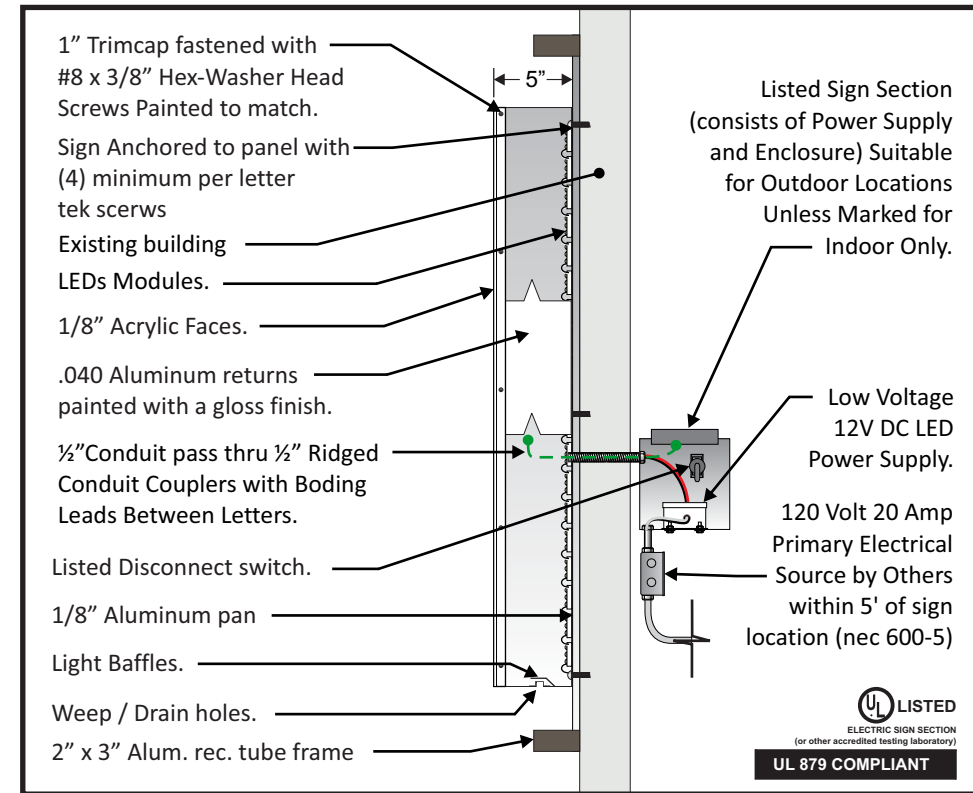
Description: Manufacture and install one (1) set of internally-illuminated channel letters on panel.

Component	Type	Specifications	Color / Finish
Faces	3/16" White polycarbonate	Vinyl applied 1st surface	3M White 3630-20 with digital print Dark Green PMS 2465 C Cover all letters with 3M 3660M for UV protection
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Returns	.063 Aluminum	Pre coated	White
Illumination	LED	GE LED - GEMX71-W1S	White
Background Panel	1/8" Aluminum panel	Paint (matte)	MP to match PPG 1009-1 Tundra Front

30' electrical leads required



Night View - Scale: NTS



Channel Letter Section Detail - Scale: NTS

PROJECT:	REVISION	DATE	DESCRIPTION
CUSTOMER: Sprouts	2	7/8/25	New elevations
LOCATION: Ellis Town Dr. & Corral Hollow Rd. - Tracy, CA	3	7/30/25	Update code to include MSP allowances
DATE: 4/1/2025	4	8/14/25	Increase size of sign 7 to 54"
SALES: David Esajian	5	8/22/25	Add information per City requirements
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APPROVALS
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5 14" PAN CHANNEL LETTERS ON PANEL SPECIFICATIONS Scale: 1/2" = 1'-0"

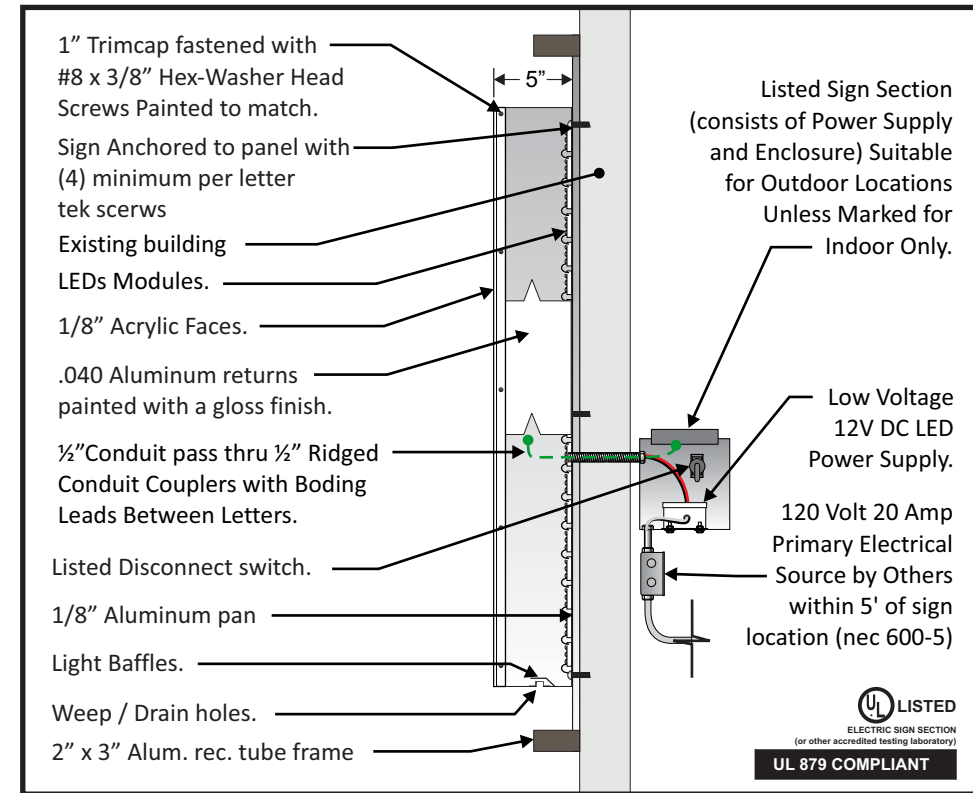
Description: Manufacture and install one (1) set of internally-illuminated channel letters on panel.

Component	Type	Specifications	Color / Finish
Faces	3/16" White polycarbonate	Vinyl applied 1st surface	3M White 3630-20 with digital print Dark Green PMS 2465 C Cover all letters with 3M 3660M for UV protection
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Returns	.063 Aluminum	Pre coated	White
Illumination	LED	GE LED - GEMX71-W1S	White
Background Panel	1/8" Aluminum panel	Paint (matte)	MP to match PPG 1009-1 Tundra Front

30' electrical leads required



Night View - Scale: NTS

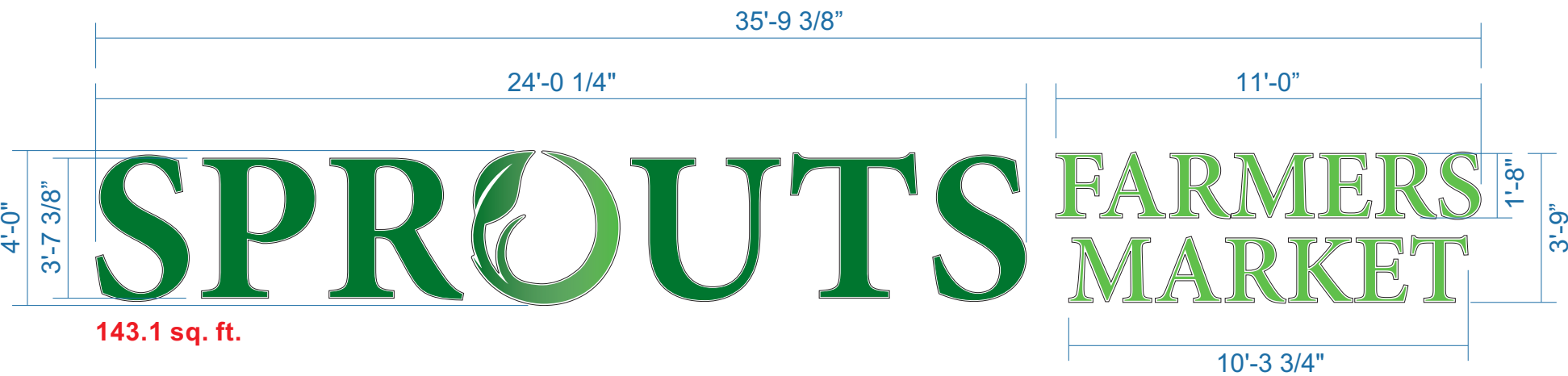


Channel Letter Section Detail - Scale: NTS

PROJECT:	REVISION	DATE	DESCRIPTION
CUSTOMER: Sprouts	2	7/8/25	New elevations
LOCATION: Ellis Town Dr. & Corral Hollow Rd. - Tracy, CA	3	7/30/25	Update code to include MSP allowances
DATE: 4/1/2025	4	8/14/25	Increase size of sign 7 to 54"
SALES: David Esajian	5	8/22/25	Add information per City requirements
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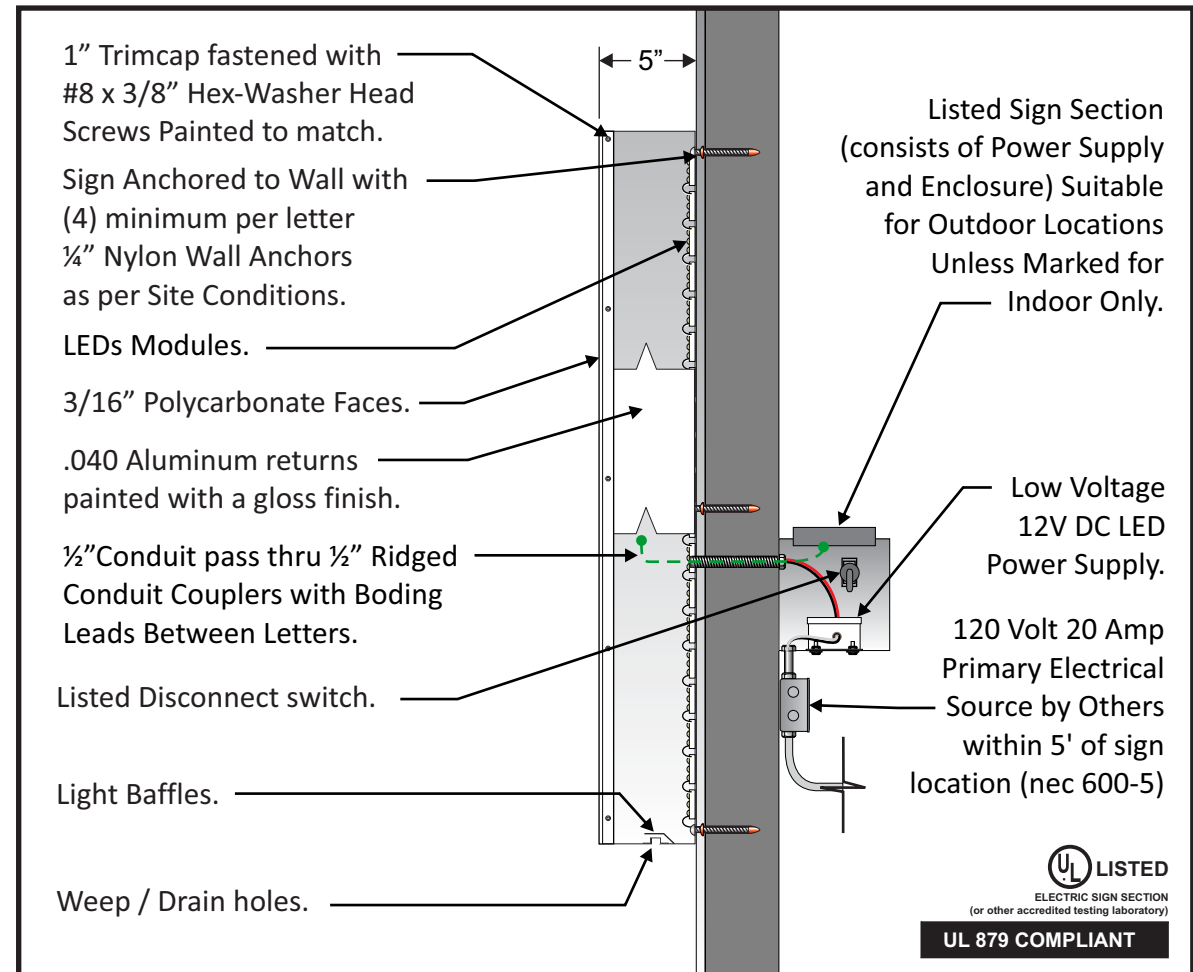
143.1 sq. ft.

6 48" PAN CHANNEL LETTER SPECIFICATIONS Scale: 1/4" = 1'-0"

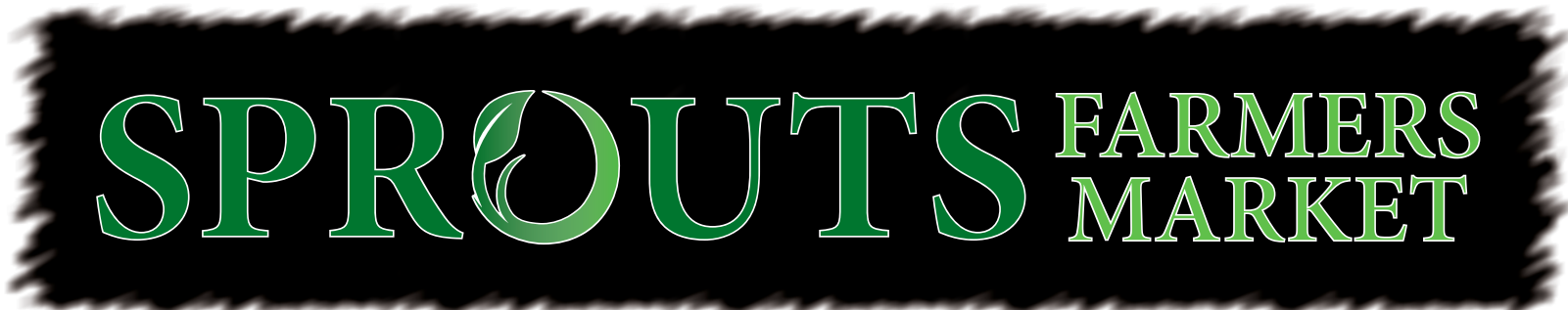
Description: Manufacture and install one (1) set of internally-illuminated channel letters.

Component	Type	Specifications	Color / Finish
Faces	3/16" Clear polycarbonate	Vinyl applied 1st surface	3M White 3630-20 with digital print and white outline "S, P, R, U, T, S" Dark Green PMS 2465 C "FARMERS MARKET" Light Green PMS 360 C "O" Gradient from PMS 2465 C to PMS 360 C Cover all letters with 3M 3660M for UV protection
Trimcaps	1" Trimcap	Pre coated	White
Returns	.040 Aluminum	Pre coated	White
Illumination	LED	GE LED - GEMX71-W1S	White

30' electrical leads required



Section Detail - Scale: NTS



Night View - Scale: NTS

PROJECT:	REVISION	DATE	DESCRIPTION
CUSTOMER: Sprouts	2	7/8/25	New elevations
LOCATION: Ellis Town Dr. & Corral Hollow Rd. - Tracy, CA	3	7/30/25	Update code to include MSP allowances
DATE: 4/1/2025	4	8/14/25	Increase size of sign 7 to 54"
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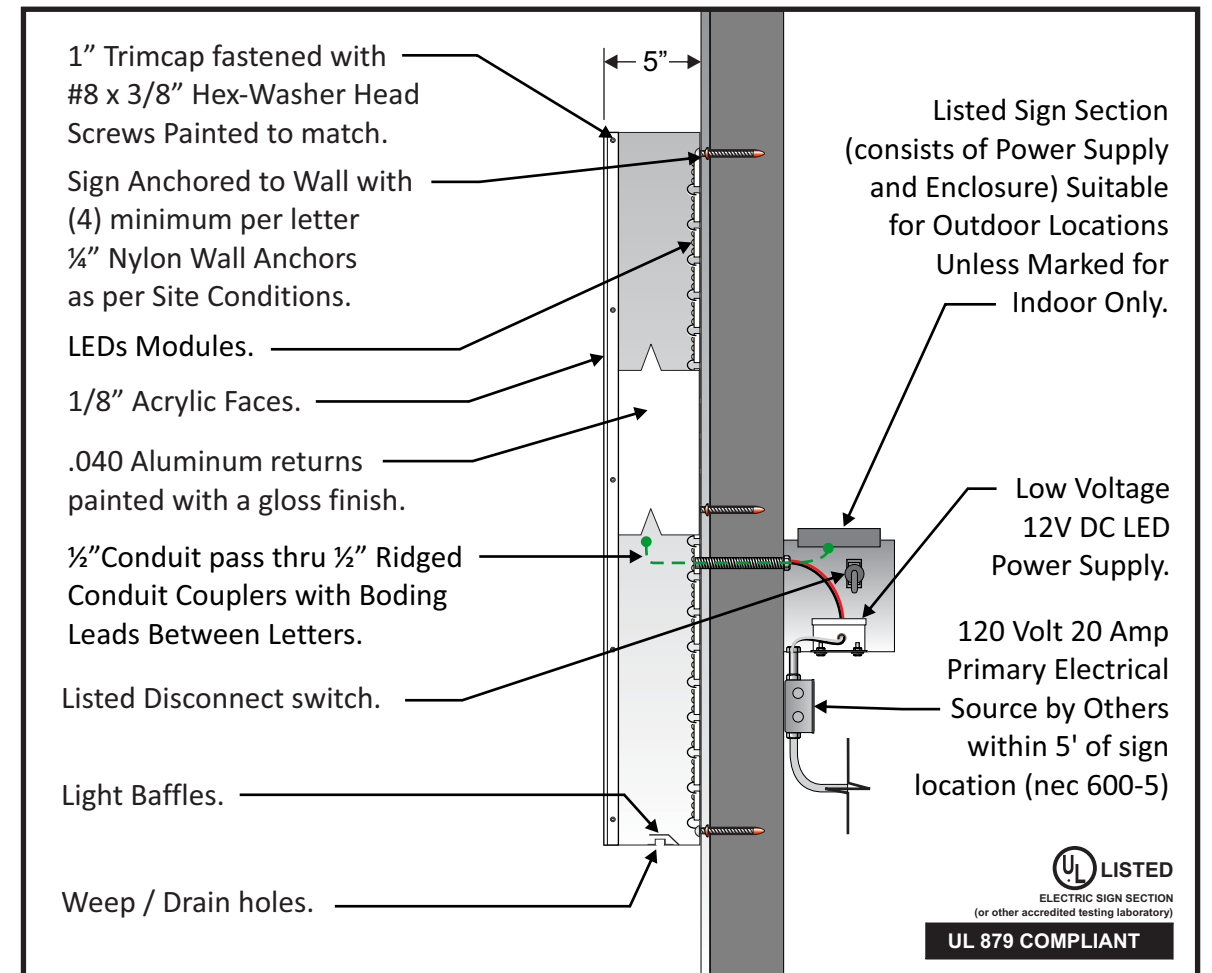


7 54" PAN CHANNEL LETTER SPECIFICATIONS Scale: 1/4" = 1'-0"

Description: Manufacture and install one (1) set of internally-illuminated channel letters.

Component	Type	Specifications	Color / Finish
Faces	3/16" Clear polycarbonate	Vinyl applied 1st surface	3M White 3630-20 with digital print and white outline "S, P, R, U, T, S" Dark Green PMS 2465 C "FARMERS MARKET" Light Green PMS 360 C "O" Gradient from PMS 2465 C to PMS 360 C Cover all letters with 3M 3660M for UV protection
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Returns	.063 Aluminum	Pre coated	White
Illumination	LED	GE LED - GEMX71-W1S	White

30' electrical leads required



Section Detail - Scale: NTS



Night View - Scale: NTS

REVISION	DATE	DESCRIPTION
2	7/8/25	New elevations
3	7/30/25	Update code to include MSP allowances
4	8/14/25	Increase size of sign 7 to 54"
5	8/22/25	Add information per City requirements
6	12/10/25	Add information per City requirements
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APPROVALS
SALES:
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 FRESNO, CA 93711
 T 559.225.2183

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CA STATE CONTRACTORS LICENSE #826051

PROJECT:	
CUSTOMER: Sprouts	
LOCATION: Ellis Town Dr. & Corral Hollow Rd. - Tracy, CA	
DATE: 4/1/2025	
SALES: David Esajian	
DESIGNER: Ad Art	
SERVER: G:\Shared drives\Fresno_Projects\Jobs\Sprouts\All Locations\CA\Tracy, CA\pdf	

REVISION	DATE	DESCRIPTION
2	7/8/25	New elevations
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**CITY OF TRACY
CONDITIONAL USE PERMIT FINDINGS
APPLICATION NUMBER CUP25-0005**

Conditional Use Permits (CUPs) must meet the requirements set forth in Tracy Municipal Code (TMC) Sections 10.08.4250 – 10.08.4420. Pursuant to TMC Section 10.08.4290, the Planning Commission of the City of Tracy shall conduct a noticed public hearing, consider the application materials, and pertinent evidence and testimony in support of the findings required for approval provided in TMC Section 10.08.4310. Upon conclusion of the public hearing and consideration of the entire record, the Planning Commission may approve the CUP if the record supports all of the following findings:

1. That there are circumstances or conditions applicable to the land, structure, or use which make the granting of a use permit necessary for the preservation and enjoyment of substantial property right;
2. That the proposed location of the conditional use is in accordance with the objectives of Chapter 10.08, Zoning Regulations, and the purposes of the zone in which the site is located;
3. That the proposed location of the use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to, or inharmonious with, properties or improvements in the vicinity; and
4. That the proposed use will comply with each of the applicable provisions of Chapter 10.08 – Zoning Regulations.

The Planning Commission of the City of Tracy conducted a noticed public hearing on May 27, 2026, and upon conclusion of the hearing, makes the following requisite findings for the Conditional Use Permit based on the evidence in the record, including, without limitation, the following:

1. There are circumstances applicable to the use, which make the granting of a use permit necessary for the preservation and enjoyment of substantial property right because the installation of the three wall signs will enhance the architectural elements of the Sprouts Farmers Market grocery store building as the three wall signs will be appropriately sized for the building face due to the configuration of the Ellis Village Center. The Sprouts Farmers grocery store building is located at the southwest corner of the Ellis Village Center behind other buildings and therefore, the three wall sign will be viewed from a greater distance and is permitted subject to the granting of a CUP as provided in Chapter 2 – Ellis Neighborhood Plan, Section 2.1.4.8 – Private Property Signs of the Ellis Specific Plan.
2. The proposed location of the use and the conditions under which it would be operated or maintained is in accordance with the objectives of Tracy Municipal

Code, Chapter 10.08 and the Ellis Specific Plan because the installation of the three wall signs on the Sprouts Farmers Market grocery store building will be compatible with the existing and proposed development in the surrounding neighborhood. Additionally, the location of the three wall signs will improve visibility of the Sprouts Farmers Market grocery store building from the adjacent main roads and thereby supporting the intent of the Ellis Village Center zone to provide a balance of land uses that will enable local residents to work and shop within the Ellis Village Center.

3. The project will not, under the circumstances of the particular case or as conditioned, be injurious or detrimental to the health, safety, or general welfare of persons or property in the vicinity of the proposed use, or to the general welfare of the City because the installation of the three wall signs as designated and conditioned, will be harmonious with the properties and improvements in the vicinity and therefore, will not have significant negative effects to the surrounding area. The design of the three wall signs are compatible with the Ellis Village Center, the surrounding area, and all design aspects have been reviewed through the Conditional Use Permit process and meet the requirements of the California Environmental Quality Act (CEQA), the California Building Code, and all applicable provisions of the Tracy Municipal Code.
4. The project is consistent with the City of Tracy General Plan, the Tracy Municipal Code, the Design Goals and Standards, City Standards, and the project has met all requirements of the Ellis Specific Plan. The Design Goals and Standards are achieved by the use of high-quality materials integrated into the design of the project and its surroundings. The three proposed wall signs will be provided for business identification while maintaining strong aesthetic values.

**CITY OF TRACY
COMMUNITY AND ECONOMIC DEVELOPMENT
CONDITIONS OF APPROVAL**

Sprouts Farmers Market Wall Signs
Conditional Use Permit, Application Number CUP25-0005
May 27, 2026

A. General Provisions and Definitions.

- A.1. General. These Conditions of Approval apply to the Sprouts Farmers Market Wall Signs Project (hereinafter “Project”), which includes the following:

Conditional Use Permit, Application Number CUP25-0005: A Conditional Use Permit to allow the installation of three wall signs, two of which are 193.7 square feet and one of which is 143.1 square feet, on the Sprouts Farmers Market grocery store building located at the southwest corner of Corral Hollow Road and Ellis Town Drive, Assessor’s Parcel Number 240-140-70.

- A.2. Compliance with submitted plans. Except as otherwise modified herein, the project shall be constructed in substantial compliance with the project plans received by the Community and Economic Development Department on January 5, 2026, to the satisfaction of the Community and Economic Development Director.

- A.3. Payment of applicable fees. The Developer 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.

- A.4. Compliance with City regulations. Unless specifically modified by these Conditions of Approval, the Developer shall comply with all City regulations, including, but not limited to, the Tracy Municipal Code (TMC), the Ellis Specific Plan (ESP), Standard Plans, City Design Documents, and the City’s Design Goals and Standards.

- A.5. Building permit required. The Developer 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 any regulated structures, on-site improvements, or accessibility features. Construction documents shall conform to the Title 24 California Code of Regulations edition effective on the date of application for a building permit.

- A.6. Copy on building permit plans. The Developer shall include a sheet with a legible photocopy of the approved City Council Resolution and these Conditions of Approval. This sheet shall be included in all plan sets, including all job copies, and shall be available for reference by any City official, including building inspectors.

Conditions of Approval
Sprouts Farmers Market Wall Signs
Application Number CUP25-0005
May 27, 2026

A.7. Definitions.

- a. "Applicant" means any person, or other legal entity, defined as a "Developer."
- b. "City Engineer" means the City Engineer of the City of Tracy, or any other duly licensed Engineer designated by the City Manager, or the Community and Economic Development Director, or the City Engineer to perform the duties set forth herein.
- c. "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, and relevant Public Facility Master Plans).
- d. "Community and Economic Development Director" means the Director of the City of Tracy Community and Economic Development Department, or any other person designated by the City Manager or the Community and Economic Development Director to perform the duties set forth herein.
- e. "Conditions of Approval" shall mean the conditions of approval applicable to the Project, Application Number CUP25-0005. The Conditions of Approval shall specifically include all conditions set forth herein.
- f. "Developer" means any person, or other legal entity, who applies to the City to divide or cause to be divided real property within the Project boundaries, or who applies to the City to develop or improve any portion of the real property within the Project boundaries. The term "Developer" shall include all successors in interest.

A.8. Compliance with laws. 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:

- a. The Planning and Zoning Law (Government Code sections 65000, et seq.),
- b. The California Environmental Quality Act (Public Resources Code sections 21000, et seq., "CEQA"),
- c. The Guidelines for California Environmental Quality Act (California Administrative Code, title 14, sections 1500, et seq., "CEQA Guidelines"),
- d. California Building Code, and
- e. Fire codes

Conditions of Approval
Sprouts Farmers Market Wall Signs
Application Number CUP25-0005
May 27, 2026

- A.9. Protest of fees, dedications, reservations, or other exactions. 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.
- A.10. Indemnification and Defense. The City has determined that City, its employees, agents and officials should, to the fullest extent permitted by law, be fully protected from any loss, injury, claim, demand, lawsuit, action, proceeding, damage, liability, expense, judgment, attorney fees, litigation expenses, expert witness fees, court costs or any other costs arising out of or in any way related to this project approval, or the City's activities conducted pursuant to its processing and approval of this project approval, including any constitutional claim. Accordingly, to the fullest extent permitted by law and as a condition of this approval, the applicant and property owner, and its representative(s), or its successors shall defend (with counsel reasonably approved by the City), indemnify and hold harmless the City, its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorney fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, the issuance of this project approval, or the City's activities conducted pursuant to its processing and approval of this project approval, including any constitutional claim. The applicant and property owner further agree that the City may participate or direct the defense of any claim. The City's actions in defense of any claim shall not relieve the applicant or property owner of any obligation to indemnify, defend, and hold harmless the City. In the event of a disagreement between the City and the applicant or property owner regarding the defense of any claim, the City shall have the authority to control the litigation and make litigation decisions, including, but not limited to, the manner in which the defense is conducted. If the City reasonably determines that having common counsel presents such counsel with a conflict of interest, or if the applicant or property owner fail to promptly assume the defense of any claim or to promptly employ counsel reasonably satisfactory to the City, then the City may utilize the Office of the City Attorney or employ separate outside counsel to represent and defend the City, and the applicant or property owner shall pay the reasonable attorney's fees and costs of such counsel. The applicant and property owner, and its representative(s), or its successors shall pay such obligations as they are incurred by City, its employees, agents and officials, and in

Conditions of Approval
Sprouts Farmers Market Wall Signs
Application Number CUP25-0005
May 27, 2026

the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.

B. Planning Division Conditions

- B.1. This conditional use permit shall not be effective until the Ordinance amending the Ellis Specific Plan, Application Number SPA25-0002, has been introduced and adopted by the City Council and is effective, which amends the Ellis Specific Plan to allow wall signs greater than 100 square feet (up to a maximum of 250 square feet) upon approval of a Conditional Use Permit.



PLANNING COMMISSION STAFF REPORT

Item No. 3.B

DATE	May 27, 2026
TITLE	West Tracy Annexation Project
LOCATION	Southwest of the Cordes Ranch Specific Plan area
APPLICATION TYPE	City Initiated Annexation/Pre-zone AP25-0002 and General Plan Amendment GPA26-0003
CEQA STATUS	Consistency Analysis per CEQA Guidelines Sections 15162 and 15168(c)(2)
PROJECT PLANNER	Genevieve Federighi (209) 831-6435 Genevieve.Federighi@cityoftracy.org

RECOMMENDATION

Staff recommends that the Planning Commission conduct a public hearing, and upon its conclusion, adopt a Resolution recommending that the City Council take the following actions:

(1) Adopt a Resolution (a) authorizing the City Manager to submit a petition to the San Joaquin Local Agency Formation Commission (LAFCo) to annex approximately 1,350-acres into the City limits of Tracy located at the southwest portion of the City of Tracy's Sphere of Influence ("Annexation Area"); (b) approving a General Plan amendment for certain parcels within the Annexation Area, Application Number GPA26-0003; and (c) determining that the proposed annexation is consistent with the impacts identified in the Environmental Impact Report prepared in compliance with the California Environmental Quality Act (CEQA) for the City's General Plan, and therefore Pursuant to CEQA Guidelines Sections 15162 and 15168(c)(2), no further environmental review is necessary: and

(2) Waive the first reading by substitution of the title and introduce an Ordinance approving the pre-zoning of the Annexation Area, Application Number AP25-0002.

PROJECT DESCRIPTION

The West Tracy Annexation (“Project”) is a City initiated annexation and pre-zoning of approximately 1,350-acres located within the southwest portion of the City of Tracy’s Sphere of Influence (SOI), just south of the Cordes Ranch Specific Plan area. Attachment A provides a map showing the annexation area.

The Project site currently contains developed industrial uses, a small commercial center, Cal Fire Station 26, Tracy Fire Station 94, and some vacant land. There are no entitlements or specific development approvals being requested beyond the annexation, pre-zoning, and General Plan amendment, as described below.

With City Council’s approval of this Project, the City will submit an application to annex the Project area to the San Joaquin Local Agency Formation Commission (LAFCo) for consideration. If LAFCo approves the annexation, the city boundary will change, and the pre-zoning will take effect and become the zoning designations. The General Plan amendment does not rely on LAFCo approval and can take effect regardless of the LAFCo process.

ANALYSIS

BACKGROUND

The City has initiated an annexation of approximately 1,350-acres located southwest of the Cordes Ranch Specific Plan area, also known as the International Park of Commerce. The annexation area includes 49 parcels. These parcels include a City owned site that was selected by City Council as the future location for a transit maintenance facility. The annexation area also includes the existing Patterson Pass Business Park, Cal Fire Station 26, Tracy Fire Station 94, and various individual sites. The properties are located within the City’s General Plan Sphere of Influence (SOI), which is a long-range vision of future development and expansion of the City for lands that are not currently within the City limits.

In 1991, the City of Tracy and the property owners of the Patterson Pass Business Park entered into an Agreement to Annex. This Agreement was required in order for the City to provide utility services to the property, including water and sewage services. Conditions of this agreement committed the Patterson Pass Business Park owners to annex into the City once the property was adjacent to the City boundary line. The goal of the agreement was to provide orderly development of these properties that were expected to be a part of the City in the future but were not yet contiguous to City limits. This agreement provided a benefit to the Park while also reducing future economic costs for the City.

ANNEXATION AND PRE-ZONING

The annexation boundary includes all properties currently within the City’s Sphere of Influence (SOI) 10-year horizon in the area adjacent to the southwestern boundary of the City’s Cordes Ranch Specific Plan area (Exhibit C of Exhibit 1). Pre-zoning is the process of

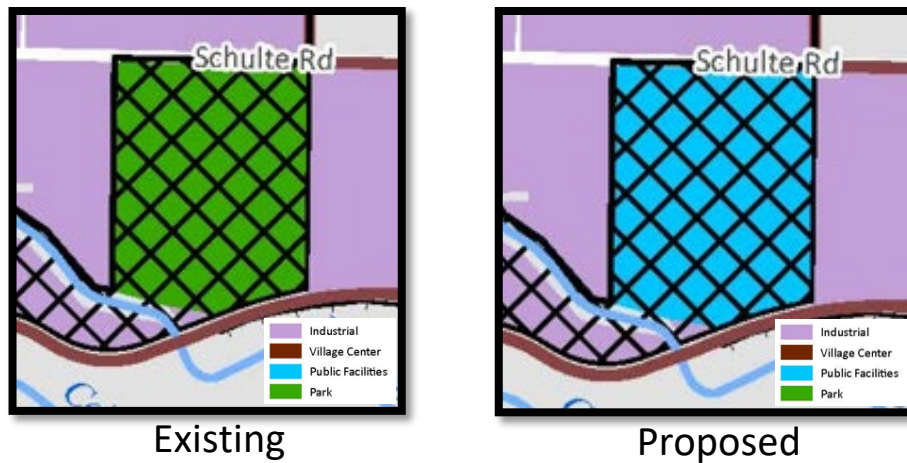
obtaining approval of future zoning classification, which becomes effective at the same time the annexation of the territory becomes effective.

The City's recommendation is to pre-zone a majority of the land Light Industrial and pre-zone the few existing commercial parcels to Highway Services (HS), as shown in Exhibit C of City Council Ordinance. In accordance with the City's General Plan policies, the annexation and development of this acreage is consistent with the expansion of the City's industrial base. Annexation and development of the Project area is a logical extension of the City limits. It has been planned as a part of the City's Sphere of Influence and is currently designated as Industrial in the City's General Plan. Annexation and development of the Project area was also included for infrastructure planning as a part of the City's Infrastructure Master Plans.

Tracy Municipal Code ("TMC") Section 10.08.970 provides that territory proposed for annexation to the City be pre-zoned per Article 29. Article 29 states that the Planning Commission must find that the approval or denial of an application to amend the zoning ordinance is "necessary to carry out the general purposes" of the zoning ordinance and state the "facts and reasons" that support this finding. These findings are included in Exhibit B of the proposed City Council Ordinance (Exhibit B of City Council Ordinance). In summary, pre-zoning the property to Light Industrial is consistent with the General Plan and Sphere of Influence, Infrastructure Master Plans, supports annexation, aligns with existing development, and provides guidance for future industrial uses that are compatible with the surrounding area. Pre-zoning of the existing commercial parcels to Highway Services zone will allow these properties to continue to enjoy the same types of land uses as currently exist.

GENERAL PLAN AMENDMENT

The Project includes a General Plan land use designation change of two parcels within the Project area. The parcels are city-owned property and are currently designated Park. The designation was originally created with the idea that a large park would potentially be located there, but the park was developed at the north side of the City, known as Legacy Fields. This resulted in this area being slated for different City facility needs. Therefore, the proposed General Plan amendment would change these two parcels from Park to Public Facilities (Exhibit B of Exhibit 1).



CEQA DETERMINATION

The proposed Project has been reviewed in accordance with the California Environmental Quality Act (CEQA) for consistency analysis, based on the previously certified General Plan Environmental Impact Report (EIR), prepared pursuant to CEQA Guidelines Sections 15162 and 15168(c)(2), (Exhibit A of City Council Resolution). Based on this analysis, and because no development is proposed as part of the project, the consistency analysis concludes that the project would not result in new or more severe significant environmental impacts, and no additional mitigation measures are required. Therefore, preparation of a Subsequent or Supplemental EIR is not warranted. The analysis concludes that the General Plan EIR adequately addresses the environmental effects of the proposed project.

SUMMARY

This item requests that the Planning Commission recommend the City of Tracy City Council authorize the City Manager to submit an application to the San Joaquin Local Agency Formation Commission (LAFCo) to annex approximately 1,350 acres located southwest of the Cordes Ranch Specific Plan Area within the City's Sphere of Influence into the City limits; amend the General Plan land use designations for two of the parcels from Park to Public Facilities; introduce an ordinance to pre-zone the properties to Light Industrial (M-1) and Highway Services (HS); and determine that, pursuant to the California Environmental Quality Act Guidelines Sections 15162 and 15168(c)(2), no additional environmental review is required for the proposed West Annexation area.

Prepared by: Genevieve Federighi, Senior Planner

Approved by: Scott Claar, Planning Manager

ATTACHMENTS

A – Annexation Area Map

B – Planning Commission Resolution

Exhibit 1 – Proposed City Council Resolution

Exhibit A – CEQA Consistency Analysis (available here:
https://www.cityoftracy.org/files/6a3c029c-d005-4d21-96c2-b578314f1705/West-Tracy-Annexation-CEQA-Consistency-Analysis_revised-4-29-26.pdf)

Exhibit B – General Plan Amendment of Land Use Designations

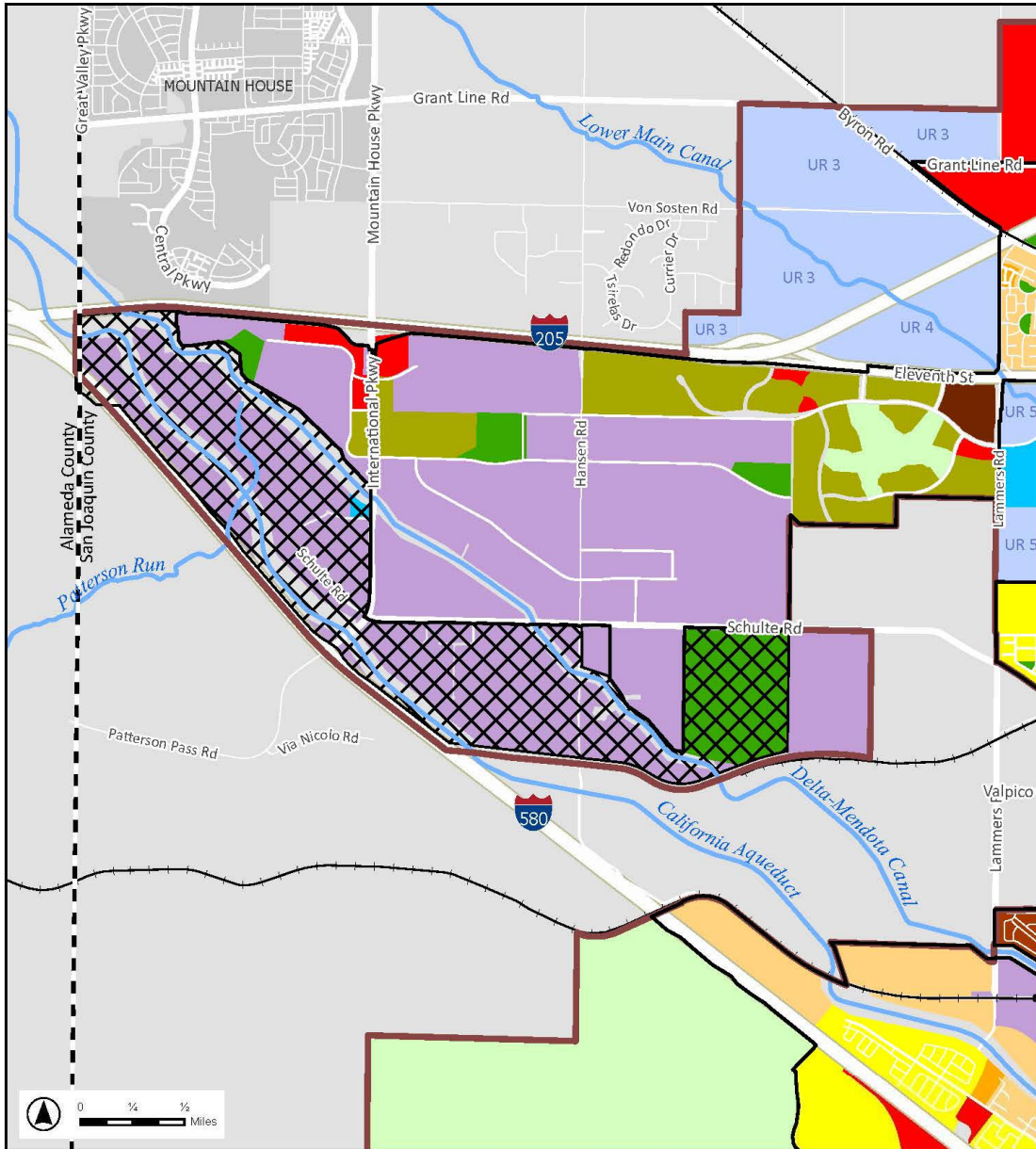
Exhibit C – Annexation Area Map

Exhibit 2 – Proposed City Council Ordinance

Exhibit A – CEQA Consistency Analysis (available here:
https://www.cityoftracy.org/files/6a3c029c-d005-4d21-96c2-b578314f1705/West-Tracy-Annexation-CEQA-Consistency-Analysis_revised-4-29-26.pdf)

Exhibit B – Pre-zoning Findings

Exhibit C – Pre-zoning Map



Legend

- | | | |
|----------------------------|---------------------------------|-------------------|
| Tracy City Limits | Residential Low | Industrial |
| Tracy Sphere of Influence | Residential Medium | Village Center |
| West Tracy Annexation Area | Residential High | Public Facilities |
| County Boundary | Traditional Residential - Ellis | Park |
| | Commercial | Open Space |
| | Office | Urban Reserve |

**WEST TRACY ANNEXATION
TRACY, CALIFORNIA**



Sources: City of Tracy; San Joaquin County GIS; USGS NHD. Map Date: April 27, 2026.

DE NVO PLANNING GROUP
A LAND USE PLANNING, DESIGN AND ENVIRONMENTAL FIRM

APPROVED AS TO FORM AND LEGALITY

CITY ATTORNEY'S OFFICE

TRACY PLANNING COMMISSION

RESOLUTION 2026-_____

RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF TRACY CONDUCT A PUBLIC HEARING, AND UPON ITS CONCLUSION, TAKE THE FOLLOWING ACTIONS:

1. ADOPT A RESOLUTION:

- A) DETERMINING THAT THE PROPOSED ANNEXATION OF APPROXIMATELY 1,350 ACRES LOCATED IN THE CITY'S SPHERE OF INFLUENCE ADJACENT TO THE SOUTHWESTERN BOUNDARY OF THE CITY'S CORDES RANCH SPECIFIC PLAN AREA ("THE PROJECT") IS CONSISTENT WITH THE IMPACTS IDENTIFIED IN THE CITY'S GENERAL PLAN ENVIRONMENTAL IMPACT REPORT (EIR) AND THEREFORE, PURSUANT TO CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES SECTIONS 15162 AND 15168(c)(2) NO FURTHER ENVIRONMENTAL REVIEW IS NECESSARY;**
- B) APPROVING A GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE DESIGNATION FOR APNs 209-230-29 AND 209-230-30 FROM PARK TO PUBLIC FACILITIES; AND**
- C) AUTHORIZING THE CITY MANAGER TO SUBMIT A PETITION TO THE SAN JOAQUIN LOCAL AGENCY FORMATION COMMISSION FOR THE ANNEXATION OF APPROXIMATELY 1,350 ACRES INTO THE CITY LIMITS OF TRACY AND**

2. WAIVE THE FIRST READING BY SUBSTITUTION OF THE TITLE AND INTRODUCE AN ORDINANCE APPROVING THE PRE-ZONING OF THE PARCELS LOCATED WITHIN THE ANNEXATION AREA.

WHEREAS, the City of Tracy initiated an annexation of approximately 1,350 acres located adjacent to the southwestern boundary of the City's Cordes Ranch Specific Plan area ("the Project"); and

WHEREAS, the City of Tracy previously entered into an Agreement to Annex with

ATTACHMENT B

the Patterson Pass Business Park to annex into the City of Tracy once the land was contiguous with the City boundary line, which it now is; and

WHEREAS, all parcels included in the annexation area are within the City or Tracy's Sphere of Influence 10-year horizon; and

WHEREAS, Assessor Parcel Numbers (APNs) included within the annexation area include: 209-230-29, 209-230-30, 209-230-17, 209-230-16, 209-230-14, 209-230-04, 209-230-18, 209-230-15, 209-230-24, 209-230-09, 209-230-10, 209-230-13, 209-110-13, 209-430-04, 209-430-06, 209-430-03, 209-430-05, 209-110-52, 209-110-51, 209-100-07, 209-100-05, 209-440-15, 209-090-47, 209-090-46, 209-090-11, 209-090-19, 209-090-17, 209-080-19, 209-080-18, 209-080-09, 209-080-23, 209-090-25, 209-090-45, 209-090-30, 209-440-16, 209-440-38, 209-440-39, 209-440-23, 209-440-31, 209-440-30, 209-440-29, 209-440-06, 209-440-07, 209-440-34, 209-440-35, 209-440-40, 209-440-37, 209-440-36, and 209-440-18; and

WHEREAS, the General Plan Amendment would update land use designations for APNs 209-230-29 AND 209-230-30 from Park to Public Facilities; and

WHEREAS, the Planning Commission has the authority to review and make recommendations to the City Council regarding General Plan Amendments, Annexations and Pre-zoning; and

WHEREAS, the Project has been reviewed in accordance with the California Environmental Quality Act (CEQA), and a consistency analysis included as **Exhibit A of the proposed City Council Resolution**, determined that the proposed annexation is consistent with the impacts identified in the City's General Plan Environmental Impact Report (EIR), and therefore, no further environmental review is required pursuant to CEQA Guidelines Sections 15162 and 15168(c)(2); and

WHEREAS, Tracy Municipal Code ("TMC") Section 10.08.970 (Classification of newly annexed territory) provides that territory proposed for annexation to the City be pre-zoned in accordance with Article 29 (Amendments) of the TMC. Article 29 of the TMC, Section 10.08.3840, states that the Planning Commission must find that the approval or denial of an application to amend the zoning ordinance (such as the instant application for pre-zoning) is "necessary to carry out the general purposes" of the zoning ordinance and state the "facts and reasons" that support this finding as included in **Exhibit A of the proposed City Council Ordinance**; and

WHEREAS, The Planning Commission conducted a duly noticed public hearing to review and consider this matter on May 27, 2026; now, therefore, be it

RESOLVED: That the Planning Commission of the City of Tracy hereby recommends that the City Council of the City of Tracy adopt a resolution (1) determining that the Project is consistent with the impacts identified in the City's General Plan Environmental Impact Report (EIR), which was prepared in compliance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, and therefore pursuant to

ATTACHMENT B

CEQA Guidelines Sections 15162 and 15168(c)(2), no further environmental review is necessary, as shown in Exhibit A of the proposed City Council Resolution, (2) approving a General Plan Amendment to change the land use designations from Park to Public Facilities for the two parcels with Assessor's Parcel Numbers (APNs) 209-230-29 and 209-230-30, as shown in Exhibit B of the proposed City Council Resolution, and (3) authorizing the City Manager to submit a petition to the San Joaquin Local Agency Formation Commission (LAFCo) to annex approximately 1,350 acres, including the APNs stated above, as shown in Exhibit C of proposed City Council Resolution; and

FURTHER RESOLVED: That the Planning Commission of the City of Tracy hereby recommends that the City Council of the City of Tracy waive the first reading by substitution of the title and introduce an Ordinance approving the pre-zoning of the parcels located in the annexation area, as shown in Exhibit B of the proposed City Council Ordinance, based on the findings contained in Exhibit A of the proposed City Council Ordinance.

* * * * *

ATTACHMENT B

The foregoing Resolution 2026-_____ was adopted by the Planning Commission of the City of Tracy on May 27, 2026, by the following vote:

AYES: COMMISSION MEMBERS:
NOES: COMMISSION MEMBERS:
ABSENT: COMMISSION MEMBERS:
ABSTENTION: COMMISSION MEMBERS:

CHAIR

ATTEST: _____
STAFF LIAISON

Date of Attestation: _____

- Exhibit 1 – City Council Resolution
 - Exhibit A – CEQA Consistency Analysis
 - Exhibit B – General Plan Amendment of Land Use Designations
 - Exhibit C – Annexation Area Map

- Exhibit 2 – City Council Ordinance
 - Exhibit A – Pre-zoning Findings
 - Exhibit B – Pre-zoning Map

APPROVED AS TO FORM

CITY ATTORNEY'S OFFICE

TRACY CITY COUNCIL
RESOLUTION 2026-_____

- A) DETERMINING THAT THE PROPOSED ANNEXATION OF APPROXIMATELY 1,350 ACRES LOCATED IN THE CITY'S SPHERE OF INFLUENCE ADJACENT TO THE SOUTHWESTERN BOUNDARY OF THE CITY'S CORDES RANCH SPECIFIC PLAN AREA ("THE PROJECT") IS CONSISTENT WITH THE IMPACTS IDENTIFIED IN THE CITY'S GENERAL PLAN ENVIRONMENTAL IMPACT REPORT (EIR) AND THEREFORE, PURSUANT TO CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES SECTIONS 15162 and 15168(c)(2), NO FURTHER ENVIRONMENTAL REVIEW IS NECESSARY; AND**
- B) APPROVING A GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE DESIGNATION FOR APNs 209-230-29 AND 209-230-30 FROM PARK TO PUBLIC FACILITIES; AND**
- C) AUTHORIZING THE CITY MANAGER TO SUBMIT A PETITION TO THE SAN JOAQUIN LOCAL AGENCY FORMATION COMMISSION FOR THE ANNEXATION OF APPROXIMATELY 1,350 ACRES INTO THE CITY LIMITS OF TRACY.**

WHEREAS, the City of Tracy initiated an annexation of approximately 1,350 acres located adjacent to the southwestern boundary of the City's Cordes Ranch Specific Plan area ("the Project"); and

WHEREAS, the City of Tracy previously entered into an Agreement to Annex with the Patterson Pass Business Park to annex into the City of Tracy once the land was contiguous with the City boundary line, which it now is; and

WHEREAS, all parcels included in the annexation area are within the City or Tracy's Sphere of Influence 10-year horizon; and

WHEREAS, Assessor's Parcel Numbers (APNs) included within the annexation area include: 209-230-29, 209-230-30, 209-230-17, 209-230-16, 209-230-14, 209-230-04, 209-230-18, 209-230-15, 209-230-24, 209-230-09, 209-230-10, 209-230-13, 209-110-13, 209-430-04, 209-430-06, 209-430-03, 209-430-05, 209-110-52, 209-110-51,

209-100-07, 209-100-05, 209-440-15, 209-090-47, 209-090-46, 209-090-11, 209-090-19, 209-090-17, 209-080-19, 209-080-18, 209-080-09, 209-080-23, 209-090-25, 209-090-45, 209-090-30, 209-440-16, 209-440-38, 209-440-39, 209-440-23, 209-440-31, 209-440-30, 209-440-29, 209-440-06, 209-440-07, 209-440-34, 209-440-35, 209-440-40, 209-440-37, 209-440-36, and 209-440-18; and

WHEREAS, the General Plan Amendment would update land use designations for APNs 209-230-29 and 209-230-30 from Park to Public Facilities; and

WHEREAS, the Project has been reviewed in accordance with the California Environmental Quality Act (CEQA), and a consistency analysis included as Exhibit A determined that the proposed annexation is consistent with the impacts identified in the City's General Plan Environmental Impact Report (EIR), and therefore, no further environmental review is required pursuant to CEQA Guidelines Sections 15162 and 15168(c)(2); and

WHEREAS, The Planning Commission conducted a duly noticed public hearing to review and consider this matter on May 27, 2026 and voted to recommend that the City Council approve the Project; and

WHEREAS, The City Council conducted a duly noticed public hearing to review and consider this matter on June 16, 2026; now, therefore, be it

RESOLVED: That the City Council of the City of Tracy hereby (1) determines that the Project is consistent with the impacts identified in the City's General Plan Environmental Impact Report (EIR), which was prepared in compliance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, and therefore pursuant to CEQA Guidelines Sections 15162 and 15168(c)(2), no further environmental review is necessary, as shown in Exhibit A; and be it

FURTHER RESOLVED: That the City Council of the City of Tracy hereby approves a General Plan Amendment to change the land use designations from Park to Public Facilities for the two parcels with Assessor's Parcel Numbers (APNs) 209-230-29 and 209-230-30, as shown in Exhibit B; and be it

FURTHER RESOLVED: That the City Council of the City of Tracy hereby authorizes the City Manager to submit a petition to the San Joaquin Local Agency Formation Commission (LAFCo) to annex approximately 1,350 acres, including the APNs stated above, as shown in Exhibit C.

* * * * *

The foregoing Resolution 2026-_____ was adopted by the City Council of the City of Tracy on June 16, 2026, by the following vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:
ABSTENTION: COUNCIL MEMBERS:

Mayor of the City of Tracy

ATTEST: _____

City Clerk and Clerk of the Council of the City of Tracy

Date of Attestation: _____

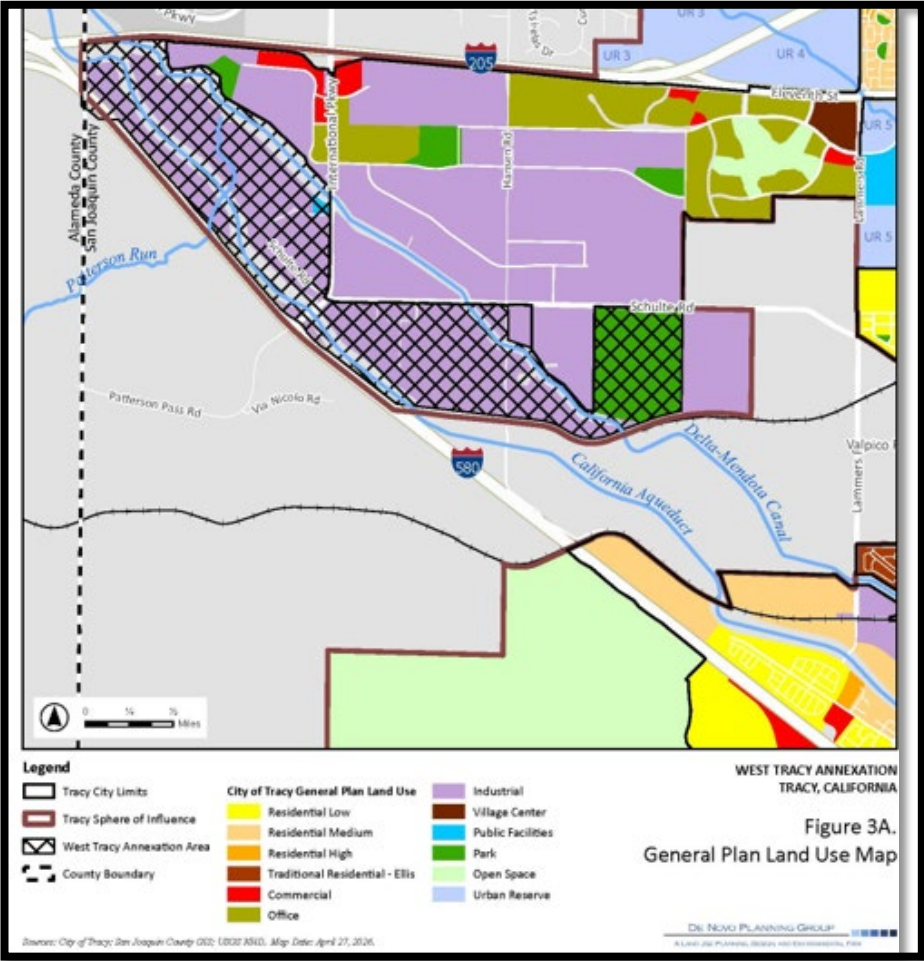
- Exhibit A – CEQA Consistency Analysis
- Exhibit B – General Plan Amendment of Land Use Designations
- Exhibit C – Annexation Area Map

EXHIBIT A to EXHIBIT 1: CEQA CONSISTENCY ANALYSIS

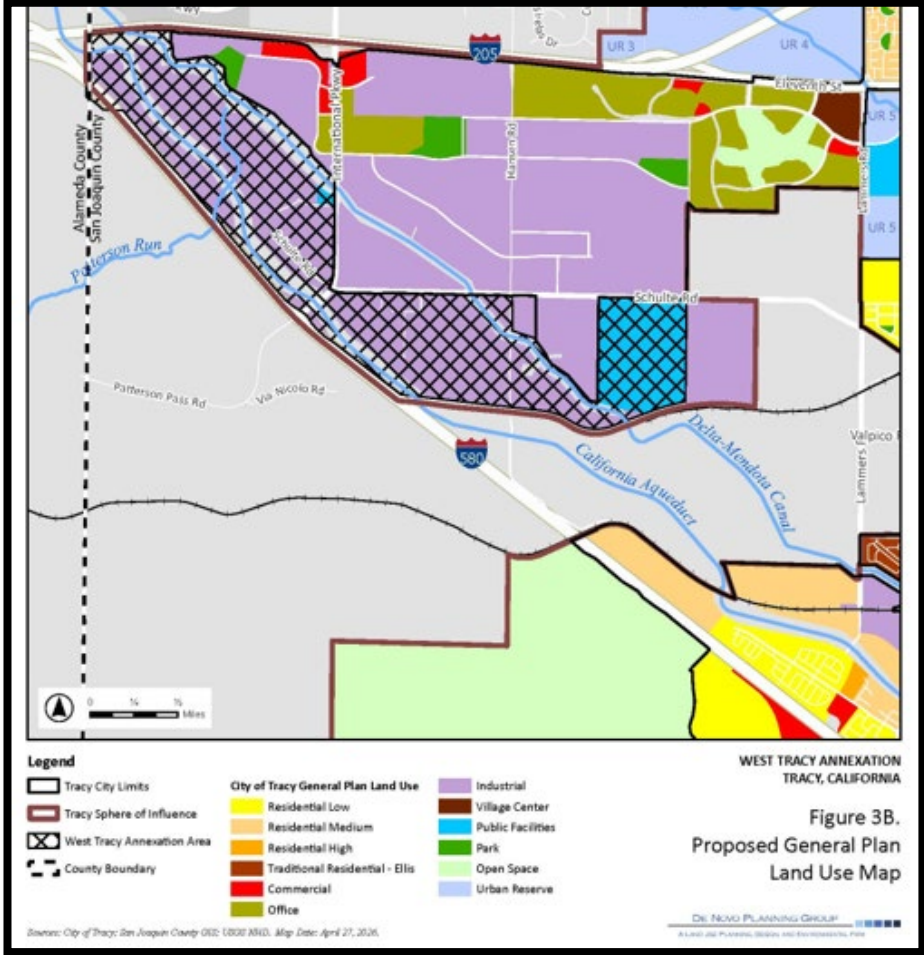
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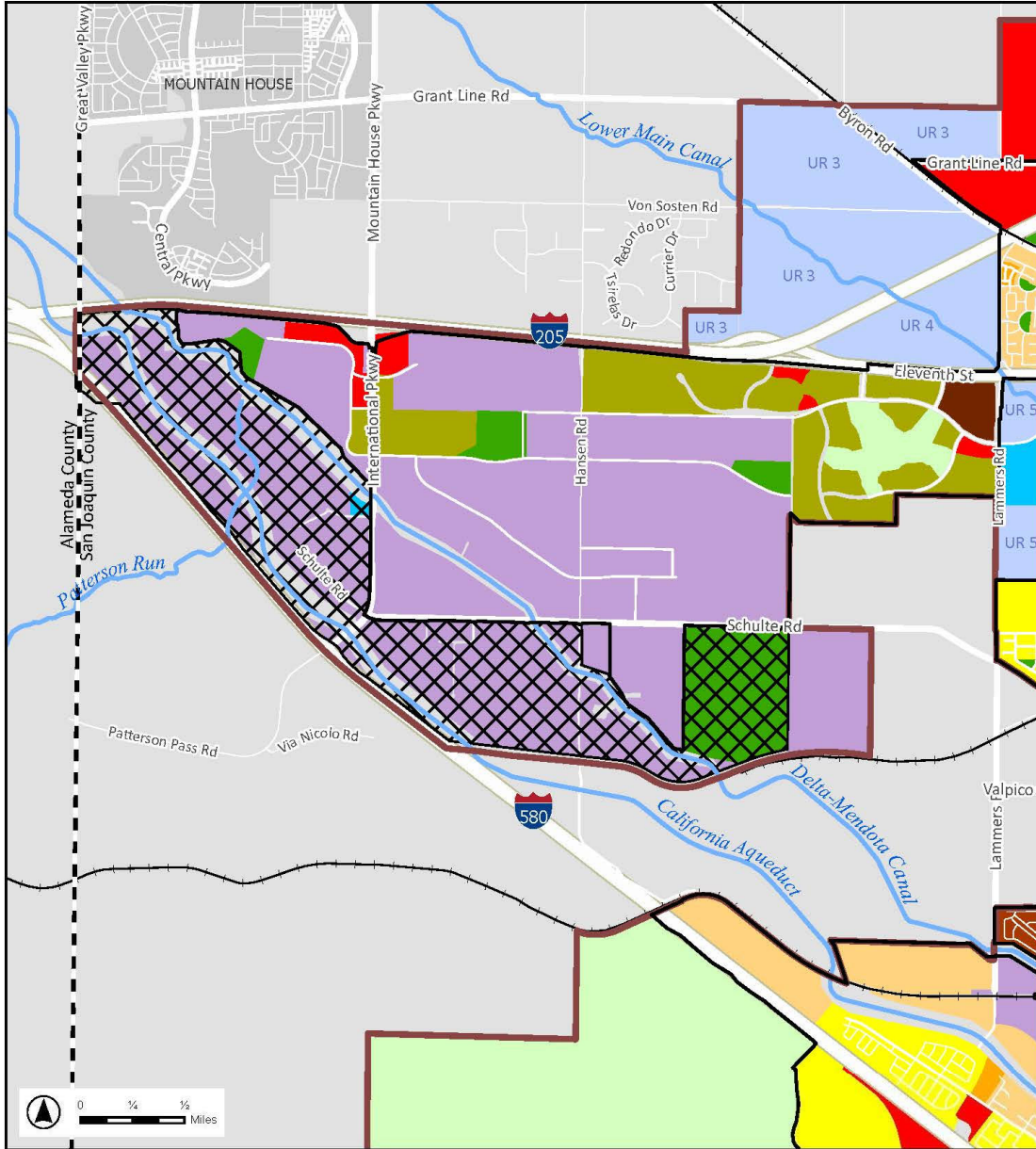
General Plan Land Use Designations



EXISTING



PROPOSED



Legend

- | | | |
|----------------------------|---------------------------------|-------------------|
| Tracy City Limits | Residential Low | Industrial |
| Tracy Sphere of Influence | Residential Medium | Village Center |
| West Tracy Annexation Area | Residential High | Public Facilities |
| County Boundary | Traditional Residential - Ellis | Park |
| | Commercial | Open Space |
| | Office | Urban Reserve |

**WEST TRACY ANNEXATION
TRACY, CALIFORNIA**



Sources: City of Tracy; San Joaquin County GIS; USGS NHD. Map Date: April 27, 2026.

DE NVO PLANNING GROUP
A LAND USE PLANNING, DESIGN AND ENVIRONMENTAL FIRM

APPROVED AS TO FORM

CITY ATTORNEY'S OFFICE

TRACY CITY COUNCIL

ORDINANCE NO. _____

AN ORDINANCE (1) APPROVING THE PRE-ZONING OF THE ANNEXATION AREA TO LIGHT INDUSTRIAL (M-1) AND HIGHWAY SERVICES (HS), AND (2) DETERMINING THAT THE PREZONING OF APPROXIMATELY 1,350 ACRES LOCATED IN THE CITY'S SPHERE OF INFLUENCE ADJACENT TO THE SOUTHWESTERN BOUNDARY OF THE CITY'S CORDES RANCH SPECIFIC PLAN AREA ("ANNEXATION AREA") IS CONSISTENT WITH THE IMPACTS IDENTIFIED IN THE ENVIRONMENTAL IMPACT REPORT PREPARED IN COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FOR THE CITY'S GENERAL PLAN, AND THEREFORE, PURSUANT TO CEQA GUIDELINES SECTIONS 15162 AND 15168(C)(2), NO FURTHER ENVIRONMENTAL REVIEW IS NECESSARY.

WHEREAS, the City of Tracy initiated an annexation of approximately 1,350 acres located adjacent to the southwestern boundary of the City's Cordes Ranch Specific Plan area ("the Project"); and

WHEREAS, the City of Tracy previously entered into an Agreement to Annex with the Patterson Pass Business Park to annex into the City of Tracy once the land was contiguous with the City boundary line, which it now is; and

WHEREAS, all parcels included in the Annexation Area are within the City or Tracy's Sphere of Influence 10-year horizon; and

WHEREAS, the Assessor's Parcel Numbers (APNs) included within the annexation area include: 209-230-29, 209-230-30, 209-230-17, 209-230-16, 209-230-14, 209-230-04, 209-230-18, 209-230-15, 209-230-24, 209-230-09, 209-230-10, 209-230-13, 209-110-13, 209-430-04, 209-430-06, 209-430-03, 209-430-05, 209-110-52, 209-110-51, 209-100-07, 209-100-05, 209-440-15, 209-090-47, 209-090-46, 209-090-11, 209-090-19, 209-090-17, 209-080-19, 209-080-18, 209-080-09, 209-080-23, 209-090-25, 209-090-45, 209-090-30, 209-440-16, 209-440-38, 209-440-39, 209-440-23, 209-440-31, 209-440-30, 209-440-29, 209-440-06, 209-440-07, 209-440-34, 209-440-35, 209-440-40, 209-440-37, 209-440-36, and 209-440-18 ; and

WHEREAS, the majority of the Annexation Area is developed with existing industrial uses; and

WHEREAS, the proposed pre-zoning of the Annexation Area is Light Industrial (M-1), except the few existing commercial parcels, which are proposed for pre-zoning as Highway Services (HS); and

WHEREAS, the Project has been reviewed in accordance with the California Environmental Quality Act (CEQA), and a consistency analysis included as Exhibit A determined that the proposed annexation is consistent with the impacts identified in the City's General Plan Environmental Impact Report (EIR), and therefore, no further environmental review is required pursuant to CEQA Guidelines Sections 15162 and 15168(c)(2); and

WHEREAS, Tracy Municipal Code ("TMC") Section 10.08.970 (Classification of newly annexed territory) provides that territory proposed for annexation to the City be pre-zoned in accordance with Article 29 (Amendments) of the TMC. Article 29 of the TMC, Section 10.08.3840, states that the Planning Commission and City Council must find that the approval or denial of an application to amend the zoning ordinance (such as the instant application for pre-zoning) is "necessary to carry out the general purposes" of the zoning ordinance and state the "facts and reasons" that support this finding as included in Exhibit B; and

WHEREAS, The Planning Commission conducted a duly noticed public hearing to review and consider this matter on May 27, 2026, and voted to recommend that the City Council introduce the ordinance approving the pre-zoning of the Annexation Area; and

WHEREAS, The City Council conducted a duly noticed public hearing to review and consider this matter on June 16, 2026.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TRACY AS FOLLOWS:

SECTION 1. Incorporation of Recitals/Findings. The City Council hereby finds and determines the foregoing recitals are true and correct and are hereby incorporated herein as findings and determinations of the City.

SECTION 2. CEQA Compliance. The City Council, based on its independent judgment and analysis, has reviewed and considered the proposed Project and determined, based on the whole record before it, including the consistency analysis in Exhibit A, that the project is consistent with the impacts identified in the City's General Plan Environmental Impact Report (EIR), which was prepared in compliance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, and therefore pursuant to CEQA Guidelines Sections 15162 and 15168(c)(2), no further environmental review is necessary.

SECTION 3. Pre-zoning. Based on the findings set forth in Exhibit B hereto, the City Council hereby approves the pre-zoning of the Annexation Area to Light Industrial (M-1) and Highway Services (HS) as shown in Exhibit C, and as set forth in Article 20 and Article 22 of Chapter 10.08 of the TMC. Once the annexation becomes effective, the City's zoning map shall hereby be amended to show the pre-zoning as the zoning of the Annexation Area.

SECTION 4. Severability. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Ordinance. The City Council hereby declares that it would have passed this Ordinance and each section, subsection, clause or phrase thereof irrespective of the fact that one or more other sections, subsections, clauses or phrases may be declared invalid or unconstitutional.

SECTION 5. Effective Date. This Ordinance shall become effective upon the thirtieth (30th) day after final adoption.

SECTION 6. Publication. The City Clerk is directed to publish this Ordinance in a manner required by law.

SECTION 7. Codification. This Ordinance shall not be codified in the Tracy Municipal Code.

SECTION 8. Typographical or Clerical (Scrivener's) Error. Any typographical errors in this Ordinance may be remedied by the City Attorney with the assistance of the City Clerk and shall not constitute an alteration.

* * * * *

The foregoing Ordinance _____ was introduced at a regular meeting of the Tracy City Council held on the 16th day of June, 2026, and finally adopted on the _____ day of _____, 2026, by the following vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:
ABSTAIN: COUNCIL MEMBERS:

DAN ARRIOLA
Mayor of the City of Tracy

ATTEST

APRIL QUINTANILLA
City Clerk

EXHIBITS

Exhibit A – CEQA Consistency Analysis
Exhibit B – Pre-zoning Findings
Exhibit C – Pre-zoning Map

EXHIBIT A to EXHIBIT 2: CEQA CONSISTENCY ANALYSIS

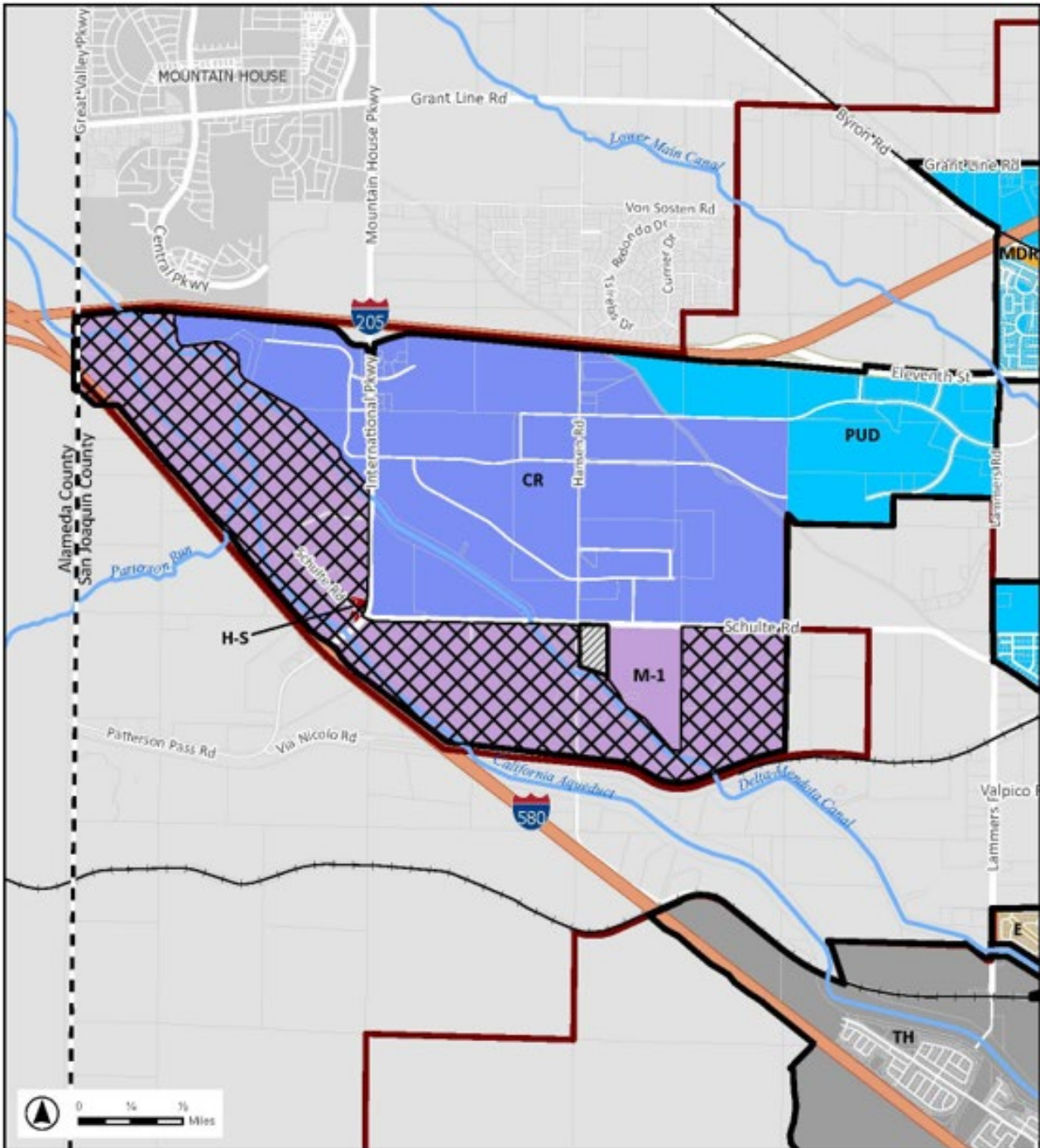
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https://www.cityoftracy.org/files/6a3c029c-d005-4d21-96c2-b578314f1705/West-Tracy-Annexation-CEQA-Consistency-Analysis_revised-4-29-26.pdf

Pre-Zoning Findings
West Annexation

Tracy Municipal Code (“TMC”) Section 10.08.970 (Classification of newly annexed territory) provides that territory proposed for annexation to the City be pre-zoned in accordance with Article 29 (Amendments) of the TMC. Article 29 of the TMC, Section 10.08.3840, states that the Planning Commission must find that the approval or denial of an application to amend the zoning ordinance (such as the instant application for pre-zoning) is “necessary to carry out the general purposes” of the zoning ordinance and state the “facts and reasons” that support this finding. The Planning Commission conducted a duly noticed public hearing and considered this matter on May 27, 2026, and recommended that the City Council make the finding shown below. The City Council conducted a duly noticed public hearing and considered this matter on June 16, 2026, and made the following finding recommended by the Planning Commission:

The approval of the pre-zoning of the Property to Light Industrial as set forth in Section 10.08.3022 of the Tracy Municipal Code is necessary to carry out the City’s General Plan policies and Zoning regulations, because adding the property to the Light Industrial zone will allow for its annexation and the existing development is consistent with the City’s General Plan Industrial Designation, the Sphere of Influence Plan approved by the San Joaquin LAFCo, and the City of Tracy’s Infrastructure Master Plans. Pre-zoning of the existing commercial sites and adjacent small lots to Highway Services ensures that the land use is consistent with zoning once incorporated into the City. Pre-zoning the remaining area to Light Industrial is consistent with the existing improvements and the vacant land in the Project area to Light Industrial ensures future development will be consistent with the surrounding development and also provides a location for future industrial development.



- Legend**
- Tracy City Limits
 - Tracy Sphere of Influence
 - West Tracy Annexation Area
 - Schulte Warehouse Annexation (under separate review)
 - HS- Highway Service
 - M-1 - Light Industrial
 - CRSP - Cordes Ranch Specific Plan
 - ESP - Ellis Ranch Specific Plan
 - THSP - Tracy Hills Specific Plan
 - MDR - Medium Density Residential
 - PUD - Planned Unit Development

**WEST TRACY ANNEXATION
TRACY, CALIFORNIA**

Prezoning Map

Sources: City of Tracy; San Joaquin County GIS; UDCS MND. Map Date: April 27, 2026.



PLANNING COMMISSION STAFF REPORT

Item No. 3.C

DATE	May 27, 2026
TITLE	Accessory Dwelling Unit Ordinance Amendment
LOCATION	Citywide
APPLICATION TYPE	Zoning Text Amendment (ZA22-0001)
CEQA STATUS	Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3).
PROJECT PLANNER	Genevieve Federighi (209) 831-6435 genevieve.federighi@cityoftracy.org

RECOMMENDATION

Staff recommends that the Planning Commission conduct a public hearing, and upon its conclusion, adopt a resolution recommending that the City Council take the following action:

Waive the first reading by substitution of the title and introduce an ordinance repealing and replacing Section 10.08.3180 of the Tracy Municipal Code, regarding Accessory Dwelling Units of Title 10, Planning and Zoning, of the Tracy Municipal Code (Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3)).

BACKGROUND AND LEGISLATIVE HISTORY

Accessory Dwelling Units (ADUs) are an additional, independent dwelling unit built on a residential lot. ADUs are an innovative and effective option for adding additional housing units in the City of Tracy. TMC Section 10.08.3180 provides development standards for

ADUs. This agenda item will replace the City's ADU ordinance to comply with State law, specifically California Government Code Sections 65852.2 and 65852.22.

With the recent updates to several California housing laws, those laws governing ADUs has substantially changed with the goal of streamlining the development process and to increase housing options to address California's housing needs. Since the last City update to the ADU ordinance in 2018, several bills have passed that imposed new limits on local authority to regulate ADUs and also added a new type of unit called Junior Accessory Dwelling Units (JADUs).

Currently, the City's ADU ordinance is not in compliance with State law which means ADUs and JADUs in the City are governed by the state's default standards. Staff is proposing a comprehensive update to allow the City a level of authority in the design standards for ADUs and JADUs and ensure compliance with State law.

ANALYSIS

The new ADU and JADU revisions include the following:

- Addition of and development standards for JADUs
- Permit properties with multi-family buildings to have ADUs
- Allowance of multiple types of units on a single lot
- Removes all off-street parking requirements
- Relaxed development standards for ADUs

Junior Accessory Dwelling Units

Junior Accessory Dwelling Units are a new type of unit for the City and are allowed to be created within the walls of a proposed or existing single-family residence. These units are no more than 500 square feet and may share central systems, contain a basic kitchen utilizing small plug-in appliance and may share a bathroom with the primary dwelling. JADUs present no additional stress on utility services or infrastructure because they repurpose existing space within the residence and provide a way to add an additional residential unit while reducing development costs. JADUs are allowed in addition to any other standard ADU permitted on single-family property.

Multi-family Regulations

Currently, the City's ADU ordinance does not permit ADUs on properties that have multi-family buildings which are defined as buildings with 2 or more attached primary dwelling units on a site. The proposed ordinance would permit both detached and conversion ADUs at the rate described below:

MULTI-FAMILY, UNITS PERMITTED	Detached ADUs	Conversion ADUs (non-habitable space)
Existing Development	Maximum of 8, not to exceed the existing number of primary dwelling units on a site	Up to 25% of existing primary dwelling units on a site
Proposed Development	Maximum of 2	Not Permitted

Types of Units Allowed

The current City ADU ordinance allows one ADU on residentially zoned lots with a single-family home. The state now requires the allowance of a JADU, a conversion ADU, an attached ADU and a detached, new construction ADU on a lot with an existing single-family home and conversion and detached ADUs as an option for multi-family sites. Updating the City’s ordinance to be compliant with State law and providing the City’s updated ordinance to property owners may increase the number of ADUs and JADUs and possibly result in an increase of affordable housing options in the City.

ADU Development Standards

Under the City’s current regulations, ADUs are required to follow the same zoning standards as a single-family home. State law requires the City to have separate, less restrictive rules for ADUs. Instead of ADUs following zoning setbacks, the ADUs are allowed a four-foot side and rear setback and may encroach into the front setback.

The maximum height for ADUs applying the four-foot setbacks is restricted to 18 feet where otherwise if following the zone’s minimum yard requirements, the maximum would often be 35 feet. The height restriction should offset the reduced setback requirements while still achieving the goal of promoting the creation of new units.

Parking Requirements

The City’s ADU ordinance currently requires one additional off-street parking space for an ADU and the same number of parking spaces that are converted to an ADU to be replaced on-site. This regulation is not allowed per State law. The proposed ordinance would eliminate all parking requirements related to any type of ADU. The State has determined that increasing affordable housing options within communities will allow people to live closer to their jobs, which may reduce the need for personal vehicles, especially in City’s with public transportation options.

COORDINATION

The department coordinated with the City Attorney on the proposed language for the ordinance amendment. After the ordinance is approved by the City Council, staff will

submit the ordinance to the California Department of Housing and Community Development to ensure compliance with State law.

CEQA DETERMINATION

The proposed zoning code amendment does not have the potential for causing a significant effect on the environment as it is not directly related to physical development and therefore pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3), covered by the commonsense exemption that CEQA applies only to projects that have the potential for causing a significant effect on the environment, and because it can be seen with certainty that there is no possibility of a significant environmental impact, no additional environmental review is necessary.

SUMMARY

This agenda item will repeal and replace Tracy Municipal Code (TMC) Section 10.08.3180 to update the Accessory Dwelling Unit Ordinance for the City of Tracy. The proposed ordinance is in accordance with new State law regulations aimed at reducing development restrictions, providing new housing type options, and streamlining the permitting process.

ATTACHMENTS

Attachment A – Planning Commission Resolution
Exhibit 1 – Draft City Council Ordinance
Exhibit A – ADU Ordinance

APPROVED AS TO FORM AND LEGALITY

CITY ATTORNEY'S OFFICE

TRACY PLANNING COMMISSION

RESOLUTION 2026-_____

RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF TRACY CONDUCT A PUBLIC HEARING, AND UPON ITS CONCLUSION, TAKE THE FOLLOWING ACTION:

WAIVE THE FIRST READING BY SUBSTITUTION OF THE TITLE AND INTRODUCE AN ORDINANCE REPEALING AND REPLACING ARTICLE 23, SECTION 10.08.3180, ACCESSORY DWELLING UNIT, OF TITLE 10, PLANNING AND ZONING, OF THE TRACY MUNICIPAL CODE (EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15061(B)(3) BECAUSE IT CAN BE SEEN WITH CERTAINTY THAT THERE IS NO POSSIBILITY OF A SIGNIFICANT ENVIRONMENTAL IMPACT).

WHEREAS, State law requires the City of Tracy to adopt a General Plan containing mandatory elements including housing, and that the Housing Element is required to be updated and is subject to statutory requirements and mandatory review by the California Department of Housing and Community Development (HCD); and

WHEREAS, on July 1, 2025, Tracy City Council adopted the 2023-2031 Housing Element Update, requiring staff to implement the objectives, policies, and programs set forth in the Housing Plan to provide housing that fulfills the diverse needs of the community; and

WHEREAS, the California Department of Housing and Community Development provided tentative certification on August 11, 2025, on the 2023 – 2031 Housing Element subject to various implementation programs and polices being updated and enacted; and

WHEREAS, the 2023 – 2031 Housing Element requires the Accessory Dwelling Unit section of the municipal code to be updated with updated rules and regulations; and

WHEREAS, the Planning and Zoning Law authorizes cities to act ordinances to provide for the creation and regulation of accessory dwelling units ("ADUs") and junior accessory dwelling units ("JADUs"); and

WHEREAS, in 2019, the California Legislature approved, and the Governor signed into law, a number of bills ("New ADU Laws") that, among other things, amended

Government Code section 65852.2 and 65852.22, imposing new limits on local authority to regulate ADUs and JADUs; and

WHEREAS, the City desires to amend its local regulatory scheme for the construction of ADUs and JADUs to comply with the amended provisions of Government Code section 65852.2 and 65852.22, and meet its Housing Element goals; and

WHEREAS, in enacting this article, it is the City's intent to facilitate the development of affordable housing and to implement the goals, objectives, and policies of the City's general plan housing element; and

WHEREAS, in accordance with the California Environmental Quality Act Guidelines the City has determined that the revisions to the Tracy Municipal Code as provided in this Ordinance are exempt from environmental review; and

WHEREAS, the Planning Commission considered this matter at a duly noticed public hearing held on May 27, 2026.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF TRACY AS FOLLOWS:

RESOLVED, That the Planning Commission of the City of Tracy hereby recommends that the City Council finds and determines that in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3) the project is exempt from CEQA because it can be seen with certainty that there is no possibility of a significant environmental impact; and be it

FURTHER RESOLVED, That the Planning Commission of the City of Tracy hereby recommends that the City Council introduce and adopt an ordinance (as shown in Exhibit 1) to repeal Article 23, Section 10.08.3180 in its entirety and readopt Article 23, Section 10.08.3180 – Accessory Dwelling Unit of Title 10, Planning and Zoning, of the Tracy Municipal Code, as shown in Exhibit A of Exhibit 1.

The foregoing Resolution 2026-_____ was adopted by the Planning Commission of the City of Tracy on the 27th day of May, 2026, by the following vote:

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

Chair

ATTEST:

Staff Liaison

Exhibit 1 – City Council Ordinance

Exhibit A – 10.08.3180 – Accessory Dwelling Units

APPROVED AS TO FORM AND LEGALITY

CITY ATTORNEY'S OFFICE

TRACY CITY COUNCIL

ORDINANCE NO. _____

AN ORDINANCE REPEALING AND REPLACING ARTICLE 23, SECTION 10.08.3180 – ACCESSORY DWELLING UNIT, OF TITLE 10, PLANNING AND ZONING, OF THE TRACY MUNICIPAL CODE (EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15061(B)(3) BECAUSE IT CAN BE SEEN WITH CERTAINTY THAT THERE IS NO POSSIBILITY OF A SIGNIFICANT ENVIRONMENTAL IMPACT)

WHEREAS, State law requires the City of Tracy to adopt a General Plan containing mandatory elements including housing, and that the Housing Element is required to be updated and is subject to statutory requirements and mandatory review by the California Department of Housing and Community Development (HCD); and

WHEREAS, on July 1, 2025, Tracy City Council adopted the 2023-2031 Housing Element Update, requiring staff to implement the objectives, policies, and programs set forth in the Housing Plan to provide housing that fulfills the diverse needs of the community; and

WHEREAS, the California Department of Housing and Community Development provided tentative certification on August 11, 2025, on the 2023 – 2031 Housing Element subject to various implementation programs and polices being updated and enacted; and

WHEREAS, the 2023 – 2031 Housing Element requires the Accessory Dwelling Unit section of the municipal code to be updated with updated rules and regulations; and

WHEREAS, the Planning and Zoning Law authorizes cities to act ordinances to provide for the creation and regulation of accessory dwelling units ("ADUs") and junior accessory dwelling units ("JADUs"); and

WHEREAS, in 2019, the California Legislature approved, and the Governor signed into law, a number of bills ("New ADU Laws") that, among other things, amended Government Code section 65852.2 and 65852.22 to impose new limits on local authority to regulate ADUs and JADUs; and

WHEREAS, the City desires to amend its local regulatory scheme for the construction of ADUs and JADUs to comply with the amended provisions of Government Code section 65852.2 and 65852.22, and meet its Housing Element goals; and

WHEREAS, in enacting this amendment, it is the City's intent to facilitate the development of affordable housing and to implement the goals, objectives, and policies of the City's general plan housing element; and

WHEREAS, in accordance with the California Environmental Quality Act Guidelines the City has determined that the revisions to the Tracy Municipal Code as provided in this Ordinance are exempt from environmental review; and

WHEREAS, the Planning Commission considered this matter at a duly noticed public hearing held on May 27, 2026, and recommended that the City Council adopt the ordinance; and

WHEREAS, The City Council considered this matter at a duly noticed public hearing held on June 16, 2026; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF TRACY DOES ORDAIN AS FOLLOWS:

SECTION 1. Incorporation of Recitals/Findings. The foregoing recitals are true and correct and are incorporated herein as findings.

SECTION 2. CEQA Determination. The City Council finds and determines the proposed ordinance is exempt from the California Environmental Quality Act (CEQA) in accordance with the CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility of a significant environmental impact.

SECTION 3. Amendment to Tracy Municipal Code, Title 10, Chapter 8, Article 23, Section 10.08.3180. The City Council hereby approves the zoning text amendment to repeal Article 23, Section 10.08.3180 in its entirety and readopt Article 23, Section 10.08.3180 – Accessory Dwelling Unit, of Title 10, Planning and Zoning, of the Tracy Municipal Code, as attached to this Ordinance as **Exhibit A** and incorporated by reference as if fully set forth herein. This zoning text amendment made by this ordinance shall be codified in the Tracy Municipal Code.

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

SECTION 5. Publication This Ordinance shall either (1) be published once in a newspaper of general circulation, within 15 days after its final adoption, or (2) be published in summary form and posted in the City Clerk's office at least five days before the

ordinance is adopted and within 15 days after adoption, with the names of the Council Members voting for and against the ordinance. (Gov't. Code §36933.)

SECTION 6. Severability. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Ordinance. The City Council hereby declares that it would have passed this Ordinance and each section, subsection, clause or phrase thereof irrespective of the fact that one or more other sections, subsections, clauses or phrases may be declared invalid or unconstitutional.

SECTION 7. Typographical or Clerical (Scrivener's) Error. Any typographical errors in this Ordinance may be remedied by the City Attorney with the assistance of the City Clerk and shall not constitute an alteration.

* * * * *

The foregoing Ordinance _____ was introduced at a regular meeting of the Tracy City Council on the 16th day of June 2026, and finally adopted on the ____ day of _____, 2026, by the following vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:
ABSTAIN: COUNCIL MEMBERS:

DAN ARRIOLA
Mayor of the City of Tracy

ATTEST: _____
APRIL B. A. QUINTANILLA
City Clerk and Clerk of the Council of the City of Tracy

Date of Attestation: _____

ATTACHMENTS

Exhibit A – Tracy Municipal Code Section 10.08.3180 ADU Ordinance

10.08.3180 - Accessory Dwelling Units (ADUs)

(a) *Purpose:* The purpose of these regulations is to regulate Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) to assist in increasing the overall housing supply and provide a greater range of types of housing within the City of Tracy.

(b) *Definitions:*

- (1) **Accessory Dwelling Unit.** An Accessory Dwelling Unit (ADU) is a dwelling unit that provides complete independent living facilities (including areas for sleeping, sanitation, eating, and kitchen) on a lot in any zone district allowing single-family or multifamily residential uses and with existing or proposed dwellings.
- (2) **Accessory Conversion ADU.** An Accessory Conversion ADU is an ADU resulting from the conversion of an existing attached or detached accessory structure on a property, such as a shed or garage.
- (3) **Accessory Structure.** An Accessory Structure is an accessory structure as otherwise defined in this Chapter 10.08, is accessory and incidental to a dwelling on the same lot and may be conforming or nonconforming (as defined in Section 10.08.3340), and which was lawfully constructed in conformance with the City's Zoning Regulations and California Building Code.
- (4) **Detached ADU.** A new detached structure or located within or attached to a detached accessory structure, including detached garages or similar structures.
- (5) **Director.** Director shall mean the Director of Community and Economic Development, or their designee.
- (6) **Home Conversion ADU.** A Home Conversion ADU is an ADU or JADU resulting from the interior conversion of existing area within a single-family dwelling or attached garage.
- (7) **Junior Accessory Dwelling Unit.** A Junior Accessory Dwelling Unit (JADU) is a dwelling unit of no more than 500 square feet and contained within the primary dwelling unit, including attached garages, with an efficiency kitchen (including a cooking facility with appliances, a food preparation counter, and storage cabinets of reasonable size).

- (8) **Livable Space.** Livable space means a space in a dwelling intended for human habitation, including living, sleeping, eating, cooking, or sanitation.
- (9) **Living Area.** Living area means the interior habitable area of a dwelling unit, including basements and attics, but does not include a garage or any accessory structure.
- (10) **Multifamily Dwelling.** A Multifamily Dwelling is a building with two or more attached primary dwellings on a single lot.
- (11) **Non-Habitable Building Area Conversion ADU.** A Non-Habitable Building Area Conversion ADU is an ADU resulting from the conversion of existing non-habitable building area of a multifamily building.
- (12) **Passageway.** Passageway shall mean a pathway that is unobstructed, clear to the sky, and extends from the right-of-way to one entrance of the ADU and/or JADU. No passageway shall be required in conjunction with the construction of an ADU and/or JADU.
- (13) **Primary Dwelling Unit.** A Primary Dwelling Unit is the main, permitted dwelling unit or multifamily dwelling located on a lot.

(c) Permit Requirement

(1) Application and review procedures.

- i. Applications for ADUs or JADUs shall be considered ministerially through the building plan check process. The Director, or their designee, shall consider and approve or disapprove a complete application for an ADU or JADU within 60 days from the date the City receives a complete application. Review is limited to whether the proposed ADU or JADU complies with the requirements of this subsection.
- ii. If an application to create an ADU or JADU is submitted concurrently with an application to create a new single-family, two-family, or multifamily dwelling on the lot, the director may delay acting upon the application for the ADU or JADU until the City acts on the application to create the new single-family, two-family, or multifamily dwelling, but the application to create the new ADU or JADU will still be considered ministerial without discretionary review or a hearing.

- iii. If the City disapproves an application for an ADU or JADU within the 60-day review period, the director or their designee shall return in writing to the applicant a complete list of items that are defective or deficient and a description of how the application can be remedied by the applicant.
- iv. Construction permits (including, but not limited to, building, grading, sewer permits, as applicable) shall be required to establish an ADU. ADUs must comply with all applicable building and fire codes.
- v. If an application proposes to demolish a detached garage and replace it with an ADU, the demolition permit shall be reviewed concurrently with the ADU application.
- vi. Reconstruction of an existing structure or living area that is proposed to be converted to an ADU, or a portion thereof, in the same location and to the same dimensions and setbacks as the existing structure shall be permitted.
- vii. The director shall not deny an application for an ADU or JADU due to the presence of nonconforming zoning conditions, building code violations, or unpermitted structures that do not present a threat to public health and safety and are not affected by the construction of the ADU or JADU.

(d) Number of Units Permitted.

- (1) Single Family Dwellings permit all of the following: one new construction detached ADU located on the same lot as the proposed or existing primary dwelling, one ADU attached to, or located within, the proposed or existing primary dwelling, including attached garages, storage areas or similar uses, or an accessory structure and one JADU on a lot developed or proposed to be developed with a single-family dwelling. In addition, a property is permitted as many ADUs as mandated by State law.
- (2) Multifamily Dwelling ADUs

- i. The number of detached ADUs allowed is up to eight units detached from the primary dwellings if the lot is developed or is proposed to be developed with a multifamily dwelling. The number of ADUs shall not exceed the number of primary dwelling units on the lot; and

- ii. The number of conversions ADUs allowed is up to 25% of the number of existing multifamily dwelling units within existing multifamily structures. The ADUs must be converted from portions of the existing multifamily dwelling structure that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, hallways, attics, basements, or garages, if each unit complies with State building standards for dwellings. For the purpose of calculating the number of allowable ADUs, the following shall apply:
 - A. Fractions shall be rounded down to the next lower whole number of dwelling units, except that at least one ADU shall be allowed.
 - B. Previously approved ADUs shall not count towards the existing number of multifamily dwelling units.

(e) Junior ADUs

- (1) JADUs shall have an independent exterior entrance from the primary dwelling but may also include shared access between the units. In instances where the JADU shares a bathroom with the primary dwelling, the JADU shall have an interior entry to the primary dwelling's main living area, independent of the exterior entrances of the JADU and the primary dwelling.
- (2) An owner of record of the lot upon which a JADU is located must occupy either the JADU or the remaining portion of the primary single family dwelling as their principal residence. However, the owner occupancy requirement does not apply if the property is entirely owned by another governmental agency, land trust, or housing organization.
- (3) JADUs are prohibited from being sold or conveyed separately from the primary dwelling unit. Prior to issuance of a building permit for the JADU, the property owner shall file with the city a deed restriction for recordation with the County Recorder, which shall run with the land and include provisions listed in Government Code Sections 66310-66342.
- (4) JADUs must be rented for a term no shorter than 30 days.

(f) *Development standards.* Except as modified by this subsection, ADUs and/or JADUs shall conform to the development standards applicable to the lot on which it is located as set forth in the Tracy Zoning Ordinance and/or in an applicable specific plan.

(1) Lot area. There shall be no minimum lot area required to establish an ADU or JADU.

(2) Expansion. An ADU constructed solely through the conversion of an existing building or structure or in the same location and same dimensions as an existing structure shall be limited in size to the existing square footage of the building or structure converted or replaced, except that an expansion of not more than 150 square feet is permitted to accommodate ingress and egress to the ADU only. The unit may be expanded to the maximum size otherwise allowed if it meets all other standards of the zone in which it is located.

(3) Size. The application of zoning requirements related to lot coverage, open space, and front setbacks may further limit the size of an ADU; however, in no case shall the application of such requirements limit the size of an ADU to less than 800 square feet.

i. Standard ADU

A. Attached Unit. An ADU attached to an existing primary dwelling shall not exceed 50% of the total existing or proposed living area of the primary dwelling up to a maximum of 1,200 square feet. However, regardless of the primary dwelling's size, an ADU shall not be limited to less than 800 square feet.

B. Detached Unit. An ADU structurally independent and detached from the existing or proposed primary dwelling shall not exceed 1,200 square feet.

ii. Junior ADUs shall not exceed 500 square feet in size.

(4) Setbacks.

i. Minimum setbacks of no less than four feet from the side and rear property lines are required for newly constructed ADUs.

- ii. The minimum setback from the front property line shall be the same setback requirement that applies to the primary dwelling unless this restricts the unit to less than 800 square feet in which case the unit can encroach into the front setback.
- iii. For conversion of an existing building or structure or replacement in the same location and same dimensions as an existing structure, no additional setback is required beyond the existing setback, provided it is sufficient for fire and safety.

(5) Height.

- i. Detached ADUs shall not exceed one story and a height of 16 feet, unless one of the following exceptions applies:
 - A. If located within one-half mile of a transit stop or high-quality transit corridor, as those terms are defined in Section 21155 of the Public Resources Code, the detached ADU may be 18 feet in height and up to 20 feet if necessary to match the roof pitch of the ADU to that of the primary dwelling.
 - B. Detached ADUs located on a lot with an existing or proposed multi-story multifamily dwelling shall not exceed 18 feet in height.
 - C. If the ADU conforms to all regulations of the zone it is located in, it may follow the maximum height of the zone in which it is located.
 - D. A, B, and C do not apply to units 800 square feet or less in size, however in no case shall an accessory dwelling unit exceed two stories.
- ii. Attached ADUs shall not exceed two stories and a height of 25 feet.

(g) *Parking.* No parking shall be required for ADUs or JADUs. When a garage, carport, or covered

parking structure is converted or demolished in conjunction with the construction of an ADU or JADU, those off- street parking spaces are not required to be replaced.

(h) Kitchens.

- (1) ADUs. ADUs shall have a kitchen, as required by the Building Code, which shall include a kitchen sink, cooking device, refrigeration, food preparation counter, and storage cabinets.
- (2) JADUs. JADUs shall include an efficiency kitchen, including a cooking facility with appliances, a food preparation counter, and storage cabinets that are of reasonable size in relation to the size of the JADU.

(i) Fire sprinklers. Fire sprinklers are required in an ADU only if sprinklers are required in the primary residence as required by the Building Code. The construction of an accessory dwelling unit shall not trigger a requirement for fire sprinklers to be installed in the existing primary dwelling.

(j) Exterior access. An attached or converted ADU or JADU on a single-family lot must have independent exterior access that is separate from the access to the proposed or existing primary dwelling.

(k) Utilities.

- (1) ADUs. An ADU may be served by the same water, sewer, and other utility connections serving the primary dwelling on the property, and the installation of a new or separate utility connection directly between an ADU and a utility is not required. However, separate utility connections and meters for ADUs may be installed at the property owner's option, when permitted by the utility provider, and subject to the payment of all applicable fees.
- (2) JADUs. A JADU shall be served by the same water, sewer, and other utility connections serving the primary dwelling in which it is located, and no separate utility meters shall be permitted for a JADU.

(l) Impact fees.

- (1) No impact fee shall be required for an ADU that is less than 750 square feet of gross floor area meaning the floor area within the inside perimeter of the exterior walls of the building.
- (2) Any impact fee that is required for an ADU that is 750 square feet or greater in size shall be charged proportionately in relation to the square footage of the primary dwelling unit (e.g., the floor area of the ADU, divided by the floor area of the primary dwelling, times the typical fee amount charged for a new dwelling).
- (3) For purposes of this section, "impact fee" does not include any connection fee or capacity charge for water or sewer service.

(m) Conveyance. Except as otherwise provided in Government Code Sections 66310-66342 or by other applicable laws, an ADU or JADU may be rented separate from the primary residence(s) but may not be sold or otherwise conveyed separate from the primary residence(s). A lot shall not be subdivided in any manner which would authorize such separate sale or ownership.

(n) Deed restriction. Prior to issuance of a building permit for a JADU, a deed restriction shall be recorded against the title of the property in the county recorder's office and a copy filed with the Community and Economic Development Department. The deed restriction shall run with the land and bind all future owners. The form of the deed restriction will be provided by the city and shall include the following:

- (1) The JADU may not be sold separately from the primary dwelling(s).
- (2) The JADU is restricted to the approved size and to other attributes allowed by this subsection, including owner occupancy restrictions and the prohibition on short-term rental meaning no units may be rented for a term that is shorter than thirty (30) days.
- (3) The deed restriction runs with the land and may be enforced against future property owners.
- (4) The deed restriction may be removed if the owner eliminates the ADU or JADU, as evidenced by, for example, removal of the kitchen facilities. To

remove the deed restriction, an owner may make a written request of the Community and Economic Development Director, providing evidence that the ADU or JADU has in fact been eliminated. The Director may then determine whether the evidence supports the claim that the ADU or JADU has been eliminated. Appeal may be taken from the Community Development Director's determination consistent with other provisions of this code. If the ADU or JADU is not entirely physically removed but is only eliminated by virtue of having a necessary component of an ADU or JADU removed, the remaining structure and improvements must otherwise comply with applicable provisions of this code.

- (5) The deed restriction is enforceable by the Director or their designee for the benefit of the city. Failure of the property owner to comply with the deed restriction may result in legal action against the property owner, and the city is authorized to obtain any remedy available to it at law or equity, including, but not limited to, obtaining an injunction enjoining the use of the JADU in violation of the recorded restrictions or abatement of the illegal unit.

(o) Unpermitted ADUs and JADUs.

- (1) The City may not deny a permit to legalize an existing but unpermitted ADU or JADU that was constructed before January 1, 2020, if denial is based on either of the following grounds:
 - i. The ADU or JADU violates applicable building standards; or
 - ii. The ADU does not comply with the state ADU or JADU law or this section.
 - iii. The City may deny a permit to legalize an existing but unpermitted ADU or JADU that was constructed before January 1, 2020, if the City makes a finding that correcting a violation is necessary to comply with standards specified in California Health and Safety Code Section 17920.3.

- iv. Upon application and approval, the City must delay enforcement against a qualifying substandard ADU for five years to allow the owner to correct the violation, so long as the violation is not a health and safety issue.



PLANNING COMMISSION STAFF REPORT

Item No. 4.A

DATE	May 27, 2026
TITLE	General Plan Conformity for Capital Improvement Program
LOCATION	Citywide
APPLICATION TYPE	General Plan Conformity
CEQA STATUS	Exempt, as not a project under CEQA, pursuant to CEQA Guidelines Section 15060(c)
PROJECT MANAGERS	Sharat Bandugula, P.E. Lauren Gonzalez Veronica Child

RECOMMENDATION

Staff recommends that the Planning Commission adopt a resolution finding that the City of Tracy's Capital Improvement Program (CIP) for Fiscal Year 2026/2027 is consistent with the City's General Plan, pursuant to Government Code Sections 65103(c) and 65401.

BACKGROUND

Government Code Section 65103(c) requires the City's planning agency to annually review its Capital Improvement Program (CIP) for its consistency with the City's General Plan. In addition, Government Code Section 65401 requires the City's planning agency to make a similar determination of General Plan consistency for any proposed public works projects. Such projects are included in the City's CIP. The City adopts a CIP, which is a comprehensive multi-year plan for the development of the City's capital facilities and improvements. The CIP identifies all capital maintenance, facilities, and improvements needed within the next several years.

ANALYSIS

The City's CIP is a list of proposed expenditures from construction, maintenance, and improvements to capital facilities, including streets, buildings, infrastructure, parks, the airport, and other public facilities (Attachment A – Capital Improvement Projects List for FY 2026/2027). The proposed CIP for fiscal year (FY) 2026/2027 are divided into the following categories:

- General Government and Public Safety Facilities
- Traffic Safety
- Streets and Highways
- Wastewater Improvements
- Water Improvements
- Drainage Improvements
- Airport and Transit Improvements
- Parks and Recreation Improvements

The following analysis provides a brief description of each CIP project category, the types of projects contained therein, and the degree of consistency with the City's General Plan goals, policies, and actions. A project is considered to be consistent with the General Plan if it furthers the Plan's objectives and policies and does not obstruct its attainment.

General Government and Public Safety Facilities (CIP Group 71)

This category includes new construction, maintenance, and rehabilitation of City facilities, such as fire station renovations, roof replacement, HVAC system replacement, and facility expansions. It also encompasses other general capital projects, such as police equipment replacement, Public Safety and Facilities master plan updates, and vehicle and equipment replacement. The funding source for General Government and Public Safety Facilities projects comes primarily from the General Capital Projects (Fund 301) or Internal Service Funds. These funds are supported almost exclusively from transfers from the City's General Fund.

Report of General Plan Consistency:

Goal ED-5	Support for Tracy's key economic assets.
Objective ED-5.2	Manage capital improvements to ensure sufficient infrastructure and services.
Policy ED-5.2.P1	The City shall manage its fiscal resources and capital improvements to promote economic sustainability.
Goal PF-2	A safe environment in Tracy through the enforcement of law.
Objective PF-2.1	Plan for ongoing management and development of law enforcement services.
Policy PF-2.1.P1	Maintain adequate police staffing, performance levels, and facilities to serve Tracy's existing population as well as any future growth.

Goal PF-4 Public buildings that are a source of civic pride for all residents.

Objective PF-4.1 Support the needs of the community through the construction and maintenance of public buildings, such as City Hall, community centers, libraries, and the public works facility.

Traffic Safety (CIP Group 72)

This category involves maintenance and upgrading of the City's existing roadways as it relates to traffic safety. Common projects include design and installation of new roadway, intersection, and traffic signal improvements to ensure adequate, safe, and efficient movement of traffic throughout the city. Funding for these projects comes from Special Revenues (Gas Tax), Grant Funding, and developer impact fees, when applicable.

Report of General Plan Consistency:

Goal CIR-1 A roadway system that provides access and mobility for all of Tracy's residents and businesses while maintaining the quality of life in the community.

Objective CIR-1.2 Provide a high level of street connectivity.

Policy CIR-1.2.P1. The City shall ensure that the street system results in a high level of connectivity, especially between residences and common local destinations such as schools, Village Centers, retail areas, and parks. The standard for roadway (vehicular) connectivity is defined as the appropriate spacing of arterials and collectors and local roads as detailed above in Section B of this Element, "Roadway Classifications and Standards."

Objective CIR-1.6 Maximize traffic safety for automobiles, transit, bicycle users, and pedestrians.

Policy CIR-1.6.P1 The City shall design streets using context-sensitive design principles that enhance safety for all modes of travel.

Streets and Highways (CIP Group 73)

The Streets and Highways category of projects encompasses the maintenance/replacement or construction of new/existing sidewalks, streets, and roadways. Examples include the new I-205 freeway interchanges, Corral Hollow Widening, various roadway reconstructions, rehabilitations, extensions, and widening, as well as sidewalk improvements. Funding for these projects comes from Special Revenues (Gas Tax), Grant Funding, and developer impact fees, when applicable.

Report of General Plan Consistency:

Goal CIR-1 A roadway system that provides access and mobility for all Tracy's residents and businesses while maintaining the quality of life in the community.

Objective CIR-1.2 Provide a high level of street connectivity.

Policy CIR-1.2.P1. The City shall ensure that the street system results in a high level of connectivity, especially between residences and common local destinations such as schools, Village Centers, retail areas and parks. The standard for roadway (vehicular) connectivity is defined as appropriate spacing of arterials and collectors and local roads as detailed above in Section B of this Element "Roadway Classifications and Standards."

Objective CIR-1.6 Maximize traffic safety for automobiles, transit, bicycle users, and pedestrians.

Policy CIR-1.6.P2 New development shall implement traffic calming measures where necessary so long as connectivity is not diminished.

Objective CIR-1.7 Minimize traffic-related impacts such as noise and emissions on adjacent land uses.

Objective CIR-1.8 Minimize transportation-related energy use and impacts on the environment.

Policy CIR-1.8.P2 When possible, road construction and repair projects shall use sustainable materials.

Goal CIR-2 Adequate interregional access.

Objective CIR-2.1 Support regional planning and implementation efforts to improve interregional highways and interregional travel efficiency.

Policy CIR-2.1.P1 The City shall continue to cooperate with regional and State agencies, including Caltrans and San Joaquin Council of Governments (SJCOG) to study, plan, and fund improvements to the regional transportation system. These regional transportation improvements may include freeway widening, the construction of regional roadways, regional passenger rail expansions, additions to the existing commuter bus system, and provision of park-and-ride

lots near facilities heavily used by commuters.

Policy CIR-2.1.P3 The City shall work with other local jurisdictions, SJCOG, and Caltrans to identify and develop alternative routes to allow locally-generated traffic to bypass congestion on I-205 and I-580 without impacting city streets.

Goal AQ-1 Improved air quality and reduced greenhouse gas emissions through land use planning decisions.

Objective AQ-1.3 Provide a diverse and efficient transportation system that minimizes air pollutants and greenhouse gas emissions.

Policy AQ-1.3.P1 The City shall continue to work with the San Joaquin Council of Governments on regional transportation solutions.

Wastewater Improvements (CIP Group 74)

This category includes maintenance and improvements to the City's wastewater infrastructure and treatment facility. Typical projects in this category include upgrades, extensions, and replacements to wastewater treatment lines and equipment, as well as expansion of the wastewater treatment plant. The primary sources of funding for these projects are customer service rates and developer impact fees, when applicable.

Report of General Plan Consistency:

Goal PF-7 Meet all wastewater treatment demands and federal and State regulations.

Objective PF-7.1 Collect, transmit, treat, and dispose of wastewater in ways that are safe, sanitary, and environmentally acceptable.

Policy PF-7.1.P1 The City shall maintain wastewater conveyance, treatment, and disposal infrastructure in good working condition in order to supply municipal sewer service to the City's residents and businesses.

Objective PF-7.3 Promote coordination between land use planning and wastewater conveyance, treatment, and disposal.

Policy PF-7.2.P1 Wastewater collection and treatment facilities shall be designed to serve expected buildout of the areas served by these facilities but constructed in phases to reduce initial and overall costs.

Water Improvements (CIP Group 75)

Water projects include the purchase of water supply, installation of new water infrastructure (pipeline, pump stations, water tanks, etc.), and rehabilitation/replacement of water infrastructure throughout the city. The primary source of funding comes from customer service rates, developer impact fees, and occasionally grants, when applicable.

Report of General Plan Consistency:

- Goal PF-6 Adequate supplies of water for all types of users.
- Objective PF-6.2 Provide adequate water infrastructure facilities to meet current and future populations.
- Policy PF-6.2.P1 The City shall maintain water storage, conveyance and treatment infrastructure in good working condition in order to supply domestic water to all users with adequate quantities, flows, and pressures.
- Goal SA-1 A reduction in risks to the community from earthquakes and other geologic hazards.
- Objective SA-1.1 Minimize the impacts of geologic hazards on land development.
- Policies SA-1.1.P1 Underground utilities, particularly water and natural gas mains, shall be designed to withstand seismic forces.

Drainage Improvements (CIP Group 76)

This category of projects includes storm drain line replacements, installation of new storm drain lines, channel improvements, and pump station upgrades. The primary source of funding comes from customer service rates and developer impact fees, when applicable.

Report of General Plan Consistency:

- Goal PF-8 Protect property from flooding.
- Objective PF-8.1 Collect, convey, store, and dispose of stormwater in ways that provide an appropriate level of protection against flooding, account for future development, and address applicable environmental concerns.
- Policy PF-8.1.P1 Stormwater infrastructure shall be maintained in good condition.
- Policy PF-8.1.P2 Stormwater infrastructure shall minimize local flooding by attaining capacity that conforms with the Storm Drainage Master Plan and City Design Standards.

- Policy PF-8.1.P5 The City shall ensure a fair and equitable distribution of costs for stormwater system upgrades, expansion, and maintenance.
- Policy PF-8.1.P6 Design of storm drainage facilities shall be consistent with State and federal requirements, including NPDES requirements.
- Objective PF-8.2 Provide effective storm drainage facilities for development projects.
- Policy PF-8.2.P2 New storm drainage facilities shall meet adopted City standards, including the standards and policies contained in the Storm Water Management Plan, the Storm Drainage Master Plan, and the Parkways Design Manual.

Airport and Transit Improvements (CIP Group 77)

The maintenance and upgrades to the Tracy Municipal Airport, transit system improvements, and bus replacements are included in this category. The primary source of funding for this group comes in the form of grant funding from Transportation Development Act (TDA), Federal Transit Administration (FTA), and other grants.

Report of General Plan Consistency:

- Goal CIR-4 A balanced transportation system that encourages the use of public transit and high occupancy vehicles.
- Objective CIR-4.1 Promote public transit as an alternative to the automobile.
- Policy CIR-4.1.P1 The City shall promote efficient and affordable public transportation that serves all users.
- Objective CIR-1.6 Maximize traffic safety for automobiles, transit, bicycle users, and pedestrians.
- Goal ED-5 Support for Tracy's key economic assets.
- Objective ED-5.1 Support the City's Airport Master Plan.
- Policy ED-5.1.P1 The City shall support the Airport Master Plan to establish long-term viability and increased business services.

Parks and Recreation Improvements (CIP Group 78)

This category consists of park and civic amenity construction, improvements, and

maintenance. This category includes park improvements, bikeway improvements, playground equipment replacement, aquatics center, etc.

Report of General Plan Consistency:

- | | |
|-------------------|---|
| Goal LU-1 | A balanced and orderly pattern of growth in the city. |
| Objective LU-1.3 | Ensure that public facilities such as schools, parks, and other community facilities are accessible and distributed evenly and efficiently throughout the City. |
| Policy LU-1.3.P1 | Schools and parks should be located and designed to serve as focal points of neighborhood and community life and should be distributed in response to user populations. |
| Goal ED-5 | Support for Tracy's key economic assets. |
| Objective ED-5.4 | Support the continued maintenance of community facilities and programming. |
| Policy ED-5.4.P1 | The City shall support the continued maintenance of community facilities. |
| Goal OSC-4 | Provision of parks, open space, and recreation facilities and services that maintain and improve the quality of life for Tracy residents. |
| Objective OSC-4.1 | Provide and maintain a diversity of parks and recreational facilities in the City of Tracy. |
| Objective PF-4.2 | Provide sufficient library service to meet the informational, cultural, and educational needs of the City of Tracy. |

CEQA DETERMINATION

This report of consistency with the City's General Plan is a state-mandated administrative action and not a "project" under the California Environmental Quality Act (CEQA) and the Public Resources Code Section 21065 and is therefore exempt from CEQA pursuant to CEQA Guidelines Section 15060(c). Any project listed on the CIP will undergo separate and independent analysis under CEQA prior to implementation.

SUMMARY

The State requires the City to annually review its CIP for consistency with the City's General Plan. A detailed analysis of how each project in the CIP conforms with the

General Plan is included in the staff report and related attachments. Staff recommends that the Planning Commission adopt a resolution finding that the CIP is consistent with the General Plan.

ATTACHMENTS

- A. Capital Improvement Projects List for FY 2026/2027
- B. Planning Commission Resolution
 - Exhibit A – General Plan Consistency Findings

Project Number	Project Name	Funding Source	Project Budget	LTD Expenses	Total Carryover	Request FY26-27
71109	Fire Training Tower Site	369-TIMP Public Safety Fire	478,311	477,211	1,100	
71109	Fire Training Tower Site	263-Other Grant	2,599,234	2,593,255	5,979	
71109	Fire Training Tower Site	301-General Projects	958,625	748,511	382,197	
71109	Fire Training Tower Site	605-Building Maintenance	450,000	451,583	16,795	
71112	Temporary Emergency Housing	252-American Rescue Plan Act	5,494,326	4,245,701	1,248,625	
71112	Temporary Emergency Housing - Harder	261-Grant	3,000,000	2,969,169	30,830	
71112	Temporary Emergency Housing - HHAP	261-Grant	743,282	743,282	-	
71112	Temporary Emergency Housing -SJC	263-Other Grant	7,167,798	6,661,981	505,817	
71112	Temporary Emergency Housing	268-Community Development Block Grant	1,185,461	838,075	347,386	
71112	Temporary Emergency Housing	282-Housing Successor	690,000	39,683	650,317	
71112	Temporary Emergency Housing -SJC	301-General Projects	3,661,113	4,056,951	131,961	
71112	Temporary Emergency Housing	317-Redevelopment	1,145,600	902,496	243,104	
71113	Station 91 Renovations	301-General Projects	2,600,000	262,260	2,335,295	
71119	Grand Theater Audio Visual Upgrades	301-General Projects	800,000	140,891	659,110	
71120	General Plan Update	301-General Projects	3,500,000	-	3,000,000	
71121	HVAC Replacement (s) - Citywide Facilities	301-General Projects	500,000	83,726	416,274	
71122	Joe Wilson Pool	301-General Projects	215,429	276,941	-	
71124	City of Tracy Apparatus Replacement (SSJC)	301-General Projects	1,015,000	-	1,015,000	530,450
71128	Hardware Replacement - Channel 26	295-Cable TV	500,000	-	500,000	
71130	Security cameras for City Hall	301-General Projects	500,000	-	500,000	
71131	Council Dias Extension	301-General Projects	350,000	92,207	257,793	
71132	SSJCFA Fire Radio Replacement	301-General Projects	468,750	-	468,750	
71133	Public Safety Facilities	301-General Projects	11,000,000	-	-	
71134	Building Maintenance	301-General Projects	500,000	-	500,000	
71135	Police Radio Replacement	301-General Projects	675,000	532,055	142,945	675,000
71137	Annual Arterial Landscaping Tree Maint/Rmv	301-General Projects	721,500	505,714	290,786	796,500
71138	EV Charging Stations Procurement & Install	301-General Projects	500,000	91,067	408,933	
71139	Police SubStation	301-General Projects	9,497,536	826	8,371,710	1,125,000
71139	Police SubStation	367-TIMP Public Safety Police	9,502,464			9,502,464
71140	Fire Station 97 Relocation	301-General Projects	500,000	-	2,500,000	
71140	Fire Station 97 Relocation	369-TIMP Public Safety Fire	5,856,301			5,856,301
71140	Fire Station 97 Relocation	372-CORE Public Safety Fire	4,470,000			4,470,000
71141	Centralized Computing 5 Year	301-General Projects	155,000			155,000
71142	Cyber Security Infrastructure Replacement 5	301-General Projects	150,000			150,000

81,550,730 26,713,585 24,930,707 23,260,715

Group 72-Traffic Safety

Project Number	Project Name	Funding Source	Project Budget	LTD Expenses	Total Carryover	Request FY26-27
72095	TS: CHR & Valpico	331-Ellis Area Traffic	404,482	343,261	61,221	-
72095	TS: CHR & Valpico	354-CORE Development Impact Fees	68,048	68,048	-	-
72095	TS: CHR & Valpico	363-TIMP Traffic	2,615,202	1,847,257	767,945	-
72095	TS: CHR & Valpico	375-CORE Traffic	779,560	608,183	171,377	-
72098	Adaptive Traffic System	242-Measure K - Transportation Sales Tax	701,250	609,192	92,058	-
72098	Adaptive Traffic System	245-Gas Tax	260,163	103,117	157,046	-
72098	Adaptive Traffic System	261-Grant	379,161	379,161	-	-
72104	Intersection Improvements - Corral Hollow & Linne	242-Measure K - Transportation Sales Tax	430,000	151,194	278,806	-
72104	Intersection Improvements - Corral Hollow & Linne	331-Ellis Area Traffic	300,000	300,000	-	-
72104	Intersection Improvements - Corral Hollow & Linne	363-TIMP Traffic	336,436	336,436	-	-
72113	Adaptive Traffic System - CHR	242-Measure K - Transportation Sales Tax	877,250	189,232	688,017	-
72113	Adaptive Traffic System - CHR	245-Gas Tax	100,000	2,745	97,255	-
72116	Crosswalk Safety Enhancement on 11th St at F St	242-Measure K - Transportation Sales Tax	310,581	6,512	304,069	-
72116	Crosswalk Safety Enhancement on 11th St at F St	245-Gas Tax	50,000	40,094	9,906	-
72118	Upgrade & Main of Traffic Management Center Software	245-Gas Tax	215,000	57,015	157,985	-
72122	Holly Drive Pedestrian & Bikeway Improvements	245-Gas Tax	340,000	290,821	49,179	-
72122	Holly Drive Pedestrian & Bikeway Improvements	248-Gas Tax	160,000	75,550	84,450	-
72122	Holly Drive Pedestrian & Bikeway Improvements	261-Grant	1,625,000	-	1,625,000	-
72122	Holly Drive Pedestrian & Bikeway Improvements	301-General Projects	2,563,655	-	2,563,655	-
72126	Annual Traffic Calming Program	245-Gas Tax	75,000	3,516	71,484	-
72128	TS: Tracy Blvd & Gandy Dancer Dr	301-General Projects	800,000	-	800,000	-
72128	TS: Tracy Blvd & Gandy Dancer Dr	375-CORE Traffic	415,855	-	415,855	-
			13,806,643	5,411,334	8,395,308	-

Group 73- Streets and Highways

Project Number	Project Name	Funding Source	Project Budget	LTD Expenses	Total Carryover	Request FY26-27
73084	IC Impvts:I205 & Lammers	392-Regional Transportation Impact Fees	383,531	46,976	336,555	
73084	IC Impvts:I205 & Lammers	808-Regional Transportation Impact Fees	331,469	331,469	-	
73103	AWid: CHR, 11th to Schulte	323-CORE Traffic	191,438	191,438	-	
73103	AWid: CHR, 11th to Schulte	375-CORE Traffic	549,391	77	549,391	
73109	IC: I205 & Paradise	245-Gas Tax	316,076	315,277	799	
73109	IC: I205 & Paradise	363-TIMP Traffic	562,559	125,245	437,314	
73144	AW: Cor Hol Rd, Linne to Old Schult	242-Measure K - Transportation Sales Tax	16,000,000	2,986,210	13,013,790	
73144	AW: Cor Hol Rd, Linne to Old Schult	245-Gas Tax	80,000	80,000	-	
73144	AW: Cor Hol Rd, Linne to Old Schult	363-TIMP Traffic	2,871,587	2,262,222	609,365	
73144	AW: Cor Hol Rd, Linne to Old Schult	392-Regional Transportation Impact Fees	7,300,000	-	7,300,000	
73144	AW: Cor Hol Rd, Linne to Old Schult	808-Regional Transportation Impact Fees	157,616	157,616	-	
73146	OC Upg-I205 & MH Pkwy	363-TIMP Traffic	2,215,480	1,626,295	589,185	
73146	OC Upg-I205 & MH Pkwy	392-Regional Transportation Impact Fees	1,821,982	13,178	1,808,804	
73146	OC Upg-I205 & MH Pkwy	808-Regional Transportation Impact Fees	1,573,069	1,573,069	-	
73147	OC Upgrade-I205 & Mt House Pkwy	242-Measure K - Transportation Sales Tax	2,541,000	-	2,541,000	
73147	OC Upgrade-I205 & Mt House Pkwy	245-Gas Tax	1,494,125	118,222	1,375,903	
73147	OC Upgrade-I205 & Mt House Pkwy	261-Grant	24,884,000	19,082,404	5,801,596	
73147	OC Upgrade-I205 & Mt House Pkwy	363-TIMP Traffic	25,032,624	8,604,204	16,428,421	
73147	OC Upgrade-I205 & Mt House Pkwy	392-Regional Transportation Impact Fees	7,620,531	3,056,348	4,564,183	
73147	OC Upgrade-I205 & Mt House Pkwy	808-Regional Transportation Impact Fees	331,469	331,469	-	
73148	BW: DMC & Mt House Pkwy	363-TIMP Traffic	77,142	77,142	-	
73148	BW: DMC & Mt House Pkwy	261-Grant	8,350,057	3,360,467	4,989,590	
73148	BW: DMC & Mt House Pkwy	263-Other Contribution	9,533,783	929,432	8,604,351	
73161	Widening - Corral Hollow I580/Linne	301-General Projects	1,900,000	1,188,132	711,869	
73161	Widening - Corral Hollow I580/Linne	363-TIMP Traffic	500,000	279,398	220,602	
73173	Transportation Master Plan	363-TIMP Traffic	240,457	240,457	-	
73173	Transportation Master Plan	391-Program Management	775,678	775,678	-	
73186	Annual Pavement Rehabilitation Project	242-Measure K - Transportation Sales Tax	1,193,468	478,785	714,683	
73186	Annual Pavement Rehabilitation Project	245-Gas Tax	135,000	-	135,000	
73186	Annual Pavement Rehabilitation Project	261-Grant	1,284,163	-	1,284,163	
73187	Annual Slurry Seal Project	248-Gas Tax	440,000	-	440,000	
73193	Annual Pavement Rehabilitation Project	242-Measure K - Transportation Sales Tax	540,000	75,422	464,578	
73193	Annual Pavement Rehabilitation Project	245-Gas Tax	54,500	-	54,500	
73193	Annual Pavement Rehabilitation Project	248-Gas Tax	1,300,000	333,200	966,800	
73193	Annual Pavement Rehabilitation Project	301-General Projects	465,355	2,652	462,703	
73195	Sidewalk, Curb, and Gutter Repair	268-Community Development Block Grant	150,000	26,084	123,916	
73198	Improvements at I-580/CH Intrchg	245-Gas Tax	200,000	158,946	41,054	
73199	Annual Pavement Management Plan	242-Measure K - Transportation Sales Tax	683,000	-	683,000	
73199	Annual Pavement Management Plan	248-Gas Tax	2,447,013	4,506	2,442,507	
73199	Annual Pavement Management Plan	301-General Projects	3,800,000	7,835	3,792,165	
73200	Road Improvements (PW Streets)	301-General Projects	650,000	339,959	310,041	

Group 73- Streets and Highways

Project Number	Project Name	Funding Source	Project Budget	LTD Expenses	Total Carryover	Request FY26-27
73201	Citywide Systemic Safety Enhancement	242-Measure K - Transportation Sales Tax	941,200	20,293	920,907	
73201	Citywide Systemic Safety Enhancement	263-Other Grant	3,764,800	-	3,764,800	
73202	East Schulte Safety and Multimodal Community Corridor	242-Measure K - Transportation Sales Tax	399,060	31,789	367,271	
73202	East Schulte Safety and Multimodal Community Corridor	263-Other Grant	1,765,000	19,020	1,745,980	
73203	CW Safety - Signalized Intersection	245-Gas Tax	400,000	29,921	370,079	
73203	CW Safety - Signalized Intersection	248-Gas Tax	262,070	130,021	132,049	
73203	CW Safety - Signalized Intersection	263-Other Grant	2,358,630	-	2,358,630	
73204	FY24 Safe Streets and Roads (SS4A)	248-Gas Tax	195,000	3,355	191,645	
73204	FY24 Safe Streets and Roads (SS4A)	261-Grant	780,000	-	780,000	
73205	Highway Safety Improvement Program	248-Gas Tax	115,360	30,087	85,273	
73205	Highway Safety Improvement Program	263-Other Grant	1,038,240	-	1,038,240	
73206	Annual Pavement Management Plan	301-General Projects	1,142,464	-	1,142,464	
73207	Annual Road Improvements (PW Streets)	301-General Projects	650,000	258,032	391,968	650,000
			144,789,387	49,702,332	95,087,134	650,000

Group 74-Wastewater Improvements

Project Number	Project Name	Funding Source	Project Budget	LTD Expenses	Total Carryover	Request FY26-27
74128	Security System Cameras WWTP	523-Wastewater Capital	107,793	7,793	100,000	
74159	Wastewater Master Plan	364-TIMP Wastewater	781,200	-	781,200	
74164	Primary Clarifier Effluent Pumping System	523-Wastewater Capital	450,000	334,822	115,178	
74167	HACH WIMS eSMT Report Auto Generator	523-Wastewater Capital	120,000	5,540	114,460	
74168	Recycled Water System Expansion	368-TIMP Recycled Water	6,872,332	2,807,071	4,065,261	
74168	Recycled Water System Expansion	525-Grant	20,000,000	14,332,487	5,667,513	
74169	WWTP Expansion Phase 2C	364-TIMP Wastewater	1,200,000	37,562	1,162,438	
74170	Headworks Screen No. 3	523-Wastewater Capital	764,000	51,115	712,885	
74171	Ponds - Arbor Road	523-Wastewater Capital	400,000	27,815	372,185	
74172	Filter Wiring at the Pipe Gallery	523-Wastewater Capital	558,000	-	558,000	
74173	PLC Replacement Plan	523-Wastewater Capital	800,000	157,401	642,599	
74174	Primary Clarifier Sludge Pump System	523-Wastewater Capital	320,000	-	320,000	
74175	Anaerobic Digesters (1 & 2) Cleaning	523-Wastewater Capital	450,000	-	450,000	
74176	Drying Beds' Structures	523-Wastewater Capital	420,000	16,045	403,955	
74177	Modifying the feed to the new centr	523-Wastewater Capital	350,000	-	350,000	
74178	Wheel Loader Purchase	523-Wastewater Capital	525,000	-	525,000	
74179	Cap Maint - Filters 1,2 &3	523-Wastewater Capital	600,000		600,000	
			34,718,325	17,777,651	16,940,674	-

Group 75-Water Improvements

Project Number	Project Name	Funding Source	Project Budget	LTD Expenses	Total Carryover	Request FY26-27
75126	Replace Media Filter- WTP	513-Water Capital	3,542,280	2,128,730	1,413,550	
75130	Replace SCADA System - Water Treatment Plant	513-Water Capital	752,140	749,868	2,272	
75155	Up Flow Clarifier Rehab	513-Water Capital	898,000	859,301	38,699	
75156	WTP UV Upgrade	513-Water Capital	400,000	298,410	101,590	
75160	Water Lines Lammers Rd	368-TIMP Recycled Water	379,218	-	379,218	
75160	Water Lines Lammers Rd	365-TIMP Water	7,878,822	6,958,158	920,664	
75166	Larch Rd 12" Water Line Replacement	513-Water Capital	1,250,000	176,031	1,073,969	
75169	Security System Implementation for City's Water Facilities	513-Water Capital	119,409	56,076	63,333	
75175	BF Sisk Dam	513-Water Capital	402,200	25,536	126,664	250,000
75175	BF Sisk Dam	365-TIMP Water	700,000	184,822	15,178	500,000
75176	Filter Valves Replacement at JJWTP	513-Water Capital	150,508	101,820	48,688	
			16,472,577	11,538,752	4,183,825	750,000

Group 76-Drainage Improvements

Project Number	Project Name	Funding Source	Fund	Project Budget	LTD Expenses	Total Carryover	Request FY26-27
76086	Storm Drain Master Plan	391-Program Manager	391	1,214,214	1,088,970	125,244	
76087	Eastside Channel Lining-GLR to MacA	350-NEI Storm Drain	350	2,500,000	44,855	2,455,145	
76088	Trash Capture devices for storm water conveyance system	301-General Projects	301	9,000,000	92,879	8,907,121	
				12,714,214	1,226,704	11,487,510	-

Group 77-Airport and Transit Improvements

Project Number	Project Name	Funding Source	Project Budget	LTD Expenses	Total Carryover	Request FY26-27
77564	Transit Station Security Cameras	242-Measure K - Transportation Sales Tax	140,000	1,754	138,246	
77564	Transit Station Security Cameras	573-Transit Capital	300,000	78,246	221,754	
77585	Tracer Bus Stop Improvements	573-Transit Capital	500,000	372,442	127,559	
77586	Transit Maintenance & Storage Yard (Land Acquisition)	241-Transportation Development Act	2,317,520	115,710	2,201,809	
77586	Transit Maintenance & Storage Yard (Land Acquisition)	573-Transit Capital	182,480	182,480	-	
77587	ITS infrastructure Planning & Construction	241-Transportation Development Act	280,000	35,896	244,104	
77587	ITS infrastructure Planning & Construction	573-Transit Capital	1,120,000	905,688	214,312	
77592	Transit Station Generator	241-Transportation Development Act	1,400,000	303,546	1,096,454	
77596	Tracer On-demand Bus Purchase	573-Transit Capital	1,750,000	-	1,750,000	
77597	Tracer Fixed Route Bus Purchase	573-Transit Capital	14,000,000	-	14,000,000	
77598	Tracer CNG Station Removal and Disposal	573-Transit Capital	300,000	-	300,000	
77599	Tracer On-demand Dispatching Software Purchase	573-Transit Capital	500,000	38,839	461,161	
77600	Airport Backup Generator	563-Airport Capital	79,000	52,111	26,889	
77602	Bus Charging Station Purchase & Ins	241-Transportation Development Act	200,000	-	200,000	
77603	Upgrade Airfield Guidance S	563-Airport Capital	323,313	46,046	277,267	
			23,392,313	2,132,758	21,259,555	-

Group 78-Parks Recreation Improvements

Project Number	Project Name	Funding Source	Project Budget	LTD Expenses	Total Carryover	Request FY26-27
78054	Aquatics Center	301-General Projects	2,000,000	1,318,287	-	
78054	Aquatics Center	307-Measure V	55,000,000	3,216,226	51,783,774	
78054	Aquatics Center	324-CORE Parks	14,364	14,364	-	
78054	Aquatics Center	371-CORE Parks	1,977,782	4,700	1,973,082	
78170	Gretchen Tally Park Phase III	311-CORE Parks	106,789	106,789	-	
78170	Gretchen Tally Park Phase III	361-TIMP Parks	2,701,122	1,483,489	1,217,633	
78170	Gretchen Tally Park Phase III	378-CORE Parks	3,984,041	2,218,075	1,765,966	
78178	Multi-Generational Rec Center	241-Transportation Development Act	2,000,000	-	2,000,000	
78178	Multi-Generational Rec Center Grant & Deferred Maint	301-General Projects	13,089,704	9,156,136	3,933,568	
78178	Multi-Generational Rec Center	307-Measure V	4,000,000	976,973	3,023,027	
78178	Multi-Generational Rec Center	308-General Projects TRAC	68,910,296	39,984,414	28,925,882	
78184	Hoyt Park - Per Capita Improvements	301-General Projects	363,956	57,423	306,532	
78186	Nature Park Phase 1	301-General Projects	371,000	-	371,000	
78186	Nature Park Phase 1	307-Measure V	1,000,000	87	999,913	
78187	Ritter Family Ball Park Renovation	307-Measure V	3,000,000	-	3,000,000	
78188	Florence Stevens Park & Greenway Improvement	242-Measure K - Transportation Sales	75,000	-	75,000	
78188	Florence Stevens Park & Greenway Improvement	271-Landscape Maintenance District	475,000	49,642	425,358	
78189	A.R. Glover Park Improvement	301-General Projects	725,000	61,498	663,502	
78190	Clyde Bland Park BMX Pump Track	301-General Projects	2,200,621	1,723,208	477,412	
78190	Clyde Bland Park BMX Pump Track	361-TIMP Parks	335,000	335,000	-	
78191	Edgar Thoming Park Improvement	301-General Projects	799,379	-	799,379	
78194	McDonald Park Improvements	301-General Projects	1,195,254	-	545,254	650,000
			164,324,308	60,706,311	102,286,282	650,000

APPROVED AS TO FORM AND LEGALITY

CITY ATTORNEY'S OFFICE

TRACY PLANNING COMMISSION

RESOLUTION NO. 2026 - _____

FINDING THAT THE CITY OF TRACY'S CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEAR 2026/2027 IS CONSISTENT WITH THE GENERAL PLAN, PURSUANT TO GOVERNMENT CODE SECTIONS 65103(C) AND 65401.

WHEREAS, Government Code Section 65103(c) requires the City's planning agency to annually review its Capital Improvement Program (CIP) for its consistency with the City's General Plan; and

WHEREAS, Government Code Section 65401 requires the City's planning agency to make a similar determination of General Plan consistency for any proposed public works projects; and

WHEREAS, City staff is providing a proposed Capital Improvement Program to City Council in 2024 for budget adoption for Fiscal Year 2026/2027; and

WHEREAS, City staff has analyzed the Capital Improvement Program to ensure the consistency of the proposed projects within the Capital Improvement Program with the goals, policies, and actions of the City of Tracy's current General Plan; and

WHEREAS, The report analyzing the General Plan consistency for each project on the CIP is attached hereto as **Exhibit A**; and

WHEREAS, The Planning Commission conducted a public meeting to review and consider the Capital Improvement Program on May 27, 2026; and therefore be it

RESOLVED: That the Planning Commission of the City of Tracy hereby adopts the General Plan consistency analysis set forth in **Exhibit A** for the CIP; and be it

FURTHER RESOLVED: Based on the analysis set forth in **Exhibit A** and pursuant to Government Code Sections 65103(c) and 65401, the Planning Commission hereby finds that the Capital Improvement Program for Fiscal Year 2026/2027 is consistent with the City's General Plan; and be it

FURTHER RESOLVED: This action is a State mandated administrative action and not a "project" under the California Environmental Quality Act (CEQA) and the Public Resources Code Section 21065. Any project listed on the CIP will go through separate and independent analysis under CEQA prior to implementation.

The foregoing Resolution 2026-_____ was adopted by the Planning Commission on May 27, 2026, by the following vote:

AYES:	COMMISSION MEMBERS:
NOES:	COMMISSION MEMBERS:
ABSENT:	COMMISSION MEMBERS:
ABSTENTION:	COMMISSION MEMBERS:

CHAIR

ATTEST:

STAFF LIAISON

ATTACHMENT:

Exhibit A – General Plan Consistency Findings

Findings in support of General Plan Consistency

General Government and Public Safety Facilities (CIP Group 71)

This category includes new construction, maintenance, and rehabilitation of City facilities, such as fire station renovations, roof replacement, HVAC system replacement, and facility expansions. It also encompasses other general capital projects, such as police equipment replacement, Public Safety and Facilities master plan updates, and vehicle and equipment replacement. The funding source for General Government and Public Safety Facilities projects comes primarily from the General Capital Projects (Fund 301) or Internal Service Funds. These funds are supported almost exclusively from transfers from the City's General Fund.

Report of General Plan Consistency:

Goal ED-5	Support for Tracy's key economic assets.
Objective ED-5.2	Manage capital improvements to ensure sufficient infrastructure and services.
Policy ED-5.2.P1	The City shall manage its fiscal resources and capital improvements to promote economic sustainability.
Goal PF-2	A safe environment in Tracy through the enforcement of law.
Objective PF-2.1	Plan for ongoing management and development of law enforcement services.
Policy PF-2.1.P1	Maintain adequate police staffing, performance levels, and facilities to serve Tracy's existing population as well as any future growth.
Goal PF-4	Public buildings that are a source of civic pride for all residents.
Objective PF-4.1	Support the needs of the community through the construction and maintenance of public buildings, such as City Hall, community centers, libraries, and the public works facility.

Traffic Safety (CIP Group 72)

This category involves maintenance and upgrading of the City's existing roadways as it relates to traffic safety. Common projects include design and installation of new roadway, intersection, and traffic signal improvements to ensure adequate, safe, and efficient movement of traffic throughout the city. Funding for these projects comes from Special Revenues (Gas Tax), Grant Funding, and developer impact fees, when applicable.

Report of General Plan Consistency:

Goal CIR-1	A roadway system that provides access and mobility for all of Tracy's residents and businesses while maintaining the quality of life in the community.
Objective CIR-1.2	Provide a high level of street connectivity.
Policy CIR-1.2.P1.	The City shall ensure that the street system results in a high level of connectivity, especially between residences and common local destinations such as schools, Village Centers, retail areas, and parks. The standard for roadway (vehicular) connectivity is defined as the appropriate spacing of arterials and collectors and local roads as detailed above in Section B of this Element, "Roadway Classifications and Standards."
Objective CIR-1.6	Maximize traffic safety for automobiles, transit, bicycle users, and pedestrians.
Policy CIR-1.6.P1	The City shall design streets using context-sensitive design principles that enhance safety for all modes of travel.

Streets and Highways (CIP Group 73)

Streets & Highways: The Streets and Highways category of projects encompasses the maintenance/replacement or construction of new/existing sidewalks, streets, and roadways. Examples include the new I-205 freeway interchanges, Corral Hollow Widening, various roadway reconstructions, rehabilitations, extensions, and widening, as well as sidewalk improvements. Funding for these projects comes from Special Revenues (Gas Tax), Grant Funding, and developer impact fees, when applicable.

Report of General Plan Consistency:

Goal CIR-1	A roadway system that provides access and mobility for all Tracy's residents and businesses while maintaining the quality of life in the community.
Objective CIR-1.2	Provide a high level of street connectivity.
Policy CIR-1.2.P1.	The City shall ensure that the street system results in a high level of connectivity, especially between residences and common local destinations such as schools, Village Centers, retail areas and parks. The standard for roadway (vehicular) connectivity is defined as appropriate spacing of arterials and collectors and local roads as detailed above in Section B of this Element "Roadway Classifications and Standards."
Objective CIR-1.6	Maximize traffic safety for automobiles, transit, bicycle users, and pedestrians.
Policy CIR-1.6.P2	New development shall implement traffic calming measures where necessary so long as connectivity is not diminished.
Objective CIR-1.7	Minimize traffic-related impacts such as noise and emissions on adjacent land uses.
Objective CIR-1.8	Minimize transportation-related energy use and impacts on the environment.
Policy CIR-1.8.P2	When possible, road construction and repair projects shall use sustainable materials.
Goal CIR-2	Adequate interregional access.
Objective CIR-2.1	Support regional planning and implementation efforts to improve interregional highways and interregional travel efficiency.
Policy CIR-2.1.P1	The City shall continue to cooperate with regional and State agencies, including Caltrans and San Joaquin Council of Governments (SJCOG) to study, plan, and fund improvements to the regional transportation system. These regional transportation improvements may include freeway widening, the construction of regional roadways, regional passenger rail expansions, additions to the existing commuter bus system, and provision of park-and-ride lots near facilities heavily used by commuters.
Policy CIR-2.1.P3	The City shall work with other local jurisdictions, SJCOG, and Caltrans to identify and develop alternative routes to allow locally-generated traffic to bypass congestion on I-205 and I-580 without impacting city streets.
Goal AQ-1	Improved air quality and reduced greenhouse gas emissions through land use planning decisions.
Objective AQ-1.3	Provide a diverse and efficient transportation system that minimizes air pollutants and greenhouse gas emissions.
Policy AQ-1.3.P1	The City shall continue to work with the San Joaquin Council of Governments on regional transportation solutions.

Wastewater Improvements (CIP Group 74)

This category includes maintenance and improvements to the City's wastewater infrastructure and treatment facility. Typical projects in this category include upgrades, extensions, and replacements to wastewater treatment lines and equipment, as well as expansion of the wastewater treatment plant. The primary sources of funding for these projects are customer service rates and developer impact fees, when applicable.

Report of General Plan Consistency:

Goal PF-7	Meet all wastewater treatment demands and federal and State regulations.
Objective PF-7.1	Collect, transmit, treat, and dispose of wastewater in ways that are safe, sanitary, and environmentally acceptable.
Policy PF-7.1.P1	The City shall maintain wastewater conveyance, treatment, and disposal infrastructure in good working condition in order to supply municipal sewer service to the City's residents and businesses.
Objective PF-7.3	Promote coordination between land use planning and wastewater conveyance, treatment, and disposal.
Policy PF-7.2.P1	Wastewater collection and treatment facilities shall be designed to serve expected buildout of the areas served by these facilities but constructed in phases to reduce initial and overall costs.

Water Improvements (CIP Group 75)

Water projects include the purchase of water supply, installation of new water infrastructure (pipeline, pump stations, water tanks, etc.), and rehabilitation/replacement of water infrastructure throughout the city. The primary source of funding comes from customer service rates, developer impact fees, and occasionally grants, when applicable.

Report of General Plan Consistency:

Goal PF-6	Adequate supplies of water for all types of users.
Objective PF-6.2	Provide adequate water infrastructure facilities to meet current and future populations.
Policy PF-6.2.P1	The City shall maintain water storage, conveyance and treatment infrastructure in good working condition in order to supply domestic water to all users with adequate quantities, flows, and pressures.
Goal SA-1	A reduction in risks to the community from earthquakes and other geologic hazards.
Objective SA-1.1	Minimize the impacts of geologic hazards on land development.
Policies SA-1.1.P1	Underground utilities, particularly water and natural gas mains, shall be designed to withstand seismic forces.

Drainage Improvements (CIP Group 76)

This category of projects includes storm drain line replacements, installation of new storm drain lines, channel improvements, and pump station upgrades. The primary source of funding comes from customer service rates and developer impact fees, when applicable.

Report of General Plan Consistency:

Goal PF-8	Protect property from flooding.
Objective PF-8.1	Collect, convey, store, and dispose of stormwater in ways that provide an appropriate level of protection against flooding, account for future development, and address applicable environmental concerns.
Policy PF-8.1.P1	Stormwater infrastructure shall be maintained in good condition.

Policy PF-8.1.P2	Stormwater infrastructure shall minimize local flooding by attaining capacity that conforms with the Storm Drainage Master Plan and City Design Standards.
Policy PF-8.1.P5	The City shall ensure a fair and equitable distribution of costs for stormwater system upgrades, expansion, and maintenance.
Policy PF-8.1.P6	Design of storm drainage facilities shall be consistent with State and federal requirements, including NPDES requirements.
Objective PF-8.2	Provide effective storm drainage facilities for development projects.
Policy PF-8.2.P2	New storm drainage facilities shall meet adopted City standards, including the standards and policies contained in the Storm Water Management Plan, the Storm Drainage Master Plan, and the Parkways Design Manual.

Airport and Transit Improvements (CIP Group 77)

The maintenance and upgrades to the Tracy Municipal Airport, transit system improvements, and bus replacements are included in this category. The primary source of funding for this group comes in the form of grant funding from Transportation Development Act (TDA), Federal Transit Administration (FTA), and other grants.

Report of General Plan Consistency:

Goal CIR-4	A balanced transportation system that encourages the use of public transit and high occupancy vehicles.
Objective CIR-4.1	Promote public transit as an alternative to the automobile.
Policy CIR-4.1.P1	The City shall promote efficient and affordable public transportation that serves all users.
Objective CIR-1.6	Maximize traffic safety for automobiles, transit, bicycle users, and pedestrians.
Goal ED-5	Support for Tracy’s key economic assets.
Objective ED-5.1	Support the City’s Airport Master Plan.
Policy ED-5.1.P1	The City shall support the Airport Master Plan to establish long-term viability and increased business services.

Parks and Recreation Improvements (CIP Group 78)

This category consists of park and civic amenity construction, improvements, and maintenance. This category includes park improvements, bikeway improvements, playground equipment replacement, aquatics center, etc.

Report of General Plan Consistency:

Goal LU-1	A balanced and orderly pattern of growth in the city.
Objective LU-1.3	Ensure that public facilities such as schools, parks, and other community facilities are accessible and distributed evenly and efficiently throughout the City.
Policy LU-1.3.P1	Schools and parks should be located and designed to serve as focal points of neighborhood and community life and should be distributed in response to user populations.
Goal ED-5	Support for Tracy’s key economic assets.
Objective ED-5.4	Support the continued maintenance of community facilities and programming.
Policy ED-5.4.P1	The City shall support the continued maintenance of community facilities.
Goal OSC-4	Provision of parks, open space, and recreation facilities and services that maintain and improve the quality of life for Tracy residents.

- Objective OSC-4.1 Provide and maintain a diversity of parks and recreational facilities in the City of Tracy.
- Objective PF-4.2 Provide sufficient library service to meet the informational, cultural, and educational needs of the City of Tracy.