

CITY OF TRACY
2011 GENERAL PLAN - AMENDMENTS LOG

| AMENDMENT NO. | CITY COUNCIL RESOLUTION | DATE APPROVED | GPA NO. | DESCRIPTION | PROJECT/SITE | PAGE |
|---------------|--------------------------|---------------|------------|---|---|------|
| 00 | 2011-029 | 02/01/11 | N/A | Adopting the General Plan, except Housing Element | N/A | 1 |
| 01 | 2011-211 | 11/01/11 | GPA09-0002 | Urban Reserve 2 to General Commercial | Filios/Dobler Annexation and Development | 3 |
| 02 | 2012-052 | 03/20/12 | GPA11-0006 | Downtown to Commercial | 615 N. "C" Street; 63, 69, 77, and 99 W. Sixth Street | 7 |
| 03 | 2012-073 | 05/01/12 | GPA10-0004 | Public Facilities to Residential Low | Eastlake and Elissagaray Ranch Subdivisions | 9 |
| 04 | 2012-076 | 05/01/12 | GPA11-0004 | Agriculture and Industrial to Industrial | Tracy Desalination and Green Energy Project Site | 11 |
| 05 | 2012-091 | 05/15/12 | GPA09-0001 | Adopting the Housing Element Negative Declaration and the 2009-2014 Housing Element | N/A | 13 |
| 06 | 2012-258 | 12/18/12 | GPA12-0001 | Commercial to Residential High | 501 E. Valpico Road | 17 |
| 07 | 2013-012 | 01/22/13 | GPA11-0005 | Several textual changes (no map changes) to correct acreages listed in Land Use Element, other text changes | Ellis | 19 |
| 08 | 2013-030 | 02/19/13 | GPA12-0002 | Commercial to Residential High | NWC Pavilion Parkway/Robertson Drive; 300-Unit Apartments | 23 |
| 09 | 2013-144 | 09/03/13 | GPA13-0002 | Urban Reserve 6 to Industrial, Office, Commercial, and Park | Cordes Ranch | 25 |
| 10 | 2014-017 | 02/04/14 | GPA13-0003 | Public Facilities to Residential Low | Lyon Crossroads Subdivision | 27 |
| 11 | 2014-183 | 10/21/14 | GPA14-0003 | Public Facilities to Residential Low | Barcelona Infill Subdivision | 29 |
| 12 | 2016-004 | 01/05/16 | N/A | Measure K Election | Declaring election results for Active Adult Res. Allotment Program; SEC Corral Hollow and Valpico Roads | 31 |
| 13 | 2016-046 | 03/15/16 | N/A | Amend GP to include a Fiscal Sustainability Policy and to establish a New Development Projects CFD | N/A | 47 |
| 14 | 2016-048 | 03/15/16 | GPA15-0002 | Commercial to Residential High | Aspire II Apartments | 49 |
| 15 | 2016-050 | 03/15/16 | GPA16-0001 | Adopting the Housing Element Negative Declaration and the 2015-2023 Housing Element | N/A | 53 |
| 16 | 2016-063 | 04/05/16 | GPA13-0001 | Changes to GP Land Use Designations map, updates to text describing the area, and a new policy in the Noise Element governing exposure limits | Tracy Hills | 55 |
| 17 | 2016-067 | 04/05/16 | GPA13-0006 | Urban Reserve to Res.Low Density | Rocking Horse | 57 |
| 18 | 2016-126 | 06/21/16 | GPA16-0003 | Amending GP Safety Element Chapter 8, Section II, Flooding | N/A | 59 |
| 19 | 2017-086 | 05/02/17 | GPA16-0004 | Office to Commercial | Home2 Suites Hotel | 61 |
| 20 | 2017-097 | 05/16/17 | GPA17-0001 | Commercial to Residential High | Harvest in Tracy | 65 |
| 21 | 2017-236 | 11/07/17 | GPA17-0002 | Residential High to Commercial | 2461 and 2441 Holly Drive | 69 |
| 22 | 2018-046 | 03/13/18 | GPA15-0003 | Changes to GP Land Use Designations Map, changes to Traditional Residential description, changes to Village Center area, add 17 acres of RVL, decrease TR-Ellis, and Reconfigure Commercial | Ellis | 71 |

| AMENDMENT NO. | CITY COUNCIL RESOLUTION | DATE APPROVED | GPA NO. | DESCRIPTION | PROJECT/SITE | PAGE |
|---------------|--------------------------|---------------|------------|--|--|------|
| 23 | 2018-233 | 11/07/18 | GPA18-0001 | Minor adjustments to General Plan land use designations within the Cordes Ranch Specific Plan area | Cordes Ranch | 73 |
| 24 | 2020-074 | 05/19/20 | GPA19-0003 | Changes to GP Land Use Designations Map and updates to GP text | Tracy Hills KT | 75 |
| 25 | 2020-180 | 10/20/20 | GPA20-0002 | Changes to GP Land Use Designations Map | Tracy Hills (Phase 1A, Village 7C) | 77 |
| 26 | 2020-186 | 11/10/20 | GPA19-0001 | Changes to GP Land Use Designations Map and updates to GP text | Tracy Hills (Phases 1B and 1C) | 79 |
| 27 | 2021-046 | 04/20/21 | GPA20-0003 | Changes to the GP Map and Figure 2-3, and updates to GP text | Ellis (to incorporate Avenues) | 81 |
| 28 | 2021-083 | 06/15/21 | GPA20-0001 | An addendum to the Environmental Impact Report and annexation of 35-acre area APNs 253-030-13 & 253-040-10 | Tracy Hills (Phase 2 Area) | 85 |
| 29 | 2021-153 | 10/19/21 | GPA21-0001 | Changes the GP Land Use Designation | Tracy Hills (Phase 2 Area, Phase 1B area and Tracy Hills KT Project Area) | 88 |
| 30 | 1334 | 12/06/22 | GPA22-0003 | Changes to the GP Land Use Designation Map | Valpico Glenbriar Apartments Project | 90 |
| 31 | 2023-198 | 09/19/23 | GPA22-0004 | Changes to the GP Land Use Designation Map | Tru By Hilton Project | 93 |

RESOLUTION 2011-029

ADOPTING THE GENERAL PLAN AMENDMENT OF 2011 WITH THE EXCEPTION OF THE HOUSING ELEMENT

WHEREAS, On July 20, 2006, the City Council adopted the City of Tracy General Plan of 2006, and

WHEREAS, In 2007, the City of Tracy began the process of petitioning for approval of the Sphere of Influence from the Local Agency Formation Commission (LAFCo), and

WHEREAS, LAFCo had adopted revised policies regarding Spheres of Influence, thus requiring the City to revise the proposed Sphere within the General Plan, and

WHEREAS, The City held workshops and public hearings on December 2, 2007, January 15, 2008, February 5, 2008, April 1, 2008, June 3, 2008, and July 15, 2008 to discuss revisions to the Sphere of Influence, and

WHEREAS, These revisions, along with work related to strengthening policies related to sustainability and creation of a Sustainability Action Plan (SAP) resulted in the General Plan Amendment, titled Tracy General Plan Amendment of 2011, and

WHEREAS, The City of Tracy General Plan consists of the following ten elements: the Land Use Element, the Community Character Element, the Economic Development Element, the Circulation Element, the Open Space and Conservation Element, the Public Facilities and Services Element, the Safety Element, the Noise Element, the Air Quality Element, and the Housing Element, and

WHEREAS, The City's Housing Element is being updated separately from the other elements of the General Plan given the unique timing and other requirements that are contained in the State housing element law (Government Code Sections 65580-65589.8), and

WHEREAS, Pursuant to the California Environmental Quality Act ("CEQA"), the Planning Commission recommended that the City Council: certify a Final Supplemental Environment Impact Report (SEIR) for the General Plan; make findings related to significant impacts, alternatives, and Statement of Overriding Considerations; and adopt a Mitigation Monitoring and Reporting Program, and

WHEREAS, The Planning Commission met to discuss the General Plan Amendment on June 23, July 14, August 25, and October 27, 2010, and

WHEREAS, The Planning Commission conducted a public hearing to consider the General Plan on December 15, 2010, and by adoption of a resolution recommended that the City Council approve the General Plan Amendment, and

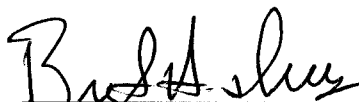
WHEREAS, The City Council conducted a public hearing to consider the General Plan Amendment on February 1, 2011;

NOW, THEREFORE, BE IT RESOLVED that the City Council does hereby adopt the General Plan Amendment of 2011 as set forth in Exhibit A, based on the following:

- a. The General Plan constitutes a comprehensive, long term document capable of guiding the future development of the City.
- b. The General Plan meets all of the requirements for such plans as contained in the Planning and Zoning Law (Government Code Sections 65300-65303.4) and other laws.
- c. The General Plan contains all seven elements mandatory by section 65303 of the Government Code. These are the Land Use Element, the Circulation Element, the Housing Element, the Conservation Element, the Open Space Element, the Noise Element, and the Safety Element. The Conservation and Open Space Elements are combined in the General Plan as the Open Space and Conservation Element. The General Plan also contains two optional elements: The Community Character Economic Development Elements. As stated above, the Housing Element is being considered separately.
- d. The General Plan has been prepared and adopted in accordance with the requirements of the Planning and Zoning Laws.

The foregoing Resolution 2011-029 is hereby passed and adopted by the Tracy City Council on the 1st day of February, 2011, by the following vote:

| | |
|----------|--|
| AYES: | COUNCIL MEMBERS: ABERCROMBIE, ELLIOTT, MACIEL, RICKMAN, IVES |
| NOES: | COUNCIL MEMBERS: NONE |
| ABSENT: | COUNCIL MEMBERS: NONE |
| ABSTAIN: | COUNCIL MEMBERS: NONE |


MAYOR

ATTEST:


CITY CLERK

Exhibit A—General Plan (Copy available on Laserfiche and in the City Clerk's office)

RESOLUTION 2011-211

APPROVING A GENERAL PLAN AMENDMENT (GPA09-0002), I-205 CORRIDOR SPECIFIC PLAN AMENDMENT (SPA10-0002), AND ANNEXATION (A/P09-0002), FOR THE FILIOS/DOBLER ANNEXATION AND DEVELOPMENT PROJECT

WHEREAS, Applications have been filed or initiated for a General Plan Amendment to re-designate approximately 43 acres from Urban Reserve 2 to Commercial, amend the I-205 Corridor Specific Plan to add the site to the Specific Plan with a designation of General Commercial, and Annex the site to the Tracy City limits (Exhibit 1), (collectively, the "Project"), and

WHEREAS, The Project would be an expansion of the I-205 regional commercial corridor, providing consumer shopping opportunities, commercial services, jobs, and tax revenue for City services, and

WHEREAS, The Project will have access to City services by extension of existing utilities and payment of a proportionate share of costs for expansion of utility and service systems, and

WHEREAS, The site is located within the City's Sphere of Influence and designated Urban Reserve 2 by the General Plan, the Profile for which includes a mix of commercial and office development, and

WHEREAS, LAFCo's review of the City's Municipal Services Review and Sphere of Influence is currently underway and anticipated to be complete in early 2012, and

WHEREAS, The City determined that the Project requires review pursuant to the California Environmental Quality Act (CEQA), and pursuant to CEQA, an Environmental Impact Report (EIR) was prepared to evaluate the potential environmental effects of the Project, to evaluate potential alternatives to the Project, and to evaluate and recommend mitigation measures for all potentially significant impacts of the Project, and

WHEREAS, The Planning Commission conducted a public hearing to receive public input and review the Project on September 28, 2011, and

WHEREAS, The City Council conducted a public hearing to receive public input and review the Project on November 1, 2011, and

NOW, THEREFORE, BE IT RESOLVED by the City Council as follows:

1. Environmental Impact Report

In accordance with CEQA, the City Council has taken the following actions in regard to the Project:

- a. Certified the EIR;
- b. Made findings relating to significant impacts, alternatives, and Statement of Overriding Considerations; and
- c. Adopted a Mitigation Monitoring and Reporting Program.

2. General Plan Amendment (GPA09-0002)

The City Council adopts the findings and recommendation of the Planning Commission and approves the General Plan Amendment, re-designating the Project site from Urban Reserve 2 to General Commercial.

3. Specific Plan Amendment (SPA10-0002)

a. The City Council finds as follows:

i. The Specific Plan Amendment to add the Project site to the Specific Plan area and designate it General Commercial is consistent with the goals, actions and policies of the Specific Plan and with its purposes, standards and land use guidelines. The Specific Plan was adopted in 1990 to promote economic development along the City's major transportation route. One design goal of the Specific Plan is that the "[p]lan area shall be designed to provide large commercial and industrial sites to attract needed retail and commercial uses to serve the whole town and surrounding region." (Specific Plan, section 2.1.1.) Another design goal of the Specific Plan is that "[r]etail land uses needing and benefiting from the freeway shall be given priority sites. Less extensive services and industrial land uses shall require less proximity to freeway visibility." (Specific Plan, section 2.1.2.) The Specific Plan Amendment is consistent with these and other goals of the Specific Plan. Furthermore, all improvements of the Project will be required (through the Specific Plan development application review process) to conform to all applicable provisions of the Specific Plan, including those for parking, landscaping, shade coverage, driveway location and design, floor area ratio and utilities. For additional discussion as to the Amendment's consistency with the Specific Plan, please see section 4.2 of the Draft EIR (Land Use and Planning).

ii. The Specific Plan Amendment will help achieve a balanced community of all races, age groups, income levels and ways of life.

iii. The Specific Plan Amendment results in development of desirable character which will be compatible with existing and proposed development in the surrounding neighborhood. The designation of the site to General Commercial will contribute to the regional draw for customers seeking consumer retail shops and services. The Specific Plan Amendment will promote the most appropriate development of property within the vicinity by helping to draw customers to the area, thus promoting a synergistic effect of the commercial district already established by the West Valley Mall, Walmart, restaurants, hotels, and other nearby commercial businesses. The Specific Plan Amendment will also result in the extension of and other improvements to Grant Line Road in the vicinity of the Project.

iv. The Specific Plan Amendment contributes to a balance of land uses that will enable local residents to work and shop within the Tracy Planning Area. Populations along the I-205 corridor are increasing and many of the people who make their homes in the area need and desire general commercial and retail services. The Specific Plan Amendment would allow the placement of such services closer to this population base.

v. As outlined in the EIR, the Specific Plan Amendment respects the environmental and aesthetic assets of the community consistent with economic realities.

vi. The Specific Plan Amendment incorporates, where feasible, active and passive energy conservation measures. Populations along the I-205 corridor, are increasing and many of the people who make their homes in the area need and desire general commercial and retail services. The Specific Plan Amendment would allow the placement of such services closer to this population base and therefore reduce the number and length of automobile trips. The Sustainability Action Plan items required specifically for this Project through the EIR (Attachment 1), furthermore, will reduce energy consumption and result in energy efficiency by encouraging carpooling, energy efficient light fixtures, and other measures.

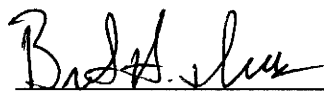
b. The City Council approves the Specific Plan Amendment to (1) add the approximately 43-acre Project site to the Specific Plan area, (2) designate the site General Commercial, and (3) add Section 4.1.2.2 K to the Specific Plan to include specific Sustainability Action Plan and EIR mitigation measures to apply to the Filios/Dobler Project site (Exhibit 2).

4. Annexation of the Site (A/P09-0002)

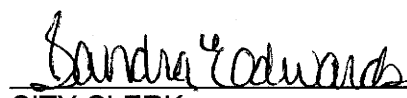
The City Council adopts the findings and recommendation of the Planning Commission and authorizes an application to the Local Agency Formation Commission of San Joaquin County for jurisdictional annexation to the City of Tracy.

The foregoing Resolution 2011-211 was adopted by the Tracy City Council on the 1st day of November, 2011, by the following vote:

| | |
|----------|--|
| AYES: | COUNCIL MEMBERS: ABERCROMBIE, ELLIOTT, MACIEL, RICKMAN, IVES |
| NOES: | COUNCIL MEMBERS: NONE |
| ABSENT: | COUNCIL MEMBERS: NONE |
| ABSTAIN: | COUNCIL MEMBERS: NONE |


MAYOR

ATTEST:


CITY CLERK

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RESOLUTION 2012-052

APPROVING A GENERAL PLAN AMENDMENT FROM DOWNTOWN TO
 COMMERCIAL FOR PROPERTY LOCATED ON THE NORTH SIDE OF W. SIXTH
 STREET, BETWEEN N. "B" AND N. "C" STREETS (615 N. "C" ST., 63 W. SIXTH ST.,
 69 W. SIXTH ST., 77 W. SIXTH ST., AND 99 W. SIXTH ST.)
 APPLICANT IS STAN SHORE FOR THE STAN SHORE TRUST
 APPLICATION NUMBER GPA11-0006

WHEREAS, Stan Shore, owner of one of the five parcels within the subject
 property, submitted an application to amend the General Plan designation from
 Downtown to Commercial, and

WHEREAS, The proposed Commercial General Plan designation will provide
 increased land use and development opportunities for the existing structures on the site,
 and

WHEREAS, The proposal will provide for increased commercial and/or high
 density residential development in keeping with long-term goals of increased business
 activity near the downtown, and

WHEREAS, The proposal does not increase the development density
 established by the General Plan for which an Environmental Impact Report was certified,
 and therefore, in accordance with California Environmental Quality Act Guidelines
 Section 15183, no further environmental assessment is required, and

WHEREAS, The Planning Commission conducted a public hearing on February
 22, 2012, and recommended the City Council approve the General Plan Amendment,
 and


WHEREAS, The City Council conducted a public hearing to review the project on
 March 20, 2012;

NOW, THEREFORE, BE IT RESOLVED, that the City Council amends the
 General Plan designation from Downtown to Commercial for the property located on the
 north side of W. Sixth Street between N. "B" and N. "C" Streets (615 N. "C" St., 63 W.
 Sixth St., 69 W. Sixth St., 77 W. Sixth St., and 99 W. Sixth St.).


Resolution 2012-052
Page 2

The foregoing Resolution 2012-052 was adopted by the Tracy City Council on the 20th day of March, 2012, by the following vote:

| | |
|----------|--|
| AYES: | COUNCIL MEMBERS: ABERCROMBIE, ELLIOTT, MACIEL, RICKMAN, IVES |
| NOES: | COUNCIL MEMBERS: NONE |
| ABSENT: | COUNCIL MEMBERS: NONE |
| ABSTAIN: | COUNCIL MEMBERS: NONE |


MAYOR

ATTEST:


CITY CLERK

RESOLUTION 2012-073

APPROVING A GENERAL PLAN LAND USE DESIGNATION AMENDMENT OF A 10-ACRE SITE IN THE EASTLAKE AND ELISSAGARAY RANCH SUBDIVISIONS FROM PUBLIC FACILITIES TO RESIDENTIAL LOW. THE APPLICANT IS CHRIS TYLER AND THE PROPERTY OWNER IS TVC TRACY HOLDCO, LLC., APPLICATION NUMBER GPA10-0004

WHEREAS, The subject property consists of a 5-acre parcel in the Eastlake Planned Unit Development area and a 5-acre parcel in the Elissagaray Ranch Planned Unit Development, area and the total 10-acre site is designated for a public school, and

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

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

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

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

WHEREAS, No applications for development was submitted for the subject site, and

WHEREAS, Development of the site for uses other than a public school will require amendments to the Eastlake and Elissagaray Ranch PUDs and other entitlement applications, and

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

WHEREAS, The Planning Commission conducted a public hearing to review the project on February 22, 2012 and recommended approval of the project, and

WHEREAS, The City Council conducted a public hearing to review and consider the application on May 1, 2012;


NOW, THEREFORE, BE IT RESOLVED, That the City Council hereby approves an amendment to the General Plan land use designation of the 10-acre site in the Eastlake and Elissagaray Ranch subdivisions from Public Facilities to Residential Low.

Resolution 2012-073

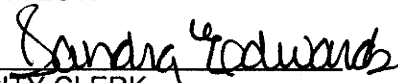
Page 2

The foregoing Resolution 2012-073 was adopted by the City Council on the 1st day of May, 2012, by the following vote:

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| AYES: | COUNCIL MEMBERS: ABERCROMBIE, ELLIOTT, MACIEL, RICKMAN, IVES |
| NOES: | COUNCIL MEMBERS: NONE |
| ABSENT: | COUNCIL MEMBERS: NONE |
| ABSTAIN: | COUNCIL MEMBERS: NONE |


MAYOR

ATTEST:


CITY CLERK

RESOLUTION 2012-076

APPROVING A GENERAL PLAN AMENDMENT TO DESIGNATE THE 241-ACRE TRACY DESALINATION AND GREEN ENERGY PROJECT SITE AS INDUSTRIAL AND AUTHORIZING THE PETITION TO LAFCO FOR ANNEXATION OF THE PROJECT SITE INTO THE CITY OF TRACY
APPLICATION NUMBERS GPA11-0004 AND A/P11-0001

WHEREAS, The Tracy Desalination and Green Energy Project site comprises approximately 241 acres of City-owned land located within the City's Sphere of Influence, immediately north of the Tracy City limits, east of Tracy Boulevard in the vicinity of Sugar Road, Assessor's Parcel Numbers 212-160-05, 212-160-09 and 212-160-11; and

WHEREAS, The Tracy Desalination and Green Energy Project consists of the construction and operation of a desalination plant that would remove salt from treated effluent that is being processed by the City's Wastewater Treatment Plant to a level that meets the State's standards for discharge into the Sacramento San Joaquin Delta; the project would also include a biomass cogeneration energy production component that would produce approximately 16.4 megawatt-hours of electricity; and

WHEREAS, The City of Tracy's General Plan currently designates approximately 224 acres of the Tracy Desalination and Green Energy Project site as Agriculture and approximately 17 acres as Industrial; and

WHEREAS, The project includes applications by Tracy Renewable Energy LLC for a General Plan Amendment to designate the 241-acre project site as Industrial (Exhibit 1) and for annexation of the 241-acre project site into the City of Tracy (Application Numbers GPA11-0004 and A/P11-0001); and

WHEREAS, On May 1, 2012, the City Council adopted Resolution No. 2012-075 approving the Mitigated Negative Declaration for the Tracy Desalination and Green Energy Project, in accordance with the requirements of the California Environmental Quality Act ("CEQA") and the CEQA Guidelines; and

WHEREAS, Corporate City limit changes, including property annexation, are completed at Local Agency Formation Commission (LAFCo) based on a City application (petition to LAFCo); and

WHEREAS, The Planning Commission held a duly noticed public hearing on March 14, 2012 and recommended that the City Council approve the General Plan Amendment for the 241-acre Tracy Desalination and Green Energy Project site and authorize the petition to LAFCo for annexation of the 241-acre project site into the City of Tracy; and

WHEREAS, The City Council held a duly noticed public hearing on May 1, 2012 to consider the General Plan Amendment and annexation;

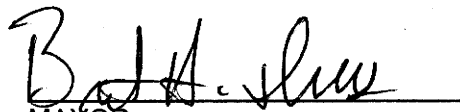
NOW, THEREFORE BE IT RESOLVED that the City Council hereby approves the General Plan Amendment to designate the 241-acre Tracy Desalination and Green Energy Project site as Industrial (Exhibit 1) and authorizes the petition to LAFCo for annexation of the 241-acre project site into the City of Tracy, Application Numbers GPA11-0004 and A/P11-0001.

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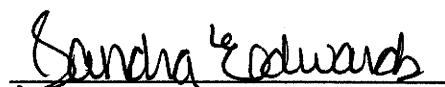
Resolution 2012-076
Page 2

The foregoing Resolution No. 2012-076 was adopted by the Tracy City Council on the 1st day of May 2012, by the following vote:

| | |
|----------|--|
| AYES: | COUNCIL MEMBERS: ABERCROMBIE, ELLIOTT, MACIEL, RICKMAN, IVES |
| NOES: | COUNCIL MEMBERS: NONE |
| ABSENT: | COUNCIL MEMBERS: NONE |
| ABSTAIN: | COUNCIL MEMBERS: NONE |


MAYOR

ATTEST:


CITY CLERK

RESOLUTION 2012-091

ADOPTING THE HOUSING ELEMENT NEGATIVE DECLARATION
AND THE 2009 – 2014 HOUSING ELEMENT

WHEREAS, In 2009, the City began the process of updating the Housing Element of its General Plan in compliance with State housing element law (Government Code Sections 65580 – 65589.8), and

WHEREAS, In April 2009, the City hired Veronica Tam and Associates to assist in the Housing Element update, and

WHEREAS, In April 2010, the City published a Draft Housing Element and conducted public meetings before the Planning Commission and City Council to receive public comments on the housing needs and policies of the Draft 2009-2014 Housing Element, and

WHEREAS, In advance of each of these meetings, notices were published in the local newspaper, and posted on the City's website, the community bulletin boards at the Community Center, the public library, and distributed via mail and email to all interested parties, and

WHEREAS, On June 22, 2010, the City submitted the Draft 2009-2014 Housing Element to the State Department of Housing and Community Development (HCD) for review pursuant to Government Code Section 65585, and

WHEREAS, On August 19, 2010, HCD published written comments on the Draft Housing Element, and

WHEREAS, On December 21, 2010 and March 1, 2011, the City Council conducted public meetings to review, receive public input, and provide direction regarding revisions to the Draft Housing Element in response to HCD comments, and

WHEREAS, On August 8, 2011, the City submitted a revised Draft 2009-2014 Housing Element to HCD for review pursuant to Government Code Section 65585 with revisions submitted on October 20, 2011, and

WHEREAS, On October 20, 2011, HCD published written findings, concluding that the 2009–2014 Housing Element substantially complies with State housing element law, and

WHEREAS, A Proposed Negative Declaration, including the Initial Study, was prepared for the 2009-2014 Housing Element pursuant to the provisions of the California Environmental Quality Act and was published and distributed for public review from January 30, 2012 to March 5, 2012 ("Negative Declaration"), and

WHEREAS, Based on the findings identified in the Negative Declaration, there is no substantial evidence that the project or any of its aspects may cause a significant effect on the environment, and

WHEREAS, On March 14, 2012, the Planning Commission conducted a public hearing to review the Proposed Housing Element Negative Declaration and the 2009 – 2014 Housing Element, and

WHEREAS, On May 15, 2012, the City Council conducted a public hearing to review the Proposed Housing Element Negative Declaration and the 2009 – 2014 Housing Element;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Tracy as follows:

1. Negative Declaration

The City Council adopts the Negative Declaration.

2. Substantial Compliance with State Element Law

a. Determination by HCD

The City Council acknowledges that HCD has determined that the Draft Housing Element substantially complies with State housing element law pursuant to subsection (d) of section 65585 of the Government Code.

b. Determination by the City Council

In addition to the determination by HCD that the Draft Housing Element substantially complies with State housing element law, the City Council independently believes that the Draft Housing Element substantially complies with the State housing element law based on the findings set forth in Exhibit B. (Government Code, section 65585(f).)

3. Adoption of the Draft Housing Element

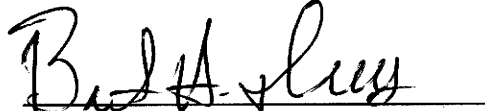
The City Council approves and adopts the Draft Housing Element dated April 2012 (attached as Exhibit C).

4. Submittal to HCD

Pursuant to Government Code Section 65585(g), the Director of Development and Engineering Services is hereby directed to promptly submit a certified copy of this Resolution to HCD.

The foregoing Resolution 2012-091 was passed and adopted by the Tracy City Council on the 15th day of May, 2012, by the following vote:

| | |
|----------|--|
| AYES: | COUNCIL MEMBERS: ABERCROMBIE, ELLIOTT, MACIEL, RICKMAN, IVES |
| NOES: | COUNCIL MEMBERS: NONE |
| ABSENT: | COUNCIL MEMBERS: NONE |
| ABSTAIN: | COUNCIL MEMBERS: NONE |


MAYOR

ATTEST:


CITY CLERK

Exhibits: "A" – October 20, 2011 Correspondence from HCD
"B" – Findings of Substantial Compliance with State Housing Element Law
"C" – Draft Housing Element Dated May 2012

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RESOLUTION 2012-258

APPROVING A GENERAL PLAN MAP AMENDMENT FROM COMMERCIAL TO
RESIDENTIAL HIGH
FOR APPROXIMATELY 8.75 ACRES LOCATED AT
THE NORTHEAST CORNER OF VALPICO ROAD AND GLENBRIAR DRIVE, 501 E. VALPICO
ROAD (FORMERLY 2795 S. MACARTHUR DRIVE), ASSESSOR'S PARCEL NUMBERS 246-
140-13 AND 14
APPLICATION NUMBER GPA12-0001

WHEREAS, The site was designated Commercial in 1994 upon annexation to the City of Tracy, and

WHEREAS, The recent construction of the nearby Raley's commercial shopping center, the site's topography, and other conditions render the site less desirable or feasible for commercial development, and

WHEREAS, The site is appropriate for high density residential development due to its direct access to an arterial street (Valpico Road), proximity to existing retail and commercial services, and proximity to the ACE Station and local bus transit line, and

WHEREAS, The Project is consistent with General Plan Housing Element Goals and Policies, including Policy 3.1 "Provide for a range of residential densities and products, including...higher-density apartments", and

WHEREAS, The Project is required by the public necessity, convenience and general welfare, and

WHEREAS, The City of Tracy Planning Commission conducted a public hearing on November 14, 2012 and recommended approval of the Project to the City Council, and

WHEREAS, On December 18, 2012, the Tracy City Council approved a Negative Declaration and Mitigation Monitoring and Reporting Program in accordance with the requirements of the California Environmental Quality Act for the Project, and

WHEREAS, On December 18, 2012, the Tracy City Council conducted a public hearing to review the Project;

NOW, THEREFORE, BE IT RESOLVED, That the Tracy City Council approves the General Plan Amendment to redesignate the site from Commercial to Residential High.

Resolution 2012-258
Page 2

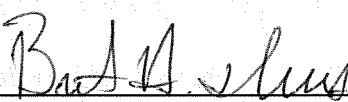
The foregoing Resolution 2012-258 was passed and adopted by the Tracy City Council on the 18th day of December 2012, by the following vote:

AYES: COUNCIL MEMBERS: MACIEL, RICKMAN, YOUNG, IVES

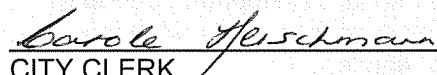
NOES: COUNCIL MEMBERS: NONE

ABSENT: COUNCIL MEMBERS: NONE

ABSTAIN: COUNCIL MEMBERS: NONE


MAYOR

ATTEST:


CITY CLERK

RESOLUTION 2013-012

APPROVING A GENERAL PLAN

AMENDMENT, THE MODIFIED ELLIS SPECIFIC PLAN, AND ANNEXATION OF THE ELLIS SITE, APPLICATIONS GPA11-0005; A/P11-0002; SPA11-0002

WHEREAS, On February, 1, 2012, the City of Tracy adopted a General Plan ("General Plan") which guides the growth of the City of Tracy (Resolution 2011-029); and

WHEREAS, A Final Environmental Impact Report (FEIR) (SCH # 2008092006) for the General Plan was certified in 2011, which considers the environmental consequences of the adoption of the General Plan and which included the adoption of a series of self-mitigating goals, policies, actions, and mitigation measures; and

WHEREAS, With certification of the FEIR in 2011, the City Council of the City of Tracy adopted a Statement of Overriding Considerations (Resolution No. 2011-028) for a number of unavoidable significant impacts identified within the General Plan FEIR, which is incorporated herein by reference; and

WHEREAS, Owner submitted applications in December 2011 to City regarding the Modified Ellis Specific Plan, a General Plan Amendment, and Annexation (Application No. GPA11-0005; A/P11-0002; SPA11-0002, hereinafter "Surland Applications"), and

WHEREAS, A Final Environmental Impact Report ("FEIR") for the Surland Communities Amended and Restated Development Agreement and Ellis Specific Plan Applications (SCH No. 2012022023), was prepared in compliance with the requirements of the California Environmental Quality Act ("CEQA"), and approved by Resolution 2012-026; and

WHEREAS, The Ellis Specific Plan constitutes a comprehensive, long-term planning document consistent with the General Plan capable of guiding development within the planning area, and meets all requirements of the California Planning and Zoning Law and all other applicable Codes; and

WHEREAS, Pursuant to Tracy Municipal Code section 10.20.060(b), the Modified Ellis Specific Plan is consistent with the City's General Plan and adequately shows the infrastructure needed to support the land uses described in the Plan. Detailed plans and technical studies have been completed that show how such infrastructure will be funded and implemented; and

WHEREAS, The adoption of the Specific Plan is in the public interest, in general, and specifically in the interests of the City and residents within the Tracy Planning Area; and

WHEREAS, The Ellis Specific Plan is consistent with the goals and policies of the General Plan and with the purposes, standards and land use guidelines therein; and

WHEREAS, The Ellis Specific Plan will help to achieve a balanced community of all races, age groups, income levels and ways of life by providing for a mix of housing types; and

Resolution 2013-012
Page 2

WHEREAS, The Ellis Specific Plan will retain a sense of small town and ensure minimal impact occurs to the existing community, consistent with the intent of the General Plan; and

WHEREAS, The Ellis Specific Plan with its Village Center together with its commercial, industrial, and office uses create a major employment node, thereby enabling local residents to work and shop within the Tracy Planning Area; and

WHEREAS, On December 19, 2012, the Planning Commission, following a duly noticed public hearing, in accordance with state law, considered and recommended to City Council approval of the Surland General Plan Amendment, Ellis Specific Plan and Annexation/Pre-Zoning applications.


NOW, THEREFORE, BE IT RESOLVED as follows:

1. Recitals. The foregoing recitals are true and correct and are incorporated herein as findings.
2. Compliance with CEQA. The Final Environmental Impact Report ("FEIR") for the Ellis Specific Plan (SCH No. 2012022023), approved by Resolution 2012-026, and incorporated herein by reference, was prepared in compliance with the requirements of the California Environmental Quality Act ("CEQA").
3. General Plan Amendment Approval. The City Council approves the General Plan Amendment GPA11-0005.
4. Specific Plan Approval. The City Council approves the Modified Ellis Specific Plan SPA11-0002.
5. Pre-Annexation and Pre-Zoning. The City Council pre-zones the site in accordance with the Modified Ellis Specific Plan and further approves that the City petition LAFCO for annexation of the property.
6. Effective Date. This resolution shall be effective immediately.


Resolution 2013-012
Page 3

The foregoing Resolution 2013-012 was adopted by the Tracy City Council on the 22nd day of January, 2013, by the following vote:

| | | |
|----------|------------------|-------------------------------------|
| AYES: | COUNCIL MEMBERS: | MANNE, MACIEL, RICKMAN, YOUNG, IVES |
| NOES: | COUNCIL MEMBERS: | NONE |
| ABSENT: | COUNCIL MEMBERS: | NONE |
| ABSTAIN: | COUNCIL MEMBERS: | NONE |


MAYOR

ATTEST:


CITY CLERK

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RESOLUTION 2013-030

APPROVING A GENERAL PLAN MAP AMENDMENT
FROM COMMERCIAL TO RESIDENTIAL HIGH FOR APPROXIMATELY 10.8 ACRES
LOCATED ON THE NORTH SIDE OF PAVILION PARKWAY,
AT THE NORTHWEST CORNER OF PAVILION PARKWAY AND
ROBERTSON DRIVE, ASSESSOR'S PARCEL NUMBERS 212-280-02 AND 15
APPLICATION NUMBER GPA12-0002

WHEREAS, The site was designated Commercial by the General Plan in 2007 as part of the Winco project, and

WHEREAS, An application has been initiated to amend the General Plan designation of the site from Commercial to Residential High as part of a development application to construct a 300-unit apartment project on the site, and

WHEREAS, The subject property is well suited for high density residential development because of its close proximity to a grocery store, retail and consumer services, recreational opportunities, employment, and access to I-205, and

WHEREAS, The project represents an infill site in the City, promotes a compact development pattern, minimizes consumption of open space lands and resources, and provides for high-density housing opportunities which assist the City in achieving housing goals established in the City's General Plan Housing Element, and

WHEREAS, The project is consistent with General Plan Housing Element Goals and Policies, including Policy 3.1 ("Provide for a range of residential densities and products, including...higher-density apartments"), and

WHEREAS, Although the Commercial General Plan designation provides for residential apartments, the amendment to Residential High will more specifically reflect the proposed residential land use of the site, and

WHEREAS, The Planning Commission conducted a public hearing to review the project on January 23, 2013 and recommended approval of the General Plan Amendment to the City Council, and

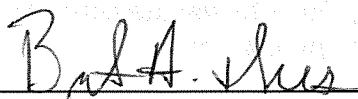
WHEREAS, On February 19, 2013, the City Council conducted a public hearing to review the General Plan Amendment, and

WHEREAS, On February 19, 2013, the City Council approved an Addendum to the Winco Environmental Impact Report (SCH#2003102045) for the project;

NOW, THEREFORE, BE IT RESOLVED, That the Tracy City Council approves the General Plan designation amendment from Commercial to Residential High for the 10.8-acre site described above.

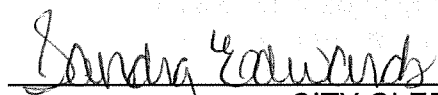
The foregoing Resolution 2013-030 was adopted by the Tracy City Council on the 19th day of February, 2013, by the following vote:

AYES: COUNCIL MEMBERS: MACIEL, MANNE, YOUNG, IVES
 NOES: COUNCIL MEMBERS: RICKMAN
 ABSENT: COUNCIL MEMBERS: NONE
 ABSTAIN: COUNCIL MEMBERS: NONE



MAYOR

ATTEST:



CITY CLERK

RESOLUTION 2013- 144APPROVING A GENERAL PLAN AMENDMENT, THE CORDES RANCH SPECIFIC PLAN,
AND PETITION FOR ANNEXATION OF THE CORDES RANCH SITE INTO THE CITY OF
TRACY, APPLICATION NUMBERS GPA13-0002 AND A/P13-0001

WHEREAS, On February 1, 2011, the City of Tracy adopted a General Plan ("General Plan"), which guides the growth of the City of Tracy (Resolution 2011-029); and

WHEREAS, A Final Environmental Impact Report ("FEIR") for the General Plan (SCH# 2008092006) was certified in 2011, which considered the environmental consequences of the adoption of the General Plan and included the adoption of a series of self-mitigating goals, policies, actions, and mitigation measures; and

WHEREAS, With certification of the FEIR in 2011, the City Council of the City of Tracy adopted a Statement of Overriding Considerations (Resolution No. 2011-028) for a number of unavoidable significant impacts identified within the General Plan FEIR, which is incorporated herein by reference; and

WHEREAS, The General Plan establishes areas for future growth, and identifies one of those areas as Urban Reserve 6, otherwise known as the Cordes Ranch site; and

WHEREAS, Applications were submitted to the City of Tracy for the Cordes Ranch Specific Plan, a General Plan Amendment, and Prezoning/Annexation (Application Numbers GPA13-0002 and A/P13-0001); and

WHEREAS, A Final Environmental Impact Report ("FEIR") for the Cordes Ranch Specific Plan (and related applications) (SCH No. 2011122015) was prepared in compliance with the requirements of the California Environmental Quality Act ("CEQA") and recommended for City Council approval by Planning Commission Resolution No.2013-0014; and

WHEREAS, The Cordes Ranch Specific Plan constitutes a comprehensive, long-range planning document consistent with the General Plan and capable of guiding development within the planning area, and meets all requirements of the California Planning and Zoning Law and all other applicable codes; and

WHEREAS, Pursuant to Tracy Municipal Code section 10.20.060(b), the Cordes Ranch Specific Plan is consistent with the City's General Plan, adequately describes all the infrastructure needed to support the land uses described in the Specific Plan, including detailed plans and technical studies that show how infrastructure will be funded and implemented, and otherwise meets all requirements of the California Planning and Zoning Law and all other applicable codes; and

WHEREAS, The adoption of the Cordes Ranch Specific Plan is in the public interest, in general, and specifically in the interests of the City and residents within the Tracy Planning Area; and

WHEREAS, The Cordes Ranch Specific Plan is consistent with the goals and policies of the General Plan and with the purposes, standards and land use guidelines therein; and

WHEREAS, The Cordes Ranch Specific Plan creates a major employment area within the Tracy Planning Area, increasing the local employment opportunities for City residents; and

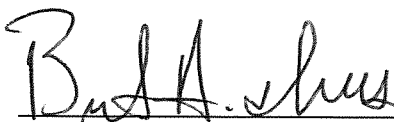
WHEREAS, On July 30, 2013, the Planning Commission, following a duly noticed public hearing, in accordance with State law, considered and recommended to City Council approval of the Cordes Ranch Specific Plan, General Plan Amendment, and the Rezoning and Annexation of the Cordes Ranch Specific Plan site,

NOW, THEREFORE BE IT RESOLVED as follows:

1. Recitals. The foregoing recitals are true and correct and are incorporated herein as findings.
2. Compliance with CEQA. The Final Environmental Impact Report ("FEIR") for the Cordes Ranch Specific Plan (SCH No. 2011122015, certified City Council by Resolution No. 2013-143, and incorporated herein by this reference) was prepared in compliance with the requirements of the California Environmental Quality Act ("CEQA").
3. General Plan Amendment Approval. The City Council hereby approves a General Plan Amendment GPA13-0002, as attached to the September 3, 2013 Staff Report as Attachment "B".
4. Specific Plan Approval. The City Council hereby approves the Cordes Ranch Specific Plan, as attached to the September 3, 2013 City Council Staff Report as Attachment "A".
5. Petition for Annexation. The City Council hereby approves the preparation by City Staff and submission to the San Joaquin County Local Agency Formation Commission of a petition for annexation to the City of the Cordes Ranch Specific Plan area pursuant to the applicable requirements of the Cortese-Knox-Hertzberg Act and the California Government Code.
6. Effective Date. This resolution shall be effective immediately.


The foregoing Resolution 2013- 144 was passed and adopted by the City Council of the City of Tracy on the 3rd day of September 2013, by the following vote:

| | | |
|----------|------------------|-------------------------------------|
| AYES: | COUNCIL MEMBERS: | MACIEL, MANNE, RICKMAN, YOUNG, IVES |
| NOES: | COUNCIL MEMBERS: | NONE |
| ABSENT: | COUNCIL MEMBERS: | NONE |
| ABSTAIN: | COUNCIL MEMBERS: | NONE |



Mayor

ATTEST:



City Clerk

RESOLUTION 2014-017

APPROVING A GENERAL PLAN LAND USE DESIGNATION AMENDMENT OF A 10-ACRE SITE IN THE LYON CROSSROADS SUBDIVISION APN 238-040-07 FROM PUBLIC FACILITIES TO RESIDENTIAL LOW THE APPLICANT AND OWNER IS WILLIAM LYON HOMES INCORPORATED – APPLICATION NUMBER GPA13-0003

WHEREAS, The subject property consists of a 10-acre parcel in the Lyon Crossroads Planned Unit Development area and the 10-acre site is designated for a public school, and

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

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

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

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

WHEREAS, Development of the site for uses other than a public school requires an amendment to the Lyon Crossroads Planned Unit Development as well as a tentative subdivision map application, and

WHEREAS, The Planning Commission conducted a public hearing to review the project on January 8, 2014, recommending approval of the proposed amendment, and

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

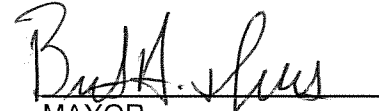
NOW, THEREFORE, BE IT RESOLVED, That City Council does hereby approve an amendment to the General Plan land use designation of the 10-acre site in the Lyon Crossroads subdivision from Public Facilities to Residential Low.

* * * * *


Resolution 2014-017
Page 2

The foregoing Resolution 2014-017 was passed and adopted by the Tracy City Council on the 4th day of February, 2014 by the following vote:

AYES: COUNCIL MEMBERS: MACIEL, MANNE, RICKMAN, YOUNG, IVES
NOES: COUNCIL MEMBERS: NONE
ABSENT: COUNCIL MEMBERS: NONE
ABSTAIN: COUNCIL MEMBERS: NONE


MAYOR

ATTEST:


CITY CLERK

RESOLUTION 2014-183

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

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

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

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

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

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

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

WHEREAS, The Planning Commission conducted a public hearing to review the project on September 24, 2014, and recommended City Council approval of the General Plan amendment, and

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

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

Resolution 2014-183

Page 2


The foregoing Resolution No. 2014-183 was passed and adopted by the Tracy City Council on the 21st day of October, 2014, by the following vote:

AYES: COUNCIL MEMBERS: MACIEL, MANNE, RICKMAN, YOUNG, IVES

NOES: COUNCIL MEMBERS: NONE

ABSENT: COUNCIL MEMBERS: NONE

ABSTAIN: COUNCIL MEMBERS: NONE


MAYOR

ATTEST:


INTERIM CITY CLERK

RESOLUTION 2016-004

RECITING THE FACT OF THE SPECIAL ELECTION HELD ON DECEMBER 8, 2015,
DECLARING THE RESULTS AND SUCH OTHER MATTERS AS PROVIDED BY LAW

WHEREAS, a Special Election was held and conducted in the City of Tracy, California, on Tuesday, December 8, 2015, as required by law; and

WHEREAS, notice of the election was given in time, form, and manner as provided by law; that voting precincts were properly established; that election officers were appointed and that in all respects the election was held and conducted and the votes were cast, received and canvassed and the returns made and declared in time, form and manner as required by the provisions of the Elections Code of the State of California for the holding of elections in general law cities; and

WHEREAS, pursuant to Tracy City Council Resolution 2015-162 adopted on September 15, 2015, the County Elections Department canvassed the returns of the election and has certified the results per Elections Code section 10264. The results are attached and made a part hereof as Exhibit A.

NOW, THEREFORE, the Tracy City Council does resolve, declare, determine, and order as follows:

SECTION 1. That the measure voted upon at the election was as follows:

| | |
|--|-----|
| Measure K - Shall an ordinance be adopted establishing a new Active Adult Residential Allotment Program in the City's Municipal Code; exempting such program from the City's Growth Management Ordinance; and allocating 600 Active Adult Residential Allotments to property located at the southeast corner of Corral Hollow and Valpico Roads? | YES |
| | NO |

SECTION 2. That as a result of the election the majority of the voters voting on Measure K voted in favor (78.23%) and 21.77% voted against. Therefore, the measure was carried, and shall be deemed adopted and ratified.

SECTION 3. That the City Clerk shall enter on the records of the Tracy City Council, a statement of the results of the election showing the (1) the whole number of ballots cast in the City; (2) the measure voted upon; (3) the number of votes given at each precinct for and against the measure; (6) the total number of votes given for and against the measure.

SECTION 4. That the ordinance shall take effect 10 days after the adoption of this resolution.

Resolution 2016-004
Page 2


The foregoing Resolution 2016-004, was passed and adopted by the Tracy City Council on the 5th day of January, 2016, by the following vote:

AYES: COUNCIL MEMBERS: VARGAS, YOUNG, RICKMAN, MACIEL

NOES: COUNCIL MEMBERS: NONE

ABSENT: COUNCIL MEMBERS: NONE

ABSTAIN: COUNCIL MEMBERS: MITRACOS


MAYOR

ATTEST:


CITY CLERK

RESOLUTION 2015-162

RESCINDING RESOLUTION 2015-144 AND DIRECTING THAT A PROPOSED ORDINANCE BE SUBMITTED TO THE VOTERS AT A SPECIAL ELECTION TO BE HELD ON DECEMBER 8, 2015 AND APPROPRIATING \$275,776 FROM THE CITY'S GENERAL FUND FOR THE COSTS ASSOCIATED WITH VERIFYING SIGNATURES AND HOLDING THE SPECIAL ELECTION

WHEREAS, on June 4, 2015, proponents Eugene Birk, Wayne Schneider, and Carl Roy Hawkins, filed in the City Clerk's Office a Notice of Intent to Circulate Petition for the purpose of adopting an initiative measure; and

WHEREAS, on July 20, 2015, the initiative petitions were filed in the Office of the City Clerk; the total number of raw signatures submitted by the proponents was 8,235; the total number of Random Sample signatures verified by the San Joaquin County Registrar of Voters was 500 and the total number of sufficient signatures was 397 (79.400%), valid signatures percentage required for Sample Verification 67.524%; and

WHEREAS, the minimum number of 5,087 (61.38.5%) signatures required to call a special election was met; and

WHEREAS, on September 1, 2015 the City Council adopted Resolution 2015-144 ordering a special election be held on December 1, 2015; and

WHEREAS, Since that time, it has been determined that the special election should be held on December 8, 2015 rather than December 1, 2015.

NOW, THEREFORE, BE IT RESOLVED as follows:

SECTION 1. Resolution 2015-144 is rescinded.

SECTION 2. A special election is ordered to be held on Tuesday, December 8, 2015, to submit the following question to the qualified electors of the City of Tracy:

| | |
|--|-----|
| Shall an ordinance be adopted establishing a new Active Adult Residential Allotment Program in the City's Municipal Code; exempting such program from the City's Growth Management Ordinance; and allocating 600 Active Adult Residential Allotments to property located at the southeast corner of Corral Hollow and Valpico Roads? | YES |
| | NO |

SECTION 3. The proposed complete text of the ordinance submitted to the voters is attached as Exhibit A.

SECTION 4. The City Council appropriates \$275,776 from the City's General Fund to the City Clerk's election account to pay for the estimated cost of verifying signatures on the petitions and for holding the special election.

SECTION 5. The measure shall pass by 50% + 1.

Resolution 2015-162
Page 2


The foregoing Resolution 2015-162 , was passed and adopted by the Tracy City Council on the 15th day of September, 2015, by the following vote:

AYES: COUNCIL MEMBERS: RICKMAN, VARGAS, YOUNG, MACIEL

NOES: COUNCIL MEMBERS: NONE

ABSENT: COUNCIL MEMBERS: NONE

ABSTAIN: COUNCIL MEMBERS: MITRACOS


MAYOR

ATTEST:

CITY CLERK

THE FOREGOING DOCUMENT IS CERTIFIED
TO BE A CORRECT COPY OF THE ORIGINAL
ON FILE IN THIS OFFICE.

CITY CLERK, CITY OF TRACY

BY: 

DATE: 9/16/15

RECEIVED
CITY CLERK'S OFFICE
2015 JUN -4 PM 1:44
CITY OF TRACY
TRACY, CA

We, the People of the City of Tracy, do hereby find, determine, resolve, adopt and ordain as follows:

SECTION 1. Purpose, Intent, Findings and Declarations.

(a) We, the undersigned, registered, qualified voters of California, residents of the City of Tracy, hereby propose resolution, ordinance and related actions relating to active adult residential development, and petition you to immediately submit this Initiative Measure to the City Council for submission to the voters of the City of Tracy at a special election pursuant to Elections Code section 9214, or the next regular municipal election for which it qualifies.

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(b) For individuals aged 55 and older, very few residential opportunities currently exist in Tracy with on-site amenities, the ability to connect with peers in a social setting and a recreation-at-home lifestyle. This Initiative Measure is intended to facilitate the development of quality, safe, senior / active adult housing (also referred to in this Initiative Measure as “Active Adult Residential” or “AAR”) communities within Tracy, which will promote a lifestyle, a “place,” and welcoming community for those older individuals encompassed by the protections of California Civil Code Sections 51.2, 51.3 and 51.4, the Federal Fair Housing Act, and Title 24 of the California Code of Regulations (hereinafter referred to as “Active Adults”). This Initiative Measure also amends the General Plan, Tracy Municipal Code and other controlling local laws to adopt a process whereby proponents of Active Adult Residential projects (the property) may obtain Active Adult Residential Allotments, separate from the City’s Growth Management Ordinance, but only when all of the following take place: (i) the Active Adult Residential Allotments are approved (adopted) through a ballot measure (in accordance with the Elections Code, including without limitation, sections 9214, 9215, 9222) for a particular piece of property, (ii) City-involved planning decisions are made approving the project (with full City discretion), and (iii) the project is restricted by the property developer to Active Adult residents. Finally, this Initiative Measure reclassifies a vacant property, known as Urban Reserve 9, as an Area of Special Consideration under Tracy’s General Plan intended for low-density residential uses, and sets up a program by which a limited number of Active Adult Residential Allotments could be issued to this area if: (i) Approval by the City of a specific plan for the property (with the City retaining full discretion and authority over that specific plan process and approval) takes place; and (ii) Restriction of the property by the owner to Active Adult development, as encompassed by California Civil Code Sections 51.2, 51.3 and 51.4, the Federal Fair Housing Act, and Title 24 of the California Code of Regulations, takes place.

(c) The growing number of older citizens present a unique and important housing opportunity for any community: Many are still active in the workplace, some are retired, and some are employed but not part of traditional work patterns (including traditional workforce commute patterns). This diversity of retirement timelines has caused significant housing shifts from patterns established by previous generations. Active Adult communities often have a population density (occupants per dwelling unit) of approximately half that of typical, market-rate, single family detached residential subdivisions. Consistent with such higher retirement levels and reduced population counts, these communities generally have fewer vehicular trips (particularly during peak employment-related commute periods), and hence create fewer impacts on traffic and the local transportation network. Likewise, such communities generally do not have resident school-aged children and therefore impose fewer burdens on local public school systems. Further, these age-restricted developments have lower water and sewer demands, and overall lower impacts on public services and facilities. In short, Active Adult communities do not result in the same impacts as typical residential subdivisions. Finally, Active Adult communities create positive benefits for the community, including providing new sources of skilled and experienced workers for local businesses, volunteers for civic organizations and nonprofits, and new consumers desirous of supporting local businesses.

(d) Consistent with controlling law, promoting Active Adult housing will help to satisfy projected regional housing needs. In the future, qualifying senior/Active Adult Residential projects could be developed as small, medium or large master planned communities which may consist of a mix of residential densities and housing types at low, medium and high densities, or residential mixed-use developments. This measure is intended to facilitate planned residential developments at a range of affordability and housing type levels in order to accommodate the growing housing needs of older citizens, and provide new land for open space, trails, and recreational amenities. It also ensures that the development of AAR communities occurs in an approved and orderly fashion by limiting the number of Active Adult Residential Allotments that can occur separate from the City’s Growth Management Ordinance.

(e) Under this Initiative Measure, new development on the property within the area formerly known as Urban Reserve 9, as well as future properties that qualify for Active Adult Residential Allotments through a ballot measure (in accordance with the Elections Code, including without limitation, sections 9214, 9215, 9222), will be subject to environmental review under the California Environmental Quality Act, will be subject to discretionary processes under Planning and Zoning law, the Subdivision Map Act, and all other controlling federal, state and local law, will require developer restriction on the property comprising the residential development to Active Adult in order to operate separate from the City’s Growth Management Ordinance, will require public review and input, and involve and require discretionary City consideration through the City’s normal entitlement and approval processes.

(f) This Initiative Measure is not intended to impede the provision of new Active Adult housing on property that does not wish to secure Active Adult Residential Allotments, is not intended to provide the exclusive means of providing new Active Adult housing, and shall not be construed as imposing any new restrictions or requirements on the development of senior housing that is otherwise conforming to California Civil Code Sections 51.2, 51.3 and 51.4, the Federal Fair Housing Act, and Title 24 of the California Code of Regulations, the City’s General Plan, Municipal Code, Growth Management Ordinance and all other applicable rules and regulations. In other words, this Initiative Measure only seeks to facilitate generally the development of property for communities for Active Adults within Tracy, to reclassify a specific identified piece of vacant property as an Area of Special Consideration where Active Adult development could be encouraged, and establishes a program by which a limited number of Active Adult Residential Allotments could be issued to the property comprising this area if a Specific Plan for development of that property is approved by the City and the property and its development are age-restricted by the property developer. This Initiative Measure does not change the status quo for other properties or for developers of other types of age-qualified housing on other properties in Tracy, which shall remain regulated by the City’s Growth Management Ordinance.

SECTION 2. General Plan Amendments.

(a) We, the people of the City of Tracy, do hereby amend the City of Tracy General Plan, as set forth in this Section 2. This Initiative Measure neither amends nor deletes existing General Plan text by implication; all amendments are made expressly as follows: when new text is added to the General Plan by this Initiative Measure, that new text is shown as underscored (i.e., new text). When existing General Plan text is deleted by this Initiative Measure, that deleted text is shown as struck through (i.e., ~~deleted text~~). Additionally, amendments to the General Plan effectuated by this Initiative Measure are cited by Element or other relevant major section of the General Plan, and then the particular Exhibits, Figures, Objectives, Goals, Policies, and/or Actions that are being added, deleted or revised, and the approximate page in the existing General Plan where the text before revision resides. Inaccuracies in citation shall not nullify the amendments effectuated by this Initiative measure.

(b) The following amendments are hereby made to the City of Tracy General Plan:

(1) The first paragraph of Section A.2 of the Land Use Element at page 2-9, “Growth Management Ordinance,” is hereby amended to read as follows:

The City of Tracy adopted a residential Growth Management Ordinance (GMO) in 1987, which was amended in 2000 by the voter-initiated Measure A. In general terms, the goal of the GMO is to achieve a steady and orderly growth rate that allows for the adequate provision of services and community facilities, and includes a balance of housing opportunities. Under the GMO, builders must obtain a Residential Growth Allotment (RGA) in order to secure a residential building permit. The GMO limits the number of RGAs and building permits to an average of 600 housing units per year for market rate housing, with a maximum of 750 units in any single year. There are exceptions for affordable housing.¹ The GMO shall not apply to Active Adult Residential (AAR) property that has secured “Active Adult Residential Allotments” through a ballot measure, in accordance with the Elections Code, including without limitation, sections 9214, 9215, 9222, and pursuant to Chapter 10.18 of the City’s Municipal Code. The initiative measures that sets such Active Adult Residential Allotments for a particular property may set the annual number of building permits that may be issued for such particular property, thereby setting the maximum annual rate of potential development of such property’s senior housing that is otherwise conforming to California Civil Code Sections 51.2, 51.3 and 51.4, the Federal Fair Housing Act, and Title 24 of the California Code of Regulations and the City’s General Plan. Active Adult development that does not seek Active Adult Residential Allotments pursuant to Chapter 10.18 of the Municipal Code shall be subject to the GMO.

Implementation of the GMO to meet the goals and policies of the General Plan, including concentrated growth, infill development, and affordable housing as high priorities, is through the Growth Management Ordinance Guidelines, which are adopted by resolution of the City Council. The GMO Guidelines include a map that establishes an “RGA Eligibility Area” showing the area where property owners are eligible to apply for RGAs. The Guidelines also include specific qualitative and quantitative criteria for the allocation of RGAs with said criteria periodically updated as provided by the resolution.

(2) Section A.2 of the Land Use Element at page 2-9, “Growth Management Ordinance,” footnote 1, second paragraph, is hereby amended to read as follows:

[FN1] Through implementation of this General Plan and the GMO, Tracy is projected to have a population of approximately 109,000 people in the year 2025. This number is based on an estimate of the number of residential units allowed per year multiplied by the number of years multiplied by the

number of people per residential unit (units x years x people per unit), and adding that to the population of Tracy in 2000, which was approximately 57,000 people, according to the US Census.

Between the years 2000 and 2025, the number of residential units allowed under the City’s Growth Management Ordinance is 15,000 units (600 per year times 25 years). Exceptions to allow for additional affordable housing ~~is-are~~ included. The General Plan Housing Element also has a target of 1,200 affordable units during this same time period, ~~which in addition to the number of units allowed under the Growth Management Ordinance would bring the total number of units to 16,200, resulting in an additional 52,000 people (using a multiplier of 3.21 persons per household), or a total population of 109,000 in the year 2025. Finally, the General Plan recognizes and authorizes Chapter 10.18 of the City’s Municipal Code to exempt from the Growth Management Ordinance Active Adult Residential property that has received Active Adult Residential Allotments through a ballot measure (in accordance with the Elections Code, including without limitation, sections 9214, 9215, 9222). Because Active Adult Residential units are generally of lower density than non-Active Adult market-rate housing (to be conservative, an assumption of 2.0 persons per household is used) and because currently 600 Active Adult Residential Allotments have been authorized through a ballot measure for the property/area formerly known as Urban Reserve 9 (and is now referred to as the Tracy Village property), which is designated “Residential Low” under the General Plan, these additional units would result in an additional 1,200 people, for a total projected population of 110,200 in the year 2025.~~

(3) Table 2-2 of the Land Use Element at page 2-14, “General Plan Land Use Designations (City Limits and SOI)” is hereby amended to re-designate land from Urban Reserve to Residential Low as follows:

| Table 2-2 General Plan Land Use Designations (City Limits and SOI) | | | |
|--|---------------------|-------------|-------------|
| Land Use Designation | City Limits (Acres) | SOI (Acres) | Total |
| Residential Very Low | 193 | 266 | 459 |
| Residential Low | 3,583 | 296,430 | 3,879,013 |
| Residential Medium | 1,503 | 29 | 1,532 |
| Residential High | 217 | 31 | 248 |
| TR – Ellis | - | 287 | 287 |
| Commercial | 766 | 498 | 1,263 |
| Office | 544 | -- | 544 |
| Downtown | 116 | -- | 116 |
| Village Center | 123 | 8 | 131 |
| Industrial | 2,282 | 1,733 | 4,015 |
| Urban Reserve | 172 | 3,872-3,738 | 4,044-3,910 |
| Public Facilities | 990 | 66 | 1,057 |
| Park | 251 | 516 | 767 |
| Open Space | 81 | 3,469 | 3,551 |
| Aggregate | 10 | 163 | 172 |
| Agriculture | - | 916 | 916 |
| 1. Acreages have been rounded. | | | |
| 2. Information about the land use mix envisioned for areas with Urban Reserve designations are provided in the descriptions and statistical profiles on pp. 54-87. | | | |
| 3. Table has been updated under Amendment. | | | |

(4) Figure 2-2 of the Land Use Element at page 2-15 (General Plan Land Use Designations) is hereby amended by this Initiative Measure to reflect the re-designation of “Urban Reserve 9” to “Residential Low.” An enlarged portion of Figure 2-2 of the Land Use Element at page 2-15 (General Plan Land Use Designations), as amended by this Initiative Measure, is attached to this Initiative Measure as *Attachment A*, and is incorporated herein by this reference as if set forth herein in full, in order to show in diagram form the location and re-designation of “Urban Reserve 9” to “Residential Low.”

(5) Section C of the Land Use Element at page 2-38 is hereby amended to add Policy P8 under Objective LU-1.4, as follows:

P8. The City shall encourage Active Adult communities to meet the needs of an aging population and to offer a variety of housing and recreational choices as part of its efforts to promote equal housing opportunities in the City’s housing market for all age ranges.

(6) Figure 2-4 of the Land Use Element at page 2-52 (Areas of Special Consideration) is hereby amended by this Initiative Measure to include a new Area of Special Consideration No. 11, Tracy Village Specific Plan Area, located as more particularly shown on *Attachment B* to this Initiative Measure, which is attached hereto and is incorporated herein by this reference as if set forth herein in full.

(7) Section D of the Land Use Element (Areas of Special Consideration) at page 2-59 is hereby amended to include the following new Area of Special Consideration No. 11, Tracy Village Specific Plan Area, as follows:

11. Tracy Village Specific Plan Area.

The Tracy Village Specific Plan Area property is a single rectangular shaped parcel comprising approximately 134 acres located on Valpico Road just east of Corral Hollow Road, and is the area formerly known as Urban Reserve 9. The property is currently outside of the City’s territorial limits, but is within its sphere of influence, and is adjacent to the City on two sides. The property is currently undeveloped and used for agricultural uses, and is surrounded on three sides by existing residential neighborhoods. The vision for this property is a low-density, master planned residential community. This property has the potential to facilitate and promote an “active adult” lifestyle, a “place” for our older citizens, a welcoming community for those individuals encompassed by the protections of California Civil Code Sections 51.2, 51.3 and 51.4, the Federal Fair Housing Act, and Title 24 of the California Code of Regulations. It is anticipated that future development on the site will be governed by the Tracy Village Specific Plan (when adopted by City), which will establish specific zoning criteria and permitted uses, including the creation of park and recreational amenities, consistent with the goals and policies of the General Plan. This General Plan allows and encourages but does not require active adult development. The property was allotted six hundred (600) Active Adult Residential Allotments by initiative measure, subject to certain prerequisites. Two primary prerequisites to the availability and use of those 600 Active Adult Residential Allotments on the Tracy Village Specific Plan Area property set by that initiative measure are: (i) Approval by the City of a specific plan for the property (with the City retaining full discretion and authority over that specific plan process and approval); and (ii) Restriction of the property by the owner to active adult development encompassed by California Civil Code Sections 51.2, 51.3 and 51.4, the Federal Fair Housing Act, and Title 24 of the California Code of Regulations. Pursuant to that initiative measure, if either of those prerequisites are not satisfied, the six hundred (600) Active Adult Residential Allotments shall not be available to the Tracy Village Specific Plan Area property, and instead the Tracy Village Specific

Plan Area property shall be subject to the City's Growth Management Ordinance (GMO). Additionally, that initiative measure set a maximum annual issuance of two-hundred (200) building permits for habitable structures.

(8) Section E.9 of the Land Use Element at page 2-78 is hereby amended to read as follows:

[The Urban Reserve 9 General Plan designation has been deleted and replaced with the "Residential Low" General Plan designation, as shown in Figure 2-2, General Plan Land Use Designations.]

9. Urban Reserve 9

~~This area, located to the east of Corral Hollow Road is approximately 130 acres. The land use envisioned for this area is predominantly residential at a mixture of densities with some neighborhood park uses. When development occurs, the following additional General Plan policies apply:~~

~~9a. The acreages assigned to land uses in the statistical profile for this Urban Reserve are intended as guidelines; the overall distribution and mixture of residential densities may change.~~

~~9b. Future development in this Urban Reserve should strive for a goal of creating neighborhoods that have a well-integrated mixture of housing types with an average density of six dwelling units per acre.~~

~~9c. Consideration should be given to the relationship between the location, intensity of land uses and site layout along the boundary shared by this Urban Reserve and adjacent areas, including the surrounding residential uses.~~

(9) Table 2-11 of the Land Use Element at page 2-79, "Statistical Profile: Urban Reserve 9," is hereby deleted in its entirety:

TABLE 2-11 STATISTICAL PROFILE: URBAN RESERVE 9

| Land Use Designation* | Acrees | Adjusted Gross Acres | % of Total Land | Assumed Density ^b | Approximate # of Homesites ^c |
|-----------------------|--------|----------------------|-----------------|------------------------------|---|
| Residential Low | 57 | 48 | 44% | 4.35 | 210 |
| Residential Medium | 43 | 37 | 34% | 9 | 330 |
| Residential High | 17 | 14 | 13% | 18.75 | 260 |
| Park | 13 | | 10% | | |
| Total Acres | 130 | 110 | | | 800 du |

* Does not include land for Public Facility or Open Space designations. Distribution of land uses may change as a result. These uses will be determined at the time of a Zoning District, Specific Plan or PUD.

^b Assumed density (du/acre) is less than maximum allowed in a particular land use designation.

^c Dwelling units (du) numbers have been rounded to the nearest 10.

Note: Table has been updated under Amendment.

SECTION 3. Amendments to the City of Tracy's Municipal Code and Zoning Ordinance.

(a) We, the people of the City of Tracy, do hereby amend the City of Tracy's Municipal Code, as set forth in this Section 3. This Initiative Measure neither amends nor deletes existing City of Tracy Municipal Code text by implication; all amendments are made expressly as follows: when new text is added to the City of Tracy Municipal Code by this Initiative, that new text is shown as underscored (i.e., new text). When existing Municipal Code text is deleted by this Initiative that deleted text is shown as struck through (i.e., ~~deleted text~~). Additionally, amendments to the City of Tracy Municipal Code effectuated by this Initiative are cited by chapter, section and/or other relevant demarcation in the City of Tracy Municipal Code, and then the particular Exhibits, Figures, Objectives, Goals, Policies, and/or Actions that are being added, deleted or revised. Inaccuracies in citation shall not nullify the amendments effectuated by this Initiative Measure.

(b) We, the people of the City of Tracy, do hereby adopt the following new Section 10.12.021, added to Chapter 10.12, Residential Growth Management Plan, of the City of Tracy's Municipal Code, to read as follows:

10.12.021 – Exemption For Certain Active Adult Residential Uses.

(a) Residential development on property that has obtained Active Adult Residential Allotments pursuant to Chapter 10.18 of the Municipal Code is unlike typical residential property in important ways. The senior housing development on such property generates fewer vehicular trips resulting in improved air quality over typical residential subdivisions, imposes fewer burdens on local public school systems and public services, creates lower demand for athletic fields, and has lower water and sewer demands. Such AAR communities are also recognized as providing a new source of skilled and experienced volunteers for civic organizations and nonprofits, as well as supporting local businesses and creating additional community benefits such as parks and other recreational amenities.

(b) For these reasons, the development of property that has been allocated "Active Adult Residential Allotments" through a ballot measure (in accordance with the Elections Code, including without limitation, sections 9214, 9215, 9222) are not subject to this GMO or the GMO Guidelines and shall not require any residential growth allotment under the GMO. In addition, new AAR units constructed with Active Adult Residential Allotments shall not be counted against the annual residential growth allotment allotments under this chapter. Finally, the term "residential building permits" as set forth in section 10.12.110 of this chapter shall be construed as meaning only residential building permits for residential units which have not been allotted Active Adult Residential Allotments through the initiative process and chapter 10.18 of the Tracy Municipal Code.

(c) We, the people of the City of Tracy, do hereby adopt the following new Chapter 10.18, Active Adult Residential Allotments, to the City of Tracy Municipal Code, to read as follows:

Chapter 10.18. Active Adult Residential Allotments

Article I. General Provisions

10.18.010 - Authority and reference to chapter.

This chapter 10.18 of the Tracy Municipal Code may be referred to as "Active Adult Residential Allotments Ordinance" (also referred to as "AAR Allotments").

10.18.020 - Purpose.

The purpose and intent of this chapter is to facilitate the General Plan goal of developing Active Adult Residential communities within the City of Tracy by creating a process whereby Active Adult Residential Allotments (AAR Allotments) may be allocated to specific properties within the City of Tracy through the initiative process, separate from the City's Growth Management Ordinance.

10.18.030 – Definitions

Unless otherwise provided in this chapter, the definitions set forth in chapter 10.08 (Zoning Regulations), chapter 12.08 (Subdivision Ordinance), and title 9 (Building Regulations) of this Code shall apply to this chapter. In the event that the definitions or provisions of the Zoning Regulations, the Subdivision Ordinance, or the Building Regulations, or any other provisions of this Code conflict with any provisions of this chapter, then this chapter shall control to the extent necessary to administer and effectuate the purpose of this chapter.

Article 2. Active Adult Residential Allotments.

10.18.040 – Limitations

AAR Allotments shall be allocated in accordance with this chapter and through a ballot measure (in accordance with the Elections Code, including without limitation, sections 9214, 9215, 9222), as required by this chapter. Once allotted through such initiative process to a particular property, such AAR shall not be transferred to any other property.

Article 3. Implementation.

10.18.050 – Requirements

(a) An Active Adult Residential Allotment (or residential growth allotment, for projects which do not have Active Adult Residential Allotments) shall be required for any dwelling unit to be constructed on property as a condition of issuance of building permits. Prior to the issuance of building permits for the development of AAR units pursuant to this chapter, applicants shall demonstrate to the satisfaction of the City of Tracy's Director of Development and Engineering Services that such units are subject to a Specific Plan or Planned Unit Development Permit that establish dwelling unit and population density, design, and neighborhood compatibility standards, including but not limited to the following: (1) the maximum and minimum number of residential units allowed and the average number of people per unit; (2) the density ranges allowed in terms of dwelling units per acre, and the maximum and minimum numbers of each such residential housing type; (3) the criteria that will be used to establish the location/mix of residential design and housing types; and (4) the park and recreational uses. In addition, in order for a property awarded AAR Allotments through a ballot measure (in accordance with the Elections Code, including without limitation, sections 9214, 9215, 9222) to use such AAR Allotments pursuant to the AAR Allotment process set forth in this chapter, residential occupancy of said property shall be limited by the property developer (through deed restriction, condition of land development approval, lease, and/or other enforceable manner) to Active Adults (persons qualifying under California Civil Code Sections 51.2, 51.3 and 51.4, the Federal Fair Housing Act, Title 24 of the California Code of Regulations, and related controlling law).

(b) "Active Adult Residential Allotments" is the phrase used to denote the approval through a ballot measure (in accordance with the Elections Code, including without limitation, sections 9214, 9215, 9222) of a specific maximum number of AAR residential units allowed for a named property. Once such specific Active Adult Residential Allotments are approved through such initiative process, then such approved Active Adult Residential Allotments may be used only on the AAR property named through such initiative process. In other words, through such initiative process, the maximum number of Active Adult Residential Allotments shall be determined, and shall be assigned only to that property designated by such initiative measure. Because of such initiative-process-determined AAR Allotments, AAR properties that have received such Active Adult Allotments are not subject to the City's Growth Management Ordinance (GMO), as explained in the City's General Plan and Municipal Code, including without limitation, this chapter.

10.18.060 – Other Senior Housing

This Active Adult Residential Allotments Ordinance does not provide the exclusive means of providing new Active Adult housing, and shall not be construed as imposing any new restrictions or requirements on the development of senior housing that is otherwise conforming to California Civil Code Sections 51.2, 51.3 and 51.4, the Federal Fair Housing Act, and Title 24 of the California Code of Regulations, the City's General Plan, Municipal Code, Growth Management Ordinance and all other applicable rules and regulations. This Active Adult Residential Allotments Ordinance only applies to those properties identified in a ballot measure (in accordance with the Elections Code, including without limitation, sections 9214, 9215, 9222) as being qualified to secure Active Adult Residential Allotments, if the requirements of the General Plan, this chapter, and said initiative measure are satisfied. This chapter provides for, and does not change the status quo for properties and developments of other types of age-qualified housing in Tracy. For those properties and developers who do not wish to avail themselves of the Active Adult Residential Allotments this chapter provides for, all of the other relevant controlling law shall apply, including without limitation California Civil Code Sections 51.2, 51.3 and 51.4, the Federal Fair Housing Act, and Title 24 of the California Code of Regulations, the City's General Plan, the Tracy Municipal Code, and the Growth Management Ordinance (GMO).

Article 4. Urban Reserve Area 9/ Tracy Village Specific Plan Area.

10.18.070 – Allocation of Active Adult Allotments.

(a) By a ballot measure (this Initiative Measure), Six hundred (600) Active Adult Residential Allotments are allocated to the property/area formerly known as Urban Reserve 9, now referenced as the Tracy Village Specific Plan property, located at the southeast corner of Corral Hollow and Valpico Roads. This Article 4 and its sections were included in a ballot measure (this Initiative Measure) and provide the details of that allocation of Active Adult Allotments to the Tracy Village Specific Plan property.

(b) An individual (one (1)) Active Adult Residential Allotment shall be required for each individual dwelling unit to be developed as an AAR residential unit on the Tracy Village Specific Plan property, and possession of such an Active Adult Residential Allotment shall be a condition of building permit issuance.

(c) No more than two-hundred (200) residential building permits may be issued by City for the Tracy Village Specific Plan property in any given calendar year.

10.18.080 – Exclusive Use/No Transfers of AAR Allotments Allowed.

(a) All or any part of said six hundred (600) Active Adult Residential Allotments allocated to the Tracy Village Specific Plan property by this Initiative Measure shall only be used on the Tracy Village Specific Plan property, and shall not be transferred (in whole or part) to any other project or property.

(b) Said six hundred (600) Active Adult Residential Allotments allocated to said Tracy Village Specific Plan property shall not expire.

10.18.090 – Application of Articles 1, 2, 3 and 4.

The general provisions of Articles 1, 2 and 3 of this Chapter 10.18, Active Adult Residential Allotments, shall apply to the six hundred (600) Active Adult Residential Allotments allocated to the Tracy Village Specific Plan property by this Article 4.

SECTION 4. Implementation.

(a) Nothing in this Initiative Measure shall be construed to preclude, prohibit or limit the City from complying with any requirements under state housing law. To the extent that any provision of this Initiative Measure can be read to conflict with state housing law, it shall be interpreted to allow for compliance with state housing law, consistent with the effectuation of all the purposes and provisions of this Initiative Measure.

(b) Once adopted by this Initiative Measure, and upon application by the then-relevant owner(s) of the property (or portion of property) in question, the General Plan amendment, zoning and pre-zoning provisions of this Initiative Measure may be revised by the City without a subsequent vote of the people of the City of Tracy, provided such proposed revision(s) is conducted pursuant to controlling California law, including without limitation the California Environmental Quality Act and the Planning and Zoning law.

(c) Additional approvals and permits outside of the scope of this Initiative Measure (e.g., subdivision maps, building permits, etc.) will be necessary or desirous to the development of the Tracy Village Specific Plan property. Such approvals and permits may be approved, issued, revised and otherwise acted upon without a subsequent vote of the people of the City of Tracy. Additionally, nothing in this Initiative Measure is intended to remove the legal requirement that the City and all responsible agencies fully comply with the California Environmental Quality Act, Planning and Zoning Law, the Subdivision Map Act, and any and all other relevant laws prior to taking action on such subsequent approvals and permits for the Tracy Village Specific Plan property.

(d) In accordance with the ruling in *L.I.F.E. Committee v. City of Lodi* (1989) 213 Cal.App.3d 1139, this Initiative Measure does not pass judgment on whether or not the annexation of the Tracy Village Specific Plan property to the City is required, and does not say “yea” or “nay” to such annexation. However, in order to effectuate the implementation of this Initiative Measure, we the people of the City of Tracy hereby express our desire that the City of Tracy take all steps necessary to process and submit requests to the San Joaquin County Local Agency Formation Commission (“LAFCO”) (which steps include without limitation, CEQA compliance, pre-zoning and other pre-approvals for all related parcels) for LAFCO’s action on, and approval of, the annexation of the Tracy Village Specific Plan property to the City of Tracy in order to effectuate the development of this property as proposed and authorized in this Initiative Measure. This Initiative Measure does not and cannot increase or decrease the discretion of the City and LAFCO to determine those actions. However, we the people absolutely desire that such actions take place, and trust that the City and LAFCO will consider our voices when they act.

(e) This Initiative Measure envisions and supports future City, LAFCO and other public agency actions that will implement this Initiative Measure (for example, annexation of the Tracy Village Specific Plan property to the City, etc.), including those actions that may result in future amendments to the General Plan, Tracy Municipal Code and all other local laws and approvals.

SECTION 5. Conflicting Measures.

(a) This Initiative Measure shall be deemed to conflict with any other initiative measure appearing on the same ballot if such other initiative measure(s) address(es) any of the following subjects, whether it does so by specific application or as a more general enactment that could otherwise be applied in a manner that addresses any of the following subjects: age-restricted development, active adult development, GMO inclusions and exclusions addressing age-restricted/active adult development.

(b) In the event that this Initiative Measure and any other initiative measure are approved by the voters at the same election, and this Initiative Measure receives a greater number of affirmative votes than any other such measure or measures, this measure shall control in its entirety and the other measure or measures shall be rendered void and without any legal effect. If this Initiative Measure is approved by a majority of the voters but does not receive a greater number of affirmative votes than any other conflicting initiative measure, this Initiative Measure shall take effect to the extent permitted by law.

SECTION 6. Construction.

(a) This Initiative Measure shall be liberally construed to effectuate its purposes.

(b) This Initiative Measure shall be interpreted so as to be consistent with all federal, state and City of Tracy laws, rules and regulations.

SECTION 7. Severability, Cure and Re-Approval.

(a) If any portion, section, phrase, sentence or word (collectively, “portion”) of this Initiative Measure, or a portion’s application to a particular situation, is held invalid by a court of competent jurisdiction, then that portion shall be considered severed from this Initiative Measure and the remaining portions of this Initiative Measure shall remain in legal force and effect. We, the people of the City of Tracy, declare that we would have adopted this Initiative Measure, and each portion of it, irrespective of the fact that any other portion, or application to a situation, be held invalid.

(b) If any portion of this Initiative Measure is held by a court of competent jurisdiction to be invalid, we the people indicate our strong desire that: (1) the City Council shall use its best efforts to sustain and reenact that portion; and (2) the Council shall implement this Initiative Measure by taking all steps possible to cure any inadequacies or deficiencies identified by the court in a manner consistent with the express and implied intent of this Initiative Measure.

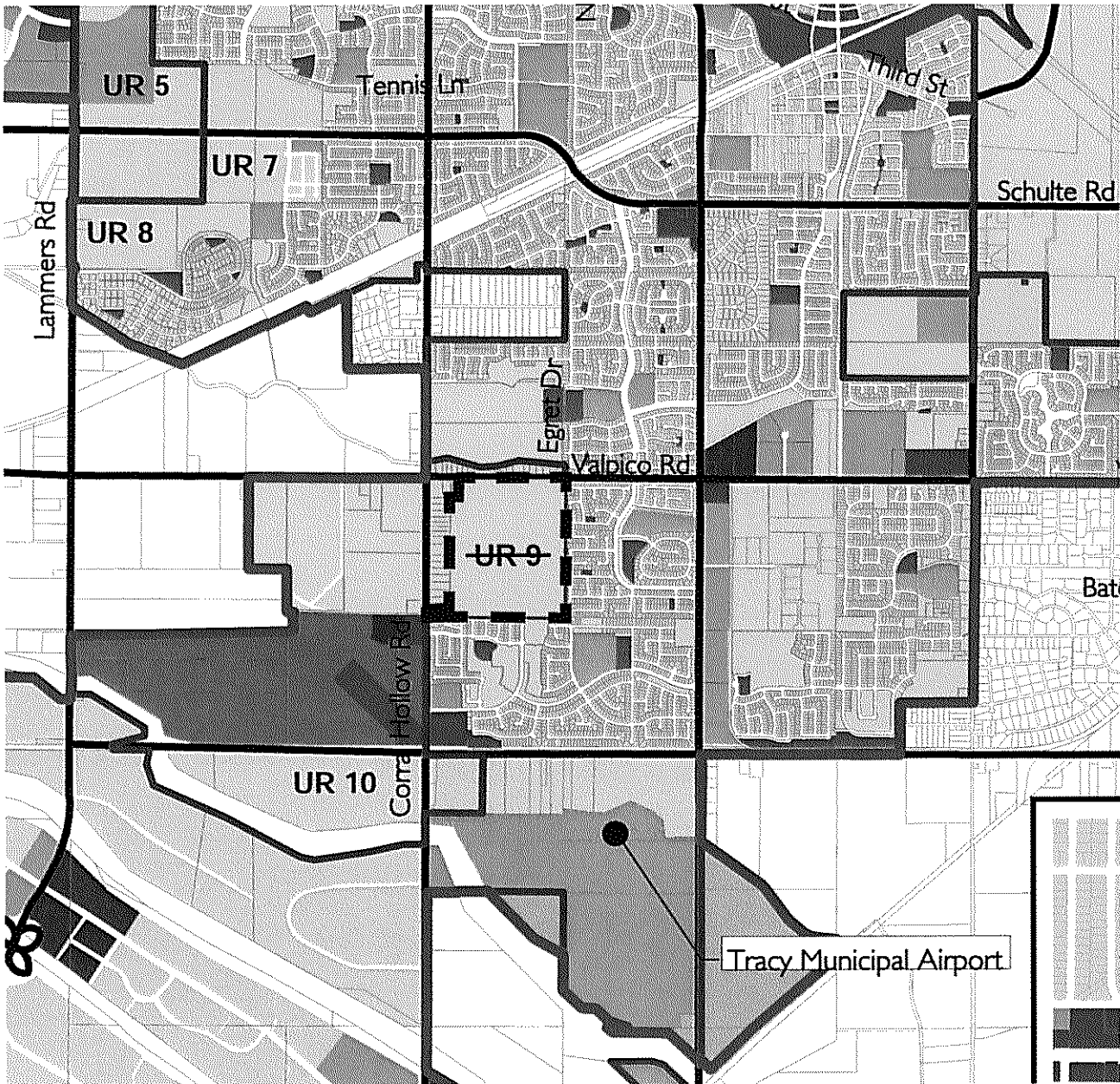
SECTION 8. Adopted Date; Effective Date; Statute of Limitations.

(a) If a majority of the voters vote in favor of this Initiative Measure, then this Initiative Measure shall be considered adopted, and shall be considered to go into effect, in accordance with the provisions of Elections Code section 9217. If, instead, this Initiative Measure is adopted without alteration by a majority of the City Council in accordance with the provisions of Elections Code sections 9214 or 9215, then this Initiative Measure shall be considered adopted and effective upon such date of adoption by such City Council majority.


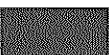

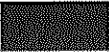














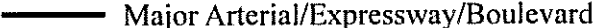
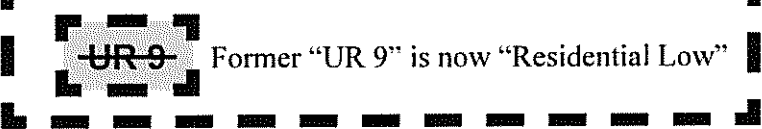
(b) Unless a shorter statute is enacted by the State Legislature, all provisions of this Initiative Measure shall be deemed subject to Government Code Section 65009(c), and no action or proceeding challenging all or any part of this Initiative Measure shall be maintained unless commenced and service made upon the City of Tracy within 90 days of this Initiative Measure’s adoption, either by the voters or by the City Council, as provided above.

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Attachment A: Tracy General Plan Land Use Designations, Figure 2-2



Legend

- | | |
|---|---|
|  Sphere of Influence |  Downtown |
|  City Limits |  Village Center |
|  Residential Very Low |  Public Facilities |
|  Residential Low |  Park |
|  Residential Medium |  Open Space |
|  Residential High |  Agriculture |
|  Traditional Residential - Ellis |  Aggregate |
|  Commercial |  Urban Reserve |
|  Office | |
|  Industrial | |
| |  Major Arterial/Expressway/Boulevard |
| |  Former "UR 9" is now "Residential Low" |

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Attachment B: Tracy General Plan Areas of Special Consideration, Figure 2-4

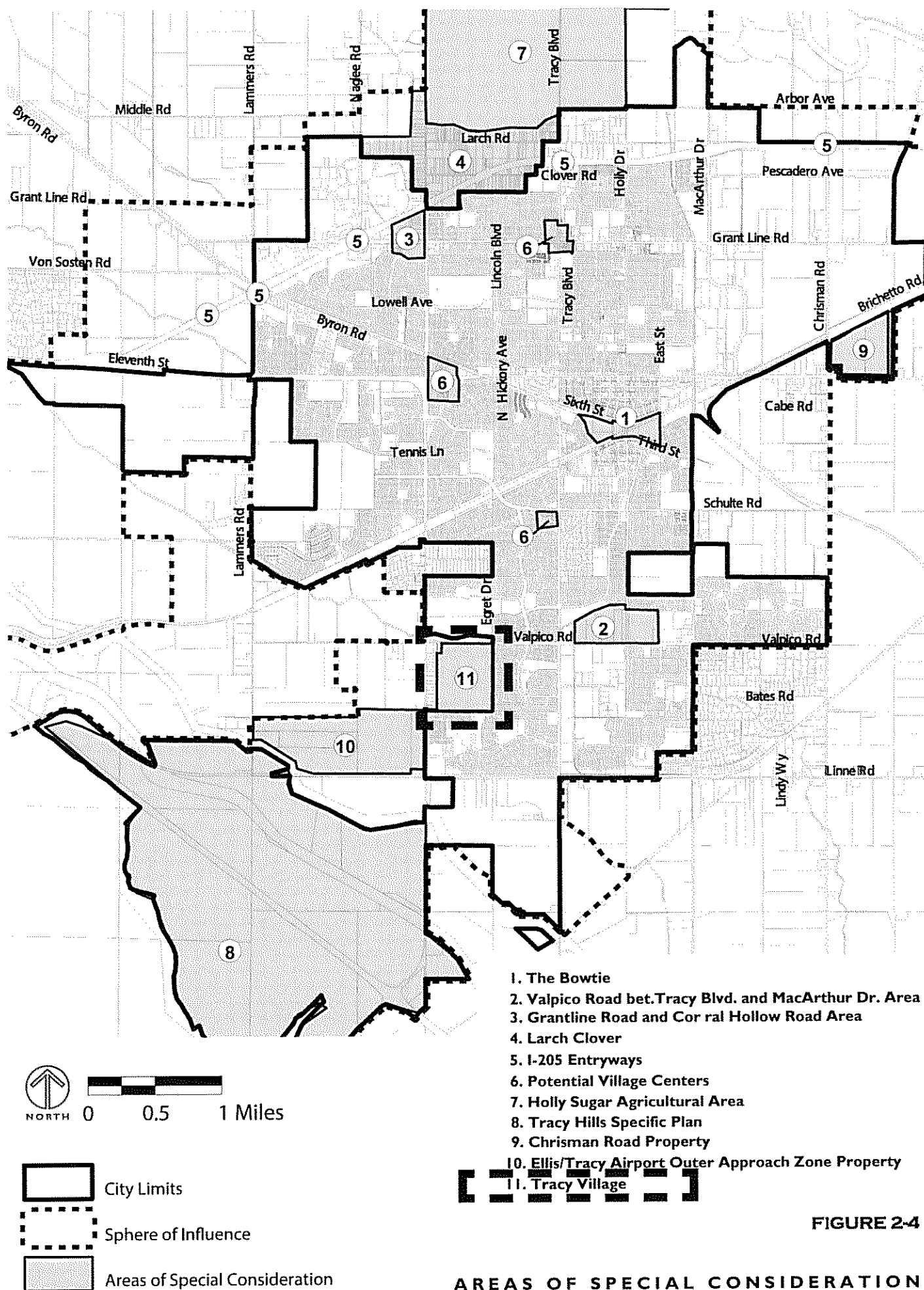


FIGURE 2-4

AREAS OF SPECIAL CONSIDERATION

CITY OF TRACY

GENERAL PLAN
LAND USE ELEMENT

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RESOLUTION 2016-046

A RESOLUTION OF THE CITY OF TRACY INITIATING PROCEEDINGS TO AMEND THE
GENERAL PLAN TO INCLUDE A FISCAL SUSTAINABILITY POLICY AND TO
ESTABLISH A NEW DEVELOPMENT PROJECTS COMMUNITY FACILITIES DISTRICT

WHEREAS, Goodwin Consulting Group performed analyses, on behalf of the City of Tracy, to identify potential recurring fiscal impacts from new development projected to occur within the City in the next 15 years, and

WHEREAS, The City-wide New Development Fiscal Impact Analysis, dated September 22, 2015 and attached hereto, estimated that fiscal deficits will result to the City's General Fund if there is not an additional source of revenue implemented to offset the costs of providing public services to the new residents, and

WHEREAS, These services include Police, Fire, Public Works infrastructure maintenance/replacement, landscape maintenance, and contingent maintenance, and

WHEREAS, The City Council wishes to clarify that requirement by including a fiscal sustainability policy within the City's General Plan, and

WHEREAS, These actions are necessary because:

- The City's ability to provide services is dependent on the City collecting adequate revenues.
- The City requires that revenues generated by development be sufficient to cover the on-going costs incurred by the City to provide and maintain not only infrastructure, but also provide public services to the development.
- Without a fiscal mechanism to provide public services, new residential development would not benefit from standard City services and would create negative fiscal impacts;

WHEREAS, The City Council also wishes to initiate proceedings to establish a new development projects community facilities district.

NOW, THEREFORE, The Tracy City Council resolves as follows:

1. Staff is directed to initiate proceedings to amend the General Plan to include a fiscal sustainability policy.
2. Staff is directed to initiate proceeding to establish a new development projects community facilities district.

* * * * *

Resolution 2016-046
Page 2

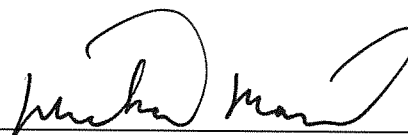
The foregoing Resolution 2016-046 was passed and adopted by the Tracy City Council on the 15th day of March, 2016, by the following vote:

AYES: COUNCIL MEMBERS: MITRACOS, VARGAS, YOUNG, RICKMAN, MACIEL

NOES: COUNCIL MEMBERS: NONE

ABSENT: COUNCIL MEMBERS: NONE

ABSTAIN: COUNCIL MEMBERS: NONE


MAYOR

ATTEST:

CITY CLERK

RESOLUTION 2016-048

APPROVING A GENERAL PLAN AMENDMENT (GPA15-002), APPROVING A
 PLANNED UNIT DEVELOPMENT PRELIMINARY AND FINAL DEVELOPMENT
 PLAN (D15-003), AND ADOPTING A MITIGATED NEGATIVE DECLARATION
 FOR THE ASPIRE II APARTMENTS

WHEREAS, Applications have been filed or initiated for a General Plan Amendment to re-designate approximately 2.28 acres from Commercial to Residential High; amend the I-205 Corridor Specific Plan (the Planned Unit Development Concept Development Plan) designation from General Commercial to High Density Residential (HDR); and approve a Planned Unit Development Preliminary and Final Development Plan for the 47-unit residential apartment complex, collectively, the "Project", and

WHEREAS, The I-205 Corridor Specific Plan (this Planned Unit Development's Concept Development Plan) amendment application will be addressed and documented in a City Council Ordinance, separate from this Resolution, and

WHEREAS, The subject property is located on the south side of Auto Plaza Drive, northwest of its the intersection with Auto Plaza Way, Assessor's Parcel Number 212-270-24, and

WHEREAS, In addition to retail, office, and other commercial land uses, the Commercial land use designation provides for residential development in the density ranges permitted in the Residential High designation (12.1 to 25 dwelling units per gross acre), and

WHEREAS, The Project includes a request to amend the General Plan designation of the site to Residential High in order for the General Plan Land Use Diagram to more specifically reflect the high-density residential land use of this Project, and

WHEREAS, The subject property is well suited for high density residential development because of its close proximity to the Aspire I apartments, a grocery store, retail and consumer services, employment, and access to I-205, and

WHEREAS, The Project represents an infill site in the City, promotes a compact development pattern, minimizes consumption of open space lands and resources, and provides for high-density housing opportunities which assist the City in achieving housing goals established in the City's General Plan Housing Element, and

WHEREAS, The Project is consistent with General Plan Housing Element Goals and Policies, including Policy 3.1 ("Provide for a range of residential densities and products, including ... higher-density apartments."), and

WHEREAS, The Project has been evaluated in accordance with California Environmental Quality Act (CEQA) Guidelines, and a Mitigated Negative Declaration is proposed which would reduce any potentially significant environmental impacts to levels of insignificance, and is proposed for approval, and

WHEREAS, The Planning Commission conducted public hearings to receive public input and review the Project on December 16, 2015; and continued to its meeting of January 13, 2016, and

WHEREAS, The City Council conducted a public hearing to receive public input and review the project on March 15, 2016;

NOW, THEREFORE, BE IT RESOLVED, by the City Council as follows:

1. Mitigated Negative Declaration

A. The project was evaluated under an Initial Study which evaluated potential environmental impacts associated with project development. Based on the analysis contained in the Initial Study, mitigation measures were identified which would reduce potentially significant impacts to levels of insignificance. Therefore, a Mitigated Negative Declaration has been prepared for the project.

B. The City Council adopts the Mitigated Negative Declaration, Exhibit 1.

2. General Plan Amendment (Application Number GPA15-002)

The City Council approves the General Plan Amendment to re-designate the site from Commercial to Residential High.

3. Planned Unit Development Preliminary and Final Development Plan (Application Number D15-003)

A. The Project includes site plan and design elements consistent with City design goals and standards, such as placement of buildings close to the public street to create an inviting, pedestrian-oriented environment; and compliance with all City standards, including number and design of parking spaces, circulation, land use, and landscaping.

B. The Project is consistent with Specific Plan architecture Design Standards and Guidelines. The architecture incorporates elements such as variation in texture, materials, and the building facades include relief to avoid monotonous appearance. Building elevations facing streets have windows and other architectural features. Stairwells are covered and integrated into overall building design and private spaces (patios and balconies) are included for each unit.

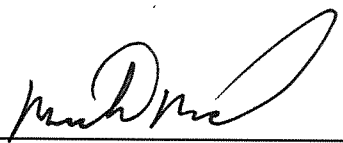
C. The City Council approves the Project Planned Unit Development Preliminary and Final Development Plan, subject to the conditions contained in Exhibit 2, attached.

* * * * *


Resolution 2016-048
Page 3

The foregoing Resolution 2016-048, was adopted by the Tracy City Council on the 15th day of March 2016, by the following vote:

| | |
|----------|---|
| AYES: | COUNCIL MEMBERS: MITRACOS, VARGAS, YOUNG, RICKMAN, MACIEL |
| NOES: | COUNCIL MEMBERS: NONE |
| ABSENT: | COUNCIL MEMBERS: NONE |
| ABSTAIN: | COUNCIL MEMBERS: NONE |


MAYOR

ATTEST:


CITY CLERK

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RESOLUTION 2016-050

ADOPTING THE HOUSING ELEMENT NEGATIVE DECLARATION
AND THE 2015-2023 HOUSING ELEMENT

WHEREAS, In April 2015, the City entered into a Professional Services Agreement with Veronica Tam and Associates to guide the City through the Housing Element update process, and

WHEREAS, On August 12, 2015, the Planning Commission conducted a public meeting to receive public input regarding housing needs in Tracy to help develop housing goals and programs for the Housing Element update, and

WHEREAS, On November 4, 2015, the Planning Commission conducted a public hearing to review and receive public input on the Draft 2015-2023 Housing Element, and

WHEREAS, On November 17, 2015, the City Council conducted a public hearing to review and receive public input on the Draft 2015-2023 Housing Element and directed City staff to submit the Draft Housing Element to the State Department of Housing and Community Development (HCD) for review, and

WHEREAS, On November 20, 2015, the City submitted the Draft 2015-2023 Housing Element to HCD for review pursuant to Government Code Section 65585, and

WHEREAS, On January 19, 2016, HCD published correspondence to the City (Exhibit 1) concluding that the Draft Housing Element, with revisions reviewed by HCD, will comply with State housing law when the Housing Element is adopted and submitted to HCD, and

WHEREAS, On January 21, 2016, the City published a Notice of Intent to Adopt a Negative Declaration, in accordance with CEQA Guidelines, and began a 30-day review period for the Negative Declaration, and

WHEREAS, On February 24, 2016, the Planning Commission conducted a public hearing to receive input, review, and recommended that the City Council approve the 2015-2023 Housing Element and Negative Declaration, and

WHEREAS, On March 15, 2016, the City Council conducted a public hearing to receive public input and review the 2015-2023 Housing Element and Negative Declaration;

NOW, THEREFORE, BE IT RESOLVED, By the City Council of the City of Tracy as follows:

1. Negative Declaration

The City Council adopts the Negative Declaration (Exhibit 2).

2. Substantial Compliance with State Housing Element Law

The City Council acknowledges that HCD has determined that the Draft Housing Element substantially complies with State housing element law pursuant to Government Code Section 65585(d) (Exhibit 1).

Resolution 2016-050
Page 2

3. Adoption of the Housing Element


The City Council approves and adopts the 2015-2023 Housing Element (Exhibit 3).

4. Submittal to HCD


Pursuant to Government Code Section 65585(g), the Development Services Director is hereby directed to promptly submit a certified copy of this Resolution to HCD.

The foregoing Resolution 2016-050 was passed and adopted by the Tracy City Council on the 15th day of March, 2016, by the following vote:

| | |
|----------|---|
| AYES: | COUNCIL MEMBERS: MITRACOS, VARGAS, YOUNG, RICKMAN, MACIEL |
| NOES: | COUNCIL MEMBERS: NONE |
| ABSENT: | COUNCIL MEMBERS: NONE |
| ABSTAIN: | COUNCIL MEMBERS: NONE |



MAYOR

ATTEST:


CITY CLERK

Exhibit 1: -- January 19, 2016 Correspondence from HCD
Exhibit 2: -- Negative Declaration
Exhibit 3: -- 2015-2023 Housing Element

RESOLUTION 2016-063

APPROVING A GENERAL PLAN AMENDMENT AND A COMPREHENSIVE UPDATE TO THE TRACY HILLS SPECIFIC PLAN, APPLICATION NUMBERS GPA13-0001 AND SPA13-0001

WHEREAS, The Tracy Hills Specific Plan was approved in 1998, and

WHEREAS, The 1998 Tracy Hills project approvals included certification of a Final Environmental Impact Report, amendments to the City's General Plan and Zoning Ordinance, adoption of the Tracy Hills Specific Plan, and annexation of approximately 2,732 acres to the City, and

WHEREAS, On February 1, 2011, the City Council certified a Final Environmental Impact Report (Resolution No. 2011-028) and adopted an updated General Plan (Resolution 2011-029), and

WHEREAS, On May 10, 2013, The Tracy Hills Project Owner, LLC submitted applications to the City for a General Plan amendment and a comprehensive update to the Tracy Hills Specific Plan (Application Numbers GPA13-0001 and SPA13-0001), and

WHEREAS, The proposed General Plan amendment includes changes to the General Plan Land Use Designations map for the Tracy Hills area, updates to text describing the Tracy Hills area, and a new policy in the Noise Element governing exposure limits, and

WHEREAS, The proposed comprehensive update to the Tracy Hills Specific Plan is consistent with the proposed amendments to the City's General Plan, and

WHEREAS, The Tracy Hills Project Owner, LLC, and the City have agreed that, as a condition of approval of the comprehensive update to the Tracy Hills Specific Plan, "the Project developer(s) shall be required to pay the Transportation Impact Fee established pursuant to the written Agreement by and between the City of Tracy, LTA, the Sierra Club, the County of Alameda, and the City of Livermore to the City of Tracy prior to issuance of building permits for any residential portion of the Project. Said condition shall be incorporated into any development agreement or similar agreement if entered into by the developer and the City of Tracy. Said condition shall constitute the only regional traffic impact fee charged against the Project.", and

WHEREAS, The proposed comprehensive update to the Tracy Hills Specific Plan contains requirements for a Finance and Implementation Plan (FIP), which addresses development impact fees for infrastructure improvements, and

WHEREAS, The Planning Commission considered this matter at a duly noticed public hearing held on March 2, 2016 and recommended that the City Council approve the proposed General Plan amendment and the comprehensive update to the Tracy Hills Specific Plan, and

WHEREAS, The City Council considered this matter at a duly noticed public hearing held on April 5, 2016;

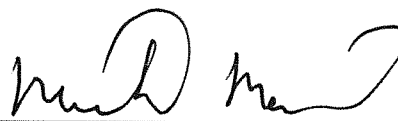
Resolution 2016-063
Page 2

NOW, THEREFORE BE IT RESOLVED as follows:

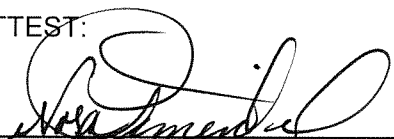
1. Recitals. The foregoing recitals are true and correct and are incorporated herein as findings.
2. Compliance with CEQA. The Tracy Hills Final Subsequent Environmental Impact Report ("Final SEIR") (State Clearinghouse No. 2013102053), certified by City Council Resolution 2016-062, and incorporated herein by this reference, was prepared in compliance with the requirements of the California Environmental Quality Act ("CEQA") and is adequate to support the proposed comprehensive update to the Tracy Hills Specific Plan and associated General Plan amendment.
3. General Plan Amendment Approval. The City Council hereby approves General Plan Amendment GPA13-0001, as attached to the April 5, 2016 City Council Staff Report as Attachment "A".
4. Approval of a comprehensive update to the Tracy Hills Specific Plan. The City Council hereby approves a comprehensive update to the Tracy Hills Specific Plan, as attached to the April 5, 2016 City Council Staff Report as Attachment "B".
5. Effective Date. This resolution shall be effective immediately.

The foregoing Resolution 2016-063 was passed and adopted by the City Council of the City of Tracy on the 5th day of April 2016, by the following vote:

| | |
|----------|---|
| AYES: | COUNCIL MEMBERS: MITRACOS, VARGAS, YOUNG, RICKMAN, MACIEL |
| NOES: | COUNCIL MEMBERS: NONE |
| ABSENT: | COUNCIL MEMBERS: NONE |
| ABSTAIN: | COUNCIL MEMBERS: NONE |


MAYOR

ATTEST:


CITY CLERK

RESOLUTION 2016-067

APPROVING A GENERAL PLAN AMENDMENT (GPA13-0006), APPROVAL OF A VESTING TENTATIVE MAP (TSM15-0001), AND ADOPTION OF A MITIGATED NEGATIVE DECLARATION FOR THE ROCKING HORSE DEVELOPMENT

WHEREAS, Applications have been filed for a General Plan Amendment to re-designate approximately 59.1 acres from Urban Reserve to Residential Low Density; to Rezone the property from Low Density Residential to Planned Unit Development and approve a Planned Unit Development Preliminary and Final Development Plan; and approve a Vesting Tentative Map for the 226-lot residential development, collectively, the "Project", and

WHEREAS, The subject property is located on the east side of Lammers Road, north of Redbridge Road, Assessor's Parcel Numbers 240-060-26 and 240-060-27, and

WHEREAS, The Project includes a request to amend the General Plan designation of the site to Residential Low Density in order for the General Plan Land Use Diagram to more specifically reflect the planned single-family residential land use of this Project, and

WHEREAS, The subject property is well suited for residential development, and will be provided with all necessary urban services and utilities, and

WHEREAS, The Project provides housing opportunities which assist the City in achieving housing goals established in the City's General Plan Housing Element, and

WHEREAS, The Project is consistent with General Plan Housing Element Goals and Policies, including Policy 3.1 ("Provide for a range of residential densities and products..."), and

WHEREAS, The Project has been evaluated in accordance with California Environmental Quality Act (CEQA) Guidelines, and a Mitigated Negative Declaration is proposed which would reduce any potentially significant environmental impacts to levels of insignificance, and is proposed for approval, and

WHEREAS, The Planning Commission conducted a public hearing to receive public input and review the Project on March 9, 2016 and recommended City Council approval;

NOW, THEREFORE, BE IT RESOLVED by the Tracy City Council as follows:

1. Mitigated Negative Declaration

- A. The project was evaluated under an Initial Study which evaluated potential environmental impacts associated with project development.
- B. Based on the analysis contained in the Initial Study, mitigation measures were identified which would reduce potentially significant impacts to levels of insignificance. Therefore, a Mitigated Negative Declaration has been prepared for the project.
- C. The City Council adopts the Mitigated Negative Declaration, Exhibit 1.

Resolution 2016-067
Page 2

2. General Plan Amendment (Application Number GPA13-0006)

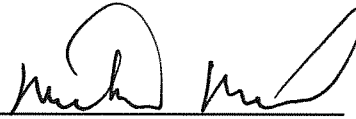
The City Council approves the General Plan Amendment to re-designate the site from Urban Reserve to Residential Low Density.

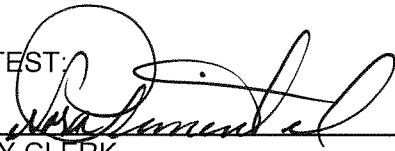
3. Vesting Tentative Map (Application Number 15-0001)

- A. The Project includes a Vesting Tentative Map which will provide for subdivision of the site into 226 lots for single-family residential use, along with creation of common-space lots to be maintained by the Project homeowner's association.
- B. The subdivision, as conditioned (Exhibit 2), will be consistent with applicable City design provisions and the Subdivision Map Act.

The foregoing Resolution 2016-067 was adopted by the Tracy City Council on the 5th day of April, 2016, by the following vote:

| | |
|----------|---|
| AYES: | COUNCIL MEMBERS: MITRACOS, VARGAS, YOUNG, RICKMAN, MACIEL |
| NOES: | COUNCIL MEMBERS: NONE |
| ABSENT: | COUNCIL MEMBERS: NONE |
| ABSTAIN: | COUNCIL MEMBERS: NONE |


MAYOR

ATTEST: 
CITY CLERK

RESOLUTION 2016-126

APPROVING AN AMENDMENT TO GENERAL PLAN SAFETY ELEMENT CHAPTER 8,
SECTION II REGARDING FLOODING

WHEREAS, The City Council adopted its General Plan on February 1, 2011 (Resolution 2011-029). The General Plan contains goals, policies and implementation measures to guide future land use, development and environmental protection decisions, and is comprised of nine elements, including the Safety Element, which addresses the issue of Flooding, and

WHEREAS, In 2007, five interrelated pieces of legislation were enacted to address the problem of flood protection and liability. They primarily focus on flood requirements for the Sacramento-San Joaquin Valley within an area defined as the Sacramento-San Joaquin Hydrologic Regions, which includes the City of Tracy, and

WHEREAS, City and county General Plans must be amended to include appropriate references to the Urban Level of Flood Protection (ULOP), and zoning ordinances must also be amended, by July 2, 2016, and

WHEREAS, Adoption of a General Plan Amendment and accompanying amendment to the Tracy Municipal Code Chapter 9.52 are required to comply with State legislation, including Senate Bill (SB) 5, enacted in 2007 and SB 1278, enacted in 2012. These bills require cities and counties within the floodplain areas of the Sacramento-San Joaquin Valley to adopt documentation, policies, and flood improvement requirements for development applications, and

WHEREAS, SB 5 directed the Central Valley Flood Protection Board to adopt the Flood Protection Plan by July 1, 2012. The Plan is primarily intended to identify necessary improvements to state flood facilities and to establish flood protection building standards where flood levels are anticipated to exceed three feet for a 200-year flood event, and

WHEREAS, SB 5 requires that each city and county within the Sacramento-San Joaquin Valley amend its General Plan to include data and analysis from the Flood Protection Plan and goals and policies for the protection of lives and property that will reduce the risk of flood damage from a 200-year flood event (Government Code Section 65302.9), and

WHEREAS, The Planning Commission conducted a public hearing on May 25, 2016, to review and consider General Plan Amendment GPA16-0003, and amendment to Tracy Municipal Code Chapter 9.52, and

WHEREAS, The proposed General Plan amendment and amendment to Chapter 9.52 of the Tracy Municipal Code are exempt from the California Environmental Quality Act (CEQA) under the "general rule" that CEQA applies only to projects that have the potential for causing significant environmental effects, as specified in CEQA Guidelines Section 15061(b)(3). All future applications for discretionary approvals relating to a project would be required to comply with the General Plan and applicable sections of the Municipal Code (i.e. Zoning and Floodplain Regulations) and would be subject to compliance with CEQA based upon the individual project characteristics and potential for environmental impacts;

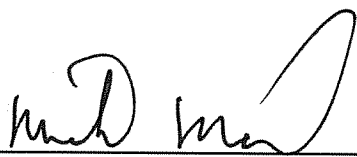
Resolution 2016-126
Page 2

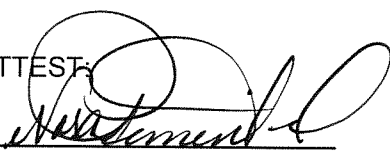
NOW, THEREFORE BE IT RESOLVED, That the City Council does hereby approve an amendment to the General Plan Safety Element, Chapter 8, Section II regarding flooding as set forth on Attachment A to the staff report accompanying this item, in which the underlined and strike through language represents the additions and deletions, and makes the following findings:

- a. Under the requirements of SB 5 and SB 1278, the City is required to amend its General Plan and Zoning Ordinance or Floodplain Regulations by July 2, 2016 to include appropriate references to the Urban Level of Flood Protection (ULOP). The proposed amendments to the Safety Element of the City's General Plan and Chapter 9.52 of the Tracy Municipal Code are consistent with the requirements of SB 5 and SB 1278.
- b. The project is consistent with the City of Tracy General Plan Safety Element, in that the proposal was already accounted for in Section II (Flooding), Chapter 8 (Safety Element) of the General Plan noting the requirements of SB 5, specifically that the locations of the State and local flood management facilities, locations of flood hazard zones, and properties located in these areas must be mapped and be consistent with the Central Valley Flood Protection Plan (CVFPP).
- c. The project will not have a significant effect on the environment. The project is exempt from the California Environmental Quality Act (CEQA) under the "general rule" that CEQA applies only to projects that have the potential for causing significant environmental effects, as specified in CEQA Guidelines Section 15061(b)(3). All future applications for any discretionary approvals relating to the project would be required to comply with the General Plan and applicable sections of the Municipal Code (i.e. Zoning and Floodplain Regulations) and would be subject to compliance with CEQA based upon the individual project characteristics and potential for environmental impacts.

The foregoing Resolution 2016-126 was adopted by the Tracy City Council on the 21st day of June 2016, by the following vote:

| | |
|----------|---|
| AYES: | COUNCIL MEMBERS: MITRACOS, VARGAS, YOUNG, RICKMAN, MACIEL |
| NOES: | COUNCIL MEMBERS: NONE |
| ABSENT: | COUNCIL MEMBERS: NONE |
| ABSTAIN: | COUNCIL MEMBERS: NONE |


MAYOR

ATTEST: 
CITY CLERK

RESOLUTION 2017-086

APPROVING A GENERAL PLAN AMENDMENT FROM OFFICE TO COMMERCIAL (GPA16-0004), APPROVING A DEVELOPMENT REVIEW APPLICATION FOR A HOME2 SUITES HOTEL (D16-0029), AND ADOPTING A MITIGATED NEGATIVE DECLARATION FOR THE PROJECT LOCATED AT THE NORTHWEST CORNER OF GRANT LINE ROAD AND CORRAL HOLLOW ROAD (APNS: 214-020-34 AND 35)

WHEREAS, Development applications have been filed for an amendment to the General Plan (GPA16-0004) and a Development Review Application (D16-0029) for a Home2 Suites Hotel on an approximately 2.6-acre site at the northwest corner of Grant Line Road and Corral Hollow Road (APNs: 214-020-34 and 35), and

WHEREAS, The General Plan Amendment application is to re-designate the eastern portion of the subject property (approximately 1.9 acres) from Office to Commercial, and

WHEREAS, The western portion of the site (approximately 0.7 acres) will remain designated Office, and

WHEREAS, The Home2 Suites Hotel is proposed on the eastern portion of the site and no development application is proposed for the western portion at this time, and

WHEREAS, The project is consistent with the City of Tracy General Plan, because the proposed hotel is among the allowed uses in the Commercial land use designation; the project will pay all applicable development impact fees to mitigate its proportionate impact on public facilities; and the project is consistent with goals and policies of the General Plan, including economic development, circulation, noise, and air quality, and

WHEREAS, The subject property is well suited for a hotel because of its proximity to Interstate 205, restaurants, retail, and other commercial businesses, and its location at the intersection of two major arterial streets, and

WHEREAS, The project has been evaluated in accordance with California Environmental Quality Act (CEQA) Guidelines, and a Mitigated Negative Declaration is proposed which would reduce any potentially significant environmental impacts to a level of insignificance, and is proposed for adoption, and

WHEREAS, On March 22, 2017, the Planning Commission conducted a public hearing to consider the project and recommended approval to the City Council, and

WHEREAS, On May 2, 2017, the City Council conducted a public hearing to consider the project;

NOW, THEREFORE, BE IT RESOLVED, By the City Council of the City of Tracy as follows:

1. Mitigated Negative Declaration

- A. The project was evaluated through an Initial Study which evaluated potential environmental impacts associated with project development. Based on the analysis contained in the Initial Study, mitigation measures were identified which

would reduce potentially significant impacts to levels of insignificance. Therefore, a Mitigated Negative Declaration has been prepared for the project.

B. The City Council adopts the Mitigated Negative Declaration, Exhibit 1.

2. General Plan Amendment (Application Number GPA16-0004)

The City Council approves the General Plan Amendment to re-designate the eastern 1.9 acres of the site from Office to Commercial.

3. Development Review (Application Number D16-0029)

- A. The proposal is for a hotel within the City's Commercial General Plan designation and the General Highway Commercial Zone District. The desirability, benefits of occupancy, most appropriate development, and maintenance or improvements of surrounding properties will not be adversely affected by the project. Development Review is required for the City's review of the architecture, site improvements, parking area, landscaping, utility connections, and other design details. The site vicinity is characterized by restaurants, medical and other business offices, retail and commercial services, and automobile service stations – land uses (and permitted land uses) which can enjoy mutual, marketing benefits with a nearby hotel. The project site is in close proximity to Interstate 205 and, therefore, will provide benefit to travelers along the Freeway with convenient access to the Freeway.
- B. The project includes site plan and design elements consistent with City regulations and Design Goals and Standards, including landscaping, parking, circulation, and utilities. Building architecture and site design details of this project include stone veneer around the bottom floor of the building, meaningful vertical and horizontal relief in the building planes, robust columns and roof of the porte-cochere, and decorative paving at the building entrance.
- C. The proposed hotel is consistent with the land use and development standards of the Commercial designation of the General Plan and the General Highway Commercial Zone District, in which the site is located. This hotel is a principally permitted use in the General Highway Commercial Zone District.
- D. The City Council approves Home2 Suites Hotel project, Development Review Application Number D16-0029, subject to the conditions contained in Exhibit 2, attached.

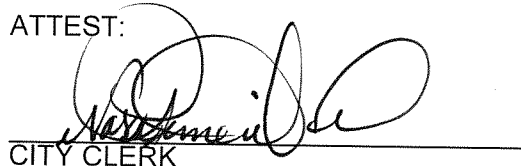
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The foregoing Resolution 2017-086 was adopted by the City Council on the 2nd day of May, 2017, by the following vote:

AYES: COUNCIL MEMBERS: DEMENT, RANSOM, VARGAS
NOES: COUNCIL MEMBERS: NONE
ABSENT: COUNCIL MEMBERS: YOUNG, RICKMAN
ABSTAIN: COUNCIL MEMBERS: NONE


MAYOR PRO TEM

ATTEST:


CITY CLERK

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RESOLUTION 2017-097

APPROVING A GENERAL PLAN AMENDMENT (GPA17-0001), SPECIFIC PLAN AMENDMENT (SPA17-17-0002), DEVELOPMENT PLAN (D15-0007) AND TENTATIVE MAP (TSM17-0002) AND ADOPTING A MITIGATED NEGATIVE DECLARATION FOR THE HARVEST IN TRACY RESIDENTIAL DEVELOPMENT

WHEREAS, Applications have been filed or initiated for a General Plan Amendment to re-designate approximately 18.79 acres from Commercial to Residential High; amend the I-205 Corridor Specific Plan designation from General Commercial to High Density Residential (HDR); and approve a Planned Unit Development Preliminary and Final Development Plan for the 304-unit residential complex, collectively, the "Project," and

WHEREAS, The subject property is located on the north side of Henley Parkway, at the southeast corner of West Grant Line Road and Interstate 205, and is a subset of Assessor Parcel Numbers (APN) 238-600-25, 238-600-26, and, 238-600-27, and

WHEREAS, In addition to retail, office, and other commercial land uses, the Commercial land use designation provides for residential development in the density ranges permitted in the Residential High designation (12.1 to 25 dwelling units per gross acre), and

WHEREAS, The Project includes a request to amend the General Plan designation of the site to Residential High in order for the General Plan Land Use Diagram to more specifically reflect the high-density residential land use of this Project, and

WHEREAS, The subject property is well suited for high density residential development because of its close proximity to residential, retail and consumer services, recreational opportunities, employment, and convenient access to I-205, and

WHEREAS, The Project represents an infill site in the City, promotes a compact development pattern, minimizes consumption of open space lands and resources, and provides for high-density housing opportunities which assist the City in achieving housing goals established in the City's General Plan Housing Element, and

WHEREAS, The Project is consistent with General Plan Housing Element Goals and Policies, including Policy 3.1 ("Provide for a range of residential densities and products, including ... higher-density apartments."), and

WHEREAS, The Project has been evaluated in accordance with California Environmental Quality Act (CEQA) Guidelines, and a Mitigated Negative Declaration is proposed which would reduce any potentially significant environmental impacts to levels of insignificance, and is proposed for approval, and

WHEREAS, The Planning Commission conducted a public hearing to receive public input and review the Project on April 12, 2017. After closing the public hearing, the Planning Commission, by a 5 – 0 vote, recommended adoption of the Mitigated Negative Declaration and approval of the project entitlements to the City Council, and

WHEREAS, The City Council conducted a public hearing on May 16, 2017 to receive public input and review the Project;

NOW, THEREFORE, BE IT RESOLVED by the City Council as follows:

1. Mitigated Negative Declaration

The project was evaluated under an Initial Study which evaluated potential environmental impacts associated with project development. Based on the analysis contained in the Initial Study, mitigation measures were identified which would reduce potentially significant impacts to levels of insignificance. Therefore, a Mitigated Negative Declaration has been prepared for the project.

The City Council adopts the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan.

2. General Plan Amendment (Application Number GPA17-0001)

The City Council approves the General Plan Amendment to re-designate the site from Commercial to Residential High.

3. I-205 Corridor Specific Plan Amendment (Application Number SPA17-0002)

a. The Specific Plan amendment is consistent with the General Plan, because the permitted uses of the Specific Plan's High Density Residential designation are allowed within the General Plan designation of Residential High and are consistent with goals and policies of the Housing Element. Also, the Specific Plan's Design Standards and Guidelines, particularly related to siting requirements (site planning, architecture, and parking) and design standards (transitions/edges, commercial interface, auxiliary site features, fencing and walls) are consistent with Land Use and Community Character Element goals and policies.

b. The General Plan identifies apartments, specifically, among the "characteristic housing" for property designated Residential High, in the density range from 12.1 to 25 units per gross acre. The Specific Plan is consistent with the General Plan in that it, too, identifies apartments (and other similar uses as the General Plan) as permitted uses in the High Density Residential Designation. The proposed project would result in a residential density of 16.2 dwelling units per acre.

c. The project site is part of the I-205 Corridor Specific Plan Finance and Implementation Plan (FIP), originally adopted in 1990 and subsequently amended. The project site is subject to the FIP's development impact fees and other infrastructure mitigation requirements to mitigate the Project's fair share of infrastructure costs required by the City's infrastructure master plans.

d. The City Council approves the Specific Plan amendment to change the designation of the site from General Commercial to High Density Residential.

4. Planned Unit Development Preliminary and Final Development Plan (Application Number D15-007).

a. The Project includes site plan and design elements consistent with City design goals and standards, such as placement of buildings close to the public street to create an inviting, pedestrian-oriented environment; and compliance with all City standards, including number and design of parking spaces, circulation, land use, and landscaping.

b. The Project is consistent with Specific Plan architecture Design Standards and Guidelines. The architecture incorporates elements such as variation in texture, materials, and the building facades include relief to avoid monotonous appearance. Building elevations facing streets include windows, decorative trim and other architectural features. Stairwells are integrated into overall building design, and private spaces (patios and balconies) are included for each unit.

c. The Planning Commission recommends that the City Council approve the Project Planned Unit Development Preliminary and Final Development Plan.

5. Tentative Subdivision Map (TSM17-0002).


The City Council approves the Tentative Subdivision Map (TSM17-0002) for the project, finding that the subdivision is consistent with applicable City Codes and design criteria.

The foregoing Resolution 2017-097, was adopted by the Tracy City Council on the 16th day of May 2017, by the following vote:

| | |
|----------|---|
| AYES: | COUNCIL MEMBERS: DEMENT, RANSOM, YOUNG, VARGAS, RICKMAN |
| NOES: | COUNCIL MEMBERS: NONE |
| ABSENT: | COUNCIL MEMBERS: NONE |
| ABSTAIN: | COUNCIL MEMBERS: NONE |


MAYOR

ATTEST:


CITY CLERK

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RESOLUTION 2017-236

APPROVING A GENERAL PLAN AMENDMENT TO CHANGE THE GENERAL PLAN LAND USE DESIGNATION FROM RESIDENTIAL HIGH TO COMMERCIAL FOR AN APPROXIMATELY 6,000 SQUARE FOOT PARCEL LOCATED AT 2461 HOLLY DRIVE AND AN APPROXIMATELY 7,402 SQUARE FOOT PARCEL LOCATED AT 2441 HOLLY DRIVE, APPLICATION NUMBER GPA17-0002

WHEREAS, An application was submitted for a General Plan Amendment to change the General Plan Land Use Designation from Residential High to Commercial for an approximately 6,000 square foot parcel located at 2461 Holly Drive, Assessor's Parcel Number 214-520-17, Application Number GPA17-0002, and

WHEREAS, An approximately 7,402 square foot parcel located at 2441 Holly Drive, Assessor's Parcel Number 214-520-18, is situated between the parcel at 2461 Holly Drive and parcels adjacent to Grant Line Road with an existing General Plan Land Use Designation of Commercial, and

WHEREAS, The City wishes to include the approximately 7,402 square foot parcel located at 2441 Holly Drive in the General Plan Amendment to change the General Plan Land Use Designation from Residential High to Commercial, in order to create a contiguous area with the Commercial designation that is not divided by a single residentially designated parcel, and

WHEREAS, The proposed General Plan Land Use Designation of Commercial is consistent with the existing land uses of the parcels located at 2461 and 2441 Holly Drive, and

WHEREAS, In accordance with California Environmental Quality Act (CEQA) Guidelines Section 15162, no further environmental assessment is required because the proposed General Plan Amendment is consistent with the existing land uses which were previously studied by the General Plan Environmental Impact Report (EIR), certified February 1, 2011, and no intensification of development would result beyond what was studied in the General Plan EIR, and

WHEREAS, The Planning Commission considered this matter at a duly noticed public hearing held on September 27, 2017 and recommended that City Council approve the proposed General Plan Amendment, and

WHEREAS, The City Council considered this matter at a duly noticed public hearing held on November 7, 2017;

NOW, THEREFORE BE IT RESOLVED, That the City Council of the City of Tracy hereby approves a General Plan Amendment to change the General Plan Land Use Designation from Residential High to Commercial for an approximately 6,000 square foot parcel located at 2461 Holly Drive, Assessor's Parcel Number 214-520-17, and an approximately 7,402 square foot parcel located at 2441 Holly Drive, Assessor's Parcel Number 214-520-18, Application Number GPA17-0002.

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Page 2

* * * * *

The foregoing Resolution 2017-236 was passed and adopted by the City Council of the City of Tracy on the 7th day of November 2017, by the following vote:

| | |
|----------|---|
| AYES: | COUNCIL MEMBERS: DEMENT, RANSOM, YOUNG, VARGAS, RICKMAN |
| NOES: | COUNCIL MEMBERS: NONE |
| ABSENT: | COUNCIL MEMBERS: NONE |
| ABSTAIN: | COUNCIL MEMBERS: NONE |


MAYOR

ATTEST:


INTERIM CITY CLERK

RESOLUTION 2018-046

APPROVING A GENERAL PLAN AMENDMENT FOR THE ELLIS PROJECT APPLICATION
NUMBER GPA15-0003

WHEREAS, On January 22, 2013, the City Council certified the Final Revised Environmental Impact Report (EIR) for the Ellis project (Resolution No. 2013-011) and approved a General Plan Amendment, Annexation, and the Ellis Specific Plan for the 321-acre site known as the Ellis Specific Plan area (Resolution No. 2013-012), and

WHEREAS, A Development Agreement was approved by City Council on March 19, 2013 and annexation of the Ellis Specific Plan area to the City of Tracy was completed by LAFCo on April 16, 2013, and

WHEREAS, An application was submitted to the City for a General Plan Amendment for the Ellis Project, Application Number GPA15-0003, and

WHEREAS, The proposed General Plan Amendment includes changes to the General Plan Land Use Designations Map (Figure 2-2) for the Ellis Specific Plan Area and changes to the description of the General Plan land use designation of Traditional Residential – Ellis (TR-Ellis), as shown in Exhibit 1 attached (“General Plan Amendment”), and

WHEREAS, The proposed General Plan Amendment involves merging the area designated as Village Center with an adjacent area designated as Commercial and also expanding the Village Center area to the south, and

WHEREAS, The area designated as Village Center would be increased from 5.7 acres to 14 acres and be offset by decreases to the Commercial designation and the Traditional Residential – Ellis (TR-Ellis) designation, and

WHEREAS, The proposed changes also include adding approximately 17 acres of Residential Very Low designation which would be offset by a decrease to the TR-Ellis designation and a reconfiguration of the Commercial designation, and

WHEREAS, The Planning Commission considered this matter at a duly noticed public hearing held on February 14, 2018 and recommended that the City Council approve the proposed General Plan amendment, and

WHEREAS, The City Council considered this matter at a duly noticed public hearing held on March 13, 2018;

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Tracy as follows:

1. Recitals. The foregoing recitals are true and correct and are incorporated herein as findings.
2. Compliance with CEQA. On January 22, 2013, the City Council certified the Environmental Impact Report (EIR) for the Ellis Project (SCH#2012022023). In accordance with California Environmental Quality Act (CEQA) Guidelines Section 15164, an Addendum to the EIR was prepared for the proposed General Plan

Resolution 2018-046
Page 2

Amendment for the Ellis project. The Addendum to the EIR is attached to the March 13, 2018 City Council Staff Report as Attachment G, and incorporated herein by reference. Pursuant to CEQA Guidelines Section 15162 and based on the analysis and evaluation provided in the Addendum, no new significant impacts would occur because of the proposed amendment, nor would there be any substantial increase in the severity of any previously-identified significant environmental impact. In addition, no new information of substantial importance shows that mitigation measures or alternatives that were previously found not to be feasible or that are considerably different from those analyzed in the EIR would substantially reduce one or more significant effects on the environment. Therefore, pursuant to CEQA Guidelines Section 15164, an Addendum to the EIR, as prepared in compliance with CEQA, is the appropriate CEQA document and is adequate to support the proposed General Plan Amendment for the Ellis Project.

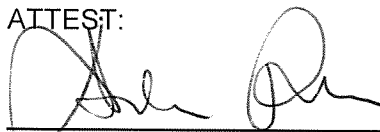
2. General Plan Amendment Approval. The City Council hereby approves the General Plan Amendment, Application Number GPA15-0003, as shown in Exhibit 1 attached.
3. Effective Date. This resolution shall be effective immediately.

The foregoing Resolution 2018-046 was passed and adopted by the City Council of the City of Tracy on the 13th day of March 2018, by the following vote:

| | |
|----------|---|
| AYES: | COUNCIL MEMBERS: DEMENT, RANSOM, YOUNG, RICKMAN |
| NOES: | COUNCIL MEMBERS: NONE |
| ABSENT: | COUNCIL MEMBERS: VARGAS |
| ABSTAIN: | COUNCIL MEMBERS: NONE |


MAYOR

ATTEST:


CITY CLERK

RESOLUTION 2018-233

APPROVING A GENERAL PLAN AMENDMENT INVOLVING MINOR ADJUSTMENTS TO GENERAL PLAN LAND USE DESIGNATIONS WITHIN THE CORDES RANCH SPECIFIC PLAN AREA AND AN AMENDMENT TO THE CORDES RANCH SPECIFIC PLAN RELATING TO LANDSCAPE DESIGN, SIGN DESIGN, SIGN REGULATIONS, AND ADJUSTMENTS TO ZONING DISTRICT BOUNDARIES, APPLICATION NUMBERS GPA18-0001 AND SPA17-0005

WHEREAS, On September 3, 2013, City Council certified the Final Revised Environmental Impact Report for the Cordes Ranch Project and approved a General Plan Amendment, annexation, a development agreement, and the Cordes Ranch Specific Plan for the approximately 1,780-acre site, and

WHEREAS, Annexation of the Cordes Ranch site to the City of Tracy was completed by LAFCo on November 21, 2013, and

WHEREAS, On May 17, 2016, City Council approved an amendment to the Cordes Ranch Specific Plan related to the landscape design concepts, and

WHEREAS, On July 27, 2017, an application was submitted for a General Plan Amendment involving minor adjustments to General Plan Land Use Designations within the Cordes Ranch Specific Plan Area (Application Number GPA18-0001) and an amendment to the Cordes Ranch Specific Plan involving changes to landscape design, sign design, sign regulations, and minor adjustments to zoning district boundaries (Application Number SPA17-0005), and

WHEREAS, An Environmental Impact Report (EIR) was certified by the City Council on September 3, 2013 for the Cordes Ranch Specific Plan and an Addendum to the EIR has been prepared in accordance with the requirements of California Environmental Quality Act (CEQA) Guidelines Section 15162 and 15164 to address the proposed General Plan Amendment and the amendment to the Cordes Ranch Specific Plan, and

WHEREAS, The Planning Commission considered this matter at a duly noticed public hearing held on September 26, 2018 and recommended that the City Council approve the proposed General Plan Amendment and an amendment to the Cordes Ranch Specific Plan, and

WHEREAS, The City Council considered this matter at a duly noticed public hearing held on November 7, 2018;

NOW, THEREFORE, BE IT RESOLVED, That the City Council of the City of Tracy hereby approves a General Plan Amendment involving minor adjustments to General Plan Land Use Designations within the Cordes Ranch Specific Plan Area, Application Number GPA18-0001, as attached to the November 7, 2018 City Council Staff Report as Attachment B, and an amendment to the Cordes Ranch Specific Plan involving changes to landscape design, sign design, sign regulations, and minor adjustments to zoning district boundaries, Application Number SPA17-0005, as attached to the November 7, 2018 City Council Staff Report as Attachment D. The General Plan Amendment shall not be effective until 30 days following the date of adoption of this resolution.

* * * * *

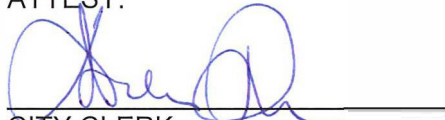
Resolution 2018-233
Page 2

The foregoing Resolution 2018-233 was passed and adopted by the City Council of the City of Tracy on the 7th day of November 2018, by the following vote:

| | |
|----------|---|
| AYES: | COUNCIL MEMBERS: DEMENT, RANSOM, YOUNG, VARGAS, RICKMAN |
| NOES: | COUNCIL MEMBERS: NONE |
| ABSENT: | COUNCIL MEMBERS: NONE |
| ABSTAIN: | COUNCIL MEMBERS: NONE |


MAYOR

ATTEST:


CITY CLERK

RESOLUTION 2020-074

APPROVING A GENERAL PLAN AMENDMENT AND CONSIDERING AN ADDENDUM TO
THE TRACY HILLS SPECIFIC PLAN SUBSEQUENT ENVIRONMENTAL IMPACT REPORT
PREPARED FOR THE TRACY HILLS KT PROJECT,
APPLICATION NUMBER GPA19-0003

WHEREAS, The Tracy Hills Specific Plan consists of approximately 2,732 acres located in the vicinity of the existing Corral Hollow Road interchange and the proposed Lammers Road interchange on Interstate 580, and

WHEREAS, On April 5, 2016, City Council certified an Environmental Impact Report and approved a General Plan Amendment, a comprehensive update to the Tracy Hills Specific Plan, and a Vesting Tentative Subdivision Map for approximately 1,160 single-family residential lots in Phase 1A, and

WHEREAS, In 2019, an application was submitted for a General Plan Amendment regarding the Tracy Hills KT Project, Application Number GPA19-0003, and

WHEREAS, The Tracy Hills KT Project consists of approximately 45 acres located east of Corral Hollow Road in the vicinity of Tracy Hills Drive, and

WHEREAS, The proposed General Plan Amendment includes changing the General Plan land use designation on approximately 27 acres within the KT Project area from Commercial to Residential Medium, which is a change to the General Plan Land Use Designations map, Figure 2-2, and

WHEREAS, The proposed General Plan Amendment also includes updating descriptive text for the Tracy Hills Specific Plan to now include the KT Project. The updated text would state that the estimated number of residential units in the Tracy Hills Specific Plan area would be approximately 5,700, which is a revision from the currently stated maximum of 5,499 residential units, and

WHEREAS, The proposed General Plan Amendment also includes adding language to the Tracy Hills section under Areas of Special Consideration. The proposed language states that a portion of the Tracy Hills Specific Plan area with a General Plan land use designation of Commercial may be developed as Medium or High Density Residential, if permitted by the Tracy Hills Specific Plan, and

WHEREAS, The Tracy Hills Specific Plan Subsequent Environmental Impact Report (EIR) was certified by the City Council on April 5, 2016, and

WHEREAS, An Addendum to the EIR has been prepared consistent with the requirements of California Environmental Quality Act (CEQA) Guidelines Sections 15162 and 15164 to address the proposed General Plan Amendment for the Tracy Hills KT Project. No new significant environmental impacts were identified for the Tracy Hills KT Project and therefore, no further environmental review is necessary, and

WHEREAS, The Planning Commission considered this matter at a duly noticed public hearing held on February 26, 2020 and recommended that the City Council approve a General

Resolution 2020-074
Page 2

Plan Amendment for the Tracy Hills KT Project, Application Number GPA19-0003, and


WHEREAS, The City Council considered this matter at a duly noticed public hearing held on March 17, 2020;


NOW, THEREFORE BE IT RESOLVED, That the City Council of the City of Tracy considered the Addendum to the Tracy Hills Specific Plan Subsequent EIR and hereby approves a General Plan Amendment, Application Number GPA19-0003, as attached.

* * * * *

The foregoing Resolution 2020-074 was passed and adopted by the City Council of the City of Tracy on the 19th day of May, 2020, by the following vote:

| | |
|----------|--|
| AYES: | COUNCIL MEMBERS: ARRIOLA, RANSOM, VARGAS, YOUNG, RICKMAN |
| NOES: | COUNCIL MEMBERS: NONE |
| ABSENT: | COUNCIL MEMBERS: NONE |
| ABSTAIN: | COUNCIL MEMBERS: NONE |


MAYOR

ATTEST:

CITY CLERK

RESOLUTION 2020-180

APPROVING A GENERAL PLAN AMENDMENT FOR THE TRACY HILLS VILLAGE 7C
PROJECT, APPLICATION NUMBER GPA20-0002

WHEREAS, The Tracy Hills Specific Plan consists of approximately 2,732 acres located in the vicinity of the existing Corral Hollow Road interchange and the proposed Lammers Road interchange on Interstate 580, and

WHEREAS, On April 5, 2016, City Council certified an Environmental Impact Report and approved a General Plan Amendment, a comprehensive update to the Tracy Hills Specific Plan, and a Vesting Tentative Subdivision Map for Tracy Hills Phase 1A, which consists of approximately 417 acres and includes approximately 1,160 single-family residential lots, and

WHEREAS, The entire residential area of Tracy Hills Phase 1A has a General Plan designation of Residential Low, and

WHEREAS, On May 5, 2020, an application was submitted for a proposed General Plan Amendment to the Tracy Hills Village 7C area, which consists of approximately 28 acres located within Tracy Hills Phase 1A in the vicinity of Tracy Hills Drive, Application Number GPA20-0002, and

WHEREAS, The proposed General Plan Amendment would change the General Plan land use designation on Tracy Hills Village 7C from Residential Low to Residential Medium, which is a change to the General Plan Land Use Designations Map, Figure 2-2, and

WHEREAS, The General Plan's Residential Medium designation has a density range of 5.9 to 12.0 dwelling units per acre, and

WHEREAS, Allowing a greater variety of lot types, building types and densities within residential neighborhoods is beneficial to accommodating a wide range of housing objectives, buyer needs, and affordability, and is encouraged by the General Plan, as stated in the following General Plan policies:

LU-4.1 Policy P1: Residential neighborhoods should contain a mix of housing types including single-family homes on a range of lot sizes; townhomes; duplexes, triplexes and fourplexes; and apartments.

CC-6 Policy P2: Neighborhoods shall be designed to provide a mix of housing types such as single-family, duplex, triplex, fourplex, townhomes and apartments, and

WHEREAS, An Environmental Impact Report (EIR) was certified by the City Council on April 5, 2016 for the Tracy Hills Specific Plan. An Initial Study has been prepared in accordance with the provisions of the California Environmental Quality Act (CEQA) Guidelines to document the finding that none of the conditions or circumstances that would require preparation of a subsequent EIR, pursuant to Sections 15162 and 15168 of the CEQA Guidelines, exist in connection with the proposed Tracy Hills Village 7C Project Therefore, pursuant to Section 15168(c)(2), no further environmental document is required, and

WHEREAS, The Planning Commission considered this matter at a duly noticed public

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Page 2

hearing held on September 23, 2020 and recommended that the City Council approve a General Plan Amendment for the Tracy Hills Village 7C Project, Application Number GPA20-0002, and

WHEREAS, The City Council considered this matter at a duly noticed public hearing held on October 20, 2020;

NOW, THEREFORE BE IT RESOLVED as follows:

1. Recitals. The foregoing recitals are true and correct and are incorporated herein as findings.
2. General Plan Amendment. The City Council hereby approves a General Plan Amendment, Application Number GPA20-0002, as attached to the October 20, 2020 City Council staff report as Attachment "A."
3. Effective Date. This resolution shall be effective immediately.

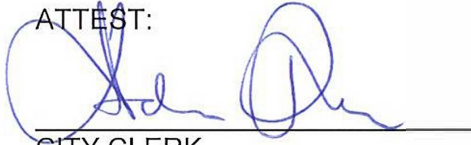
* * * * *

The foregoing Resolution 2020-180 was passed and adopted by the City Council of the City of Tracy on the 20th day of October 2020, by the following vote:

| | |
|----------|--|
| AYES: | COUNCIL MEMBERS: ARRIOLA, RANSOM, YOUNG, RICKMAN |
| NOES: | COUNCIL MEMBERS: NONE |
| ABSENT: | COUNCIL MEMBERS: VARGAS |
| ABSTAIN: | COUNCIL MEMBERS: NONE |


MAYOR

ATTEST:


CITY CLERK

RESOLUTION 2020-186

APPROVING A GENERAL PLAN AMENDMENT FOR TRACY HILLS PHASE 1B/1C
APPLICATION NUMBER GPA19-0001

WHEREAS, The Tracy Hills Specific Plan consists of approximately 2,732 acres located in the vicinity of the existing Corral Hollow Road interchange and the proposed Lammers Road interchange on Interstate 580, and

WHEREAS, On April 5, 2016, City Council certified an Environmental Impact Report and approved a General Plan Amendment, a comprehensive update to the Tracy Hills Specific Plan, and a Vesting Tentative Subdivision Map for Tracy Hills Phase 1A, which consists of approximately 417 acres and includes approximately 1,160 single-family residential lots, and

WHEREAS, On April 8, 2019, an application was submitted for a proposed General Plan Amendment to the Tracy Hills Phase 1B/1C area, which consists of approximately 310 acres located west of Phase 1A in the vicinity of Tracy Hills Drive, Application Number GPA19-0001, and

WHEREAS, The proposed General Plan Amendment includes changes to the General Plan Land Use Designations map, Figure 2-2, for the Tracy Hills area, and

WHEREAS, The overall 310-acre subject property includes approximately 161 acres for Phase 1B, 122 acres for Phase 1C, and a 27-acre remainder parcel to the north, and

WHEREAS, Within Phase 1B, the proposed General Plan Amendment includes changing the General Plan land use designations on approximately 71 acres from Residential Medium to Residential Low and changing approximately 66 acres from Commercial to Residential Low, and

WHEREAS, The resulting Phase 1B area would consist of approximately 137 acres of Residential Low, 10 acres of Residential High, and 14 acres of Commercial, and

WHEREAS, Within Phase 1C, the proposed General Plan Amendment includes changing the General Plan land use designation on approximately 122 acres from Commercial to 108 acres of Residential Medium and 14 acres of Residential Low, and

WHEREAS, The proposed General Plan Amendment also includes changing the General Plan land use designation on a 27-acre remainder parcel, which is located north of the California Aqueduct, from Industrial to Residential Medium, and

WHEREAS, The proposed General Plan Amendment also includes updating text on page 2-12 of the General Plan related to the anticipated build-out numbers for the Tracy Hills Specific Plan and a text clean-up on page 2-57, and

WHEREAS, The updated text would state that the Tracy Hills Specific Plan area is anticipated to include over 6,000 residential units and approximately 4 million square feet of commercial, office, and industrial space, and

WHEREAS, Given this proposed reduction to commercial and industrial designated land within the Tracy Hills Specific Plan area, the City conducted an economic study to analyze

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whether the remaining commercial and industrial designated land would be sufficient to satisfy anticipated future market demands, and

WHEREAS, The economic study concluded that the proposed land use designation change from non-residential to residential uses would not constrain the future economic development of the City because there would still be more than sufficient land remaining for future commercial/retail, business park/office, and industrial development, and

WHEREAS, An Environmental Impact Report (EIR) was certified by the City Council on April 5, 2016 for the Tracy Hills Specific Plan. An Initial Study has been prepared in accordance with the provisions of the California Environmental Quality Act (CEQA) Guidelines to document the finding that none of the conditions or circumstances that would require preparation of a subsequent EIR, pursuant to Sections 15162 and 15168 of the CEQA Guidelines, exist in connection with the proposed Tracy Hills Phase 1B/1C Project. Therefore, pursuant to Section 15168(c)(2), no further environmental document is required, and

WHEREAS, The Planning Commission considered this matter at a duly noticed public hearing held on October 14, 2020 and recommended that the City Council approve the proposed General Plan Amendment for the Tracy Hills Phase 1B/1C Project, Application Number GPA19-0001, and

WHEREAS, The City Council considered this matter at a duly noticed public hearing held on November 10, 2020;

NOW, THEREFORE BE IT RESOLVED as follows:

Recitals. The foregoing recitals are true and correct and are incorporated herein as findings.


NOW, THEREFORE BE IT FURTHER RESOLVED, That the City Council of the City of Tracy hereby approves the General Plan Amendment for the Tracy Hills Phase 1B/1C Project (Application Number GPA19-0001), as shown in Attachment A of the City Council staff report dated November 10, 2020.

* * * * *

The foregoing Resolution 2020-186 was passed and adopted by the City Council of the City of Tracy on the 10th day of November 2020, by the following vote:

AYES: COUNCIL MEMBERS: ARRIOLA, RANSOM, VARGAS, YOUNG
NOES: COUNCIL MEMBERS: RICKMAN
ABSENT: COUNCIL MEMBERS: NONE
ABSTAIN: COUNCIL MEMBERS: NONE


MAYOR

ATTEST:

CITY CLERK

RESOLUTION 2021-046

APPROVING A GENERAL PLAN AMENDMENT TO THE DESCRIPTION OF THE ELLIS SPECIFIC PLAN AREA AND ADDING THE AVENUES SPECIFIC PLAN AREA TO THE SECONDARY RESIDENTIAL GROWTH AREAS, FIGURE 2-3 APPLICATION NUMBER GPA20-0003

WHEREAS, The Ellis Specific Plan (ESP) is recognized in the General Plan as a specific plan area (page 2-12), a General Plan designation (TR-Ellis, beginning on page 2-18), and as an area of special consideration (beginning on page 2-58), and

WHEREAS, On January 22, 2013, the City Council approved the ESP for the approximately 321-acre Specific Plan site (Resolution No. 2013-012), and

WHEREAS, On January 18, 2018, the City Council approved the approximately 95-acre Avenues Specific Plan (ASP) (Ordinance 1262), and

WHEREAS, The developer of the ESP and ASP, The Surland Companies, submitted an application to incorporate the ASP property into the ESP (and this related General Plan Amendment application) because the two specific plans share a common boundary; reflect common designs; contain similar development and construction standards (such as sidewalk design and street width), amenities (such as parks), and architectural design guidelines, and

WHEREAS, In order to maintain consistency between the General Plan and the ESP (with the proposed incorporation of the ASP), specific sections of the General Plan describing the size and number of dwelling units of the ESP must be amended, and

WHEREAS, The proposal will provide for the ASP property to be incorporated into the ESP, retaining the name, Ellis Specific Plan (in the General Plan), for convenient implementation of the Specific Plan, and

WHEREAS, The proposed amendments do not change the land uses, development standards, or development potential of the subject property, and

WHEREAS, Consistent with General Plan Policy P3 (page 2-36), the City's Growth Management Ordinance, and Mitigation Measure LU-1 of the ASP MND, the ASP area must be added to the General Plan Secondary Residential Growth Areas (Figure 2-3) in order to be eligible to apply for Residential Growth Allotments under the City's Growth Management Ordinance, and

WHEREAS, The Planning Commission conducted a public hearing to review the development applications and an Addendum prepared for the applications pursuant to the California Environmental Quality Act on February 24, 2021, and

WHEREAS, The City Council conducted a public hearing to review the development applications and the Addendum on April 20, 2021;

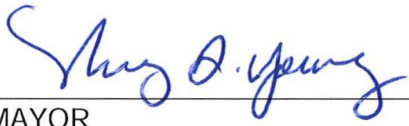
NOW, THEREFORE, BE IT RESOLVED, That the City Council of the City of Tracy hereby approves the following amendments to the City's General Plan:

Resolution 2021-046
Page 2

- i. Page 2-12: Amend the number of acres in the ESP from 321 to 416 and the maximum number of residential units from 2,250 to 2,730;
- ii. Page 2-59: Amend the number of acres in the ESP from 321 to 416;
- iii. Page 2-20: as revised by Resolution 2018-046, add the phrase, "Ellis Neighborhood portion of the," to the second line, following the existing words, "designation applies to the"; and
- iv. Amend Figure 2-3, on page 2-37, by adding the approximately 95-acre, ASP area (APNs 240-140-05 and -49) to the Secondary Residential Growth Areas.

The foregoing Resolution 2021-046 was passed and adopted by the Tracy City Council on the 20th day of April 2021, by the following vote:

AYES: COUNCIL MEMBERS: ARRIOLA, BEDOLLA, YOUNG
NOES: COUNCIL MEMBERS: DAVIS
ABSENT: COUNCIL MEMBERS: VARGAS
ABSTAIN: COUNCIL MEMBERS: NONE



MAYOR

ATTEST:


CITY CLERK

RESOLUTION 2021-083

APPROVING A GENERAL PLAN AMENDMENT, AN ADDENDUM TO THE ENVIRONMENTAL IMPACT REPORT FOR THE TRACY HILLS SPECIFIC PLAN, AND THE SUBMISSION OF AN APPLICATION TO LAFCO FOR ANNEXATION OF THE TRACY HILLS 35-ACRE ANNEXATION AREA INTO THE TRACY CITY LIMITS WITH PRE-ZONING OF TRACY HILLS SPECIFIC PLAN ZONE FOR APPROXIMATELY 35 ACRES LOCATED SOUTH OF I-580 IN THE VICINITY OF CORRAL HOLLOW ROAD, ASSESSOR'S PARCEL NUMBERS 253-030-13 AND 253-040-10

WHEREAS, The Tracy Hills Specific Plan consists of approximately 2,732 acres located in the vicinity of the existing Corral Hollow Road interchange and the proposed Lammers Road interchange on Interstate 580, and

WHEREAS, On April 5, 2016, City Council certified an Environmental Impact Report and approved a General Plan Amendment and a comprehensive update to the Tracy Hills Specific Plan, and

WHEREAS, Applications were submitted regarding the Tracy Hills 35-Acre Annexation Project, which includes a proposed General Plan Amendment, pre-zoning, and annexation to the City of Tracy of approximately 35 acres located south of I-580 in the vicinity of Corral Hollow Road, Assessor's Parcel Numbers 253-030-13 and 253-040-10, Application Numbers GPA20-0001 and AP20-0002, and

WHEREAS, The proposed General Plan Amendment would change the General Plan land use designation from Open Space to Residential Low for the approximately 35-acre annexation area, and also change the General Plan land use designation from Residential Very Low to Open Space for an equivalent sized 35-acre area located within the Tracy Hills Specific Plan area, adjacent to the southwestern boundary of the Specific Plan area, and

WHEREAS, The proposal includes annexing the Tracy Hills 35-Acre Annexation Area into the Tracy city limits, and upon annexation, the Tracy Hills 35-Acre Annexation area would be zoned Tracy Hills Specific Plan (THSP) Zone, and the Tracy Hills Specific Plan (THSP) Zone would be the pre-zoning for the application for annexation request to Local Agency Formation Commission (LAFCo), and

WHEREAS, Future infrastructure serving the Tracy Hills 35-Acre Annexation Area, including water, sewer, storm drain and roadways, would be provided in accordance with the Tracy Hills Specific Plan and the Citywide Infrastructure Master Plans, and incorporated into the development plans, subdivision maps, and infrastructure designs for the Tracy Hills Phase 2 Area, and

WHEREAS, The Tracy Hills 35-Acre Annexation area is currently split between Tracy Rural Fire Protection District and CAL FIRE (Department of Forestry), and based on current LAFCo policy, the annexation of this area into the City limits is expected to result in this area being detached from Tracy Rural and CAL FIRE jurisdictions and incorporated into the City's fire service jurisdiction, and

WHEREAS, An Environmental Impact Report (EIR) was certified by the City Council on April 5, 2016 for the Tracy Hills Specific Plan, and

WHEREAS, An Addendum to the EIR has been prepared in accordance with the

provisions of the California Environmental Quality Act (CEQA) Guidelines to document the finding that none of the conditions or circumstances that would require preparation of a subsequent EIR, pursuant to Sections 15162 and 15164 of the CEQA Guidelines, exist in connection with the Tracy Hills 35-Acre Annexation Project, and therefore, no further environmental review is required, and

WHEREAS, On May 12, 2021, the Planning Commission conducted a duly noticed public hearing to consider this matter and recommended that the City Council approve the General Plan Amendment and the submission of an application to LAFCo for annexation of the Tracy Hills 35-Acre Annexation area into the Tracy city limits with a pre-zoning of Tracy Hills Specific Plan Zone, and

WHEREAS, The City Council considered this matter at a duly noticed public hearing held on June 15, 2021;

NOW, THEREFORE BE IT RESOLVED as follows:

1. Recitals. The foregoing recitals are true and correct and are incorporated herein as findings.

NOW, THEREFORE BE IT FURTHER RESOLVED that the City Council of the City of Tracy hereby takes the following actions:

1. General Plan Amendment. Approves the General Plan Amendment (Application Number GPA20-0001), as shown in Attachment A of the City Council staff report dated June 15, 2021.
2. Pre-zoning and Annexation. Approves of annexation of the Tracy Hills 35-Acre Annexation area into the Tracy city limits with pre-zoning of Tracy Hills Specific Plan Zone (Application Number AP20-0002).
3. Application for Annexation Request to LAFCo. Directs staff to prepare and submit an application to LAFCo for annexation of the Tracy Hills 35-Acre Annexation area into the Tracy city limits with pre-zoning of Tracy Hills Specific Plan Zone.

* * * * *

The foregoing Resolution 2021-083 was passed and adopted by the City Council of the City of Tracy on the 15th day of June 2021, by the following vote:

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|----------|--|
| AYES: | COUNCIL MEMBERS: BEDOLLA, DAVIS, VARGAS, YOUNG |
| NOES: | COUNCIL MEMBERS: NONE |
| ABSENT: | COUNCIL MEMBERS: ARRIOLA |
| ABSTAIN: | COUNCIL MEMBERS: NONE |



MAYOR

ATTEST:



CITY CLERK

RESOLUTION 2021-153

APPROVING A GENERAL PLAN AMENDMENT FOR THE TRACY HILLS SPECIFIC PLAN
AREA APPLICATION NUMBER GPA21-0001

WHEREAS, The Tracy Hills Specific Plan Area consists of approximately 2,767 acres located in the vicinity of the existing Corral Hollow Road interchange and the proposed Lammers Road interchange on Interstate 580, and

WHEREAS, On April 5, 2016, City Council certified an Environmental Impact Report and approved a General Plan Amendment and a comprehensive update to the Tracy Hills Specific Plan, and

WHEREAS, On March 2, 2021, an application was submitted for a proposed General Plan Amendment regarding the Tracy Hills Specific Plan Area, Application Number GPA21-0001, and

WHEREAS, The proposed General Plan Amendment includes changes to the General Plan Land Use Designations map, Figure 2-2, for the Tracy Hills Phase 2 area, Tracy Hills Phase 1B area, and the Tracy Hills KT Project area, and

WHEREAS, Within the Tracy Hills Phase 2 area, the proposed General Plan Amendment includes changing the General Plan land use designation on approximately 42 acres from Residential Medium to Residential Low, changing approximately 8 acres from Residential Very Low to Residential Low, and relocating and reducing the size of a Commercial area from approximately 6.8 acres to 3.7 acres with the remainder being changed to Residential Low, and

WHEREAS, Within the Tracy Hills Phase 1B area, the proposed General Plan Amendment includes changing the General Plan land use designation on approximately 71 acres, known as Villages 10 and 11, from Residential Low to Residential Medium to allow this portion of Phase 1B to develop in accordance with the Tracy Hills Specific Plan's zoning setback standards of the Medium Density Residential (MDR-TH) zone, while not changing the approved Tracy Hills Phase 1B Vesting Tentative Map, which is consistent with the density range of Residential Medium for this portion of Phase 1B, and

WHEREAS, Within the Tracy Hills KT Project Area, the proposed General Plan Amendment includes changing the General Plan land use designation on approximately 10 acres from Commercial to Residential Medium for clarification purposes and to be consistent with the approved Tracy Hills KT Project Vesting Tentative Subdivision Map, which was approved in accordance with the Tracy Hills Specific Plan's Medium Density Residential Overlay Zone, and

WHEREAS, An Environmental Impact Report (EIR) was certified by the City Council on April 5, 2016 for the Tracy Hills Specific Plan. An Addendum to the EIR has been prepared in accordance with the provisions of California Environmental Quality Act (CEQA) Guidelines Sections 15162 and 15164 to address the proposed General Plan Amendment for the Tracy Hills Specific Plan Area. No new significant environmental impacts were identified for the project and therefore, no further environmental review is necessary, and

WHEREAS, The Planning Commission considered this matter at a duly noticed public hearing held on October 6, 2021 and recommended that the City Council approve the proposed General Plan Amendment for the Tracy Hills Specific Plan Area, Application Number GPA21-0001, and

WHEREAS, The City Council considered this matter at a duly noticed public hearing held on October 19, 2021;

NOW, THEREFORE, BE IT RESOLVED, As follows:

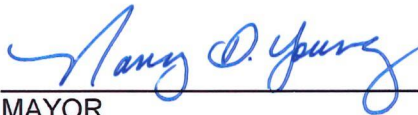
Recitals. The foregoing recitals are true and correct and are incorporated herein as findings.

NOW, THEREFORE, BE IT FURTHER RESOLVED, That the City Council of the City of Tracy hereby approves the General Plan Amendment for the Tracy Hills Specific Plan Area, Application Number GPA21-0001, as shown in Attachment A of the City Council staff report dated October 19, 2021.

* * * * *

The foregoing Resolution 2021-153 was passed and adopted by the City Council of the City of Tracy on the 19th day of October, 2021, by the following vote:

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| AYES: | COUNCIL MEMBERS: ARRIOLA, DAVIS, VARGAS, YOUNG |
| NOES: | COUNCIL MEMBERS: BEDOLLA |
| ABSENT: | COUNCIL MEMBERS: NONE |
| ABSTAIN: | COUNCIL MEMBERS: NONE |


MAYOR

ATTEST:


CITY CLERK

APPROVED AS TO FORM AND
LEGALITY


CITY ATTORNEY'S OFFICE

TRACY CITY COUNCIL

ORDINANCE NO. 1334

FOR THE VALPICO GLENBRIAR APARTMENT PROJECT LOCATED AT VALPICO ROAD AND MACARTHUR DRIVE (APARTMENTS PROJECT):

(A) ADOPTING A NEGATIVE DECLARATION FOR THE EXPANSION OF THE APARTMENTS PROJECT PARKING LOT TO INCLUDE A PORTION OF THE REAR YARD OF THE PROPERTY LOCATED AT 2625 S. MACARTHUR DRIVE (PARKING SITE) IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

(B) APPROVING A GENERAL PLAN AMENDMENT REDESIGNATING THE PARKING SITE FROM COMMERCIAL TO RESIDENTIAL HIGH (GPA22-0003);

(C) AMENDING THE ZONE DISTRICT OF THE PARKING SITE FROM COMMUNITY SHOPPING CENTER TO HIGH DENSITY RESIDENTIAL (R22-0002); AND

(D) APPROVING A DEVELOPMENT REVIEW PERMIT EXPANDING THE APARTMENTS PROJECT PARKING LOT TO INCLUDE A PORTION OF THE REAR YARD LOCATED AT 2625 S. MACARTHUR DRIVE (D22-0013)

WHEREAS, The 264-unit Valpico Glenbriar Apartments Project was approved by the City Council on October 1, 2019, Resolution Number 2019-195; and

WHEREAS, During construction, the Apartments Project was sold from the original developer (Kattera) to Guardian Capital, which intends to complete construction, own, and manage the project; and

WHEREAS, The Apartments Project was approved with 417 off-street parking spaces, which is consistent with City standards; and

WHEREAS, Guardian Capital wishes to provide additional off-street parking spaces for tenants and guests beyond the existing number of parking spaces; and

WHEREAS, Guardian Capital has acquired an interest in approximately 13,440 square feet of adjacent property on which to develop additional parking; and

WHEREAS, Guardian Capital submitted a Development Review Permit (Application Number D22-0013) to develop the adjacent property as additional parking, connected to the existing Apartments Project site; and

WHEREAS, The Apartments Site has a General Plan designation of Residential High and is zoned High Density Residential, and

WHEREAS, The adjacent property (Parking Site), on which the parking lot will be expanded, has a General Plan designation of Commercial and is zoned Community Shopping Center; and

WHEREAS, Guardian Capital has requested the General Plan and zoning designations of the Parking Site be amended from Commercial and Community Shopping Center, respectively, to Residential High and High Density Residential, respectively, in order to be consistent with the General Plan and zoning designations of the Apartments Project site; and

WHEREAS, The Planning Commission conducted a public hearing on September 28, 2022, and considered the Initial Study/Negative Declaration dated September 2022 and prepared in accordance with the California Environmental Quality Act (CEQA) (attached as Exhibit 5) for the parking lot expansion project, finding no significant effect on the environment, and recommended that the City Council adopt it; and

WHEREAS, At the public hearing, the Planning Commission also reviewed and considered the proposed Development Review Permit for the parking expansion and recommended its approval, subject to the conditions of approval set forth in Exhibit 4; and

NOW THEREFORE BE IT RESOLVED:

SECTION 1. Incorporation of Recitals/Findings. 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.

SECTION 2. CEQA Negative Declaration. The City Council, based on its independent judgment and analysis, has reviewed and considered the proposed project and has determined, based on the whole record before it, including the Initial Study/Negative Declaration set forth in Exhibit 5 and comments received, that there is no substantial evidence that the parking lot expansion project will have a significant effect on the environment and hereby adopts the Initial Study/Negative Declaration, as full satisfaction of the requirements under CEQA for the Apartments Project parking lot expansion.

SECTION 3. General Plan Amendment. The City Council hereby approves the General Plan map amendment from Commercial to Residential High for the approximately 13,440 square foot Parking Site as indicated in Exhibit 2.

SECTION 4. Zoning Map Amendment. The City Council approves the Zoning Map amendment from Community Shopping Center to High Density Residential for the approximately 13,440 square foot Parking Site as indicated in Exhibit 3.

SECTION 5. Development Review Permit. The City Council approves the Development Review Permit for the Valpico Glenbriar Apartments parking lot expansion based on the findings contained in Exhibit 1 and subject to the Conditions of Approval set forth in Exhibit 4.

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 be 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.

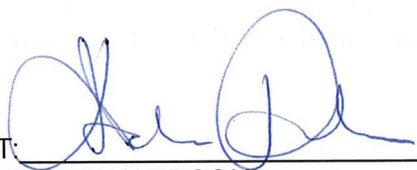
SECTION 7. Effective Date. This Ordinance shall become effective upon the thirtieth (30th) day after final adoption.

SECTION 8. Publication. The City Clerk is directed to publish this Ordinance in a manner required by law.

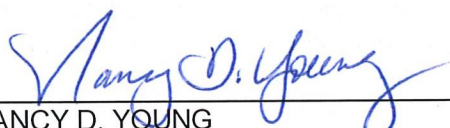
SECTION 9. Codification. This Ordinance shall not be codified in the Tracy Municipal Code.

The foregoing Ordinance 1334 was introduced a a regular meeting of the Tracy City Council on the 15th day of November 2022, and adopted on the 6th day of December 2022, by the following vote:

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|-------------|---|
| AYES: | COUNCIL MEMBERS: ARRIOLA, BEDOLLA, DAVIS, VARGAS, YOUNG |
| NOES: | COUNCIL MEMBERS: NONE |
| ABSENT: | COUNCIL MEMBERS: NONE |
| ABSTENTION: | COUNCIL MEMBERS: NONE |

ATTEST: 
ADRIANNE RICHARDSON
City Clerk and Clerk of the Council of
the City of Tracy

Date of Attestation: 12/8/2022


NANCY D. YOUNG
Mayor of the City of Tracy, California

- Exhibit 1 – Project Findings
- Exhibit 2 – Proposed General Plan Designation
- Exhibit 3 – Proposed Zoning District
- Exhibit 4 – Project Conditions of Approval
- Exhibit 5 – Project Negative Declaration

TRACY CITY COUNCIL

RESOLUTION 2023-198

(1) APPROVING A GENERAL PLAN MAP AMENDMENT FROM OFFICE TO COMMERCIAL FOR AN APPROXIMATELY 1.97-ACRE SITE, LOCATED AT 2605 N. CORRAL HOLLOW ROAD, ASSESSOR'S PARCEL NUMBER 214-020-09 (APPLICATION NUMBER GPA22-0004);

(2) APPROVING A DEVELOPMENT REVIEW PERMIT FOR A FOUR-STORY, 78-GUEST-ROOM HOTEL DEVELOPMENT (TRU BY HILTON), LOCATED AT 2605 N. CORRAL HOLLOW ROAD, APN 214-020-09 (APPLICATION NUMBER D22-0018); AND

(3) ADOPTING A MITIGATED NEGATIVE DECLARATION FOR THE GENERAL PLAN AMENDMENT AND DEVELOPMENT REVIEW PERMIT TRU BY HILTON HOTEL PROJECT IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

WHEREAS, Development applications have been filed for an amendment to the General Plan Map (GPA22-0004) and a Development Review Permit (D22-0018) (the "Project") for a Tru By Hilton Hotel on an approximately 1.97-acre site at 2605 N. Corral Hollow Road (APN: 214-020-09); and

WHEREAS, the General Plan Map Amendment application is to redesignate the subject property from Office to Commercial; and

WHEREAS, the zoning of the site, General Highway Commercial, is consistent with the Commercial General Plan designation and is not proposed to be amended; and

WHEREAS, the proposed Tru By Hilton Hotel will have four stories, approximately 40,190 square feet of floor area, and 78 guest rooms; and

WHEREAS, the City Council may approve a Development Review Permit on the basis of the application and evidence submitted, subject to making all of the requisite findings set forth in Tracy Municipal Code Section 10.08.3960, which findings are set forth in Exhibit 1; and

WHEREAS, the Project has been evaluated in accordance with the California Environmental Quality Act (CEQA) Guidelines, and a Mitigated Negative Declaration is proposed which would reduce any potentially significant environmental impacts to a level of insignificance, and is proposed for adoption; and

WHEREAS, on August 9, 2023, the Planning Commission conducted a public hearing to review and consider the Project and recommended the City Council adopt the Mitigated

Negative Declaration, and approve the General Plan Amendment, and Development Review Permit; and

WHEREAS, on September 19, 2023, the City Council conducted a public hearing to review and consider the Project; now, therefore, be it

RESOLVED: That the City Council, based on its independent judgment and analysis, has reviewed and considered the proposed Project and has determined, based on the whole record before it, including the Mitigated Negative Declaration and Initial Study for the Tru By Hilton Project, dated April 2023, and comments received, that there is no substantial evidence that the Project will have a significant effect on the environment and hereby adopts the Initial Study/Mitigated Negative Declaration, as full satisfaction of the requirements under CEQA for the Project; and be it

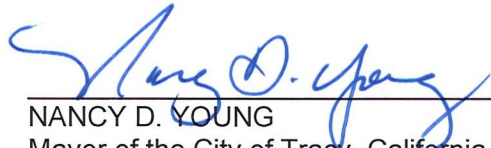
FURTHER RESOLVED: The City Council hereby approves the General Plan map amendment (Application Number GPA22-0004) from Office to Commercial for the approximately 1.97-acre site at 2605 N. Corral Hollow Road, APN 214-020-09, Exhibit 2; and be it

FURTHER RESOLVED: The City Council approves the Development Review Permit for the Tru By Hilton Hotel, Application Number D22-0018, based on the findings contained in Exhibit 1 and subject to the conditions contained in Exhibit 3.


* * * * *

The foregoing Resolution 2023-198 was adopted by the Tracy City Council on the 19th day of September 2023, by the following vote:

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|-------------|--|
| AYES: | COUNCIL MEMBERS: ARRIOLA, BEDOLLA, EVANS, DAVIS, YOUNG |
| NOES: | COUNCIL MEMBERS: NONE |
| ABSENT: | COUNCIL MEMBERS: NONE |
| ABSTENTION: | COUNCIL MEMBERS: NONE |



NANCY D. YOUNG
Mayor of the City of Tracy, California



ATTEST:
ADRIANNE RICHARDSON
City Clerk and Clerk of the Council of the
City of Tracy, California

Exhibit 1 – Development Review Permit Findings
Exhibit 2 – Existing and Proposed General Plan Map Designations
Exhibit 3 – Project Conditions of Approval