

CHAPTER 8 PLAN REVIEW & ADMINISTRATION

8.1 SPECIFIC PLAN ADMINISTRATION

The Cordes Ranch Specific Plan provides the principal framework for the orderly development of the approximately 1,780-acre site. This chapter outlines the various approvals and implementation processes necessary to develop the Project.

The Specific Plan establishes a set of regulations, development standards, guidelines and processes for development of the project, and shall constitute the zoning for development for the Project Area. The Cordes Ranch Specific Plan is incorporated into the City's Zoning Ordinance and serves as the zoning for all properties within the Project Area.

Discretionary permitting steps must occur to implement the Project, including the approval of tentative and final subdivision maps or parcel maps, conditional use permits, and development review.

8.2 SUBDIVISIONS

The Project will ultimately be subdivided into individual project parcels that will require the approval of tentative and final subdivision maps (or parcel maps). Approval of such maps shall be governed by the Subdivision Map Act, the City's Subdivision Ordinance and this Section 8.2. All streets, sidewalks, landscape areas and other public property infrastructure and other improvements shown on the map application shall be in substantial conformance with the regulations, guidelines and street network of this Specific Plan. No lot shall be created with size or dimensions rendering it incapable of meeting the land use, public utilities, or development standards of this Specific Plan.

In connection with a map application, the applicant shall provide to the City all information required under the Subdivision Map Act and the City's Subdivision Ordinance and shall submit the applicable processing fee.

8.3 CONDITIONAL USE PERMIT

If an applicant seeks to develop a conditionally permitted use (as defined in Table 3.1 of this Specific Plan), the applicant shall submit an application for a Conditional Use Permit (CUP) containing the data and information set forth in City regulations and shall submit the applicable processing fee. Consideration of the CUP application shall adhere to the procedures set forth in the Tracy Municipal Code. A CUP may be processed concurrently with any other necessary development application(s) for the land that is the subject of the requested CUP.

8.4 DEVELOPMENT REVIEW

If an applicant seeks to develop any portion of the Project Area, the applicant shall submit an application package for a Development Review Permit that contains all of the information set forth in the Tracy Municipal Code, and shall submit the applicable processing fee. The purpose of the Development Review Permit is to facilitate the comprehensive review and efficient processing necessary to develop the project as set forth in this Specific Plan.

In addition to the regulations contained in this Specific Plan, properties within the Project Area are subject to applicable regulations of the Tracy Municipal Code. To the extent any regulation in this Specific Plan conflicts with the Tracy Municipal Code, the regulation set forth herein shall prevail. The review process for each type of development application shall be as specified in the Tracy Municipal Code, except as modified herein.

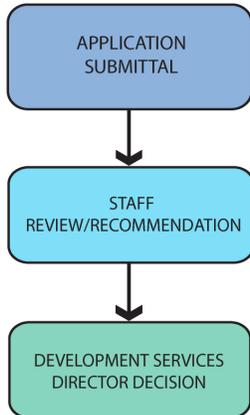
For Development Review and/or Conditional Use Permit applications pertaining to projects located within the I-205 Overlay, the permit process, including signage, shall include public hearings by both the Planning Commission and City Council, with final decision by the City Council. See Figure 8.1.

8.5 SIGNS

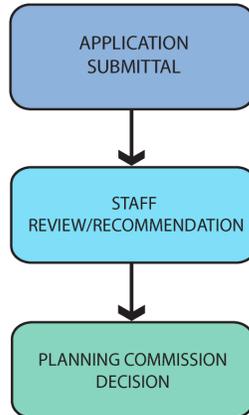
All signs shall be constructed in accordance with the requirements set forth in the Tracy Municipal Code except to the extent that this Specific Plan provides for different or additional requirements, in which case the requirements in the Specific Plan shall govern. Construction of the freeway signs shall not require the issuance of a Conditional Use Permit, but shall require Development Review pursuant to Section 8.4 above.

CORDES RANCH PERMIT PROCESS

DEVELOPMENT REVIEW OUTSIDE I-205 OVERLAY



CONDITIONAL USE PERMIT OUTSIDE I-205 OVERLAY



DEVELOPMENT REVIEW AND/OR CUP WITHIN I-205 OVERLAY

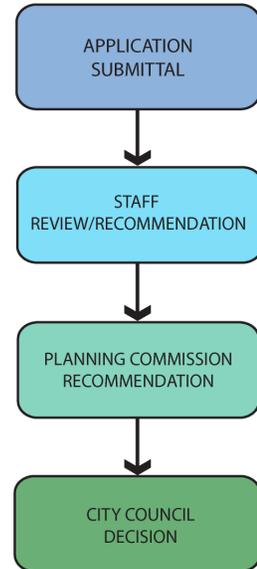


Figure 8.1, Permit Process Diagram