

City of Tracy
General Plan Amendment
Cordes Ranch Specific Plan Project
Application Number GPA13-0002

The City of Tracy General Plan is hereby amended as described below. Additions are denoted by blue, underlined text, whereas deletions are denoted by "strikethrough" text.

(1) The "List of Tables" on page iii of the Table of Contents of the General Plan is hereby amended to delete the following line:

~~Table 2-8 Statistical Profile: Urban Reserve 6..... page 2-73~~

(2) The Introduction chapter of the General Plan at page I-10, first paragraph, is hereby amended to read as follows:

- ◆ **Cordes Ranch.** This area, which has been added to the SOI, largely comprises the approximately 1,780 acres located south of I-205, north of Old Schulte Road, in the vicinity of Mountain House Parkway and Hansen Road. This area is designated as Commercial, Office, Industrial, and Park. area ~~referred to as Urban Reserve 6 and is approximately 1,730 acres in size.~~
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(3) Subsection 3, "Specific Plans and Large Planned Unit Developments," of Section A, "Background," of the Land Use Element of the General Plan at page 2-12 is hereby amended to add the following paragraph:

- ◆ **Cordes Ranch Specific Plan.** The Cordes Ranch Specific Plan area includes approximately 1,780 acres located on the western side of the City and is bordered by I-205 to the north, Old Schulte Road to the south, and a portion of Mountain House Parkway and the Delta Mendota Canal to the west. The area consists of approximately 55 acres designated by the General Plan as Commercial (with approximately 592,000 square feet of potential floor area), approximately 152 acres designated as Office (with approximately 2.5 million square feet of potential floor area), approximately 1,477 acres designated as Industrial (with approximately 28 million square feet of potential floor area), and approximately 96 acres designated as Park.
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(4) The Land Use Element of the General Plan at page 2-14, Table 2-2, "General Plan Land Use Designations (City Limits and SOI)," is hereby amended to read 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 | 3,879 |
| Residential Medium | 1,503 | 29 | 1,532 |
| Residential High | 217 | 31 | 248 |
| TR Ellis | - | 287 | 287 |
| Commercial | 766 <u>821</u> | 498 | 1,263 <u>1,319</u> |
| Office | 544 <u>696</u> | - | 544 <u>696</u> |
| Downtown | 116 | - | 116 |
| Village Center | 123 | 8 | 131 |
| Industrial | 2,282 <u>3,759</u> | 1,733 | 4,015 <u>5,492</u> |
| Urban Reserve | 172 | 3,872 <u>2,092</u> | 4,044 <u>2,264</u> |
| Public Facilities | 990 | 66 | 1,057 |
| Park | 251 <u>347</u> | 516 | 767 <u>863</u> |
| Open Space | 81 | 3,469 | 3,551 |
| Aggregate | 10 | 163 | 172 |
| Agriculture | - | 916 | 916 |

Notes:

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.

(5) Policy P3 of Objective LU-2.3, "Expand the City's industrial base," of the Land Use Element of the General Plan at page 2-41 is hereby amended to read as follows:

- P3. Consistent with goals in the Economic Development Element, office-flex uses or higher-quality space should be located in areas at entryways to the city such as in Tracy Gateway, Cordes Ranch, and the Tracy Hills Specific Plan area along I-205 and I-580. The Cordes Ranch area should also contain commercial uses and services to meet the daily needs of workers and high-density housing suitable for the workforces in these areas. □

(6) Subsection 6, "Urban Reserve 6," of Section E, "Urban Reserves," of the Land Use Element of the General Plan at pages 2-72 and 2-73 is hereby amended to read as follows:

6. Urban Reserve 6

[Urban Reserve 6 has been deleted and replaced with designations pursuant to the Cordes Ranch Specific Plan, including Commercial, Office, Industrial, and Park designations, as shown in Figure 2-2 of this General Plan.]

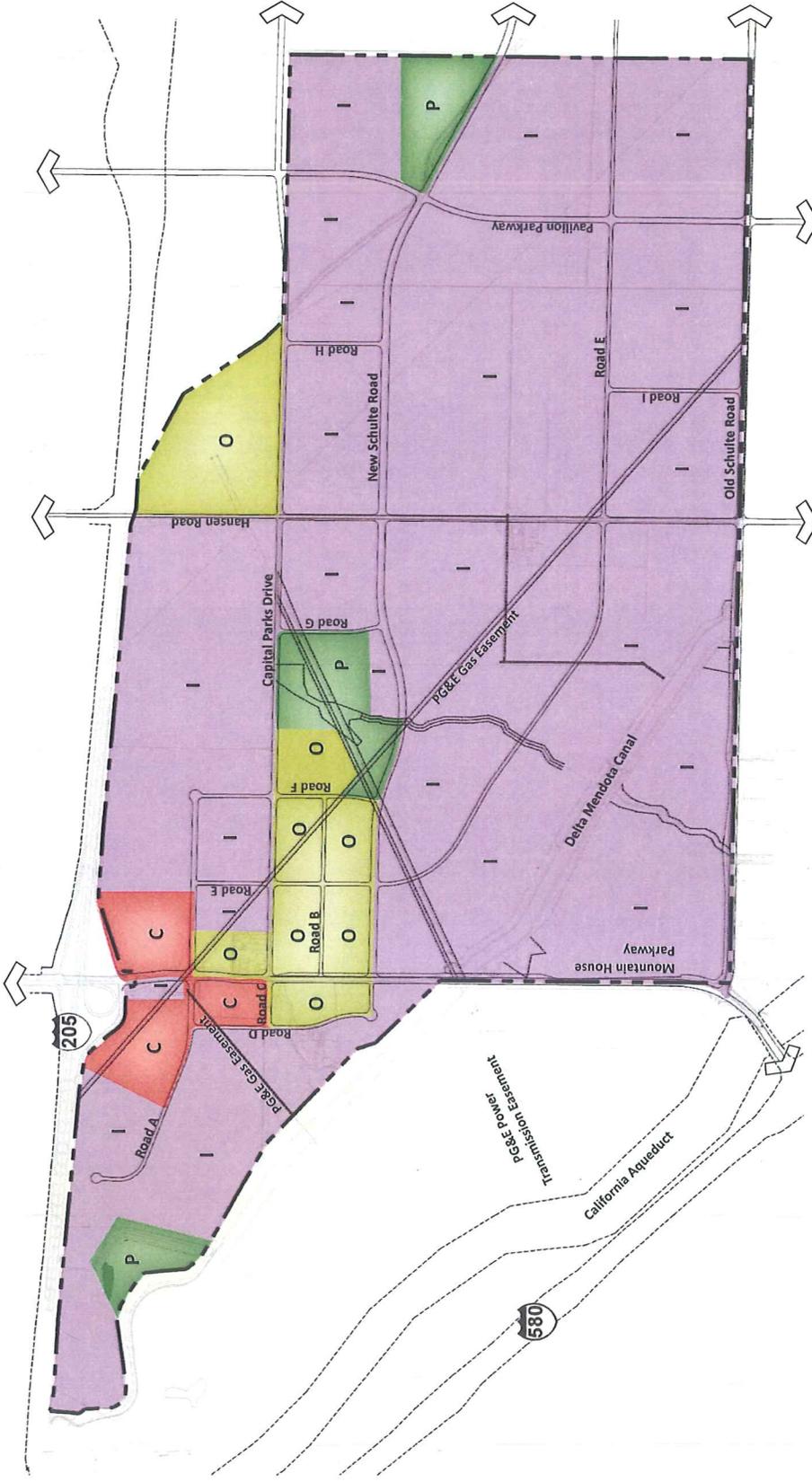
~~Urban Reserve 6, which encompasses approximately 1,730 acres, is commonly known as Cordes Ranch. The majority of the property is designated for industrial uses. The vision for the area is that the industrial uses would occupy the interior portions of the property, while the properties abutting Mountain House Parkway and I-205 would consist of higher identity businesses with an emphasis on commercial, low-rise office and office/flex uses. When development occurs, the following additional General Plan policies apply:~~

- ~~6a. Direct vehicular, bicycle and pedestrian connections to Tracy Gateway to the east should be provided.~~
 - ~~6b. Direct connections to I-205 and I-580 via Mountain House Parkway should be provided.~~
 - ~~6c. Parcel sizes should vary in size in order to accommodate a range of uses including high density housing, large-scale industrial uses such as regional warehouse and distribution facilities, as well as smaller-scale uses such as commercial, office, office-flex and industrial-flex businesses.~~
 - ~~6d. Development proposals should include land for public facilities, parks and/or open spaces to ensure consistency with the standards established in the Community Character Element of this General Plan.~~
 - ~~6e. Appropriate setbacks and landscaping along I-205 should be provided to create an aesthetically pleasing visual entryway to the city.~~
 - ~~6f. Industrial uses on the eastern side of this Urban Reserve should be designed with adequate buffers from residential uses.~~
 - ~~6g. Consistent with the goals, objectives, policies and actions in the Community Character and Economic Development Elements, areas along I-205 should be developed with office-flex or higher quality space, rather than warehousing and distribution uses, to capitalize upon their proximity to entryways of the city.~~
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(7) The Land Use Element of the General Plan at page 2-73, Table 2-8, "Statistical Profile: Urban Reserve 6," is deleted in its entirety.

(8) The Land Use Element of the General Plan at page 2-15, Figure 2-2, "General Plan Land Use Designations Map," is hereby amended to change the General Plan designation of the Cordes Ranch Specific Plan area from Urban Reserve 6 to Commercial, Office, Industrial, and Park designations, as shown on the following page:

| Proposed General Plan Designations | Acreage ± |
|------------------------------------|----------------|
| C Commercial | 55.1 |
| O Office | 152.2 |
| I Industrial | 1,476.9 |
| P Park | 96.3 |
| Total | 1,780.5 |



Note: General Plan designations extend to centerline of streets

Cordes Ranch

Tracy, California

Proposed General Plan Land Use Designations

June 13, 2013

DB+A

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