CITY OF TRACY GENERAL PLAN AMENDMENT
RELATING TO
CITY OF TRACY MODIFIED ELLIS SPECIFIC PLAN
AND MODIFIED AND AMENDED ELLIS DEVELOPMENT AGREEMENT

City of Tracy General Plan shall be amended as follows:

A. *Section 2 of the Land Use Element at page 2-14: Table 2-2 General Plan Land Use Designations (City Limits and SOI); the Land Use Designation row labeled "Commercial", shall hereby be amended to say*:

   768 City Limits (Acres); 500 SOI (Acres); 1268 Total

B. *Section 2 of the Land Use Element at page 2-14: Table 2-2 General Plan Land Use Designations (City Limits and SOI); the Land Use Designation row labeled "Village Center", shall hereby be amended to say*:

   121 City Limits (Acres); 6 SOI (Acres); 127 Total.

C. *Section 2 of the Land Use Element at pages 2-18 and 2-19: Traditional Residential (TR) is hereby amended to read as follows:*

   TR areas consist of a mix of residential densities and housing types reminiscent of traditional neighborhoods (often seen in older urban and suburban settings), ranging from single-family detached housing to attached medium and high density housing types, sometimes adjacent to (or above) retail, commercial or other compatible uses. TR allows a mix of a wider range of housing types, lot sizes, and density ranges compared with typical Residential Very Low (RVL), Residential Low (RL), Residential Medium (RM), and Residential High (RH). TR also allows the establishment of building and design criteria that allows for a more traditional look, including items such as moderate building setbacks, picket fences and sitting porches, an interconnected street network, pedestrian accessibility and trail systems, and the organization of residential units around a series of centrally-located active and passive "themed" neighborhood parks and/or recreation uses. TR areas are intended to be used primarily for residential Urban Reserves, though not exclusively, and are encouraged to be located near Village Centers. At least four (4) important residential criteria shall be established at the time a property is designated to "TR" through a General Plan Amendment so that dwelling unit and population density, design, and neighborhood compatibility standards can be established: (1) The maximum and minimum number of residential units allowed in the TR area and the average number of people per unit; (2) The density ranges allowed in terms of dwelling units per acre; (3) A "Design Book" to ensure design quality, interesting and diverse architectural treatments, and an attractive streetscape; and (4) The criteria that will be used to establish the location/mix of residential design and housing types in the TR area to encourage an interesting and compatible neighborhood and to discourage the domination of a sub-area with only one or

a few residential housing types and designs. Park and recreation uses shall be established as part of the TR planning process. The re-designation of a property to the TR designation shall be implemented only in combination with the particular project's development-level planning process (e.g., Specific Plan process, or if no Specific Plan is required, through the City's zoning process) that addresses the residential criteria set forth above. In other words, a property shall not be re-designated to the TR designation unless and until a particular project's residential criteria as set forth above are known and determined. Once a property secures a TR designation, the designation shall be known as "TR-[the name of the project]."

D. *Section 2 of the Land Use Element at pages 2-19 through 2-22: Traditional Residential - Ellis (TR-Ellis) is hereby amended to read as follows:*

The Traditional Residential – Ellis (TR-Ellis) designation applies to the Ellis Specific Plan. The TR-Ellis designation shall include between 1000 and 2250 total residential units, for an overall site density of between 4 and 7 units per gross acre. (The General Plan establishes an average of 3.21 persons per household, as set forth in the Land Use and Housing Elements.) The TR-Ellis designation includes one residential sub-designation (Zoning District): "Residential Mixed". Additionally, up to 50 of the 2250 residential units shall be allowed in the adjacent Village Center (4 to 16 units per gross acre for approximately 6 acres). Finally, the TR-Ellis area shall include a park dedication of 4 acres per 1,000 people. TR-Ellis will feature 3 park acres per 1,000 population generated for Neighborhood Parks and 1 park acre per 1,000 population generated for Community Parks (4 acres per 1,000 population generated total). Also, there is a possibility of an additional 16 acres (approximately) for a family-oriented swim Center ("Swim Center"), which would serve as a credit for Ellis' Community Park requirement. The "Ellis Pattern Book," which sets forth the architectural and site design guidelines for the TR-Ellis area has been adopted by the City Council in connection with the Council's adoption of the TR-Ellis designation. TR-Ellis shall consist of residential neighborhoods, each with its own distinct sense of place, reinforcing the traditional, hometown feel. Blocks shall be sized to support a mix of housing types all designed to accommodate a wide range of incomes and family needs. The TR-Ellis area will be constructed using traditional neighborhood design principles, creating a pedestrian-friendly network of streets and parks. In some cases, garages will be located off the street and will be accessed by way of rear alleys. Other land uses adjacent to, and compatible with, the TR-Ellis area, shall include, but not be limited to, an approximately 7-acre Village Center (with up to 50 of the 2250 residential units and up to 60,000 square feet of commercial uses), and up to 120,000 additional square feet of commercial uses (the General Plan establishes a maximum FAR for commercial uses of 1.0). The Tracy Airport "outer approach zone" shall be limited in uses to those authorized in the San Joaquin County Airport Land Use Plan. The owner of the Ellis property is willing to provide the City a substantial financial contribution towards the design, construction, operation and maintenance of the Swim Center (that far exceeds the owner's fair share responsibility and therefore what the City could otherwise legally require the owner to contribute towards the Swim Center) in return for certain City commitments that the City is not otherwise legally required to provide. For example, the City's Growth Management Ordinance and Guidelines recognize that a process can be established through a freely-entered statutory development agreement whereby the City could provide commitments to the owner to potentially issue up to a set maximum amount of residential growth allocations (RGAs) to a project that absent that development agreement the City might not have to issue.

E. *Section 2 of the Land Use Element at page 2-23: The term,"future multi-modal terminal", shall hereby be amended to say:* "Tracy Transit Station".

F. *Section 2 of the Land Use Element at page 2-26; 5. Village Center (VC): the portion of the sentence that says,"... Village Centers generally range in size from 10 to 20 acres…", is hereby amended to say:* "…Village Centers generally range in size from 5 to 20 acres…".

G. *Section 2 of the Land Use Element, Policy P3, page 2-36, 1st paragraph: The term,"Applications", shall hereby be amended to say:* "Approvals", *and, the term, "considered", shall hereby be amended to say:* "issued".

H. *Section 2 of the Land Use Element, Objective LU-1.5, Policy P3, page 2-39, is hereby amended to read as follows:*

A new, mixed-use, high density Village Center should be developed along the Union Pacific Railroad.