

ORDINANCE 1301

AN ORDINANCE OF THE CITY OF TRACY APPROVING AN AMENDMENT TO THE TRACY HILLS SPECIFIC PLAN FOR THE TRACY HILLS PHASE 1B/1C PROJECT APPLICATION NUMBER SPA19-0002

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, On April 8, 2019, an application was submitted for a proposed amendment to the Tracy Hills Specific Plan for the Tracy Hills Phase 1B/1C Project, which consists of approximately 310 acres located west of Phase 1A in the vicinity of Tracy Hills Drive, Application Number SPA19-0002; and

WHEREAS, The proposed Tracy Hills Specific Plan Amendment (SPA) includes rezoning land within the Tracy Hills Phase 1B/1C area; and

WHEREAS, The proposed SPA includes decreasing the Mixed Use Business Park Zone District (MUBP-TH) by approximately 132 acres, decreasing the Light Industrial Zone District (M1-TH) by approximately 27 acres, and decreasing the General Highway Commercial Zone District (GHC-TH) by approximately 19 acres; and

WHEREAS, The proposed SPA includes increasing the Low Density Residential Zone District (LDR-TH) by approximately 129 acres, increasing the Medium Density Residential Zone District (MDR-TH) by approximately 46 acres, and increasing the Tracy Hills Conservation Zone District (C-TH) by approximately 3 acres; and

WHEREAS, The proposed SPA would result in Phase 1B zoned primarily as Low Density Residential and Phase 1C zoned primarily as Medium Density Residential; and

WHEREAS, Phase 1B also includes areas zoned High Density Residential and General Highway Commercial, located east of the future Lammers Road extension, which would be unchanged by the proposed SPA; and

WHEREAS, The proposed SPA also includes updates to the development standards for the LDR-TH zoning district to allow flexibility for small lots, by reducing the minimum lot size to 3,200 square feet and reducing minimum lot width to 35 feet on knuckles and cul-de-sacs; and

WHEREAS, The proposed SPA also includes the addition of Appendix C, the Phase 1B Landscape Design Guidelines; and

WHEREAS, Due to proposed reductions in land zoned as Mixed Use Business Park, Light Industrial, and General Highway Commercial, the City conducted an economic study to

analyze whether the remaining areas zoned for commercial and industrial uses would be sufficient to satisfy anticipated market demands; and

WHEREAS, The economic study concluded that the proposed rezoning of 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, The proposed SPA is consistent with the General Plan, as amended; 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 introduce and adopt this ordinance to approve the proposed Tracy Hills Specific Plan Amendment for the Tracy Hills Phase 1B/1C Project, Application Number SPA19-0002; and

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

The City Council of the City of Tracy does ordain as follows:

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

SECTION 2. The City Council hereby approves the Tracy Hills Specific Plan Amendment for the Tracy Hills Phase 1B/1C Project, Application Number SPA19-0002, as attached to the November 10, 2020 City Council staff report as Attachment "B".

SECTION 3. This Ordinance shall take effect 30 days after its final passage and adoption.

SECTION 4. This Ordinance shall either (1) be published once in a newspaper of general circulation, within 15 days after its final adoption, or (2) be published in summary form and posted in the City Clerk's office at least five days before the ordinance is adopted and within 15 days after adoption, with the names of the Council Members voting for and against the ordinance. (Gov't. Code §36933.)

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This Ordinance 1301 was introduced at a special meeting of the Tracy City Council on the 10th day of November 2020, and finally adopted on the 17th day of November, 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

SIGNED: Robert Rickman, Mayor

ATTESTED: Adrienne Richardson, City Clerk