

ORDINANCE 1305

APPROVING AMENDMENTS TO THE ELLIS SPECIFIC PLAN, INCORPORATING THE AVENUES SPECIFIC PLAN PROPERTY INTO THE ELLIS SPECIFIC PLAN AND VARIOUS OTHER AMENDMENTS; APPLICATION NUMBER SPA20-0007

WHEREAS, On January 22, 2013, the City Council approved the Ellis Specific Plan (ESP) and related General Plan amendment for the approximately 321-acre Specific Plan site (Resolution 2013-012), and

WHEREAS, Construction and improvements of the ESP area are underway and, unrelated to the current application, the City Council has previously amended the ESP on March 5, 2019 (Ordinance 1266), April 3, 2018 (Ordinance 1251), and May 17, 2016 (Resolution 2016-098), and

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

WHEREAS, The ASP Zone is codified in Tracy Municipal Code Chapter 10.08, Article 22.8, Section 10.08.3026, and

WHEREAS, The developer of the ESP and ASP, The Surland Companies (Surland), has submitted an application to incorporate the ASP property into the ESP and make other, various amendments to the ESP, such that the amended ESP would become the governing specific plan for both the ASP area and the ESP area, and the ASP would have no further force and effect, and

WHEREAS, The proposed amendments will also update street sections and utility descriptions to be consistent with City-approved tentative maps, improvement plans, and as-built conditions; update figures for pedestrian, trail, and bicycle networks; update graphics and descriptions of the Aquatic Park; add the new Schoolhouse Park; update examples of homes that reflect traditional styles in the Pattern Books; update sign locations and examples; and other minor updates, and

WHEREAS, Surland requested the ASP property be incorporated into the ESP because the two specific plans currently 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, Development within the existing, 321-acre ESP area is subject to the terms and conditions of that certain Amended and Restated Development Agreement by and between the City of Tracy and Surland Communities, LLC, dated April 18, 2013 and recorded in the official records of San Joaquin County as Document Number 2013-119548 (the "DA"). The DA applies to the property within the existing ESP area but does not apply to the property within the existing ASP area. Similarly, the Ellis Program Area Finance and Implementation Plan dated August 20, 2013 (the "Ellis FIP") applies to the property within the existing ESP area but does not apply to the property within the existing ASP area, which is subject instead to the City-wide Master Plans for purposes of providing all public infrastructure and services, including without limitation circulation infrastructure, utilities, parks, and public services. These applications will not change any of the terms, conditions, or coverage of the DA or the Ellis FIP, and the DA and the Ellis FIP will continue to apply to the 321-acre, Ellis Neighborhood of the amended ESP but will not apply to the 95-acre, Avenues Neighborhood of the amended ESP area, and

WHEREAS, The proposed Specific Plan Amendments are consistent with the General Plan land use, housing, public facilities and services, and other elements; the City's infrastructure master plans; and contain requirements for the project to pay its fair share of infrastructure costs required by the master plans, and

WHEREAS, The Planning Commission conducted a public hearing to review the requested actions on February 24, 2021, and

WHEREAS, The City Council conducted a public hearing to review the requested actions on April 20, 2021;

NOW, THEREFORE, The City Council of the City of Tracy does ordain as follows:

SECTION 1: The City Council approves the ESP Amendment to incorporate the ASP area property into the ESP and other amendments to the ESP as identified in Exhibit 1, including the following text which shall be added to the title/description at the bottom of Figures 2.31 and 2.33:

Figure 2.31 - "This figure is illustrative and does not represent all of the design requirements of this intersection nor does it represent the final configuration of the turning movements shown. The design of this intersection shall be based on the technical Memorandum by Kimley-Horn "Lammers Road and Ellis Town Drive Traffic Analysis" dated May 1, 2019, Ellis FEIR and Addendums, and City Design Standards; as approved by the City Council."

Figure 2.33 - "This figure is illustrative and does not represent all of the design requirements of this intersection nor does it represent the final configuration of the turning movements shown. The design of this intersection shall be based on City's Roadway Master Plan and City Design Standards, and final design documents for capital improvement project as approved by the City Engineer."

SECTION 2: This Ordinance shall take effect 30 days after its final passage and adoption.

SECTION 3: This Ordinance shall be published once in a newspaper of general circulation within 15 days from and after its final passage and adoption.

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The foregoing Ordinance 1305 was introduced at a regular meeting of the Tracy City Council on the 20th day of April, 2021, and finally adopted on the 4th day of May, 2021, by the following vote:

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

SIGNED: Nancy D. Young, Mayor

ATTESTED: Adrienne Richardson, City Clerk

Exhibit 1 – (Combined ESP and ASP) Ellis Specific Plan can be viewed upon request by making an appointment with the City Clerks Office.