

## ORDINANCE 1319

### AN ORDINANCE OF THE CITY OF TRACY APPROVING AN AMENDMENT TO THE TRACY HILLS SPECIFIC PLAN FOR THE TRACY HILLS PHASE 2 PROJECT APPLICATION NUMBER SPA21-0003

WHEREAS, The Tracy Hills Specific Plan Area consists of approximately 2,767 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 and a comprehensive update to the Tracy Hills Specific Plan; and

WHEREAS, On March 2, 2021, an application was submitted for a proposed amendment to the Tracy Hills Specific Plan for the Tracy Hills Phase 2 Project, which consists of approximately 1,143 acres located south of I-580, west of Corral Hollow Road, Application Number SPA21-0003; and

WHEREAS, The proposed Tracy Hills Specific Plan Amendment (SPA) includes rezoning land within the Tracy Hills Specific Plan Area; and

WHEREAS, Within the Tracy Hills Phase 2 Area, the proposed SPA includes rezoning approximately 42 acres from Medium Density Residential (MDR-TH) to Low Density Residential (LDR-TH), rezoning approximately 8 acres from Residential Estate (RE-TH) to Low Density Residential (LDR-TH), and relocating and reducing the size of an area zoned General Highway Commercial (GHC-TH) from approximately 6.8 acres to 3.7 acres; and

WHEREAS, Within the Tracy Hills Phase 1B Area, the proposed SPA includes rezoning approximately 71 acres from Low Density Residential (LDR-TH) to Medium Density Residential (MDR-TH) to allow this portion of Phase 1B to develop in accordance with the Tracy Hills Specific Plan's zoning setback standards for the Medium Density Residential (MDR-TH) zone, while not changing the approved Tracy Hills Phase 1B Vesting Tentative Map, which is consistent with the density range of the Medium Density Residential (MDR-TH) zone for this portion of Phase 1B; and

WHEREAS, Within the Tracy Hills KT Project Area, the proposed SPA includes rezoning approximately 10 acres from General Highway Commercial (GHC-TH) zone with a Medium Density Residential Overlay to the Medium Density Residential (MDR-TH) zone for clarification purposes and to be consistent with the approved Tracy Hills KT Project Vesting Tentative Subdivision Map, which was approved in accordance with the Tracy Hills Specific Plan's Medium Density Residential (MDR-TH) Zone; and

WHEREAS, The proposed SPA also includes minor revisions to the acreages in various zone districts to reflect more precise mapping and boundary information; and

WHEREAS, Additionally, the proposed SPA includes minor clarifications and corrections throughout various portions of the document; and

WHEREAS, The proposed SPA also includes the addition of Appendix D, the Phase 2 Design Guidelines; 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 Addendum to the EIR has been prepared in accordance with the provisions of California Environmental Quality Act (CEQA) Guidelines Sections 15162 and 15164 to address the proposed amendment to the Tracy Hills Specific Plan for the Tracy Hills Phase 2 Project. No new significant environmental impacts were identified for the project and therefore, no further environmental review is necessary; and

WHEREAS, The Planning Commission considered this matter at a duly noticed public hearing held on October 6, 2021 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 2 Project, Application Number SPA21-0003; and

WHEREAS, The City Council considered this matter at a duly noticed public hearing held on October 19, 2021;

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 2 Project, Application Number SPA21-0003, as attached to the October 19, 2021 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 1319 was introduced at a regular meeting of the Tracy City Council on the 19<sup>th</sup> day of October 2021, and finally adopted on the 2nd day of November, 2021, by the following vote:

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

SIGNED: Nancy D. Young, Mayor

ATTESTED: Adrienne Richardson, City Clerk