

CITY OF TRACY

DETERMINATION OF THE DEVELOPMENT SERVICES DIRECTOR

Application Number EPBC21-0001

A determination of the Development Services Director approving an Ellis Pattern Book Certification for the architectural design and development plan for a 308-lot portion of the Ellis residential subdivision, known as Ellis Phase 3, the Town and Country Neighborhood, located on the western portion of the Ellis Specific Plan area (Assessor's Parcel Numbers 240-140-50, -51, -52, and -53). The property owner is LS Tracy, LLC and applicant is Landsea Homes.

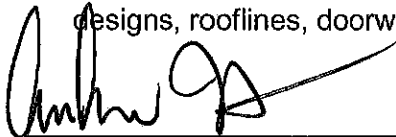
Staff has reviewed the application and determined that the following City regulations apply:

1. Ellis Specific Plan
2. Ellis Pattern Book

The Development Services Director has determined that the project is consistent with the Final Revised Environmental Impact Report (EIR) certified by the City Council on January 22, 2013 for the Modified Ellis Project, which included the Modified Ellis Specific Plan (SCH#2012022023). Pursuant to CEQA Guidelines Section 15162 and Public Resources Code Section 21166, no subsequent EIR shall be prepared for the project because the project has a certified EIR and no substantial changes are proposed in the project that would require major revisions to the previous EIR; no substantial changes have occurred with respect to the circumstances under which the project will be undertaken that would require major revisions to the previous EIR; and no new information of substantial importance regarding significant effects, mitigation measures, or alternatives for this project has become known, which was not known at the time the previous EIR was certified as complete. Furthermore, as a residential subdivision that is consistent with a specific plan for which an EIR was certified after January 1, 1980, the project is exempt from the requirements of CEQA pursuant to California Government Code Section 65457. Therefore, no further environmental review is necessary.

THE DEVELOPMENT SERVICES DIRECTOR, AFTER CONSIDERING ALL OF THE EVIDENCE PRESENTED, HEREBY APPROVES THE ELLIS PATTERN BOOK CERTIFICATION FOR ELLIS PHASE 3, APPLICATION NUMBER EPBC21-0001, SUBJECT TO THE CONDITIONS CONTAINED IN EXHIBIT 1 AND BASED ON THE FOLLOWING FINDING:

1. The project application is consistent with the Ellis Specific Plan and the Ellis Pattern Book because the architectural plans, which include a total of 36 different house styles (twelve plan types each having three different elevations), demonstrate substantial conformance with the Ellis Pattern Book in to regards house massing and composition and to the character of each architectural style (Ellis Revival, Ellis Farmhouse Victorian, Ellis Mediterranean Revival, and Ellis European Country), including such elements as façade designs, rooflines, doorway and window designs, accents, materials, and colors.



Andrew Malik  
Assistant City Manager

5/11/21  
Date of Action

**CITY OF TRACY  
CONDITIONS OF APPROVAL**

**Ellis Pattern Book Certification for Ellis Phase 3  
Application Number EPBC21-0001**

These Conditions of Approval shall apply to the Ellis Pattern Book Certification for the architectural design and development plan for a 308-lot portion of a residential subdivision, known as Ellis Phase 3, the Town and Country Neighborhood, located on the western portion of the Ellis Specific Plan area (Assessor's Parcel Numbers 240-140-50, -51, -52, and -53).

A. The following definitions shall apply to these Conditions of Approval:

1. "Applicant" means any person, or other legal entity, defined as a "Subdivider" or "Developer".
2. "Applicable Law" shall have the meaning set forth in section 1.03 of the Ellis DA.
3. "Conditions of Approval" means these conditions of approval.
4. "Development Services Director" means the Development Services Director of the City of Tracy, or any other person designated by the City Manager or the Development Services Director, to perform the duties set forth herein.
5. "Ellis DA" means the development agreement (titled "Amended and Restated Development Agreement by and between the City of Tracy and Surland Communities, LLC") approved by the City Council on March 19, 2013 by the adoption of Ordinance 1182, and any amendments.
6. "Ellis EIR" means the Final Environmental Impact Report (titled "City of Tracy Modified Ellis Project Final Revised Environmental Impact Report"), bearing the State Clearing House Number 2012022023, certified by the City Council on January 22, 2013 by Resolution 2013-011, as adequate and in compliance with the California Environmental Quality Act (CEQA).
7. "Ellis Specific Plan" means the specific plan (titled "Modified Ellis Specific Plan") approved by the City Council on January 22, 2013 by Resolution 2013-012, and any amendments.

B. Planning Division Conditions of Approval

1. Compliance with laws. The Applicant shall comply with all Applicable Law.
2. Mitigation Measures. The Applicant shall comply with all mitigation measures applicable to the Project in the Ellis EIR, which was certified by the City Council on January 22, 2013 (SCH#2012022023).
3. Residential Architecture. Prior to approval of master plan construction plans, the applicant shall submit detailed construction plans that demonstrate the project to

be developed in substantial compliance with the architectural plans received on April 16, 2021 (Townsend, Plans 1 through 4, and Kinbridge, Plans 5 through 8) and on March 16, 2021 (Hartwell, Plans 9 through 12) and the colors and materials received on February 3, 2021 to the satisfaction of the Development Services Director.

4. Development Plan. Prior to issuance of residential building permits, the applicant shall submit plot plans demonstrating substantial compliance with the Development Plan received on March 22, 2021 to the satisfaction of the Development Services Director. Any modifications to the Development Plan may be considered by the Development Services Director provided that they comply with the Ellis Specific Plan and Ellis Pattern Book.
5. Plot Plans. Prior to issuance of residential building permits, the applicant shall submit plot plans demonstrating compliance with the Ellis Specific Plan and the Ellis Pattern Book, including elevation style, setbacks and dimensions, lot coverage, vision clearance, fencing location, PUE locations, and exterior options, if any, to the satisfaction of the Development Services Director.