

NOTICE OF SPECIAL MEETING

Pursuant to Section 54956 of the Government Code of the State of California, a Special meeting of the **Tracy Growth Management Board (GMB)** is hereby called for:

Date/Time: **Wednesday, November 30, 2022, 11:30 a.m.**
(or as soon thereafter as possible)

Location: Remote meeting: Join on your computer, mobile app or room device
[Click here to join the meeting](#)
Meeting ID: 275 683 541 543
Passcode: mK4dpj

Teleconference line (209) 425-4338,
Conference ID: 595 699 643#

Government Code Section 54954.3 states that every public meeting shall provide an opportunity for the public to address the GMB on any item, before or during consideration of the item, however no action shall be taken on any item not on the agenda.

THIS SPECIAL MEETING WILL BE CONDUCTED PURSUANT TO THE PROVISIONS OF THE GOVERNOR'S EXECUTIVE ORDER N-29-20 WHICH SUSPENDS CERTAIN REQUIREMENTS OF THE RALPH M. BROWN ACT

RESIDENTS ARE STRONGLY ENCOURAGED TO PARTICIPATE REMOTELY AT THE NOVEMBER 30, 2022 GMB MEETING

Remote Access to City of Tracy Growth Management Board Meeting:

In accordance with the guidelines provided in Executive Order N-29-20 on social distancing measures, the City of Tracy will allow for remote participation at the upcoming Growth Management Board meeting on Thursday, November 30, 2022.

Remote Public Comment:

All interested persons are invited to participate by calling the teleconference line at (209) 425-4338 Conference ID: 595 699 643# to submit statements orally during the meeting; or in writing before the meeting by sending written statements to Victoria.Lombardo@cityoftracy.org.

1. CALL TO ORDER
2. ROLL CALL
3. ITEMS FROM THE AUDIENCE - *In accordance with Procedures for Preparation, Posting and Distribution of Agendas and the Conduct of Public Meetings, adopted by Resolution 2008-140 any item not on the agenda brought up by the public at a meeting, shall be automatically referred to staff. If staff is not able to resolve the matter satisfactorily, the member of the public may request a Board Member to sponsor the item for discussion at a future meeting.*
4. OLD BUSINESS – None.
5. NEW BUSINESS
 - A. GROWTH MANAGEMENT BOARD DETERMINATION THAT THE ALLOCATION OF RESIDENTIAL GROWTH ALLOTMENTS IS NOT A PROJECT UNDER CEQA GENERAL RULE 15061(B)(3), AND

DETERMINATION OF ALLOCATION OF REVERTED RESIDENTIAL GROWTH ALLOTMENTS FOR USE IN THE REMAINDER OF 2022.

- B. GROWTH MANAGEMENT BOARD DETERMINATION THAT THE ALLOCATION OF RESIDENTIAL GROWTH ALLOTMENTS IS NOT A PROJECT UNDER CEQA GENERAL RULE 15061(B)(3), AND DETERMINATION OF ALLOCATION OF RESIDENTIAL GROWTH ALLOTMENTS FOR USE IN 2023.
 - C. PRESENTATION OF 2022 ANNUAL REPORT
- 6. ITEMS FROM THE AUDIENCE
 - 7. ADJOURNMENT

Posting Date: November 16, 2022

The City of Tracy complies with the Americans with Disabilities Act and makes all reasonable accommodations for the disabled to participate in public meetings. Persons requiring assistance or auxiliary aids in order to participate should call City Hall (209-831-6000), at least 24 hours prior to the meeting.

Any materials distributed to the majority of the Tracy Growth Management Board regarding any item on this agenda will be made available for public inspection in the Development Services Department located at 333 Civic Center Drive, Tracy, during normal business hours.

AGENDA ITEM NO. 5.A

REQUEST

GROWTH MANAGEMENT BOARD DETERMINATION THAT THE ALLOCATION OF RESIDENTIAL GROWTH ALLOTMENTS IS NOT A PROJECT UNDER CEQA GENERAL RULE 15061(B)(3) AND DETERMINATION OF ALLOCATION OF REVERTED RESIDENTIAL GROWTH ALLOTMENTS FOR USE IN THE REMAINDER OF 2022

DISCUSSION

This is a meeting of the Growth Management Board (GMB), and a public hearing to determine the allocation of Reverted Residential Growth Allotments (RGAs) for use in the remainder of 2022.

GMO Guidelines section D.3.(c) states that “RGAs must be used to obtain a building permit no later than September 30th of the year following the allocation in accordance with GMB action....In the event an RGA has not been used to obtain a building permit by September 30th, then such RGAs automatically revert back to the City and shall be available for the GMB to allocate to projects with complete applications in accordance with the criteria set forth in Section F. The GMB shall meet as needed to address such RGA allocations.”

The City sent a notice to representatives of all eligible projects on September 29, 2022 that reverted RGAs may be available for use after September 30th, listing the application requirements and deadlines. The City received three applications.

2022 “Reverted” RGAs

The GMB allocated 750 RGAs to five projects for use in 2022. A total of 531 of those RGAs were not perfected (i.e. no building permit was issued for these RGAs by September 30, 2022) by various projects and reverted back to the City (Attachment A).

The City received three applications for reverted RGAs from the Tracy Hills, Collin Avenue and Larkspur projects. The applications from the Collin and Larkspur projects each requested their original RGAs back, 10 for Collin and 14 for Larkspur. These projects have both been steadily working through their building permit processes and while they were unable to obtain permits prior to the September 30th deadline, they each have a reasonable chance to be ready for permit issuance prior to the end of this year. The application from Tracy Hills requested 490 reverted RGAs. Tracy Hills has also been diligently working toward building permits and should be able to perfect these RGAs this year. The total requests for reverted RGAs is 514, which is fewer than the total 531 available.

Environmental Analysis

The allocation of RGAs is exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Guidelines Section 15061(b)(3) which pertains to the “common sense exemption that CEQA applies only to projects, which have the potential for causing a significant effect on the environment”. The act of allocating the RGAs does not have the possibility of causing any environmental impacts. Each individual development project, prior to its approval was analyzed for CEQA compliance based on the potential impacts of the future construction of each project, and a determination made by the approving body of each of those respective development applications.

RECOMMENDATION

Staff recommends that the Growth Management Board determine the allocation of reverted RGAs is not a project under CEQA General Rule 15061(b)(3), and allocate 10 RGAs to the Collin Avenue project, 14 RGAs to the Larkspur project, and 490 RGAs to the Tracy Hills project. These RGAs would need to be utilized for the issuance of building permits by December 31, 2022.

ATTACHMENTS

- A—Reverted RGA Data
- B—Determination

Prepared by Victoria Lombardo, Senior Planner
Approved by Bill Dean, Assistant Development Services Director

2022 REVERTED RGA APPLICATIONS AND RECOMMENDATION

Application Number	Applicant	Project Name	Allocated RGAs	Permits Issued	Reverted RGAs	Reverted RGAs Requested	Recommended RGA Allocation
<u>Tracy Hills and Ellis</u>							
RGA21-0002	Surland	Ellis	236	217	19	N/A	0
RGA21-0004 / RGA22-0005	Tracy Phase 1B, Phase 2	Tracy Hills	490	2	488	490	490
<u>Primary Growth Areas</u>							
RGA21-0005 / RGA22-0006	Bright Homes	Larkspur	14	0	14	14	14
RGA21-0003 / RGA22-0007	Lee Jagoe Architecture	Collin Ave. Apartments	10	0	10	10	10
TOTALS			750		531		514

DETERMINATION OF THE CITY OF TRACY GROWTH MANAGEMENT BOARD REGARDING CEQA COMPLIANCE AND ALLOCATING REVERTED RESIDENTIAL GROWTH ALLOTMENTS IN NOVEMBER 2022 FOR USE IN THE REMAINDER OF 2022

WHEREAS, The City of Tracy’s (“City”) Growth Management Board (“Board”) was established to manage and enforce the requirements of Chapter 10.12 of the Tracy Municipal Code which is known as the Growth Management Ordinance (“GMO”) and the GMO Guidelines, last revised via Resolution No. 2014-214, and

WHEREAS, On November 1, 2018, the Board adopted a resolution outlining the process for allocating unused or unperfected Residential Growth Allotments (“RGAs”) (i.e. no building permit was issued for these RGAs by September 30th) that reverted to the City in accordance with subsection (c) of Section D. 3 of the GMO Guidelines, and

WHEREAS, Three qualifying applications for reverted RGAs were filed by the deadline of October 14, 2022, and

WHEREAS, The allocation of RGAs is exempt from CEQA pursuant to Guidelines Section 15061(b)(3) which pertains to the “common sense exemption that CEQA applies only to projects, which have the potential for causing a significant effect on the environment”, because the allocation of RGAs does not have the potential to cause any effect on the environment, and

WHEREAS, The Board held a public hearing on November 30, 2022 to consider allocating reverted RGAs in accordance with the 2018 Board procedures, and

WHEREAS, These reverted RGAs must be used to obtain a building permit from the City by December 31, 2022, and

NOW, THEREFORE, BE IT RESOLVED, that the City of Tracy’s Growth Management Board hereby declares that the allocation of reverted RGAs is not a project under CEQA General Rule 15061(b)(3), and determines that the 2022 reverted RGAs shall be allocated for use in the remainder of 2022 as follows:

Project	RGAs
Tracy Hills	490
Larkspur	14
Collin Avenue	10

The foregoing determination was adopted by the Tracy Growth Management Board on the 30th day of November, 2022 by the following vote:

AYES: BOARD MEMBERS:
 NOES: BOARD MEMBERS:
 ABSENT: BOARD MEMBERS:
 ABSTAIN: BOARD MEMBERS:

 BOARD CHAIR

ATTEST:

 BOARD SECRETARY

AGENDA ITEM NO. 5.B

REQUEST

GROWTH MANAGEMENT BOARD DETERMINATION THAT THE ALLOCATION OF RESIDENTIAL GROWTH ALLOTMENTS IS NOT A PROJECT UNDER CEQA GENERAL RULE 15061(B)(3) AND DETERMINATION OF ALLOCATION OF RESIDENTIAL GROWTH ALLOTMENTS FOR USE IN 2023

DISCUSSION

This is a meeting of the Growth Management Board (GMB), and a public hearing to determine the 2023 allocations of Residential Growth Allotments (RGAs) for new residential development in Tracy.

The GMB is responsible for allocating RGAs in accordance with the Growth Management Ordinance (GMO) and GMO Guidelines. All four of the applications submitted in this allocation cycle fall under the current version of the GMO Guidelines, meaning, none of the projects seeking RGAs are governed by previous versions of the GMO or GMO Guidelines, such as pre-Measure A timeframes. The projects meet the eligibility requirements set forth in the GMO Guidelines and are therefore qualified to receive allocations of RGAs to be used in 2023, as summarized below.

In accordance with Section 10.12.100 of the GMO, the GMB shall allocate a maximum of 750 RGAs during this allocation cycle.

Priority Area Projects

RGA22-0001 – Bright Homes – Larkspur Unit 4 – 14 RGA requested and 14 RGAs recommended

This project is the final phase of Larkspur, originally mapped in the 1990's but these lots were encumbered with a temporary storm drain basin and emergency access point, both of which will no longer be necessary, so the 14 houses may be constructed. The 13-lot subdivision (the 14th lot was created with the original Larkspur map in the 1990's) was approved in 2020 and the construction drawings are ready for permits to be issued, pending final map approval. The project is located on DeBord Drive and Cairo Court, with one lot on Bentley Lane. These 14 RGAs would be used to complete the Larkspur project in 2023.

RGA22-0004 – Lee Jagoe Architecture – Sansub Apartments, 2480 Byron Road – 9 RGAs requested and 9 RGAs recommended

This 9-unit apartment project was approved on August 18, 2022. Staff is recommending that the Board allocate 9 RGAs to begin this project, for issuance of building permits in 2023 in accordance with the GMO Guidelines.

Tracy Hills and Ellis Specific Plan Projects

**RGA22-0004 – Mike Souza for Tracy Phase IB-1, and Tracy Hills Phase II–
'406 minimum' RGAs requested and 502 RGAs recommended**

Tracy Hills Phase 1B-1 has 432 lots, and Tracy Hills Phase 2 has 1470 lots. The project is located generally at Corral Hollow Road and I-580. Based on the 2012 GMO Guidelines, the project is entitled to receive 406 RGAs for use in 2023. Should they be available, additional RGAs can be allocated to the Tracy Hills project, as long as the annual maximum and average number of RGAs allocated to all of the projects does not exceed those allowable per the GMO.

Of the 150 RGAs annually available to infill and "other" projects (collectively), only two applications were received requesting a total of 23 RGAs (see above). This allows for an additional 127 RGAs to be distributed to the Tracy Hills and Ellis projects; both projects have requested to acquire additional RGAs, should there be RGAs available based on the total applicant pool pursuant to the GMO Guidelines. Using the proportionate split between the two projects of 2/3 to Tracy Hills and 1/3 to Ellis, this would amount to 85 additional RGAs to Tracy Hills (for a total of 491) and 42 additional RGAs to Ellis. However, such a split would bring the total for Ellis to 236, and they are only requesting 225, leaving 11 leftover that can also go to Tracy Hills.

Staff is recommending that the project receive 502 RGAs as established in the GMO Guidelines. The 502 RGAs would be used for the issuance of building permits in 2023 in accordance with the GMO Guidelines.

**RGA21-0002 – Surland Communities, LLC – Ellis – 225 RGAs requested and
225 RGAs recommended**

The Ellis Gardens (Avenues) Tentative Subdivision Maps is approved and has 614 lots. The project is generally located at the northwest corner of Corral Hollow and Linne Roads. Based on the 2012 GMO Guidelines, the project is eligible to receive 194 RGAs for use in 2022, and they have applied for 225. Should they be available, additional RGAs can be allocated to the Ellis project, as long as the annual maximum and average number of RGAs allocated to all of the projects does not exceed those allowable per the GMO.

Of the 150 RGAs annually available to infill and "other" projects (collectively), only two applications were received requesting a total of 23 RGAs (see above). This allows for an additional 127 RGAs to be distributed to the Tracy Hills and Ellis projects, as both projects have requested to acquire additional RGAs, should there be RGAs available based on the total applicant pool pursuant to the GMO Guidelines. Using the proportionate split between the two projects of 2/3 to Tracy Hills and 1/3 to Ellis, this would amount to 85 additional RGAs to Tracy Hills and 42 additional RGAs to Ellis (for a total of 236). However, as Ellis is only requesting 225, thereby leaving an additional 11 to be leftover for allocation to Tracy Hills (see above).

Staff is recommending that the project receive 225 RGAs as established in the GMO Guidelines. The recommended 225 RGAs would be used for the issuance of building permits in 2023 in accordance with the GMO Guidelines.

Environmental Analysis

The allocation of RGAs is exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Guidelines Section 15061(b)(3) which pertains to the “common sense exemption that CEQA applies only to projects, which have the potential for causing a significant effect on the environment”. The act of allocating the RGAs does not have the possibility of causing any environmental impacts. Each individual development project, prior to its approval was analyzed for CEQA compliance based on the potential impacts of the future construction of each project, and a determination made by the approving body of each of those respective development applications.

RECOMMENDATION

Staff recommends that the Growth Management Board allocate 14 RGAs to the Larkspur project, 9 RGAs to the Sansub Apartment project, 502 RGAs to the Tracy Hills project, and 225 RGAs to the Ellis project, in accordance with the 2012 GMO Guidelines.

ATTACHMENTS

Attachment A--RGA Recommendations for Fall 2022

Attachment B--Determination

Prepared by Victoria Lombardo, Senior Planner

Approved by Bill Dean, Assistant Development Services Director

RGA APPLICATIONS AND RECOMMENDATIONS FOR 2023

Application Number(s)	Applicant	Project Name	RGAs Requested	RGA Recommendation
<u>RGA22-0001</u>	Bright Homes	Larkspur	14	14
<u>RGA22-0002</u>	Mike Souza	Tracy Hills	406 minimum	502
<u>RGA22-0003</u>	Surland	Avenues at Ellis	225	225
<u>RGA22-0004</u>	Lee Jagoe Architecture	Sansub Apartments	9	9
RGAs Allocated for use in 2023				750

**DETERMINATION OF THE CITY OF TRACY GROWTH MANAGEMENT BOARD
REGARDING CEQA COMPLIANCE AND ALLOCATING RESIDENTIAL GROWTH
ALLOTMENTS IN NOVEMBER 2022 FOR USE IN 2023**

WHEREAS, The City of Tracy’s (“City”) Growth Management Board (“Board”) was established to manage and enforce the requirements of Chapter 10.12 of the Tracy Municipal Code which is known as the Growth Management Ordinance (“GMO”) and the GMO Guidelines, last revised via Resolution No. 2014-214, and

WHEREAS, Four qualifying applications for RGAs were filed by the deadline of September 1, 2022, and

WHEREAS, The allocation of RGAs is exempt from CEQA pursuant to Guidelines Section 15061(b)(3) which pertains to the “common sense exemption that CEQA applies only to projects, which have the potential for causing a significant effect on the environment”, because the allocation of RGAs does not have the potential to cause any effect on the environment, and

WHEREAS, The Board held a public hearing on November 30, 2022 to consider allocating RGAs in accordance with the GMO and GMO Guidelines, and

WHEREAS, These RGAs must be used to obtain a building permit from the City between January 1 and September 30, 2023, and

NOW, THEREFORE, BE IT RESOLVED, that the City of Tracy’s Growth Management Board hereby declares that the allocation of RGAs is not a project under CEQA General Rule 15061(b)(3), and determines that RGAs shall be allocated for use in 2023 as follows:

Project	RGAs
Larkspur	14
Sansub Apartments	9
Tracy Hills	502
Ellis	225

The foregoing determination was adopted by the Tracy Growth Management Board on the 30th day of November, 2022 by the following vote:

AYES: BOARD MEMBERS:
 NOES: BOARD MEMBERS:
 ABSENT: BOARD MEMBERS:
 ABSTAIN: BOARD MEMBERS:

 BOARD CHAIR

ATTEST:

 BOARD SECRETARY

Annual Report-RGAs and Permits Issued

CITY OF TRACY GMO				
YEAR	RGA'S		BLDG. PERMITS	
	ALLOCATED	ANNUAL AVERAGE	ISSUED	ANNUAL AVERAGE
2000	1084	1084	1599	1599
2001	1302	1193	1126	1363
2002	1209	1198	1373	1366
2003	1274	1217	1264	1341
2004	138	1001	1254	1323
2005	91	850	414	1172
2006*	55	736	204	1033
2007	66	652	23	907
2008	0	580	18	808
2009	0	522	28	730
2010	0	474	16	665
2011	0	435	11	611
2012	18	403	18	565
2013	36	377	68	530
2014	292	371	133	503
2015	271	365	493	503
2016	506	373	510	503
2017	214	364	308	492
2018	750	385	1143	526
2019	750	403	741	537
2020	750	419	652	543
2021	750	434	719	551
2022*	750	448	219	536
2023	750	461	750	545
2024	750	472	750	553
2025	750	483	750	561
2026	750	493	750	568
2027	750	502	750	574
2028	750	511	750	580
2029	750	519	750	586
2030	750	526	750	591
2031	750	533	750	596
2032	750	540	730	600
2033	750	546	600	600
2034	750	552	600	600
2035	750	557	600	600
2036	750	562	600	600
2037	750	567	600	600

Affordable RGAs--60 issued in 2005 and 14 in 2006, 48 in 2021, not shown in spreadsheet.

2022 Building permits issued are as of 11/10/22

Numbers have been adjusted to remove expired RGAs.

CITY OF TRACY RESIDENTIAL DEVELOPMENT PIPELINE REPORT

Status as of November 2022

APPROVED AND UNDER CONSTRUCTION

Name	Application #	Zoning	Acres	# of Units	Location	Developer/Builder
Diaz Duplexes	D19-0028	MDR	0.3	4	4th and C St.	Javier Diaz
Ellis Phase 2	TSM16-0003	ESP	106	356	Ellis Town Dr.	Surland/Woodside Homes
Ellis Phase 3	TSM18-0005	ESP	74	308	4260 Lammers Road	The Surland Companies
Tracy Hills Phase 1A (includes revision to 7C)	TSM13-0005 TSM20-0001	THSP	367	1203	Tracy Hills Drive west of Corral Hollow	Lennar, Shea, Meritage
Tracy Hills Phase 1B	TSM18-0006 TSM18-0007 SPA19-0002 GPA19-0001	THSP	161	434	Tracy Hills Drive west of Phase 1A	Lennar
Tracy Hills KT Project (Hillview)	GPA19-0003 SPA19-0004 SPA20-0008 TSM20-0002	THSP	36	214	Tracy Hills Drive east of Corral Hollow	Lennar
Valpico Glenbriar Apartments	D19-0018	HDR	11.62	264	351 E. Valpico Road	Gaurdian Capital
Total			755.92	2,783		

APPROVED AND NOT YET UNDER CONSTRUCTION

Name	Application #	Zoning	Acres	# of Units	Location	Developer/Builder
Rod-Singh Apartments	D18-0028 CUP18-0004	GHC	0.68	24	508 & 522 W. Grant Line Road	Soosan Rod Ramneek Singh
Collin Avenue Duplexes	D18-0015	HDR	0.4	10	178 Collin Avenue	Abdul Chashmawala
East 8th Street Apartments	ZA17-0003 D16-0036	CBD	0.23	5	21, 25, & 29 E. 8th Street	Frank Aufdermaur, Jr.
Byron Apartments	D19-0010	MDR	5	60	2660 Byron Road	Rashed Elham, Inc.
Rocking Horse	TSM15-0001	PUD	59.1	226	Lammers Rd. north of Schulte Rd.	Concentric Development Grp.

Tracy Hills Phase 2	GPA21-0001 SPA21-0003 TSM20-0003	THSP	493	1,517	Tracy Hills south of I-580	Integral Communities
Tracy Village	TSM17-0003 A/P13-0002 GPA13-0005 SPA18-0001	-	135	594	SEC Valpico Rd. & Corral Hollow Rd.	Toll Brothers
Larkspur Basin Lots	TSM19-0003 D20-0005	LDR	1.89	14	DeBord Dr. and Cairo Ct .	Bright Development
Avenues	TSM21-0001	ESP	95.83	480	12650 W. Valpico Rd.	Surland
Ellis RE Lots/Limited Use Area	TSM21-0002	ESP	41.87	9	SE area of Ellis SP	Surland
Byron Road Duplexes	D21-0035	MDR	10.6	6	3030 Byron Rd	Schack & Company, Inc.
SANSUB Apartments	D20-0021	MDR	0.76	9	2480 W. Byron Rd.	Panchaksha Patel
Total			844.36	2,954		

UNDER CITY REVIEW (NOT YET APPROVED)

Name	Application #	Zoning	Acres	# of Units	Location	Developer/Builder
Rocking Horse (Version 2)	TSM19-0006 ZA21-0002 R21-0001	PUD	59.1	226	Lammers Rd. north of Schulte Rd.	Concentric Development Grp.
Retail Center and Apartments (The Station)	GPA21-0003 SPA21-0005 R21-0003	Industrial	28.71	220	NEC S. Tracy Blvd. & Gandy Dancer Dr.	JTT Enterprises LP
Tracy Hills Phase 5	SPA21-0007 GPA21-0005 TSM22-0002	THSP	284	1390	Lammers Rd between the Delta Mendota Canal & California Aqueduct	Integral Communities
Tracy Hills Phase 1C	TSM22-0001	THSP	121	345	Lammers Rd. SE of California Aqueduct	Lennar
Tracy Apartments	D22-0023	MDR	0.81	12	2450 & 2460 Byron Rd.	Tenacious AAK, Inc.
4- Story Commercial & Affordable Apartments (The Junction)	D22-0027	CBD	0.47	46	601 N. Central Ave	CRP Affordable Housing
Byron Road TSM	R22-0004 TSM22-0003	MDR	5	40	2660 W Byron Rd	Schack & Company, Inc.
15 Duplexes, 2 Triplexes and 1 SFD	D22-0029	MDR	3.38	37	SWC W. Mt Diablo Ave & S. C St	Byrum Investment, LLC.

Golden Springs and Corbett Lane	D22-0012	-	10.54	82	South side of I-205, at Golden Springs Drive	Warmington Homes
Tracy Pavilion	D22-0028	-	129.7	751	Lammers Rd, N of Grant Line	MLC Holdings, Inc.
Tracy Senior Living	GPA22-0008 D22-0043 R22-0005	MDR	1.94	81	301 West St	Artifex West, Inc.
Westside Ranch	TSM22-0005	PUD	71.6	415	SEC 11th Street and Lammers Rd	South Parcel Investors, LLC
Total			716.25	3,645		

ADDITIONAL CITY & SOI (SPHERE OF INFLUENCE) PROPERTIES

Name	Application #	Zoning/GP Designation	Acres	# of Units	Location	Developer/Builder
Bright		UR 5	170	886	11th Street & Lammers Road	Bright
Bright/Castro		PUD/UR 7	107	606	Josephine Drive & Tennis Lane	Bright
UR1		UR 1	780	2929	MacArthur Drive & Schulte Road	Various Owners
Tracy Hills (other future phases)		THSP	647	2162	Corral Hollow Road & 580	Integral Communities / Others
Gateway/Westside Specific Plan		PUD	535	857	Lammers Road & 11th Street	Various Owners
I-205 Expansion		Commercial/ Res Low	172	1748	Naglee and Larch Roads	Various Owners
Larch Clover		Commercial	442	1197	Larch/Clover	Various Owners
Rocha		Res Low/ Medium	91	727	MacArthur Drive and Eastlake	Rocha
Berg/Byron remainder		MDR/GHC	56	411	Berg/Byron Roads	Various Owners
SWC Valpico and Corral Hollow		Res Low	65	282	SWC Valpico and Corral Hollow	Various Owners
Total			3,065	11,805		