

## 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:** **Monday, December 18, 2023, 1:00 p.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: 225 651 319 377  
Passcode: sKQCcf

Teleconference line (209) 425-4338,  
Conference ID: 660 598 201#

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.

### **RESIDENTS ARE STRONGLY ENCOURAGED TO PARTICIPATE REMOTELY AT THE DECEMBER 18, 2023 GMB MEETING**

**Remote Access to City of Tracy Growth Management Board Meeting:**

*The City of Tracy will allow for remote participation at the upcoming Growth Management Board meeting on Monday, December 18, 2023.*

**Remote Public Comment:**

*All interested persons are invited to participate by calling the teleconference line at **(209) 425-4338** Conference ID: **660 598 201#** to submit statements orally during the meeting; or in writing before the meeting by sending written statements to [Victoria.Lombardo@cityoftracy.org](mailto: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 2023.

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 2024.

C. PRESENTATION OF 2023 ANNUAL REPORT

6. ITEMS FROM THE AUDIENCE

7. ADJOURNMENT

**Posting Date: December 14, 2023**

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 5.A

REQUEST

**GROWTH MANAGEMENT BOARD DETERMINATION THAT THE ALLOCATION OF RESIDENTIAL GROWTH ALLOTMENTS IS NOT A PROJECT UNDER THE CEQA COMMON SENSE EXEMPTION, GUIDELINES SECTION 15061(b)(3) AND DETERMINATION OF ALLOCATION OF REVERTED RESIDENTIAL GROWTH ALLOTMENTS FOR USE IN THE REMAINDER OF 2023.**

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 2023.

GMO Guidelines section D.3.(c) states that “RGAs must be used to obtain a building permit no later than September 30<sup>th</sup> 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 30<sup>th</sup>, 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 eligible projects (as defined by the GMO and GMO Guidelines) on November 15, 2023 that reverted RGAs may be available for use after September 30<sup>th</sup>, listing the application requirements and deadlines. The City received one application.

2023 “Reverted” RGAs

The GMB allocated 750 RGAs to five projects for use in 2023. A total of 622 of those RGAs were not perfected (i.e. no building permit was issued for these RGAs by September 30, 2023) by various projects and reverted back to the City (Attachment A).

The City received one application for reverted RGAs from the Tracy Hills project. The application from Tracy Hills requested 450 reverted RGAs, which is fewer than the total 622 available. GMO Guidelines Section E requires each applicant to “provide documentation to the satisfaction of the Board, that the public facilities and services required to serve the development project are available to the project, including the elements set forth below [in Section E].” While Section E states that each project with an approved Vesting Tentative Subdivision Map (VTSM) is deemed to have complied with Section E, it also requires the Board to independently analyze each RGA application for satisfaction. Further, Section F states that a “project may not receive more RGAs than on its approved Tentative Map.”

The RGAs requested by Tracy Hills are for Phase 2 of the overall Tracy Hills Project, which has a VTSM approved by the City Council. The VTSM includes

numerous Conditions of Approval related to the provision of public facilities and services, specifying, in many instances, when such facilities and services must either be commenced or completed. One or more such Conditions of Approval also state that no additional building permits shall be issued until satisfaction. As set forth in the GMO Guidelines, RGAs must be perfected by procurement of building permits.

The issuance of RGAs does not confer a guarantee for the issuance of building permits. The actions of the Board shall not be deemed to satisfy VTSM Conditions of Approval or any other City requirements, Conditions of Approval, or regulations.

#### 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 Common Sense Exemption, Guidelines Section 15061(b)(3), and allocate 450 Reverted RGAs to the Tracy Hills project.

Prepared by: Victoria Lombardo, Senior Planner

Approved by: Bill Dean, Assistant Development Services Director

#### ATTACHMENTS

Attachment A – Reverted RGA Data

Attachment B – Determination

## 2023 REVERTED RGA APPLICATIONS AND RECOMMENDATION

Application Number	Applicant	Project Name	Allocated RGAs	Permits Issued	Reverted RGAs	Reverted RGAs Requested
<b><u>Tracy Hills and Ellis</u></b>						
RGA22-0003	Surland	Ellis	225	0	225	N/A
RGA22-0002	Mike Souza	Tracy Hills	502	114	388	450
<b><u>Primary Growth Areas</u></b>						
RGA22-0001	Bright Homes Lee Jagoe	Larkspur Sansub	14	14	0	N/A
RGA22-0004	Architecture	Apartments	9	0	9	N/A
<b>TOTALS</b>			<b>750</b>		<b>622</b>	

**DETERMINATION OF THE CITY OF TRACY GROWTH MANAGEMENT BOARD REGARDING CEQA COMPLIANCE AND ALLOCATING REVERTED RESIDENTIAL GROWTH ALLOTMENTS IN DECEMBER 2023 FOR USE IN THE REMAINDER OF 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, 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 30<sup>th</sup>) that reverted to the City in accordance with subsection (c) of Section D. 3 of the GMO Guidelines, and

WHEREAS, One qualifying applications for reverted RGAs was filed by the deadline of November 21, 2023, 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 December 18, 2023 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, 2023, 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 2023 reverted RGAs shall be allocated for use in the remainder of 2023 as follows:

<b>Project</b>	<b>RGAs</b>
Tracy Hills	450

\*\*\*\*\*

The foregoing determination was adopted by the Tracy Growth Management Board on the 18<sup>th</sup> day of December 2023 by the following vote:

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

\_\_\_\_\_  
BOARD CHAIR

ATTEST:

\_\_\_\_\_  
BOARD SECRETARY

AGENDA ITEM 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 2024.**

DISCUSSION

This is a meeting of the Growth Management Board (GMB), and a public hearing to determine the 2024 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 2024, 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. The GMO Guidelines prescribe the allocation framework, which was followed to arrive at staff's recommendation. Below is a summary of the steps followed, pursuant to GMO Guidelines Section F:

- 1) Are there any applications under Section F1 Vested Projects? No applications were filed from projects vested under prior versions of the GMO Guidelines;
- 2) Are there any applications under Section F2 Primary Growth Areas projects? One application was filed under this geographic area for which a set-aside of 100 RGAs is proscribed under the Guidelines should there be any applicants;
- 3) Are there any applications under Section F3 Development Agreement projects? No applications were filed from projects that have development agreements;
- 4) Are there any applications filed from Tracy Hills or Ellis Specific Plan projects? Yes, applications were filed for 631 RGAs across these two projects for which a set-aside of 600 RGAs is proscribed under the Guidelines should there be any applicants;
- 5) Are there any applications filed from Other Projects? Yes, there was one application filed under this geographic area for which a set-aside of 50-RGAs is proscribed under the Guidelines should there be any applicants;
- 6) Are there any RGAs available after following sections F1 through F5? Yes, there are 91 RGAs available after following sections F1 through F5.

F1 Projects: There are no F1 projects.

F2 Projects: Primary Growth Area Projects

The Primary Growth Area is shown as Exhibit A to the GMO Guidelines and is geographically similar to the area commonly referred to as infill, i.e., areas that are within the City limits and surrounded on at least two sides by existing development.

**RGA23-0003 – Bryan Offill – Byron Duplexes, 6 RGAs, Application Withdrawn**

After discussion with the applicant, this RGA application was withdrawn. Tracy Municipal Code Section 10.12.065(c) allows for building permits to be issued to an applicant to satisfy the Regional Housing Needs Allocation (RHNA) within each income category without the accompanying RGA until all the permits have been issued within the appropriate income category (commonly referred to as the RHNA exception). The City entered a new RHNA cycle in 2023, with 2,782 permits assigned in the above moderate income category. To date, 216 permits have been issued within that income category, making 2,566 still available for issuance. The applicant has been working closely with the City and is confident that their permits will be issued within a short timeframe and will be able to utilize the RHNA exception for the issuance of the permits for their 6-unit project before the remaining 2,566 permits in that above-moderate income category are issued to other projects.

**RGA23-0005 – 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 2024 in accordance with the GMO Guidelines.

In this application cycle, there is only demand for 9 of the 100 RGAs available in this F2 category. Pursuant to the provisions of subsection F6 of the GMO Guidelines, when the number of RGAs allocated does not meet the number of RGAs available, the remaining RGAs shall then be made available on a proportionate basis in accordance with the criteria set forth in subsections F1-5. This year's remaining 91 Primary Growth Area RGAs can then be distributed amongst the two applications within the F4 category (see below), as the F3 category is limited to 225 RGAs associated with a Development Agreement, which cannot be exceeded due to the voter-adopted regulations of Measure A.

F3 Projects: Development Agreement projects: There are no applications under this section.

F4 Projects: Tracy Hills and Ellis Specific Plan Projects

**RGA23-0002 – Mike Souza for Tracy Hills Phase 2 – '406 minimum' RGAs requested and 467 RGAs recommended**

Tracy Hills Phase 2 has 1517 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 2024. 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.

**RGA23-0001 – Ellis Phase 4, Avenues -- 225 RGAs requested and 224 RGAs recommended**

The Avenues was added to the Ellis Specific Plan in 2021, which allowed for the 480-lot Avenues map to be eligible for the 194 F4 RGAs in the GMO Guidelines. An application was received for 225 RGAs for Avenues. While the Avenues map is part of the Ellis Specific Plan, it is not part of the Ellis Development Agreement, and therefore not eligible to receive 225 RGAs pursuant to GMO Guidelines Section F3. They are however eligible to receive 194 RGAs pursuant to GMO Guideline Section F4.

Of the 100 RGAs annually available to Primary Growth area projects (F2) only one application was received requesting 9 RGAs (see above). This allows for an additional 91 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 61 additional RGAs to Tracy Hills (for a total of 467) and 30 additional RGAs to Ellis (for a total of 224).

F5 Projects: Other projects

**RGA23-0004 – Mike Serpa – Rocking Horse – East side of Lammers Road, north of Redbridge Road – 100 RGAs requested and 50 RGAs recommended**

This 226-lot Vesting Tentative Subdivision Map was approved on April 5, 2016, and have been extended several times, ultimately to October 5, 2024. The developer has not yet filed any final maps or improvement plans, and would have to do so by March 31, pursuant to GMO Guidelines Section D.3(b) in order to retain any RGAs allocated for the issuance of building permits in the remainder of 2024. Although it does create a tight schedule, it is possible that the project could move forward and meet these deadlines should a developer and builder work diligently toward construction of the project. There is also little demand for RGAs for use in 2024.

Staff is recommending that the Board allocate 50 RGAs (as set forth in Guidelines Section F5) to begin this project, for issuance of building permits in 2024 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 9 RGAs to the Sansub Apartment project, 50 RGAs to the Rocking Horse project, 467 RGAs to the Tracy Hills project, and 224 RGAs to the Ellis project, in accordance with the 2012 GMO Guidelines.

Prepared by: Victoria Lombardo, Senior Planner

Approved by: Bill Dean, Assistant Development Services Director

ATTACHMENTS

Attachment A – RGA Recommendations for Fall 2023  
Attachment B – Determination

# RGA APPLICATIONS AND RECOMMENDATIONS FOR 2024

<u>Application Number(s)</u>	<u>Applicant</u>	<u>Project Name</u>	<u>RGAs Requested</u>	<u>RGA Recommendation</u>
<u>RGA23-0001</u>	Surland	Ellis (Phase 4-Avenues)	225	224
<u>RGA23-0002</u>	Mike Souza	Tracy Hills	406 minimum	467
<u>RGA23-0003</u>	Bryan Offill	Byron Rd. Duplexes	0-Withdrawn	0-Withdrawn
<u>RGA23-0004</u>	Mike Serpa	Rocking Horse	100	50
<u>RGA23-0005</u>	Mark Lee	Sansub Apartments	9	9
<b>RGAs Recommended for use in 2024</b>			<b>750</b>	<b>750</b>

**DETERMINATION OF THE CITY OF TRACY GROWTH MANAGEMENT BOARD  
REGARDING CEQA COMPLIANCE AND ALLOCATING RESIDENTIAL GROWTH  
ALLOTMENTS IN DECEMBER 2023 FOR USE IN 2024**

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, Five qualifying applications for RGAs were filed by the deadline of September 7, 2023, and one was subsequently withdrawn, 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 December 7, 2023 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, 2024, 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 2024 as follows:

<b>Project</b>	<b>RGAs</b>
Sansub Apartments	9
Rocking Horse	50
Tracy Hills	467
Ellis	224

\* \* \* \* \*

The foregoing determination was adopted by the Tracy Growth Management Board on the 18<sup>th</sup> day of December 2023 by the following vote:

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

\_\_\_\_\_  
BOARD CHAIR

ATTEST:

\_\_\_\_\_  
BOARD SECRETARY

## AGENDA ITEM 5.C

### 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	483	548
2023*	750	461	128	530
2024	750	472	750	539
2025	750	483	750	547
2026	750	493	750	555
2027	750	502	750	562
2028	750	511	750	568
2029	750	519	750	590
2030	750	526	750	580
2031	750	533	750	585
2032	750	540	750	590
2033	750	546	750	595
2034	750	552	750	599
2035	750	557	600	599
2036	750	562	600	599
2037	750	567	600	599

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

2023 Building permits issued are as of 11/22/23

Numbers have been adjusted to remove expired RGAs.

# CITY OF TRACY RESIDENTIAL DEVELOPMENT PIPELINE REPORT

Status as of December 2023

## 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
Collin Avenue Duplexes	D18-0015	HDR	0.4	10	178 Collin Avenue	Abdul Chashmawala
Tracy Village	TSM17-0003 A/P13-0002 GPA13-0005 SPA18-0001	-	135	594	SEC Valpico Rd. & Corral Hollow Rd.	Toll Brothers
Tracy Hills Phase 2	GPA21-0001 SPA21-0003 TSM20-0003	THSP	493	1,517	Tracy Hills south of I-580	Integral Communities
Larkspur Basin Lots	TSM19-0003 D20-0005	LDR	1.89	14	DeBord Dr. and Cairo Ct .	Bright Development
<b>Total</b>			1386.21	4,918		

## APPROVED AND NOT YET UNDER CONSTRUCTION

Name	Application #	Zoning	Acres	# of Units	Location	Developer/Builder
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.
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	0.89	6	3030 Byron Rd	Schack & Company, Inc.
SANSUB Apartments	D20-0021	MDR	0.76	9	2480 W. Byron Rd.	Panchaksha Patel
4- Story Commercial & Affordable Apartments (The Junction)	D22-0027	CBD	0.47	46	601 N. Central Ave	CRP Affordable Housing
<b>Total</b>			204.15	841		

**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	293	Lammers Rd. SE of California Aqueduct	Lennar
Tracy Apartments	D22-0023	MDR	0.81	11	2450 & 2460 Byron Rd.	Tenacious AAK, Inc.
Byron Road TSM (38 Units)	R22-0004 TSM22-0003	MDR	5	40	2660 W Byron Rd	Schack & Company, Inc.

Mount Oso Townhomes (Formerly known as 15 Duplexes, 2 Triplexes and 1 SFD)	D22-0029 CUP23-0003 TSM23-0003	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	D22-0043	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
Tracy Hills Apartments	D23-0004 CUP23-0001	TH-Mixed Use Business Park	14.6	375	Tracy Hills Specific Plan, Phase 1A 253-380-050	Tracy BPS, LLC/ MCE Partners
Tracy Hills Phase 2A HOA Facility	D23-0009	THSP	3	2	Corner of Emery Street and White Hart Ave	Lennar Homes
<b>Total</b>			733.18	3,923		
<b>ADDITIONAL CITY &amp; SOI (SPHERE OF INFLUENCE) PROPERTIES</b>						
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
<b>Total</b>			3,065	11,805		