

Wednesday, July 10, 2024, 7:00 P.M.

A quorum of Planning Commission will be in attendance at
Tracy City Hall Chambers, 333 Civic Center Plaza, Tracy
Web Site: www.cityoftracy.org

THIS MEETING WILL BE OPEN TO THE PUBLIC FOR IN-PERSON AND REMOTE PARTICIPATION PURSUANT TO GOVERNMENT CODE SECTION 54953(e).

MEMBERS OF THE PUBLIC MAY PARTICIPATE REMOTELY IN THE MEETING VIA THE FOLLOWING METHOD:

As always, the public may view the Planning Commission meetings live on the City of Tracy's website at CityofTracy.org or on Comcast Channel 26/AT&T U-verse Channel 99. To view from the City's website, open the "Government" menu at the top of the City's homepage and select "Planning Commission", then select "[Planning Commission Meeting Videos](#)" under the "Boards and Commissions" section.

If you only wish to watch the meeting and do not wish to address the Planning Commission, the City requests that you stream the meeting through the City's website or watch on Channel 26.

Remote Public Comment:

During the upcoming Planning Commission meeting public comment will be accepted via the options listed below. If you would like to comment remotely, please follow the protocols below:

- *Comments via:*
 - **Online by visiting** <https://cityoftracyevents.webex.com> and using the following
 - **Event Number: 2551 013 2407** and **Event Password:** Planning
 - ***If you would like to participate in the public comment anonymously***, you may submit your comment in WebEx by typing "Anonymous" when prompted to provide a First and Last Name and inserting Anonymous@example.com when prompted to provide an email address.
 - Join by phone by dialing +1-408-418-9388, 2551 013 2407, #75266464# Press *3 to raise the hand icon to speak on an item.

- *Protocols for commenting via WebEx:*
 - *If you wish to comment on the "New Business" or "Items from the Audience" portions of the agenda:*
 - *Listen for the Chair to open that portion of the agenda for discussion, then raise your hand to speak by clicking on the Hand icon on the Participants panel to the right of your screen.*
 - *If you no longer wish to comment, you may lower your hand by clicking on the Hand icon again.*
 - *Comments for the "New Business" or "Items from the Audience" portions of the agenda will be accepted until the public comment for that item is closed.*

Comments received on Webex outside of the comment periods outlined above will not be included in the record.

Americans With Disabilities Act – The City of Tracy complies with the Americans with Disabilities Act and makes all reasonable accommodations for the disabled to participate in Planning Commission meetings. Persons requiring assistance or auxiliary aids should call City Hall (209/831-6105) 24 hours prior to the meeting.

Addressing the Planning Commission on Items on the Agenda – The Brown Act provides that every regular Planning Commission meeting shall provide an opportunity for the public to address the Planning Commission on any item within its jurisdiction before or during the Planning Commission's consideration of the item, provided no action shall be taken on any item not on the agenda. To facilitate the orderly process of public comment and to assist the Planning Commission to conduct its business as efficiently as possible, members of the public wishing to address the Planning Commission are requested to, but not required to, hand a speaker card, which includes the speaker's name or other identifying designation and address to the City Clerk prior to the agenda item being called. Generally, once the Planning Commission begins its consideration of an item, no more speaker cards will be accepted. An individual's failure to present a speaker card or state their name shall not preclude the individual from addressing the Planning Commission. Each citizen will be allowed a maximum of five minutes for input or testimony. In the event there are 15 or more individuals wishing to speak regarding any agenda item including the "Items from the Audience/Public Comment" portion of the agenda and regular items, the maximum amount of time allowed per speaker will be three minutes. When speaking under a specific agenda item, each speaker should avoid repetition of the remarks of the prior speakers. To promote time efficiency and an orderly meeting, the Presiding Officer may request that a spokesperson be designated to represent similar views. A designated spokesperson shall have 10 minutes to speak. At the Presiding Officer's discretion, additional time may be granted. The City Clerk shall be the timekeeper.

Addressing the Planning Commission on Items not on the Agenda – The Brown Act prohibits discussion or action on items not on the posted agenda. The City Council's Meeting Protocols and Rules of Procedure provide that in the interest of allowing Planning Commission to have adequate time to address the agenda items of business, "Items from the Audience/Public Comment" following the Consent Calendar will be limited to 15-minute maximum period. "Items from the Audience/Public Comment" listed near the end of the agenda will not have a maximum time limit. A five-minute maximum time limit per speaker will apply to all individuals speaking during "Items from the Audience/Public Comment". For non-agendized items, Planning Commissioners may briefly respond to statements made or questions posed by individuals during public comment; ask questions for clarification; direct the individual to the appropriate staff member; or request that the matter be placed on a future agenda or that staff provide additional information to Planning Commission. When members of the public address the Planning Commission, they should be as specific as possible about their concerns. If several members of the public comment on the same issue an effort should be made to avoid repetition of views already expressed.

Notice – A 90-day limit is set by law for filing challenges in the Superior Court to certain City administrative decisions and orders when those decisions or orders require: (1) a hearing by law, (2) the receipt of evidence, and (3) the exercise of discretion. The 90-day limit begins on the date the decision is final (Code of Civil Procedure Section 1094.6). Further, if you challenge a Planning Commission action in court, you may be limited, by California law, including but not limited to Government Code Section 65009, to raising only those issues you or someone else raised during the public hearing, or raised in written correspondence delivered to the Planning Commission prior to or at the public hearing.

Full copies of the agenda are available on the City's website: www.cityoftracy.org.

MEETING AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ACTIONS, BY MOTION, OF PLANNING COMMISSION PURSUANT TO AB 2449, IF ANY

ROLL CALL

MINUTES – 05/22/24 Regular Meeting

DIRECTOR’S REPORT REGARDING THIS AGENDA

ITEMS FROM THE AUDIENCE - *In accordance with Council Meeting Protocols and Rules of Procedure, adopted by Resolution No. 2019-240, a five-minute maximum time limit per speaker will apply to all individuals speaking during “Items from the Audience/Public Comment”. For non-agendized items, Planning Commissioners may briefly respond to statements made or questions posed by individuals during public comment; ask questions for clarification; direct the individual to the appropriate staff member; or request that the matter be placed on a future agenda or that staff provide additional information to the Planning Commission.*

1. NEW BUSINESS

1.A BY MOTION, ELECTION OF NEW PLANNING COMMISSION CHAIR AND VICE CHAIR FOR FISCAL YEAR 24-25

1.B STAFF RECOMMENDS THAT THE PLANNING COMMISSION APPROVE A RESOLUTION RECOMMENDING CITY COUNCIL: (1) ADOPT AN ORDINANCE APPROVING A ZONING TEXT AMENDMENT TO ADD LANGUAGE TO TRACY MUNICIPAL CODE SECTION 10.08.2356 – LOT AREA FROM THE COMMUNITY RECREATION SUPPORT SERVICES ZONE; AND (2) DETERMINE THAT THE ZONING TEXT AMENDMENT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15061(b)(3). THE APPLICANT IS SCHACK AND COMPANY FOR BYRON ALVAREZ.

1.C STAFF RECOMMENDS THAT THE PLANNING COMMISSION CONDUCT A PUBLIC HEARING, AND UPON ITS CONCLUSION, ADOPT A RESOLUTION: 1) APPROVING A DEVELOPMENT REVIEW PERMIT (D22-0042) TO ALLOW THE CONSTRUCTION OF FIVE VACUUM PARKING STALLS AND AN 81 SQ. FT. VACUUM EQUIPMENT ENCLOSURE AT AN EXISTING ARCO SERVICE STATION AT 550 W. VALPICO RD., ASSESSORS PARCEL NUMBER (APN): 248-020-21, APPLICATION NUMBER D22-0042; 2) GRANTING A CONDITIONAL USE PERMIT (CUP22-0016) TO ALLOW THE ACCESSORY USE OF FIVE VACUUM PARKING STALLS AND AN 81 SQ. FT. VACUUM EQUIPMENT ENCLOSURE AT AN EXISTING ARCO SERVICE STATION AT 550 W. VALPICO RD., APN:248-020-21, APPLICATION NUMBER CUP22-0016; AND 3) DETERMINING THAT THIS PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA

ENVIRONMENTAL QUALITY ACT (CEQA), PURSUANT TO CEQA GUIDELINES SECTION 15303. THE APPLICANT IS EDGAR RIZKALLI AND THE PROPERTY OWNER IS VALPICO INVESTMENT LLC.

1.D STAFF RECOMMENDS THAT THE PLANNING COMMISSION CONDUCT A SCOPING MEETING PURSUANT TO CEQA REQUIREMENTS TO RECEIVE INPUT ON THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR CITY OF TRACY REZONE PROGRAM AND GENERAL PLAN AMENDMENT (PROJECT).

2. ITEMS FROM THE AUDIENCE
3. DIRECTOR'S REPORT
4. ITEMS FROM THE COMMISSION
5. ADJOURNMENT

Posted: July 5, 2024

Any materials distributed to the majority of the Planning Commission regarding any item on this agenda will be made available for public inspection via the City of Tracy website at www.cityoftracy.org.

**MINUTES
TRACY CITY PLANNING COMMISSION
REGULAR MEETING
MAY 22, 2024, 7:00 P.M.
CITY OF TRACY COUNCIL CHAMBERS
333 CIVIC CENTER PLAZA**

CALL TO ORDER

Chair Orcutt called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

Chair Orcutt led the pledge of allegiance.

ROLL CALL

Roll Call found Commissioner Boakye-Boateng, Commissioner English, Commissioner Penning, Vice Chair Atwal, and Chair Orcutt present. Also present were Jeffrey Crosswhite, Assistant City Attorney; Scott Claar, Interim Assistant Director of Community and Economic Development; Sharat Bandugula, Interim Assistant City Engineer; Veronica Child, Management Analyst; Al Gali, Associate Engineer; and Gina Peace, Executive Assistant.

MINUTES

Chair Orcutt introduced the Regular Meeting Minutes from the May 8, 2024 Planning Commission Regular Meeting.

ACTION: It was moved by Vice Chair Atwal and seconded by Commissioner Penning to approve the May 8, 2024 Planning Commission Regular Meeting Minutes. A voice vote found Chair Orcutt, Vice Chair Atwal, Commissioner Boakye-Boateng, Commissioner English, and Commissioner Penning in favor. Passed and so ordered; 5-0-0-0.

DIRECTOR'S REPORT REGARDING THIS AGENDA

None.

ITEMS FROM THE AUDIENCE

None.

1. NEW BUSINESS

- A. STAFF RECOMMENDS THAT THE PLANNING COMMISSION ADOPT A RESOLUTION FINDING, PURSUANT TO GOVERNMENT CODE SECTIONS 65103(C) AND 65401, THAT THE CITY OF TRACY'S CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEAR 2024/2025 THROUGH FISCAL YEAR 2028/2029 IS CONSISTENT WITH THE GENERAL PLAN.**

Veronica Child, Management Analyst II, presented the staff report, and introduced Sharat Bandugula, Interim Assistant City Engineer, and Al Gali, Associate Engineer, stating that all are available for questions.

Chair Orcutt opened the Public Hearing at 7:06 p.m. Seeing as no one came forward, Chair Orcutt closed the Public Hearing.

Commission discussion and questions continued.

Commissioner Boakye-Boateng requested that a Glossary of the abbreviations/acronyms be included in future CIP lists, as the public may not understand the shortened titles. Veronica Child, Management Analyst, agreed that in future years, the City could remove the abbreviations/acronyms or provide a glossary.

Commissioner English asked about CIP 75163, Tracy Hills Zone 5 Water Booster Station, on Attachment A, and asked if Tracy Hills would handle the cost, concerned that the public was absorbing the cost, based on the recent increase in water rates, and we want to be transparent to the public. Chair Orcutt also inquired if Tracy Hills would share in the funding of the Booster Station. Al Gali, Associate Engineer, replied that he would review the funding source, and get back to the Commission via e-mail.

ACTION: It was moved by Vice Chair Atwal and seconded by Commissioner Boakye-Boateng that the Planning Commission adopt a resolution:

Finding, pursuant to government code sections 65103(c) and 65401, that the City of Tracy's Capital Improvement Program for Fiscal Year 2024/2025 through Fiscal Year 2028/2029 is consistent with the General Plan.

A voice call vote found Chair Orcutt, Vice Chair Atwal, Commissioner Boakye-Boateng, Commissioner English, and Commissioner Penning all in favor. Passed and so ordered; 5-0-0-0.

2. ITEMS FROM THE AUDIENCE

None.

3. DIRECTOR'S REPORT

Scott Claar, Interim Assistant Director of Community & Economic Development Department, reminded Commissioners about the upcoming Planning Commission Academy in Santa Rosa in March of 2025, and encouraged Commissioners to reach out to Gina Peace, Executive Assistant, if they wanted to attend. Commissioner Penning asked about the conference in October. Mr. Claar clarified that there is a California American Planning Association (APA) conference in October, however, the new Director of Community and Economic Development, Forrest Ebbs, has shared the Planning Commissioner Academy in March 2025 will be better suited for the commissioners to attend.

4. ITEMS FROM THE COMMISSION

Commissioner English followed up regarding the Food Truck Ordinance, inquiring about the date it will be brought to the Commission. Scott Claar stated the process would include a discussion item with City Council, with a tentative date of September 3, 2024. After that,

staff will receive direction from the Council, and then the Ordinance would come back to Planning Commission, and to City Council for adoption. Scott Claar clarified that food trucks could be approved at this time, with the current rules, via a Temporary Use Permit, or a Special Event permit, or a Facility permit, if on City property.

5. ADJOURNMENT

ACTION: It was moved by Chair Orcutt and seconded by Vice Chair Atwal to adjourn. A voice vote found all in favor. Passed and so ordered; 5-0-0-0.

Time: 7:35 p.m.

CHAIR

STAFF LIAISON

Agenda Item 1.B

RECOMMENDATION

STAFF RECOMMENDS THAT THE PLANNING COMMISSION APPROVE A RESOLUTION RECOMMENDING CITY COUNCIL:

(1) ADOPT AN ORDINANCE APPROVING A ZONING TEXT AMENDMENT TO ADD LANGUAGE TO TRACY MUNICIPAL CODE SECTION 10.08.2356 – LOT AREA FROM THE COMMUNITY RECREATION SUPPORT SERVICES ZONE; AND

(2) DETERMINE THAT THE ZONING TEXT AMENDMENT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15061(b)(3).

THE APPLICANT IS SCHACK AND COMPANY FOR BYRON ALVAREZ.

EXECUTIVE SUMMARY

The applicant, Schack & Company, on behalf of Byron Alvarez, property owner, proposes a Zoning Text Amendment to modify Tracy Municipal Code (TMC) section 10.08.2356 regarding lot width for the Community Recreation Support Services (CRS) Zone. The proposal would maintain the 20,000 square-foot minimum lot size but eliminate the required 120 linear feet of street frontage. The Zoning Text Amendment would apply to all of the CRS Zone, which includes only one site consisting of two parcels totaling 14.52 acres. Staff recommends that the Planning Commission adopt the resolution recommending that the City Council approve the proposal.

BACKGROUND

The subject property was annexed to the City on June 10, 2020, as the Byron Alvarez Annexation. Upon annexation, the site was designated Commercial by the City's General Plan and zoned Community Recreation Support Services (CRS). The site consists of two parcels and is the only site within the City that is zoned CRS.

In September 2022, the applicant submitted an initial application for a Zoning Text Amendment to amend the CRS Zone to support a future five-parcel subdivision. On November 27, 2023, the applicant submitted the current proposal for the Zoning Text Amendment. On December 8, 2023, the applicant submitted an application for a Tentative Subdivision Map for five parcels. The Tentative Subdivision Map application is on hold pending the outcome of this proposed Zoning Text Amendment.

The proposed Zoning Text Amendment would apply to all of the CRS Zone, which currently includes two parcels totaling 14.52 acres (Attachment A – Location Map of CRS Zone) that are currently used for livestock and storage. The amendment is a legislative act and, therefore, requires City Council approval.

ANALYSIS

The CRS Zone is the smallest of the City’s commercial zoning districts, comprising just two parcels near the I-205 interchange with Tracy Blvd, to the west of the Holiday Inn Express hotel. The CRS Zone permits freeway-oriented uses, such as hotels, gas stations, and restaurants.

Tracy Municipal Code Section 10.08.2356 states the following:

“10.08.2356 Lot area (CRS)

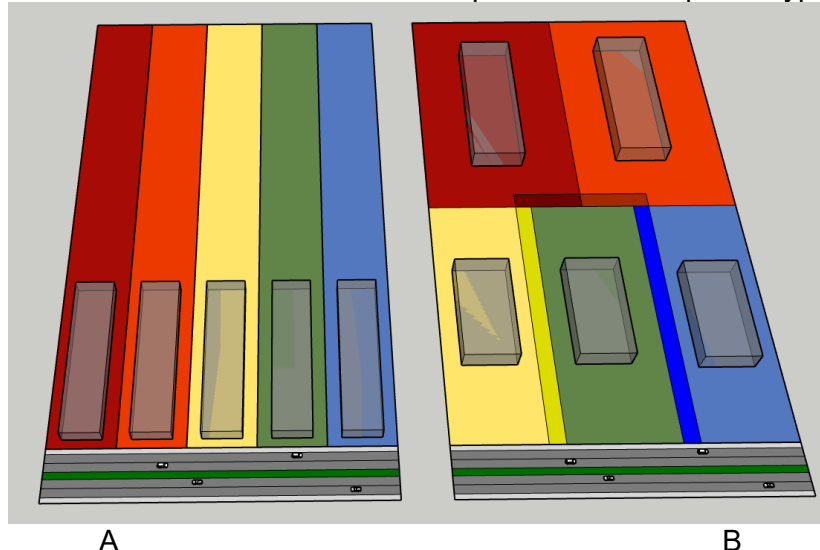
All newly created lots in the CRS Zone shall have a minimum area of 20,000 square feet and shall have a minimum width of 120 feet street frontage.”

The current standard for 120 feet of street frontage reflects an assumption that future parcels would have direct frontage on public streets. It did not anticipate the common practice of commercial subdivisions, which often rely on private easements in lieu of public street frontage for access to interior parcels. The applicant proposes to modify TMC section 10.08.2356 as follows:

10.08.2356 Lot area (CRS)

All newly created lots in the CRS Zone shall have a minimum area of 20,000 square feet and shall have a minimum width of 120 feet street frontage. As an alternative to the street frontage requirement, an applicant may substitute coordinated access easements, utility connections, emergency vehicle access points, shared maintenance agreements, and/or storm water infrastructure on the Tentative Subdivision Map to the satisfaction of the City Engineer.

The graphic below shows the expected results from implementing the current code, Example A, and the proposed amendment, Example B. In Example A, the overall lot is divided into five 120’ wide, 1000’ deep parcels. Each has its own driveway from the public street and, as a result, the buildings are deep and narrow. In Example B, the overall lot is divided into five lots with shared private access easements shown in dark. This site would need just two driveways from the public street, which improves traffic safety and aesthetics. The buildings would also have a more usable shape. As demonstrated, the proposed alternative would better accommodate typical commercial construction and would create a preferred development type.



PUBLIC OUTREACH/ INTEREST

This item was duly noticed in the local newspaper and public hearing notices were delivered to San Joaquin County Community Development and Public Works Departments, San Joaquin Council of Governments, San Joaquin Valley Air Pollution Control District, Pacific Gas and Electric, posted at the Tracy Branch Library and San Joaquin County Clerk's office, and mailed to owners of property within 300 feet of the subject site.

COORDINATION

Since the proposed Zoning Text Amendment does not result in any specific project, its review as not coordinated with other agencies.

CEQA DETERMINATION

The proposed amendment to the Tracy Municipal Code is exempt from the California Environmental Quality Act (CEQA) because it does not have the potential for causing a significant effect on the environment (CEQA Guidelines, 14 California Code of Regulations, §15061(b)(3)). Therefore, no further environmental review is necessary.

ACTION REQUESTED OF THE PLANNING COMMISSION

Staff recommends that the Planning Commission approve a resolution recommending City Council:

- 1) adopt an ordinance approving a Zoning Text Amendment to add language to the Tracy Municipal Code section 10.08.2356 – Lot Area, from the Community Recreation Support Services Zone; and
- 2) determine that the Zoning Text Amendment is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3).

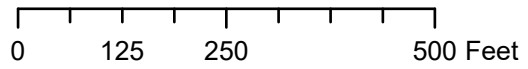
Prepared by: Kenny Lipich, Acting Senior Planner
Forrest Ebbs, Director of Community and Economic Development

Reviewed by: Forrest Ebbs, Director of Community and Economic Development

Approved by: Jeff Crosswhite, Assistant City Attorney
Karin Schnaider, Assistant City Manager

ATTACHMENTS

- Attachment A – Zoning Map of CRS Zone
- Attachment B – Proposed Amendment
- Attachment C -- Planning Commission Resolution
- Exhibit 1 -- Ordinance



Proposed Amendment in Red-Line Version

Tracy Municipal Code Section 10.08.2356 regarding the minimum area and minimum street frontage requirement in the Community Recreation Support Service (CRS) Zone would be amended as follows:

10.08.2356 Lot Area (CRS).

All newly created lots in the CRS Zone shall have a minimum area of 20,000 square feet and shall have a minimum width of 120 feet street frontage. **As an alternative to the street frontage requirement, an applicant may substitute coordinated access easements, utility connections, emergency vehicle access points, shared maintenance agreements, and/or storm water infrastructure on the Tentative Subdivision Map to the satisfaction of the City Engineer.**

APPROVED AS TO FORM AND LEGALITY

CITY ATTORNEY'S OFFICE

TRACY PLANNING COMMISSION

RESOLUTION NO. _____

RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE:

1. **APPROVING A ZONING TEXT AMENDMENT TO ADD LANGUAGE TO THE TRACY MUNICIPAL CODE SECTION 10.08.2356 – LOT AREA FROM THE COMMUNITY RECREATION SUPPORT SERVICES ZONE; AND**
2. **DETERMINING THAT THE ZONING TEXT AMENDMENT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15061(b)(3).**

WHEREAS, The Community Recreation Support Services (CRS) Zone is located along Larch road adjacent to Interstate 205; and

WHEREAS, The CRS Zone permits freeway-oriented commercial uses, such as hotels, gas stations, and restaurants; and

WHEREAS, The Tracy Municipal Code Section 10.08.2356 requires that all lots in the CRS Zone have a minimum area of 20,000 square feet and shall have a minimum width of 120 feet street frontage; and

WHEREAS, An application was submitted to amend the minimum street frontage requirements in the CRS Zone; and

WHEREAS, The proposed amendment would add language to allow as an alternative to the street frontage requirement in the CRS Zone, an applicant may substitute coordinated access easements, utility connections, emergency vehicle access points, shared maintenance agreements, and/or storm water infrastructure on the Tentative Subdivision Map to the satisfaction of the City Engineer; and

WHEREAS, The proposed amendment to the Tracy Municipal Code is exempt from the California Environmental Quality Act (CEQA) because it does not have the potential for causing a significant effect on the environment (CEQA Guidelines, 14 California Code of Regulations, §15061(b)(3)); and

WHEREAS, The Planning Commission conducted a public hearing to review and consider this matter on July 10, 2024; now, therefore, be it

RESOLVED: That the Planning Commission of the City of Tracy hereby determines, based on the evidence in the record and its own independent judgment, that the proposed amendment to the Tracy Municipal Code is exempt from the California Environmental Quality Act (CEQA) because it does not have the potential for causing a significant effect on the environment (CEQA Guidelines, 14 California Code of Regulations, §15061(b)(3)); and be it

FURTHER RESOLVED: That the Planning Commission recommends that the City Council introduce and adopt an ordinance amending Section 10.08.2356 of the Tracy Municipal Code regarding the minimum street frontage requirement in the CRS Zone, as shown in attached Exhibit 1.

The foregoing Resolution 2023-_____ was adopted by the Planning Commission on July 10, 2024, by the following vote:

AYES:	COMMISSION MEMBERS:
NOES:	COMMISSION MEMBERS:
ABSENT:	COMMISSION MEMBERS:
ABSTENTION:	COMMISSION MEMBERS:

CHAIR

ATTEST:

STAFF LIAISON

APPROVED AS TO FORM AND LEGALITY

CITY ATTORNEY'S OFFICE

TRACY CITY COUNCIL

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF TRACY:

- 1. APPROVING A ZONING TEXT AMENDMENT TO ADD LANGUAGE TO THE TRACY MUNICIPAL CODE SECTION 10.08.2356 – LOT AREA FROM THE COMMUNITY RECREATION SUPPORT SERVICES ZONE; AND**
- 2. DETERMINING THAT THE ZONING TEXT AMENDMENT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15061(b)(3), PERTAINING TO ACTIVITIES THAT DO NOT HAVE THE POTENTIAL FOR CAUSING A SIGNIFICANT EFFECT ON THE ENVIRONMENT.**

WHEREAS, The Community Recreation Support Services (CRS) Zone is located along Larch Road adjacent to Interstate 205; and

WHEREAS, The CRS Zone permits freeway-oriented commercial uses, such as hotels, gas stations, and restaurants; and

WHEREAS, The Tracy Municipal Code Section 10.08.2356 requires that all lots in the CRS Zone have a minimum area of 20,000 square feet and shall have a minimum width of 120 feet street frontage; and

WHEREAS, An application was submitted to amend the minimum street frontage requirements in the CRS Zone; and

WHEREAS, The proposed amendment would add language to allow as an alternative to the street frontage requirement in the CRS Zone, an applicant may substitute coordinated access easements, utility connections, emergency vehicle access points, shared maintenance agreements, and/or storm water infrastructure on the Tentative Subdivision Map to the satisfaction of the City Engineer; and

WHEREAS, The proposed amendment to the Tracy Municipal Code is exempt from the California Environmental Quality Act (CEQA) because it does not have the potential for causing a significant effect on the environment (CEQA Guidelines, 14 California Code of Regulations, §15061(b)(3)); and

WHEREAS, The Planning Commission considered this matter at a duly noticed public hearing held on July 10, 2024 and recommended that the City Council introduce an ordinance to; and

WHEREAS, The City Council considered this matter at a duly noticed public hearing held on August 6, 2024;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF TRACY DOES ORDAIN AS FOLLOWS:

SECTION 1: Section 10.08.2356, Lot Area (CRS), of Title 10 (Planning and Zoning) of the Tracy Municipal Code is amended to read as follows:

“10.08.2356 Lot Area (CRS).

All lots in the CRS Zone shall have a minimum area of 20,000 square feet and shall have a minimum width of 120 feet street frontage. As an alternative to the street frontage requirement, an applicant may substitute coordinated access easements, utility connections, emergency vehicle access points, shared maintenance agreements, and/or storm water infrastructure on the Tentative Subdivision Map to the satisfaction of the City Engineer.

SECTION 2: Determining that the Zoning Text Amendment is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, 14 California Code of Regulations, §15061(b)(3)), because the proposed amendment to the Tracy Municipal Code does not have the potential for causing a significant effect on the environment.

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.)

* * * * *

The foregoing Ordinance _____ was introduced at a regular meeting of the Tracy City Council on the 6th day of August, 2024, and finally adopted on the ____ day of _____, 2024, by the following vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:
ABSTAIN: COUNCIL MEMBERS:

NANCY D. YOUNG
Mayor of the City of Tracy, California

ATTEST: _____

ADRIANNE RICHARDSON
City Clerk and Clerk of the Council of
the City of Tracy

Date of Attestation: _____

Agenda Item 1.C

RECOMMENDATION

STAFF RECOMMENDS THAT THE PLANNING COMMISSION CONDUCT A PUBLIC HEARING, AND UPON ITS CONCLUSION, ADOPT A RESOLUTION:

1) APPROVING A DEVELOPMENT REVIEW PERMIT (D22-0042) TO ALLOW THE CONSTRUCTION OF FIVE VACUUM PARKING STALLS AND AN 81 SQ. FT. VACUUM EQUIPMENT ENCLOSURE AT AN EXISTING ARCO SERVICE STATION AT 550 W. VALPICO RD., ASSESSORS PARCEL NUMBER (APN): 248-020-21, APPLICATION NUMBER D22-0042;

2) GRANTING A CONDITIONAL USE PERMIT (CUP22-0016) TO ALLOW THE ACCESSORY USE OF FIVE VACUUM PARKING STALLS AND AN 81 SQ. FT. VACUUM EQUIPMENT ENCLOSURE AT AN EXISTING ARCO SERVICE STATION AT 550 W. VALPICO RD., APN:248-020-21, APPLICATION NUMBER CUP22-0016; AND

3) DETERMINING THAT THIS PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), PURSUANT TO CEQA GUIDELINES SECTION 15303.

THE APPLICANT IS EDGAR RIZKALLI AND THE PROPERTY OWNER IS VALPICO INVESTMENT LLC.

EXECUTIVE SUMMARY

Through this item, staff recommends that the Planning Commission approve a Development Review Permit and Conditional Use Permit (CUP) to allow the construction of five vacuum stalls and an 81 sq. ft. vacuum equipment enclosure at an existing Arco service station at 550 W. Valpico Rd., APN 248-020-21.

BACKGROUND

In 1988, the City Council adopted the Tracy Industrial Areas Specific Plan (ISP) within which the project area is located. The site was originally designated General Industrial by the ISP. The land use designation within the ISP for the project site was amended in 1997 to Neighborhood Shopping (NS), which is consistent with the General Plan designation of Commercial. In 2011, the Planning Commission approved a CUP for the Arco service station use and Development Review Permit to develop an automobile service station with an eight dispenser canopy, 2,900 sq. ft. convenience store, and a drive through carwash.

ANALYSIS

A. Project Site and Proposal

The proposed five vacuum parking stalls and 81 sq. ft. vacuum equipment enclosure require a Development Review Permit and CUP. Requisite findings the Planning Commission must make for a Development Review Permit, CUP, and staff's analysis of the evidentiary support for such

are articulated below.

The project site is located at the southeast corner of Tracy Boulevard and Valpico Road, directly east of the adjacent Walgreens (Attachment A). The Village Center, anchored by Raley's, is across Valpico Road to the north of the project site. As noted above, the site is currently designated NS by the ISP. The project consists of constructing five vacuum parking stalls located on the northern end of the property along Valpico Rd (Attachment B). Each stall will have a stone base for the bottom of the vacuum/awning pole to match the existing Arco fueling canopy columns. The vacuum equipment, trash receptacle, and shade awning will be painted beige and vacuum hose will be painted black. The proposed 81 sq. ft. vacuum equipment enclosure on the north elevation of the existing Arco convenience store will be smooth stucco painted to match the adjacent building surface. This proposal also includes the addition of 8 trees and various shrubs to remedy deficiencies in previously approved landscaping.

The recommended conditions of approval (Exhibit 2 of Attachment C) apply to both the Development Review Permit (D22-0042) and Conditional Use Permit (CUP22-0016).

B. Required Findings for Approval of Development Review Permit

Development Review Permits must meet the requirements set forth in Tracy Municipal Code (TMC) Article 30, including a noticed public hearing. Pursuant to TMC Section 10.08.3960, before approving a Development Review Permit, the Planning Commission must review application materials and public comments submitted prior to or at the public hearing, and consider the following several site-specific factors set forth in TMC 10.08.3960:

- general site considerations including height, bulk, and size of buildings;
- physical and architectural relationship with the existing and proposed structures;
- site layout, orientation, and location of the buildings and relationships with open areas and topography;
- location and type of landscaping;
- off-street parking areas;
- height, materials, colors and variations in boundary walls, fences, and screen plantings;
- appropriateness of the sign design and exterior lighting; and
- appropriate City utilities, public infrastructure, circulation, and roadway access.

After the consideration of the entire record, under TMC 10.08.3960, the Planning Commission may approve the Development Review Permit if the facts on the record support the following findings:

- (a) That the proposal increases the quality of the project site, and enhances the property in a manner that therefore improves the property in relation to the surrounding area and the citizens of Tracy; and
- (b) That the proposal conforms to the Zoning Regulations of TMC Chapter 10.08, the general plan, any applicable specific plan, the Design Goals and Standards, any applicable Infrastructure Master Plans, and other City regulations.

Staff recommends that the Planning Commission make the requisite findings for the Development Review Permit based on the evidence in the record, including, without limitation, the following:

- (a) The proposal increases the quality of the project site and enhances the property in a manner that therefore improves the property in relation to the surrounding area and the citizens of Tracy, because the proposed vacuum parking stalls and equipment enclosure will be constructed with complementary materials and colors to the existing Arco fuel canopy and convenience store.
- (b) The proposal, as conditioned, conforms to the Tracy Municipal Code, the City of Tracy General Plan, the City Design Goals and Standards, applicable City Standards, California Building Codes, and California Fire Codes. The project has met all city requirements for both the land use and physical improvements that are proposed.

C. Required Findings for Approval of Conditional Use Permit

CUPs must meet the requirements set forth in TMC Sections 10.08.4250-10.08.4330. Pursuant to TMC Section 10.08.4290, the Planning Commission will conduct a noticed public hearing, consider the application materials, and pertinent evidence and testimony in support of the findings required for approval provided in TMC Section 10.08.4310. Upon conclusion of the public hearing and consideration of the entire record, the Planning Commission may approve the CUP if the record supports all of the following findings:

- (a) That there are circumstances or conditions applicable to the land, structure, or use which make the granting of a use permit necessary for the preservation and enjoyment of substantial property right;
- (b) That the proposed location of the conditional use is in accordance with the objectives of this [Chapter 10.08 – Zoning Regulations] and the purposes of the zone in which the site is located;
- (c) That the proposed location of the use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to, or inharmonious with, properties or improvements in the vicinity; and
- (d) That the proposed use will comply with each of the applicable provisions of this [Chapter 10.08 – Zoning Regulations].

Staff recommends that the Planning Commission make the following requisite findings for the Conditional Use Permit based on the evidence in the record, including, without limitation, the following:

- (a) There are circumstances applicable to the use which make the granting of a use permit necessary for the preservation and enjoyment of substantial property right because the vacuum parking stalls and equipment enclosure will be designed to be complementary with the existing Arco fuel canopy and convenience store and is permitted subject to the granting of a Conditional Use Permit as provided in Tracy Municipal Code, Chapter 10.08.2240 (b), Conditionally Permitted Uses in NS Zone.

- (b) The proposed location of the use and the conditions under which it would be operated or maintained is in accordance with the objectives of Tracy Municipal Code Chapters 10.08, and the purposes of the zone in which the site is located because the location of the site and the proposed design of the vacuum parking stalls and equipment enclosure is consistent with the design and siting requirements and policies of the City of Tracy Design Goals and Standards, the General Plan designation of Commercial, and the zoning designation of NS, in which it is located.
- (c) The project will not, under the circumstances of the particular case or as conditioned, be injurious or detrimental to the health, safety, or general welfare of persons or property in the vicinity of the proposed use, or to the general welfare of the City because the vacuum parking stalls and equipment enclosure, as designed and conditioned, will be harmonious with the properties and improvements in the vicinity and therefore will not have significant negative effects on property in the vicinity because the design of the vacuum structure/awning and equipment enclosure are compatible with the surrounding area and all design aspects have been reviewed through the Development Review Permit D22-0042. Furthermore, the proposed vacuum parking stalls and equipment enclosure will meet the requirements of the California Environmental Quality Act, the California Building Code, and applicable provisions of the Tracy Municipal Code.
- (d) The project is consistent with the zoning and other elements of the Tracy Municipal Code, the City of Tracy General Plan, the Design Goals and Standards, City Standards, and the project has met all requirements of the NS Zone in the Tracy Industrial Areas Specific Plan.

PUBLIC OUTREACH / INTEREST

This item was duly noticed in the local newspaper and public hearing notices were mailed to all property owners of property within 300 feet of the subject site.

COORDINATION

The project was reviewed by multiple City Departments and the South San Joaquin County Fire Authority as part of the City's normal application review process. This staff report was prepared by the Community and Economic Development Department, Planning Division.

CEQA DETERMINATION

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15303 (New Construction or Conversion of Small Structures) because the project involves construction of five vacuum parking stalls that are small accessory structures to the existing Arco service station. Therefore, no further environmental review is necessary.

ACTION REQUESTED OF THE PLANNING COMMISSION

Staff recommends that the Planning Commission conduct a public hearing, and upon its conclusion, adopt a resolution:

- 1) approving a development review permit (D22-0042) to allow the construction of five vacuum

parking stalls and an 81 sq. ft. vacuum equipment enclosure at an existing Arco service station at 550 W. Valpico Rd., APN: 248-020-21;

2) granting a conditional use permit (CUP22-0016) to allow the accessory use of five vacuum parking stalls and an 81 sq. ft. vacuum equipment enclosure at an existing Arco service station at 550 W. Valpico Rd., APN: 248-020-21; and

3) determining that this project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15303.

Prepared by: Kenny Lipich, Acting Senior Planner

Reviewed by: Scott Claar, Acting Assistant Director of Community and Economic Development

Approved by: Forrest Ebbs, Director of Community and Economic Development

ATTACHMENTS:

Attachment A – Location Map

Attachment B – Site Plan, Elevations & Landscape Plan

Attachment C – Planning Commission Resolution

Exhibit 1 – Findings

Exhibit 2 – Conditions of Approval



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APPROVED AS TO FORM AND LEGALITY

CITY ATTORNEY'S OFFICE

TRACY PLANNING COMMISSION

RESOLUTION NO. _____

1. **APPROVING A DEVELOPMENT REVIEW PERMIT (D22-0042) TO ALLOW THE CONSTRUCTION OF FIVE VACUUM PARKING STALLS AND AN 81 SQ. FT. VACUUM EQUIPMENT ENLCOUSURE AT AN EXISTING ARCO SERVICE STATION AT 550 W. VALPICO RD., ASSESSORS PARCEL NUMBER (APN): 248-020-21;**
2. **GRANTING A CONDITIONAL USE PERMIT (CUP22-0016) TO ALLOW THE ACCESSORY USE OF FIVE VACUUM PARKING STALLS AND AN 81 SQ. FT. VACUUM EQUIPMENT ENCLOSURE AT AN EXISTING ARCO SERVICE STATION AT 550 W. VALPICO RD., APN: 248-020-21; AND**
3. **DETERMINING THAT THIS PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), PURSUANT TO CEQA GUIDELINES SECTION 15303.**

WHEREAS, The applicant submitted a Development Review Permit and a Conditional Use Permit to construct five vacuum parking stalls and an 81 sq. ft. vacuum equipment enclosure on October 25, 2022; and

WHEREAS, The subject site is designated Commercial in the Tracy General Plan and is zoned Neighborhood Shopping in the Tracy Industrial Areas Specific Plan; and

WHEREAS, The Planning Commission may grant a Conditional Use Permit, on the basis of the application and evidence submitted, subject to making all of the requisite findings set forth in Tracy Municipal Code (TMC) Section 10.08.4250; and

WHEREAS, The Planning Commission may approve a Development Review Permit on the basis of the application and evidence submitted, subject to making all of the requisite findings set forth in TMC Section 10.08.3920; and

WHEREAS, The Statement of Findings, attached hereto as Exhibit 1, articulates the requisite findings and the evidentiary support for those findings; and

WHEREAS, The proposed project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15303, which pertains to new construction or conversion of small structures because the project involves construction of five vacuum parking stalls and equipment enclosure that are small accessory structures to the existing Arco service station, and no further environmental assessment is necessary; and

WHEREAS, The Planning Commission conducted a public hearing to review and consider the applications on July 10, 2024; now, therefore, be it

RESOLVED: That the Planning Commission of the City of Tracy hereby determines, based on the evidence in the record and its own independent judgment, that the proposed project is categorically exempt from the California Environmental Quality Act pursuant to Guidelines Section 15303 (New Construction or Conversion of Small Structures) because the project involves construction of five vacuum parking stalls that are small accessory structures to the existing Arco service station; and be it

FURTHER RESOLVED: That the Planning Commission hereby adopts the findings set forth in Exhibit 1, supporting the approval of a development review permit to construct five vacuum stalls and an 81 sq. ft. vacuum equipment enclosure at an existing Arco service station at 550 W. Valpico Rd., APN: 248-020-21; and be it

FURTHER RESOLVED: That the Planning Commission, based on the CEQA determination of exemption and the adoption of requisite findings, hereby approves Development Review Permit (D22-0042) to construct five vacuum stalls and an 81 sq. ft. vacuum equipment enclosure at an existing Arco service station at 550 W. Valpico Rd., APN: 248-020-21, subject to the Conditions of Approval contained in Exhibit 2; and be it

FURTHER RESOLVED: That the Planning Commission hereby adopts the findings set forth in Exhibit 1, supporting the granting of a conditional use permit (CUP22-0016) to allow the accessory use of five vacuum parking stalls and an 81 sq. ft. vacuum equipment enclosure at an existing Arco service station at 550 W. Valpico Rd., APN: 248-020-21; and be it

FURTHER RESOLVED: That the Planning Commission, based upon the CEQA determination of exemption and the adoption of requisite findings, hereby grants a conditional use permit (CUP22-0016) to allow the accessory use of five vacuum parking stalls and an 81 sq. ft. vacuum equipment enclosure at an existing Arco service station at 550 W. Valpico Rd., APN: 248-020-21, subject to the Conditions of Approval contained in Exhibit 2.

The foregoing Resolution 2024-_____ was adopted by the Planning Commission on July 10, 2024, by the following vote:

AYES: COMMISSION MEMBERS:
NOES: COMMISSION MEMBERS:
ABSENT: COMMISSION MEMBERS:
ABSTENTION: COMMISSION MEMBERS:

CHAIR

ATTEST:

STAFF LIAISON

City of Tracy
Development Review Permit Findings
Application Number D22-0042
Planning Commission – July 10, 2024

Development Review Permits must meet the requirements set forth in TMC Article 30, including a noticed public hearing. Pursuant to TMC Section 10.08.3960, before approving a Development Review Permit, the Planning Commission must review application materials and public comments submitted prior to or at the public hearing, and consider the following several site-specific factors set forth in TMC 10.08.3960:

- general site considerations including height, bulk, and size of buildings;
- physical and architectural relationship with the existing and proposed structures;
- site layout, orientation, and location of the buildings and relationships with open areas and topography;
- location and type of landscaping;
- off-street parking areas;
- height, materials, colors and variations in boundary walls, fences, and screen plantings;
- appropriateness of the sign design and exterior lighting; and
- appropriate City utilities, public infrastructure, circulation, and roadway access.

After the consideration of the entire record, under TMC 10.08.3960 the Planning Commission may approve the Development Review Permit if the facts on the record support the following findings:

- (a) That the proposal increases the quality of the project site, and enhances the property in a manner that therefore improves the property in relation to the surrounding area and the citizens of Tracy; and
- (b) That the proposal conforms to the Zoning Regulations of Tracy Municipal Code Chapter 10.08, the general plan, any applicable specific plan, the Design Goals and Standards, any applicable Infrastructure Master Plans, and other City regulations.

Therefore, the Planning Commission conducted a noticed public hearing on July 10, 2024, and upon its conclusion, makes the requisite findings for the Development Review Permit based on consideration of the entire record of evidence, including, without limitation, the following:

- (a) The proposal increases the quality of the project site and enhances the property in a manner that therefore improves the property in relation to the surrounding area and the citizens of Tracy, because the proposed vacuum parking stalls and equipment enclosure will be constructed with complementary materials and colors to the existing Arco fuel canopy and convenience store.
- (b) The proposal, as conditioned, conforms to the Tracy Municipal Code, the City of Tracy General Plan, the City Design Goals and Standards, applicable City Standards, California Building Codes, and California Fire Codes. The project has met all city requirements for both the land use and physical improvements that are proposed.

City of Tracy
Conditional Use Permit Findings
Application Number CUP22-0016
Planning Commission – July 10, 2024

Conditional Use Permits (CUPs) must meet the requirements set forth in TMC Sections 10.08.4250-10.08.4330. Pursuant to TMC Section 10.08.4290, the Planning Commission will conduct a noticed public hearing, consider the application materials, and pertinent evidence and testimony in support of the findings required for approval provided in TMC Section 10.08.4310. Upon conclusion of the public hearing and consideration of the entire record, the Planning Commission may approve the CUP if the record supports all of the following findings:

- (a) That there are circumstances or conditions applicable to the land, structure, or use which make the granting of a use permit necessary for the preservation and enjoyment of substantial property right;
- (b) That the proposed location of the conditional use is in accordance with the objectives of this [Chapter 10.08 – Zoning Regulations] and the purposes of the zone in which the site is located;
- (c) That the proposed location of the use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to, or inharmonious with, properties or improvements in the vicinity; and
- (d) That the proposed use will comply with each of the applicable provisions of this [Chapter 10.08 – Zoning Regulations].

Therefore, the Planning Commission conducted a noticed public hearing on July 10, 2024, and upon its conclusion, makes the requisite findings for the Conditional Use Permit based on consideration of the entire record of evidence, including, without limitation, the following:

- (a) There are circumstances applicable to the use which make the granting of a use permit necessary for the preservation and enjoyment of substantial property right because the vacuum parking stalls and equipment enclosure will be designed to be complementary with the existing Arco fuel canopy and convenience store and is permitted subject to the granting of a Conditional Use Permit as provided in Tracy Municipal Code, Chapter 10.08.2240 (b), Conditionally Permitted Uses in NS Zone.
- (b) The proposed location of the use and the conditions under which it would be operated or maintained is in accordance with the objectives of Tracy Municipal Code Chapter 10.08, and the purposes of the zone in which the site is located because the location of the site and the proposed design of the vacuum parking stalls and equipment enclosure is consistent with the design and siting requirements and policies of the City of Tracy Design Goals and Standards, the General Plan designation of Commercial, and the zoning designation of NS, in which it is located.
- (c) The project will not, under the circumstances of the particular case or as conditioned, be injurious or detrimental to the health, safety, or general welfare of persons or property in the vicinity of the proposed use, or to the general welfare of the City because the

vacuum parking stalls and equipment enclosure, as designed and conditioned, will be harmonious with the properties and improvements in the vicinity and therefore will not have significant negative effects on property in the vicinity because the design of the vacuum structure/awning and equipment enclosure are compatible with the surrounding area and all design aspects have been reviewed through the Development Review Permit D22-0042. Furthermore, the proposed vacuum parking stalls and equipment enclosure will meet the requirements of the California Environmental Quality Act, the California Building Code, and applicable provisions of the Tracy Municipal Code.

- (d) The project is consistent with the zoning and other elements of the Tracy Municipal Code, the City of Tracy General Plan, the Design Goals and Standards, City Standards, and the project has met all requirements of the NS Zone in the Tracy Industrial Areas Specific Plan.

City of Tracy
Conditions of Approval
Arco AM/PM Vacuum Parking Stalls and Enclosure
Application Numbers D22-0042 and CUP22-0016

A. General Provisions and Definitions.

A.1. General. These Conditions of Approval apply to:

The Project: Five vacuum parking stalls and 81 sq. ft. vacuum equipment enclosure,
Development Review Permit D22-0042 and Conditional Use Permit
CUP22-0016

The Property: 550 W. Valpico Rd., APN: 248-020-21

A.2. Definitions.

- a. "Applicant" means any person, or other legal entity, applying for a conditional use permit.
- b. "City Engineer" means the City Engineer of the City of Tracy, or any other duly licensed Engineer designated by the City Manager, or the Development Services Director, or the City Engineer to perform the duties set forth herein.
- c. "City Regulations" means all written laws, rules, and policies established by the City, including those set forth in the City of Tracy General Plan, the Tracy Municipal Code, ordinances, resolutions, policies, procedures, and the City's Design Documents (including the Standard Plans, Standard Specifications, Design Standards, and relevant Public Facility Master Plans).
- d. "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.
- e. "Conditions of Approval" shall mean the conditions of approval applicable to the Project located at the Property. The Conditions of Approval shall specifically include all conditions set forth herein.
- f. "Developer" means any person, or other legal entity, who applies to the City to divide or cause to be divided real property within the Project boundaries, or who applies to the City to develop or improve any portion of the real property within the Project boundaries. The term "Developer" shall include all successors in interest.

A.3. Compliance with submitted plans. Prior to the establishment of the use, the project shall be established in substantial compliance with the plans received by the Development Services Department on March 25, 2024, to the satisfaction of the Development Services Director.

- A.4. Payment of applicable fees. The applicant shall pay all applicable fees for the project, including, but not limited to, development impact fees, building permit fees, plan check fees, grading permit fees, encroachment permit fees, inspection fees, school fees, or any other City or other agency fees or deposits that may be applicable to the project.
- A.5. Compliance with laws. The Developer shall comply with all federal, state and local laws, as amended from time to time, related to the development of real property within the Project, including, but not limited to:
- the Planning and Zoning Law (Government Code sections 65000, et seq.)
 - the California Environmental Quality Act (Public Resources Code sections 21000, et seq., "CEQA"), and
 - the Guidelines for California Environmental Quality Act (California Administrative Code, title 14, sections 1500, et seq., "CEQA Guidelines").
 - Tracy Municipal Code (TMC) Chapter 10.08 and;
 - the Tracy Hills Specific Plan
- A.6. Prior to construction, the applicant shall submit construction documents which meet the requirements of the California Building and Fire Codes and the Tracy Municipal Code to the City of Tracy and the South San Joaquin County Fire Authority for review, approval and inspections.
- A.7. This conditional use permit shall expire six months following the date on which the use permit became effective unless, prior to the expiration of six months, the use is established in accordance with this use permit, or a building permit is issued by the Building Official and construction is commenced and diligently pursued toward completion on the site which was the subject of the use permit application.

B. Development Services Department, Planning Division Conditions

Contact: Kenny Lipich (209) 831-6443 kenneth.lipich@cityoftracy.org

- B.1. The Developer shall comply with all laws (federal, state, and local) related to the development of real property within the Project, including, but not limited to: the Planning and Zoning Law (Government Code sections 65000, et seq.), the Subdivision Map Act (Government Code sections 66410, et seq.), the California Environmental Quality Act (Public Resources Code sections 21000, et seq., "CEQA"), and the Guidelines for California Environmental Quality Act (California Administrative Code, title 14, sections 15000, et seq., "CEQA Guidelines").
- B.2. Unless specifically modified by these Conditions of Approval, the Project shall comply with all City Regulations.
- B.3. Unless specifically modified by these Conditions of Approval, the Developer shall comply with all mitigation measures identified in the General Plan Environmental Impact Report, dated February 1, 2011.
- B.4. Pursuant to Government Code section 66020, including section 66020(d)(1), the City HEREBY NOTIFIES the Developer that the 90-day approval period (in which

the Developer may protest the imposition of any fees, dedications, reservations, or other exactions imposed on this Project by these Conditions of Approval) has begun on the date of the conditional approval of this Project. If the Developer fails to file a protest within this 90-day period, complying with all of the requirements of Government Code section 66020, the Developer will be legally barred from later challenging any such fees, dedications, reservations or other exactions.

- B.5. Except as otherwise modified herein, all construction shall be consistent with the plans received by the Development Services Department on March 25, 2024.
- B.6. Prior to issuance of a building permit, the applicant shall provide detailed landscape and irrigation plans consistent with the following, in accordance with City regulations, to the satisfaction of the Development Services Director:
 - B.6.1. Said plans shall demonstrate compliance with Landscaping Plan dated March 25, 2024. Said plans shall include a planting legend indicating, at minimum, the quantity, planting size, and height and width at maturity and calculations for landscape and canopy tree shading areas.
 - B.6.2. Each planter shall contain a combination of trees, shrubs, and groundcover. Trees shall be a minimum of 24-inch box and shrubs shall be minimum five gallons size at planting.
 - B.6.3. Where trees are planted ten feet or less from a sidewalk or curb, root barriers dimensioned 8 feet long by 24 inches deep shall be provided adjacent to such sidewalk and curb, centered on the tree.
 - B.6.4. Prior to the issuance of a building permit, the Developer shall execute an Agreement for Maintenance of Landscape and Irrigation Improvements and submit financial security to the Development Services Department. The Agreement shall ensure maintenance of the on-site landscape and irrigation improvements for a period of two years following Project occupancy. Said security shall be equal to the actual material and labor costs for installation of the on-site landscape and irrigation improvements, or \$2.50 per square foot of on-site landscape area.
- B.7. Prior to final inspection or certificate of occupancy, all exterior and parking area lighting shall be directed downward or shielded, to prevent glare or spray of light into the public rights-of-way to the satisfaction of the Development Services Director.
- B.8. Consistent with General Plan Noise Element Policy 4 (Goal N-1.2), all construction activity producing any noise beyond the site's property line shall not occur after 7:00 p.m. or before 7:00 a.m.

C. Development Services Department, Building Division Conditions of Approval

Contact: Phillip Rainone

(209) 831-6413

phillip.rainone@cityoftracy.org

C.1. At the time of building permit application submittal, the applicant shall provide plans, engineering, specifications etc... that meet the current Title 24 California Code of Regulations, at the time of permit application.

C. South San Joaquin County Fire Authority

Contact: Daniel Stowe (209) 831-6707 daniel.stowe@sjcfire.org

D.1. Prior to construction, applicant shall submit construction documents to the South San Joaquin County Fire Authority for review and approval. a. Construction documents shall be designed to the current edition of the California Code of Regulations, Title 24, as amended by the City of Tracy Municipal Code.

D.2. Engineering and building permit applications received by our offices are subject to the current fee schedule for South San Joaquin County Fire Authority. Contact our offices for additional information.

- a. Application processing fees and minimum plan review fees are due at time of submittal of construction documents.
- b. Additional plan review fees, minimum inspection fees and administrative fees are calculated on approval of project and shall be paid prior to issuance of permit.
- c. Permit holder is responsible for any additional inspection fees incurred and shall be paid prior to final inspection.

D.3. Fire Department Access Lane adjacent (to the south) of the new vacuum installation shall be maintained at a 20-foot width and a vertical clearance (within the 20-foot width) of 13 feet 6 inches in compliance with 2022 CFC 503.2.1. If the vacuum structure design impedes on the fire department access lane to this property, adherence to 2022 503.2.1 shall be required.



PLANNING COMMISSION STAFF REPORT

Item No. 1.D

DATE	July 10, 2024
TITLE	City of Tracy Rezone Program and General Plan Amendment EIR Scoping Meeting
LOCATION	City-Wide
APPLICATION TYPE	General Plan Amendment (GPA24-0002), Rezone (R24-0003)
CEQA STATUS	Notice of Preparation for Subsequent Environmental Impact Report (EIR)

RECOMMENDATION

Staff recommends that the Planning Commission conduct a Scoping Meeting pursuant to CEQA requirements to receive input on the Draft Environmental Impact Report for City of Tracy Rezone Program and General Plan Amendment (Project).

PROJECT DESCRIPTION

State law requires the City to have and maintain a General Plan with specific contents in order to provide a vision for the City's future and inform local decisions about land use and development. The City of Tracy's General Plan is a comprehensive land use and development policy document that establishes a vision for the future and series of policies to achieve that vision over time. The General Plan contains goals, objectives, policies and actions categorized into ten Elements (chapters). The current General Plan was last amended and updated in 2011.

The Housing Element (HE) is published separately from the main document. The Housing Element establishes goals, policies, and identifies future actions to address the existing and projected housing needs of Tracy. By State law, the HE must be updated at least every eight years. In each such update, the HE must address the goals, policies, and actions required to plan for the regional housing targets allocated to Tracy by the San Joaquin Council of Government (SJCOG) and the California Department of Housing and Community Development (HCD) for the period of 2023 to 2031 and to affirmatively further fair housing. Such regional targets are set forth in the Regional Housing Needs Allocation (RHNA) adopted by SJCOG each applicable housing cycle. For the current housing cycle (sixth), the RHNA allocation for the City is 8,830 total, with 2,994 in the Very Low Income category, 1,879 in the Low Income category, 1,175 in the Moderate Income category and 2,782 in the Above Moderate Income (market rate) category.

The City submitted the first draft (November 2023) version of the 2023-2031 Housing Element to HCD and received comments in February 2024. The document has been revised to provide

additional information and clarifications of implementation measures and programs to ensure compliance with state housing mandates. The City anticipates submitting the revised draft Housing Element in July 2024.

The Housing Element identifies how the City would accommodate development of 8,830 total housing units that were allocated to the City through the RHNA process for 2023-2031. In order to achieve implementation of the significant RHNA allocation, particularly at the low-income and moderate-income categories, the City will need to rezone 240 acres across 121 sites within the City as well as updates to the Zoning Ordinance and General Plan to address the following:

Zoning

- Density Bonus
- Residential Care Facilities
- Farmworker Housing
- Employee Housing
- Low Barrier Navigation Center
- Emergency Shelter Parking Standards
- Traditional and Supportive Housing
- Parking Standards
- Definition of Family
- Senate Bill (SB) 35 and SB330 Processing
- Accessory Dwelling Unit Requirements

General Plan

- Land Use Element (increasing densities)
- Circulation Element (establishing Vehicle Miles Traveled standards and thresholds)
- Safety Element (general update to goals, policies and objectives)
- Environmental Justice Element (new element to address health risks to disadvantaged communities)

California Environmental Quality Act (CEQA) Requirements

In accordance with CEQA requirements, an Environmental Impact Report (EIR) is required to analyze the potential environmental effects of the project. A Notice of Preparation (NOP) (Attachment 1) for this project was published on June 14, 2024. Through the NOP, public agencies and other interested parties are asked to provide input with respect to any potential issues or areas of concern that should be analyzed in the EIR.

CEQA Guidelines require a scoping meeting for this EIR project to provide an opportunity for the lead agency (the City of Tracy) to consult directly with public agencies or other interested parties who may be concerned about the environmental effects of a project. Scoping may help identify project alternatives, mitigation measures, or significant effects to be analyzed in the EIR. A list of probable environmental effects anticipated to be analyzed in the EIR is contained in the attached NOP. Notification of this scoping meeting was provided with the NOP as published in

the Tracy Press and posted at the San Joaquin County Clerk's office, along with direct mailers to various responsible agencies, interested parties, and affected property owners.

STATUTORY REFERENCE AND PROCESS

CEQA Guidelines Sections 15082 and 15083 provide direction regarding determining the scope of an EIR and encouraging public consultation as a part of that process. This scoping meeting is being held to receive comments and ensure that all necessary and relevant potential impacts are examined during the EIR process, pursuant to the sections cited above.

Subsequent actions regarding the EIR will be completed in compliance with CEQA Guidelines, including public review of the Draft and Final EIRs prior to consideration by the City Council.

SUMMARY

In summary, staff requests that the Planning Commission open the meeting for public comment on the Notice of Preparation, for any items to be studied in the EIR.

ATTACHMENT

1. Notice of Preparation

**NOTICE OF PREPARATION
CITY OF TRACY REZONE PROGRAM
AND GENERAL PLAN AMENDMENT
DRAFT ENVIRONMENTAL IMPACT REPORT**



Date: June 14, 2024

To: State Clearinghouse, Agencies, Organizations and Interested Parties

From: City of Tracy Planning Department

Subject: Notice of Preparation and Scoping Meeting for the Draft Environmental Impact Report for City of Tracy Rezone Program and General Plan Amendment

Scoping Meeting: July 10, 2024 at 7pm. Planning Commission Hearing, Tracy City Council Chambers

Comment Period: June 14, 2024 to July 15, 2024

NOTICE IS HEREBY GIVEN that the City of Tracy (City), as the Lead Agency, has determined that the adoption of zoning amendments and other actions needed to implement the Tracy General Plan (collectively, the proposed Project) will require preparation of an Environmental Impact Report (EIR) in compliance with the California Environmental Quality Act (CEQA). This Notice of Preparation (NOP) is being distributed to applicable responsible agencies, trustee agencies, and interested agencies, parties, and organizations as required by CEQA. Interested agencies and parties are requested to comment on the scope and content of the significant environmental issues, mitigation measures, and reasonable alternatives to be explored in the Draft EIR. Information regarding the project description, location, public outreach process, and topics to be addressed in the Draft EIR is provided below.

Notice of Preparation 30-Day Comment Period

The City, as lead agency, is soliciting comments from responsible agencies, trustee agencies, public agencies, organizations, and members of the public regarding the scope and content of the Draft EIR, and the environmental issues and alternatives to be addressed in the Draft EIR. The City requests that responsible agencies, trustee agencies, interested parties, and the Office of Planning and Research respond in a manner consistent with Section 15082(b) of the CEQA Guidelines. Pursuant to Public Resources Code Section 21080.4, responsible agencies, trustee agencies, and the Office of Planning and Research must submit any comments in response to this notice no later than 30 days after receipt. In accordance with the time limits established by CEQA, the NOP public review period will begin on June 14, 2024 and end on July 15, 2024.

In the event that the City does not receive a response from any responsible or trustee agency by the end of the review period, the City may presume that the responsible agency or trustee agency has no response to make (CEQA Guidelines Section 15082(b)(2)). Please provide your written/typed comments (including name, affiliation, and contact information) to the address shown below by 5:00 p.m. on Monday, July 15, 2024. For additional information, please contact:

Craig Hoffman, Senior Planner
City of Tracy · 333 Civic Center Plaza · Tracy, CA 95376
Email: craig.hoffman@cityoftracy.org
Phone: 209-831-6426

Scoping Meeting

The City will hold a scoping meeting to: (1) inform the public and interested agencies about the proposed Project, and (2) solicit public comment on the scope of the environmental issues to be addressed in the Draft EIR, as well as the range of alternatives to be evaluated. The date, time, and place of the Scoping Meeting is as follows:

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City of Tracy Rezone Program and General Plan Amendment Draft EIR Scoping Meeting
Wednesday, July 10, 2024, 7:00 p.m.
Tracy City Council Chambers
333 Civic Center Plaza
Tracy, CA

Project Location

Tracy is located in San Joaquin County near the intersection of several Interstate highways including: I-205, I-580 and I-5, as shown on **Figure 1**. The General Plan assesses two delineated areas known as the Sphere of Influence (SOI) and the Planning Area. A description of each is described below:

City Limits: The city limits include the area within a City’s corporate boundary, over which the City exercises land use authority and provides public services.

Sphere of Influence: A Sphere of Influence (SOI) is the probable physical boundary and service area of a local agency, as adopted by a Local Agency Formation Commission (LAFCO).

Planning Area: The planning area is defined as all lands within the City Limits and SOI.

Rezone Program: **Figure 2** shows the Project’s rezone areas.

Project Description

State law requires the City to have and maintain a general plan with specific contents in order to provide a vision for the City’s future and inform local decisions about land use and development, including issues such as circulation, conservation, and safety.

The City of Tracy General Plan is a comprehensive land use and development policy document that establishes a vision for the future and series of policies to achieve that vision over time. The General Plan contains goals, objectives, policies and actions categorized into ten Elements (chapters). The current General Plan was last amended and updated in 2011. The Housing Element (HE) is published separately from the main document.

The Tracy Housing Element for the 2023-2031 update cycle for jurisdictions in the San Joaquin Council of Governments (SJCOG) region was adopted in 2024 as an amendment to the Tracy General Plan. The Housing Element update is mandated by State law. The Housing Element establishes goals and policies, and identifies future actions to address the existing and projected housing needs of Tracy. The goals, policies, and actions are required by state law to plan for the regional housing targets allocated to Tracy by SJCOG and the Department of Housing and Community Development for the period of 2023 to 2031 and to affirmatively further fair housing.

The Housing Element identifies how the City would accommodate development of 8,830 total housing units that were included in the City’s Regional Housing Needs Allocation (RHNA) for 2023-2031. However, the City’s adoption of the Housing Element did not implement specific changes to existing land use controls (e.g., zoning) or approve any physical development (e.g., construction of housing or infrastructure) that may be necessary to accommodate such development. As such, the adoption of the Housing Element did not result in any direct physical changes to the environment.

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However, development that could occur in association with rezoning of opportunity sites under the HE Programs will result in modifications to the Zoning Ordinance and development standards to accommodate housing uses on the opportunity sites.

In order to accommodate the City's RHNA units plus a buffer for each of the income categories, the Project would rezone opportunity sites to ensure the ability to develop housing at specified densities. This included rezoning of sites to accommodate the City's RHNA units as shown on Figure 2 and in Attachment A-1 and A-2.

The Project would also include **Zoning Code revisions** to support housing goals including the following specific updates:

Accommodate HE Program 9: Provision of Adequate Sites.

The following zones are proposed for increased densities:

- Medium Density Residential (MDR) – from 5.9-12 du/ac to 5.9-20 du/ac
- Medium Density Cluster (MDC) – from 5.9-12 du/ac to 5.9-20 du/ac
- High Density Residential (HDR) – from 12-25 du/ac to 20-35 du/ac
- General Highway Commercial (GHC) – from 12-25 du/ac to 20-35 du/ac
- Establish a new Zoning District (MU-1) at 20-35 du/acre

Accommodate HE Program 14: Zoning Ordinance Updates. The City will amend the Zoning Code to address the following to facilitate the development of a variety of housing types:

- **Density Bonus:** The City's Density Bonus must be updated to reflect recent changes to State law, such as AB 1763, which made several changes to density bonus requirements for 100 percent affordable projects, and AB 2345, that further incentivizes the production of affordable housing.
- **Residential Care Facilities:** In accordance with the Lanterman Act, amend the Zoning Ordinance to permit residential care facilities serving six or fewer persons as a single-family residential use and permitted by right in all residential zones. In addition, consistent with City practice, amend the Zoning Ordinance to allow residential care facilities of seven or more persons in all residential zones with a Conditional Use Permit. Objective conditions for approval will be established to ensure certainty in outcomes.
- **Farmworker Housing:** The California Employee Housing Act further defines housing for agricultural workers consisting of 36 beds or 12 units be treated as an agricultural use and permitted where agricultural uses are permitted. The City of Tracy permits crop and tree farming in the A, LDR, MDC, MDR, and HDR zones. The City will amend the Zoning Ordinance to address the provision of farmworker housing consistent with the Employee Housing Act.
- **Employee Housing:** The California Employee Housing Act requires that housing for six or fewer employees be treated as a regular residential use. The City will amend the Zoning Ordinance to address the provision of farmworker housing consistent with the Employee Housing Act.
- **Low Barrier Navigation Center:** While the City is working on the Low Barrier Navigation Center on Arbor Avenue, the Zoning Ordinance does not address this type of facility. AB 101 requires cities to allow a Low Barrier Navigation Center development by right in areas zoned for mixed

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uses and nonresidential zones permitting multifamily uses if it meets specified requirements. The City will amend the Zoning Ordinance to be in compliance with AB 101.

- **Emergency Shelter Parking Standards:** The Zoning Ordinance does not specify any parking requirements for emergency shelters. AB 139 specifies that local governments may impose a parking requirement, but that it shall only be an amount adequate for parking for shelter staff may not exceed the requirements for residential and nonresidential uses in the same zone. The City will amend the Zoning Ordinance to be in compliance with AB 139.
- **Transitional and Supportive Housing:** State law (AB 2634 and SB 2) requires local jurisdictions to allow for transitional and supportive housing subject to the same standards as similar residential uses within the same zone. AB 2162 requires that supportive housing that meets specific criteria to be permitted by right in zones where multi-family and mixed-use developments are permitted. Specific criteria include the size of the project and percentage set aside for target population, and specified amount of floor area for supportive services, among others. For projects located within 0.5 mile from transit, no minimum parking requirements may be applied. The City will amend the Zoning Ordinance to be in compliance with these State laws.
- **Parking Standards:** Amend the City’s parking ordinance to reduce the number of off-street parking spaces required for new multi-family housing development projects.
- **Definition of Family:** The City’s current definition of “family” is “one or more persons occupying a single dwelling unit, under no more than one written or oral rental agreement.” This definition may act as a constraint on housing for persons with disabilities. The City will revisit this definition of “family” to ensure that it poses no negative impacts for persons with disabilities.
- **SB 35 and SB 330 Processing:** In compliance with State law, the City will establish written procedures for processing SB 35 and SB 330 development applications.
- **ADU Requirements:** Update the Zoning Code to comply with State requirements for ADUs.

Additionally, the City would undertake several necessary **amendments to the General Plan**, including updates to the Land Use, Safety, and Circulation Elements. In addition, the City will introduce a new General Plan Element for the topic of Environmental Justice consistent with State planning law.

Each of these updates is briefly described below:

Land Use Element: The Land Use Element and Land Use Map will be updated for consistency with Housing Element site rezones to include appropriate and complementary land uses that support housing goals.

Circulation Element: The Circulation Element will be updated to be consistent with vehicle miles travelled (VMT) standards and thresholds for project level review. This update is intended to bring the element in line with statewide guidance related to assessing impacts relative to VMT as required under SB 743. The main component of the Circulation Element update will include incorporation of a citywide VMT tool to be used to assess and reduce impacts from future development projects within Tracy.

Safety Element: The City is preparing a targeted update to the General Plan Safety Element in coordination with the Housing Element and other identified updates. State of California legislation requires that the City’s Safety Element be reviewed and updated as necessary alongside the City’s Housing Element update. Proposed updates to the Safety Element include amending goals, policies, and objectives; integrating updated background information and mapping; and incorporating

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programs from other citywide planning documents. This targeted update will address policies related to flood, fire, emergency evacuation and preparation, and climate resiliency and adaptation planning.

Environmental Justice Element. The update of two or more General Plan Elements triggers a State requirement to address environmental justice under the provisions of Senate Bill (SB) 1000. Therefore, the City is required to include environmental justice policies to ensure compliance with State law. This Element will identify goals and policies to reduce the unique or compounded health risks in disadvantaged communities by means that include, but are not limited to: the reduction of pollution exposure, including the improvement of air quality, and the promotion of public facilities, food access, safe and sanitary homes, and physical activity. This Element will also identify policies to promote civic engagement, and policies that prioritize improvements and programs that address the needs of disadvantaged communities.

Development and Buildout

The EIR will address buildout of the General Plan Land Use Map inclusive of the Project’s rezone program through 2045. Buildout under the proposed Project includes several components of growth. For the purposes of the analysis in this EIR, projected new growth in Tracy stems from the following growth factors:

Sites Rezones: The Tracy Housing Element has identified a targeted rezoning program to meet the identified unit shortfall for the 6th Cycle Housing Element RHNA. The rezones identified in the Housing Element total approximately 240 acres and would accommodate 6,588 units. Additional details are included in the City’s Housing Element, is available at www.cityoftracy.org/our-city/departments/planning. Rezone sites identified in the Housing Element are summarized in Attachment A-1 of this document. To provide logical rezone boundaries lands adjacent to the Housing Elements rezone sites are also included in the overall rezone program. These remainder rezone areas are included in Attachment A-2. The Inventory of rezones are shown in Figure 2.

Updated Zoning Code: Targeted Density Increases in the Housing Element Update have been identified to accommodate the RHNA shortfall through increasing the permitted densities of existing multi-family zones, and the development of a new mixed use zoning district. The following Zoning Code amendments are proposed that would increase densities:

- MDR – from 5.9-12 du/ac to 5.9-20 du/ac
- MDC – from 5.9-12 du/ac to 5.9-20 du/ac
- HDR – from 12-25 du/ac to 20-35 du/ac
- GHC – from 12-25 du/ac to 20-35 du/ac
- Establish a new Zoning District (MU-1) at 20-35 du/acre

Other Citywide Buildout: Continued growth would occur through buildout of the existing General Land Use Map. The city would continue to develop housing, job generating uses, and community facilities throughout the life of the General Plan, typically on vacant and underutilized parcels, consistent with the existing General Plan Land Use Map designations. For planning purposes a 20 year time horizon is assumed under this EIR’s analysis and 2045 is assumed to be the future buildout year.

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As shown in Table 1 buildout of the General Plan could yield a total of up to 51,008 housing units, a population of 149,298 people, and 90,916 jobs within the Planning Area by 2045. This represents development growth over existing conditions of up to 21,355 new dwelling units, and 50,995 new jobs.

Table 1. Development Capacity

	Population	Housing Units	Jobs	Jobs Housing Ratio
2024 Baseline (Existing Conditions)	96,076	29,653	39,921	1.35
Projected 2045 Total Buildout*	149,298	51,008	90,916	1.78
Total New Growth Over Existing Conditions 2024-2045	+53,223	+21,355	+50,995	

Sources: De Novo Planning Group, 2024, 2023 San Joaquin County Assessor Data File, Tracy Housing Element Inventory Shapefiles, Tracy Travel Demand Model (Kimley-Horn).

**Total buildout includes development on vacant and underutilized parcels within Tracy that are not otherwise impacted or related to the proposed rezone program in addition to the development accommodated under the proposed rezone program.*

Growth projections should not be considered a prediction for growth, as the actual amount of development that will occur throughout the planning horizon of the General Plan is based on many factors outside of the City’s control. Actual future development would depend on future real estate and labor market conditions, property owner preferences and decisions, site-specific constraints, land turnover, and other factors. Additionally, new development and growth are largely dictated by existing development conditions. Very few communities in California actually develop to the full potential allowed in their respective General Plans during the planning horizon.

Required Approvals

Actions to be taken by the City to adopt and implement the proposed Project include, but are not limited to:

- Adoption of General Plan amendments to re-designate the land uses for rezone sites, and to update General Plan Elements for compliance with state laws and internal consistency,
- Rezoning of sites, identified in the Tracy Housing Element, and
- Adoption of Zoning Ordinance amendments to accommodate the rezone sites and development standards identified by the Tracy Housing Element.

Draft Subsequent EIR Analysis

In 2005 the City adopted a new General Plan and certified the associated General Plan EIR (State Clearinghouse (SCH) # 1992122069). The City prepared an Amended Draft EIR, 2006 (SCH# 1992122069). In 2009 the City prepared a Draft Supplemental EIR, (SCH# 2008092006), and Recirculated the Draft Supplemental EIR in 2010 (SCH# 2008092006). A Final Supplemental EIR (SCH# 2008092006) was prepaid in 2010, and an Addendum to the General Plan Final EIR, was prepared in 2011 (SCH# 2008092006).

The City will prepare a Subsequent General Plan EIR for the proposed rezone program and General Plan Amendments. The EIR will be prepared in accordance with CEQA, the CEQA Guidelines, relevant case law, and City procedures.

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Initial Study

An Initial Study has been prepared for the proposed Project. The Initial Study identifies environmental areas/issues that would result in No Impact or a Less-than-Significant Impact, and environmental areas/issues that would result in a Potentially Significant Impact. All Potentially Significant Impact areas/issues will be addressed in greater detail in the Draft Subsequent EIR. Areas/issues that would result in No Impact or a Less-than-Significant Impact, as identified in the Initial Study, or would be consistent with the analysis and findings included within the City’s General Plan EIR will not be addressed further in this Subsequent EIR.

The Subsequent EIR will incorporate by reference applicable portions of the certified City of Tracy General Plan Draft EIR (inclusive of all supplements and amendments).

The EIR will analyze potentially significant impacts associated with Project buildout including adoption and implementation of the rezone program and General Plan Amendments. Buildout includes development on vacant and underutilized parcels within Tracy that are not otherwise impacted or related to the proposed rezone program in addition to the development accommodated under the proposed rezone program. In particular, the EIR will focus on the Project’s increased development potential as a result of rezones, and impacts associated with aggregate city-wide buildout through 2045 as shown in Table 1. The EIR will evaluate a range of environmental issues contemplated under CEQA and the CEQA Guidelines as set forth in CEQA Guidelines Appendix G, except for specific topics identified below as having no impact, and where impacts are consistent with previous analysis and determinations. Where potentially significant or significant impacts are identified, the EIR will discuss mitigation measures to address the impact.

The proposed Project includes a rezone program, municipal code amendments, and targeted General Plan updates that could increase the development capacity on some parcels within the city. All areas included within the rezone programs have previously been identified for urban site uses, and as such the development footprint impacts would generally be consistent with previous environmental analysis included in the General Plan EIR. New impacts or impacts that could increase due to the rezoning program, municipal codes and General Plan updates to meet State housing goals would generally include impacts related to capacity increases from additional population and housing units. (i.e., increased vehicle trips, GHG emissions, noise, water use, etc.).

At this time, the City anticipates that EIR will be organized in the following topical areas:

- **Air Quality** - The Draft EIR will describe the potential short- and long-term impacts of Project implementation on local and regional air quality and air quality plans based on methodologies issued by the San Joaquin Valley Air Pollution Control District (SJVAPCD).
- **Greenhouse Gases** - The Draft EIR will include a greenhouse gas emissions analysis using the San Joaquin Valley Air Pollution Control District’s methodology and thresholds for evaluating a project’s greenhouse gas emissions and will address the potential for the Project to conflict with an adopted plan or other regulations adopted for the purpose of reducing greenhouse gases.
- **Noise** - The Draft EIR will describe noise impacts and related mitigation needs associated with short-term construction and long-term operation (i.e., traffic, mechanical systems, etc.) associated with the Project.
- **Transportation** - The Draft EIR will describe the transportation and circulation implications of Project implementation, including impacts on the circulation system including transit, roadways, pedestrian

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and bicycle facilities, potential effects related to vehicle miles traveled, design or incompatible use hazards, and adequate emergency access.

- **Utilities/Service Systems** - The Draft EIR will describe Project implementation effects related to new or expanded water supply, sewer and wastewater treatment, storm drainage, solid waste and recycling.
- **Tribal Cultural Resources** - The Draft EIR will describe Project implementation impacts and mitigation associated with tribal cultural resources.

In addition to the potential environmental impacts noted above, the Draft EIR will evaluate potential cumulative impacts and the mandatory findings of significance associated with Project implementation. The Draft EIR will also compare the impacts of the Project to a range of reasonable alternatives, including a No Project alternative, and will identify an environmentally superior alternative.

Environmental Topics Scoped from Further Analysis

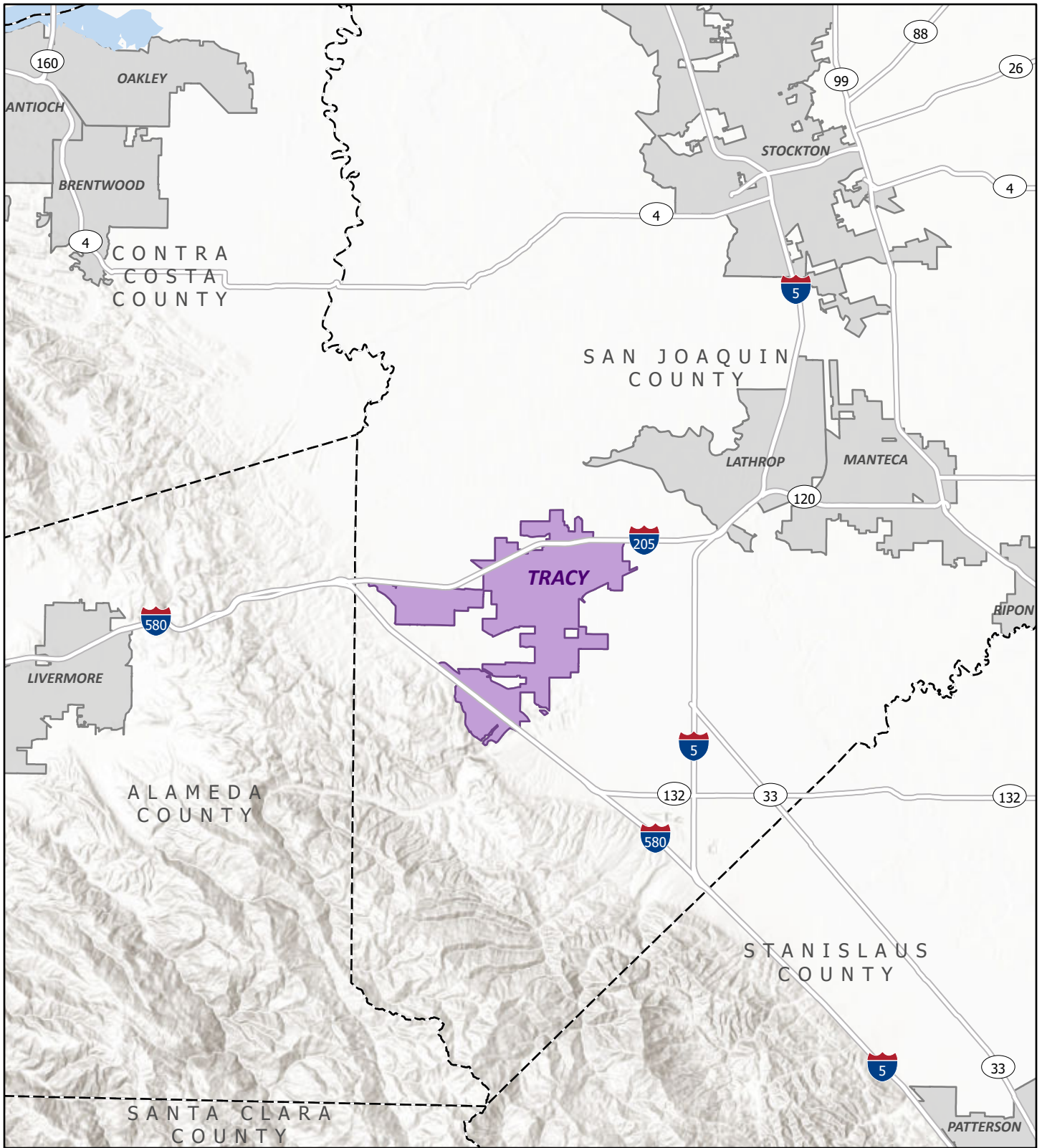
The attached Initial Study and Environmental Checklist includes a detailed discussion and analysis of environmental impacts associated with the proposed Project's rezone's and associated General Plan updates described previously. The environmental topics scoped from further analysis included:

- Aesthetics
- Agriculture And Forestry Resources
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Population and Housing
- Public Services
- Recreation
- Wildfire

Previous Environmental Analyses

Previous environmental analysis prepared and certified for the Tracy General Plan which are applicable to the proposed Project include:

- Draft EIR, 2005
- Amended Draft EIR, 2006
- Draft Supplemental EIR, 2009
- Recirculated Draft Supplemental EIR, 2010
- Final Supplemental EIR, 2010
- Addendum to the General Plan Final EIR, 2011



CITY OF TRACY - HOUSING ELEMENT REZONES

Legend




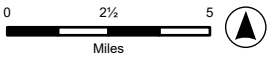
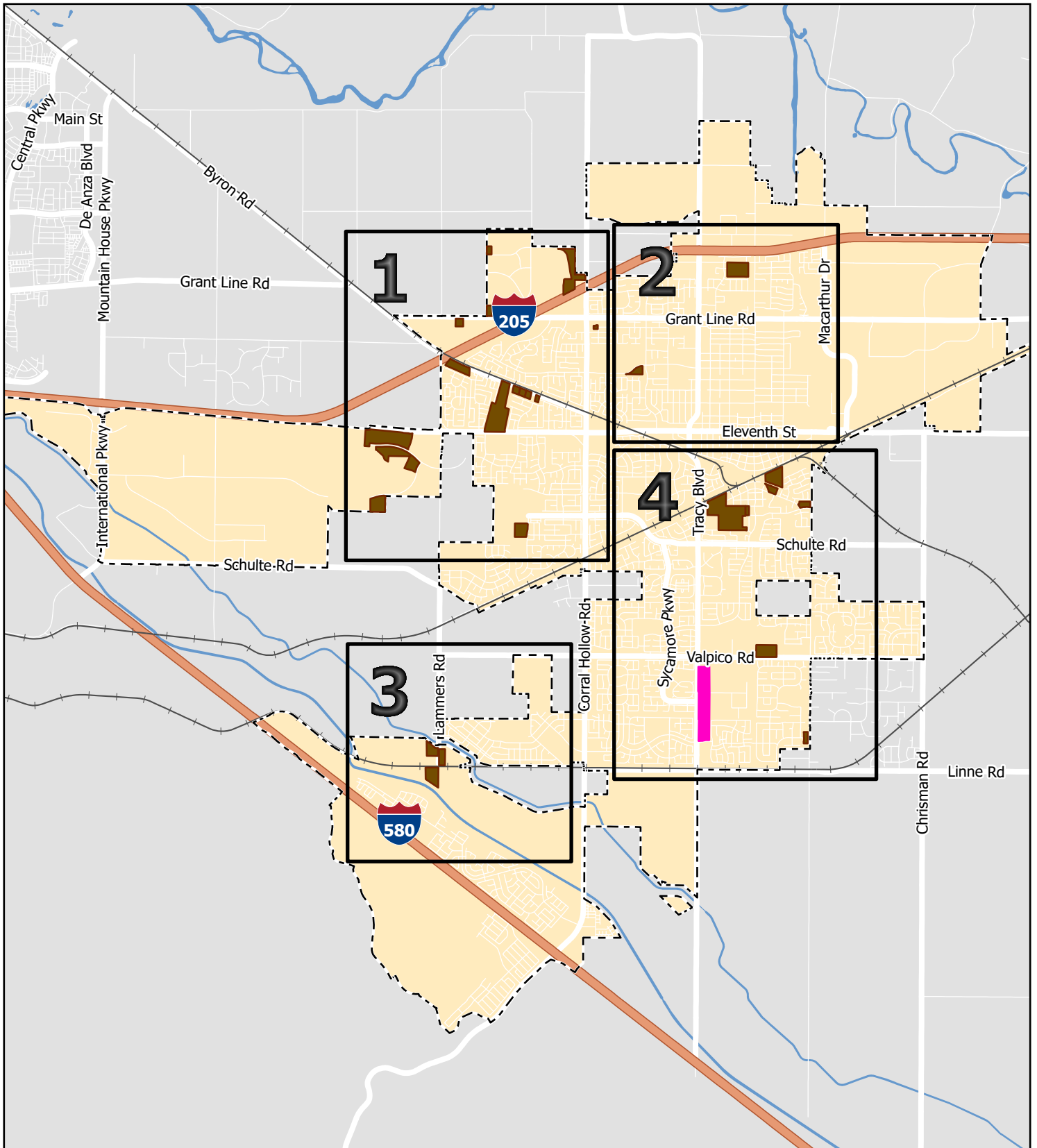
-  City of Tracy
-  Other Incorporated Area
-  County Boundary

Figure-1: Regional Location



Sources: California State Geoportal; ArcGIS Online World Hillshade Map Service.



City of Tracy

Rezoning Area

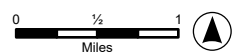
To be rezoned HDR - High Density Residential

To be rezoned MU1 - Mixed Use 1

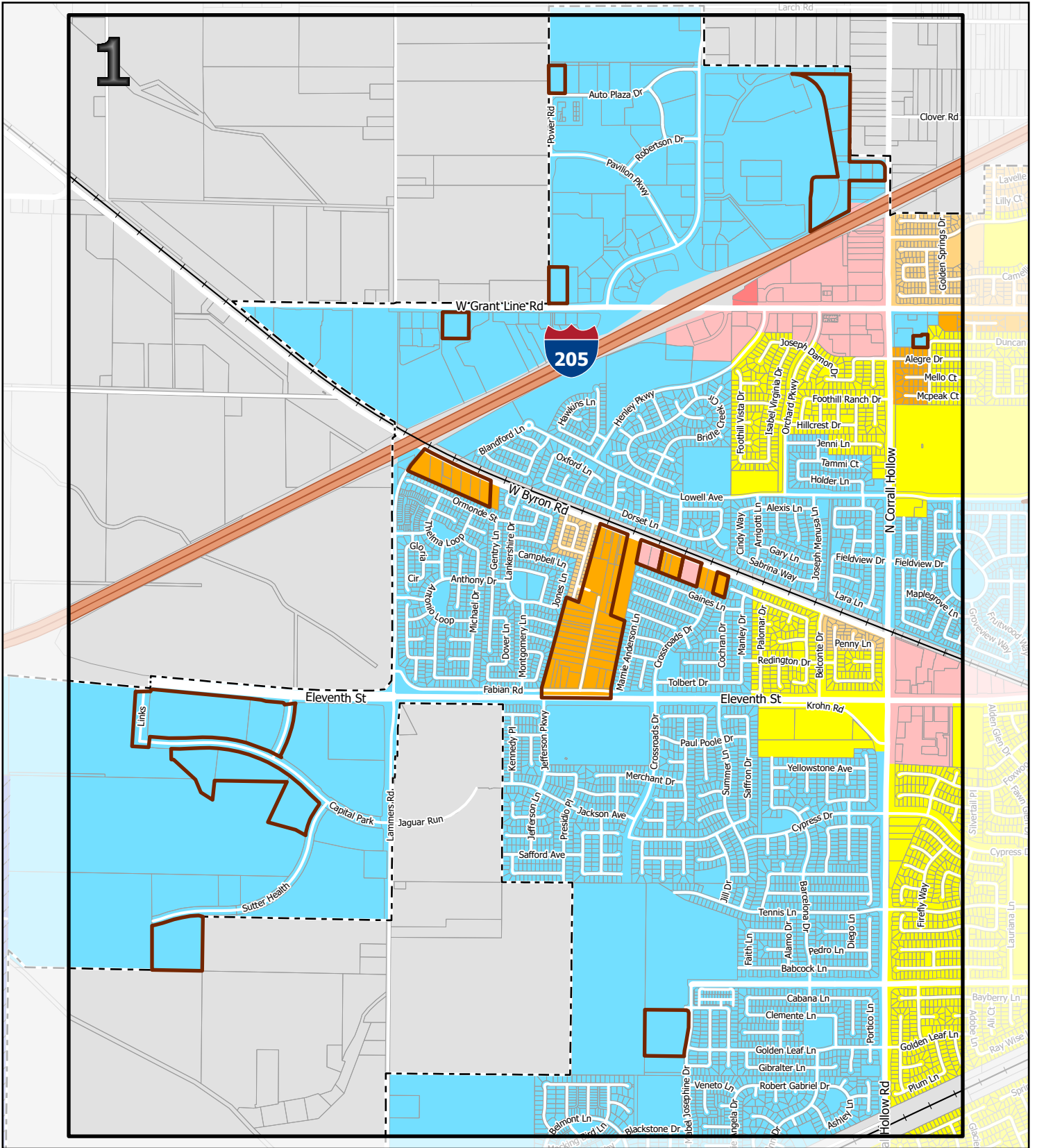
Grid Map Extents*

CITY OF TRACY - REZONE PROGRAM

Rezoning Areas Index Map



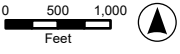
* See individual Grid Maps 1-4 for Rezoning Area detail

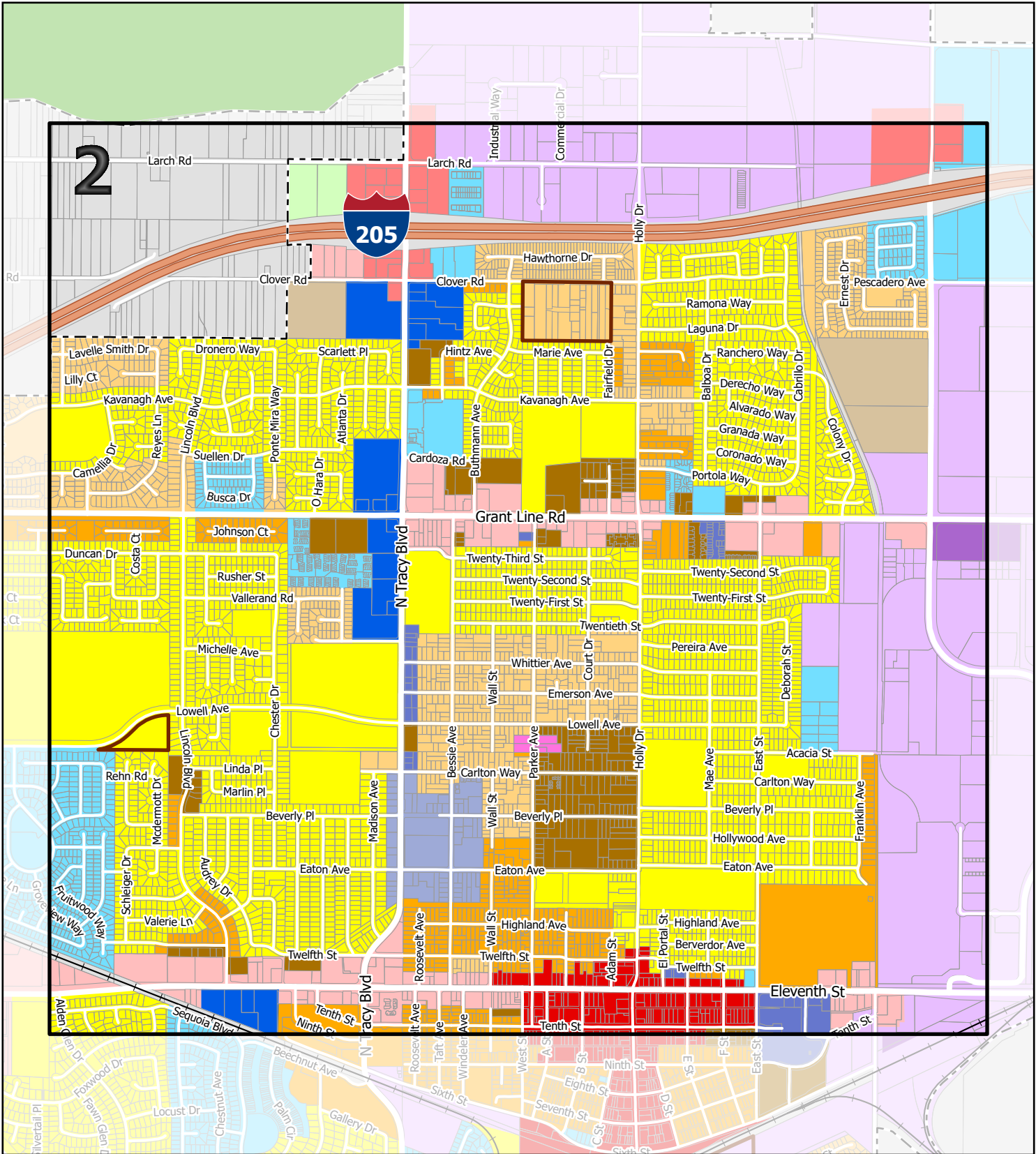


CITY OF TRACY - REZONE PROGRAM

Rezone Areas: Grid 1
Northwest Tracy

- Tracy City Limits
- Rezone Area**
- To be rezoned HDR - High Density Residential
- Current Zoning Designation**
- LDR - Low Density Residential
- MDR - Medium Density Residential
- MDC - Medium Density Cluster
- PUD - Planned Unit Development
- HS - Highway Service
- GHC - General Highway Commercial
- CRSP - Cordes Ranch Specific Plan





Tracy City Limits

Rezone Area

To be rezoned HDR - High Density Residential

Current Zoning Designation

- LDR - Low Density Residential
- MDR - Medium Density Residential
- MDC - Medium Density Cluster

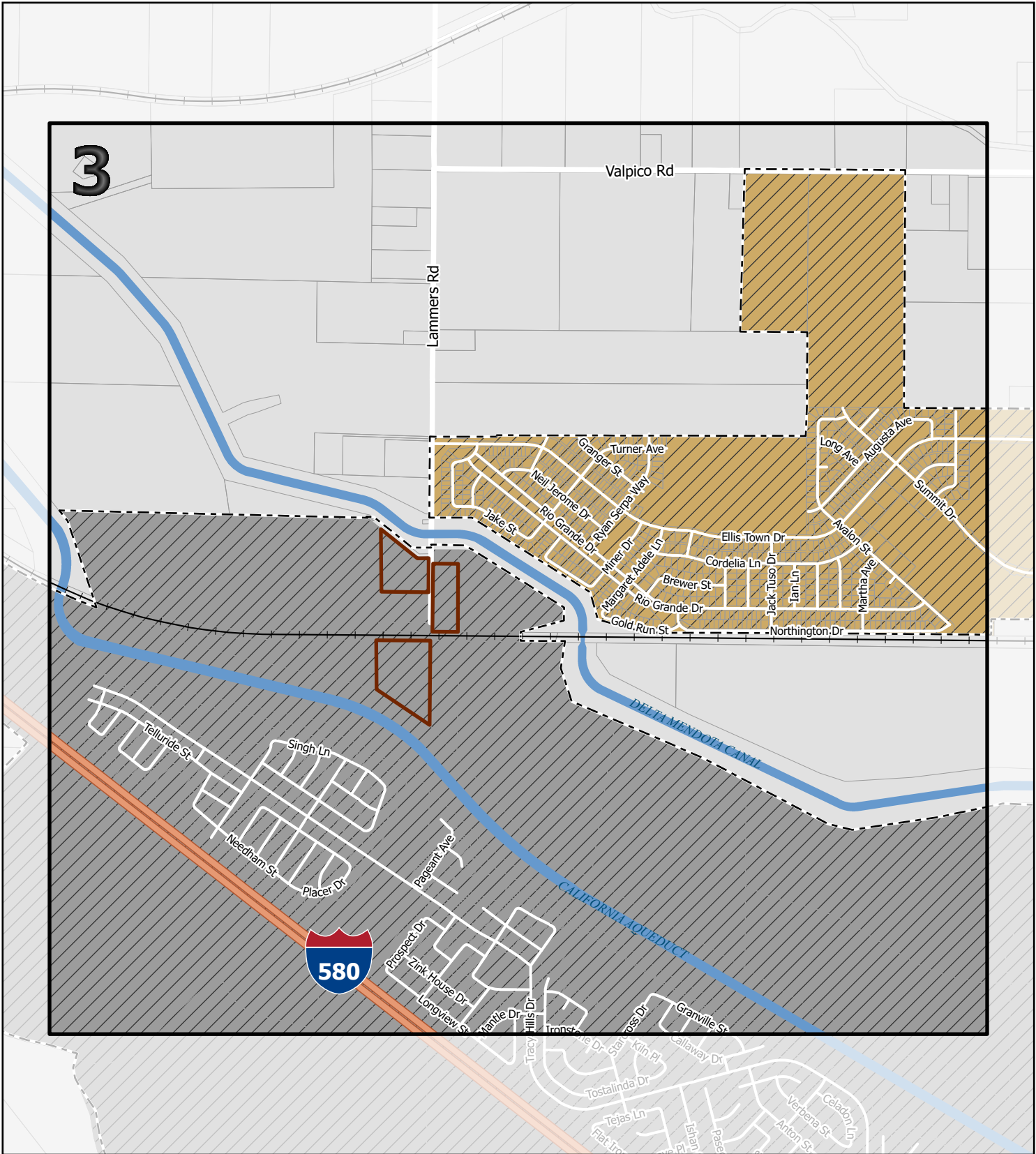
- HDR - High Density Residential
- RMH - Residential Mobile Home
- PUD - Planned Unit Development
- M1 - Light Industrial
- M2 - Heavy Industrial
- NS - Neighborhood Shopping
- CS - Community Shopping Center
- CBD - Central Business District

- HS - Highway Service
- GHC - General Highway Commercial
- MO - Medical Office
- POM - Professional Office Medical
- CRS - Community Recreation Support Services
- P - Park
- NEI - Northeast Industrial Areas Specific Plan

CITY OF TRACY - REZONE PROGRAM

Rezone Areas: Grid 2
North/Central Tracy





Tracy City Limits

Rezoning Area

To be rezoned HDR - High Density Residential

Current Zoning Designation

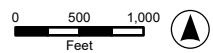
E - Ellis Park Specific Plan

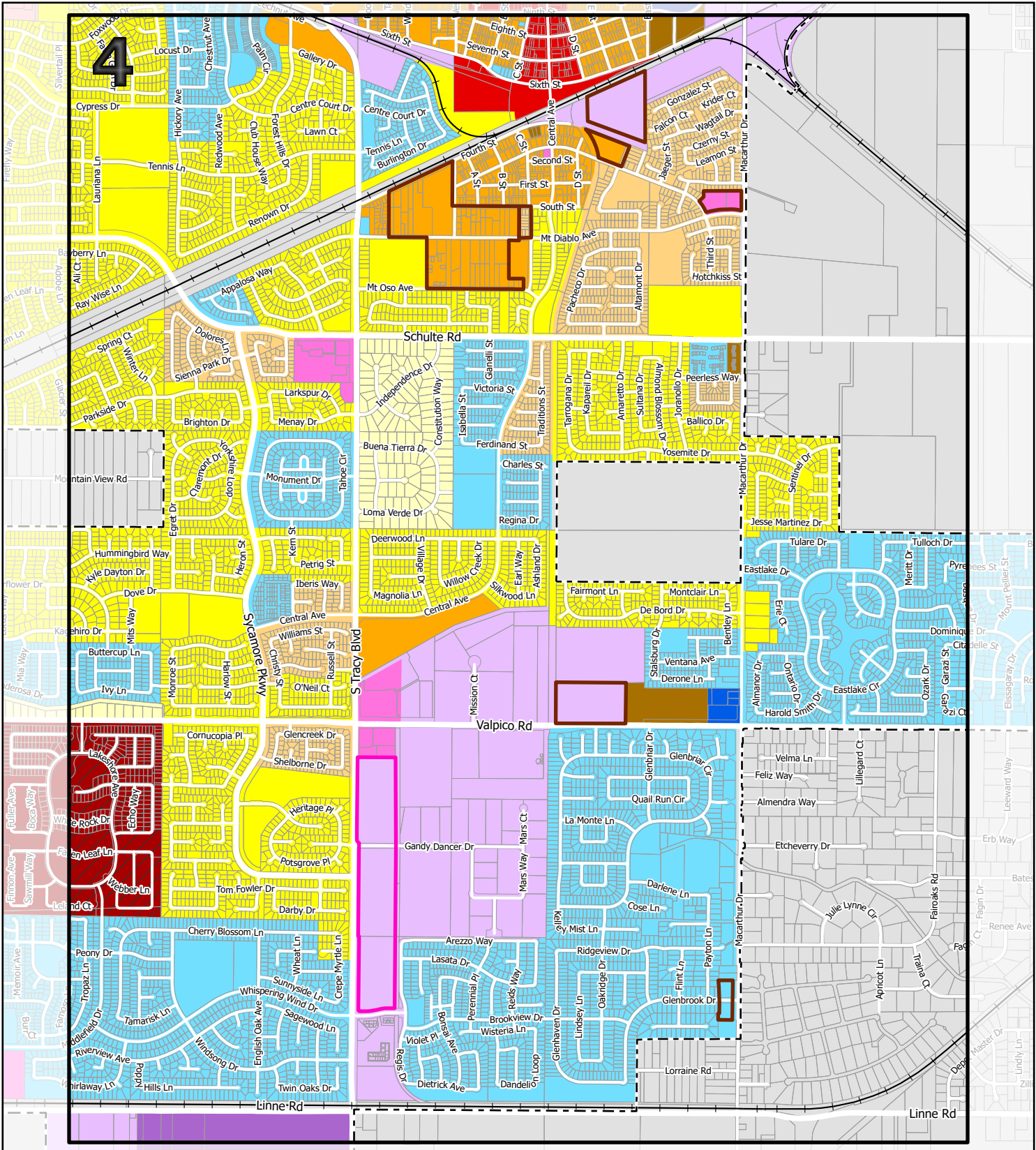
THSP - Tracy Hills Specific Plan

CITY OF TRACY - REZONE PROGRAM

Rezoning Areas: Grid 3

Southwest Tracy/Canals





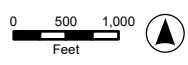
- Tracy City Limits
- Rezoned Area**
- To be rezoned HDR - High Density Residential
- To be rezoned MU1 - Mixed Use 1
- Current Zoning Designation**
- RE - Residential Estate
- LDR - Low Density Residential

- MDR - Medium Density Residential
- MDC - Medium Density Cluster
- HDR - High Density Residential
- PUD - Planned Unit Development
- M1 - Light Industrial
- M2 - Heavy Industrial

- NS - Neighborhood Shopping
- CS - Community Shopping Center
- CBD - Central Business District
- GMC - General Highway Commercial
- POM - Professional Office Medical
- TV - Tracy Village Specific Plan

CITY OF TRACY - REZONE PROGRAM

**Rezone Areas: Grid 4
Central/South Tracy**



Attachment A-1 Housing Rezone Sites Inventory Table

APN	Address	Size (Acres)	General Plan Designation (Current)	Current Zoning	Proposed Zoning	Existing Units	Total Units	Existing Use
20925050	SW of intersection of Capitol Park Dr and S Lammers Rd	10	Office	PUD	HDR	0	298	Vacant
20947002	W of intersection of W 11th St and S Lammers Rd	3.7		PUD	HDR	0	111	Vacant
20947003	W of intersection of W 11th St and S Lammers Rd	19.3	Office	PUD	HDR	0	575	Vacant
20947004	W of intersection of W 11th St and S Lammers Rd	6.7	Office	PUD	HDR	0	198	Vacant
20947005	NW of intersection of S Lammers Rd and Capitol Park Rd	2.4		PUD	HDR	0	73	Vacant
20947009	W of intersection of S Lammers Rd and Capitol Park Rd	6.1	Office	PUD	HDR	0	181	Vacant
20947010	W of intersection of S Lammers Rd and Capitol Park Rd	7.4	Office	PUD	HDR	0	220	Vacant
20947011	Intersection of S Lammers Rd and Capitol Park Rd	7	Office	PUD	HDR	0	209	Vacant
21205035	3200 Naglee Rd	4.7	Commercial	I-205	HDR	0	139	Vacant
21205036	N of intersection of W Valley Mall and Naglee Rd	2.2	Commercial	I-205	HDR	0	65	Vacant
21205037	Intersection of W Valley Mall and Naglee Rd	1.9	Commercial	I-205	HDR	0	58	Vacant
21205038	3100 N Corral Hollow Rd	1	Commercial	I-205	HDR	0	29	Vacant
21205039	W of intersection of W Valley Mall and Coral Hollow Rd	0.9	Commercial	I-205	HDR	0	28	Vacant
21205040	Southside of W Valley Mall	0.9	Commercial	I-205	HDR	0	28	Vacant
21205041	Intersection of Naglee Rd and W Valley Mall	1	Commercial	I-205	HDR	0	29	Vacant
21205042	S of intersection of Naglee Rd and W Valley Mall	2.1	Commercial	I-205	HDR	0	62	Vacant
21205052	3150 Naglee Rd	4.9	Commercial	I-205	HDR	0	146	Commercial/Retail
21227020	Intersection of Power Rd and Auto Plaza Rd	2	Commercial	PUD	HDR	0	60	Vacant
21229021	2855 W Grant Line Rd	3	Commercial	PUD	HDR	0	88	Vacant
21443001	348 W Clover Rd	0.8	Residential Medium	MDC	HDR	0	24	Residential
21443004	292 W Clover Rd	1.9	Residential Medium	MDC	HDR	0	57	Residential
21443023	188 W Clover Rd	1	Residential Medium	MDC	HDR	1	27	Residential
21443046	W of intersection of W Clover Rd and Briar Ln	0.8	Residential Medium	MDC	HDR	0	23	Vacant
21443047	N of intersection of Dovenshire Dr and Marie Ave	1.1	Residential Medium	MDC	HDR	0	31	Vacant
23202055	Intersection of Duncan Dr and Enyeart Rd	0.8	Commercial	PUD	HDR	0	23	Vacant
23213010	Intersection of W Lowell Ave and Lincoln Blvd	3.8	Public Facilities	LDR	HDR	0	113	School District Property
23510013	310 W Mt Diablo Av	0.6	Residential Medium	MDR	HDR	0	16	Residential
23510015	302 W Mt Diablo Av	1	Residential Medium	MDR	HDR	1	29	Residential
23510018	220 W Mt Diablo Av	1	Residential Medium	MDR	HDR	0	30	Residential
23510024	130 W Mt Diablo Av	1	Residential Medium	MDR	HDR	1	28	Residential
23510042	90 W Mt Diablo Av	1.5	Residential Medium	MDR	HDR	1	44	Residential
23510071	280 W Mt Diablo Av	1.3	Residential Medium	MDR	HDR	0	37	Residential
23510072	Intersection of Mt Oso Ave and Gianelli St	0.7	Residential Medium	MDR	HDR	0	21	Residential
23510073	250 W Mt Diablo Av	2	Residential Medium	MDR	HDR	1	57	Residential
23512001	205 E Third St	2.9	Residential Medium	MDR	HDR	1	86	Residential
23515002	780 E Sixth St	11.9	Downtown	M1	HDR	0	354	Vacant
23512002	207 E Third St	0.3	Residential Medium	MDR	HDR	0	9	Residential
23514009	Intersection of E 3rd St and E Mt Diablo Ave	2	Commercial	NS	HDR	0	60	Vacant
23514010	Intersection of E Mt Diablo Ave and S MacArthur Dr	1.2	Commercial	NS	HDR	0	36	Vacant
23542005	550 W Fourth St	0.3	Residential Medium	MDR	HDR	0	9	Church, Synagogue Or Temple
23542006	491 W Mt Diablo Av	0.6	Residential Medium	MDR	HDR	0	17	Church, Synagogue Or Temple
23542007	524 W Fourth St	0.5	Residential Medium	MDR	HDR	1	15	Residential
23542008	489 W Mt Diablo Av	0.9	Residential Medium	MDR	HDR	0	25	Church, Synagogue Or Temple
23542009	510 W Fourth St	0.8	Residential Medium	MDR	HDR	1	21	Residential
23542012	440 W Fourth St	0.5	Residential Medium	MDR	HDR	0	16	Vacant
23542013	E of intersection of Diablo Pl and W Mt Diablo Ave	0.5	Residential Medium	MDR	HDR	0	15	Vacant
23543006	251 W Mt Diablo Av	0.9	Residential Medium	MDR	HDR	1	25	Residential
23543009	211 W Mt Diablo Av	0.3	Residential Medium	MDR	HDR	0	8	Residential
23543011	201 W Mt Diablo Av	0.3	Residential Medium	MDR	HDR	0	8	Residential
23543013	10009 W Mt Diablo Av	0.4	Residential Medium	MDR	HDR	0	11	Residential
23543014	W of intersection of West St and W Mt Diablo Ave	0.5	Residential Medium	MDR	HDR	0	16	Residential
23543016	W of intersection of C St and W Mt Diablo Ave	0.5	Residential Medium	MDR	HDR	0	14	Residential
23543017	100 W South St	0.6	Residential Medium	MDR	HDR	1	16	Residential
23543018	90 W South St	0.6	Residential Medium	MDR	HDR	1	16	Residential
23543019	70 W South St	1.1	Residential Medium	MDR	HDR	1	32	Residential
23805002	1381 Berg Av	2.6	Residential Medium	MDR	HDR	0	76	Residential
23805003	2748 W Byron Rd	1	Residential Medium	MDR	HDR	2	28	Residential
23805008	2718 W Byron Rd	1.7	Residential Medium	MDR	HDR	1	48	Residential
23805015	2600 W Byron Rd	1.1	Commercial	GHC	HDR	2	29	Residential
23805016	2590 W Byron Rd	0.5	Residential Medium	MDR	HDR	2	13	Residential

APN	Address	Size (Acres)	General Plan Designation (Current)	Current Zoning	Proposed Zoning	Existing Units	Total Units	Existing Use
23805017	2568 W Byron Rd	0.5	Residential Medium	MDR	HDR	2	13	Residential
23805022	2430 W Byron Rd	1.3	Residential Medium	MDR	HDR	0	40	Residential
23805023	1341 Berg Av	1.1	Residential Medium	MDR	HDR	1	33	Residential
23806005	1240 Berg Av	0.5	Residential Medium	MDR	HDR	1	14	Residential
23806009	1180 Berg Av	1	Residential Medium	MDR	HDR	1	29	Residential
23806013	1150 Berg Av	1.2	Residential Medium	MDR	HDR	1	36	Residential
23806018	2881 Fabian Rd	1.1	Residential Medium	MDR	HDR	3	29	Residential
23806021	1191 Berg Av	0.8	Residential Medium	MDR	HDR	2	22	Residential
23806024	1241 Berg Av	0.8	Residential Medium	MDR	HDR	1	23	Residential
23806029	1121 Berg Av	0.8	Residential Medium	MDR	HDR	1	23	Residential
23807004	3150 W Byron Rd	0.6	Residential Medium	MDR	HDR	0	18	Residential
23807005	3160 W Byron Rd	0.5	Residential Medium	MDR	HDR	1	12	Residential
23807006	3130 W Byron Rd	1.1	Residential Medium	MDR	HDR	1	31	Residential
23807007	3110 W Byron Rd	1	Residential Medium	MDR	HDR	1	29	Residential
23807008	3090 W Byron Rd	1.1	Residential Medium	MDR	HDR	1	31	Residential
23860007	3140 W Grant Line Rd	3	Commercial	PUD	HDR	0	89	Residential
24005037	Intersection of W Schulte Rd and Mabel Josephine Dr	10	Urban Reserve 7	PUD	HDR	0	298	Vacant
24014027	4720 S Lammers Rd	5	Industrial	M1-TH	HDR	1	148	Agricultural
24614001	26805 S Mac Arthur Dr	10	Residential High	M1	HDR	0	298	Residential
24865041	546 Glenbrook Dr	1	Residential Low	PUD	HDR	1	29	Residential
24865042	545 Glenbrook Dr	1	Residential Low	PUD	HDR	0	30	Residential
25105008	27901 S Lammers Rd	5	Residential Medium	MDR-TH	HDR	0	149	Agricultural
25105009	28281 S Lammers Rd	10	Residential Medium	MDR-TH	HDR	0	298	Vacant
24802017	Intersection of S Tracy Blvd and Gandy Dancer Dr	14.3	Office	M1	New MU1	0	250	Residential
24803005	4800 S Tracy Bl	14.3	Office	M1	New MU1	0	250	Residential
24803010	4100 S Tracy Bl	11.8	Office	M1	New MU1	0	206	Residential
TOTAL		239.8				38	6588	

ATTACHMENT A-2 REZONE INVENTORY TABLE (Remainder)

APN	ADDRESS	EX_ZONING	PROP_ZONING	SITE_ACRES
235-440-07	MT OSO AVE, EAST OF (ADJ TO) SOUTH SCHOOL PARK	MDR	HDR	0.07
235-440-08	MT OSO AVE, EAST OF (ADJ TO) SOUTH SCHOOL PARK	MDR	HDR	0.08
235-100-74	85 MT OSO AVE	MDR	HDR	0.19
235-100-75	65 MT OSO AVE	MDR	HDR	0.19
235-100-76	45 MT OSO AVE	MDR	HDR	0.19
235-440-06	MT OSO AVE, EAST OF (ADJ TO) SOUTH SCHOOL PARK	MDR	HDR	0.07
235-440-04	MT OSO AVE, EAST OF (ADJ TO) SOUTH SCHOOL PARK	MDR	HDR	0.07
235-440-05	MT OSO AVE, EAST OF (ADJ TO) SOUTH SCHOOL PARK	MDR	HDR	0.07
235-100-41	91 MT OSO AVE	MDR	HDR	0.95
235-100-25	125 MT OSO AVE	MDR	HDR	0.48
235-100-23	155 MT OSO AVE	MDR	HDR	0.48
235-100-21	175 MT OSO AVE	MDR	HDR	0.48
235-100-62	215 MT OSO AVE	MDR	HDR	0.48
235-100-61	225 MT OSO AVE	MDR	HDR	0.49
235-440-03	MT OSO AVE, EAST OF (ADJ TO) SOUTH SCHOOL PARK	MDR	HDR	0.07
235-440-02	MT OSO AVE, EAST OF (ADJ TO) SOUTH SCHOOL PARK	MDR	HDR	0.10
235-440-01	MT OSO AVE, EAST OF (ADJ TO) SOUTH SCHOOL PARK	MDR	HDR	2.08
235-100-22	150 W MT DIABLO AVE	MDR	HDR	0.49
235-100-20	170 W MT DIABLO AVE	MDR	HDR	0.49
235-100-66	370 W MT DIABLO AVE	MDR	HDR	0.73
235-210-09	19 S C ST	MDC	HDR	0.10
235-210-10	61 W MT DIABLO AVE	MDC	HDR	0.09
235-210-11	65 W MT DIABLO AVE	MDC	HDR	0.09
235-430-04	275 W MT DIABLO AVE	MDR	HDR	0.13
235-210-08	105 S C ST	MDC	HDR	0.12
235-210-07	85 S C ST	MDC	HDR	0.12
235-420-11	469 W MT DIABLO AVE	MDR	HDR	0.18
235-430-03	6 WEST ST	MDR	HDR	0.12
235-210-06	65 S C ST	MDC	HDR	0.12
235-210-05	45 S C ST	MDC	HDR	0.12
235-430-02	58 WEST ST	MDR	HDR	0.12
235-210-04	25 S C ST	MDC	HDR	0.12
235-430-35	MT DIABLO AVE BETWEEN W SOUTH ST AND C ST	MDR	HDR	0.16
235-420-10	449 W MT DIABLO AVE	MDR	HDR	0.52
235-210-03	56 W SOUTH ST	MDC	HDR	0.09
235-210-02	60 W SOUTH ST	MDC	HDR	0.08
235-210-01	66 W SOUTH ST	MDC	HDR	0.08
235-430-15	130 W SOUTH ST	MDR	HDR	0.66
235-430-12	190 W SOUTH ST	MDR	HDR	0.19
235-430-10	200 W SOUTH ST	MDR	HDR	0.25
235-430-34	212 W SOUTH ST	MDR	HDR	0.14
235-430-07	246 W SOUTH ST	MDR	HDR	0.18
235-430-05	256 W SOUTH ST	MDR	HDR	0.15
235-430-01	296 W SOUTH ST	MDR	HDR	0.16
235-420-15	375 W MT DIABLO AVE	MDR	HDR	3.12
235-420-14	416 W FOURTH ST	MDR	HDR	0.27
238-060-11	2721 FABIAN RD	MDR	HDR	0.66
238-060-12	2741 FABIAN RD	MDR	HDR	0.59
238-060-15	2831 FABIAN RD	MDR	HDR	0.66
238-060-16	2851 FABIAN RD	MDR	HDR	0.44
238-060-30	1151 BERG AVE	MDR	HDR	0.72
238-060-17	2861 FABIAN RD	MDR	HDR	0.49
238-060-10	1160 BERG AVE	MDR	HDR	1.03
238-060-19	1161 BERG AVE	MDR	HDR	0.86
238-060-20	1181 BERG AVE	MDR	HDR	0.81
238-060-08	1210 BERG AVE	MDR	HDR	0.50
238-060-07	1220 BERG AVE	MDR	HDR	0.47
238-060-06	1230 BERG AVE	MDR	HDR	0.51
238-060-22	1221 BERG AVE	MDR	HDR	0.82
238-060-23	1231 BERG AVE	MDR	HDR	0.81
238-060-04	1260 BERG AVE	MDR	HDR	0.71
238-060-03	1270 BERG AVE	MDR	HDR	0.55
238-060-25	1261 BERG AVE	MDR	HDR	0.45
238-060-26	1271 BERG AVE	MDR	HDR	0.35
238-060-27	1281 BERG AVE	MDR	HDR	0.82
238-060-02	1290 BERG AVE	MDR	HDR	1.33
238-060-28	1301 BERG AVE	MDR	HDR	0.80
238-050-12	1320 BERG AVE	MDR	HDR	0.31
238-050-11	2688 W BYRON RD	MDR	HDR	1.04
238-050-18	2550 W BYRON RD	MDR	HDR	1.06
238-050-10	2686 W BYRON RD	MDR	HDR	0.26
238-050-09	2684 W BYRON RD	MDR	HDR	0.49
238-050-07	2698 W BYRON RD	MDR	HDR	0.23
238-050-06	2710 W BYRON RD	MDR	HDR	0.85
238-050-05	2726 W BYRON RD	MDR	HDR	0.70
238-050-04	2734 W BYRON RD	MDR	HDR	0.37
238-070-09	3060 W BYRON RD	MDR	HDR	1.11
238-070-03	3190 W BYRON RD	MDR	HDR	1.30
238-070-02	3220 W BYRON RD	MDR	HDR	1.55
214-430-17	250 W CLOVER RD	MDC	HDR	0.21
214-430-16	232 W CLOVER RD	MDC	HDR	0.25
214-430-03	324 W CLOVER RD	MDC	HDR	0.83
214-430-25	172 W CLOVER RD	MDC	HDR	0.49
214-430-15	236 W CLOVER RD	MDC	HDR	0.26
214-430-08	280 W CLOVER RD	MDC	HDR	0.49
214-430-06	282 W CLOVER RD	MDC	HDR	0.51
214-430-18	202 W CLOVER RD	MDC	HDR	0.53
214-430-19	208 W CLOVER RD	MDC	HDR	0.05
214-430-02	332 W CLOVER RD	MDC	HDR	0.31
214-430-14	242 W CLOVER RD	MDC	HDR	0.20
214-430-43	246 W CLOVER RD	MDC	HDR	0.16
214-430-20	212 W CLOVER RD	MDC	HDR	0.15
214-430-21	216 W CLOVER RD	MDC	HDR	0.13
214-430-28	108 W CLOVER RD	MDC	HDR	0.42
214-430-27	134 W CLOVER RD	MDC	HDR	0.96
214-430-26	150 W CLOVER RD	MDC	HDR	0.29
214-430-24	136 W CLOVER RD	MDC	HDR	0.47
214-430-22	222 W CLOVER RD	MDC	HDR	0.10
214-430-42	W CLOVER RD AT W GABRIEL DR	MDC	HDR	0.44
214-430-07	276 W CLOVER RD	MDC	HDR	0.38
214-430-05	286 W CLOVER RD	MDC	HDR	0.42
238-060-01	1311 BERG AVE	MDR	HDR	0.82