

## NOTICE OF SPECIAL MEETING

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

**Date/Time:**           **Monday April 7, 2014**  
**9:00 a.m.** (or as soon thereafter as possible)

**Location:**           **City Hall, Conference Room 109**  
**333 Civic Center Plaza, Tracy, CA**

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

1. Call to Order
2. Roll Call
3. Items from the Audience - *In accordance with Procedures for Preparation, Posting and Distribution of Agendas and the Conduct of Public Meetings, adopted by Resolution 2008-140 any item not on the agenda brought up by the public at a meeting, shall be automatically referred to staff. If staff is not able to resolve the matter satisfactorily, the member of the public may request a Board Member to sponsor the item for discussion at a future meeting.*
4. Old Business – None.
5. New Business
  - A. GROWTH MANAGEMENT BOARD DETERMINATION OF RESIDENTIAL GROWTH ALLOTMENTS.
6. Items From The Audience
7. Adjournment

**Posting Date: March 26, 2014**

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

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

April 7, 2014

AGENDA ITEM NO. 5-A

REQUEST

**GROWTH MANAGEMENT BOARD DETERMINATION OF ALLOCATION OF  
RESIDENTIAL GROWTH ALLOTMENTS FOR USE IN CALENDAR YEAR 2014**

DISCUSSION

This is a meeting of the Growth Management Board (GMB), and a public hearing to determine qualification for and possible allocation of Residential Growth Allotments (RGAs).

On October 16, 2012, the City Council adopted revisions to the Growth Management Ordinance (GMO) Guidelines. Included in these revisions is a provision that applications for RGAs can be filed at any time in calendar years 2013 and 2014, and that the Growth Management Board (GMB) will meet as needed in response to any applications received. One application has been submitted that falls under the guidelines adopted in 2012 to be considered at this hearing. The project qualified to receive an allocation of RGAs is summarized below.

Primary Growth Area Project

**RG14-0003 – William Lyon Homes – Lyon Crossroads– 59 RGAs**

The project is located at the northwest corner of Crossroads Drive and Solomon Lane, north of Eleventh Street and will be constructed with 59 single-family homes (Attachment A). The City Council approved the tentative subdivision map and the PUD for the project on February 4, 2014. William Lyon Homes is now requesting those 59 RGAs for use in 2014. They are anticipating that they will begin grading the site in early April, and start construction of the houses shortly thereafter.

RECOMMENDATION

Staff recommends that the Growth Management Board allocate 59 RGAs in compliance with the 2012 GMO Guidelines.

Written by: Victoria Lombardo, Senior Planner

Approved by: Bill Dean, Assistant DS Director

Attachment A-Lyon Crossroads Location Map

# Location Map

