

# NOTICE OF SPECIAL MEETING

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

**Date/Time:** **Wednesday, November 20, 2019, 1:00 p.m.**  
(or as soon thereafter as possible)

**Location:** **City Hall, Conference Room 203**  
**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 ALLOCATION OF RESIDENTIAL GROWTH ALLOTMENTS FOR USE IN 2020
6. Items From The Audience
7. Adjournment

**Posting Date: November 15, 2019**

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

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

AGENDA ITEM NO. 5-A

REQUEST

**GROWTH MANAGEMENT BOARD DETERMINATION OF ALLOCATION OF RESIDENTIAL GROWTH ALLOTMENTS FOR USE IN 2020**

DISCUSSION

This is a meeting of the Growth Management Board (GMB), and a public hearing to determine the 2020 allocations of Residential Growth Allotments (RGAs) for new residential development in Tracy.

The GMB is responsible for allocating RGAs in accordance with the Growth Management Ordinance (GMO) and GMO Guidelines. All five of the applications submitted in this allocation cycle fall under the current version of the GMO Guidelines, meaning, none of the projects seeking RGAs are governed by previous versions of the GMO or GMO Guidelines, such as pre-Measure A timeframes. The projects meet the eligibility requirements set forth in the GMO Guidelines and are therefore qualified to receive allocations of RGAs to be used in 2020, as summarized below.

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

Tracy Hills and Ellis Specific Plan Projects

**RGA19-0003 – Tracy Phase 1, LLC – Tracy Hills Phase 1 – 406 RGAs requested and 406 RGAs recommended**

The Tracy Hills Vesting Tentative Subdivision Map was approved on April 5, 2016, and has 1,160 lots. The project is located at Corral Hollow Road and I-580. The builders plan to pull all of the building permits they are eligible for in 2019 by the end of the year. Based on the 2012 GMO Guidelines, the project is eligible to receive up to 406 RGAs for use in 2020. These 406 RGAs would be used for the issuance of building permits in 2020 in accordance with the GMO Guidelines. To date, Tracy Hills has been allocated 1309 RGAs in the last three years and has been issued 529 building permits.

**RGA19-0001 – Surland Communities, LLC – Ellis – 194 RGAs requested and 194 RGAs recommended**

The Ellis Tentative Subdivision Map was approved on July 23, 2014, and has 296 lots. The project is located at the northwest corner of Corral Hollow and Linne Roads. Based on the 2012 GMO Guidelines, the project is eligible to receive up to 194 RGAs for use in 2020, and they have applied for 194. The project received an allocation of 194 RGAs for use in 2019, and to date have been issued 11 building permits. Staff is recommending that the project receive 194 RGAs established in the GMO Guidelines. The recommended 194 RGAs would be used for the issuance of building permits in 2020 in accordance with

the GMO Guidelines. To date, Ellis has been allocated 676 RGAs in the last four years and has been issued 294 building permits.

Other Projects

**RGA19-0005 – Taylor Morrison – Kagehiro Phase II/Sungold – 62 RGAs requested and 50 RGAs recommended**

This project received approval of a 252-lot Tentative Subdivision Map in 2013. The product type is single-family homes, and the project is located at the southeast former of Corral Hollow Road and Kagehiro Drive. The project began construction in 2015 and has been steadily pulling permits since that time. Pursuant to the regulations within the GMO Guidelines, the project is eligible to receive up to 50 RGAs through the “Other Projects” category, and may receive other RGAs that are available in any calendar year if the supply allows. Staff recommends that the GMB allocate 50 RGAs to the project in accordance with the GMO “Other Projects” category, but not the total of 62 requested, as there are several infill/priority projects that have requested RGAs in that limited group. These 50 RGAs would be used for the issuance of building permits in 2020 in accordance with the GMO Guidelines.

Priority Area Projects

**RGA19-0002 – Ponderosa Homes II, Inc. – Elissagaray Infill – 23 RGAs requested and 23 RGAs recommended**

This project was approved with 47 single-family units, and was allocated 24 RGAs for use in 2019. They were issued all 24 building permits and need the remaining 23 RGAs to complete the project in 2020. The project is located on the north side of Dominique Drive within both the Elissagaray Ranch and Hidden Lake subdivisions (it is a former school site). These 23 RGAs would be used for the issuance of building permits in 2020 to complete the project.

**RGA19-0004 – Pond Creek LLC (Bright Homes) – Southgate Lot A – 42 RGAs requested and 40 RGAs recommended**

The original Southgate subdivision was approved in 2006, and was comprised of 71 single-family home lots, plus a large lot set aside for future high density development. That remainder lot eventually became the Southgate Lot A project, receiving approvals for a high density small lot, single family subdivision comprised of 42 lots in April of 2019. This project received 2 reverted 2019 RGAs for use by the end of 2019, and based on the project as evaluated against the GMO Guidelines criteria with the other applicants and the limited availability of RGAs, staff recommends that the project be allocated the remaining 40 RGAs they need to complete the project. They have improvement plans, building permits, and their final map currently in review by staff, and plan to begin grading the site in December. These 40 RGAs would be used for the issuance of building permits in 2020 in accordance with the GMO Guidelines to complete the project.

**RGA19-0007 – Rashed Elham Inc. – Byron Apartments, 2660 W. Byron Road – 60 RGAs requested and 37 RGAs recommended**

This 60-unit apartment project was approved September 4, 2019. Given that the demand for priority project RGAs exceeds the 100 available in this category, this project was evaluated against the other applications based on the criteria within the GMO Guidelines. Based on the fact that the other two priority project applications (Elissagaray Infill and Southgate) were for subdivisions that have already started construction (Guideline Section F8c(iii)) and those projects would be completing infrastructure (Guidelines Section F8b(ii)) staff is recommending that the Board allocate 37 RGAs to begin this project, for issuance of building permits in 2020 in accordance with the GMO Guidelines.

#### Status of "Other Projects" Category

It should be noted that with this RGA allocation and subsequent issuance of building permits the Kagehiro/Primrose project will be nearly completed. This raises an upcoming policy question for the City Council regarding which area of the General Plan should be eligible to receive RGAs under the "Other Projects" category. Pursuant to GMO Guidelines Section F5, projects that promote efficient residential development patterns and orderly expansion of residential areas to maximize the use of existing public services and infrastructure per General Plan Objective LU 1.4, and not within the Primary Area will have access to the RGAs reserved for "other projects". Currently Rocking Horse is the only approved project that has an approved subdivision map or Development Review approval, though there is additional land within the City limits designated for residential development. This may prompt land owners within these areas to begin the development/application process. Attached is Figure 2-3 from the City's General Plan identifying the areas of the Secondary Residential Growth Area that may have access to RGAs within the "Other Projects" category.

#### RECOMMENDATION

Staff recommends that the Growth Management Board allocate 406 RGAs to the Tracy Hills project, 194 RGAs to the Ellis project, 50 RGAs to the Kagehiro/Sungold project, 23 RGAs to the Elissagaray Infill project, 40 RGAs to the Southgate Lot A project and 37 RGAs to the Byron Road Apartment project in accordance with the 2012 GMO Guidelines.

#### ATTACHMENTS

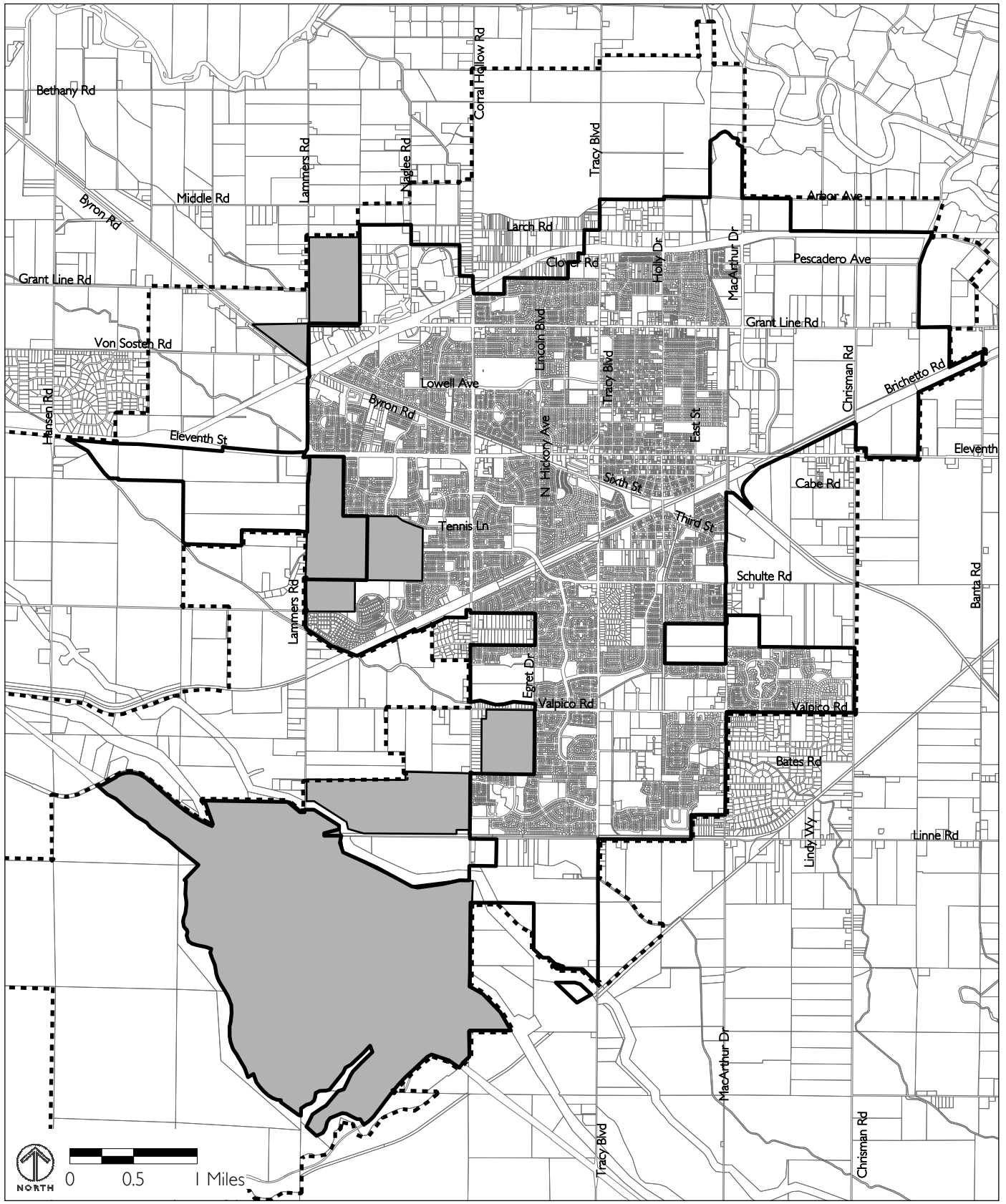
- RGA Recommendations for November 2019
- General Plan Figure 2-3 map

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Approved by: Bill Dean, Assistant Development Services Director

## NOVEMBER 2019 RESIDENTIAL GROWTH ALLOTMENT ALLOCATIONS FOR USE IN 2020

<b>Application Number</b>	<b>Applicant</b>	<b>Project Name</b>	<b>Requested RGAs</b>	<b>Recommended RGAs</b>	<b>Project Description</b>	<b>Location</b>
<b><u>Tracy Hills and Ellis Specific Plan Projects</u></b>						
RGA19-0003	Tracy Phase 1, LLC	Tracy Hills	406	406	1,160-lot single-family subdivision	Corral Hollow and I-580
RGA19-0001	Surland	Ellis	194	194	296-lot single-family subdivision	Northwest corner for Corral Hollow and Linne
<b><u>Other Projects</u></b>						
RGA19-0005	Taylor Morrison of CA LLC	Sungold (Kagehiro Phase 2)	62	50	225-lot single-family subdivision	Corral Hollow and Kagehiro Drive
<b><u>Primary Growth Areas</u></b>						
RGA19-0002	Ponderosa Homes II, Inc.	Elissagaray Infill	23	23	47-lot single-family subdivision	Dominique Drive
RGA19-0004	Pond Creek, LLC	Southgate Lot A	42	40	42-lot single-family subdivision	Schulte and Mabel Josephine
RGA19-0007	Rashed Elham, Inc.	Byron Apts.	60	37	60-unit apartment complex	2660 W. Byron Rd.
<b>RGAs Recommended for use in 2020</b>			<b>787</b>	<b>750</b>		



**FIGURE 2-3**

-  City Limits
-  Sphere of Influence
-  Secondary Residential Growth Areas

**SECONDARY RESIDENTIAL GROWTH AREAS**

**CITY OF TRACY**

GENERAL PLAN  
LAND USE ELEMENT