

NOTICE OF SPECIAL MEETING

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

Date/Time: **Monday, December 16, 2019, 2:00 p.m.**
(or as soon thereafter as possible)

Location: **City Hall, Conference Room 120**
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 RELINQUISHED RESIDENTIAL GROWTH ALLOTMENTS FOR USE BY DECEMBER 31, 2019
6. Items From The Audience
7. Adjournment

Posting Date: December 13, 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.

December 16, 2019

AGENDA ITEM NO. 5-A

REQUEST

GROWTH MANAGEMENT BOARD DETERMINATION OF ALLOCATION OF RELINQUISHED RESIDENTIAL GROWTH ALLOTMENTS FOR USE BY DECEMBER 31, 2019

DISCUSSION

This is a meeting of the Growth Management Board (GMB), and a public hearing to determine the recipients of any relinquished 2019 RGAs, for use in the remainder of 2019.

The GMB is responsible for allocating RGAs in accordance with the Growth Management Ordinance (GMO) and GMO Guidelines. On November 5, 2019 the Board met and allocated reverted RGAs to four projects pursuant to GMO Guidelines section D.3.(c). Tracy Hills received 362, Ellis received 108, Santosha received 29 and Southgate Lot A received 2 RGAs.

In the allocation cycle for 2020 RGAs that were allocated November 20, 2019, a discussion occurred regarding the possibility of re-allocating any RGAs that may be relinquished to the City before the end of the year. At that meeting the possibility was discussed and a public hearing was scheduled and noticed in advance, in order to allow the City to be in a position to re-allocate any relinquished RGAs should any become available.

On December 10, 2019, all four holders of those RGAs were contacted and asked to let the City know if they were planning on relinquishing any RGAs, so that they could potentially be used by other projects for the issuance of building permits by the end of 2019. Both Tracy Hills and Ellis responded relinquishing 104 and 54 RGAs, respectively. Santosha and Southgate Lot A replied noting that they are actively pursuing the issuance of all of their building permits associated with their RGAs for 2019, and would therefore not be in a position to relinquish RGAs.

Potential RGA Recipients

There are two projects with the potential to receive relinquished RGAs (approved projects with building permits pending, potentially able to be issued by December 31, 2019), Kagehiro (Taylor Morrison) and the Valpico/MacArthur Apartments (Kattera). Staff informed these applicants that they may submit an application for relinquished RGAs up to the time of the hearing as scheduled on December 16th.

RECOMMENDATION

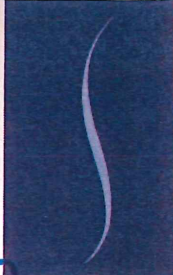
Staff recommends that the Growth Management Board allocate discuss and allocate any of the 158 relinquished RGAs to eligible applicants.

ATTACHMENTS

A: Notices of relinquished RGAs

Prepared by: Victoria Lombardo, Senior Planner

Approved by: Bill Dean, Assistant Development Services Director



THE SURLAND COMPANIES

December 11, 2019

RECEIVED

DEC 12 2019

CITY OF TRACY

Victoria Lombardo, Senior Planner
City of Tracy
Development Services
333 Civic Center Plaza
Tracy, CA 95376

Residential

Commercial

RE: Application Number RGA 19-0011 - Notice to City of Tracy of relinquished RGAs

Dear Ms. Lombardo:

1024 CENTRAL AVE.

TRACY

CALIFORNIA

95376

TELEPHONE

(209)832-7000

FACSIMILE

(209)833-9700

WEBSITE

By this letter Surland Communities notifies the City of Tracy that of the 108 Reverted 2019 RGAs awarded to Surland and acknowledged by the City's letter dated November 7, 2019, 54 RGA's have been used to pull building permits and 54 of these RGA's are being relinquished and they are hereby released to be used in accordance with the provisions of the Growth Management Ordinance, Growth Management Guidelines, and Surland Development Agreement.

If you have any questions, please do not hesitate to contact me.

Very Truly Yours,
THE SURLAND COMPANIES

Les Serpa
CEO

Victoria Lombardo

From: Mike Souza <MSouza@integralcommunities.com>
Sent: Wednesday, December 11, 2019 3:49 PM
To: Victoria Lombardo; John Palmer; les@surland.email; chris@surland.email; David Butz (dbutz@bright-homes.com); Peter Giles
Subject: RE: Any RGAs to Relinquish?

Vicky:

Tracy Hills will be relinquishing 104 of the 362 RGA's that were reallocated to us. Please let me know if you have any questions.

A. Michael Souza

Integral Communities
(209) 835-8330

From: Victoria Lombardo <Victoria.Lombardo@cityoftracy.org>
Sent: Tuesday, December 10, 2019 3:30 PM
To: Mike Souza <MSouza@integralcommunities.com>; John Palmer <JohnPalmer@integralcommunities.com>; les@surland.email; chris@surland.email; David Butz (dbutz@bright-homes.com) <dbutz@bright-homes.com>; Peter Giles <pgiles@denovahomes.com>
Subject: Any RGAs to Relinquish?

Good Afternoon,

At our Growth Management Board meeting on November 5th of this year, you were allocated reverted RGAs pursuant to GMO Guidelines section D.3.(c). As you are aware, those RGAs must be used for the issuance of building permits by December 31, 2019. As of today, not all of the RGAs you possess have been utilized to obtain building permits. There are other developers seeking RGAs who are ready and in a position to pull building permits in the next few weeks, should any RGAs be relinquished. In particular, there is a request for 12 RGAs for a project seeking to obtain building permits this year.

If you know that you will not be using any number of your RGAs by the end of this year, we would appreciate if you would consider relinquishing them to the City so that we may allocate them in a manner where we know they will be used this year. We have scheduled a hearing for Monday, December 16 for such a possible allocation, should any be relinquished. If you are willing to relinquish any RGAs, please let me know via email or otherwise in writing by 5:00pm Friday, December 13. Of course, if you need the RGAs you have been allocated to obtain building permits this year, we are pleased to help facilitate permit issuance.

Thank you,

Victoria Lombardo
Senior Planner, City of Tracy
(209) 831-6428
victoria.lombardo@cityoftracy.org

