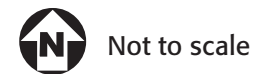


Source: Google Earth, 2017

 Project Site

ATTACHMENT A : Location Map



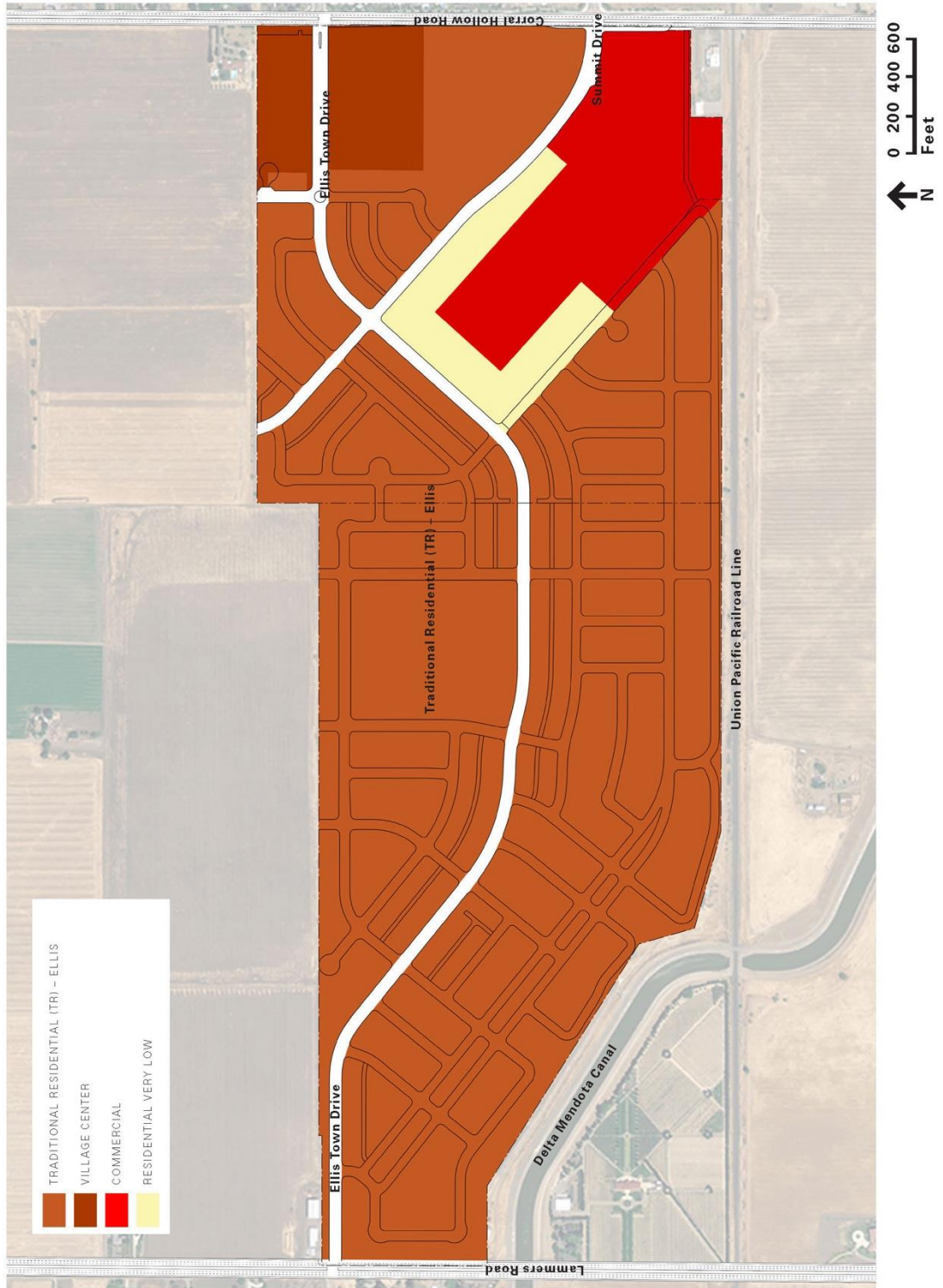
**City of Tracy
General Plan Amendment
Ellis
Application Number GPA15-0003**

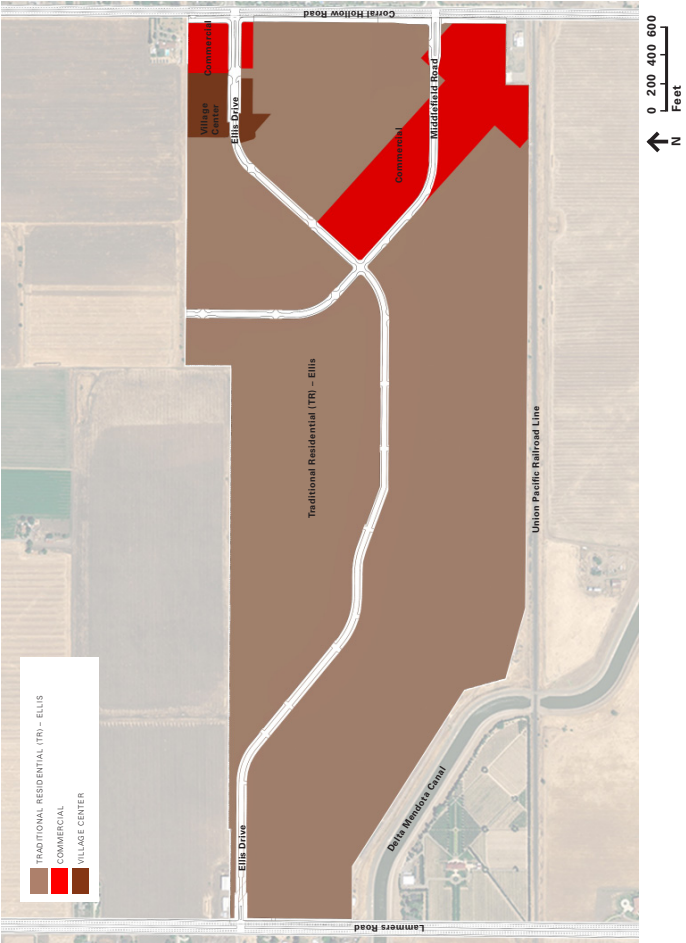
The City of Tracy General Plan is hereby amended as described below.

- (1) The Land Use Element of the General Plan at pages 2-20 through 2-23 is hereby amended as follows regarding the General Plan land use designation of Traditional Residential - Ellis (TR-Ellis):

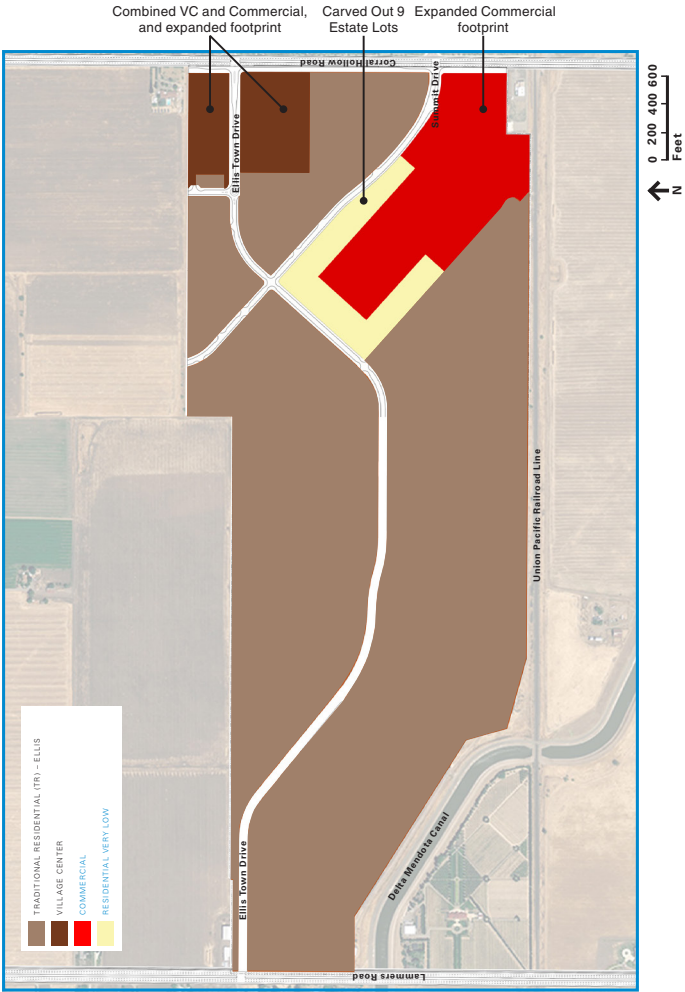
Traditional Residential – Ellis (TR-Ellis). The Traditional Residential – Ellis (TR-Ellis) designation applies to the Ellis Specific Plan. The TR-Ellis designation shall include between 1000 and 2250 total residential units, for an overall site density of between 4 and 7 units per gross acre. (The General Plan establishes an average of 3.21 persons per household, as set forth in the Land Use and Housing Elements.) The TR-Ellis designation includes one residential sub-designation (Zoning District): "Residential Mixed". Additionally, up to 50 of the 2250 residential units shall be allowed in the adjacent Village Center (4 to 16 units per gross acre for approximately 6 acres). Finally, the TR-Ellis area shall include a park dedication of 4 acres per 1,000 people. TR-Ellis will feature 3 park acres per 1,000 population generated for Neighborhood Parks and 1 park acre per 1,000 population generated for Community Parks (4 acres per 1,000 population generated total). Also, there is a possibility of an additional 16 acres (approximately) for a family-oriented swim Center ("Swim Center"), which would serve as a credit for Ellis' Community Park requirement. The "Ellis Pattern Book," which sets forth the architectural and site design guidelines for the TR-Ellis area has been adopted by the City Council in connection with the Council's adoption of the TR-Ellis designation. TR-Ellis shall consist of residential neighborhoods, each with its own distinct sense of place, reinforcing the traditional, hometown feel. Blocks shall be sized to support a mix of housing types all designed to accommodate a wide range of incomes and family needs. The TR-Ellis area will be constructed using traditional neighborhood design principles, creating a pedestrian-friendly network of streets and parks. In some cases, garages will be located off the street and will be accessed by way of rear alleys. Other land uses adjacent to, and compatible with, the TR-Ellis area, shall include, but not be limited to, an approximately ~~714~~¹⁴⁰-acre Village Center (with up to 50 of the 2250 residential units and up to ~~60140~~¹⁴⁰,000 square feet of commercial uses); ~~and up to 120,000 additional square feet of commercial uses (the General Plan establishes a maximum FAR for commercial uses of 1.0).~~ The Tracy Airport "outer approach zone" shall be limited in uses to those authorized in the San Joaquin County Airport Land Use Plan. The owner of the Ellis property is willing to provide the City a substantial financial contribution towards the design, construction, operation and maintenance of the Swim Center (that far exceeds the owner's fair share responsibility and therefore what the City could otherwise legally require the owner to contribute towards the Swim Center) in return for certain City commitments that the City is not otherwise legally required to provide. For example, the City's Growth Management Ordinance and Guidelines recognize that a process can be established through a freely-entered statutory development agreement whereby the City could provide commitments to the owner to potentially issue up to a set maximum amount of residential growth allocations (RGAs) to a project that absent that development agreement the City might not have to issue.

(2) The Land Use Element of the General Plan at page 2-15, Figure 2-2, General Plan Land Use Designations, is hereby amended as shown below for the Ellis Specific Plan Area:





EXISTING



PROPOSED