TRACY CITY COUNCIL REGULAR MEETING AGENDA

Tuesday, April 20, 2021, 7:00 P.M.

Tracy City Hall, 333 Civic Center Plaza, Tracy Web Site: www.cityoftracy.org

THIS REGULAR MEETING WILL BE CONDUCTED PURSUANT TO THE PROVISIONS OF THE GOVERNOR'S EXECUTIVE ORDER N-29-20 WHICH SUSPENDS CERTAIN REQUIREMENTS OF THE RALPH M. BROWN ACT

THIS MEETING WILL BE OPEN TO THE PUBLIC FOR IN-PERSON AND REMOTE PARTICIPATION. SEATING CAPACITY IN COUNCIL CHAMBERS WILL BE LIMITED TO THE FIRST 16 PEOPLE, ON A FIRST COME, FIRST SERVE BASIS. ADDITIONAL LIMITED SEATING WILL BE AVAILABLE ON THE SECOND FLOOR IN ROOM 203 (MAX. CAPACITY OF 15). COMPLIANCE WITH ALL PUBLIC HEALTH & SAFETY GUIDELINES INCLUDING COVID-19 SCREENING, TEMPERATURE CHECKS, FACE COVERINGS, AND PHYSICAL DISTANCING MEASURES WILL BE REQUIRED FOR IN-PERSON ATTENDANCE. PLEASE PLAN TO ARRIVE APPROXIMATELY 15 MINUTES PRIOR TO THE SCHEDULED MEETING START TIME TO ALLOW FOR SCREENING PROCESSES. MEMBERS OF THE PUBLIC MAY ALSO PARTICIPATE REMOTELY IN THE MEETING VIA THE FOLLOWING METHODS:

As always, the public may view the City Council meetings live on the City of Tracy's website at www.CityofTracy.org or on Channel 26. To view from the City's website, select "Watch Live Council Meetings" from the drop down menu "Select an Online Service" at the top of the City's homepage. You will be directed to the "Council Meeting Videos" page where you may select the video for the appropriate date under "Upcoming Events."

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

***Remote Public Comment**:*

*Public comment, limited to 250 words or less, submitted via email **will be accepted for agendized items before the start of the Council meeting at 7:00 p.m. Please send an email to** publiccomment@cityoftracy.org and Identify the item you wish to comment on in your email's subject line.*

During the upcoming City Council 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:*
  - **Phone** by dialing (209) 831-6010, or
  - **Online by visiting** https://cityoftracyevents.webex.com and using the following **Event Number:** 182 171 8710 and **Event Password**: TracyCC
  - ***If you would like to participate in the public comment anonymously***, you may submit your comment via phone or 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.

- *Protocols for submitting comments by **phone**:*
  - *If you wish to discuss an item on the "Consent Calendar" identify the item when calling in. All requests to discuss an item on the "Consent Calendar" must be submitted before the Mayor announces that the time to submit such a request has expired.*
  - *Identify the item you wish to comment on to staff when calling in. Comments received by phone will be accepted for the "Items from the Audience/Public Comment" and "Regular Items" portions of the agenda.*
  - *Comments received by phone for the "Items from the Audience/Public Comment" portion of the agenda must be received by the time the Mayor opens that portion of the agenda for discussion.*
  - *Comments received by phone on each "Regular Item" will be accepted until the Mayor announces that public comment for that item is closed.*

- *Protocols for commenting via WebEx:*
  - *If you wish to comment on the "Consent Calendar", "Items from the Audience/Public Comment" or "Regular Agenda" portions of the agenda:*
    - *Listen for the Mayor 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 "Consent Calendar" "Items from the Agenda/Public Comment" or "Regular Agenda" portions of the agenda will be accepted until the public comment for that item is closed.*

- *<u>The total allotted time for public comment will be as follows</u>:*
  - *Consent Calendar: **10 minutes***
  - *Items from the Audience: **15 minutes***
  - *Regular Items: **10 minutes***

Comments received by publiccomment@cityoftracy.org, phone call, or 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 Council meetings. Persons requiring assistance or auxiliary aids should call City Hall (209/831-6105) 24 hours prior to the meeting.

Addressing the Council on Items on the Agenda - The Brown Act provides that every regular Council meeting shall provide an opportunity for the public to address the Council on any item within its jurisdiction before or during the Council'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 Council to conduct its business as efficiently as possible, members of the public wishing to address the Council 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 City Council 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 Council. 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.

Consent Calendar - All items listed on the Consent Calendar are considered routine and/or consistent with previous City Council direction. One motion, a second, and a roll call vote may enact the items listed on the Consent Calendar. No separate discussion of Consent Calendar items shall take place unless a member of the City Council, City staff or the public request discussion on a specific item.

Addressing the Council 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 Council to have adequate time to address the agendized items of business, "Items from the Audience/Public Comment" following the Consent Calendar will be limited to 15-minutes 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, Council Members 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 Council. When members of the public address the Council, 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 City Council 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 City Council prior to or at the public hearing.

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

CALL TO ORDER
PLEDGE OF ALLEGIANCE
INVOCATION
ROLL CALL
ANNOUNCEMENTS

PRESENTATION:

RECEIVE INFORMATIONAL PRESENTATION/LEGISLATIVE UPDATE FROM ASSEMBLYMEMBER CARLOS VILLAPUDUA'S OFFICE

1. CONSENT CALENDAR

1.A. ADOPTION OF APRIL 6, 2021 SPECIAL MEETING AND REGULAR MEETING MINUTES

1.B. APPROVE A SITE LEASE AGREEMENT WITH SACRAMENTO-VALLEY LIMITED PARTNERSHIP, DBA VERIZON WIRELESS, A CALIFORNIA CORPORATION, TO LEASE GROUND SPACE AND INSTALL A NEW MONOPOLE CELL TOWER AT DON COSE PARK WITH AN INITIAL TERM OF FIVE YEARS AND THREE AUTOMATIC FIVE-YEAR RENEWAL PERIODS NOT TO EXCEED A TOTAL TERM OF TWENTY YEARS

1.C. APPROVE AN AGREEMENT FOR DEFERRAL OF CERTAIN IMPACT FEES FOR THE DUKE REALTY PARKING LOT EXPANSION, AND AUTHORIZE THE CITY CLERK TO FILE THE AGREEMENT WITH OFFICE OF THE SAN JOAQUIN COUNTY RECORDER

1.D. AUTHORIZE THE INSTALLATION OF A NO-PARKING ZONE ON PARKER AVENUE NORTH OF GRANT LINE ROAD, AND AROUND THE CURVE OF EL PESCADERO PARK PARKING LOT

2. ITEMS FROM THE AUDIENCE

3. REGULAR AGENDA

3.A. DISCUSS CITY'S RESPONSE TO COVID-19 (VERBAL REPORT)

3.B. PUBLIC HEARING TO CONSIDER DISSOLVING THE AVENUES SPECIFIC PLAN AND INCORPORATING THE PROPERTY INTO THE ELLIS SPECIFIC PLAN BY: AMENDING THE GENERAL PLAN TO UPDATE THE DESCRIPTION OF ELLIS AND ADD THE AVENUES PROPERTY TO THE CITY'S SECONDARY RESIDENTIAL GROWTH AREA (GPA20-0003); AMENDING THE ELLIS SPECIFIC PLAN TO EXPAND IT TO INCLUDE THE AVENUES PROPERTY, ADD A PUBLIC PARK TO THE NORTHEAST CORNER OF THE PROPOSED SCHOOL SITE, AND APPROVE VARIOUS OTHER MODIFICATIONS TO THE ELLIS SPECIFIC PLAN (SPA20-0007); AMEND THE ZONING ORDINANCE TO REMOVE THE AVENUES SPECIFIC PLAN ZONING DISTRICT (ZA20-0004); AND REPEAL ORDINANCE 1262 CREATING THE AVENUES SPECIFIC PLAN AND AVENUES SPECIFIC PLAN ZONING DISTRICT

3.C. ADOPT A RESOLUTION AMENDING THE CITY'S OPERATING AND CAPITAL IMPROVEMENT PROJECTS (CIP) BUDGET FOR THE FISCAL YEAR ENDING JUNE 30, 2021, AS PROPOSED

3.D. APPOINTMENT OF CITY COUNCIL SUBCOMMITTEE TO INTERVIEW APPLICANTS TO FILL THREE TERM EXPIRATIONS ON THE TRANSPORTATION ADVISORY COMMISSION

3.E. DISCUSS COUNCIL POLICY REGARDING STANDARD PROCEDURES FOR ISSUING CEREMONIAL DOCUMENTS AND PROVIDE DIRECTION TO STAFF

4. ITEMS FROM THE AUDIENCE

5. STAFF ITEMS

6. COUNCIL ITEMS AND COMMENTS

7. ADJOURNMENT

TRACY CITY COUNCIL SPECIAL MEETING MINUTES

April 6, 2021, 5:30 p.m.

Tracy City Hall, 333 Civic Center Plaza, Tracy *Web Site:* www.ci.tracy.ca.us

Due to the COVID-19 emergency, the special meeting was conducted pursuant to the provisions of the Governor's Executive Order N-29-20 which suspends certain requirements of the Ralph M. Brown Act. Residents participated remotely via email, phone and WebEx during the meeting.

1. Mayor Young called the meeting to order at 5:30 p.m.

2. Roll call found Council Members Arriola, Bedolla, Davis, Mayor Pro Tem Vargas, and Mayor Young present.

3. ITEMS FROM THE AUDIENCE – None.

4. PUBLIC HEARING TO INTRODUCE AN ORDINANCE ADDING CHAPTER 7.28 TO THE TRACY MUNICIPAL CODE TO INCLUDE WIRELESS TELECOMMUNICATIONS FACILITIES IN THE PUBLIC RIGHT-OF-WAY AND APPROVE COUNCIL POLICY ESTABLISHING SMALL WIRELESS FACILITIES REGULATIONS

   Mayor Young announced that the item will be continued to April 20, 2021.

   Andrew Malik, Assistant City Manager clarified that the item was still being worked on and the request to continue the item was made by Verizon.

ACTION: Motion made by Council Member Arriola and seconded by Council Member Davis to continue the item to April 20, 2021. Roll call found all in favor; passed and so ordered.

5. COUNCIL ITEMS AND COMMENTS – None.

6. ADJOURNMENT – Time: 5:40 p.m.

ACTION: Motion made by Council Member Arriola and seconded by Council Member Davis to adjourn. Roll call found all in favor; passed and so ordered.

The above agenda was posted at the Tracy City Hall on April 1, 2021. The above are action minutes. A recording is available at the office of the City Clerk.

_____
Mayor

ATTEST:

_____
City Clerk

TRACY CITY COUNCIL REGULAR MEETING MINUTES

April 20, 2021, 7:00 p.m.

City Hall, 333 Civic Center Plaza, Tracy *Web Site:* www.ci.tracy.ca.us

Due to the COVID-19 emergency, the regular meeting was conducted pursuant to the provisions of the Governor's Executive Order N-29-20, which suspends certain requirements of the Ralph M. Brown Act. Residents participated remotely via email, phone and WebEx during the meeting.

Mayor Young called the meeting to order at 7:03 p.m.

Mayor Young led the Pledge of Allegiance.

Pastor Kevin James, New Creation Bible Fellowship offered the invocation.

Roll call found Council Members Davis, Mayor Pro Tem Vargas, and Mayor Young present.

Council Member Arriola arrived at 7:08 p.m.

Council Member Bedolla arrived at 7:07 p.m.

Mayor Young announced the following Proclamations: National Animal Care and Control Appreciation Week – April 11 through April 17, 2021, and National Public Safety Telecommunications Week – April 11 through April 17, 2021

1. CONSENT CALENDAR – Motion was made by Mayor Pro Tem Vargas and seconded by Council Member Davis to adopt the Consent Calendar. Roll call vote found all in favor; passed and so ordered

   1.A APPROVAL OF MARCH 9, 2021, MARCH 16,2021, AND MARCH 23, 2021 SPECIAL MEETING MINUTES, MARCH 16, 2021, REGULAR MEETING MINUTES AND MARCH 23, 2021 CLOSED SESSION MINUTES – **Minutes were adopted**

   1.C APPROVE THE FUNDING AGREEMENT WITH LEPRINO FOODS COMPANY TO FUND A NEW CAPITAL IMPROVEMENT PROJECT (CIP 72121) FOR THE IMPROVEMENTS AT THE INTERSECTION OF MACARTHUR DRIVE AND GRANT LINE ROAD – **Resolution 2021-036** approved the Funding Agreement with Leprino Foods Company

   1.D ACCEPT AN AWARD FOR THE $500,000 GRANT FROM SJCOG'S JOBS BALANCING INVESTMENT FUND FOR OFF-SITE IMPROVEMENTS TO THE MIDDLEFIELD PROJECT **– Resolution 2021-037** accepted an award for the off-site improvements grant for Middlefield project.

1.G APPROVE MASTER PROFESSIONAL SERVICES AGREEMENTS WITH BARRY & WYNN ARCHITECTS, INC., AND THE KPA GROUP, INC. TO PROVIDE ON-CALL PROFESSIONAL ENGINEERING SERVICES FOR CAPITAL IMPROVEMENT PROJECTS, AND AUTHORIZE THE DEVELOPMENT SERVICES DIRECTOR TO EXECUTE NOTICES TO PROCEED RELATED TO THE AGREEMENTS, FOR A NOT TO-EXCEED AMOUNT OF $600,000 FOR EACH CONSULTANT PER CALENDAR YEAR **– Resolution 2021-038** approved the Master Professional Services Agreements with Barry & Wynn Architects, Inc. and KPA Group, Inc. for on-call professional engineering services for capital improvement projects.

1.B APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH BARRY & WYNN ARCHITECTS, INC., OF DANVILLE, CALIFORNIA, FOR ARCHITECTUAL DESIGN SERVICES FOR THE POLICE MULTIPURPOSE REALITY BASED TRAINING FACILITY (CIP 71110) FOR A NOT-TO-EXCEED AMOUNT OF $290,000

Robert Armijo, City Engineer provided the staff report.

Council Member Davis pulled the item to ask where the facility will be located and thanked staff for work being done.

There was no public comment.

ACTION: Motion made by Mayor Pro Tem Vargas and seconded by Council Member Davis to adopt **Resolution 2021-039** approving a Professional Services Agreement with Barry & Wynn Architects, Inc., of Danville, California for architectural design services for the Police Multipurpose Reality Based Training Facility (CIP 71110) for a not-to-exceed amount of $290,000. Roll call found all in favor; passed and so ordered.

1.E APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH MARK THOMAS & COMPANY, INC., OF SACRAMENTO, CALIFORNIA FOR A NOT-TO-EXCEED AMOUNT OF $585,901 TO PROVIDE PROFESSIONAL ENGINEERING SERVICES FOR THE PREPARATION OF ENVIRONMENTAL DOCUMENTS, PLANS, SPECIFICATIONS AND COST ESTIMATES FOR THE PROJECT, ROADWAY IMPROVEMENTS AND TRAFFIC SIGNAL INSTALLATION AT CORRAL HOLLOW ROAD AND LINNE ROAD INTERSECTION, AND AUTHORIZE AN APPROPRIATION OF $295,000 FROM TIMP TRAFFIC FUND (F363) TO CIP 72104

Robert Armijo, City Engineer provided the staff report.

Council Member Davis pulled the item to ask what is the expected time of completion, is the City in conversation with the railroad about the construction, and what is taking the time.

There was no public comment.

City Council comments followed.

ACTION: Motion made by Mayor Pro Tem Vargas and seconded by Council Member Arriola to adopt a **Resolution 2021-040** approving a Professional Services Agreement with Mark Thomas & Company, Inc., of Sacramento, California, for a not-to-exceed amount of $585,901 to provide professional engineering design services that includes the preparation of environmental documents, and construction documents such as plans, specifications and cost estimates for the project, roadway improvements and traffic signal installation at Corral Hollow Road and Linne Road intersection, and authorize an appropriation of $295,000 from TIMP Traffic Fund (F363) to CIP 72104. Roll call found all in favor; passed and so ordered.

1.F. RECEIVE AND AUTHORIZE STAFF TO SUBMIT THE ANNUAL PROGRESS REPORT FOR 2020 AND ANNUAL ELEMENT PROGRESS REPORT FOR 2020 TO THE OFFICE OF PLANNING AND RESEARCH, AND STATE HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT REGARDING THE IMPLEMENTATION OF THE GENERAL PLAN AND THE HOUSING ELEMENT

Kimberly Matlock, Associate Planner provided the staff report.

Alice English pulled the item to ask about the objectives and actions for the following: Under Community Character CC 3.1 and CC 6.2, Economic Development ED 1.1 and CIR -1.4 2.2.

City Council comments and questions followed.

ACTION: Motion was made by Mayor Pro Tem Vargas and seconded by Council Member Arriola to adopt **Resolution 2021-041** authorizing staff to submit the Annual Progress Report and the Annual Element Progress Report for Calendar Year 2020 to the office of Planning and Research, and State Housing and Community Development Department regarding the implementation of the General Plan and Housing Element. Roll call found all in favor; passed and so ordered.

2. ITEMS FROM THE AUDIENCE – Yolanda Knight spoke about Tracy African American Association (TAAA) and the Wayne Nelson scholarship award program provided by TAAA.

Marsha McCray spoke about amenities being supported by all residents, Swim Center community's efforts to inform the public regarding funding for amenities supported by Measure V money, moving the Aquatics Center forward while finishing Legacy Fields, and urged Council to move forward with previously approved budget and concept plan.

Robert Tanner asked when Surland is coming back with the final Aquatics Center design, added there is not land for the Multi-Generational Center so it should be the last amenity to be put through.

Arch Bakerink shared his concerns regarding fiscal priorities of the City, major potential for litigation regarding disrepair on Eaton and Wall Street sidewalk and urged Council to provide basic services instead of litigation, and to reconsider priorities.

Alex Monceaux spoke about cannabis scoring and stated his score in the equity section 5 got hammered and described his equity answers, asked to look at the scoring, open up these licenses and back and forth on some of the non-competitive applications.

Miguel Esquival shared his concerns regarding the City standard for emergency fire response times in Edgewood and Redbridge neighborhoods, and getting a fire station in the area.

3. REGULAR AGENDA

3.A RECEIVE UPDATE ON THE WESTSIDE SPECIFIC PLAN PROJECT (FORMALLY KNOWN AS TRACY GATEWAY)

Mayor Pro Tem Vargas recused herself from discussion on the item because of individual affiliation with Patterson Petroleum LLC, a business client and an applicant of the commercial portion of the Gateway area. Mayor Pro Tem Vargas left the dais.

Andrew Malik, Assistant City Manager provided a brief introduction of the item.

Bill Wiseman, Kimley-Horn and Associates provided the presentation and responded to Council questions.

City Council questions followed.

Robert Tanner stated the developer should be funding money and not the City, and shared his disappointment about not getting a university.

Wendy Tocchini asked why Council is ignoring Measure V and M, which were knocked down by voters. The plan was to bring employment opportunities for Tracy residents. Do not want more warehousing.

Pete Mitracos spoke about a third dimension view, which is elevations. General plan back in 2006 has community character with an effort to preserve and enhance Tracy, warehouses on I-205 is not what we want, and make sure the community has input.

Alice English spoke about Measure Y failing, industrial not bringing high quality jobs, the City not having $500,000 to pay back, shared potential traffic issue concerns, and not changing the General Plan because of one landowner.

Mike Souza thanked Mr. Wiseman for presentation and embellished on the history Mr. Wiseman presented, and responded to some concerns from members of the public.

Barbara Beck, Carrie Hurd, and Allan Dabandan submitted emails stating no additional taxpayer dollars should be spent on the Westside Specific Plan until the landowners pay back the City $500,000 of taxpayer dollars owed, reimbursement agreement should be put in place, the City must pursue the original intent of Tracy Gateway.

Max Allen and Adrian Martinez submitted emails stating no additional taxpayer dollars should be spent on the Westside Specific plan until the landowner's pay back the City the $500,000 of taxpayer dollars owed.

Sean Topping commented that the City should pursue original intent of Tracy Gateway, and no additional taxpayer dollars should be spent on changing the plans to industrial development.

Connie Rivera and Benjamin Rivera submitted emails regarding the City utilizing public funds to help developer costs, and will the developer be utilizing local community highly skilled workers to build the project.

Tatiana Brif submitted an email in opposition of rezoning a third of the Westside Specific Plan development are as industrial.

Adrianne Richardson, City Clerk stated a letter was received from Miller Starr Regalia, which exceeded the 250-word limit, but was provided to City Council via email and on the dais.

City Council comments and questions followed. Council shared strong support for public outreach for comprehensive input regarding shaping the area.

It was Council consensus to take between two and three months deadline to seek community input/feedback on the future development of Westside, and would like to see other options that the developers are willing to provide, and have touches with the developers along the way to make sure about what they are willing to do.

Mayor Pro Tem Vargas rejoined the meeting.

3.B REQUEST FOR COUNCIL CLARIFICATION REGARDING RENEGOTIATING PARAMETERS OF THE SURLAND DEVELOPMENT AGREEMENT (DA) AND PROVIDE UPDATE REGARDING DEVELOPER'S INTEREST TO BEGIN DA NEGOTIATIONS

Andrew Malik, Assistant City Manager provided the staff report and presentation.

Mayor Young left the meeting at 10:15 p.m. due to a family matter.

Mark Connolly, Attorney on behalf of Mary Mitracos stated that if Council takes action to implement the 2018 DA it would be a violation of the prohibitory injunction and would be acting in contempt, provided comments regarding a letter from Surland, and requested to stop negotiations.

Bob Tanner stated the developer should have paid $8 million long ago, City should name Aquatics Center, shared concerns regarding free passes for Ellis residents, and hoped the City takes over construction of the Aquatics Center.

Mary Mitracos asked Council to not renegotiate the DA, urged Council to go back to the 2013 DA, stated she is not against the swim center and is representing everyone in city in court, and asked Council to take back the swim center project.

Steve Herum, representing Surland Development stated if Council wants to proceed with negotiations, Surland Company will work in good faith with the negotiations. If the City decides not to, that is ok as well as Surland did not initiate to relook at the 2018 DA. Mr. Herum also submitted an email which was provided to City Council via email and on the dais.

City Council questions and comments followed.

Council Member Bedolla made a motion to direct the City to continue pursuit of renegotiation of the second amendment to the DA with negotiation parameters based on affirmative responses to all the questions in the staff report. Council Member Davis seconded the motion.

Council discussion continued

Mayor Young rejoined the meeting at 10:50 p.m.

Council Member Bedolla made a motion to stop the reconsideration of negotiations with Surland on the second amendment to the DA. Mayor Young seconded the motion.

Council discussion continued.

ACTION: Motion was made by Council Member Bedolla and seconded by Council Member Davis to direct the City to continue pursuit of renegotiation of the second amendment to the DA with negotiation parameters based on affirmative responses to all the questions in the staff report. Roll call found Council Members Bedolla and Davis in favor. Council Member Arriola, Mayor Pro Tem Vargas and Mayor Young opposed. Motion failed.

Council Member Bedolla made a motion to cease renegotiation efforts with Surland on the second amendment to the Development Agreement.

Council Member Arriola made a friendly amendment to proceed with Ms. Ramirez in closed session to determine possible legal options to proceed.

City Council discussion continued.

Council Member Bedolla made a motion to cease renegotiation efforts with Surland on the second amendment to the Development Agreement. Mayor Young seconded the motion.

Council Member Arriola asked if the motion is to cease renegotiation efforts with the second Surland DA and about Council being able to enter into closed session into next steps, and asked if the next steps needed to be clarified within the motion or is that sufficient direction to inform Council in closed session what our next steps could be.

Ms. Ramirez responded that is sufficient.

ACTION: Motion was made by Council Member Bedolla and seconded by Mayor Young to cease renegotiation efforts with Surland on the second amendment to the Development Agreement. Roll call found all in favor; passed and so ordered.

Mayor Young called a recess at 11:28 p.m.

Mayor Young reconvened the meeting at 11:33 p.m.

3.C DISCUSS RECOMMENDED FUNDING PLAN APPROACH AND ALLOCATION FOR AMERICAN RESCUE PLAN ACT (ARPA) AND PROVIDE DIRECTION TO STAFF

Karin Schnaider, Finance Director, provided the staff report.

Yolanda Knight, President of Tracy African America Association asked if any of the American Rescue Plan Act money be allocated to schools and if the City is going to partner with TUSD. Ms. Knight asked if the citizens will have any input about what the money is for, and liked the $3 million for non-profits.

Wayne Templeton asked if the $17.8 million the City is expected to receive is targeted for programs to aid the older adult population, how will the City promote Older Americans month, and will the ARPA funds be designated for this purpose.

Council Member Arriola motioned to approve proposed funding plan approach and allocation and direct the City Manager to work with the Council Fiscal Sustainability Ad Hoc Committee to further refine Council's recommended American Response Plan Act funding approach and allocations and develop a funding plan for Council consideration. Council Member Davis seconded the motion.

Mayor Young asked for clarification on the infrastructure question asked by Council Member Bedolla regarding lighting for parks and sidewalks, if that can be added to the purview of consideration when the Ad Hoc committee meets with the City Manager, if you can add that to your list. Council Member Bedolla supported the request.

City Council questions and comments followed.

Jenny Haruyama, City Manager clarified Council direction to include a senior option and potential for sports lighting. That will be considered if it is allowed or we can make a nexus.

Ms. Haruyama added there is funding for some of the sport court lighting, the issue is the ongoing expense and hypothetically, if there is funding through the stimulus that is eligible it is a limited duration. Staff will come back once we know eligibility requirements, and Council can give additional feedback through the CIP workshop.

ACTION: Motion was made by Council Member Arriola and seconded by Council Member Davis to approve proposed funding plan approach and allocation and direct the City Manager to work with the Council Fiscal Sustainability Ad Hoc Committee to

further refine Council's recommended American Response Plan Act funding approach and allocations and develop a funding plan for Council consideration. Roll call found all in favor; passed and so ordered.

3.D DISCUSS ROLE, MAKEUP, AND NECESSITY OF CITY BOARDS AND COMMISSIONS AND PROVIDE DIRECTION TO STAFF.

Vanessa Carrera, Assistant to the City Manager, provided the staff report.

Alice English suggested the Parks and Recreation Commission and Transportation Advisory Commission should stay at seven members.

Alvin Vaughn addressed the prospect of consolidating the Parks, Arts, Transportation and Youth Advisory Commissions stating these four commissions have very distinct areas of focus. Mr. Vaughn highlighted specialize projects the Transportation Advisory Commission is working on.

City Council questions and comments followed.

ACTION: Motion was made by Council Member Arriola to: 1) Downsize the Parks, Arts, and Transportation Advisory Commissions from seven to five members, 2) update commission bylaws to require annual reports from all City commissions, and 3) to permit flexibility regarding the rules of procedure they employ. Roll call found Council Members Arriola, Bedolla, Davis, and Mayor Pro Tem Vargas in favor; passed and so ordered. Mayor Young absent.

3.E DISCUSS POTENTIAL AMENDMENTS TO THE CITY COUNCIL MEETING PROTOCOLS AND RULES OF PROCEDURE TO ADDRESS COUNCIL'S REQUESTS AND PROVIDE DIRECTION TO STAFF

Leticia Ramirez, City Attorney, provided the staff report and responded to Council questions.

There was no public comment.

City Council discussed three previous requests to amend the Council Protocols.

Mayor Pro Tem Vargas restated her previous request for updates as Council Members participate as individuals to report back in more detail to the Council. If a Council Member is serving on a commission that represents a JPA, it is to provide a quick summary to the Council of the items that may affect resources or have financial impact to the City. If there are bills that could affect our City, to share what bills we are supporting and voting on and to bring it up to Council for awareness.

City Council discussion followed.

Jenny Haruyama, City Manager clarified the item Mayor Pro Tem Vargas is referring to was a direction given under Council items with respect to developing a policy that is scheduled to come before Council in early summer. Ms.

Haruyama recommended allowing staff to continue working on that and if the policy is adopted Council can direct staff to codify that in the protocols. If a policy is adopted and an issue comes up with potential fiscal implications and is seconded by another Council Member to agendize the item, that would be the appropriate way to make that happen. If it is not a political issue or policy conflict, the City Manager can work with that particular group. If it is a multi-jurisdictional issue, there are ways to agendize using your legislative policy platform, which is the only time any legislation is signed by the Mayor and submitted to the LOCC. If it is not within the legislative policy, it needs to be agendized for approval.

Mayor Pro Tem Vargas agreed to wait for the policy item for Council discussion again.

Council Member Arriola motioned to require a five-minute time limit for all City Council Member discussion instead of having to request it occasionally; it would be the standard that can be extended per motion. Mayor Pro Tem Vargas seconded the motion.

City Council discussion continued.

ACTION: Motion was made by Council Member Arriola and seconded by Mayor Pro Tem Vargas to implement a 5-minute maximum discussion/debate for all Council discussion instead of having to request to limit time, which can be extended per motion. Roll call found Council Member Arriola, Mayor Pro Tem Vargas and Mayor Young in favor; passed and so ordered. Council Members Bedolla and Davis opposed.

Mayor Young clarified her request to amend the protocols as Council focuses on the strategic plan and priorities going forward, that if there was anything that Council wanted to start pursuing that came up during Council items, it would require a majority vote to agendize the item.

Ms. Haruyama asked for clarification that any item raised by Council under Council items that is not a part of the strategic priorities would take support from three Council Members to get on the list of things for staff to work on.

Mayor Young responded that is what she was asking as the strategic plan and priorities set staff in motion to accomplish this over the next two years and if we ask staff to agendize something else, it will take away what is in motion.

City Council discussion continued.

Mayor Young stated the main thing is prioritization, and maybe there needs to be a different footprint for prioritization so if a request is seconded during Council Items by another Council Member, it does not automatically mean it is going to come back before other items that have been put in motion. That way Council is clear whether the request is really a priority, or time sensitive or six months down the line. Council can have that check in as to when items can come back.

City Council questions and discussion continued.

Ms. Haruyama reminded Council that if there is a time sensitivity where Council wants an agenda item to come back, understand that it could be to the detriment of another agenda item. Ms. Haruyama stated she will do her best to advise Council of that.

City Council comments continued.

Mayor Young clarified her previous request regarding Council Protocols Section 5.11.1: Needed language cleaned up because it says agendas for regular and special meetings except for workshops as defined by Section 3.3 of the Council shall include a "Council Items and Comments" sections. Mayor Young brought this up because Council items were only on the regular meetings, and wanted to make sure whether Council wants it on all meeting agendas.

Mayor Pro Tem Vargas responded she will continue to support that request. Council needs to have the ability and flexibility to have comments in every opportunity that we meet if it is necessary.

City Council discussion continued.

ACTION: Motion made by Council Member Arriola and seconded by Council Member Bedolla to amend 5.11.1 to strike the words *except for workshops* so Council discussion can happen at all meetings. Roll call found all in favor; passed and so ordered.

4. ITEMS FROM THE AUDIENCE – None

5. STAFF ITEMS – Jenny Haruyama, City Manager provided an update on the following actions taken by the City Manager during the COVID emergency.

- Approve OIA with Duke Realty for Off-Site Infrastructure and Frontage Improvements
- Accept the construction of the traffic signal modification at Lammers Road and Schulte Road (West) Project, CIP 72068 completed by St. Francis Electric, LLC of San Leandro, California.
- Approve contract amount to retain Jarvis Fay & Gibson/attorney services for legal services regarding Kessner V. City of Santa Clara

6. COUNCIL ITEMS – Council Member Bedolla requested support to direct the City to prepare construction and phasing documents for the Aquatics Center after conferring with legal Counsel.

Jenny Haruyama, City Manager clarified Council Member Bedolla may be eluding to City staff doing this work and not the contractor doing this work to initiate the project. Council Member Bedolla responded yes.

Mayor Young stated that would override the past Council's discussion and asked Council Member Bedolla if wanted to bring it back to discuss options.

Council Member Bedolla clarified his intent was in the spirit of moving forward with the Aquatic Center, his perception is that most of Council was in support of expediting the Aquatic Center and this provides an avenue for Council to explore that option and is for the City to prepare construction documents and phasing documents and bring back to Council

Council Member Arriola responded he would be open to revisiting that conversation after Council has had our closed session conversation with the City Attorney.

Mayor Young responded she was open to bringing back phasing but to switch gears in the middle, that is a discussion we should have but how that happens and who does what.

Council Member Bedolla asked if he could get a second to have a discussion about the City preparing construction and phasing documents to bring back to Council.

Council Member Davis stated she would like to have that closed session conversation with counsel. Would love to expedite this but needed legal direction in closed session.

Leticia Ramirez, City Attorney suggested agendizing that discussion after closed session.

Council Member Bedolla requested support to direct the City to prepare construction and phasing documents for the Aquatic Center after conferring with legal counsel.

Mayor Young asked for a friendly amendment to bring back the discussion on phasing the Aquatics to move forward and that will come back after the closed session and Council can decide who will do what.

Council Member Bedolla stated if Mayor Young was willing to bring that up as a Council item he would support that, because it is not a formal motion and amendments.

Ms. Haruyama recommended getting the closed session scheduled and believed the discussion will have implications on both of the items that are being recommended under Council items. Ms. Haruyama suggested getting through the closed session, which will further inform what Council may want to bring to their peers for consideration.

Council Member Arriola stated the California League of Cities is currently undergoing an equity evaluation on behalf of the Latino and API caucuses and as the Vice President of the LBGTQ caucus, he is involved in some of those equity evaluations statewide for the LOCC. Secondly, Council all received an email yesterday and given the fact that Council determined today that we are ceasing the negotiations with the Surland Companies related to the DA he asked that the Surland Ellis Specific Plan amendment be granted a hearing in the next possible Council meeting. Mayor Young seconded the request.

Mayor Young reported on her attendance at the following meetings: San Joaquin Partnership, San Joaquin Council of Governments, San Joaquin Regional Rail, Mega Region, Tracy Community Connection Center and City Selection Committee. Mayor Young announced there is a Tracy Poetry contest put on by Tracy Friends of the Library. The deadline is April 10, 2021, email: tracylibraryfriends@gmail.com. Mayor Young

requested reintroducing the Gold Star flag to Council. Originally, when the request was made for veteran flags to be flown every year the Gold Star Family was included in that request. Council unanimously voted to fly that as well. Behind the scenes, there were legal issues with that so it did not happen.

Ms. Ramirez clarified it was not a legal issue. Ms. Haruyama clarified if was a compliance issue following federal regulations.

Mayor Young stated but now it was determined by the Department of Defense instruction 1348.31 section 4.1.b that it does not apply to this particular request. It was an original request made by a previous Mayor and seconded by Mayor Pro Tem Vargas. Mayor Young requested that Council consider bringing back to fly annually, the last Sunday of every September is when they recognize the Gold Star Mothers and family day. The request is to put it up Friday and down on Monday. Mayor Pro Tem Vargas seconded the request again.

7. ADJOURNMENT – Time: 1:14 a.m. Date: Wednesday, April 7, 2021

ACTION: Motion was made by Council Member Arriola and seconded by Council Member Davis to adjourn. Roll call vote found all in favor; passed and so

The above agenda was posted at the Tracy City Hall on April 1, 2021. The above are action minutes. A recording is available at the office of the City Clerk.

_____
Mayor

ATTEST:

_____
City Clerk

April 20, 2021

AGENDA ITEM 1.B

REQUEST

APPROVE A SITE LEASE AGREEMENT WITH SACRAMENTO-VALLEY LIMITED PARTNERSHIP, DBA VERIZON WIRELESS, A CALIFORNIA CORPORATION, TO LEASE GROUND SPACE AND INSTALL A NEW MONOPOLE CELL TOWER AT DON COSE PARK WITH AN INITIAL TERM OF FIVE YEARS AND THREE AUTOMATIC FIVE-YEAR RENEWAL PERIODS NOT TO EXCEED A TOTAL TERM OF TWENTY YEARS

EXECUTIVE SUMMARY

Sacramento-Valley Partnership, dba Verizon Wireless (Verizon), has requested a site lease agreement with the City of Tracy (City) at Don Cose Park. The initial term of the proposed lease is for five years, with three additional automatic five-year terms, not to exceed a total term of twenty years. Verizon will install a monopole and utilize 625 square feet of ground space for required support facilities. The facility will be located on the most southwestern portion of the park. Rent for the location will be $2,000 per month with an increase of three percent (3%) of the preceding years amount on each anniversary of the commencement date. When installed, this tower will service gaps in the current LTE system.

DISCUSSION

The City was approached by Verizon who was interested in securing a site to place a telecommunication device (large cell antenna) on City property. Negotiations ensued resulting in the recommendation of Don Cose Park for the location of the device. The specific location is in the rear, most southwestern corner of the park where there are no amenities as pictured in Exhibit A. The tower will have a finished look of a pine/cedar tree and will be providing Verizon customers with an increase in cell service coverage of LTE. The lease agreement does allow for future upgrades to the tower for improved technology.

The initial term of the proposed lease is for five years, with three additional five-year terms, not to exceed a total term of twenty years. The renewals will be automatic so long as Verizon is not in default beyond any applicable cure period under the terms of this lease. In return for the option for a Site Lease, the City will receive $2,000 a month. Rent shall be increased on each anniversary of the Commencement Date by an amount equal to three percent (3%) of the rent for the immediately preceding year. These terms are comparable to similar leases entered into between the City and other communication companies.

The federal government regulates interstate and international communications by radio, television, wire, satellite, and cable. The Federal Communications Commission (FCC) is responsible for implementing and enforcing federal communication laws and regulations including rules regarding telecommunications facilities such as cell towers. Federal law generally limits local control over telecommunication facilities. A state or local

jurisdiction is prohibited from regulating "the placement, construction, and modification of personal wireless service facilities on the basis of environmental effects of radio frequency emissions to the extent that such facilities comply with" FCC rules (42 U.S.C. § 332 (c) (7) (B) (iv)).

FISCAL IMPACT

The General Fund (101) will receive an increase in revenue by $24,000 for the first year with an increase 3% of the preceding year's amount on each anniversary of the commencement date.

STRATEGIC PLAN

This item meets the Council's Strategic Plan goal of Governance – Ensure short and long-term fiscal health.

RECOMMENDATION

That the City Council, by resolution, authorize a site lease agreement with Sacramento-Valley Limited Partnership, dba Verizon Wireless, a California Corporation, to lease ground space and install a new monopole cell tower at Don Cose Park, with an initial term of five years and three automatic renewals periods not to exceed twenty years.

Prepared by Robin Kloepfer, Management Analyst II

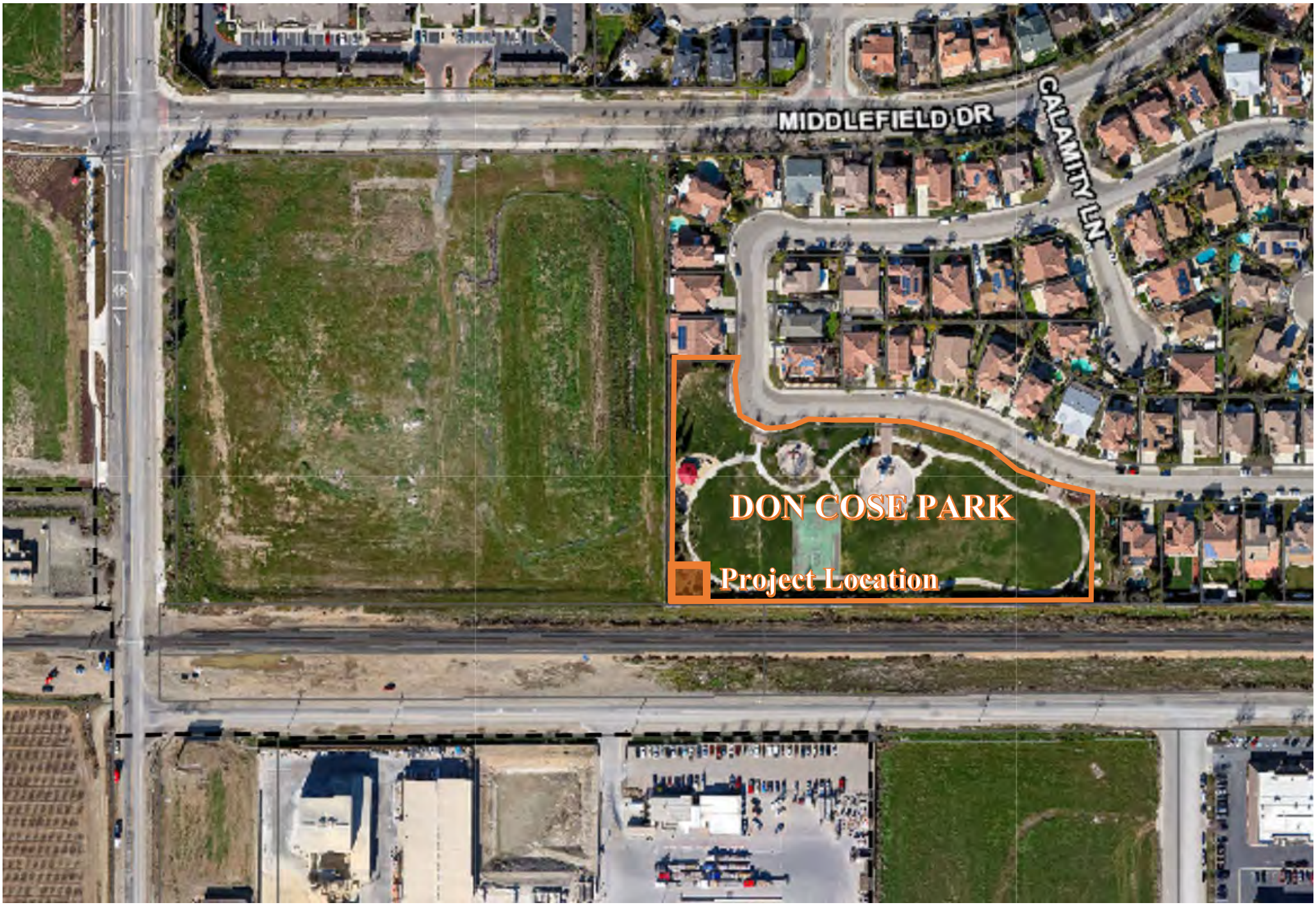
Reviewed by Don Scholl, Director of Public Works
Brian MacDonald, Parks & Recreation Director
Karin Schnaider, Finance Director
Midori Lichtwardt, Assistant City Manger

Approved by Jennifer D. Haruyama, City Manager

ATTACHMENTS

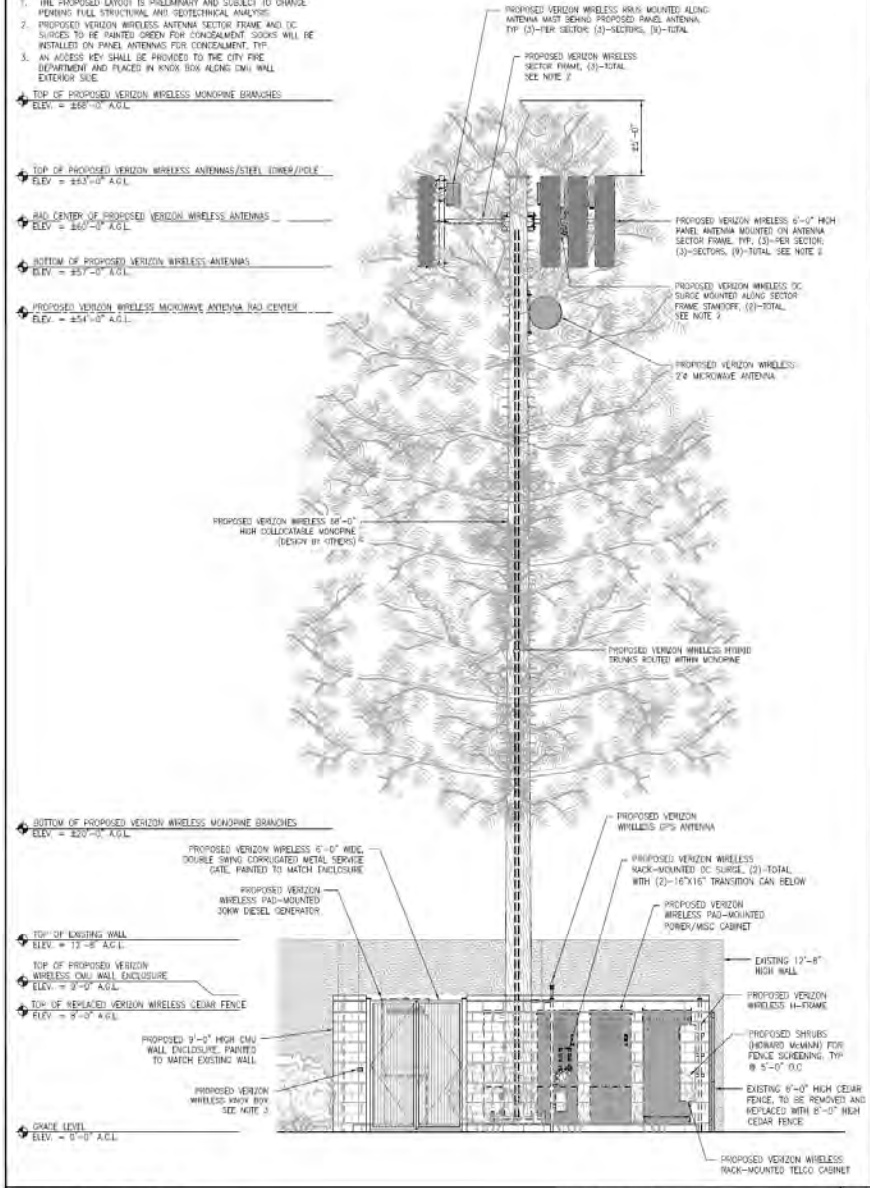
Exhibit A – Map of Proposed Site
Attachment A – Site Lease Agreement between City of Tracy and T-Mobile West LLC
Attachment B – Memorandum of Lease

Exhibit A - Map of Proposed Site



NOTES:

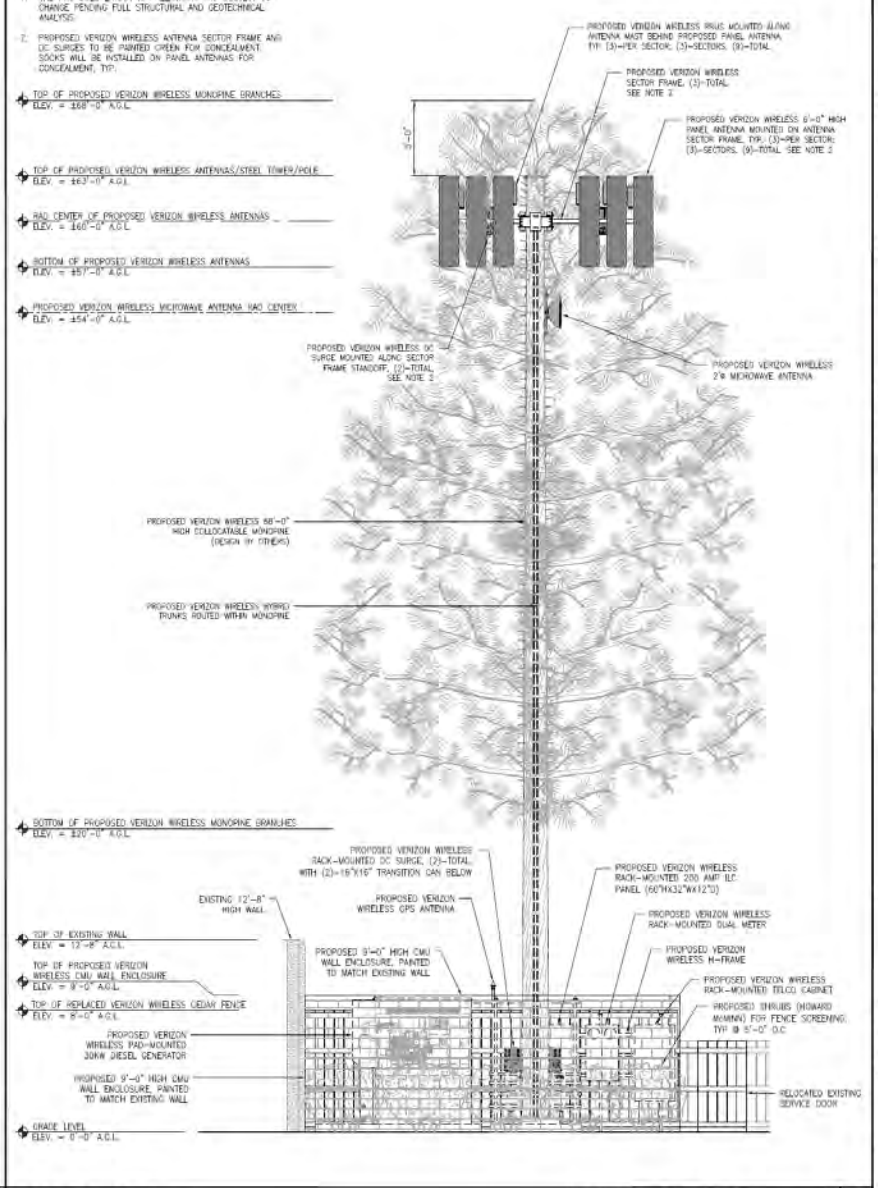
1. THE PROPOSED LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FULL STRUCTURAL AND GEOTECHNICAL ANALYSIS.
2. PROPOSED VERIZON WIRELESS ANTENNA SECTOR FRAME AND DC SURGES TO BE PAINTED GREEN FOR CONCEALMENT. SOCKS WILL BE INSTALLED ON PANEL ANTENNAS FOR CONCEALMENT, TYP.
3. AN ACCESS KEY SHALL BE PROVIDED TO THE CITY FIRE DEPARTMENT AND PLACED IN KNOX BOX ALONG CMU WALL EXTERIOR SIDE.



NORTH ELEVATION 24"x36" SCALE: 1/4" = 1'-0" 11"x17" SCALE: 1/8" = 1'-0" 1

NOTES:

1. THE PROPOSED LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FULL STRUCTURAL AND GEOTECHNICAL ANALYSIS.
2. PROPOSED VERIZON WIRELESS ANTENNA SECTOR FRAME AND DC SURGES TO BE PAINTED GREEN FOR CONCEALMENT. SOCKS WILL BE INSTALLED ON PANEL ANTENNAS FOR CONCEALMENT, TYP.



EAST ELEVATION 24"x36" SCALE: 1/4" = 1'-0" 11"x17" SCALE: 1/8" = 1'-0" 2

verizon
3785 MITCHELL DRIVE, BLDG. N
WALNUT CREEK, CA 94598

SEQUOIA DEPLOYMENT SERVICES INC.
1 SPECTRUM POINTE DR., SUITE 130
LAKE FOREST, CA 92630

ellsite concepts
10620 SCRIPPS RANCH BLVD., SUITE 224
SAN DIEGO, CA 92131
tel: (858) 433-7173 / (858) 433-7176

REV	DATE	DESCRIPTION
4	05/28/2020	CITY COMMENTS
3	12/06/2019	CITY COMMENTS
2	11/19/2019	100% ZD SET
1	10/25/2019	90% ZD SET
0	10/17/2019	DESIGN DEVELOPMENT

ISSUED DATE:
MAY 28, 2020

ISSUED FOR:
100% ZD SET

LICENSURE:

PROJECT INFORMATION:
SW TRACY
LOCATION CODE: 558245
1780 WHIRLAWAY LN.,
TRACY, CA 95376

DRAWN BY: MAN
CHECKED BY: MSD

SHEET TITLE:
ARCHITECTURAL ELEVATIONS

SHEET NUMBER:
A-3

SITE LEASE AGREEMENT BETWEEN
CITY OF TRACY AND Sacramento-Valley Limited Partnership, dba Verizon Wireless

This Site Lease Agreement (the "Lease") is entered into between the City of Tracy, a California municipal corporation ("Landlord"), and Sacramento-Valley Limited Partnership, dba Verizon Wireless ("Tenant"). For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. **Premises**. Subject to the following terms and conditions, Landlord grants to Tenant a lease for ground space, including installation of a new monopole (as defined below) (collectively, the "Premises") that is a portion of certain real property located at Don Cose Park, 1780 Whirlaway Ln., Tracy, California (the "Property"). The Property is comprised of approximately 3.79 acres and is further described in Exhibit A, attached hereto and incorporated herein by this reference. The Premises consists of a portion of ground space containing approximately 625 square feet on the Property for the construction, installation, maintenance and operation of a wireless communications facility, including a new monopine antenna structure, a diesel generator, equipment cabinets, batteries and related appurtenances at the Premises, as permitted by the Planning Commission Resolution (as defined in Section 19 below). The Premises are depicted in Exhibit B, attached hereto and incorporated herein by this reference. Subject to the following terms and conditions herein, Landlord leases the Premises to Tenant, including a non-exclusive right of ingress and egress from a public right-of-way, 7 days a week, 24 hours a day, over the Property to and from the Premises for the purpose of installation, operation and maintenance of Tenant's communications equipment and applicable easements for the installation, operation and maintenance of wires, cables, conduits and pipes for all necessary electrical, telephone, fiber and other similar support services and utilities extending from the Premises to the utility points of connection.

2. **Cooperation**. From and after the Effective Date (as defined below) and during the Term (also defined below), Landlord agrees to cooperate with Tenant, in its capacity as a real property owner, in obtaining and maintaining, at Tenant's sole expense, all licenses and permits required for Tenant's use of the Premises and Tenant's construction and operation of its communications facilities (collectively, the "Governmental Approvals"), provided that Landlord's cooperation shall be limited to signing applications for Governmental Approvals that require a signature from the owner of the Property. Landlord agrees to allow Tenant to perform surveys, soils testing, and other engineering procedures on, under, and over the Property necessary to determine whether or not the Premises will be acceptable to Tenant's engineering specifications, system design, and Governmental Approvals. Any such testing will not unreasonably interfere with Landlord's operations.

3. **Term**.

   a. Initial Term. The initial term of this Lease will be five (5) years commencing on the first day of the month in which the start of construction by Tenant of its communications facilities on the Premises occurs (the "Commencement Date"), and ending at 11:59 p.m. on the day immediately preceding the fifth (5th) anniversary of the Commencement Date (the "Initial Term").

   b. Extension Terms. Provided Tenant is not in default beyond any applicable cure period under the terms of this Lease as of the end of the Initial Term or the end of then-current Extended Term (defined herein), as applicable, this Lease shall automatically renew for three (3) additional and successive terms of five (5) years each (each an "Extended Term"), for a maximum of twenty (20) years. Each Extended Term will be on the same terms and conditions as set forth herein.

   c. Lease Term. The Initial Term, together with any Extended Terms, are referred to collectively as the "Term." Tenant may elect not to renew, provided Tenant notifies Landlord in writing of Tenant's intention not to extend this Lease at least ninety (90) days prior to the expiration of the then current Term.

4. **Use.** The Premises may be used by Tenant solely for the provision of Tenant's wireless communications services, including without limitation, the transmission, reception and amplification of wireless communication signals in any and all frequencies as long as they do not interfere with any Fedral, State or local communication devices operated in compliance with applicable laws and manufacturer guidelines, and the construction, maintenance and operation of related communications facilities, and related equipment and activities. The "Antenna Facilities" that the Tenant may install pursuant to this Lease are generally described in Section 8 below. Tenant will be solely responsible for maintaining the Antenna Facilities and keeping them in a clean and neat manner.

   Prior to using the Premises for the permitted use, Tenant shall obtain and maintain all Government Approvals. Tenant agrees that this Lease does not exempt it from compliance with any law. Landlord shall bear no responsibility or liability under this Lease for Tenant's inability to use of the Premises or for Tenant's failure to obtain or maintain any required Governmental Approval, provided however, Landlord will cooperate with Tenant as provided in Section 2, above.

5. **Covenant not to Sue**. Tenant expressly covenants not to sue Landlord for any claims, injury, and/or causes of action arising from or related to Tenant's acts or omissions with respect to the maintenance, replacement, modification or repair of the Antenna Facilities, except to the extent caused by Landlord's negligence or willful misconduct.

6. **Rent.**

   a. Within ninety (90) days of the Commencement Date and on the first day of each month thereafter, Tenant shall pay Landlord the amount of Two Thousand and NO/100 Dollars ($2,000) per month (the "Rent"). Rent will be payable on the first (1st) day of each month in advance to the Landlord at Landlord's address specified in Section 15 below. If the Lease is commenced on a day other than the first day of the month, the Rent will be prorated for that first month for the number of days from the date of execution to the end of the month.

   b. If this Lease is terminated on a day other than on the last day of a month, the Rent will be prorated as of the date of termination, and in the event of termination for any reason other than the nonpayment of Rent, all prepaid Rents will be refunded to Tenant.

   c. Throughout the Term including any Extended Terms, Rent shall be increased on each anniversary of the Commencement Date by an amount equal to three percent (3%) of the Rent for the immediately preceding year.

7. **Non-Interference.** Landlord will not use, nor will Landlord permit its employees, tenants, licensees, invitees or agents to use any portion of the Property in any way which unreasonably interferes with the operations of the Tenant. Such unreasonable interferences will be deemed a material breach by Landlord, and Landlord will have the responsibility to terminate said unreasonable interference if Landlord has the power to do so. Interference by third parties, beyond the control of Landlord, will not be deemed a breach by Landlord. In the event any such interference does not cease promptly, the parties acknowledge that continuing interference will cause irreparable injury to Tenant, and therefore Tenant will have the right, in addition to any other rights that it may have at law or in equity, to elect to enjoin such interference or to terminate this Lease, upon proper notice to Landlord. For the purposes of this section, any interference with the operations of the Tenant that is reasonably necessary for Landlord to fulfill its function as a public entity based on the current use of the Property will not be unreasonable.

8. **Improvements; Utilities; Access; Removal.**

   a. Tenant will have the right, at its sole expense, to erect and maintain on the Premises improvements and wireless communications equipment, including but not limited to, personal property, communications equipment cabinets, cabling, optical fiber, radios, remote radio units, amplifiers, transmitting and receiving antennas and dishes, a generator, back-up batteries, GPS receivers, metal fencing and ancillary equipment related thereto (collectively, the "Antenna Facilities"), in conformance with the improvements identified in the Planning Commission Resolution and as the same may be modified from time to time by Tenant in accordance with this Paragraph. Nothing in this Lease will excuse any requirement that Tenant obtain zoning and building permits from the City of Tracy in its capacity as a jurisdiction, as necessary, for any changes to the equipment installed at the Premises. Tenant will not expand the Premises without prior written approval by

the Landlord, which approval will not be unreasonably denied, conditioned, or delayed. Tenant shall have the right to replace, repair, add to or otherwise modify its utilities, equipment, antennas, appurtenances and/or conduits or any portion thereof and the frequencies over which the equipment operates, whether the equipment, antennas, appurtenances, conduits or frequencies are specified or not on any exhibit attached hereto, during the term of this Lease. More specifically, Tenant may replace, repair, add to or otherwise modify its equipment within the Premises in its sole discretion. Notwithstanding the foregoing, any "material" modifications, repairs or replacements to the Premises must be approved by Landlord by prior written consent, which consent shall not be unreasonably withheld, conditioned or delayed. As used herein, the term "material" shall not include the like for like swap of antennas or related equipment. Tenant shall provide Landlord with copies of construction drawings and plans for any requested material modification and Landlord shall have fourteen (14) days following its receipt of this information to approve Tenant's request. If Landlord does not respond within this fourteen (14) day time period, Tenant's request shall be deemed approved. Landlord shall, under no circumstance, condition Tenant's requests for any alterations, replacemnets, enhancements and/or upgrades within the Premises on an increase in rent unless such a request would expand the ground space of the Premises. For any Tenant requested increases in the size of the Premises, Tenant agrees to pay Landlord's reasonable costs of review, as performed by Landlord's Development Services Department, to the extent Landlord's consent is required in Landlord's jurisdictional capacity as the City of Tracy in accordance with applicable laws, ordinances or regulations, which shall be due and payable within thirty (30) days following receipt of an invoice and reasonable supporting documentation.

b. Tenant will pay to install (and shall be permitted to install) a dedicated meter and transformer and pay for the electricity it consumes in its operations at the rate charged by the servicing utility company. Tenant will have the right to draw electricity and other utilities from the existing utilities on the Property or obtain separate utility service from any utility company that will provide service to the Property. Tenant will also have the right to bring onto the Premises a standby power generator for Tenant's exclusive use. The use of any such generator must comply with the City's noise ordinance and must not unreasonably interfere with Landlord's use of Property as of the Effective Date. Landlord agrees to sign such documents or easements as may be required by said utility companies to provide such service to the Premises, including the grant to Tenant or the servicing utility company, at no cost to the Tenant, of an easement in, over, across, or through the Property as required by such servicing utility company to provide utility services as provided herein. Any easement necessary for such power or other utilities will be at a location reasonably acceptable to Landlord and the servicing utility company, provided, however, Landlord is deemed to have approved all easements in their location as depicted on Exhibit B, attached hereto.

c. Landlord will provide to Tenant, at a mutually agreeable location, ingress, egress, and access to the Premises adequate to service the Premises and Antenna Facilities twenty-four (24) hours-a-day, seven (7) days-a-week, during the Term of

this Lease and any renewals thereof at no additional charge to Tenant. A recorded easement or Memorandum of Lease will evidence said right of access.

d. Landlord and Landlord's officers, employees, consultants, and agents shall, upon not less than forty-eight (48) hours prior written notice to Tenant, except in the event of emergency that constitutes an imminent threat of physical harm to persons or property due to the presence of Tenant's Antenna Facilities in which case no prior notice shall be required (but Landlord shall notify Tenant of such access as soon as possible thereafter), have at all reasonable times the right to enter the Premises, in the presence of a Tenant representative, for the purpose of inspecting the same, posting notices of non-responsibility or any other notices required by law for the protection of Landlord, doing any work that Landlord is permitted or required to perform under this Lease, and making any reasonable maintenance or repairs to the Premises that Landlord determines may be required, but only after Tenant has failed to perform such maintenance or repairs after receipt of notice and an opportunity to perform the maintenance or repair within the same notice and cure timeline periods provided in Section 9(a) of this Lease for cure of default. Any inspection of the Premises shall be performed while in the presence of a Tenant representative provided Tenant makes a Tenant representative available for that purpose. Tenant shall provide Landlord with keys allowing access to the Premises to be used only in the event of an emergency that constitutes an imminent threat of physical harm to persons or property due to the presence of Tenant's Antenna Facilities; except for Tenant's secure areas including equipment cabinets, vaults and safes. In conducting its activities on the Premises as allowed in this Section 8d, Landlord shall use good faith efforts to attempt to minimize the inconvenience, annoyance or disturbance to Tenant, provided that the Landlord shall not be liable for inconvenience, annoyance or disturbance that does not materially interfere with Tenant's use as permitted pursuant to this Lease. Tenant shall not be entitled to an abatement or reduction of Rent if Landlord exercises any rights reserved in this Section 8d.

Tenant shall provide to Landlord, and maintain current, an emergency telephone number at which Landlord may obtain an immediate response by Tenant in the case of an emergency. The initial emergency contact telephone number is Tenant's Network Operations Center at (800) 264-6620, which may be changed by Tenant upon written notice to Landlord.

Tenant will perform all of its construction and installation work at the Premises at its sole cost and expense and in a good and workmanlike manner. Tenant will maintain the Antenna Facilities and the Premises in a neat and safe condition in compliance with all applicable codes and governmental regulations. Landlord, in its capacity as jurisdiction and only to the extent required by applicable codes and governmental regulations, reserves the right to undertake structural, civil, and architectural review and approval of the improvements, including, but not limited to, approval of plans, specifications and proof of permits, which approval will not be unreasonably withheld, conditioned or delayed. Nothing in this Lease will excuse Tenant's obligation to follow the applicable regulatory procedures of the City of Tracy's, or any other governmental entity's customary, applicable, and

usual regulatory procedures to the extent applicable to the Property based on applicable codes, governmental regulations and/or local zoning laws, and to pay the City of Tracy's, or other governmental entity's customary, applicable, and usual fees or charges for same.

e. Upon expiration or within 90 days of earlier termination in accordance with Section 9 below, Tenant shall remove Tenant's Antenna Facilities and restore the Premises to its original condition, reasonable wear and tear and casualty damage excepted. Landlord agrees and acknowledges that the communications equipment shall remain the personal property of Tenant and Tenant shall have the right to remove the same at any time during the term, whether or not said items are considered fixtures and attachments to real property under applicable laws. If such time for removal causes Tenant to remain on the Premises after termination of the Lease, Tenant shall pay rent at the then existing monthly rate or on the existing monthly pro-rata basis if based upon a longer payment term, until the removal of the communications equipment is completed.

9. Termination. Except as otherwise provided herein, this Lease may be terminated without any penalty or further liability on sixty (60) days prior written notice as follows:

a. By either party upon a default of any covenant or term hereof by the other party, which is not cured within sixty (60) days of receipt of written notice of default, provided that the grace period for any monetary default is ten (10) days from receipt of written notice; provided further that, if the default cannot reasonably be cured within such sixty (60) day period, the notified party shall not be in default of this Lease if such party commences to cure the default within the sixty (60) day period and diligently and in good faith continues to cure the default (without, however, limiting any other rights available to the parties pursuant to any other provisions hereof);

b. By Tenant if it is unable to obtain or maintain, through no fault of Tenant, any license, permit of other Governmental Approval necessary to the construction and/or operation of the Antenna Facilities or Tenant's business; or

c. By Tenant, if the Tenant determines that the Premises are not appropriate for its operations for economic, environmental or technological reasons, including without limitation, signal strength, coverage or interference;

d. By Tenant, with 3 months prior notice to Landlord, upon the annual anniversary of the Commencement Date.

Upon termination by either party, for reasons other than casualty and condemnation, Tenant must restore the Premises to its original or better condition as of the Commencement Date of this Lease, normal wear and tear excepted. It is understood that the Antenna Facilities will remain the exclusive property of Tenant.

10. **Taxes**. Tenant will pay any personal property taxes and/or possessory interest taxes assessed on, or any portion of such taxes directly attributable to, the Antenna Facilities. Tenant will pay, as additional Rent, any increase in real property taxes levied against the Premises which is directly attributable to Tenant's use of the Premises, and Landlord agrees to furnish proof of such increase to Tenant. If Landlord receives a notice of assessment that imposes taxes or assessments on Tenant's leasehold improvements on the Premises, Landlord shall provide Tenant with copies of each such notice immediately upon receipt, but in no event later than thirty (30) days after the date of such notice of assessment. If Landlord provides a notice of assessment for which Tenant is responsible pursuant to this Paragraph to Tenant within such time period and requests reimbursement from Tenant, then Tenant shall, in its sole discretion, have the option to either: (i) reimburse Landlord for the tax or assessments identified on the notice of assessment on Tenant's leasehold improvements, or (ii) challenge any such tax or assessment at Tenant's sole cost and expense, with Landlord's full cooperation. This provision constitutes written notice to Tenant pursuant to California Revenue and Taxation Code section 107.

11. **Insurance.** Tenant will provide Commercial General Liability Insurance in an amount of $2,000,000 per occurrence for bodily injury and property damage and $2,000,000 general aggregate and include Landlord as an additional insured as their interest may appear under this Lease. Tenant may self-insure with respect to any of the above insurance so long as Tenant provides documentation reasonably acceptable to Landlord. Tenant shall provide the Landlord with a certificate of insurance as evidence of the insurance required herein.

12. **Destruction of Property (Includes Acts of God).** If the Property or the Premises are destroyed or damaged, other than by Tenant, or as a result of Landlord's negligence, so as in Tenant's judgment, to hinder the effective use of the Antenna Facilities, Tenant may elect to terminate this Lease as of the date of the damage or destruction by so notifying Landlord not more than one hundred (180) days following the date of damage. In such event, all rights and obligations of the parties will cease as of the date of the damage or destruction and Tenant will be entitled to the reimbursement of any Rent prepaid by Tenant.

13. **Location**. The location of the Premises will be subject to prior written approval of the Landlord, which will not be unreasonably withheld, conditioned, or delayed, provided however, that Landlord's approval of Exhibit B attached hereto shall constitute Landlord's approval of the location of the Premises as shown thereon.

14. **Indemnity and Hold Harmless.** Tenant agrees to indemnify and hold Landlord harmless from any and all claims to the extent caused by Tenant's installation, use, maintenance, repair or removal of Tenant's Antenna Facilities, except to the extent such claims arise from Landlord's sole negligence or willful misconduct or work performed by others not at, or under, Tenant's direction.

15. Notices. All notices, requests, demands, and other communications hereunder must be in writing and will be deemed given if personally delivered or mailed, certified mail, return receipt requested, or sent by overnight carrier to the following addresses:

To Landlord:

City of Tracy
333 Civic Center Plaza
Tracy, CA 95376
Attn: Public Works Director

To Tenant:

Sacramento-Valley Limited Partnership, dba Verizon Wireless
180 Washington Valley Road
Bedminster, New Jersey 07921
Attention: Network Real Estate
Site: SW Tracy

With a copy to:

City Attorney
333 Civic Center Plaza
Tracy, CA 95376

16. Title and Quiet Enjoyment; Hazardous Substances.

a. Landlord warrants that it:

i. Has full right, power and authority to execute this Lease; and

ii. Has good and unencumbered title to the Property free and clear of any liens or mortgages. Landlord further warrants that Tenant will have quiet enjoyment of the Premises during the Term of this Lease and all renewals thereof.

b. Hazardous Substances. Tenant shall not cause or permit any "Hazardous Substances" (as defined below) to be used, stored, generated or disposed of, on or in the Property by Tenant, Tenant's agents, employees, servants or contractors in violation of applicable laws.

If Hazardous Substances are used, stored, generated or disposed of on or in the Premises by Tenant, or its agents, employees or contractors, and the Property becomes contaminated as a result, Tenant shall indemnify and hold harmless the Landlord (including reasonable attorneys', consultants' and experts' fees) from any and all claims against Landlord to the extent arising during or after the term of this Lease and to the extent arising as a result of that contamination, except to the extent caused by Landlord or Landlord's agents, employees or contractors. This indemnification includes, without limitation, any and all reasonable costs incurred because of any investigation of the site or any cleanup, removal or restoration mandated by a federal, state or local agency or political subdivision. Without limitation of the foregoing, if Tenant causes or permits the presence of any Hazardous Substance on the Property which results in contamination, Tenant shall promptly, at Tenant's sole cost and expense, take any and all necessary

actions to return the applicable Property to the condition existing prior to the presence of any such Hazardous Substance on the Property or as close as reasonably possible to such prior condition and in any event, to a condition which complies with the applicable laws and requires no further action or remediation. Tenant shall first obtain Landlord's approval for any such remedial action, which Landlord agrees not to unreasonably withhold, condition or delay. The provisions of this Section 16b shall be in addition to, and does not limit, the obligations set forth in Sections 11 and 14 this Lease, or other obligations and liabilities Tenant may have to Landlord at law or equity and shall survive the expiration or the termination of this Lease.

Notwithstanding anything to the contrary provided herein, Tenant shall not be responsible under this Lease in any respect whatsoever for any Hazardous Substances which may exist as of the date of full execution of this Lease or which may exist during or after the Lease Term to the extent the same is not caused, generated, introduced or disposed by Tenant or Tenant's agents, employees, or contractors.

For purposes of this Lease, the term "Hazardous Substances" will be interpreted broadly to mean any substance or material defined or designated as hazardous or toxic waste, hazardous or toxic material, hazardous or toxic or radioactive substance, or other similar terms by any federal, state, or local environmental law, regulation or rule presently in effect or promulgated in the future as such laws, regulations, or rules may be amended from time to time; and it will be interpreted to include, but not be limited to, any substance which, after release into the environment, will or may reasonably be anticipated to cause sickness, death, or disease.

17. Assignment. Tenant will not assign this Lease, or sublet the Premises, without the prior written consent of Landlord, which consent will not be unreasonably withheld, conditioned or delayed; provided, however, that Tenant may, without Landlord's consent, assign its interest in this Lease to its parent company, or to any subsidiary or affiliate of it or its parent company, or to any successor-in-interest by merger, consolidation or sale of all or substantially all of its assets in the market where the Property is located. Upon assignment, Tenant shall be relieved of all liabilities and obligations hereunder and Landlord shall look solely to the assignee for performance under this Lease and all obligations hereunder. Any sublease that is entered into by Tenant will be subject to the provisions of this Lease. Tenant may also assign the Lease or sublet the Premises, without Landlord's consent, to its lender and said lender's assignees, to any or all of its general partners, or to any party controlling, controlled by, or under common control with Tenant or to any party which acquires substantially all of the assets of Tenant in the market where the Property is located.

Additionally, Tenant may, upon notice to Landlord, mortgage or grant a security interest in this Lease and the Antenna Facilities, and may assign this Lease and the Antenna Facilities to any such mortgages or holder of security interests including their successor or assigns (hereinafter collectively referred to as "Mortgagees"). If a Mortgagee requires Landlord to issue a written consent to the leasehold financing,

Tenant agrees to pay Landlord's reasonable costs incurred in reviewing such Mortgagees' requests for consent to leasehold financing. Landlord agrees to notify Tenant and Tenant's Mortgagees simultaneously of any default by Tenant and to give Mortgagees the same right to cure any default as Tenant except that the cure period for any Mortgagee will not be less than thirty (30) days after receipt of the default notice.

Landlord may assign this Lease upon Tenant's written consent, which will not be unreasonably withheld, and shall be subject to the assignee assuming all of Landlord's obligations herein. In the event of a change of ownership of the Property, within five (5) days of such transfer, Landlord, or its successor, shall send to Tenant the following: (i) new vesting deed to the Property evidencing the sale or transfer, (ii) Internal Revenue Service Form W-9 and other required tax documents completed by the transferee, (iii) successor Landlord's contact information, including address for notice, and (iv) other documentation reasonably requested by Tenant.

18. **Successors and Assigns.** This Lease will run with the Property described in Exhibit A. This Lease will be binding upon and inure to the benefit of the parties, their respective successors personal representatives, and assigns.

19. **Conformance with Conditions.** Tenant must comply with all conditions of Planning Commission Resolution 2020-025 (the "Planning Commission Resolution") issued by the City of Tracy, in its jurisdictional capacity, in connection with Tenant's use and operation of the Antenna Facilities pursuant to this Lease, and all the terms of Chapter 10.25, Telecommunications Facilities, of the Tracy Municipal Code, in effect as of the date of this Lease. A copy of the Planning Commission Resolution is attached hereto as Exhibit "D" and made a part hereof.

20. **Redevelopment.**

a. Subject to the other provisions of this Lease, in the event Landlord desires to redevelop, repair, modify, remodel or in any way alter the Property and any improvements thereon ("Redevelopment"), Landlord shall in good faith use its best effort to avoid interruption of Tenant's service from the Premises, and to fully accommodate Tenant's continuing use of the Premises. In the event that Landlord's plans require movement of the Antenna Facilities, either temporarily or permanently, Landlord shall provide Tenant at least twelve (12) months' prior written notice of the same and the parties shall negotiate in good faith a mutually acceptable alternate temporary or permanent location on the Property, as applicable. Tenant is permitted to place and operate a temporary cell site and antenna structure at the Property in a location acceptable to Tenant in Tenant's reasonable discretion so that Tenant can continue to carry out its operations uninterrupted during any such temporary or permanent relocation. Tenant agrees to pay for the cost and expense of any temporary relocation of the Antenna Facilities.

b. Landlord shall not require Tenant to permanently relocate Antenna Facilities at any time prior to the tenth (10^{th}) annual anniversary of the Commencement Date. If Tenant is required to permanently relocate the Antenna Facilities, as partial reimbursement for such permanent relocation, Landlord and Tenant acknowledge and

agree that Tenant shall be entitled to a rent abatement in the lesser amount of (a) Tenant's cost of the permanent relocation or (b) the amount of Two Hundred Thousand and No/100 Dollars ($200,000.00) (the lesser being, the "Rent Abatement"), which Rent Abatement shall commence on the first day of the month following the date in which Tenant completes installation of the permanent relocation and continue for consecutive months until the Rent Abatement is captured (the "Abatement Period"). During the Abatement Period, notwithstanding the Rent Abatement, the annual rent amount that would have been paid to Landlord under the Lease shall continue to increase pursuant to the terms of the Lease. Following the Abatement Period, Tenant shall resume full rental payments to Landlord in accordance with the Lease. Notwithstanding the foregoing, the Rent Abatement shall not include, and Landlord shall have no obligation for, the cost of the obtainment of any electronic communication devices, including without limitation any transmitter, receiver, antenna or cable.

c. If the parties cannot identify a mutually satisfactory alternate location at the Property to which the Premises can be permanently relocated, then the parties shall use their best efforts to identify promptly another area on the Property mutually satisfactory to both parties to which the Premises shall be temporarily relocated. Following such temporary relocation and upon completion of Landlord's Redevelopment, the parties shall then use their reasonable efforts to find a mutually satisfactory location to which the Premises shall be permanently relocated. In the event that Tenant determines, in its sole discretion, during the implementation of Landlord's Redevelopment, that Tenant will be unable to operate continuously without interference or the parties cannot determine a mutually agreeable permanent relocation site in the event of a permanent relocation, then Tenant shall have the right to terminate the Lease upon thirty (30) days written notice or continue the Lease and maintain a temporary cell site and antenna structure at the Property in a location mutually satisfactory to Landlord and Tenant until a permanent site can be constructed either at the Property or in the adjacent area. Tenant hereby WAIVES ALL RELOCATION ASSISTANCE BENEFITS UNDER CALIFORNIA LAW IN CONNECTION WITH ANY SUCH RELOCATION OR LEASE TERMINATION.

21. Landscaping. The Parties acknowledge and agree that Tenant shall be required to install certain landscaping ("Landscaping") at the Property as set forth on Exhibit "B" attached hereto, and such connections ("Irrigation") to Landlord's existing irrigation system and existing water supply as may be required in order to maintain the Landscaping. Tenant shall repair, at Tenant's sole cost and expense, any damage to Landlord's existing landscaping and irrigation located on the Property to the extent caused by Tenant's installation of the Landscaping and Irrigation. Once installed by Tenant, the Landscaping and Irrigation shall become the property of Landlord in their as-is condition without any representation or warranty including without limitation, as to their condition or fitness for a particular purpose; provided, however, if the same are assignable or transferrable, Tenant shall assign to Landlord any and all warranties provided by Tenant's Irrigation contractors and subcontractors. Landlord shall be responsible, at its sole cost and expense, for watering and maintaining the Landscaping for the term of the Lease, as the same may be extended or renewed.

22. Miscellaneous.

a. The prevailing party in any litigation or other proceeding arising hereunder will be entitled to its reasonable attorneys' fees and court costs, including appeals, if any.

b. This Lease constitutes the entire agreement and understanding of the parties, and supersedes all offers, negotiations and other agreements. There are no representations or understandings of any kind not set forth herein. Any amendments to this Lease must be in writing and executed by both parties.

c. If either party is represented by a real estate broker or other broker or professional in this transaction, that party will be fully responsible for any fee due such broker or other professional, and will hold the other party harmless from any claims for commission by such broker or other professional.

d. Landlord agrees to cooperate with Tenant in executing any documents (including, but not limited to, a Memorandum of Lease) necessary to protect Tenant's right hereunder or Tenant's use of the Premises. Landlord and Tenant agree to cooperate with each other in executing said Memorandum of Lease and further agree to the recordation of same in the Official Records of San Joaquin County. Said Memorandum of Lease must be in a form substantially similar to the sample attached hereto as Exhibit C. Within ninety (90) days of the expiration or earlier termination of this Lease, Tenant agrees to record a quitclaim deed in the official Records of San Joaquin County to evidence the termination of Tenant's interest in the Property.

e. This Lease will be construed in accordance with the laws of the State of California.

f. If any term(s) of this Lease is found to be void or invalid, such invalidity will not affect the remaining terms of this Lease, which will continue in full force and effect.

g. Tenant will not allow any mechanics' or materialman's liens to be filed against the Premises or the Property by reason of work or materials performed or furnished to or for Tenant. If such a lien is filed, Tenant may contest the same in good faith, but will cause the lien to be released of record within thirty (30) days of receipt of notice of filing by payment, bond or otherwise.

h. Tenant herein covenants by and for itself, its assigns, and all persons claiming under or through Tenant, that this Lease is made and accepted upon and subject to the following conditions:

"That there shall be no discrimination against or segregation of any persons or group of persons, on account of race, color, creed, religion, sex, marital status, national origin, age or ancestry in the leasing, subleasing, transferring, use, occupancy, tenure, or enjoyment of the Premises herein leased, nor shall the Tenant, or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to

the selection, location, number, use, occupancy, or tenants, sublessees, subtenants, or vendees in the Premises of herein leased."

23. **Waiver of Landlord's Lien.**

a. Landlord waives any lien rights it may have concerning the Antenna Facilities which are deemed Tenant's personal property and not fixtures, and Tenant has the right to remove the same at any time without Landlord's consent.

b. Landlord acknowledges that Tenant may enter into a financing arrangement including promissory notes and financial and security agreement for the financing of the Antenna Facilities (the "Collateral") with a third party financing entity (and may in the future enter into additional financing arrangements with other financing entities). In connection therewith, Landlord:

i. Consents to the installation of the Collateral;

ii. Disclaims any interest in the Collateral, as fixtures or otherwise; and

iii. Agrees that the Collateral will be exempt from execution, foreclosure, sale, levy, attachment, or distress for any Rent due or to become due and that such Collateral may be removed at any time without recourse to legal proceedings.

24. **Marking and Lighting Requirements.** Tenant will be responsible for the compliance of its Antenna Facilities with all applicable marking and lighting requirements of the Federal Aviation Administration (FAA) and the Federal Communications Commission (FCC).

25. **Signatures.** The individuals executing this Lease represent and warrant that they have the right, power, legal capacity, and authority to enter into this agreement on behalf of the respective legal entities of the Tenant and the Landlord. This Lease shall inure to the benefit of and be binding upon the parties and their respective successors and assigns.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the parties have executed this Lease on the day and year last signed below (the "Effective Date").

Landlord:

City of Tracy, a California municipal corporation

_____

By: _____

Title: _____

Date: _____

Approved by City Council on (date) by Resolution No. _____

Attest:

_____

Adrianne Richardson, City Clerk

Approved as to form:

_____

Leticia Ramirez, City Attorney

Tenant:

Sacramento-Valley Limited Partnership, dba Verizon Wireless

By: Cellco Partnership, Its: General Partner

By: Scott Stewart

Name: Scott Stewart

Title: Director: Network

Date: 3/5/21

EXHIBIT A
DESCRIPTION OF PROPERTY

ALL THAT CERTAIN REAL PROPERTY SITUATE, LYING AND BEING IN A PORTION OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 5 EAST, MOUNT DIABLO BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 11 OF TRACT NO. 2829 SUBDIVISION OF SAN JOAQUIN COUNTY EDGEWOOD, UNIT NO. 6, FILED FOR RECORD OCTOBER 28, 1999 AS SHOWN ON THAT CERTAIN MAP RECORDED IN BOOK 34 OF MAPS AND PLATS, AT PAGE 75, SAN JOAQUIN COUNTY RECORDS.

IN ADDITION TO:
ALL THAT PORTION OF LOT 14 OF TRACT NO. 2829 SUBDIVISION OF SAN JOAQUIN COUNTY EDGEWOOD, UNIT NO. 6, FILED FOR RECORD OCTOBER 28, 1999 AS SHOWN ON THAT CERTAIN MAP RECORDED IN BOOK 34 OF MAPS AND PLATS, AT PAGE 75, SAN JOAQUIN COUNTY RECORDS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 14, THENCE ALONG THE WESTERLY LINE OF SAID LOT 14, NORTH 00°23'03" EAST 130.00 FEET; THENCE SOUTH 89°36'57" EAST 97.74 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT FROM WHICH A RADIAL LINE BEARS NORTH 72°18'30" WEST, HAVING A RADIUS OF 50.00 FEET AND CENTRAL ANGLE OF 10°38'43"; THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE 9.29 FEET TO A POINT OF REVERSE CURVATURE HAVING A RADIUS OF 70.00 FEET A CENTRAL ANGLE OF 88°55'26"; THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF SAID CURVE 108.64 FEET; THENCE SOUTH 47°52'25" WEST 40.58 FEET; THENCE NORTH 89°36'57" WEST 92.12 FEET TO THE POINT OF BEGINNING.

IN ADDITION TO:

ALL THAT PORTION OF LOT 14 OF TRACT NO. 2829 SUBDIVISION OF SAN JOAQUIN COUNTY EDGEWOOD, UNIT NO. 6, FILED FOR RECORD OCTOBER 28, 1999 AS SHOWN ON THAT CERTAIN MAP RECORDED IN BOOK 34 OF MAPS AND PLATS, AT PAGE 75, SAN JOAQUIN COUNTY RECORDS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 11, THENCE ALONG THE LINE BETWEEN LOTS 11 AND 14, NORTH 00°29'19" EAST 188.33 FEET TO THE BEGINNING OF A NONTANGENT CURVE TO THE LEFT FROM WHICH A RADIAL LINE BEARS NORTH 25°40'45" EAST HAVING A RADIUS 403.00 FEET AND A CENTRAL ANGLE OF 17°50'40"; THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF SAID CURVE 125.51 FEET; THENCE SOUTH 00°29'19" WEST 153.31 FEET TO THE SOUTHERLY LINE OF SAID LOT 14; THENCE ALONG SAID SOUTHERLY LINE NORTH 89°30'41" WEST 120.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO: COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, RIGHTS, RIGHTS-OFWAY, AND EASEMENTS OF RECORD.

THIS LEGAL DESCRIPTION IS PURSUANT TO CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT, LLA NO. 9-01-MS, RECORDED JUNE 28, 2001 AS INSTRUMENT NO. 2001-101539 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM ONE-HALF INTEREST OF EVERY TYPE OR NATURE IN THE OIL, GAS AND MINERAL RIGHTS ON THE ABOVE DESCRIBED PROPERTY AS EXCEPTED IN DEED EXECUTED BY GERTRUDE M. KENNEDY RECORDED JULY 7, 1977 IN BOOK OF OFFICIAL RECORDS, BOOK 4280, PAGE 502, SAN JOAQUIN COUNTY RECORDS.

APN: 244-020-400-000

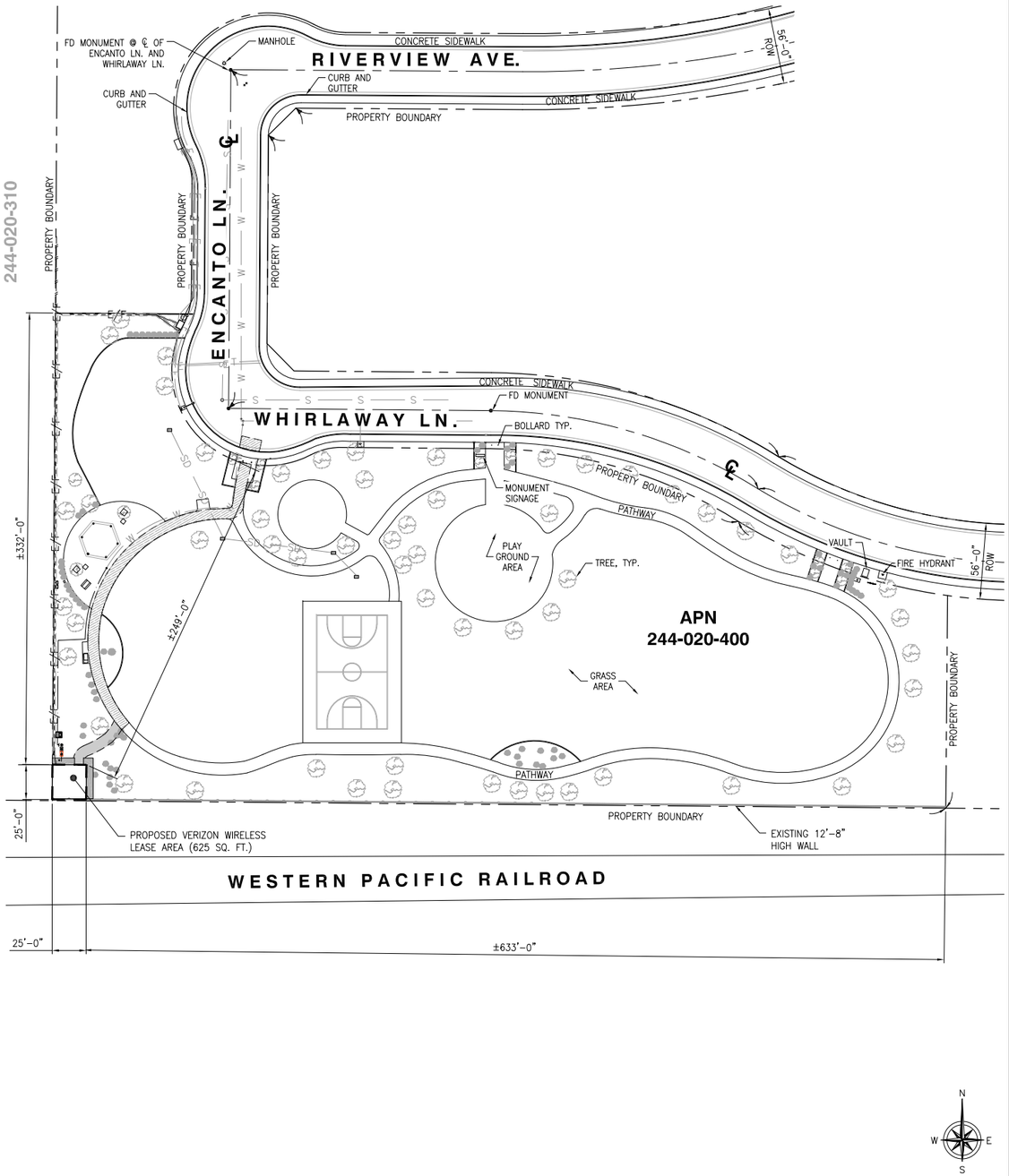
EXHIBIT B
DESCRIPTION OF PREMISES AND LANDSCAPING

The Premises are described and/or depicted as follows:

(See Attached)

Notes:

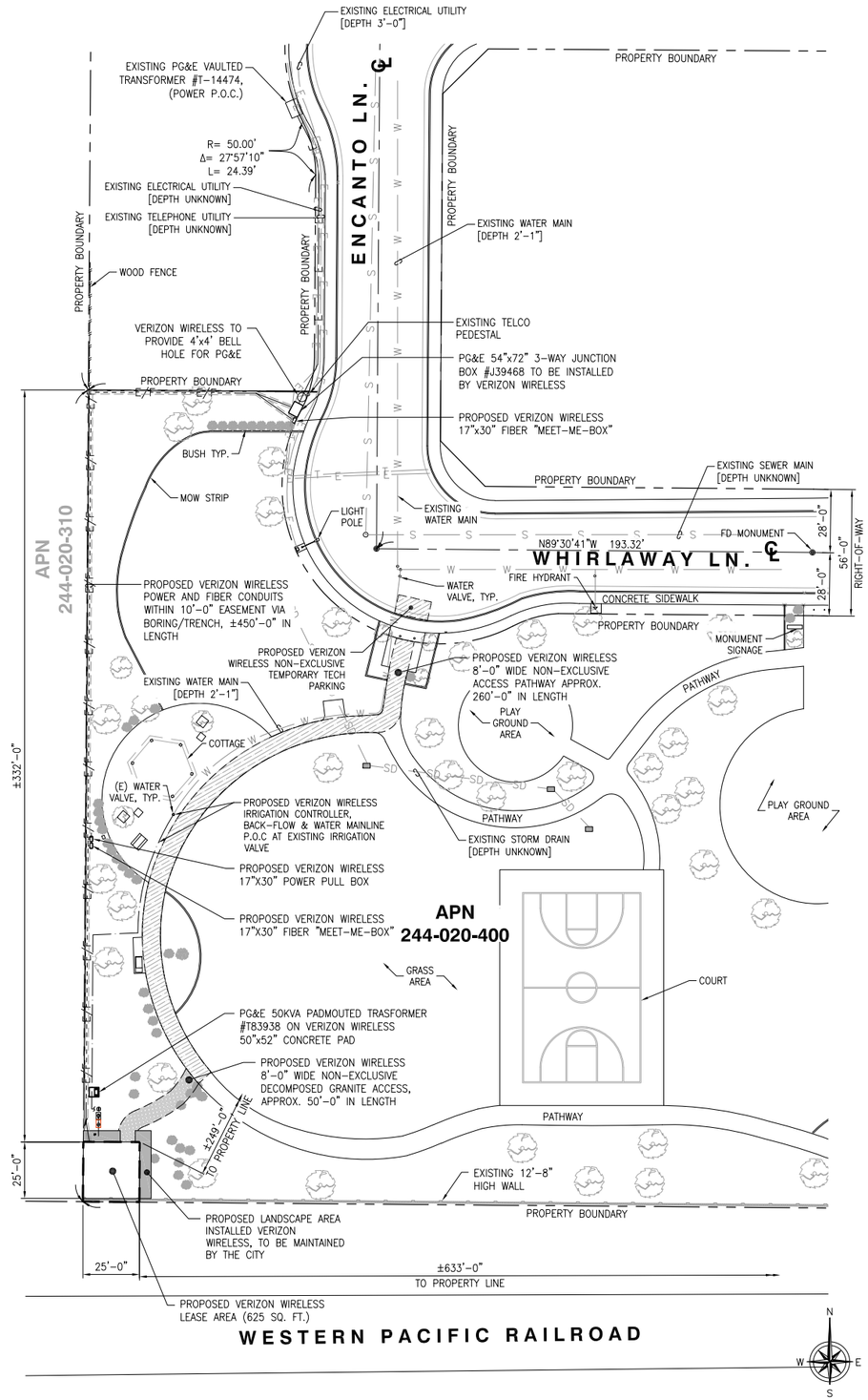
1. This Exhibit may be replaced by a land survey of the Premises once it is received by Tenant.
2. Setback of the Premises from the Property boundaries shall be the distance required by the applicable governmental authorities.
3. Width of the access road shall be the width required by the applicable governmental authorities, including police and fire departments.
4. The type, number and mounting positions and locations of antennas and transmission lines are illustrative only. Actual types, numbers, mounting positions and locations may vary from what is shown above.
5. The location of any utility easement is illustrative only. The actual location will be determined by the servicing utility company in compliance with all local laws and regulations.



LEASE EXHIBIT - SITE PLAN

24"x36" SCALE: 1" = 50'-0"
11"x17" SCALE: 1" = 100'-0"
50' 25' 0' 50'

1



LEASE EXHIBIT - ENLARGED SITE PLAN

24"x36" SCALE: 1/32" = 1'-0"
11"x17" SCALE: 1/64" = 1'-0"
32' 0' 32'

2

verizon
2785 MITCHELL DRIVE, BLDG. 9
WALNUT CREEK, CA 94598

SEQUOIA DEPLOYMENT SERVICES, INC.
1 SPECTRUM POINTE DR., SUITE 130
LAKE FOREST, CA 92630

ellsite concepts
10650 SCRIPPS RANCH BLVD., SUITE 224
SAN DIEGO, CA 92131
tel: (858) 433-7173 / (858) 433-7176

REV	DATE	DESCRIPTION
3	02/05/2021	INCORPORATED POWER DESIGN
2	11/13/2020	UPDATED LEASE AREA
1	12/03/2019	LEASE EXHIBIT

ISSUED DATE:
FEBRUARY 05, 2021

ISSUED FOR:
LEASE EXHIBIT

LICENSURE:

PROJECT INFORMATION:
SW TRACY

LOCATION CODE: 558245
1780 WHIRLAWAY LN.,
TRACY, CA 95376

DRAWN BY:	MAM
CHECKED BY:	RGG

SHEET TITLE:
LEASE EXHIBIT

SHEET NUMBER:
LE-1

EXHIBIT C

MEMORANDUM OF LEASE

After Recording, Mail To:
McGuireWoods LLP
1800 Century Park East, 8th Floor
Los Angeles, California 90067
Attn: Charlotte Pashley
Site: SW Tracy

APN: 244-020-400-000

MEMORANDUM OF LEASE

A Site Lease Agreement (the "Lease") by and between the City of Tracy, a California municipal ("Landlord") and Sacramento-Valley Limited Partnership, dba Verizon Wireless ("Tenant") was made regarding a portion of the following property (as more particularly described in the Lease, the "Premises"):

See Attached Exhibit A incorporated herein for all purposes.

Without limiting the terms and conditions of the Lease, Landlord and Tenant hereby acknowledge the following:

1. Capitalized terms used, but not otherwise defined herein, shall have the meanings ascribed to such terms in the Lease.
2. Pursuant to the Lease, the initial term of the Lease shall be for five (5) years and will commence on the date that Tenant commences construction of its communications facilities on the Premises.
3. After the initial term, the Lease may renew for three (3) additional and successive terms of five (5) years each (each a "Extended Term"), for a maximum of twenty (20) years.
4. This memorandum is not a complete summary of the Lease. It is being executed and recorded solely to give public record notice of the existence of the Lease with respect to the Premises. Provisions in this memorandum shall not be used in interpreting the Lease provisions and in the event of conflict between this memorandum and the said unrecorded Lease, the unrecorded Lease shall control.
5. This memorandum may be signed in any number of counterparts, each of which shall be an original, with the same effect as if the signatures thereto were upon the same instrument.

IN WITNESS WHEREOF, the parties hereto have respectively executed this memorandum effective as of the date of the last party to sign.

Landlord: City of Tracy, a California municipal corporation _____ By: _____ Title: _____ Date: _____ Approved by City Council on (date) by Resolution No. Attest: _____ Adrianne Richardson, City Clerk Approved as to form: _____ Leticia Ramirez, City Attorney	Tenant: Sacramento-Valley Limited Partnership, dba Verizon Wireless By: Cellco Partnership, Its: General Partner _____ By: _____ Title: _____ Date: _____

LANDLORD ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
)
COUNTY OF _____)

On _____, before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____
Notary Public

Place Notary Seal Above

TENANT ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
)
COUNTY OF ORANGE)

On _____, before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____
Notary Public

Place Notary Seal Above

Memorandum of Lease - Exhibit A
Legal Description

ALL THAT CERTAIN REAL PROPERTY SITUATE, LYING AND BEING IN A PORTION OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 5 EAST, MOUNT DIABLO BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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IN ADDITION TO:
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BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 14, THENCE ALONG THE WESTERLY LINE OF SAID LOT 14, NORTH 00°23'03" EAST 130.00 FEET; THENCE SOUTH 89°36'57" EAST 97.74 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT FROM WHICH A RADIAL LINE BEARS NORTH 72°18'30" WEST, HAVING A RADIUS OF 50.00 FEET AND CENTRAL ANGLE OF 10°38'43"; THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE 9.29 FEET TO A POINT OF REVERSE CURVATURE HAVING A RADIUS OF 70.00 FEET A CENTRAL ANGLE OF 88°55'26"; THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF SAID CURVE 108.64 FEET; THENCE SOUTH 47°52'25" WEST 40.58 FEET; THENCE NORTH 89°36'57" WEST 92.12 FEET TO THE POINT OF BEGINNING.

IN ADDITION TO:

ALL THAT PORTION OF LOT 14 OF TRACT NO. 2829 SUBDIVISION OF SAN JOAQUIN COUNTY EDGEWOOD, UNIT NO. 6, FILED FOR RECORD OCTOBER 28, 1999 AS SHOWN ON THAT CERTAIN MAP RECORDED IN BOOK 34 OF MAPS AND PLATS, AT PAGE 75, SAN JOAQUIN COUNTY RECORDS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 11, THENCE ALONG THE LINE BETWEEN LOTS 11 AND 14, NORTH 00°29'19" EAST 188.33 FEET TO THE BEGINNING OF A NONTANGENT CURVE TO THE LEFT FROM WHICH A RADIAL LINE BEARS NORTH 25°40'45" EAST HAVING A RADIUS 403.00 FEET AND A CENTRAL ANGLE OF 17°50'40"; THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF SAID CURVE 125.51 FEET; THENCE SOUTH 00°29'19" WEST 153.31 FEET TO THE SOUTHERLY LINE OF SAID LOT 14; THENCE ALONG SAID SOUTHERLY LINE NORTH 89°30'41" WEST 120.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO: COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, RIGHTS, RIGHTS-OFWAY, AND EASEMENTS OF RECORD.

THIS LEGAL DESCRIPTION IS PURSUANT TO CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT, LLA NO. 9-01-MS, RECORDED JUNE 28, 2001 AS INSTRUMENT NO. 2001-101539 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM ONE-HALF INTEREST OF EVERY TYPE OR NATURE IN THE OIL, GAS AND MINERAL RIGHTS ON THE ABOVE DESCRIBED PROPERTY AS EXCEPTED IN DEED EXECUTED BY GERTRUDE M. KENNEDY RECORDED JULY 7, 1977 IN BOOK OF OFFICIAL RECORDS, BOOK 4280, PAGE 502, SAN JOAQUIN COUNTY RECORDS.

APN: 244-020-400-000

EXHIBIT D
PLANNING COMMISSION RESOLUTION (SEE ATTACHED)

RESOLUTION 2020-025

APPROVING A CONDITIONAL USE PERMIT AND DEVELOPMENT REVIEW PERMIT TO ALLOW THE CONSTRUCTION OF A NEW TELECOMMUNICATION FACILITY IN THE FORM OF A TREE, KNOWN AS A MONOPINE, AND ASSOCIATED EQUIPMENT, LOCATED AT 1780 WHIRLAWAY LANE (DON COSE PARK), ASSESSOR'S PARCEL NUMBER 244-020-40. APPLICANT IS BEN HACKSTEDDE FOR VERIZON. PROPERTY OWNER IS CITY OF TRACY. APPLICATION NUMBERS CUP19-0014 AND D19-0039.

WHEREAS, On December 18, 2019, Ben Hachstedde, representing Verizon, submitted an application for a Conditional Use Permit and a Development Review Permit for the construction of a new telecommunication facility to be located at 1780 Whirlaway Lane (Don Cose Park), Assessor's Parcel Number 244-020-40, Application Numbers CUP19-0014 and D19-0039, and

WHEREAS, The proposal is classified as a major facility, according to Tracy Municipal Code, Chapter 10.25, Telecommunications Ordinance, and

WHEREAS, The Tracy Municipal Code, Chapter 10.25, Telecommunications Ordinance, allows for major facilities with approval of a Conditional Use Permit by the Planning Commission, and

WHEREAS, The Project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15332, which pertains to certain infill development projects, because the project is consistent with the General Plan and Zoning, occurs within City limits on a project site of no more than five acres, is substantially surrounded by urban uses, has no value as habitat for endangered, rare or threatened species, would not result in any significant effects relating to traffic, noise, air quality, or water quality, and can be adequately served by all required utilities and public services. No further environmental assessment is necessary, and

WHEREAS, The Planning Commission conducted a public hearing to review and consider the Conditional Use Permit and Development Review Permit application numbers CUP19-0014 and D19-0039 on October 28, 2020;

NOW, THEREFORE, BE IT RESOLVED, That the Planning Commission;

(1) Approves the Conditional Use Permit CUP19-0014 as shown on plans submitted July 28, 2020 based on the following findings:

a. 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 a substantial property right because this telecommunication facility will provide a service for the surrounding neighborhood and be disguised as a "monopine" to help reduce visual effects on the neighborhood and is permitted subject to the granting of a Conditional Use Permit as provided in Tracy Municipal Code, Chapter 10.25, Telecommunications Ordinance.

b. The proposed location of the wireless communication site is in accordance with the objectives of Chapter 10.08 of the Tracy Municipal Code, and the purposes of the zone

in which the site is located because the location on City property and design of the monopine is consistent with the design and siting requirements and policies of the Telecommunication Ordinance, the General Plan designation of Park, and the Planned Unit Development zoning designation in which it is located.

c. 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 because the wireless communication site, 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. The monopine design is compatible with the surrounding area as it will imitate a tree and be located in a park where there is existing landscaping and because the facility will be set back approximately 300 feet from Whirlaway Lane, 150 feet from Linne Road, and all design aspects have been reviewed through the Development Review Permit D19-0039. Furthermore, the proposed wireless communication site will meet the requirements of the California Environmental Quality Act, the California Building Code, applicable provisions of the Tracy Municipal Code, and standards established by the Federal Communication Commission (FCC).

d. The proposed use will comply with each of the applicable provisions of Chapter 10.08 of the Tracy Municipal Code because the project is obtaining a Development Review Permit in accordance with the Tracy Municipal Code Chapter 10.08 and is consistent with the procedural and design requirements of the City's Telecommunication Ordinance, Tracy Municipal Code Chapter 10.25.

(2) Approves the Development Review Permit D19-0039 subject to the conditions contained in Exhibit 1 and based on the following findings:

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 as the proposed telecommunications facility will include landscaping and masonry wall screening techniques to shield the ground mounted equipment from view and shall be constructed as a monopole to imitate the appearance a pine tree located among existing landscaping within a park.

b. The proposal conforms to the City of Tracy General Plan as the telecommunications facility will provide a consumer service that meets the needs of Tracy residents, employees, and pass-through travelers. The proposal also conforms to the Design Goals and Standards as the new masonry wall will screen all ground mounted equipment and new shrubs will be planted around the wall to de-emphasize the appearance of the screening wall.

****

The foregoing Resolution 2020-025 was adopted by the Planning Commission on the 28th day of October 2020, by the following vote:

AYES:	COMMISSION MEMBERS:	ATWAL, FRANCIS, HUDSON, ORCUTT, WOOD
NOES:	COMMISSION MEMBERS:	NONE
ABSENT:	COMMISSION MEMBERS:	NONE
ABSTAIN:	COMMISSION MEMBERS:	NONE

CHAIR

ATTEST:

STAFF LIAISON

Conditions of Approval
for Conditional Use Permit and Development Review Permit
to allow the construction of a new telecommunication facility in the form of a tree, known as a monopine, and associated equipment,
located at 1780 Whirlaway Lane (Don Cose Park).
Assessor's Parcel Number 244-020-40.
Applicant is Ben Hackstedde for Verizon.
Property owner is City of Tracy.
Application Numbers CUP19-0014 and D19-0039.

These Conditions of Approval shall apply to the Conditional Use Permit and Development Review Permit approval for construction of a new telecommunication facility in the form of a tree, known as a monopine, located at 1780 Whirlaway Lane (Don Cose Park), Assessor's Parcel Number 244-020-40, Application Numbers CUP19-0014 and D19-0039 (hereinafter "Project") proposed by Ben Hackstedde representing Verizon (hereinafter "Applicant").

A. The following definitions shall apply to these Conditions of Approval:

1. "Applicant" means any person, or other legal entity, defined as a "Developer."

2. "City Engineer" means the City Engineer of the City of Tracy, or any other duly licensed engineer designated by the City Manager, the Development Services Director, or the City Engineer to perform the duties set forth herein.

3. "City Regulations" mean 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).

4. "Conditions of Approval" shall mean the conditions of approval applicable to Conditional Use Permit and Development Review Permit located at 1780 Whirlaway Lane (Don Cose Park), Assessor's Parcel Number 244-020-40, Application Numbers CUP19-0014 and D19-0039.

5. "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.

6. "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.

7. "Project" means Conditional Use Permit and Development Review approval for construction of a new telecommunication facility in the form of a tree, known as a monopine, and associated equipment located at 1780 Whirlaway Lane (Don Cose Park), Assessor's Parcel Number 244-020-40, Application Numbers CUP19-0014 and D19-0039.

8. "Property" means the real property located at 1780 Whirlaway Lane (Don Cose Park), Assessor's Parcel Number 244-020-40, which is the subject of Conditional Use Permit and Development Review Permit approval for construction of a new telecommunication facility in the form of a tree, known as a monopine, and associated equipment, Application Numbers CUP19-0014 and D19-0039.

B. General Conditions of Approval

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 California Environmental Quality Act (Public Resources Code sections 21000, et seq., "CEQA"), the Guidelines for California Environmental Quality Act (California Administrative Code, title 14, sections 1500, et seq., "CEQA Guidelines"), Uniform Building Code, and Uniform Fire Code.

2. Unless specifically modified by these Conditions of Approval, the Developer shall comply with all City Regulations.

3. Any violation of State or Federal Law or local ordinances shall be grounds for revocation of the conditional use permit.

4. Pursuant to Government Code section 65009, including section 65009(e)(1), the City HEREBY NOTIFIES the applicant that any action challenging these conditions must be commenced, in writing, within 90 days of the approval of this conditional use permit.

5. Except as modified by these Conditions of Approval, the project shall be developed in substantial compliance with the plans received by the Development Services Department on July 28, 2020.

6. The monopine, and all ground-mounted equipment, shall be enclosed by a masonry wall, at least as tall as the tallest piece of equipment (excluding the monopine) and have solid metal doors painted to match the masonry wall.

7. The monopine shall be painted a dark brown or similar color, and consist of materials including the branches and antenna socks to be consistent with a pine tree, to the satisfaction of the Development Services Director.

8. Prior to the issuance of a building permit, the applicant shall provide a detailed landscape and irrigation plan consistent with City landscape and irrigation standards, including, but not limited to Tracy Municipal Code TMC Section 10.08.3560 to the satisfaction of the Development Services Director; and consistent with the applicable portions of TMC Chapter 11.2.8, Article 8 Water Efficient Landscape Ordinance to the satisfaction of the Utilities Director. There shall be at least a five foot wide landscape strip along the north and east sides of the masonry wall. Newly planted, on-site trees shall be a minimum size of 24-inch box and shrubs shall be a minimum size of five gallons.

9. Prior to issuance of a building permit, an Agreement for Maintenance of Landscape and Irrigation Improvements shall be executed and financial security submitted to the Development Services Department. The Agreement shall ensure maintenance of the on-site landscape and irrigation improvements for a period of five years. 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.

10. Prior to issuance of a building permit, the Developer shall submit construction plans that show a minimum 8-foot wide all-weather access road.

11. All pole-mounted equipment must be located at a minimum height of the lowest branch and no taller than the highest branch and shall not extend out further from the central monopole than the branches attached to the center pole of the constructed monopine.

12. The approval includes three arms located at an elevation of approximately 63 feet with equipment including 9 antennas and supporting equipment for Verizon. Additional antennas and related equipment may be added to the monopine, as long as such additional antennas and related equipment complies with all project conditions of approval.

C. Engineering Division Conditions of Approval

C.1. General Conditions

Developer shall comply with the applicable sections of approved documents and/or recommendations of the technical analyses/reports prepared for the Project listed as follows:

1) NONE

C.2 RESERVED

C.3 RESERVED

C.4. Grading Permit

All grading work (on-site and off-site) shall require a Grading Plan. All grading work shall be performed and completed in accordance with the recommendation(s) of the Project's Registered Geotechnical Engineer. Prior to the release of the Grading Permit, Developer shall provide all documents related to said Grading Permit required by the applicable City Regulations and these Conditions of Approval, to the satisfaction of the City Engineer, including, but not limited to, the following:

C.4.1 Developer has completed all requirements set forth in this section.

C.4.2 Developer has obtained the approval (i.e. recorded easements for slopes, drainage, utilities, access, parking, etc.) of all other public agencies and/or private entities with jurisdiction over the required public and/or private facilities and/or property. Written permission from affected owner(s) will be required to be submitted to the City prior to the issuance of the Grading Permit.

C.4.3 Developer has obtained a demolition permit to remove any existing structure located within the project's limits.

C.4.4 All existing on-site water well(s), septic system(s), and leech field(s), if any, shall be abandoned or removed in accordance with the City and San Joaquin County requirements. Developer shall be responsible for all costs associated with the abandonment or removal of the existing well(s), septic system(s), and leech field(s) including the cost of permit(s) and inspection. Developer shall submit a copy of written approval(s) or permit(s) obtained from San Joaquin County regarding the removal and abandonment of any existing well(s), prior to the issuance of the Grading Permit.

C.4.5 The Improvement Plans for all improvements to serve the Project (on-site and off-site) including the Grading and Drainage Plans shall be prepared in accordance with the City's Subdivision Ordinance (TMC Chapter 12.36), City Design Documents as defined in Title 12 of the TMC, and these Conditions of Approval.

C.4.6 On-site Grading/Drainage Plans and Improvement Plans shall be prepared on a twenty-four (24) inch x thirty-six (36) inch size four (4) millimeter thick polyester film (mylar). These plans shall use the City's Title Block. Improvement Plans shall be prepared under the supervision of, stamped and signed by a Registered Civil Engineer and Registered Geotechnical Engineer. Developer shall obtain all applicable signatures by City departments and outside agencies (where applicable) on the mylars including signatures by the Fire Marshal prior to submitting the mylars to Engineering Division for City Engineer's signature. Erosion control measures shall be implemented in accordance with the Improvement Plans approved by the City Engineer for all grading work. All grading work not completed before October 15 may be subject to additional requirements as applicable. Improvement Plans shall specify all proposed erosion control methods and construction details to be employed and specify materials to be used during and after the construction.

C.4.7 Payment of the applicable Grading Permit fees which include grading plan checking and inspection fees, and other applicable fees as required by these Conditions of Approval.

C.4.8 For Projects on property larger than one (1) acre: Prior to the issuance of the Grading Permit, Developer shall submit to the Utilities Department (stephanie.hiestand@cityoftracy.org) one (1) electronic copy and one (1)

hard copy of the Storm Water Pollution Prevention Plan (SWPPP) as submitted in Stormwater Multiple Applications and Reporting Tracker System (SMARTS) along with either a copy of the Notice of Intent (NOI) with the state-issued Wastewater Discharge Identification number (WDID) or a copy of the receipt for the NOI. After the completion of the Project, the Developer is responsible for filing the Notice of Termination (NOT) required by SWQCB, and shall provide the City, a copy of the completed Notice of Termination. Cost of preparing the SWPPP, NOI and NOT including the annual storm drainage fees and the filing fees of the NOI and NOT shall be paid by the Developer. Developer shall comply with all the requirements of the SWPPP, applicable Best Management Practices (BMPs) and the Stormwater Post-Construction Standards adopted by the City in 2015 and any subsequent amendment(s).

For Projects on property smaller than one (1) acre: Prior to the issuance of the Grading Permit, the Developer shall submit to the Utilities Department (stephanie.hiestand@cityoftracy.org) one (1) electronic copy and 1 hard copy of the City of Tracy Erosion and Sediment Control Plan (ESCP) for approval. Cost of preparing the ESCP including any annual storm drainage fees shall be paid by the Developer. Developer shall comply with all the requirements of the ESCP, applicable BMPs and the Post-Construction Stormwater Standards adopted by the City in 2015 and any subsequent amendment(s).

C.4.9 Developer shall provide a PDF copy of the Project's Geotechnical Report signed and stamped by a Registered Geotechnical Engineer. The technical report must include relevant information related to soil types and characteristics, soil bearing capacity, compaction recommendations, retaining wall recommendations, if necessary, paving recommendations, paving calculations such as gravel factors, gravel equivalence, etc., slope recommendations, and elevation of the highest observed groundwater level.

C.4.10 Minor Retaining – Developer shall use reinforced or engineered masonry blocks for retaining soil at property lines when the grade differential among the in-tract lots exceeds twelve (12) inches. Developer will include construction details of these minor retaining walls with the on-site Grading and Drainage Plan. Developer may use slopes among the lots to address the grade differential but said slope shall not exceed a slope gradient of 3 (horizontal) to 1 (vertical) unless a California licensed geotechnical engineer signs and stamps a geotechnical report letter that supports a steeper slope gradient. Slope easements may be required and will be subject to approval by the City Engineer.

Minor Retaining along Project Perimeter – Developer shall use reinforced or engineered masonry blocks for retaining soil along the Project boundary and adjacent property(s) when the grade differential exceeds 12-inches. Developer will include construction details for these minor retaining walls with the on-site Grading and Drainage Plan. Developer may use slopes to address the grade differential but said slope shall not exceed a slope gradient of 3 (horizontal) to 1 (vertical). Slope easements may be subject to approval by the City Engineer and if adjacent and affected property(s) owner(s) grants said easements.

Slopes are an acceptable option as a substitute to engineered retaining walls, where cuts or fills do not match existing ground or final grade with the adjacent property or public right of way, up to a maximum grade differential of two (2) feet, subject to approval by the City Engineer.

Slope easements will be recorded, prior to the issuance of the Grading Permit. The Developer shall be responsible to obtain and record slope easement(s) on private properties, where it is needed to protect private improvements constructed within and outside the Project, and a copy of the recorded easement document must be provided to the City, prior to the issuance of the Grading Permit.

Walls - Developer shall show proposed retaining walls and masonry walls on the on-site Grading and Drainage Plan. The Developer is required to submit improvement plans, construction details, and structural calculations for retaining walls and masonry walls to Building and Safety. Retaining wall and masonry wall design parameters will be included in the geotechnical report.

C.4.11 Developer shall provide a copy of the approved Incidental Take Minimization Measures (ITMM) habitat survey [San Joaquin County Multi-Species Habitat Conservation & Open Space Plan (SJMSCP)] from San Joaquin Council of Governments (SJCOG).

C.4.12 Developer shall provide a copy of the approved Air Impact Assessment (AIA) with an Indirect Source Review (ISR) from San Joaquin Valley Air Pollution Control District (SJVAPCD).

C.4.13 Developer shall abandon or remove all existing irrigation structures, channels and pipes, if any, as directed by the City after coordination with the irrigation district, if the facilities are no longer required for irrigation purposes. If irrigation facilities including tile drains, if any, are required to remain to serve existing adjacent agricultural uses, the Developer will design, coordinate and construct required modifications to the facilities to the satisfaction of the affected agency and the City. Written permission from irrigation district or affected owner(s) will be required to be submitted to the City prior to the issuance of the Grading Permit. The cost of relocating and/or removing irrigation facilities and/or tile drains is the sole responsibility of the Developer.

C.4.14 If the Project contains overhead utilities, the Developer shall underground existing overhead utilities such as electric, TV cable, telephone, and others. Each dry utility shall be installed at the location approved by the respective owner(s) of dry utility and the Developer shall coordinate such activities with each utility owner. All costs associated with the undergrounding shall be the sole responsibility of the Developer and no reimbursement will be due from the City. Developer shall submit undergrounding plans.

C.4.15 If at any point during grading that the Developer, its contractor, its engineers, and their respective officials, employees, subcontractor, and/or subconsultant exposes/encounters/uncovers any archeological, historical, or other paleontological findings, the Developer shall address the findings as required per the General Plan Cultural Resource Policy and General Plan EIR; and subsequent Cultural Resource Policy or mitigation in any applicable environmental document.

C.4.16 Developer shall protect-in-place existing public improvements.

C.4.17 All construction activity, including grading, located within public property will require a fully executed right-of-entry agreement. Any construction activity located within public property without a fully executed right-of-entry agreement is prohibited.

C.5. RESERVE

C.6. Building Permit

Prior to the release of the Building Permit within the Project boundaries the Developer will demonstrate, to the satisfaction of the City Engineer, compliance with all required Conditions of Approval, including, but not limited to, the following:

C.6.1 Developer has completed all requirements set forth in Condition C.1, through C.5, above.

C.6.2 Developer pays the applicable development impact fees as required in the TMC, these Conditions of Approval, and City Regulations.

C.6.3 The Developer shall provide written evidence of the easements' recordation.

C.7 RESERVED

C.8 Special Conditions

C.8.1 Developer shall restore the landscaping and wood fence in a similar existing or better condition.

C.8.2 Nothing contained herein shall be construed to permit any violation of relevant ordinances and regulations of the City of Tracy, or other public

agency having jurisdiction. This Condition of Approval does not preclude the City from requiring pertinent revisions and additional requirements to the improvement plans, prior to the City Engineer's signature on the improvement plans, and prior to issuance of Grading Permit, Encroachment Permit, Building Permit, if the City Engineer finds it necessary due to public health and safety reasons, and it is in the best interest of the City. The Developer shall bear all the cost for the inclusion, design, and implementations of such additions and requirements, without reimbursement or any payment from the City.

C.8.3 If water is required for the project, the Developer shall obtain an account for the water service and register the water meter with the Finance Department. Developer shall pay all fees associated with obtaining the account number for the water service.

C.8.4 Developer shall obtain an account for the water service to the Project and register the water meter with the Finance Department. Developer shall prepare and submit a map depicting the location of the water meter on a 8.5-inch X 11-inch sheet to Finance Department.

C.8.5. Traffic Control Plan - Prior to starting the work for any work within City's right-of-way, the Developer shall submit a Traffic Control Plan (TCP). TCP can be split among the different construction phases. TCP will show the method and type of construction signs to be used for regulating traffic at the work areas within these streets. TCP shall conform to the Manual on Uniform Traffic Control Devices as amended by the State of California, latest edition (MUTCD-CA). TCP shall be prepared under the supervision of, signed and stamped by a Registered Civil Engineer or Registered Traffic Engineer.

Access and Traffic Circulation to Existing Businesses/Residents - Developer shall take all steps necessary to plan and construct site improvements such that construction operations do not impact safety and access (including emergency vehicles) to the existing businesses and residents throughout the duration of construction. Developer shall coordinate with the owners and cooperate to minimize impacts on existing businesses. All costs of measures needed to provide safe and functional access shall be borne by the Developer.

C.8.6. No trench shall be left open, uncovered, and/or unprotected during night hours and when the Developer's contractor is not performing construction activities. Appropriate signs and barricades shall be installed on the ground and on all trenches during such times. If the Developer or its contractor elects to use steel plates to cover street trenches, said steel plates will be skid-resistance, and shall be ramped on all sides. Ramps will be a minimum two-foot wide and will run the entire length of each side.

C.8.7. If at any point during utility installation or construction in general that the Developer, its contractor, its engineers, and their respective officials,

employees, subcontractor, and/or subconsultant exposes/encounters/uncovers any archeological, historical, or other paleontological findings, the Developer shall address the findings as required per the General Plan Cultural Resource Policy and General Plan EIR; and subsequent Cultural Resource Policy or mitigation in any applicable environmental document.

After Recording, Mail To:
McGuireWoods LLP
1800 Century Park East, 8th Floor
Los Angeles, California 90067
Attn: Charlotte Pashley
Site: SW Tracy

APN: 244-020-400-000

MEMORANDUM OF LEASE

A Site Lease Agreement (the "Lease") by and between the City of Tracy, a California municipal ("Landlord") and Sacramento-Valley Limited Partnership, dba Verizon Wireless ("Tenant") was made regarding a portion of the following property (as more particularly described in the Lease, the "Premises"):

See Attached Exhibit A incorporated herein for all purposes.

Without limiting the terms and conditions of the Lease, Landlord and Tenant hereby acknowledge the following:

1. Capitalized terms used, but not otherwise defined herein, shall have the meanings ascribed to such terms in the Lease.
2. Pursuant to the Lease, the initial term of the Lease shall be for five (5) years and will commence on the date that Tenant commences construction of its communications facilities on the Premises.
3. After the initial term, the Lease may renew for three (3) additional and successive terms of five (5) years each (each a "Extended Term"), for a maximum of twenty (20) years.
4. This memorandum is not a complete summary of the Lease. It is being executed and recorded solely to give public record notice of the existence of the Lease with respect to the Premises. Provisions in this memorandum shall not be used in interpreting the Lease provisions and in the event of conflict between this memorandum and the said unrecorded Lease, the unrecorded Lease shall control.
5. This memorandum may be signed in any number of counterparts, each of which shall be an original, with the same effect as if the signatures thereto were upon the same instrument.

IN WITNESS WHEREOF, the parties hereto have respectively executed this memorandum effective as of the date of the last party to sign.

Landlord:
City of Tracy, a California municipal corporation

_____

By: _____

Title: _____

Date: _____

Approved by City Council on (date) by Resolution No.

Attest:

_____
Adrianne Richardson, City Clerk

Approved as to form:

_____
Leticia Ramirez, City Attorney

Tenant:
Sacramento-Valley Limited Partnership, dba Verizon Wireless

By: Cellco Partnership, Its: General Partner

Scott Stewart

By: Scott Stewart

Title: Director-Network

Date: 3/5/21

LANDLORD ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
)
COUNTY OF _____)

On _____, before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____
Notary Public

Place Notary Seal Above

TENANT ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
Alameda TRKL)
COUNTY OF ~~ORANGE~~)

On March 5, 2021, before me, ARKruse-Ludtke, Notary Public, personally appeared Scott Stewart, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public

A. R. KRUSE-LUDTKE
Notary Public - California
Alameda County
Commission # 2278403
My Comm. Expires Mar 22, 2023

Place Notary Seal Above

Memorandum of Lease - Exhibit A
Legal Description

ALL THAT CERTAIN REAL PROPERTY SITUATE, LYING AND BEING IN A PORTION OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 5 EAST, MOUNT DIABLO BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 11 OF TRACT NO. 2829 SUBDIVISION OF SAN JOAQUIN COUNTY EDGEWOOD, UNIT NO. 6, FILED FOR RECORD OCTOBER 28, 1999 AS SHOWN ON THAT CERTAIN MAP RECORDED IN BOOK 34 OF MAPS AND PLATS, AT PAGE 75, SAN JOAQUIN COUNTY RECORDS.

IN ADDITION TO:
ALL THAT PORTION OF LOT 14 OF TRACT NO. 2829 SUBDIVISION OF SAN JOAQUIN COUNTY EDGEWOOD, UNIT NO. 6, FILED FOR RECORD OCTOBER 28, 1999 AS SHOWN ON THAT CERTAIN MAP RECORDED IN BOOK 34 OF MAPS AND PLATS, AT PAGE 75, SAN JOAQUIN COUNTY RECORDS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 14, THENCE ALONG THE WESTERLY LINE OF SAID LOT 14, NORTH 00°23'03" EAST 130.00 FEET; THENCE SOUTH 89°36'57" EAST 97.74 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT FROM WHICH A RADIAL LINE BEARS NORTH 72°18'30" WEST, HAVING A RADIUS OF 50.00 FEET AND CENTRAL ANGLE OF 10°38'43"; THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE 9.29 FEET TO A POINT OF REVERSE CURVATURE HAVING A RADIUS OF 70.00 FEET A CENTRAL ANGLE OF 88°55'26"; THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF SAID CURVE 108.64 FEET; THENCE SOUTH 47°52'25" WEST 40.58 FEET; THENCE NORTH 89°36'57" WEST 92.12 FEET TO THE POINT OF BEGINNING.

IN ADDITION TO:

ALL THAT PORTION OF LOT 14 OF TRACT NO. 2829 SUBDIVISION OF SAN JOAQUIN COUNTY EDGEWOOD, UNIT NO. 6, FILED FOR RECORD OCTOBER 28, 1999 AS SHOWN ON THAT CERTAIN MAP RECORDED IN BOOK 34 OF MAPS AND PLATS, AT PAGE 75, SAN JOAQUIN COUNTY RECORDS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 11, THENCE ALONG THE LINE BETWEEN LOTS 11 AND 14, NORTH 00°29'19" EAST 188.33 FEET TO THE BEGINNING OF A NONTANGENT CURVE TO THE LEFT FROM WHICH A RADIAL LINE BEARS NORTH 25°40'45" EAST HAVING A RADIUS 403.00 FEET AND A CENTRAL ANGLE OF 17°50'40"; THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF SAID CURVE 125.51 FEET; THENCE SOUTH 00°29'19" WEST 153.31 FEET TO THE SOUTHERLY LINE OF SAID LOT 14; THENCE ALONG SAID
SOUTHERLY LINE NORTH 89°30'41" WEST 120.00 FEET TO THE POINT OF BEGINNING.
SUBJECT TO: COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, RIGHTS, RIGHTS-OFWAY, AND EASEMENTS OF RECORD.

THIS LEGAL DESCRIPTION IS PURSUANT TO CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT, LLA NO. 9-01-MS, RECORDED JUNE 28, 2001 AS INSTRUMENT NO. 2001-101539 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM ONE-HALF INTEREST OF EVERY TYPE OR NATURE IN THE OIL, GAS AND MINERAL RIGHTS ON THE ABOVE DESCRIBED PROPERTY AS EXCEPTED IN DEED EXECUTED BY GERTRUDE M. KENNEDY RECORDED JULY 7, 1977 IN BOOK OF OFFICIAL RECORDS, BOOK 4280, PAGE 502, SAN JOAQUIN COUNTY RECORDS.

APN: 244-020-400-000

RESOLUTION _____

APPROVING A SITE LEASE AGREEMENT WITH SACRAMENTO-VALLEY LIMITED PARTNERSHIP, DBA VERIZON WIRELESS, A CALIFORNIA CORPORATION TO LEASE GROUND SPACE AND INSTALL A NEW MONOPOLE CELL TOWER AT DON COSE PARK, WITH AN INITIAL TERM OF FIVE YEARS AND THREE AUTOMATIC FIVE-YEAR RENEWAL PERIODS NOT TO EXCEED A TOTAL TERM OF TWENTY YEARS

WHEREAS, The City was approached by Verizon to secure a site to place a telecommunication device (large cell antenna) on City property, and

WHEREAS, Negotiations ensued resulting in the selection of a suitable location for the device at Don Cose Park, and

WHEREAS, The initial term of the lease is for five years, with three additional automatic five-year terms, not to exceed a total term of twenty years, and

WHEREAS, The General Fund (101) will receive monthly lease payments starting at $2,000 resulting in an increase in revenue by $24,000 for the first year with an increase of 3% each renewal period;

NOW, THEREFORE, BE IT RESOLVED, That the City Council of the City of Tracy hereby authorizes a site lease agreement with Sacramento-Valley Limited Partnership, dba Verizon Wireless, a California Corporation to construct a telecommunication device, and lease ground space at Don Cose Park for an initial term of five years and three renewal periods not to exceed a total term of twenty years.

* * * * * * * * * *

The foregoing Resolution 2021-____ was passed and adopted by the Tracy City Council on the 20th day of April, 2021, by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

_____
MAYOR

ATTEST:

_____
CITY CLERK

April 20, 2021

AGENDA ITEM 1.C

REQUEST

APPROVE AN AGREEMENT FOR DEFERRAL OF CERTAIN IMPACT FEES FOR THE DUKE REALTY PARKING LOT EXPANSION, AND AUTHORIZE THE CITY CLERK TO FILE THE AGREEMENT WITH OFFICE OF THE SAN JOAQUIN COUNTY RECORDER

EXECUTIVE SUMMARY

The Duke Realty Parking Lot Expansion has paid all of the impact fees associated with their 18.46 acre project except for the water supply and wastewater fees. Duke Realty LTD PTP requested that the City review these fees because the parking lot expansion project does not intend to connect to the wastewater/sewer system at this time. Based on that request, staff has prepared a Fee Deferral Agreement to defer the payment of water and wastewater fees until the project connects to City sewer services and/or starts using potable City water.

Development Impact Fees in the amount of $2,946,704 have been paid for the Duke Realty Parking Lot Expansion, based on the Development Impact Fee estimate provided by the City. Any future connection to City sewer or potable water, within the parcel will be subject to the City's applicable Development Impact Fees then in effect.

DISCUSSION

On March 3, 2020, the Development Services Director reviewed and approved the Development Review Application Number D19-0030 for a parking lot expansion and associated landscaping for the adjacent Home Depot warehouse and distribution facility.

The Developer paid all development impact fees associated with this project except for the water supply and wastewater fees due to discussions with staff. The project will not be connecting to City sewage because the development only consists of a parking lot and landscaping. They requested that they defer the wastewater impact fees until the time that they do connect to the City's wastewater system. The developer also requested to defer the water supply fee since they will not have a potable water demand for the parking lot. They requested to defer the water supply fee until the time that they request a regular building structure connection to the City's potable water.

Under the terms of the Fee Deferral Agreement, if the property connects to City sewer and/or potable water, they will be required to pay respective fees in place at that time. This agreement will be recorded against the property so these fees will not be missed in the future.

The City Attorney's Office has reviewed the Fee Deferral Agreement, and the Developer has executed the Agreement.

FISCAL IMPACT

Development Impact Fees in the amount of $2,946,704 have been paid for the Duke Realty Parking Lot Expansion, based on the Development Impact Fee estimate provided by the City. Any future connection to City sewer or potable water, within the parcel will be subject to the City's applicable Development Impact Fees then in effect.

STRATEGIC PLAN

This agenda item supports the City of Tracy's Quality of Life Strategic Priority, which is to provide an outstanding quality of life by enhancing the City's amenities, business mix and services and cultivating connections to promote positive change and progress in our community.

RECOMMENDATION

Staff recommends that City Council, by resolution, approve the Fee Deferral Agreement for deferral of certain impact fees for the Duke Realty Parking Lot Expansion, and authorize the City Clerk to file the Agreement with the Office of the San Joaquin County Recorder.

Prepared by: Veronica Child, Management Analyst II
Alison Bouley, Harris & Associates, Inc.

Reviewed by: Robert Armijo, PE, City Engineer / Assistant Director of Development Services
Karin Schnaider, Finance Director
Andrew Malik, Assistant City Manager

Approved by: Jenny Haruyama, City Manager

ATTACHMENTS

Attachment A – Fee Deferral Agreement

Attachment A

Recording Requested By

City of Tracy
Development & Engineering Services
333 Civic Center Plaza
Tracy, CA 95376

And When Recorded Mail To:

City of Tracy
Office of the City Clerk
333 Civic Center Plaza
Tracy, CA 95376
Attn: Adrianne Richardson

SPACE ABOVE THIS LINE FOR RECORDER'S INFORMATION

CITY OF TRACY
WASTEWATER AND WATER SUPPLY FEE DEFERRAL AGREEMENT
DUKE REALTY PARKING LOT EXPANSION

This **WASTEWATER AND WATER SUPPLY FEE DEFERRAL AGREEMENT** (hereinafter "***Agreement***") is made and entered into by and between the **CITY OF TRACY**, a municipal corporation ("***City***"), and **DUKE REALTY LTD PTP,** an Indiana corporation ("***Developer***"). City and Developer each may be referred to herein as a "***Party***" and together may be referred to as the "***Parties***."

RECITALS

A. Developer is the developer, owner, and operator of the Parking Lot Expansion Project (the "***Project***"), located on approximately 18.46 acres at 1124 Pescadero Avenue in the City of Tracy (the "***Property***"), more fully described in Exhibit A hereto.

B. Under Title 13 of the City of Tracy Municipal Code ("***Code***"), the Project is required to pay certain fees ("***Wastewater Fees***") to enable the City to fund the construction, operation and maintenance of its wastewater collection, conveyance and treatment facilities and systems (collectively, the "***Wastewater System***").

C. Under Title 13 of the Code, the Project is required to pay certain fees ("***Water Supply Fees***") to enable to City to fund the infrastructure needed to supply potable water to customers.

D. Developer has requested that its obligation to pay Wastewater and Water Supply Fees be deferred until such time as the Project commences operation, at which time it would begin to use and impose a burden on the Wastewater and/or Water System.

E. The City and Developer hereby intend to ensure that Developer fully mitigates the wastewater and water supply impacts expected from development of the Project, and

also ensure that such impacts are mitigated at the time the Project begins to use and impose a burden on the Wastewater and Water Supply System.

NOW THEREFORE, THE PARTIES MUTUALLY AGREE AS FOLLOWS:

1. **DETERMINATION OF AND TIME FOR PAYMENT OF WASTEWATER AND WATER SUPPLY FEES.** Developer shall make full and complete payment to City of all applicable Wastewater Fees, the amount of which shall be determined by the City Engineer, prior to any discharge of wastewater from the Project or the Property to the City's Wastewater System. Developer shall make full and complete payment to City of all applicable Water Supply Fees, the amount of which shall be determined by the City Engineer, prior to connection to the Water Supply system. If Developer fails to comply with its payment obligation under this Agreement, City may, in its sole and exclusive discretion, revoke the Project's Development Review Permit (Application No. D19-0030), terminate wastewater and/or water supply services to the Project and/or the Property, and take any other remedies available under law.
2. **RECORDING OF AGREEMENT.** This Agreement shall be recorded in the records of the County Recorder of the County of San Joaquin.
3. **OBLIGATIONS RUN WITH THE LAND.** All obligations and provisions of this Agreement shall run with the Property, as more fully described in Exhibit "A", and shall bind the Owner and its successors and assigns in the Property.
4. **NOTICES.**

4.1 Notices in writing. All notices, demands, or other communications that this Agreement contemplates, authorizes or requires shall be in writing and shall be personally delivered and electronically mailed to the respective party as follows:

City: City of Tracy
Attn: City Engineer
333 Civic Center Plaza
Tracy, CA 95376
Tel: (209) 831-6400
engineer@cityoftracy.org
notice@cityoftracy.org

Developer: Duke Realty Limited Partnership
Attn: Andrew Hess
200 Spectrum Center Drive,
Suite 1600
Irvine, CA 92618

4.2 Deemed Received. Communications shall be deemed to have been given and received when actual receipt at the email address designated above occurs.

5. **MODIFICATIONS.** This Agreement may not be modified orally or in any manner other than by an agreement in writing signed by all of the Parties.
6. **WAIVERS.** Waiver of a breach or default under this Agreement shall not constitute a continuing waiver or a waiver of a subsequent breach of the same or any other provision of this Agreement.
7. **SEVERABILITY.** In the event any term of this Agreement is held invalid by a court of competent jurisdiction, the Agreement shall be construed as not containing that term, and the remainder of this Agreement shall remain in full force and effect.
8. **JURISDICTION AND VENUE.** The interpretation, validity, and enforcement of the Agreement shall be governed by and construed under the laws of the State of California. Any suit, claim, or legal proceeding of any kind related to this Agreement shall be filed and heard in a court of competent jurisdiction in the County of San Joaquin.
9. **INDEMNIFICATION.** Developer and its successors-in-interest, as applicable, shall indemnify, defend and hold harmless the City (including its elected officials, officers, agents and employees) from and against any and all claims, demands, liabilities, costs and expenses (including court costs and attorney's fees) relating directly or indirectly to the execution, approval and performance of this Agreement by the parties and/or their successors-in-interest.
10. **ENTIRE AGREEMENT.** This Agreement, including all documents incorporated herein by reference, comprises the entire integrated understanding between the parties concerning its subject matter, and supersedes all prior negotiations, representations, or agreements relating thereto.
11. **SIGNATURES**. The individuals executing this Agreement represent and warrant that they have the right, power, legal capacity, and authority to enter into and to execute this Agreement on behalf of the respective legal entities of the Developer and the City. This Agreement shall inure to the benefit of and be binding upon the Parties hereto and their respective successors and assigns.

[Signatures on following page]

IN WITNESS WHEREOF the parties do hereby agree to the full performance of the terms set forth herein.

CITY OF TRACY,
a municipal corporation

_____
By: Nancy D. Young
Title: MAYOR
Date: _____

DEVELOPER:
Duke Realty LTD PTP
an Indiana Corporation

_____
By: Andrew Hess
Title: Senior Regional Vice President
Date: 4/1/21

Attest:

_____
By: Adrianne Richardson
Title: CITY CLERK
Date: _____

Approved as to Form:

_____
By: Leticia Ramirez
Title: CITY ATTORNEY
Date: _____

EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY

The Land referred to herein below is situated in the City of Tracy, County of San Joaquin, State of California, and is described as follows:

ADJUSTED PARCEL 1, AS SHOWN ON CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT LLA NO. MS18-0002, AS EVIDENCED BY DOCUMENT RECORDED JUNE 07, 2018 AS INSTRUMENT NO. 2018-062937 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PORTION OF THAT CERTAIN PARCEL DESCRIBED IN THAT QUITCLAIM DEED RECORDED ON MAY 1, 2015 IN DOCUMENT NUMBER 2015-049277, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE FOR PESCADERO AVENUE, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID PARCEL (2015-049277);

THENCE ALONG SAID SOUTHERLY LINE, SOUTH 89° 37' 56" EAST, 627.73 FEET TO THE INTERSECTION WITH THE EASTERLY LINE OF SAID PARCEL (2015-049277);

THENCE ALONG SAID EASTERLY LINE THE FOLLOWING TWO (2) COURSES:

1) SOUTH 50° 58' 21" EAST, 16.01 FEET, AND

2) SOUTH 0° 22' 04" WEST, 1,246.43 FEET;

THENCE PARALLEL WITH THE SOUTHERLY RIGHT OF WAY LINE OF PESCADERO AVENUE, NORTH 89° 37' 56" WEST, 534.31 FEET;

THENCE NORTH 89° 37' 45" WEST, 105.99 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL (2015-049277);

THENCE ALONG SAID WEST LINE, NORTH 0° 22' 15" EAST, 1256.42 FEET TO THE POINT OF BEGINNING.

THE BEARINGS SHOWN HEREON ARE BASED UPON THE BEARING OF NORTH 89° 37' 56" WEST BETWEEN TWO FOUND MONUMENTS ON THE MONUMENT LINE OF PESCADERO AVENUE, AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON JULY 11, 2008 IN BOOK 24 OF PARCEL MAPS AT PAGE 195, SAN JOAQUIN COUNTY RECORDS.

For conveyancing purposes only: APN 213-070-890-000

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Alameda)

On April 7, 2021 before me, Kyla R Willis, Notary Public
(insert name and title of the officer)

personally appeared Andrew Hess,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Kyla R Willis
COMM # 2339608
NOTARY PUBLIC—CALIFORNIA
Contra Costa COUNTY
MY COMM EXPIRES 12/06/2024

Signature Kyla R. Willis (Seal)

RESOLUTION 2021-_____

APPROVING AN AGREEMENT FOR DEFERRAL OF CERTAIN IMPACT FEES FOR THE DUKE REALTY PARKING LOT EXPANSION, AND AUTHORIZE THE CITY CLERK TO FILE THE AGREEMENT WITH OFFICE OF THE SAN JOAQUIN COUNTY RECORDER

WHEREAS, Development Review Application No. D19-0030 for construction of the Duke Realty Parking Lot Expansion was approved by the Development Service Director on March 03, 2020, and

WHEREAS, Prior to the construction of the parking lot, the developer paid all of the estimated Development Impact Fees for the Project, except for the wastewater and water supply fees, in the amount of $2,946,704, and

WHEREAS, The Developer requested to defer payment of the wastewater and water supply impact fees to such time as the Developer (or their successors-in-interest), connects to City sewer services and/or starts using city potable water supplies, and

WHEREAS, The City Attorney has reviewed the Fee Deferral Agreement, and Developer has executed the Agreement;

NOW, THEREFORE, BE IT RESOLVED, That the City Council of the City of Tracy hereby approves an Agreement for deferral of certain impact fees for the Duke Realty Parking Lot Expansion, and authorizes the City Clerk to file the Agreement with the Office of the San Joaquin County Recorder.

* * * * * * * * * * * *

The foregoing Resolution 2021-_____ was passed and adopted by the Tracy City Council on the 20th day of April 2021, by the following vote:

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

_____
MAYOR

ATTEST:

_____
CITY CLERK

April 20, 2021

AGENDA ITEM 1.D

REQUEST

AUTHORIZE THE INSTALLATION OF A NO-PARKING ZONE ON PARKER AVENUE NORTH OF GRANT LINE ROAD AND AROUND THE CURVE OF EL PESCADERO PARK PARKING LOT

EXECUTIVE SUMMARY

Staff is requesting that the City Council authorize the installation of a no-parking zone on Parker Avenue, north of Grant Line Road, and around the curve of the El Pescadero Park parking lot. The No-Parking Zone will improve public safety access in the area. The costs associated with this project will be absorbed within the existing traffic striping and signage operation budget.

DISCUSSION

Parker Avenue, north of Grant Line Road, terminates at the parking lot for El Pescadero Park. There are two driveways on the west side of Parker Avenue along this stretch, one of which is a fire station driveway. There is also an emergency access driveway on the east side of the El Pescadero parking lot, serving the Stone Pine Meadow Apartments. Over the last 16 months, Tracy Police Department received 86 calls for service at El Pescadero Park. Many of these calls required vehicle access for the emergency vehicles, namely the fire engines and ambulances. The unattended vehicles parked along the curve of the parking lot pose concerns for emergency vehicle access and parking. Vehicles parked on either side of Parker Avenue also pose safety concerns for vehicles entering and exiting the parking lot due to the curvature of this short segment of road.

Staff conducted field visits and verified that the situation requires attention and is recommending the installation of a No-Parking Zone on both sides of Parker Avenue, north of Grant Line Road and also along the curve of the parking lot of El Pescadero Park, as shown in Attachment A of this staff report. There are ample designated parking spots in the parking lot for public use and the installation of this no-parking zone will assist in efficient emergency access, response, and safe traffic flow.

In accordance with Tracy Municipal Code, Article 10, Section 3.08.440, this No-Parking Zone can be designated by signage or marking only by Council approval. The No Parking Zone may be designated by painting the curb red and/or the installation of NO PARKING ANY TIME signs with arrow (R28(CA)) or without arrow (R26(CA)). These signs are in accordance with the approved sign chart in the California Manual of Uniform Traffic Control Devices (CAMUTCD).

FISCAL IMPACT

The costs associated with signing and striping related to the installation of the No Parking Zone will be absorbed within the existing traffic striping and signage operation budget.

STRATEGIC PLAN

This agenda item supports the City of Tracy's Public Safety Priority, and specifically implements the following goal:

Goal 3: Strengthen City-wide Emergency Operation Preparedness.

RECOMMENDATION

That the City Council, by resolution, approve the installation of a No-Parking Zone on Parker Avenue north of Grant Line Road and around the curve of the El Pescadero Park parking lot.

Prepared by: Anju Pillai, PE, Senior Civil Engineer
Ana Contreras, Code Enforcement Manager

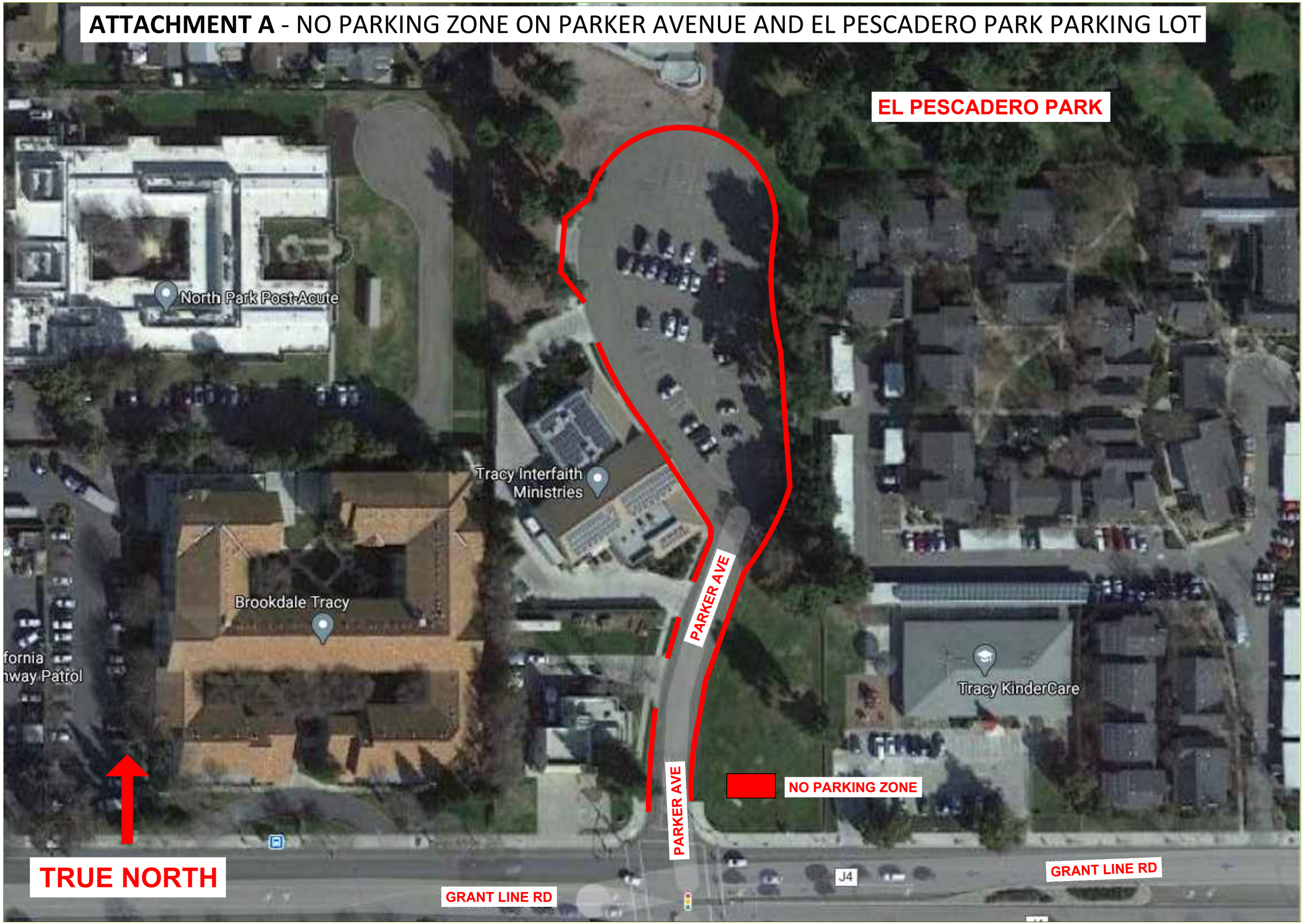
Reviewed by: Robert Armijo, PE, City Engineer / Assistant Development Services Director
Don Scholl, Public Works Director
Sekou Millington, Police Chief
Karin Schnaider, Finance Director
Andrew Malik, Assistant City Manager

Approved by: Jenny Haruyama, City Manager

ATTACHMENTS

Attachment A – Location Map

ATTACHMENT A - NO PARKING ZONE ON PARKER AVENUE AND EL PESCADERO PARK PARKING LOT



RESOLUTION 2021-_____

AUTHORIZING THE INSTALLATION OF A NO-PARKING ZONE ON PARKER AVENUE NORTH OF GRANT LINE ROAD, AND AROUND THE CURVE OF EL PESCADERO PARK PARKING LOT

WHEREAS, Parker Avenue, north of Grant Line Road, terminates at the parking lot for El Pescadero Park, and

WHEREAS, There are two driveways on the west side of Parker Avenue along this stretch, one of which is a fire station driveway and there is also an emergency access driveway on the east side of the El Pescadero parking lot, serving the Stone Pine Meadow Apartments, and

WHEREAS, Over the last 16 months, Tracy Police Department received 86 calls for service at El Pescadero Park and many of these calls required vehicle access for the emergency vehicles, namely the fire engines and ambulances, and

WHEREAS, The unattended vehicles parked along the curve of the parking lot pose concerns for emergency vehicle access and parking, and

WHEREAS, Vehicles parked on either side of Parker Avenue also pose safety concerns for vehicles entering and exiting the parking lot due to the curvature of this short segment of road, and

WHEREAS, Staff conducted field visits and verified that the situation requires attention and is recommending the installation of a No-Parking Zone on both sides of Parker Avenue, north of Grant Line Road and also along the curve of the parking lot of El Pescadero Park, and

WHEREAS, In accordance with Tracy Municipal Code, Article 10, Section 3.08.440, this No Parking Zone can be designated by signage or marking only by Council approval, and

WHEREAS, The No-Parking Zone may be designated by painting the curb red and/or the installation of NO PARKING ANY TIME signs with arrow (R28(CA)) or without arrow (R26(CA)), and

WHEREAS, These signs are in accordance with the approved sign chart in the California Manual of Uniform Traffic Control Devices (CAMUTCD), and

WHEREAS, The costs associated with signing and striping related to the installation of the No-Parking Zone will be absorbed within the existing traffic striping and signage operation budget;

NOW, THEREFORE, BE IT RESOLVED, That the City Council of the City of Tracy hereby authorizes the installation of a No-Parking Zone on Parker Avenue north of Grant Line Road and around the curve of the El Pescadero Park parking lot.

* * * * * * * * * * * * *

The foregoing Resolution 2021-_____ was passed and adopted by the City Council on the 20th day of April 2021, by the following vote:

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

_____
MAYOR

ATTEST:

_____
CITY CLERK

April 20, 2021

AGENDA ITEM 3.B

REQUEST

PUBLIC HEARING TO CONSIDER DISSOLVING THE AVENUES SPECIFIC PLAN AND INCORPORATING THE PROPERTY INTO THE ELLIS SPECIFIC PLAN BY: AMENDING THE GENERAL PLAN TO UPDATE THE DESCRIPTION OF ELLIS AND ADD THE AVENUES PROPERTY TO THE CITY'S SECONDARY RESIDENTIAL GROWTH AREA (GPA20-0003); AMENDING THE ELLIS SPECIFIC PLAN TO EXPAND IT TO INCLUDE THE AVENUES PROPERTY, ADD A PUBLIC PARK TO THE NORTHEAST CORNER OF THE PROPOSED SCHOOL SITE, AND APPROVE VARIOUS OTHER MODIFICATIONS TO THE ELLIS SPECIFIC PLAN (SPA20-0007); AMEND THE ZONING ORDINANCE TO REMOVE THE AVENUES SPECIFIC PLAN ZONING DISTRICT (ZA20-0004); AND REPEAL ORDINANCE 1262 CREATING THE AVENUES SPECIFIC PLAN AND AVENUES SPECIFIC PLAN ZONING DISTRICT

EXECUTIVE SUMMARY

This request is to combine the Ellis and Avenues Specific Plans into one Specific Plan under the name "Ellis Specific Plan," approve various modifications, and approve General Plan and Zoning Ordinance amendments to maintain consistency between the expanded Ellis Specific Plan, the General Plan, and the Zoning Ordinance. No changes are proposed to the residential or commercial land uses, development density, or the number of allowed dwellings or amount of non-residential development.

DISCUSSION

Background

The Ellis Specific Plan (ESP) was approved by the City Council on January 22, 2013. It includes 321 acres and, at build out, provides for a range of between 1,000 and 2,250 residential dwelling units, parks, a 14-acre Village Center (for retail or other commercial development or multi-family dwellings), and a 30-acre Limited Use area (proposed for self-storage and office space). To date, several hundred homes and certain park spaces have been constructed within the ESP area, while continued development and construction is underway.

The Avenues Specific Plan (ASP) was approved by the City Council on September 18, 2018. It contains approximately 95 acres and provides for a range of between 380 and 480 residential dwellings, park space, and no commercial development. No subdivision map has yet been approved and no construction has begun on the ASP site.

Attachment A identifies the location of the ESP and ASP areas.

Project Description

The proposal is to combine the ESP and ASP into one specific plan and would include a number of additional minor amendments. The amended or combined specific plan would retain the name, "Ellis Specific Plan." The Surland Companies is the developer

of both the ESP and ASP. Surland proposes to combine the specific plans because it proposes to incorporate the ASP area into the ESP Property Owners Association (EPOA) for maintenance and operation of common areas and other EPOA activities. The specific plans, furthermore, share a common boundary; reflect common design; contain similar development and construction standards, (such as sidewalk design and street width), amenities (such as parks), and design guidelines. Combining them into one specific plan would help reinforce the owners' and residents' perception that the combined ESP is one development area, connected with one property owners association. If approved, then within the expanded ESP area, the existing ESP area would be designated the Ellis Neighborhood and the existing ASP area would be designated the Avenues Neighborhood.

Nevertheless, there would be significant distinctions between the existing ESP and ASP areas even if the Avenues area is incorporated into the ESP. In March 2013, the City Council approved a Development Agreement with Surland Communities covering the Ellis Specific Plan area (the "DA"). The DA was subsequently amended in 2014 and 2018. The DA only applies to the existing 321-acre, Ellis portion of the project and does not apply to the 95-acre, existing Avenues portion of the project. Therefore, certain benefits available to the Ellis portion of the expanded ESP under the DA would not be available to the Avenues portion of the expanded ESP, unless the DA is amended to incorporate the Avenues area. However, no changes to the DA are proposed as part of this application.

The existing ESP is part of the Ellis Community Facilities District (ECFD), but the existing ASP area is not. Under the DA, each lot/parcel in the ECFD pays an annual assessment of $110 (subject to adjustments), in lieu of participating in the Citywide Services Community Facilities District ("Services CFD"). Residences in the Services CFD pay an annual assessment of $68 (subject to annual adjustments) to fund public services, including public works and police. The additional amount imposed by the ECFD assessment is used to fund the maintenance of the aquatic center. In return, each residence and commercial parcel in the ECFD (the existing ESP area) is entitled to an annual all access family pass to the aquatic center. Approval of the proposed expansion of the ESP area would not automatically bring the Avenues area into the ECFD or the Services CFD. Rather, a separate annexation process under the Mello-Roos Act must be completed to bring the Avenues property into either the ECFD or the City-wide Services CFD. Staff recommends that the Avenues property become part of the City-wide Services CFD, however, annexation of the property to a CFD is not part of the requested actions that are currently before the City Council. So, staff further recommends that Council direct staff to take such steps as are necessary to complete the process for annexing the Avenues property to the City-wide Services CFD.

In addition, in August 2013, the City Council approved the Ellis Program Area Finance and Implementation Plan (the "Ellis FIP"). The Ellis FIP only applies to the existing 321-acre ESP area, while the 95-acre ASP area is governed by the City-wide Master Plans for purposes of providing all public infrastructure and services, including without limitation circulation infrastructure, utilities, parks, and public services, and associated development impact fees. Approval of the proposed expansion of the ESP would not change the coverage of the Ellis FIP or the application of the Master Plans to the ASP area. It is anticipated that the developers or owners of the ASP area property would

seek to either annex to the ECFD or form a new CFD to finance infrastructure required to serve the ASP area. As noted above, staff recommends that the Avenues property be annexed to the City-wide Services CFD, and not the ECFD. Consistent with that recommendation, staff also recommends that, if the developer/property owner of the Avenues property seeks to use CFD financing for infrastructure costs, it should form a new CFD for the Avenues property, and not annex to the ECFD.

No changes are proposed to the proposed land uses, development density, or the number of allowed dwellings or amount of non-residential development with this proposal.

Proposed Modifications to the Specific Plans

As indicated above, this proposal would dissolve the existing Avenues Specific Plan and incorporate the ASP area into the Ellis Specific Plan. The proposal also includes a number of relatively minor amendments (discussed below) and the addition of an approximately one-half acre park at the northeast corner of the school site.

Centrally located in the ESP area is a proposed, 16-acre, school site. The site is planned to be developed as a K through 8th grade elementary school by the Jefferson School District. The school site location is shown in Attachment D, Figure 2.6 of the ESP, Chapter 2, page 7. The proposed ESP amendment would replace one-half acre at the northeast corner of the school site with a public park. One-quarter acre of the proposed park site is ineligible for use by the school because of its proximity to one of the Tracy Municipal Airport runways. Jefferson School District, furthermore, reports that this space is not needed for development of the school and is designing the school on the site to exclude the one-quarter acre plus additional, adjacent property, for a total of one-half acre.

Surland has offered to develop the one-half acre as a public park and included it in the proposed amendment to the ESP. The City Parks and Recreation Department endorses the development of this park at this location and the City Parks and Community Services Commission evaluated the design of the proposed park and recommended approval to the City Council on January 7, 2021. The general design of the proposed park is depicted in Attachment D, Chapter 2, page 87. The location of the proposed park is illustrated in Attachment D, Figure 2.7, Chapter 2, page 77. This park is in addition to the ECFD infrastructure and needs to be analyzed for funding of ongoing maintenance and replacement. Staff will continue to work with Surland to refine ongoing maintenance and replacement costs of this newly added park so that there is no funding impact to the rest of the landscape and park network in Ellis. Finally, in the past, Council has approved naming of Ellis parks as a part of the specific plan. However, on February 2, 2021, Council approved a revised policy for naming of public buildings, parks and facilities that requires public input and solicitation of names. Council should consider to adopt the park naming as a part of this specific plan amendment or decide to follow the latest naming policy.

Other minor amendments include addressing typos and clarifying statements; updating street sections and utilities descriptions to match City-approved tentative maps, improvement plans, and as-built conditions that occurred after the specific plans'

original adoption; updating figures for pedestrian and bicycle networks; updating park designs to be consistent with plans approved by the City Council and recommended by the Parks and Community Services Commission; updating figures to reflect traditional architectural styles; and updated sign locations and examples.

Attachments B and C contain the existing ESP and ASP in a "blue-line," strike-thru/underline format to illustrate the proposed content changes to the specific plans. Attachment D contains the proposed, combined, Ellis Specific Plan in "black-line" format, as it would appear if the ASP area is incorporated into the ESP. The proposed ESP (Attachment D) includes new chapter and section numbers, replaces internal cross-references to the Ellis and Avenues "Specific Plan" to "Neighborhood" where appropriate, updates labels to tables and figures, updates references to new page and section numbers, and includes formatting changes. Attachment D does not include content changes to the specific plan standards or requirements that are not identified in the "blue-line" versions contained in Attachments B and C.

Proposed General Plan Amendments

Proposed amendments to the General Plan are described in the applicant's request, Attachment F, and summarized below. The General Plan land use designations of the ESP and ASP are not proposed to be changed, but the descriptions of the areas are proposed to be changed to ensure consistency with the amended Ellis Specific Plan boundaries, as proposed.

The location, size, and land use designation of the existing ESP are described in the City's General Plan. The existing ESP area has a General Plan designation, unique to the ESP, called "Traditional Residential – Ellis" or "TR-Ellis." While this General Plan designation is not proposed to be changed, updates to the boundaries of the ESP area and the number of dwelling units would be necessary, as the ASP property would be added to the ESP area. Where the General Plan currently describes the ESP area as 321 acres, it would be amended to add the ASP's 95 acres, for a total of 416 acres. And where the General Plan currently states that the maximum number of dwelling units in the ESP area is 2,250, it would be amended to add the ASP's 480 units, for a total of 2,730 dwelling units. (It should be noted that the actual number of units developed will likely be less than 1,500, based on approved and contemplated subdivision maps.)

The existing General Plan designation of the ASP property is Residential Low; this proposal would not change this land use designation.

As discussed above, the proposed specific plan amendment would combine the ASP into the ESP. The result would be that the ASP and the ESP would be separate "Neighborhoods" within the expanded ESP. The Ellis Neighborhood would retain the TR-Ellis General Plan land use designation; and the ASP would retain the Residential Low land use designation. Therefore, since the ESP and ASP would be separate neighborhoods within the combined ESP, the text description of the TR-Ellis General Plan designation would be modified to state that it applies to the "Ellis Neighborhood" of the ESP.

The final change requested to the General Plan is to add the existing ASP property to

the City's Secondary Residential Growth Areas, General Plan Figure 2-3. General Plan Policy P.3 requires, for most properties, that before the City can consider an application for residential development, the property must be either designated within Figure 2-3 as within the City's "Secondary Residential Growth Areas" or be subject to a Development Agreement that allows for the allocation of Residential Growth Allotments (RGAs) pursuant to the City's Growth Management Ordinance (GMO).

All property within the current boundaries of the ESP is (i) designated in Figure 2-3 as within the City's Secondary Residential Growth Areas, and (ii) subject to the DA, which allows for the allocation of RGAs and building permits. Therefore, all property in the boundaries of the current ESP area may be considered for residential development under General Plan Policy P.3.

In contrast, none of the property within the boundaries of the current ASP is either (i) designated in Figure 2-3 as within the City's Secondary Residential Growth Areas, or (ii) subject to a development agreement. Therefore, under General Plan Policy P.3, none of the property in the ASP area may currently be considered for residential development, without City Council action. Should the City Council include the Avenues property in the Secondary Growth Areas, as part of this item, the City could consider an application for residential development on the property and the developer/property owner could apply for building permits and RGAs under General Plan Policy P.3 and the City's GMO (Tracy Municipal Code Ch. 10.12) and GMO Guidelines (Resolution No. 2014-145, attached as Attachment I); in addition, the Avenues property would also become eligible for building permits under available exemptions to the GMO and RGA process, including the exemption from the GMO relating to compliance with the City's Regional Housing Needs Assessment (the "RHNA Exemption" under TMC 10.12.065).

This conclusion is consistent with Mitigation Measure LU-1 required by the Mitigated Negative Declaration adopted for the Avenues Specific Plan project.

Growth Management Ordinance Effects of this Project

The City's GMO, generally, provides for a maximum of 750 dwelling units to be constructed per year. The system to allocate residential building permits is established in the GMO and the GMO Guidelines, both adopted by the City Council.

In 2012, the City Council created priorities for certain project areas to receive building permits, which priorities are set forth in Sections F.1 through F.5 of the GMO Guidelines. In accordance with those established priorities, the Tracy Hills and Ellis Specific Plan projects have access to the majority of building permits available each year under GMO Guidelines Section F.4. The Ellis Specific Plan project also has access to additional building permits under GMO Guidelines Section F.3, through the City's and Surland's DA.

Under current City regulations, the ASP property cannot be developed with residential uses because it is not within the City's Secondary Residential Growth Areas or covered by a development agreement. However, if the City approves the requested General Plan amendment described above, then the Avenues property could be eligible for residential building permits under Section F.5 (Other Properties) of the GMO

Guidelines. However, the number of building permits available to properties in the F.5 category can be affected by the number of building permits requested by other projects. In general, when more projects request more building permits, fewer building permits may be awarded to each project, and the F.5 category has the lowest priority of all the GMO Guidelines categories.

If the City approves the General Plan amendment and also approves the expansion of the ESP area to include the ASP property, however, then the ASP property could be eligible for residential building permits under Section F.4 of the GMO Guidelines, because it would share in the higher priority that was granted to the Ellis Specific Plan project. However, it would not have access to the additional building permits eligible to the ESP project under GMO Guidelines Section F.3 (an even higher priority status) because it would not be covered by the Surland DA.

Proposed Zoning Text Amendment

The ESP and the ASP currently serve as the zoning documents for their respective areas. The Tracy Municipal Code (TMC) Zoning Ordinance does not contain development regulations uniquely for the ESP or ASP; those regulations are contained within each specific plan.

Instead, the TMC states, in Section 10.08.3025, "The zoning within the Ellis Specific Plan Zone is governed by the Ellis Specific Plan." And TMC Section 10.08.3026 states, "The zoning within the Avenues Specific Plan Zone is governed by the Avenues Specific Plan."

If the applicant's proposal is approved, then the ASP would be incorporated into the ESP and the Avenues Specific Plan Zone would no longer be required. Therefore, if the expansion of the ESP is approved, then Ordinance 1262, which originally approved the ASP in 2018, would be repealed.

CEQA Documentation

On January 22, 2013, the City Council certified the ESP Environmental Impact Report (EIR) (SCH# 2012022023) for the Ellis project. On September 18, 2018, the City Council approved the ASP Mitigated Negative Declaration (MND) (SCH# 2018072045). In accordance with California Environmental Quality Act (CEQA) Guidelines Section 15164, an Addendum to the EIR and MND was prepared for the proposed project (Attachment E). Pursuant to CEQA Guidelines Section 15162 and based on the analysis and evaluation provided in the Addendum, no new significant impacts would occur because of the proposed amendments, nor would there be any substantial increase in the severity of any previously identified significant environmental impact. In addition, no new information of substantial importance shows that mitigation measures or alternatives that were previously found not to be feasible or that are considerably different from those analyzed in the EIR and MND would substantially reduce one or more significant effects on the environment. Therefore, pursuant to CEQA Guidelines Section 15164, an Addendum to the EIR and MND is the appropriate CEQA document and is adequate to support the proposed Specific Plan, General Plan, and Zoning Ordinance amendments.

Planning Commission Recommendation

The Planning Commission considered this project on February 24, 2021. At the conclusion of the public hearing, the Planning Commission's motion to recommend approval of the project failed by a vote of two to three.

Two comment letters were submitted prior the Planning Commission meeting: one from Mark Connolly, representing Mary Mitracos, opposing the project (Attachment G); and the other from Steve Herum, representing the applicant, in support of the project (Attachment H). Both of these individuals also addressed the Planning Commission during the public hearing.

Input from the Connolly and Herum letters focusses on the Ellis DA and the City GMO's relationship with this project. Similarly, most of the Planning Commission discussion and questions related to potential GMO effects of this project.

A summary of the GMO effects of this project begins on page 5, above.

No changes to the DA or the GMO are proposed with this project. However, as described earlier, this project would (i) amend the General Plan to add the ASP property to the Secondary Residential Growth Areas, making it eligible to apply for residential building permits, and (ii) amend the ESP to incorporate the ASP property, making it eligible for priority F.4 RGAs and building permits under the GMO Guidelines, instead of priority F.5 RGAs.

No objections were raised by the Planning Commission to any of the modifications proposed to the specific plans. Following the PC vote, one of the three Planning Commission members who voted against the recommendation for approval stated they would have voted "yes" on the specific plans modifications if the two specific plans were not proposed to be combined into one specific plan.

POLICY QUESTIONS FOR COUNCIL

1. Should the City Council approve an expansion of the City's Secondary Residential Growth Area to add the Avenues property, thereby allowing the City to accept and consider residential development applications for the Avenues property and making the Avenues property eligible for the RHNA exemption to the City's GMO?

2. If the City Council approves the above-described expansion of the Secondary Growth Area, which of the two (2) available priority types should be assigned to the Avenues property under the GMO and GMO Guidelines, priority F.4 (Ellis Specific Plan area) or priority F.5 (Other Projects)?

3. Should the City Council direct the Avenues property to the City's existing City-wide Services CFD (2018-1) for funding public services through the $68 annual assessment, or should Council direct the Avenues property to the Ellis CFD (2016-2) for funding public services and swim center maintenance through the

$110 annual assessment, thereby making residents of the Avenues property eligible for the annual family pass to the Aquatic Center?

4. If the Avenues property wishes to rely on a CFD to finance the costs of infrastructure necessary to serve the Avenues property, should the City Council allow the annexation of the Avenues property to the Ellis CFD, or should the City and the Avenues property form a separate CFD to fund such infrastructure?

5. Should Council approve the naming of the new Ellis park (Schoolhouse Park) as a part of this specific plan amendment or should Council direct staff to follow the newly Council-approved Naming Public Buildings, Parks and Recreation Facilities Policy?

STRATEGIC PLAN

This agenda item is a routine development application and does not relate to the City Council's strategic plans.

FISCAL IMPACT

City resources to review and process this development application were off-set by a Cost Recovery Agreement with the applicant approved on February 1, 2012.

RECOMMENDATION

Staff recommends that the City Council take the following actions, as indicated in the attached Resolutions and Ordinances, dated April 20, 2021:

1. Approve the CEQA Addendum for the project;
2. Approve the General Plan Amendment;
3. Approve the amendments to the Ellis and Avenues specific plans and combine the two specific plans into one Ellis Specific Plan, including the following additional text which shall be added to the title/description at the bottom of Figures 2.31 and 2.33:

   Figure 2.31 - "This figure is illustrative and does not represent all of the design requirements of this intersection nor does it represent the final configuration of the turning movements shown. The design of this intersection shall be based on the technical Memorandum by Kimley-Horn "Lammers Road and Ellis Town Drive Traffic Analysis" dated May 1, 2019, Ellis FEIR and Addendums, and City Design Standards; as approved by the City Council."

   Figure 2.33 - "This figure is illustrative and does not represent all of the design requirements of this intersection nor does it represent the final configuration of the turning movements shown. The design of this intersection shall be based on City's Roadway Master Plan and City Design Standards, and final design documents for capital improvement project as approved by the City Engineer."

4. Repeal Ordinance 1262 and approve the Zoning Text Amendment to repeal the Avenues Specific Plan Zone, Tracy Municipal Code Chapter 10.08, Article 22.8.

Prepared by: Alan Bell, Senior Planner

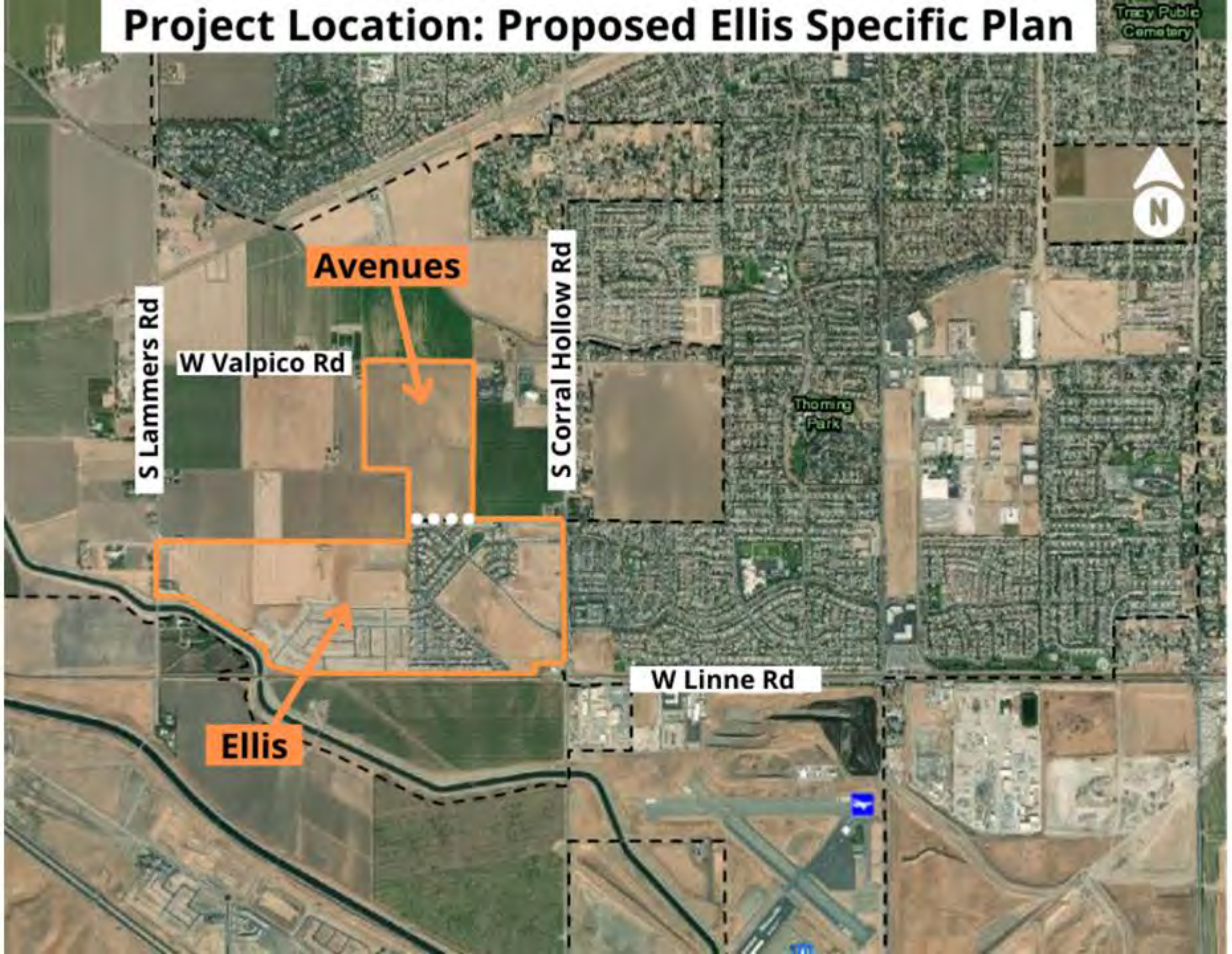
Reviewed by: Bill Dean, Assistant Development Services Director
Karin Schnaider, Finance Director
Andrew Malik, Assistant City Manager

Approved by: Jenny Haruyama, City Manager

ATTACHMENTS

Attachment A – Location Map: Proposed Ellis Specific Plan-
Attachment B – "Blue-line" edits of the existing Ellis Specific Plan
Attachment C – "Blue-line" edits of the existing Avenues Specific Plan
Attachment D – (Combined Ellis and Avenues) Ellis Specific Plan
Attachment E – Addendum to the Ellis Modified Project EIR and the Avenues Specific Plan MND
Attachment F – November 4, 2020 General Plan Amendment Request from the Applicant
Attachment G – February 23, 2021 Comment Letter from Mark Connolly
Attachment H – February 24, 2021 Comment Letter from Steve Herum
Attachment I – City's Growth Management Ordinance Guidelines

ATTACHMENT A



ELLIS SPECIFIC PLAN

Tracy, California

Prepared for
The City of Tracy

Submitted by
The Surland Companies

Ellis APPROVED
Application No. SPA11-0002, Tracy Resolution 2013-012, January 22, 2013

Ellis AMENDED
Application No. SPA15-0003, Tracy Ordinance 1251, April 3, 2018 (incorporated herein)
Application No. SPA19-0001, Tracy Ordinance 1266, March 5, 2019 Amendment to Fence Regulations and Minimum Lot Width Requirements (attached hereto)

Avenues APPROVED
Application No. SPA16-0003, Tracy Ordinance 1262, September 18, 2018

Ellis and Avenues AMENDED
Application No. SPA20-0007, Tracy Ordinance _____, January __, 2021

~~Approved January 22, 2013~~
~~City Council Resolution 2013-012~~

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~~Approved January 22, 2013~~
~~City Council Resolution 2013-012~~

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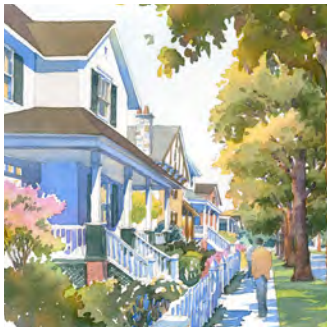
Section 1

Introduction



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Introduction

1.1 VISION

The vision for Ellis is to create a village with a broad mix of residential housing types and densities, neighborhood parks, and an opportunity to include a Family-Oriented Aquatic Park (Aquatic Park) serving as a Community Park. Ellis will be a pedestrian-friendly, connected, planned development. A Village Center with commercial and office/professional uses will be located adjacent to the proposed Aquatic Park and will serve as the focal point of community activities. These uses will all be within walking distance of each other. The plan is also designed to accommodate a multimodal transit hub (Transit Center), with ACE train and Tracer bus service and commercial space in the event such a use becomes desirable and feasible. Ancillary and low-intensity commercial uses are included as well.

The Ellis Specific Plan (ESP) pertains to a 321-acre parcel primarily identified as Traditional Residential–Ellis (TR-Ellis) in the City of Tracy General Plan. The area is located between Lammers Road and Corral Hollow Road along the north side of the Union Pacific rail line.

Figure 1.1 The Vision for Ellis

NOTE: This page was replaced by the introduction written by the City of Tracy.

Figure 1.2 View of the proposed Aquatic Park

Drawing from the City's past and looking to the City's future, the Ellis project represents an opportunity for the City of Tracy to bring back a piece of its history and create an integrated addition to the community based on the *Community Character Element* of the City of Tracy General Plan.

In order to achieve this vision for Ellis, the ESP establishes a context for the orderly and efficient development of the project area. The purpose of the ESP is threefold:

- To fulfill the vision, implement the principles, and meet the intent of the statistical profile for land uses for TR-Ellis set forth in the General Plan;
- To set forth the community character and imagery envisioned for Ellis and to define the supporting development standards and design guidelines which will be necessary to achieve the Ellis vision; and
- To incorporate the goals and objectives of the *Community Character Element* of the General Plan.

1.2 ASSUMPTIONS, PRINCIPLES, AND OBJECTIVES

A set of assumptions and principles has been identified to establish a planning context for the ESP. These assumptions and principles form the basis for developing project objectives, which in turn create the framework for the ESP.

1.2.1 Assumptions

The ESP has been developed based upon the following assumptions:

- The General Plan identifies the Ellis Specific Plan Area as primarily TR-Ellis, a portion of the previously approved South Schulte Specific Plan area.
- The ESP will use a Revised Environmental Impact Report (Revised EIR) under CEQA as its environmental compliance.
- The development standards and design guidelines within the ESP will be tailored to achieve the Ellis community vision.

Figure 1.3 Pedestrian-oriented spaces create a hometown feel.

Figure 1.4 View of the Ellis site

NOTE: This page was replaced by the introduction written by the City of Tracy.

- The ESP will incorporate the goals and objectives of the *Community Character Element* of the City of Tracy General Plan which provides a vision for how development should look, feel, and function in an effort to maintain the City of Tracy's unique character and sense of place.

1.2.2 Guiding Principles

Principles that have guided the development of the ESP include:

- Develop and implement the Master Plan in a way that allows Ellis to become a unique community with a distinct character and style.
- Create the Village Center area as an integrated, multi-use village center. The Village Center shall promote businesses that are small, local, and neighborhood-serving. The scale of the Village Center shall be complementary to the existing downtown of Tracy.
- Base development guidelines on the precedents found in traditional towns of northern California to ensure that Ellis becomes a place of memorable beauty and lasting urban quality.

1.2.3 Objectives

The following objectives have been identified for the project and have guided preparation of the ESP and its implementation program:

Figure 1.6 View of the multi-use Village Center

Figure 1.5 Front porches create a sense of community.

- Provide a mix of housing options, including single-family and multi-family dwellings, to help assure the economic feasibility of the development, provide for a mix of housing options in terms of affordability, and provide a varied urban form.
- Create a range of job and economic development opportunities for local individuals and business enterprises, particularly for residents and businesses located in the City of Tracy.
- Provide a mix of commercial, office/professional, institutional, recreational, and residential uses in close proximity, and at the maximum density feasible within ranges established by the General Plan, in order to create an appealing walkable urban environment served by transit that addresses the concepts and practices of sustainability and smart growth, especially in the Village Center.
- Create new public recreational and public open spaces.
- Utilize a variety of architectural styles for all land uses.
- Create a series of neighborhoods with a unique identity that is compatible, but distinguishable, from other areas in the City of Tracy.
- Construct a project that will maintain the Surland Companies' strong reputation in the community for high quality development.

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Figure 1.7 Landscaped, pedestrian-friendly streets create memorable places (Highland Avenue, Tracy).

1.3 PROJECT DESCRIPTION

The Ellis project creates a residential village with a Village Center and proposed Aquatic Park. The ESP includes a comprehensive land use plan for the development of approximately 321 acres. The ESP includes a mix of residential, commercial, office/professional, institutional, and recreational uses. The plan will accommodate a maximum of 2,250 residential units (minimum 1,000 units) not including secondary residential units; 140,000 square feet of retail, civic, and office use in the Village Center; 430,000 square feet of self-storage and storage of boats and recreational vehicles (passive uses); and 40,000 square feet of office uses in the limited use area; and, consistent with City requirements, approximately 4 acres per 1,000 people of parks. The plan consists of four basic design components: the Village Center, Aquatic Park, Neighborhoods, and Neighborhood Parks.

Village Center

The Village Center is a focal point of community activity and is designed to accommodate a mix of retail, office, and residential uses. Retail services that are envisioned will be primarily neighborhood-serving.

Family-Oriented Aquatic Park

The proposed Aquatic Park is a family-friendly recreation destination for the City of Tracy serving as a Community Park. The facility may include a competition pool, recreation pool, sprayground, water slide, wet play structure, lazy river, and flow rider, along with support facilities such as showers, locker rooms, and a ticket area.

Neighborhoods

The plan contains a series of compact, well-organized, pedestrian-friendly neighborhoods, linked by a comprehensive system of local streets, and pedestrian and bicycle paths. Residential areas within neighborhoods include a diverse mix of housing types.

Neighborhood Parks

Public space is fundamental to the ESP. A variety of parks are designed to serve a mix of recreational needs essential to the daily life of residents. In addition, parks serve as important spaces that organize and unite each of the residential neighborhoods.

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1.4 SPECIFIC PLAN AUTHORIZATION

1.4.1 State Authority

Specific Plans are authorized by Section 65450 et seq. of the California Government Code.

As set forth in the Government Code, Specific Plans must contain the information outlined below. The location of this information in the ESP is shown in bold following each item.

- The distribution, location, and extent of the uses of land within the area covered by the ESP. **(Section 3: Land Use and Development Standards and Section 4: Infrastructure)**
- The proposed distribution, location, and extent of major components of public and private transportation, wastewater conveyance, water drainage, solid waste disposal, energy, and other essential facilities needed to support the land uses proposed in the ESP. **(Section 4: Infrastructure)**
- Standards and Criteria by which development will proceed and standards of conservation, development, and utilization of natural resources. **(Section 3: Land Use and Development Standards and Appendix A: Ellis Pattern Book)**
- A program of implementation measures including development regulation, capital improvements, public works projects, and financing measures. **(Section 3: Land Use and Development Standards and Section 5: Infrastructure Funding and Phasing)**

The ESP has two appendices:

- **Appendix A**
  Ellis Pattern Book: Urban Design Associates
- **Appendix B**
  Ellis Additional Landscape Features/Character Elements And Sign Program: Gates+Associates
  (Appendix B: Ellis Sign Program)

1.4.2 City of Tracy Authority

Under Section 10.20.010 Authority for Specific Plans of the Tracy Municipal Code under the California Planning and Zoning Law, the City Council is authorized to prepare, adopt and implement a Specific Plan for any area covered by the City of Tracy General Plan. (Gov't Code 65450 and following. This includes areas within the City boundaries, the City's sphere of influence, or the General Plan planning area. (Ord. No. 1126, § 1, 11-18-2008) …As set forth in the General Plan, the Ellis Specific Plan's General Plan designation is TR-Ellis. "The Traditional Residential-Ellis (TR-Ellis) designation applies to the Ellis Specific Plan, which is located at the northwest corner of Corral Hollow and Linne Road, and consists of Traditional Residential and Commercial land uses for up to 2,250 residential units, including parks and a potential family-oriented Aquatic Park.

1.5 RELATIONSHIP TO OTHER PLANS

As set forth in greater detail herein, this Specific Plan fulfills the goals, objectives, and policies of the General Plan. It is also consistent with the San Joaquin County Airport Land Use Plan, and the 1998 Master Plan for the Tracy Municipal Airport. The ESP contains considerable detail related to the regulations and guidelines required to implement the vision of a new community at Ellis.

1.5.1 City of Tracy General Plan

The General Plan was adopted by the City Council in July 2006 and amended in February 2011. The Traditional Residential-Ellis (TR-Ellis) Designation covers approximately 260 gross acres and shall include between 1,000 and 2,250 total residential units, for an overall site density of between 4 and 9 units per gross acre in accordance with the General Plan. In a departure from the previous General Plan adopted in 1993, the General Plan envisions that the City will preserve its 'hometown feel' by creating residential neighborhoods with a sense of place that are diverse, attractive, safe, walkable, and affordable. In pursuit

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of this vision, the updated General Plan contains an extensive *Community Character Element*. It is a primary objective of the ESP not only to comply with the General Plan, but also to become a project for the implementation of the General Plan with its *Community Character Element*.

As noted in Section 1.1, one of the purposes of the ESP is to fulfill the vision, implement the principles, and comply with the criteria for land uses for TR-Ellis set forth in the General Plan.

The General Plan states that the TR-Ellis Designation is to provide guidance regarding the vision and mix of land uses while allowing flexibility in the location of land uses to provide for the mixing of housing.

The ESP residential land use designations are consistent with the General Plan land use designations. The Traditional Residential-Ellis (TR-Ellis) Designation covers approximately 260 gross acres and includes between 1,000 and 2,250 total residential units, for an overall site density of between 4 and 9 units per gross acre in accordance with the General Plan. The ESP includes a Village Center as outlined in the General Plan and provides for the required park acreage.

1.5.2 City of Tracy Infrastructure Master Plans

The City is in the process of updating its master plans for water, wastewater, storm water, and roads to be consistent with, and to implement, the General Plan. The ESP implementation includes a Finance and Implementation Plan (FIP) that establishes the project's fair share of development impact fees, and addresses the infrastructure needs of the Ellis community in such a manner as to correspond to the infrastructure master plans under development to the extent practicable. Because the ESP was developed prior to the new infrastructure master plans, the proponents of this ESP worked closely with the City to ensure that the ESP's implementation would be incorporated in the baseline assumptions of the infrastructure master plans under development.

1.5.3 County and City Airport Plans

The Tracy Municipal Airport is located to the southeast of the Ellis community. Land uses within certain zones in the vicinity of the airport are regulated by the San Joaquin County Airport Land Use Commission (ALUC). The San Joaquin Council of Governments serves as the ALUC and has adopted the San Joaquin County Airport Land Use Plan, the latest version of which was adopted in 2009. In 1998, the City of Tracy adopted the Master Plan for the Tracy Municipal Airport (Tracy Airport Master Plan).

It is a policy of the *Safety Element* of the General Plan that new development be consistent with the County and City plans. As set forth in greater detail herein, the ESP complies with all applicable sections of the City of Tracy Airport Master Plan and is in compliance with the San Joaquin County Airport Land Use Plan.

1.5.4 Zoning

This document serves as the zoning document for the property contemplated within the ESP area.

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ELLIS SPECIFIC PLAN ZONING SUMMARY

LAND USE DESIGNATION	GROSS ACRES	UNITS / GROSS ACRES***	RANGE OF UNITS ALLOWED / MAXIMUM NON-RESIDENTIAL SF
Residential Estate	17	*****	1 to 9.4*****
Residential Mixed*	260	4 to 9	1,000 to 2,250
Village Center*	14	0 to ~~9~~ 25	0 to 50 units/ 140,000 sf ******
Limited Use*	30	NA	430,000 sf of self-storage 40,000 sf of office****
Total	**321**		**ESP includes 1,000 and maximum of 2,250 residential units ** and 180,000 SF non-residential**

* Acres for public rights-of-way, parks, and special landscape features are included within Gross Acres Calculations designations

** Not including secondary residential units

*** Units per gross acre is to be calculated less Aquatic Park, School Site, Outer Approach Zone, and Pipeline encumbered acres

**** 430,000 square feet of self-storage and boats and recreational vehicles (passive uses) and 40,000 square feet of office uses, subject to ALUCP restrictions

***** Development is limited in the 2009 ALUCP Outer Approach/Departure Zone to 1 residential unit per 5 acres, which equates to a maximum of 9.4 residential units based on 47 total acres in the Outer Approach/Departure Zone.

****** The total traffic count generated by the Village Center will not exceed that of 140,000 sf of non-residential and 50 units of residential without additional traffic analysis.

Note Consistent with City requirements, the ESP includes a park dedication of 4 acres per 1,000 people. Ellis will feature 3 park acres per 1,000 population generated of Neighborhood Parks and 1 park acre per 1,000 population generated of Community Parks (4 park acres per 1,000 population generated total).

Table 1.1 ESP Zoning Summary

NOTE: This page was replaced by the introduction written by the City of Tracy.

1.6 PLAN ADOPTION

This ESP is intended to be adopted by City Council as an ordinance of the City of Tracy establishing a Specific Plan Zone over the Ellis Specific Plan Area. Specific Plan zoning is authorized by California Government Code Sections 65450 et seq. and Section 10.20, Specific Plans, of the Tracy Municipal Code provides for Specific Plan zoning. Upon adoption of the ESP, the Plan Area will be located within the sphere of influence of the City, but outside of the City boundaries. The Specific Plan zoning will therefore constitute 'pre-zoning' within the meaning of Section 10.20.040 of the Tracy Municipal Code and will automatically become the zoning of the property upon annexation of the Ellis Specific Plan Area to the City.

1.7 CEQA COMPLIANCE

Adoption or amendment of a specific plan constitutes a project under the California Environmental Quality Act (CEQA). An Revised Environmental Impact Report (Revised EIR) was prepared in accordance with CEQA to analyze the potential environmental impacts of the proposed Ellis development. The Revised EIR was prepared in conjunction with the development of the ESP, and mitigation measures were incorporated into the Plan as potential impacts were identified. The Revised EIR addresses the environmental impacts associated with the ESP, the development of specified off-site infrastructure facilities, the adoption of a General Plan amendment, annexation of the Ellis Specific Plan Area into the City, construction of the project, and the impacts of the built-out community. The project site, its background, and details of the project are described within the body of this Specific Plan.

1.8 HOW TO USE THE ESP AND PATTERN BOOK

Upon adoption, the ESP will serve as a regulatory tool in the development of Ellis. It is a document to be used by designers, developers, builders, planners, and regulators. The ESP incorporates a Pattern Book (Appendix A) that sets forth standards for the development of buildings on lots. Together, the ESP with the Pattern Book comprise the administrative document governing the development of the Ellis community. The body of the ESP generally governs horizontal development of lots with their land uses, parks, public landscaping, roads, and utilities; the Pattern Book generally governs the vertical development on established lots, including the placement of buildings on lots and the exterior architecture of buildings. Section 6: Plan Review describes the process of developing the Ellis community using the ESP and the Pattern Book, from site design through building permit.

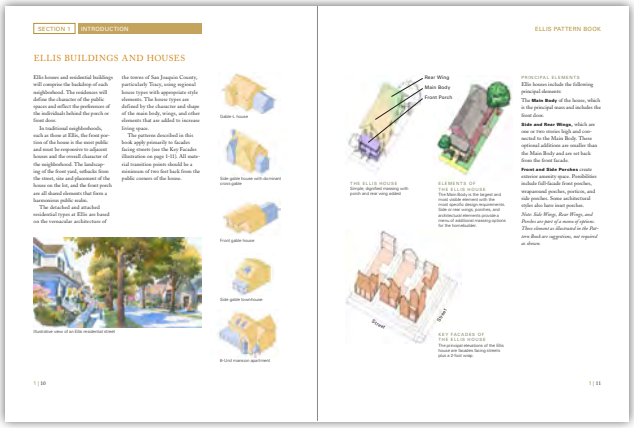

Figure 1.8 Example page from the Ellis Pattern Book (Appendix A)

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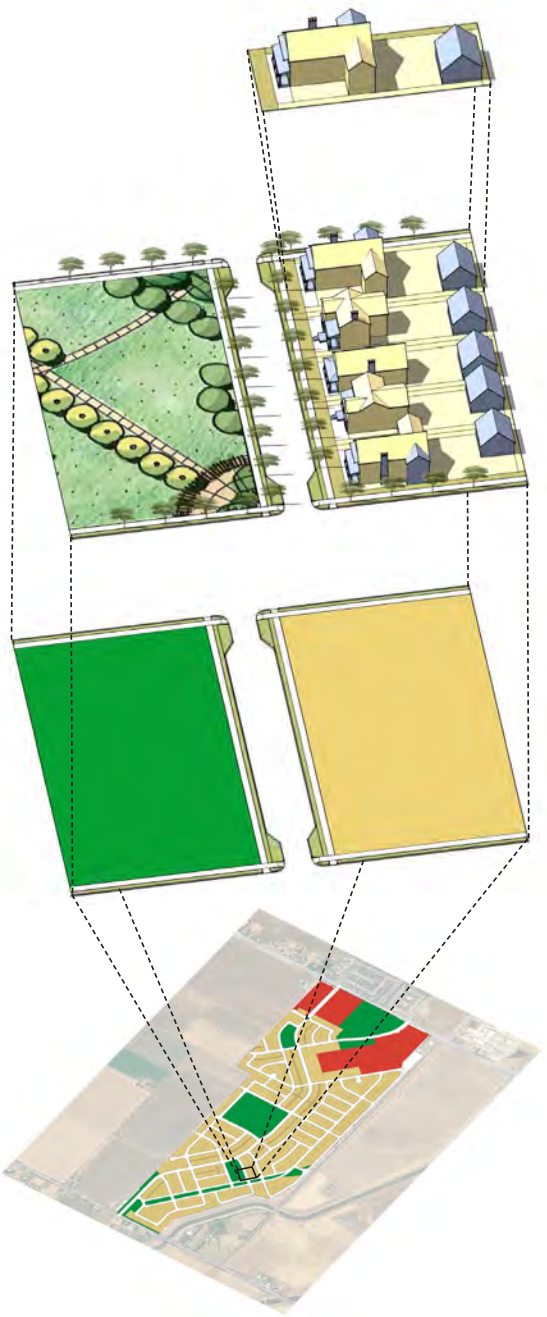

Figure 1.9 From House to Community

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Section 2

Site and Context

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Site and Context

2.1 PROJECT LOCATION

In the general vicinity of a former railroad village, the ESP consists of a 321-acre portion of the former South Schulte Specific Plan area. The Ellis Specific Plan Area is bounded by agricultural land on the north, the Union Pacific Railroad on the south, the Delta Mendota Canal to the southwest, Corral Hollow Road on the east, and Lammers Road on the west. The area was originally settled by railroad workers but has been uninhabited for approximately 130 years since the coaling station that gave rise to the village closed in 1878.

Ellis is situated 60 miles east of San Francisco in the heart of California's Northern San Joaquin Valley. Ellis is adjacent to and contiguous with the Edgewood development within the City of Tracy.

2.2 EXISTING LAND USE

The proposed Ellis Specific Plan Area, defined in the City of Tracy General Plan as TR-Ellis, is partly in agricultural use and largely underdeveloped. A residence and a small tree nursery are located within the site. The parcel is accessible from Lammers Road to the west, which currently dead-ends just north of the Delta Mendota Canal, and Corral Hollow Road to the east.

Figure 2.1 Location Map

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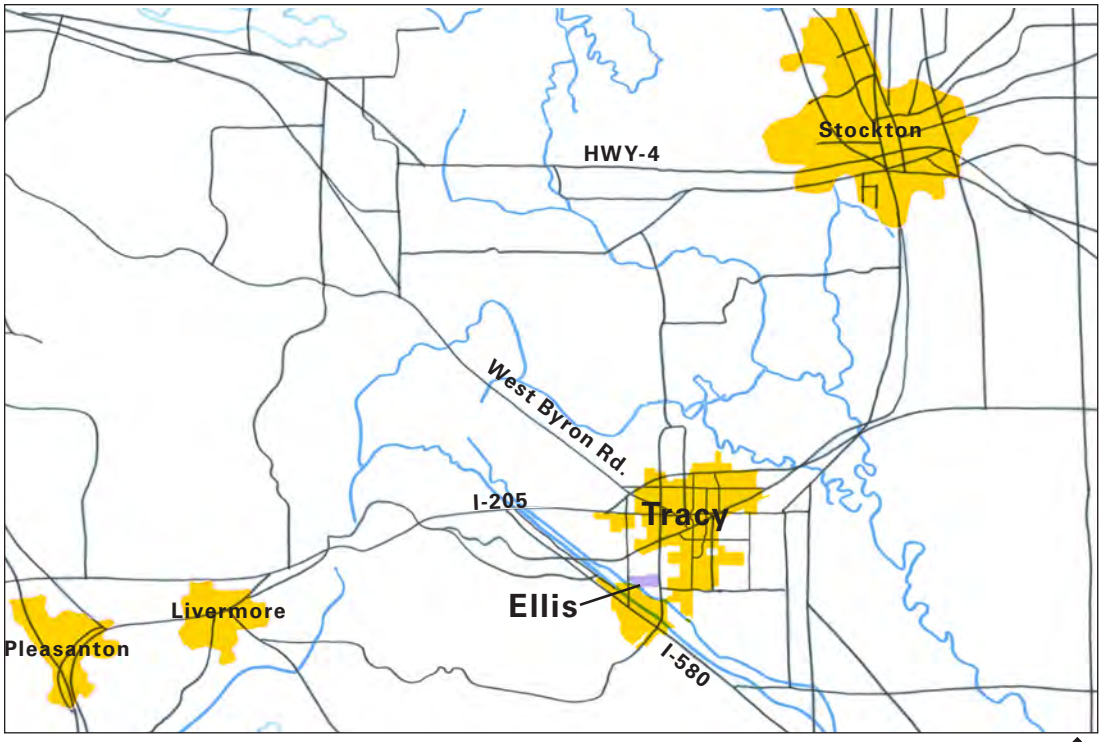

Figure 2.2 Regional Map

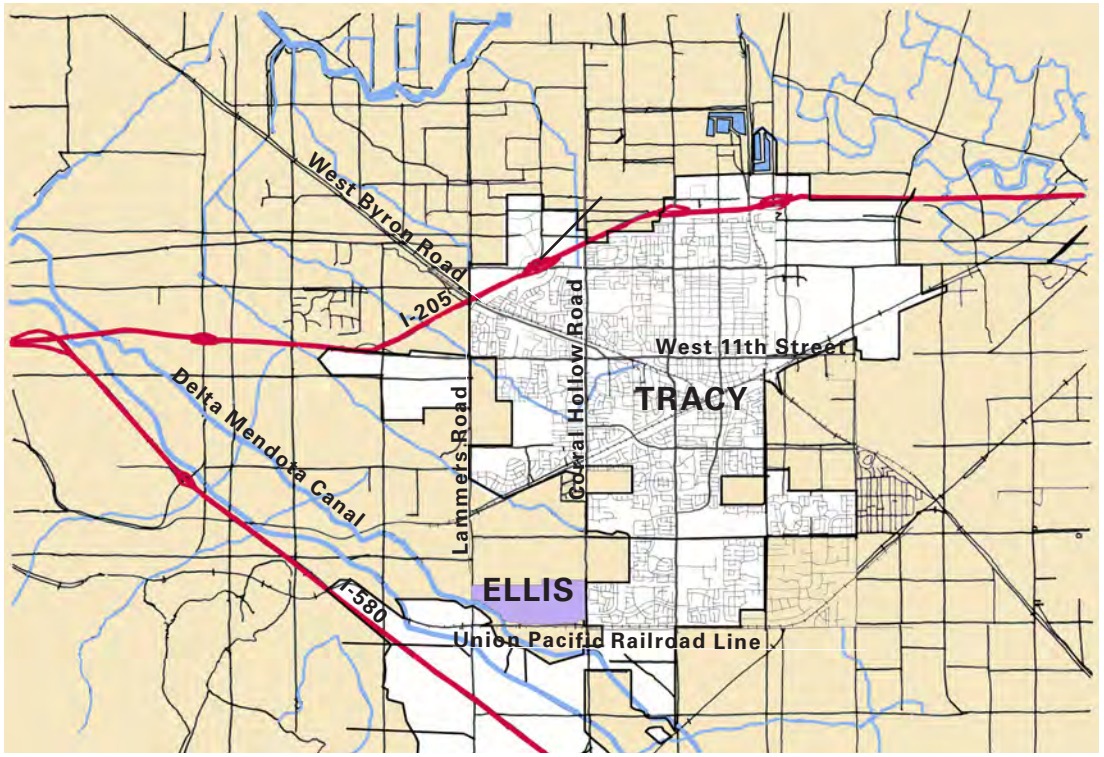

Figure 2.3 Vicinity Map

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Figure 2.4 Ellis Specific Plan Area

Ellis is situated on relatively flat, underutilized lands just north of the Coastal Range, in the heart of the Northern San Joaquin Valley. The parcel is proximate to the interstate highway system, with direct access to San Jose, San Francisco, Stockton, and Los Angeles. An MCI Telecommunications facility (switching station) is located adjacent to the southeastern corner of the Plan Area. Edgewood, a residential development, is located east of (adjacent to) the ESP Area, across Corral Hollow Road. West of the Plan Area, across Lammers Road, the area is characterized by very low-density residential development. South of Linne Road and east of Corral Hollow Road, there are aggregate mining and concrete production operations. The Tracy Municipal Airport is located to the southeast.

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Photo: Images of America: Tracy

Figure 2.5 Photo of the Independent Order of Odd Fellows, the first fraternal organization in the area, established in September 1870.

2.3 HISTORIC CONTEXT

Ellis was settled in approximately 1869 following the establishment of a rail line that ran from Sacramento, through the City of Stockton, the present City of Tracy, over the Altamont Pass, through the Niles Canyon, and then by ferry service to San Francisco.

Due to the volume of business being handled on the rail line, a coaling station was established at the foot of the grade rising to the Altamont Pass that passed through the Livermore Hills. The new station was called Ellis. Ellis became home to telegraph operators, railroad employees and their families, and consisted of about forty buildings by 1870. The new residents of Ellis quickly established several social organizations and religious congregations.

The settlement of Ellis was brief, however. In 1878, construction began on a new rail line from Oakland, through Port Costa and Martinez, to connect with the Central Pacific Railroad east of the Livermore Hills. The connection between the two railroads was located at a point three miles east of Ellis, where the Tracy station began to develop. The railroad owners saw no need to keep open the coaling station in Ellis. Some of the families moved back to Lathrop while others moved toward the new station at Tracy, the new town. Along with the families, many of the buildings from Ellis were moved to Tracy. The schools, social organizations, and religious congregations that the residents of Ellis had established continued to exist and grow in Tracy as well. Upon the demise of Ellis, Tracy became the new center of Tulare Township.

Photo: Images of America: Tracy

Figure 2.7 The San Joaquin Hotel moved from site vicinity to Tracy.

Photo: Images of America: Tracy

Figure 2.6 Willow Schoolhouse opened in the Ellis District in 1867.

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Photo: Images of America: Tracy

Figure 2.8 Fabian and Co. was one of the first businesses near Ellis.

Unfortunately, a series of devastating fires destroyed most of the buildings moved from the original coaling station to the new town. Some historical photos exist of several of the original buildings moved from Ellis to their new site in Tracy. Among these were a schoolhouse, three hotels, and a few small businesses. Even though the original site of Ellis is barren now, its short-lived history was the beginning of a longer history for the City of Tracy.

2.4 DESCRIPTION OF SITE /SITE ANALYSIS

2.4.1 Biological Considerations

The Ellis Specific Plan Area falls within the purview of the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) developed by the San Joaquin Council of Governments.

The developer will work with the City to implement the SJMSCP as it relates to the Ellis Specific Plan Area. There are no wetlands within the ESP boundary. A Phase I Assessment has been completed and no environmental contamination was found.

2.4.2 Cultural History

The first inhabitants of the San Joaquin Valley were Native Americans. Like other native Californians, the Yokuts were displaced by settlers that came with the development associated with railroad construction throughout California.

2.4.3 Land Form

The site is partially bounded to the south by the Delta Mendota Canal, which supplies water to the Central Valley. The site area is currently characterized by open fields on a relatively flat agricultural plain. The Union Pacific Railroad is elevated at the southwest corner of the site.

2.4.4 Geology

Ellis is located within the relatively monolithic Central Valley geologic region, which is dominated by Cenozoic nonmarine (continental) sedimentary rocks and alluvial deposits. The entire County of San Joaquin is excluded from the fault zones identified under the Alquist-Priolo Earthquake Fault Zone Act and the entire northern portion of the Central Valley is generally outside of any region of significant seismic activity.

Photo: Images of America: Tracy

Figure 2.9 Castle Hotel moved from the Ellis vicinity to Tracy in 1878.

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Section 3

Land Use and Development Standards

Land Use and Development Standards

Figure 3.1 The Ellis Village Center

3.1 LAND USE CONCEPT

The proposed project is a comprehensive land use plan (Specific Plan per Government Code Section 65450 et seq.) for the development of approximately 321 acres primarily defined in the City of Tracy General Plan as TR-Ellis (Figure 3.2). The ESP includes a broad mix of residential housing types and densities, neighborhood parks, a Village Center, ancillary and low intensity commercial uses, and an opportunity to include a Family-Oriented Aquatic Park (Aquatic Park) serving as a Community Park. A multimodal transit hub (Transit Center), with ACE train and Tracer bus service will be incorporated in the event such a use becomes desirable and feasible.

The plan will accommodate a minimum of 1,000 to a maximum of 2,250 residential units, not including secondary residential units; 180,000 square feet of retail, civic, office, and other commercial uses; 430,000 square feet of self-storage and boats and recreational vehicles (passive uses); and, consistent with City requirements, 4 acres per 1,000 people of parks.

The ESP includes 1,000 to 2,250 residences (as noted above) to be built on 321 gross acres. The overall site density will be between 4 and 9 units per gross acre.

Three residential neighborhoods, the Village Neighborhood, Garden Neighborhood, and Town & Country Neighborhood, will comprise Ellis (Figure 3.3). Each neighborhood will have its own distinct sense of place, reinforcing the General Plan goal of creating a hometown feel. All neighborhoods will have a grid of pedestrian-scaled streets. A system of neighborhood parks will be integrated into the residential street grid.

Blocks are sized to support a mix of housing types all designed to meet a wide range of income and family needs. When completed, the three neighborhoods will include a spectrum of housing opportunities and neighborhood parks.

The community will be constructed using traditional neighborhood design principles, creating a pedestrian-friendly network of streets and parks. In certain cases, garages will be kept off the street and will be accessed by way of rear driving lanes, also known as alleys. The architecture of all buildings will represent a number of residential styles historically popular in the Tracy region.

The Ellis Pattern Book (architectural and site design guidelines) was created to guide the design of all buildings (see Appendix A). This document calls for a mix of regional vernacular architectural styles such as: Craftsman, Farmhouse Victorian, Colonial Revival, European Country, Mediterranean Revival, and Spanish Colonial.

A system of parks will provide the community with both active and passive recreation opportunities. Generally, parks range in character from urban to rural, and in use from active to passive. These amenities vary in scale and are designed to provide a sense of place.

All of the streets will be publicly owned and maintained. These streets will be built to the standards established by the ESP.

Table 3.1 on page 6 of this section provides a summary of the proposed land use designations at Ellis.

3.2 LAND USE PLAN

3.2.1 General Description

The General Plan Land Use Designation for the residential uses in the ESP area is primarily Traditional Residential-Ellis (TR-Ellis), depicted in the General Plan Land Use Designations (Figure 3.4). The ESP Zoning Summary (Figure 3.6) illustrates the general location and relationship of all the primary land use areas. This Land Use Designations diagram will serve as the main reference and guideline for all future planning work and implementation activities in the Specific Plan Area.

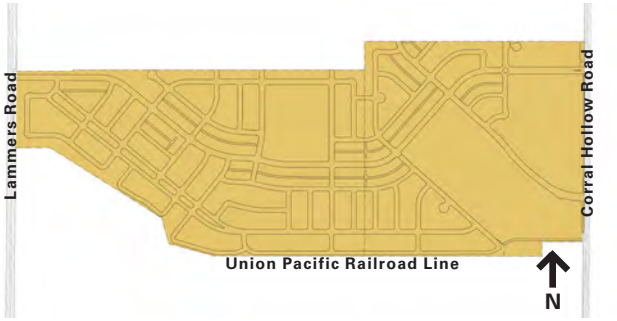

Figure 3.2 Ellis Property Boundary, 321 Acres

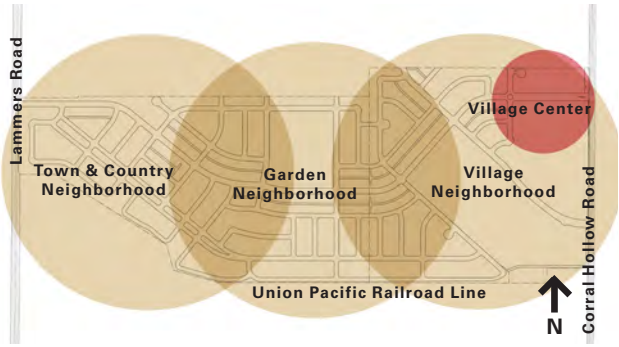

Figure 3.3 Ellis' three neighborhoods and Village Center

The ESP proposes a residential community that will provide a wide variety of housing types and lifestyle choices. Residential is the predominant land use. The residential land uses will be supported by parks, commercial uses, and a mixed-use Village Center.

All residential units are planned at a low to high density to facilitate the construction of a broad range of housing types.

The ESP and the Pattern Book provide the development regulations for Ellis. Development topics not covered by the ESP or the Pattern Book are regulated by Title 10 of the Tracy Municipal Code (TMC) or other City standards as applicable (See Section 6.7 of the ESP).

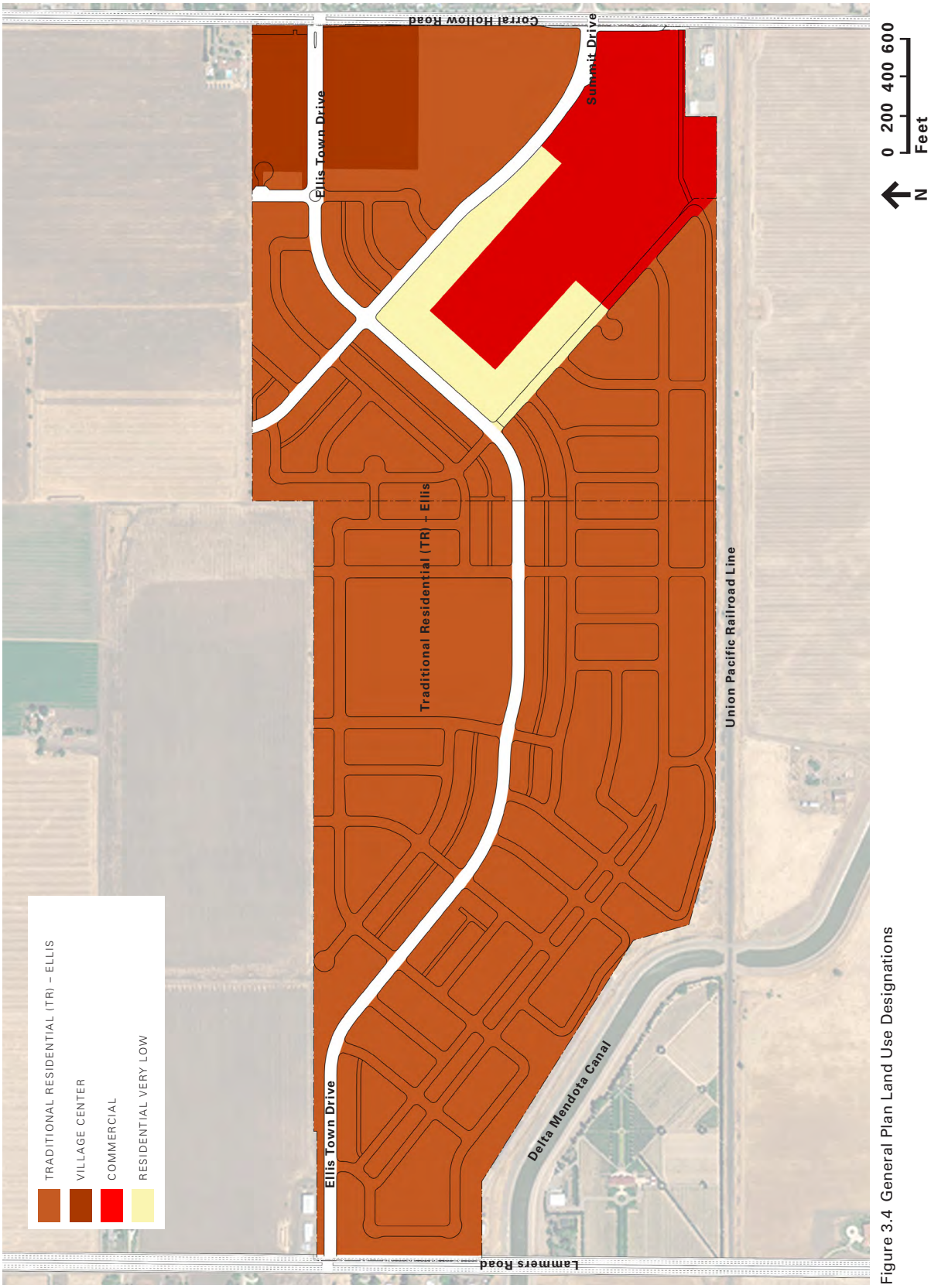

Figure 3.4 General Plan Land Use Designations

Figure 3.5 Illustration of Ellis neighborhood

3.2.2 Residential Land Use

The goal of mixing residential densities is to provide a range of housing choices to the residents of Tracy. The Ellis community will be characterized by three residential neighborhoods: the Village Neighborhood, Garden Neighborhood, and Town & Country Neighborhood. The Village Center will be built out over time in response to market demand.

The primary Residential Land Use Designation for Ellis is Traditional Residential–Ellis (TR-Ellis). Per the General Plan, TR areas consist of a mix of residential densities and housing types reminiscent of traditional neighborhoods, ranging from single-family detached housing to attached medium and high density housing types, sometimes adjacent to (or above) retail, commercial, or other compatible uses. TR allows a mix of a wider range of housing types, lot sizes, and density ranges compared with typical Residential Very Low (RVL), Residential Low (RL), Residential Medium (RM), and Residential High (RH).

Residential Mixed

The primary zoning for Ellis is Residential Mixed. Consistent with TR-Ellis, Residential Mixed requires lot types to be intermixed. The resulting community character will project a "hometown feel," including moderate building setbacks, variety in house size, sitting porches, and a mix of architectural styles. Lot types range from narrow lots to wide lots. The exact location of each lot type shall be established at the time of Tentative Map approval, based on the mixing criteria in the ESP and Pattern Book. These mixing criteria are documented in Residential Lot Type Diversity (Section 3.5.16). Zoning standards are documented in the Pattern Book. For development standards not addressed by the ESP for the area designated Residential Mixed, the requirements applicable to the Medium Density Cluster Zone (MDC) in the Tracy Municipal Code shall apply.

Residential Estate

In addition to Residential Mixed, Ellis has an area (approximately 17 acres) that is designated Residential Estate. The vision for the Residential Estate area is to have 9 large lots each ranging in size from approximately one to two acres. The General Plan designation for this area is Residential Very Low, which has a density range of 0.1 to 2.0 dwelling units per gross acre. The area designated Residential Estate is limited by the San Joaquin County Airport Land Use Plan (ALUCP) Outer Approach/Departure Zone to a maximum of 9 residential units.

Zoning standards shall be associated with the Residential Estate lot type documented in the Pattern Book. For any development standards not addressed by the ESP for the area designated Residential Estate, the requirements applicable to the Residential Estate Zone in the Tracy Municipal Code shall apply.

Housing Diversity by Design

All residential land uses are planned around a concept known as 'diversity by design.' Diversity by design is achieved by emphasizing a variety of housing types and sizes, classic architecture in simple forms, wonderful public space, and walkable access to parks. Diversity is thus accomplished without sacrificing the kinds of amenities that today's homebuyers and renters desire.

Blocks in Ellis are sized to support a mix of housing types all designed to meet a wide range of income and family needs. When completed, Ellis will have a spectrum of housing opportunities.

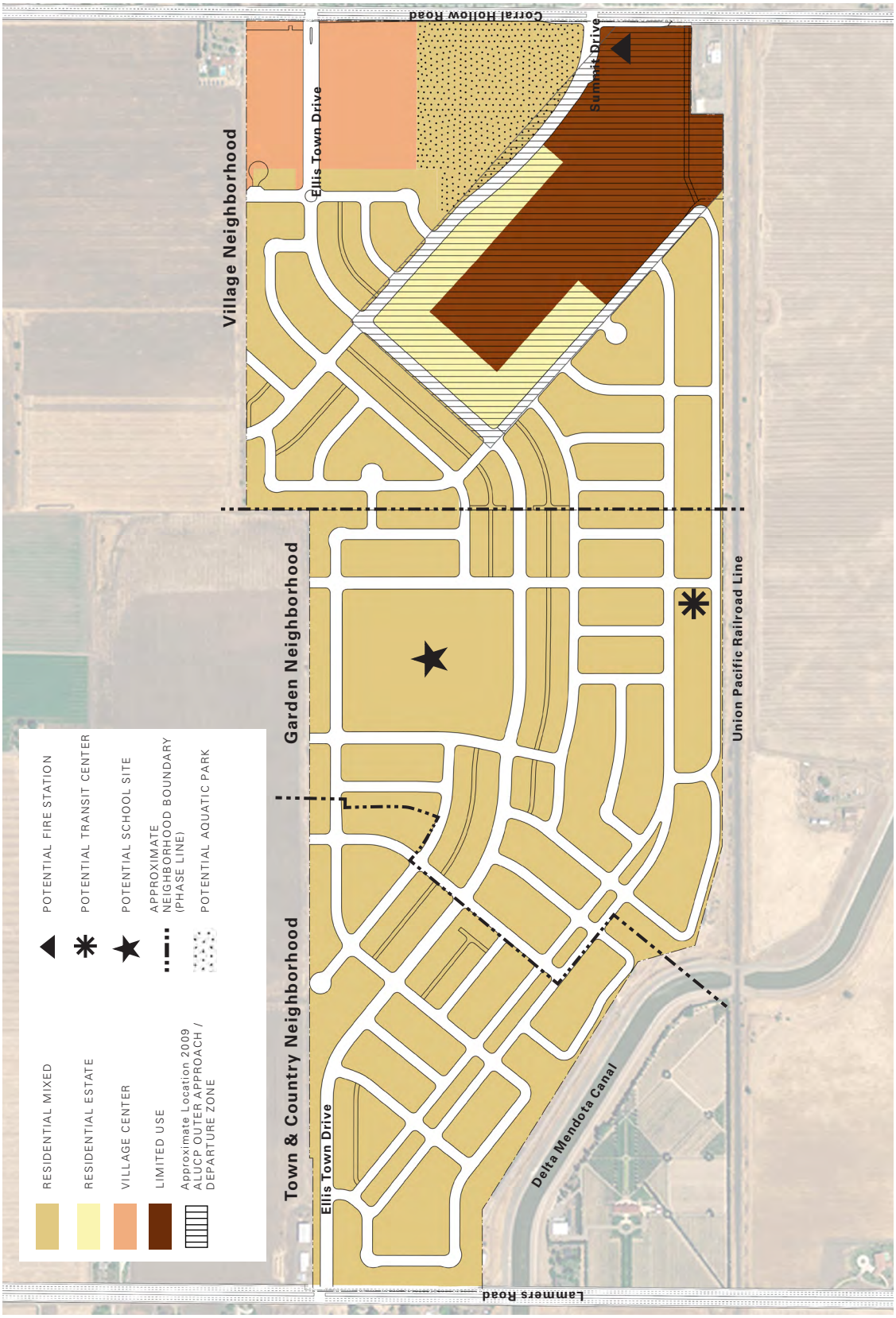

Figure 3.6 ESP Zoning
Note 1: Pursuant to the City of Tracy General Plan, parks and special landscape features are allowed within residential land use designations. For an illustration showing the prescribed location of parks and special landscape features, see Section 4, Figure 4.55.
Note 2: Pursuant to the City of Tracy General Plan, lanes are allowed within residential land use designations. The precise location of such facilities will be determined upon the approval of detailed plans. Diagrams in the ESP are illustrative and not intended to indicate the percent or location of lane loaded lots. In general, lanes are encouraged parallel to higher traffic interior streets and along view corridors.

ELLIS SPECIFIC PLAN ZONING SUMMARY

LAND USE DESIGNATION	GROSS ACRES	UNITS / GROSS ACRES***	RANGE OF UNITS ALLOWED / MAXIMUM NON-RESIDENTIAL SF
Residential Estate	17	*****	1 to 9.4*****
Residential Mixed*	260	4 to 9	1,000 to 2,250
Village Center*	14	0 to 9 25	0 to 50 units/ 140,000 sf ******
Limited Use*	30	NA	430,000 sf of self-storage 40,000 sf of office****
Total	**321**		**ESP includes 1,000 and maximum of 2,250 residential units ** and 180,000 SF non-residential**

* Acres for public rights-of-way, parks, and special landscape features are included within Gross Acres Calculations designations

** Not including secondary residential units

*** Units per gross acre is to be calculated less Aquatic Park, School Site, Outer Approach Zone, and Pipeline encumbered acres

**** 430,000 square feet of self-storage and boats and recreational vehicles (passive uses) and 40,000 square feet of office uses, subject to ALUCP restrictions

***** Development is limited in the 2009 ALUCP Outer Approach/Departure Zone to 1 residential unit per 5 acres, which equates to a maximum of 9.4 residential units based on 47 total acres in the Outer Approach/Departure Zone.

******The total traffic count generated by the Village Center will not exceed that of 140,000 sf of non-residential and 50 units of residential without additional traffic analysis.

Note Consistent with City requirements, the ESP includes a park dedication of 4 acres per 1,000 people. Ellis will feature 3 park acres per 1,000 population generated of Neighborhood Parks and 1 park acre per 1,000 population generated of Community Parks (4 park acres per 1,000 population generated total).

Table 3.1 ESP Zoning Summary

3.2.3 Village Center

Permitted uses for the Village Center are described in Section 3.5.2 and listed in Table 3.3. The plan will accommodate up to 140,000 square feet of non-residential uses in the Village Center, as well as up to 50 high-density residential units, possibly in a mixed-use configuration with residential over commercial. Residential units in the Village Center may be apartments, townhouses, condominiums, and/or live/work units (see Section 3.5.2 Permitted Uses).

Access to the Village Center for most vehicles will be by way of Ellis Town Drive. Visitor parking will be on-street and behind shops and connected to Ellis Town Drive via pathways. Sidewalks will link the Village Center directly to adjacent residential neighborhoods and the bikeway network.

Zoning standards for the Village Center shall be as documented in the Pattern Book. For any development standards not addressed by the ESP for the area designated Village Center, the requirements applicable to the Community Shopping Center Zone in the Tracy Municipal Code shall apply.

3.2.4 Limited Use

The Limited Use designation is intended to allow for up to 40,000 square feet of office uses and business services, and 430,000 square feet of self-storage and storage of boats and recreational vehicles (passive uses), including a unit for Ellis Storage Managers Living Quarters as a part of the Ellis Storage Office, subject to restrictions of the San Joaquin County Airport Land Use Compatibility Plan (ALUCP) Outer Approach/Departure Zone. See Section 3.5.2 Permitted Uses.

Zoning standards for the Limited Use area shall be as documented in the Pattern Book. For any development standards not addressed by the ESP for the area designated as Limited Use, the requirements applicable to the General Highway Commercial Zone in the Tracy Municipal Code shall apply.

Figure 3.7 Illustration of the Village Center

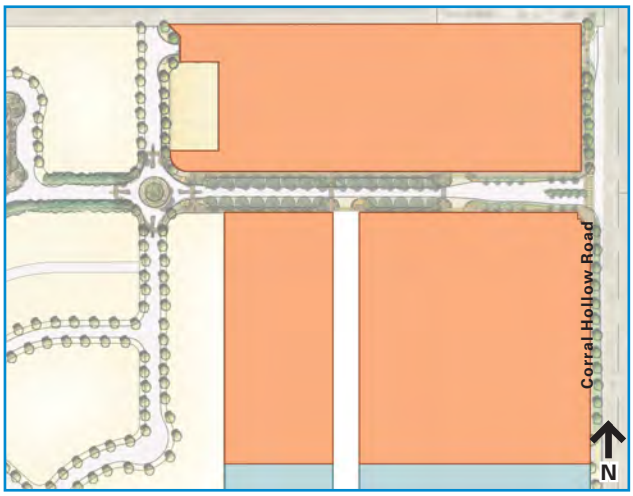

Figure 3.8 Illustrative Plan of the Village Center

3.2.5 Public Facilities

A minimum of 4 acres per 1,000 people will be dedicated to public use as parks based on 3.21 residents per residential unit (see Table 3.1). A description of all of the public facilities, public uses, and associated land use designations for Ellis follows.

POLICE: The Tracy Police Department will serve Ellis.

FIRE: The South County Fire Authority will serve Ellis.

TRANSIT CENTER: The ACE Train and Tracer bus service may serve Ellis via a multimodal transit hub. The ESP includes a potential 5-acre site along the existing rail line, approximately halfway between Corral Hollow and Lammers Roads within the TR-Ellis area. Uses on this site would include a train stop, bus transfer stop, and commuter parking spaces sufficient to serve the transportation uses.

SCHOOLS: The Jefferson School District and Tracy Unified School District are responsible for providing elementary schools for the residents of Ellis. The construction of a new elementary school may be necessary to serve the residents of Ellis. If the District determines that an elementary school in the Ellis area is necessary, Ellis will provide a potential 12- to 16-acre site for purchase by the District within the ESP boundary.

On-site school drop off loops shall be designed and installed by the school district at the time of school construction. Access drives shall be provided from the streets to serve on-site drop off loops.

PARKS (P): A portion of the ESP Area is reserved for parks. Consistent with City requirements, the ESP includes a park dedication of 4 acres per 1,000 people. Ellis will feature 3 park acres per 1,000 population generated of Neighborhood Parks and 1 park acre per 1,000 population generated of Community Parks (4 park acres per 1,000 population generated total) based on 3.21 residents per residential unit. The Aquatic Park will be used as credit for the Community Park requirement if ~~built~~ the land dedication offer is accepted.

The park system is designed to serve a broad cross-section of residents by providing a diverse mix of active and passive recreational opportunities. It is also designed to be in compliance with the City of Tracy General Plan requirements and State of California's Quimby Act.

The proposed Aquatic Park is an allowable use in Residential Mixed. Uses in the Aquatic Park may include a competition swimming pool, recreation pool, wet play structures, recreational rivers, and support facilities.

Neighborhood parks are also an allowable use in Residential Mixed and Residential Estate. Figure 4.55 shows an illustrative distribution of neighborhood parks including the prescribed location. The precise location of such facilities will be determined upon submittal of detailed plans.

For illustrative descriptions of the parks, see Section 4.6 Parks Network.

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3.4 PHASING

3.4.1 Description of Phases (Neighborhoods)

The Ellis Specific Plan Area is divided into three neighborhoods defined by density, intensity, and character. The neighborhood boundaries, development ideas, and land uses are summarized in this section. In general, each neighborhood approximately represents a phase of development. Development is expected to begin in the respective neighborhoods in the order indicated, but the build-out of the neighborhoods is expected to overlap significantly. The Ellis Pattern Book (Appendix A) provides development standards and design guidance. The neighborhoods described in this section are subject to future refinements as detailed development plans are finalized.

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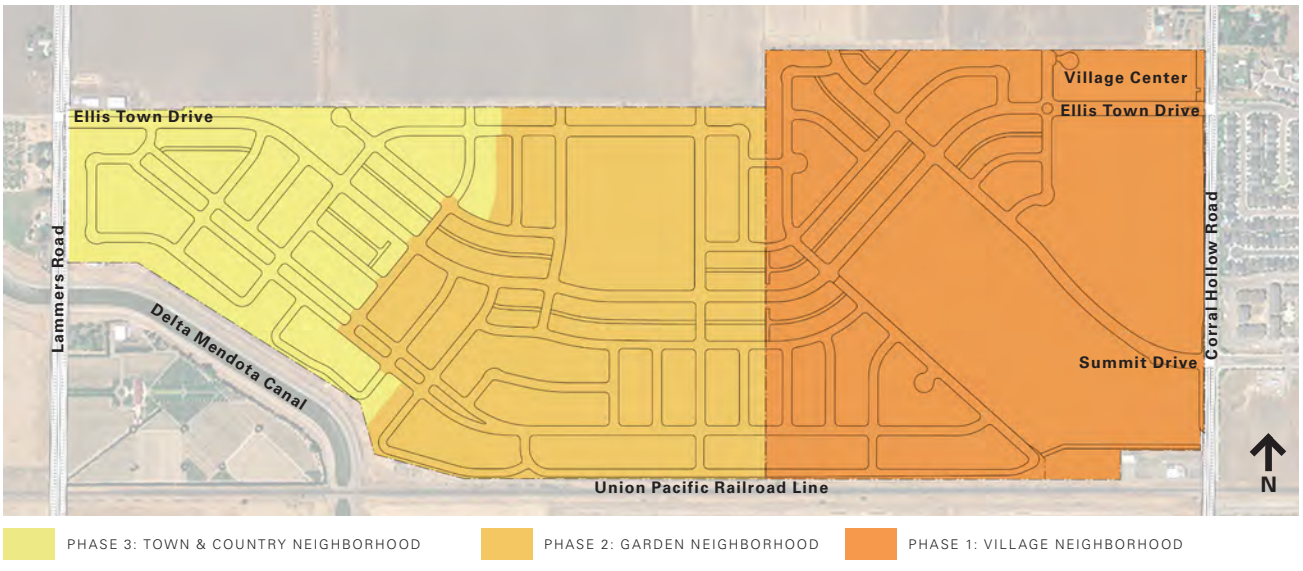

Figure 3.10 Illustrative Phasing Diagram

Figure 3.11 Illustrative View of Village Center

Figure 3.12 Illustrative View of the Village Neighborhood

3.4.2 Village Neighborhood (Phase 1)

General Description

The Village Neighborhood will include the land in the eastern portion of the Plan Area. Phase 1 is adjacent to Corral Hollow Road to the east, the railroad line to the south, Phase 2 to the west, and agricultural land to the north.

The non-residential program will be built out over time in response to market demand.

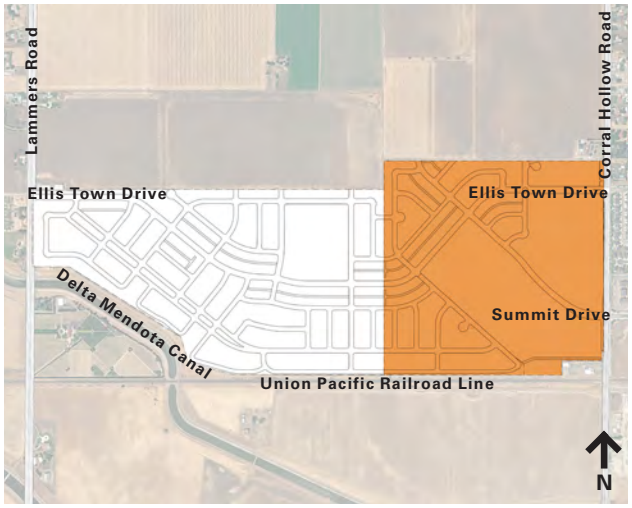

Figure 3.13 Village Neighborhood (Phase 1)

Land Use

This section of the community will contain a mix of uses. The ESP will accommodate up to 140,000 square feet of non-residential space in pedestrian-oriented buildings in the Village Center.

Housing in the Village Center may occur in attached unit types and/or mixed-use or live/work buildings.

The Village Neighborhood may also contain the Aquatic Park. Public parks will be the primary gathering places for Ellis residents and the citizens of Tracy. They will serve as a venue for hosting competitions, community events, concerts, and festivals. Defining elements of the neighborhood include:

- Aquatic Park
- Neighborhood retail
- A mix of residential uses
- Neighborhood parks

Figure 3.14 Illustrative View of the Garden Neighborhood

3.4.3 Garden Neighborhood (Phase 2)

General Description

The Garden Neighborhood will be located in the central portion of the Plan Area. This Phase is adjacent to the Union Pacific Railroad line to the south and agricultural land to the north.

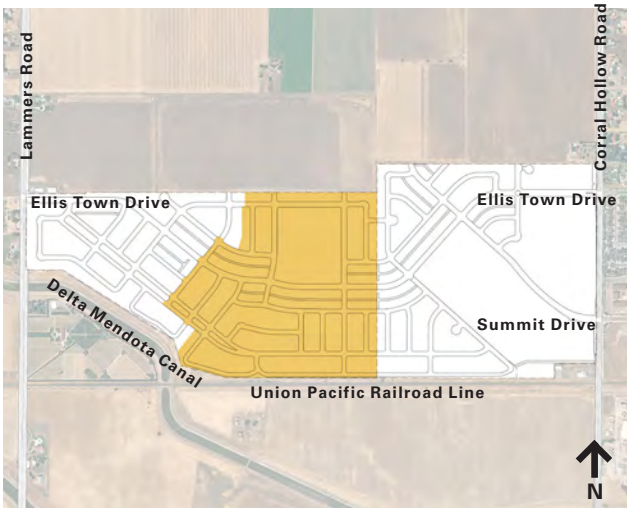

Figure 3.15 Town & Country Neighborhood (Phase 2)

Land Use

The Garden Neighborhood will include a mix of single-family detached unit types. Units will be organized around a series of centrally-located neighborhood parks and connected to the Village Center by community and neighborhood streets, sidewalks, and paths. Supporting uses will include both active and passive recreational uses.

Primary access to the neighborhood will be from the main east-west Community Streets. These streets provide direct connections to Lammers and Corral Hollow Roads. Defining elements of the neighborhood include:

- Interconnected street network
- A mix of housing types and lot sizes
- School site
- Neighborhood park

Figure 3.16 Illustrative View of Town & Country Neighborhood

3.4.4 Town & Country Neighborhood (Phase 3)

General Description

The Town & Country Neighborhood will be located in the western portion of the Plan Area. Phase 3 is defined by Lammers Road to the west, agricultural land to the north, Phase 2 to the east, and the Delta Mendota Canal to the south.

Land Use

The Town & Country Neighborhood will include ~~low-density~~ single-family residential uses adjacent to parks and open spaces.

Primary access to the neighborhood will be from Lammers Road. Defining elements of the neighborhood include:

- ~~Low-density residential~~
- Quiet residential streets
- Rural landscape design
- Neighborhood park

Figure 3.17 Garden Neighborhood (Phase 3)

3.5 GENERAL LAND USE REGULATIONS

3.5.1 Purpose and Applicability

The purpose of this section is to provide land use development standards that apply throughout the Ellis Specific Plan Area. The following sections describe property development standards including permitted uses, height limits, parking, underground utilities, resource conservation measures, sign regulations, fencing, and special landscape requirements. Design guidelines are included in the Ellis Pattern Book (Appendix A). All improvements shall follow the Tracy Municipal Code (TMC) unless specified herein. The permit review process however is described in ESP Section 6: Plan Review.

It is anticipated and understood that, in order to meet the objectives of the *Community Character Element* of the General Plan and fully implement the objective of a mix of housing types, there may be minor variations to both the ESP and Pattern Book as the ESP moves through the implementation process. Any variation other than a minor variation as determined by the Development and Engineering Services Director must receive Planning Commission and City Council review in accordance with the TMC as a Specific Plan Amendment.

3.5.2 Permitted Uses

This section sets forth the uses permitted within each of the land use designations listed below and described in Section 3. 2.

For the purposes of this ESP, all permitted and conditionally permitted uses are described in Table 3.3. All uses listed are permitted by right, except those uses specifically listed as *Conditional*. Conditional uses are defined as those which require special consideration of their impacts on the neighborhood and land uses in the vicinity and/or of their physical organization and design. A conditional use shall obtain Conditional Use Permit (CUP) approval in accordance with the TMC.

All permitted uses are allowed either alone or in combination with any other permitted uses within a parcel. If a proposed use is not explicitly listed below, the Development and Engineering Services Director may determine the use is permitted, conditionally permitted, or prohibited, based on the purpose and intent of this ESP and the proposed use's similarity to the listed uses which are described on the following pages.

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Uses [1]	Village Center	Residential Mixed	Residential Estate	Limited Use
Retail and consumer services, such as grocery stores, drug stores, hardware stores, clothing and shoe stores, department stores, miscellaneous retail (excluding boats, automobiles, and other motorized vehicles), gas stations/ service stations (not including repair work), veterinary clinics, pet grooming, photography studios, and personal services (e.g., hair, nail and tanning salons, and garment pressing, repairs, and alterations)	P	NP	NP	NP
Eating and/or drinking establishments (with or without entertainment) without serving alcohol and providing entertainment after 11:00 p.m. [2]	P	NP	NP	NP
Eating and/or drinking establishments that serve alcohol and provide entertainment after 11:00 p.m. [2]	C	NP	NP	NP
Recreational uses, such as instructional dance studios, gymnastics studios, martial arts studios, fitness clubs, video arcades, bowling alleys, sports training facilities, and bounce houses/ trampoline parks	P	NP	NP	NP
Business services, such as computer and office supply, duplication, mailing/shipping, and print shops	P	NP	NP	P[3]
Offices, such as business and professional offices, administrative offices, medical and dental offices, banks, and pharmacies	P	NP	NP	P[3]
Lodging, such as hotels and motels	P	NP	NP	NP
Public facilities, such as schools, fire stations, parks, athletic fields, aquatic parks (as noted on Fig. 3.6), recreation centers, art galleries and museums, performing arts centers, transit facilities and stations, libraries, and meeting halls	P	P	P[3]	NP
Educational, cultural, and institutional uses, such as private schools and day care centers, places of assembly, private meeting halls, and private museums	P	C	NP	NP
Self-storage/mini-storage and storage of boats, recreational vehicles, trailers, vehicles, and contractor trucks/ vehicles	NP	NP	NP	P[3, 4]
Agricultural crops	NP	NP	NP	P[3]
Vehicle Sales, Service, & Rental	NP	NP	NP	NP
Multi-family dwellings / Attached Residential [5, 6]				
Live/work units [7]	P[9]	NP	NP	NP
Townhouses [10]	P	P	NP	NP
Mansion Apartments [11]	P	P	NP	NP
Single-family dwellings / Detached Residential [12]	NP	P	P[3]	NP
Public Utilities	P	P	P[3]	P[3]

Table 3.3 Permitted and Conditionally Permitted Uses

P = Permitted
C = Conditionally Permitted (CUP required, per TMC)
NP = Not Permitted

Accessory uses and temporary uses shall be allowed as provided in the Tracy Municipal Code (TMC).

Notes:

1. Outdoor merchandise sales and displays, or storage of merchandise, equipment, supplies (including automobiles, trailers, and other vehicles or containers), or other materials, are not permitted, unless approved by Ellis Pattern Book Certification/Development Review or Temporary Use Permit.
2. "Entertainment" means such uses as live music, disc jockeys, dancing, karaoke, comedy shows, modeling, or live performances.
3. Permitted, subject to restrictions of the San Joaquin County Aviation System Airport Land Use Compatibility Plan (ALUCP)
4. Storage or parking of semi-trucks and semi-trailers is not permitted. Manager living quarters is permitted as an accessory use. Washing, cleaning, and light maintenance/servicing of motor homes, travel trailers, boats, and rental moving vans is permitted for owners, customers, and clients of the Ellis storage facility.
5. ~~Maximum of 50 total dwelling units in the Village Center~~ "Intentionally left blank."
6. See Appendix A: Ellis Pattern Book, Section 3, Attached Residential
7. Residential living space that also includes an integrated work space principally used by one or more residents. Work activity shall be limited to office, the making of arts and crafts, including painting, graphic production, photography, print, ceramics, sculpture, needlework, tapestry making, pottery making, hand weaving, and other activities compatible with residential use. Primary access from the public sidewalk to residential living space shall be provided through the work space. Permitted work activities shall be classified as a business.
8. "Intentionally left blank."
9. Work activities that require hazardous assembly, including fabrication, manufacturing, and repair or processing operations, such as welding and woodworking, require approval of a conditional use permit.
10. Buildings used as a residence for multiple households where all dwelling units have a dedicated entrance accessed directly from the public sidewalk or publicly accessible open space.
11. Buildings used as a residence for multiple households where dwelling units are accessed from a common lobby or shared hallway.
12. See Appendix A: Ellis Pattern Book, Section 2, Detached Residential

3.5.13 Height Limits

This section sets forth the building height limit within each of the land use designations described in Section 3.2. Ellis building height regulations are documented in Table 3.4.

BUILDING HEIGHT LIMITS

LAND USE DESIGNATIONS	DESCRIPTION	MAXIMUM HEIGHT(1)
RE	Residential Estate	35 feet
RM	Residential Mixed	35 feet (2)(4)
VC	Village Center	45 feet (4)(5)
LU	Limited Use	35 feet (5)

TABLE CATEGORY KEY

NOTES

(1) Measurement of buildings heights shall be as defined by the Tracy Municipal Code (TMC)
(2) No maximum height limit for the Aquatic Park
(3) One freestanding water tower landmark may extend up to 40 feet high
(4) Flag poles and banner poles are permitted in Village Center, Limited Use, and Aquatic Park at heights up to 50 feet
(5) Towers and other architectural or ornamental features may extend above the permitted building height by up to 10 feet. All roof-mounted mechanical equipment, including but not limited to: HVAC equipment, vents, skylights, fans, hoods, antennas, satellite dishes, and access hatches or ladders shall be at or below the height of the exterior parapet wall and not visible from any public right-of-way

Table 3.4 Height Limits

3.5.14 Parking/Loading/Landscaping/Pedestrian Access/Bike Parking

Off-Street Parking Requirements

Off-street parking shall be provided in the ESP in accordance with the City of Tracy off-street parking requirements (Tracy Municipal Code, Article 26) except as otherwise specified below. The standard parking requirements shall be modified per Table 3.5.

PARKING SPACES REQUIRED	
USES	**MINIMUM PARKING SPACES REQUIRED**
Multi-family Residential in the Village Center	1.25 space per unit, including guest parking
Cafes, restaurants and other establishments for the sales and consumption of food and beverages in the Village Center	One space per 250 square feet of gross non-residential floor area. On-street parking spaces along Ellis Town Drive, that are within 300 feet of the Village Center, may be counted towards meeting the minimum number of parking spaces required. (for any non-residential uses in the Village Center)
Self Storage	One space for the manager and one space per 400 gross square feet of any office or retail components

Table 3.5 Parking Spaces Required

Loading Space

Loading spaces shall be provided in the ESP in accordance with the City of Tracy loading space requirements (Tracy Municipal Code, Article 26) except as otherwise specified below.

Loading spaces for uses within the Village Center (VC), and Limited Use (LU) land use areas will be provided for in accordance with the following allowances and requirements:

1. No off-street loading spaces for non-residential uses are required for occupancy of 8,000 square feet or less of gross floor area.
2. Loading and unloading areas must be designated and posted.

Landscaping Requirements for Parking Areas

1. Landscaping in parking areas shall be provided in the ESP in accordance with the City of Tracy landscaping requirements (Tracy Municipal Code, Article 26) except as otherwise specified below.
2. The minimum width of any landscape area within a parking lot shall be 5 feet.
3. In all landscape areas, low shrubs, ornamental grasses, perennials, annuals, and/or groundcover must be installed in addition to canopy trees. Turf is not permitted. All landscape areas within a parking lot must be irrigated.
4. Landscaping shall consist of plant materials and special hardscape, and shall include a combination of trees, shrubs, ground cover, and may include enhanced paving on walking surfaces.
5. Landscaping requirements for parking areas shall not apply to storage uses inside the security fence boundary.

Bicycle Parking Areas

Designated bicycle parking areas for Village Center (VC), Limited Use (LU), and Multi-Family within Residential Mixed (RM) zoning, and for the Aquatic Park, shall be provided in accordance with the following standards:

A Required number of slots:

- **MULTI-FAMILY** – 0.5 spaces per multiple-family unit
- **VILLAGE CENTER (VC)** – 1 space per 20 required parking spaces
- **AQUATIC PARK (P)** – 1 space per 20 required parking spaces

B A sidewalk or hard surface is required to connect bike parking areas to bike lanes and /or bike trails.

C Equipment racks that allow the bike frame and at least one wheel to be locked to the rack are required.

D Bicycle parking areas should be as well-lit as vehicle parking lots and should be located in areas visible from paved sidewalks and the intended destination.

E Bicycle parking shall be located on the site within two-hundred (200') feet of the public entrance to each building or use.

3.5.15 Underground Utilities

All utility distribution facilities (including but not limited to electric, gas, water, communication, and cable television lines), including utility service laterals and equipment, installed in and for the purpose of supplying service to any building or property shall be vaulted, except equipment appurtenant to underground facilities, such as risers from concealed ducts and poles supporting street lights.

3.5.16 Residential Lot Type Diversity

Residential diversity refers to the criteria that will be used to establish the location of various residential lot types to encourage an interesting and compatible neighborhood mix and to discourage the domination of a sub-area by only one or only a few lot types. The ESP residential mixing requirements are as follows:

Attached Types

1. No more than 200 apartment units or condominium units located together.
2. No more than 800 linear feet of one lot type along the same street face without a break. A break is defined as a physical interruption. Breaks must be a minimum of 200 linear feet and can be created by the use of a park or another lot type.

Detached Types

1. No more than 1,200 linear feet of one lot type along the same street face without a break. A break is defined as a physical interruption. Breaks must be a minimum of 200 linear feet and can be created by use of a park or another lot type. Street rights-of-way can also be part of a break.

Note:

1. Within each neighborhood (Village, Garden, and Town & Country) there shall be a minimum of four different lot types. A single lot type may represent up to 50% of the lot mix.
2. Approved lot types are documented in the Pattern Book. Front-loaded versus Rear-loaded lots constitutes two different lot types.
3. For housing diversity requirements please refer to Pattern Book.

TR-ELLIS – RESIDENTIAL MIXED			
LOT TYPE	RESIDENTIAL MIXED LOW	RESIDENTIAL MIXED MEDIUM	RESIDENTIAL MIXED HIGH
Townhouse			X
Live/Work			X
Mansion Apartments			X
Courtyard			X
Green Court			X
30 R			X
40 R		X	
45 R		X	
50 R		X	
50 F		X	
55 R		X	
55 F		X	
60 R		X	
60 F		X	
65 R	X		
65 F	X		
70 F	X		
80 F	X		
100 F	X		

GENERAL DIVERSITY REQUIREMENTS

Single-Family Lots
30 or fewer lots = 1 floor plan/2 elevations
31 to 50 lots = 2 floor plans/2 elevations
51 or more lots = 3 floor plans/3 elevations

Courtyard and Green Court Lots
52 or fewer lots = 2 floor plans/2 elevations
53 or more lots = 3 floor plans/3 elevations

Table 3.6 TR-Ellis – Residential Mixed

3.5.17 Resource Conservation Measures

Ellis has been designed and planned with environmental sustainability measures in mind. Such measures include compliance with new water efficiency standards for landscaping, walking paths, community connectivity, and Class 1 bike paths. Non-residential development will be consistent with the requirements for Neighborhood Electric Vehicles (NEV). Ellis is also located on a commuter rail line with a current transit stop less than two miles away.

Building plans shall show characteristics of each feature, material, component and manufactured devices proposed to be installed to meet current building energy efficiency standards.

3.5.18 Private Property Signs

Signs in the Ellis Specific Plan Area on private property shall be regulated by Title 10, Article 35 of the Tracy Municipal Code, except as specified in Section 3.5.18 of the Ellis Specific Plan and Appendix B: Sign Program. The signs included in this Ellis Sign Program shall be permitted as shown. The approval process shall include only building permit, and a sign permit processed in accordance with Title 10, Article 35 of the Tracy Municipal Code.

In addition, the design of the landscape features/character elements in Appendix B: Sign Program shall be permitted as shown. All signs including monument signs are permitted according to Appendix B: Sign Program.

Sign Area

The maximum allowed sign area shall be based on building frontage and calculated as described in Title 10, Article 35, of the Tracy Municipal Code. As it pertains to calculating sign area, "building frontage" shall mean the building elevations facing a street, plaza, mall, or parking area. Where the building contains multiple uses, "building frontage" shall mean the linear frontage of that portion of the building between the occupancy separation walls.

Projecting Signs (along Corral Hollow Road)

One projecting sign is permitted on each character element (silo and granary) along Corral Hollow Road. The maximum area of each face of each sign is eighty (80) square feet. Signs may be internally or externally lit.

3.5.19 Fencing

Fencing shall be provided in the ESP in accordance with the City of Tracy fencing requirements (Tracy Municipal Code, Article 24) except as otherwise specified ~~below~~ in the Ellis Specific Plan as amended by Tracy Ordinance 1266, March 5, 2019. The permitted maximum height within any required front yard shall be no greater than three feet measured vertically from the top of the fence to the grade of the sidewalk nearest the property line. Model home fencing may extend into the public right-of-way to include public sidewalks in fenced areas.

A screening fence or boundary wall six feet (6') to twelve feet (12') in height, measured from the finished grade of the commercial property line, separating the commercial zone property from adjoining zones, shall be permitted around both permanent and temporary outdoor/self storage uses.

3.5.20 Outdoor Merchandise Display or Storage

Permanent outdoor display or storage of merchandise, equipment, supplies (including automobiles, trailers, and other vehicles), or other material is prohibited unless explicitly approved by the City through Pattern Book Certification or approved through a Temporary Use Permit, regulated under the TMC. An exception is for Ellis Storage moving trucks, which may be parked at the Ellis storage site.

3.5.21 Special Requirements

Railroad

The minimum permitted setback to habitable space from the centerline of the Union Pacific Railroad track shall be 100 feet.

Pipelines

The minimum permitted setback to habitable space from the centerline of the combined existing Pacific Gas & Electric (PG&E) and Chevron easements shall be 100 feet.

3.5.22 Subdivision

All subdivisions shall be generally conforming to the layout on Figure 3.6 ESP Zoning Summary. Diagrams in the ESP are illustrative and not intended to represent the precise final layout. The exact location of blocks, streets, lanes, and public facilities will be determined upon the approval of detailed plans. In general, typical blocks will be approximately 200 feet wide by 500 feet long and streets/lanes are based on the types documented in Section 4.

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Section 4

Infrastructure

Infrastructure

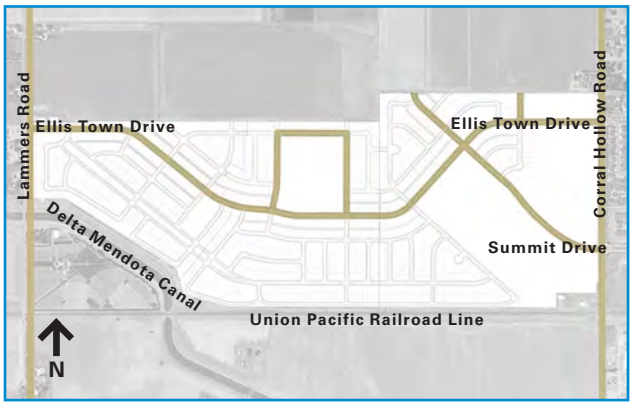


Figure 4.1 Primary Street Network

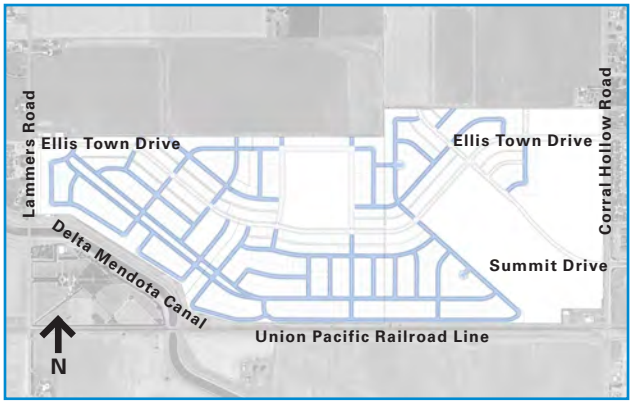


Figure 4.2 Internal Street Network

4.1 VEHICULAR ACCESS

Ellis is located adjacent to the current City limit of the City of Tracy and will be annexed into the City. Ellis has close proximity to Interstate 580, which connects the Central Valley with the East Bay and the Bay Area farther to the west. Ellis also has access to Interstate 205, running east/west, and has access to Interstate 5, running to Los Angeles and other points south. More immediate to the Ellis parcel, the area is connected to the City of Tracy by Lammers Road and Corral Hollow Road. Corral Hollow is a city arterial, however Lammers Road currently terminates at the southwestern edge of Ellis, near the Delta Mendota Canal. Lammers Road is planned to be improved to a six-lane expressway in the future. Urbanization of Ellis will require improvements to streets both within and beyond its boundary, particularly Lammers Road. East/west community streets will also provide main connections for the Ellis community to Corral Hollow and Lammers Roads, and therefore connectivity to the City of Tracy itself.

The land use concept for Ellis contains a framework for circulation consisting of both a Primary Street Network and an Internal Street Network (Figures 4.1 and 4.2). Proposed access to the community will be provided by new main entrances from Corral Hollow Road and Lammers Road, the main north / south arterials defining the edges of Ellis. A main community street, named Ellis Town Drive, will align with Peony Road, connecting the new community to the residential development to the east. Ellis Town Drive will lead from the Village Center and proposed Aquatic Park to Lammers Road. Lammers Road will provide access to Ellis on the western edge of the community. A second main community street will align with the existing signaled intersection of Corral Hollow Road and Middlefield Road. The new street will be called Summit Drive and will

lead from Corral Hollow Road to the north, through the Village Neighborhood, and may eventually connect to future community streets to the north of the ESP area. Through the environmental review process, including the City's certification of the ESP Revised Environmental Impact Report (Revised EIR), mitigation measures will be adopted and incorporated into the project to ensure compliance with, and implementation of, the City's General Plan goals, objectives, and policies concerning traffic congestion and other circulation issues, in accordance with the Ellis Program's Finance and Implementation Plan.

4.1.1 Street Network and Hierarchy

A grid pattern of different street types (see Figure 4.7 Street Hierarchy), each with a different character and function, will serve the transportation needs of the community. With sidewalks on all streets, and bikeways on many, the streets will become the armature for the pedestrian and bicycle network as they connect the residential neighborhoods, and parks within and beyond Ellis.

All streets will accommodate movement of emergency vehicles (including Fire and Public Safety vehicles).

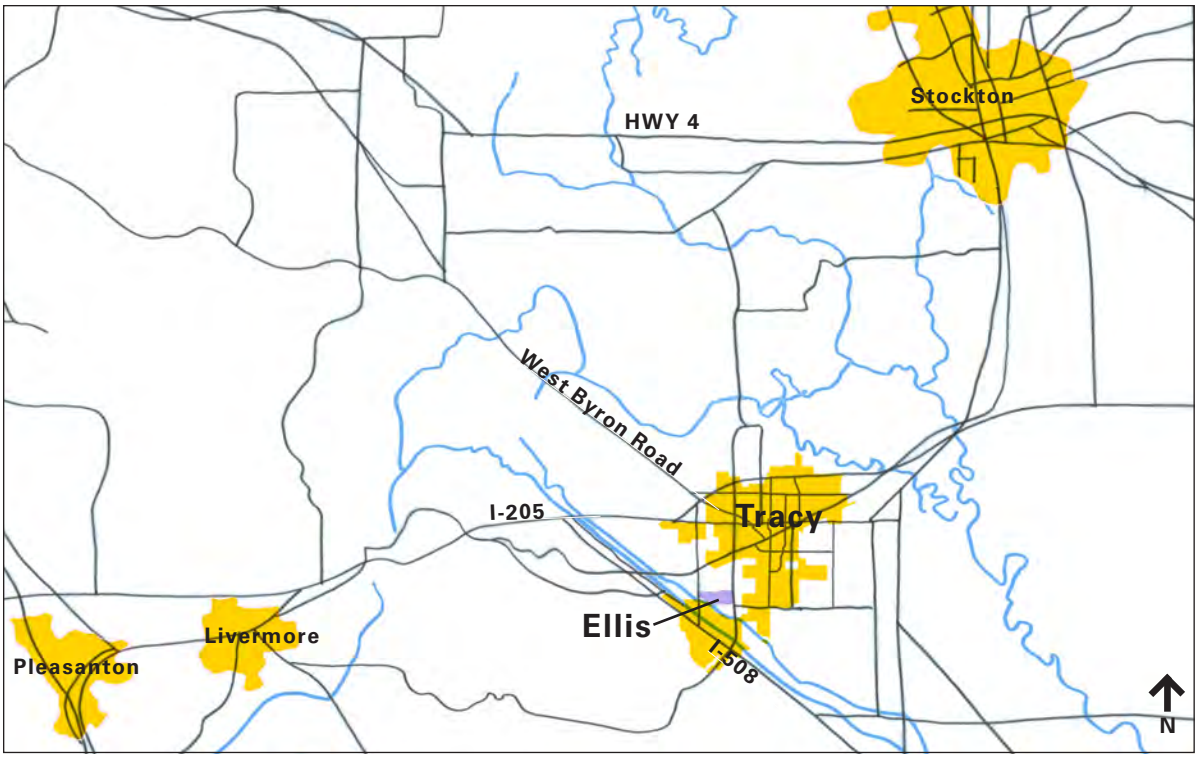


Figure 4.3 Regional Roads

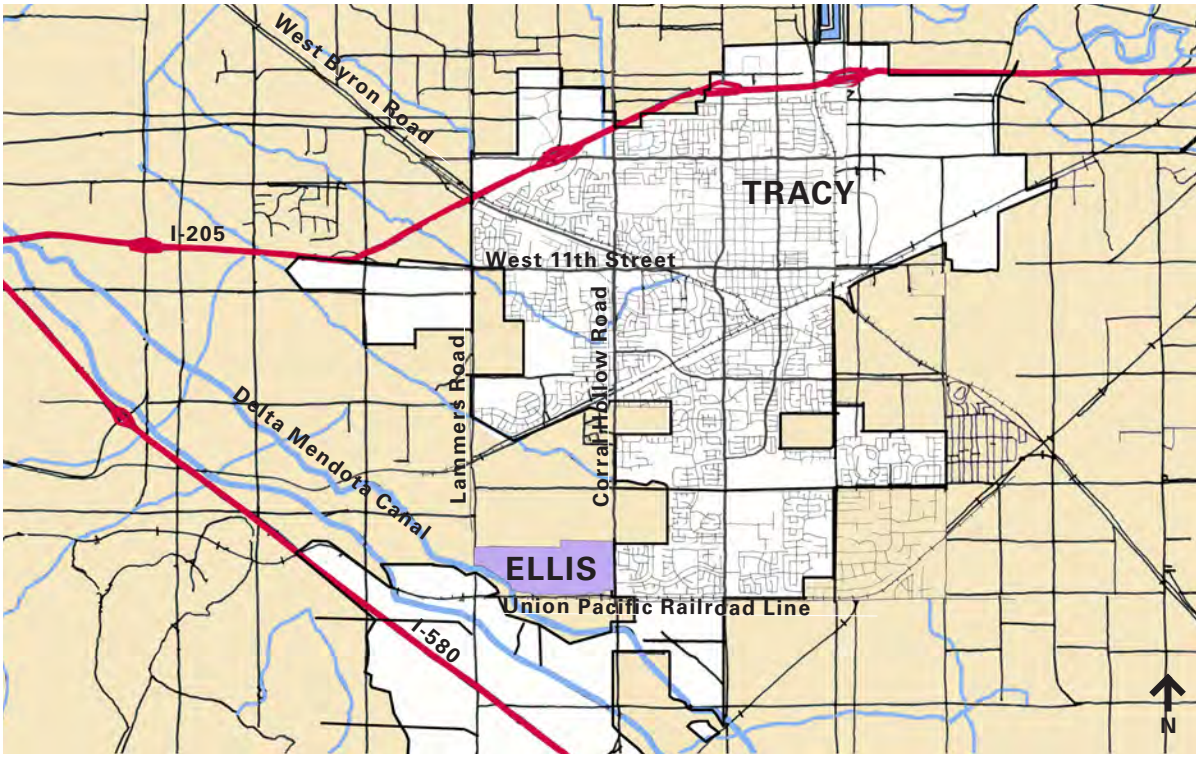


Figure 4.4 Vicinity Roads

In order to create pedestrian-friendly streets, the project design includes pedestrian/bicycle safety and traffic calming measures in excess of jurisdiction requirements. Roadways are designed to reduce motor vehicle speeds and encourage pedestrian and bicycle trips by featuring traffic calming measures. The ESP traffic calming menu of measures includes: traffic signals, all-way stop signs, two-way stop signs, on-street parking, bulb-outs at intersections, speed tables, traffic circle with all-way stops, knockdowns, chicanes, medians, closures (cul-de-sacs), diverters, education, forced turn lanes, etc. Figure 4.5 illustrates some of these techniques. More detailed measures may be utilized in specific areas, such as specially lit crosswalks in the Village Center, to promote safety. 100% of streets and intersections will be considered for improvements. The final type and location of all traffic-calming elements will be determined at the time of Vesting and Tentative Map approval. All streets will be publicly owned and maintained. Streets will be built to the standards established by applicable City Engineering Design and Construction Standards and Standard Plans, except as modified by the ESP.

Figure 4.8 through 4.13 identify streets by type: Regional Arterial, Entry, Community, Village Center, Neighborhood, and Lanes. The City is to accept dedicated streets and lanes, with the final location to be determined during Vesting and Tentative Map development.

Controlling Vehicle Movement

Traffic Signal

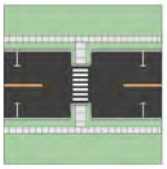
All-way Stop Sign

Two-way Stop Sign

Narrowing the Street

On-street Parking

Bulb-out Intersection (intersection of a Community Street and a Neighborhood Street)



Speed Table

Deflecting the Vehicle Path

Traffic Circle with All-way Stop

Knockdown (intersection of two Community Streets)

Chicane/Deflection

Figure 4.5 Traffic-Calming Measures

Figure 4.6 Pedestrian-friendly Streets

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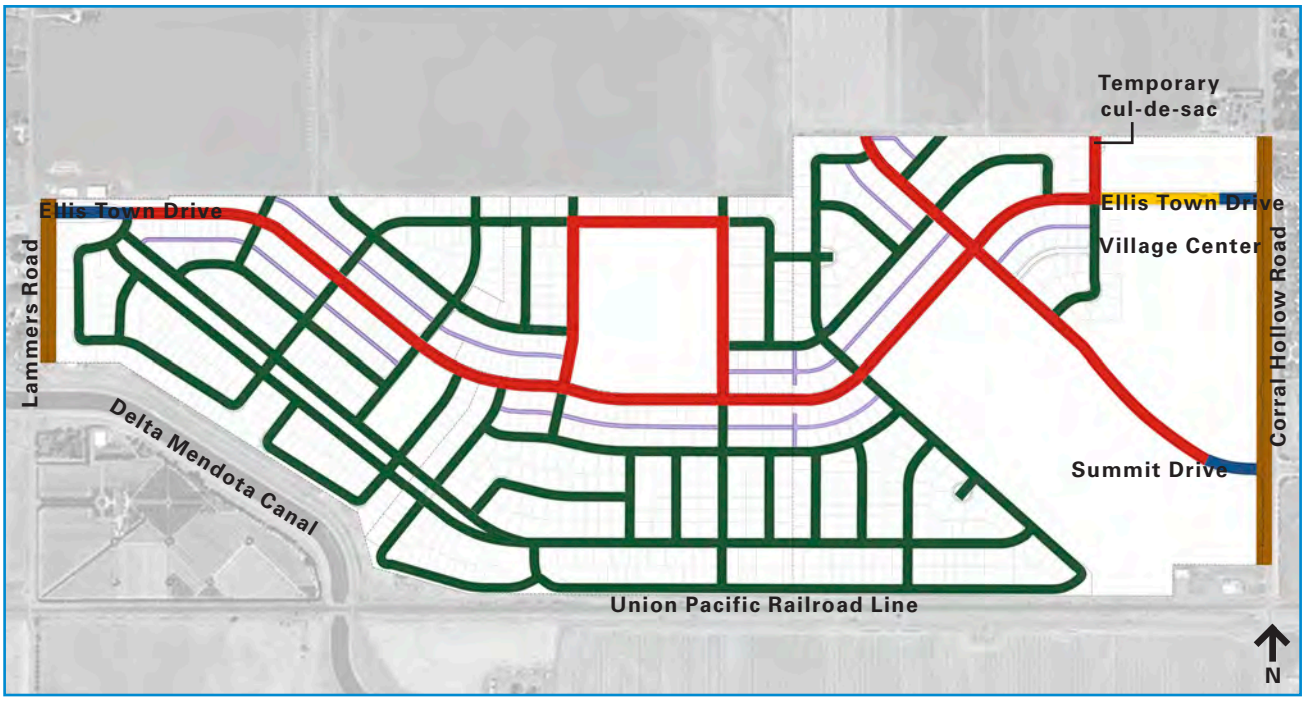


Figure 4.7 Street Hierarchy

Figure 4.8 Regional Arterial Streets

Figure 4.9 Entry Streets

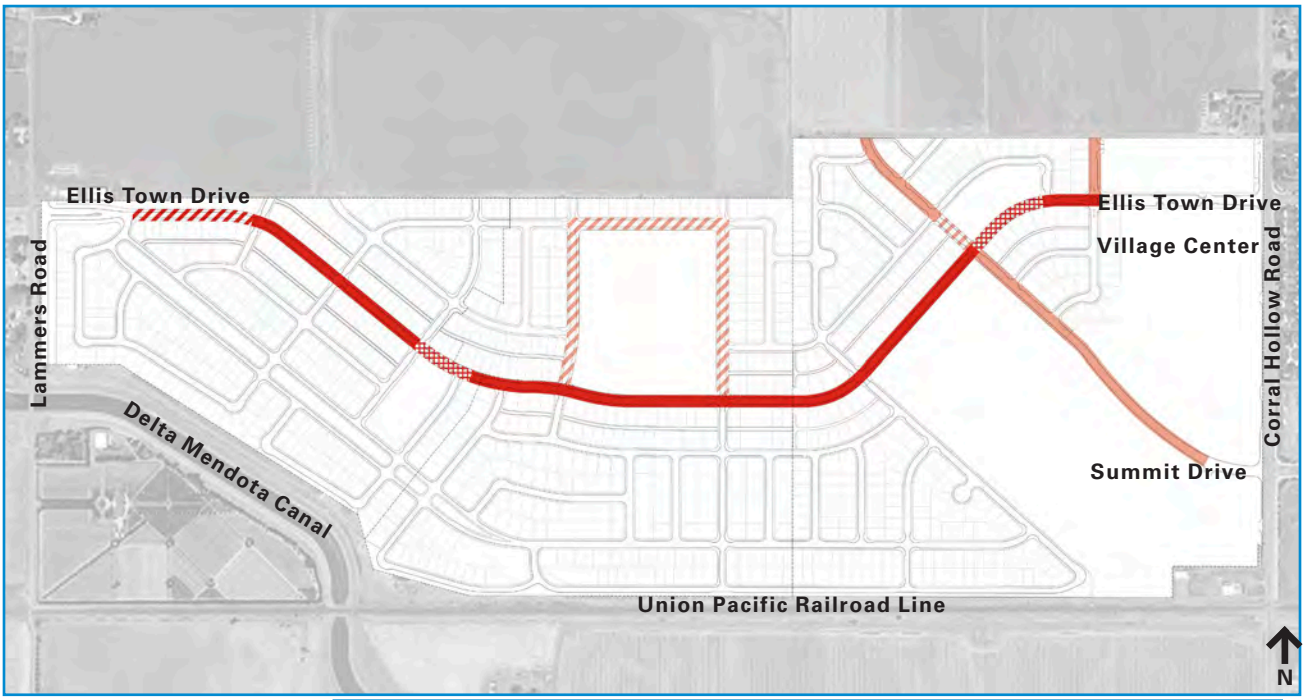


Figure 4.10 Community Streets

Figure 4.11 Village Center Street

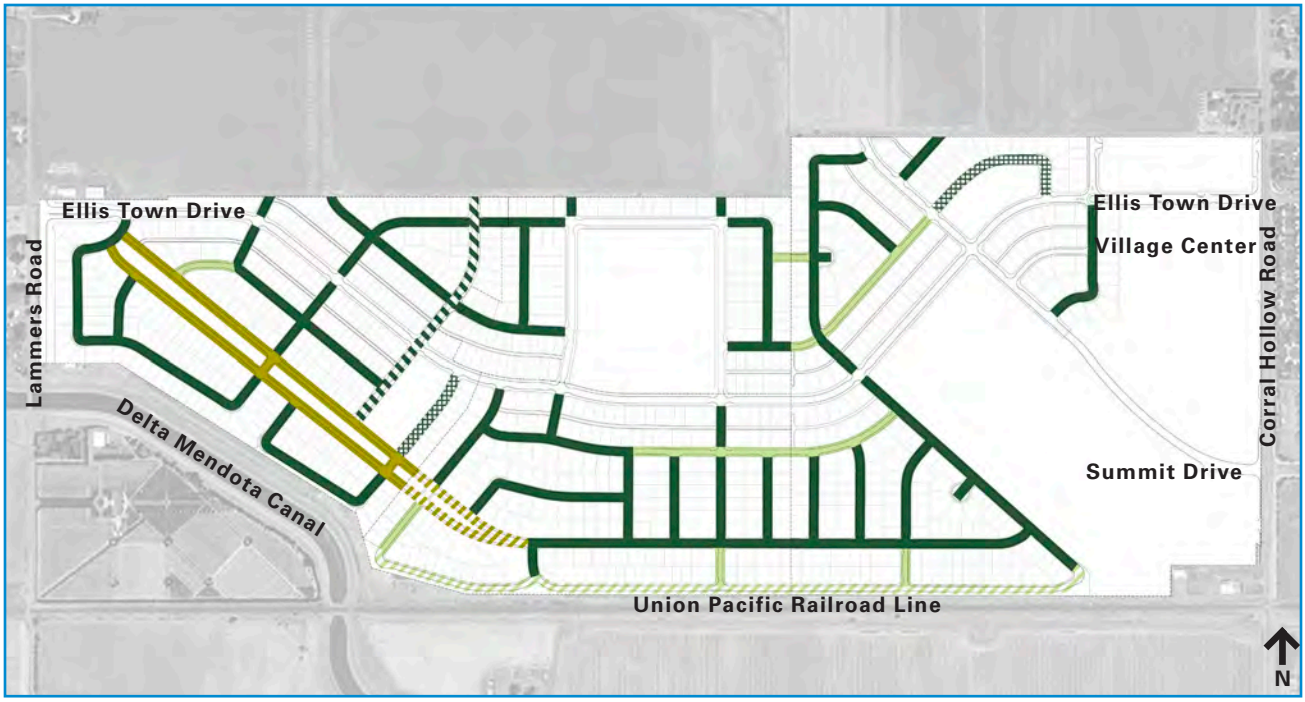


Figure 4.12 Neighborhood Streets

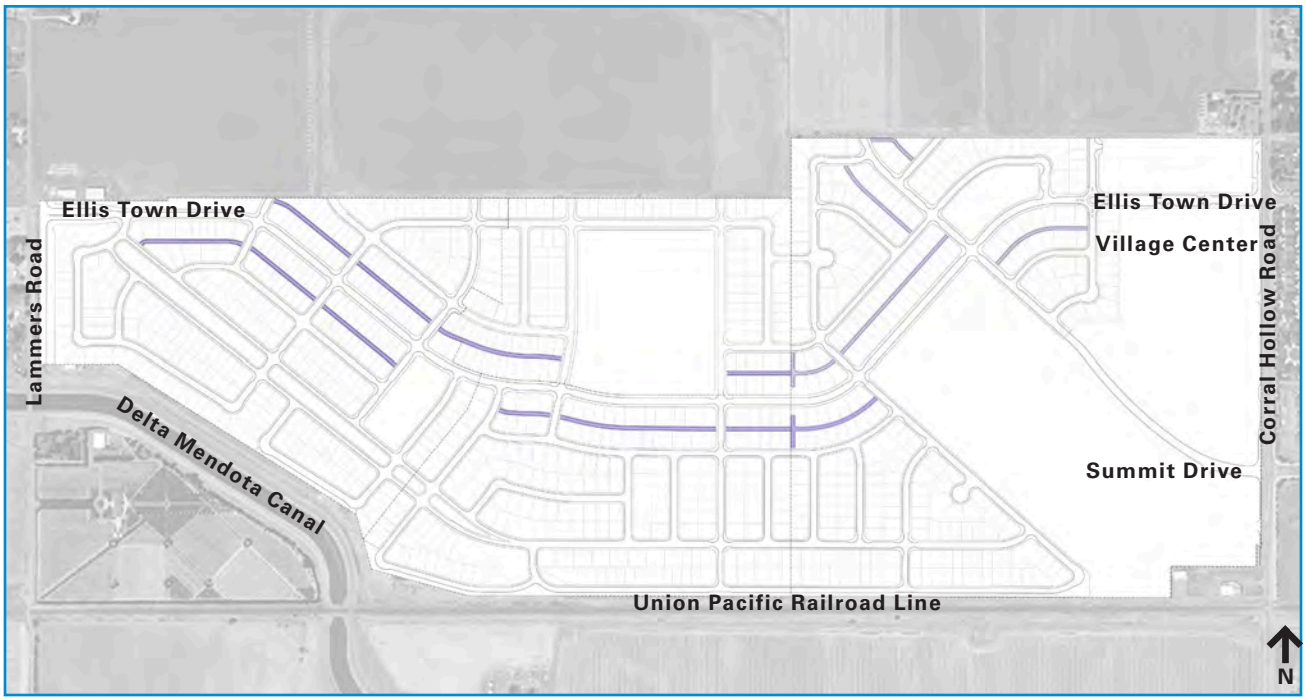


Figure 4.13 Lanes

Pursuant to the City of Tracy General Plan, lanes are allowed within residential land use designations. The precise location of such facilities will be determined upon the approval of detailed plans. Diagrams in the ESP are illustrative and not intended to indicate the percent or location of lane loaded lots. In general, lanes are encouraged parallel to higher traffic interior streets and along view corridors.

4.1.2 Regional Arterial: Lammers Road

Designation: A (Cross-section at the time of connection of Ellis Town Drive to Lammers Road)

Definition

Lammers Road is an existing undivided two lane roadway that serves as a major north/south connection for the City of Tracy and is located on the western boundary of the City's existing developed area. The only on-street bicycle lanes within Lammers Road are located on the eastern side of the roadway in the segment north of Eleventh Street. The posted speed limit within the City is 45 miles per hour. Lammers Road is designated as a future expressway in the 1994 Roadway Master Plan. The Ellis project will be responsible for construction of the connection of Ellis Town Drive to Lammers Road per street section shown in Figure 4.15.

MOVEMENT Free

DESIGN SPEED 45 MPH

TRAVEL LANES Two-way, two lanes; dedicated turn lane at intersection

PARKING None

R.O.W. WIDTH 180 feet

TRAVEL LANE WIDTH 12 feet

CURB TYPE None

SIDEWALK WIDTH None

BICYCLE LANE None

PARK STRIP None

LANDSCAPE A row of street trees underplanted with low water use grasses with backdrop of columnar trees planted in a windrow; transitional area to be planted with low water use grasses and/or shrubs (irrigated); see Section 4.7.3, 4.7.6 and Tables 4.1, 4.2, and 4.3

Figure 4.14 Key Plan: Regional Arterial – Lammers Road, Designation A (Cross-section at the time of connection of Ellis Town Drive to Lammers Road)

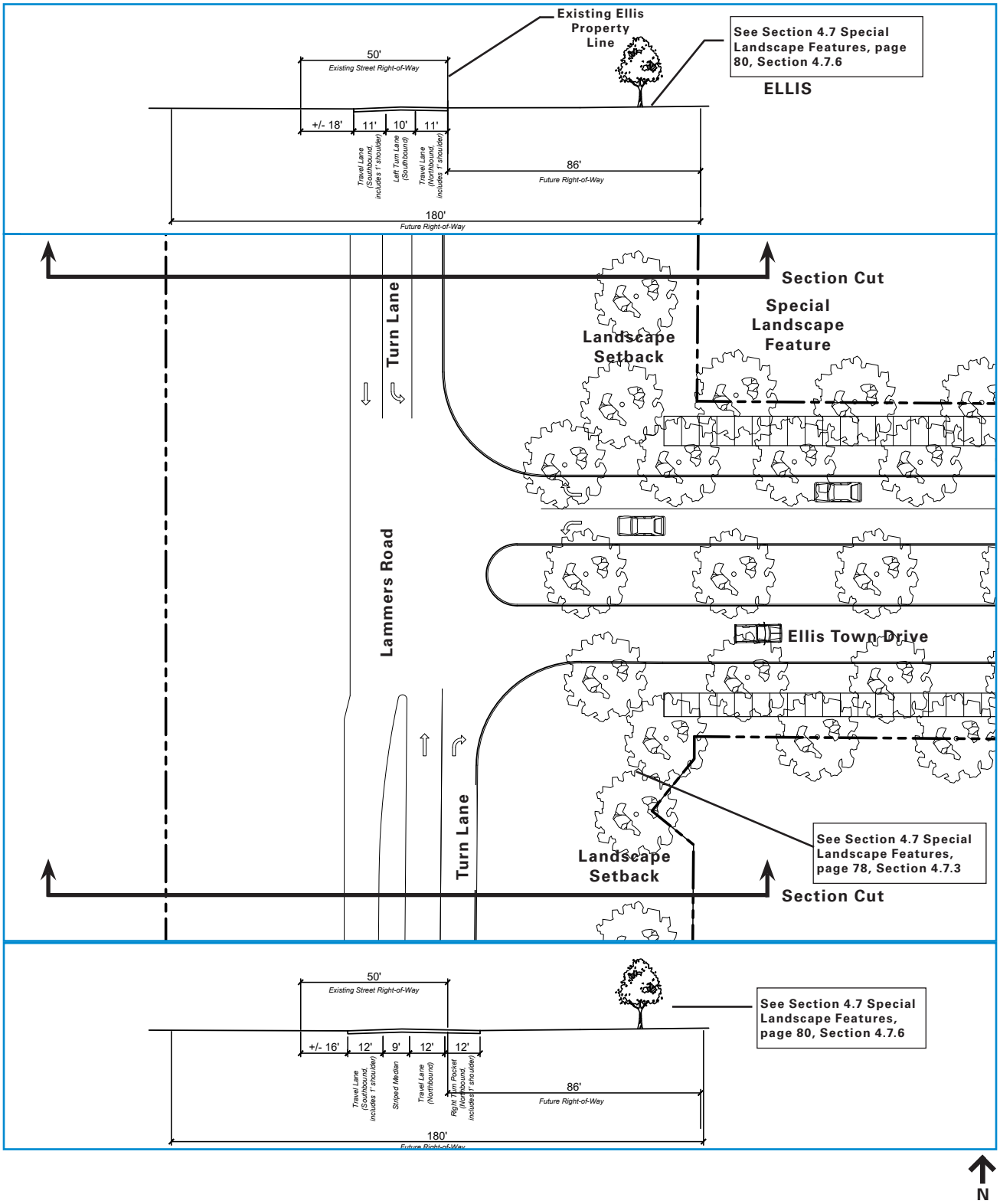


Figure 4.15 Existing Section and Plan: Regional Arterial – Lammers Road, Designation A (Cross-section at the time of connection of Ellis Town Drive to Lammers Road)

Designation: A (Final Build-out)

Definition

Lammers Road is designated as a future expressway and may be built to such standards in final build-out. According to the City of Tracy General Plan, expressways are designed to prioritize traffic movement with very limited access. This type of road has a 1/4 mile minimum spacing of access points and traffic control at major intersections provided by grade-separated facilities.

MOVEMENT Free

DESIGN SPEED 45 MPH

TRAVEL LANES Two-way divided roadway, six lanes with dedicated turn lane at intersection

PARKING None

R.O.W. WIDTH 180 feet

TRAVEL LANE WIDTH 12 feet

CURB TYPE Raised

SIDEWALK WIDTH 10-foot multi-use path, one side

BICYCLE LANE Class 2, both sides

PARK STRIP 6 feet at curb and 30 foot dedicated landscape setback behind sidewalk on the east side only

LANDSCAPE A row of street trees underplanted with low water use grasses and/or shrubs, and backed by a windrow of columnar trees (irrigated); see Section 4.7.6 and Tables 4.1, 4.2, and 4.3

Figure 4.16 Key Plan: Regional Arterial – Lammers Road, Designation A (Final Build-out)

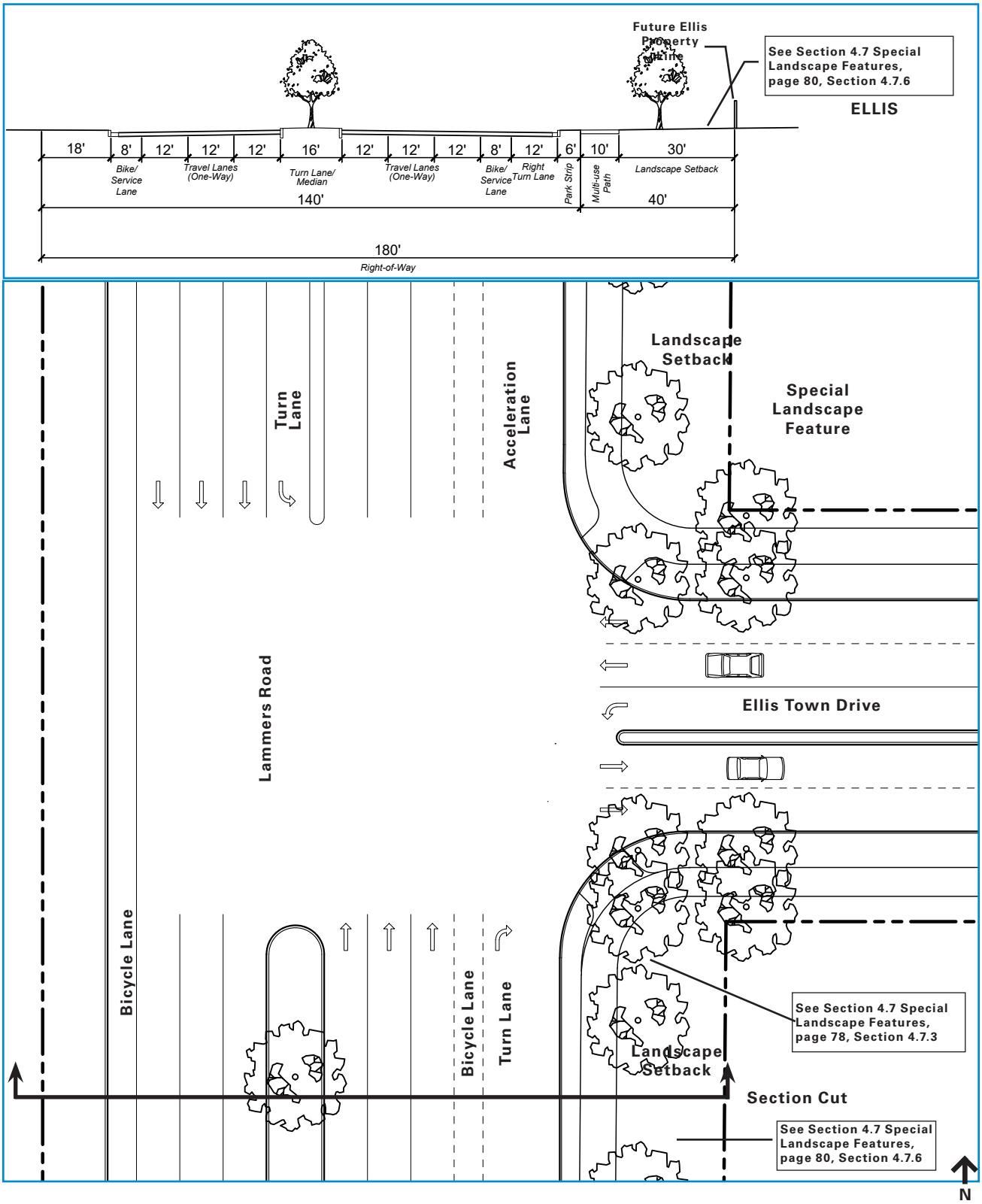


Figure 4.17 Build-out Section and Plan: Regional Arterial – Lammers Road, Designation A (Final Build-out)

4.1.3 Entry Street

Designation: A

Definition

Ellis Town Drive will be a primary entrance accommodating the largest traffic volumes entering and exiting the community from Lammers Road. Adjacent uses include special landscape features and residences. This street will have large trees in both the median and the park strip to celebrate the entrance. No on-street parking is allowed. A signal will be constructed by others at this new intersection prior to final build-out of Lammers Road.

MOVEMENT Free

DESIGN SPEED 25 MPH

TRAVEL LANES Two-way, two lanes maximum

PARKING None

R.O.W. WIDTH 86 feet

TRAVEL LANE WIDTH 12 feet minimum

CURB TYPE Raised

SIDEWALK WIDTH 8 feet on one side; 10-foot multi-use path on the other side

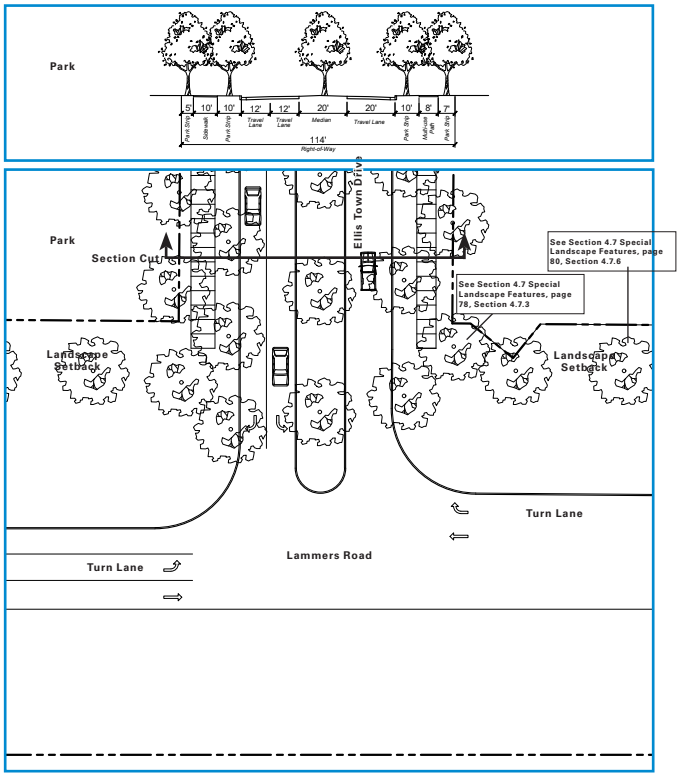
BICYCLE LANE Class 1, one side

PARK STRIP 10 feet at curb on both sides

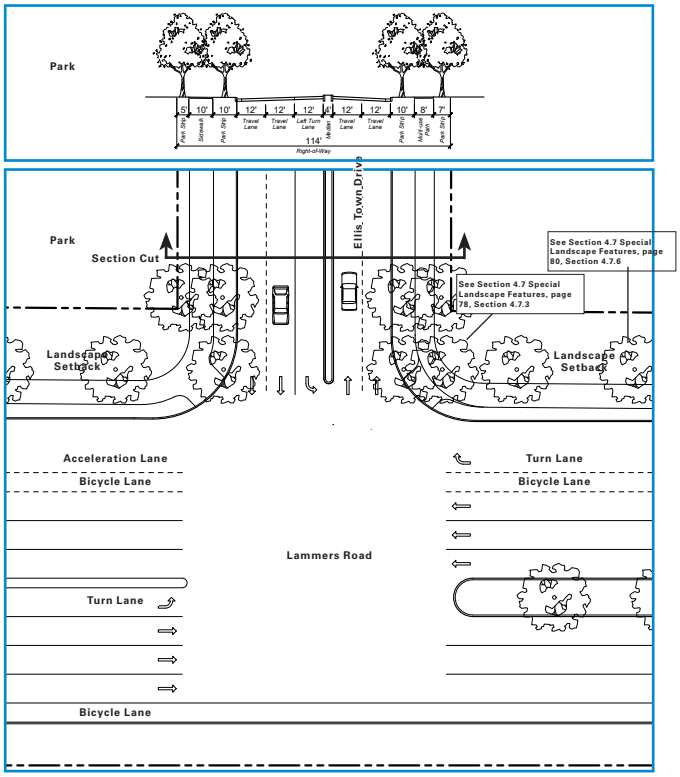
LANDSCAPE Double row of street trees underplanted with low water use grasses, shrubs, and/or groundcover (irrigated); planted median with trees (irrigated); see Section 4.7.3 and Tables 4.1, 4.2, and 4.3

Figure 4.18 Key Plan: Entry Street A

Partial Ultimate Improvements



Ultimate Improvements



N

Figure 4.19 Proposed Section and Plan: Entry Street A

Potential for separate through, left, and right turn lanes for the westbound traffic at Lammers Road may be evaluated based on a City traffic analysis funded by the City Master Plans or other public source. City shall initiate such an analysis no later than within thirty (30) days of submittal of a tentative map, including this cross section, and shall complete the analysis within ninety (90) days from time of initiation. Any cost increases, aside from dedications of right-of-way, related to this cross section shall be reimbursable by the City Master Plans or other public source.

4.1.4 Regional Arterial: Corral Hollow Road

Designation: B (~~Interim~~ Partial Ultimate Improvement Condition)

Definition

Corral Hollow Road is an existing roadway that serves as a major north/south connection for the City of Tracy. Along the eastern boundary of the ESP, Corral Hollow Road is an undivided two lane roadway with an on-street bike lane, curb, gutter and sidewalk along the western side of the roadway. The posted speed limit along the project frontage is 45 miles per hour. Corral Hollow Road is designated as a major arterial in the City of Tracy General Plan. Major arterials are intended to serve as the major routes of travel within the city. Arterials can provide some direct but limited access to adjacent parcels. These limitations can include restrictions on spacing and turn movements into and out of driveway locations. Major arterials can also serve as bicycle and pedestrian routes. In its final build-out, this road has dedicated left and right turn lanes in both the north and southbound directions.

MOVEMENT Free

DESIGN SPEED 45 MPH

TRAVEL LANES Two-way divided roadway, four lanes with dedicated turn lanes at intersection

PARKING None

R.O.W. WIDTH 130 to 150 feet

TRAVEL LANE WIDTH 11 to 12 feet

CURB TYPE Raised

SIDEWALK WIDTH 10-foot multi-use path on the west side, 5-foot existing sidewalk on the east side

BICYCLE LANE Class 2, both sides

PARK STRIP 8 feet at the curb and 12-foot dedicated landscape zone behind sidewalk on the west side, existing park strips on the east side are of variable width

LANDSCAPE Double row of street trees with single row of evergreen background trees; underplanted with low water use grasses, shrubs, and/or groundcover (irrigated); tree pattern broken in areas to allow views into commercial sites; planted median with trees (irrigated); see Sections 4.7.4, 4.7.5 and Tables 4.1, 4.2, and 4.3

Figure 4.20 Key Plan: Regional Arterial B – Corral Hollow Road, Designation B (~~Interim~~ Partial Ultimate Improvement Condition)

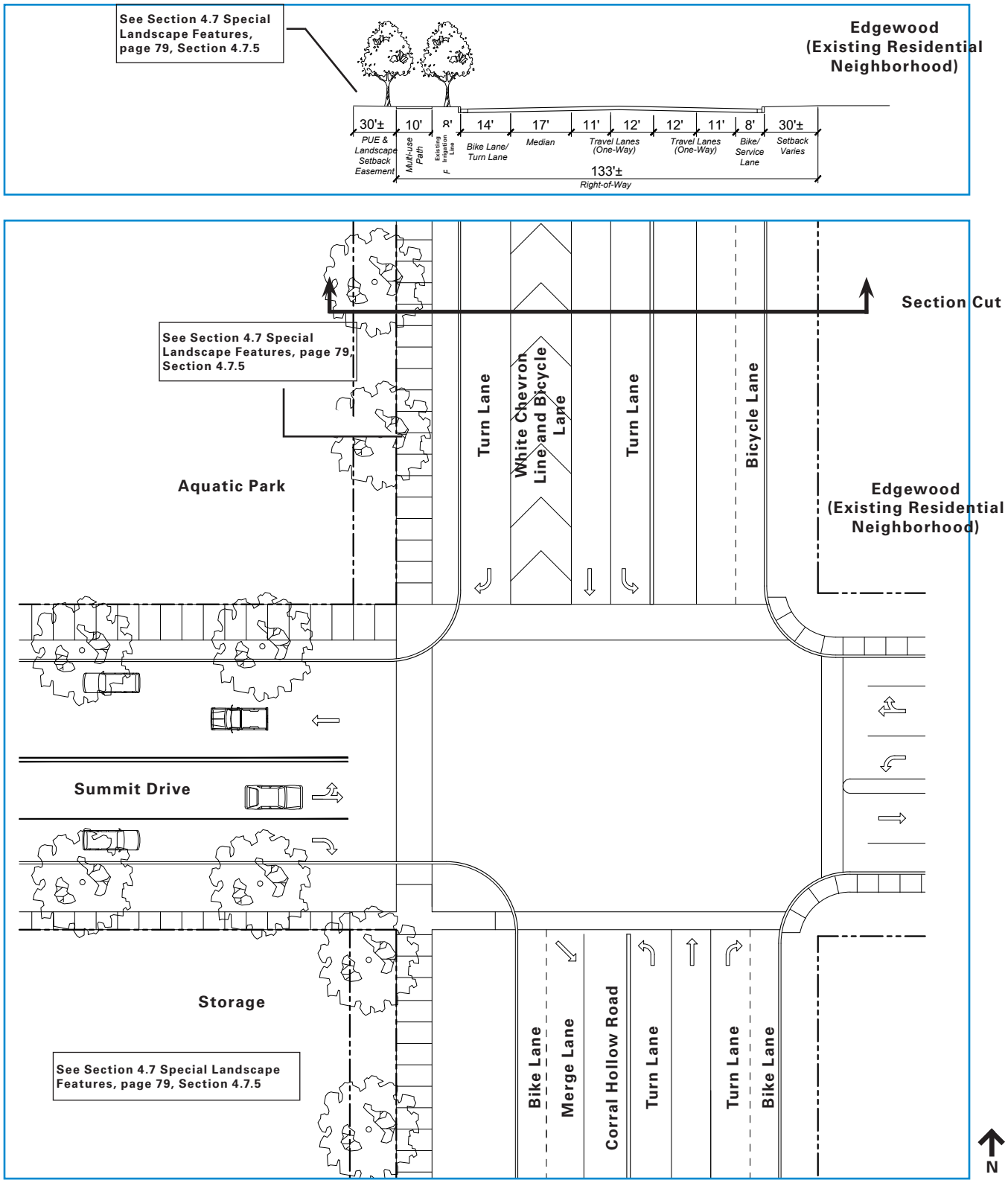


Figure 4.21 ~~Interim~~ Partial Ultimate Improvement Section and Plan: Regional Arterial – Corral Hollow Road, Designation B (~~Interim~~ Partial Ultimate Improvement Condition)

4.1.5 Entry Street

Designation: B

Definition

Summit Drive will be a primary entrance accommodating high traffic volumes entering and exiting the community from Corral Hollow Road. This street will have large trees in the park strips to celebrate the entrance. No on-street parking is provided. Summit Drive within the ESP will extend existing Middlefield Road from its current terminus at the existing signalized intersection with Corral Hollow Road to the west and north through the Village Neighborhood.

MOVEMENT Free

DESIGN SPEED 25 MPH

TRAVEL LANES Two-way, three lanes

PARKING None

R.O.W. WIDTH 91 feet

TRAVEL LANE WIDTH 12 feet minimum

CURB TYPE Raised

SIDEWALK WIDTH 10-foot multi-use path on one side; 5-foot sidewalk on other side

BICYCLE LANE Class 1, one side

PARK STRIP 6-foot park strip on north side and width varies on south side

LANDSCAPE Special landscape treatment featuring palms, accent planting and iconic elements (irrigated); see Section 4.7.2 and Tables 4.1, 4.2, and 4.3

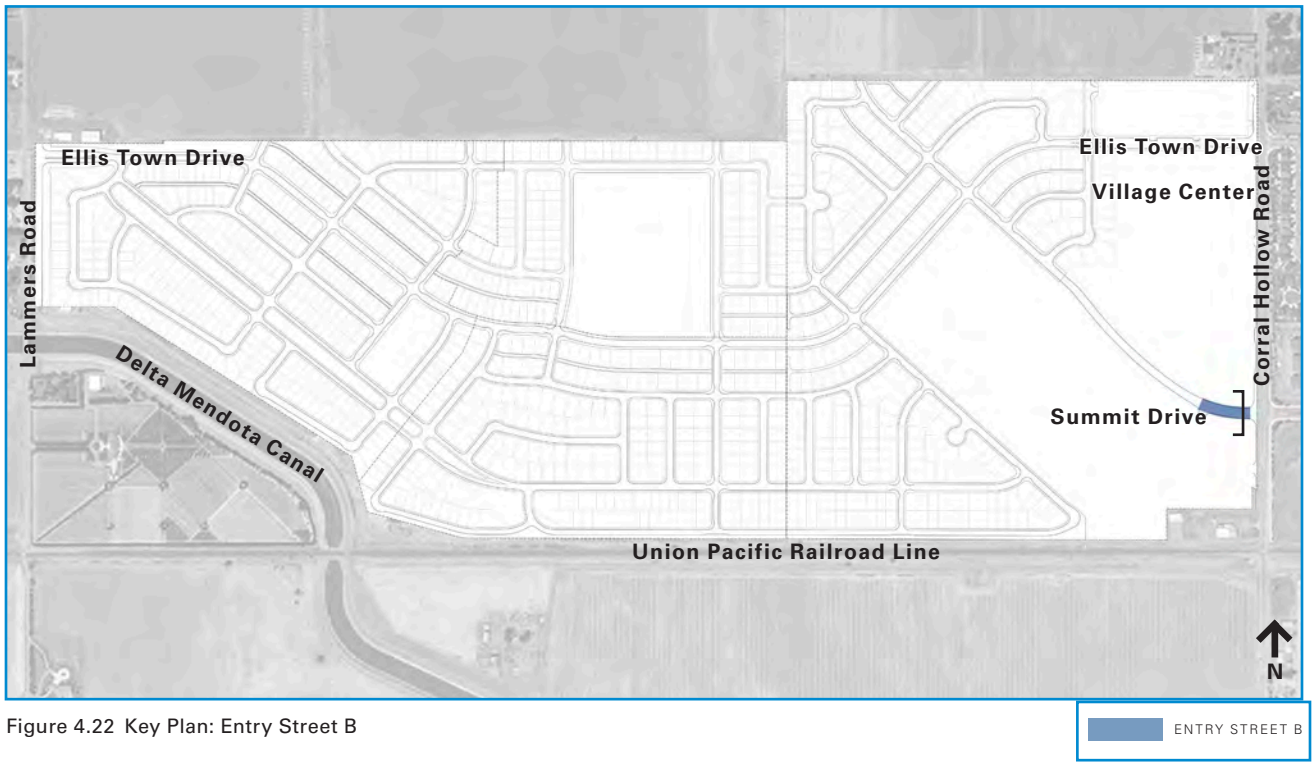


Figure 4.22 Key Plan: Entry Street B

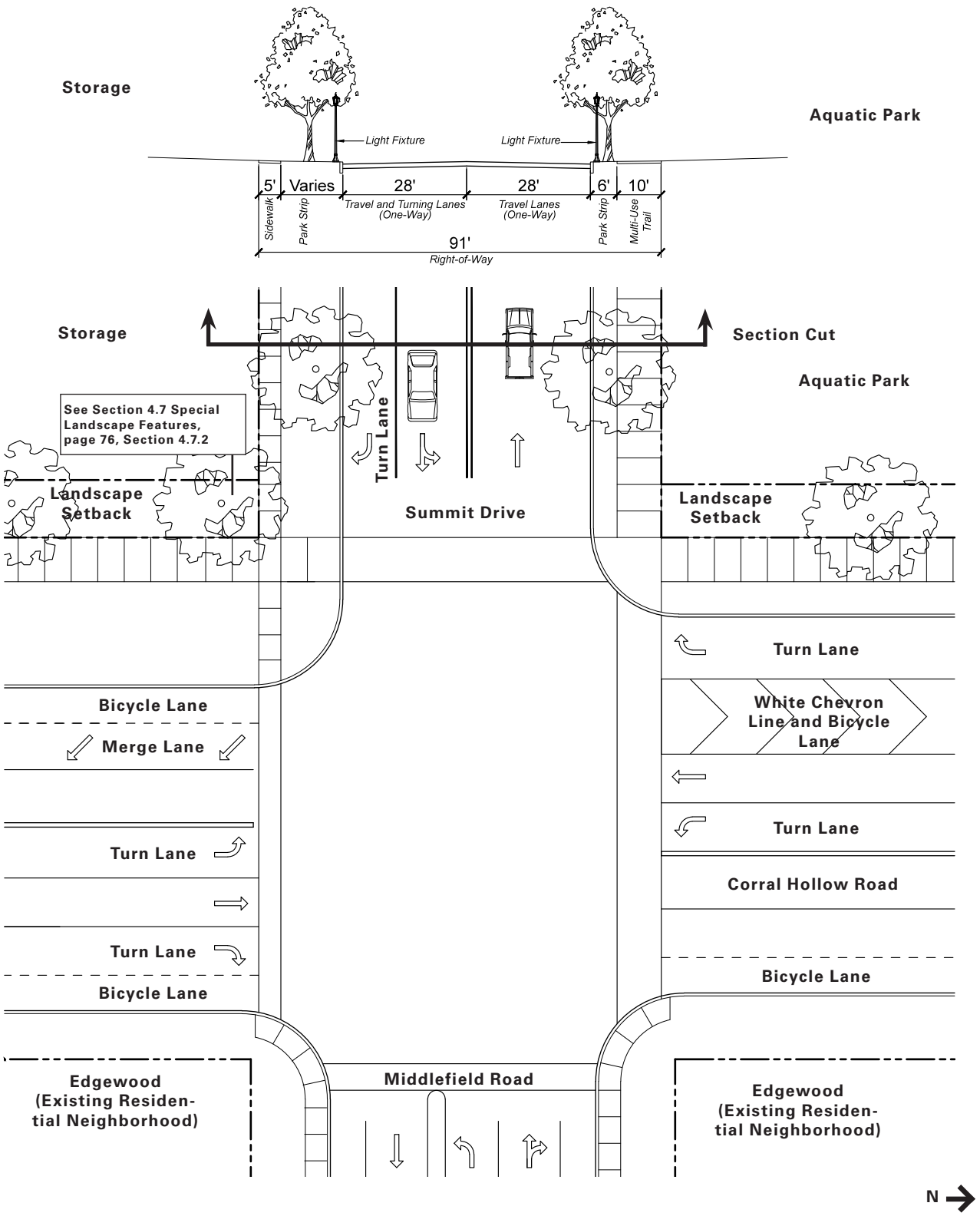


Figure 4.23 Proposed Section and Plan: Entry Street B

4.1.6 Entry Street

Designation: C (Ellis Town Drive)

Definition

Ellis Town Drive will be a primary entrance accommodating high traffic volumes entering and exiting the community from Corral Hollow Road. Adjacent uses include the Village Center. This street will have large trees in both the median and the park strip to celebrate the entrance and organize traffic entering the Village Center and this street will align with the existing non-signalized intersection at Peony Drive. A signal will be constructed by the City at this expanded intersection prior to the final build out of Corral Hollow Road.

MOVEMENT Free

DESIGN SPEED 25 MPH

TRAVEL LANES Two-way divided, three lanes

PARKING None

R.O.W. WIDTH 86 feet

TRAVEL LANE WIDTH 12 feet minimum

CURB TYPE Raised

SIDEWALK WIDTH 10-foot multi-use path on one side; 10-foot sidewalk on other side

BICYCLE LANE Class 1, one side

PARK STRIP varies, both sides

LANDSCAPE Special landscape treatment featuring palms, accent planting, and iconic elements (irrigated); see Section 4.7.1 and Tables 4.1, 4.2, and 4.3

Figure 4.24 Key Plan: Entry Street C (Ellis Town Drive)

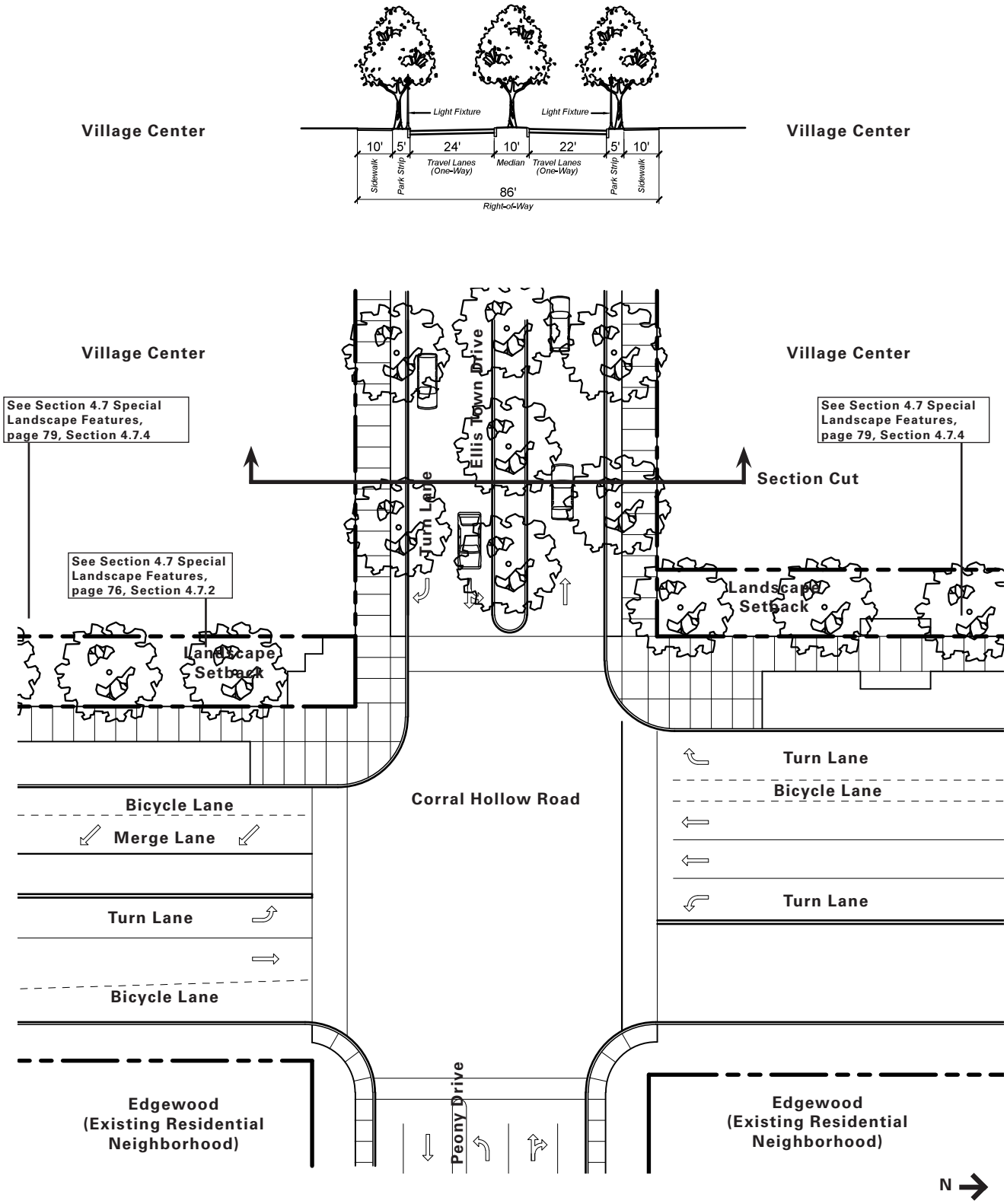


Figure 4.25 Proposed Section and Plan: Entry Street C (Ellis Town Drive)

4.1.7 Community Street

Designation: A

Definition

This street will be a link providing the main access for vehicles and bicycles across the community. Adjacent land uses will include residences and parks. On-street parking will be permitted on both sides of the street. A Class 1 bicycle lane on one side will be provided along the length of the street. This street shall employ several traffic control measures (as defined in Figure 4.5) in order to facilitate pedestrian connectivity as it creates the signature address of the community.

MOVEMENT Free

DESIGN SPEED 25 MPH

TRAVEL LANES Two-way, two lanes

PARKING Parallel, both sides

R.O.W. WIDTH 68 feet

TRAVEL LANE WIDTH 11 feet

CURB TYPE Raised

SIDEWALK WIDTH 8 feet on one side; 10-foot multi-use path on other side

BICYCLE LANE Class 1, one side

PARK STRIP 6 feet, both sides; except park alternatives

LANDSCAPE Single row of street trees with low water use grasses, shrubs, and groundcover (irrigated); pedestrian access through landscape strip to be provided as necessitated by parking; see Tables 4.1, 4.2, and 4.3

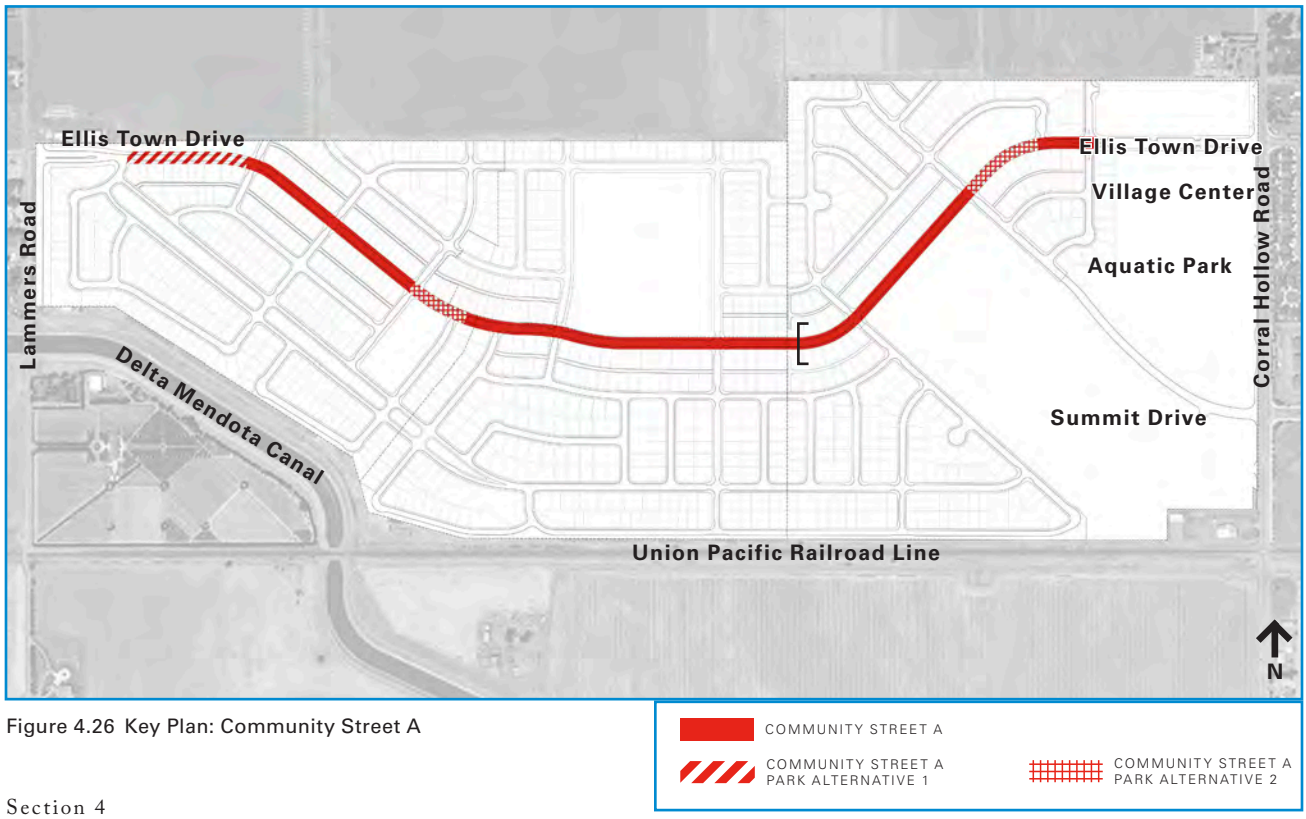


Figure 4.26 Key Plan: Community Street A

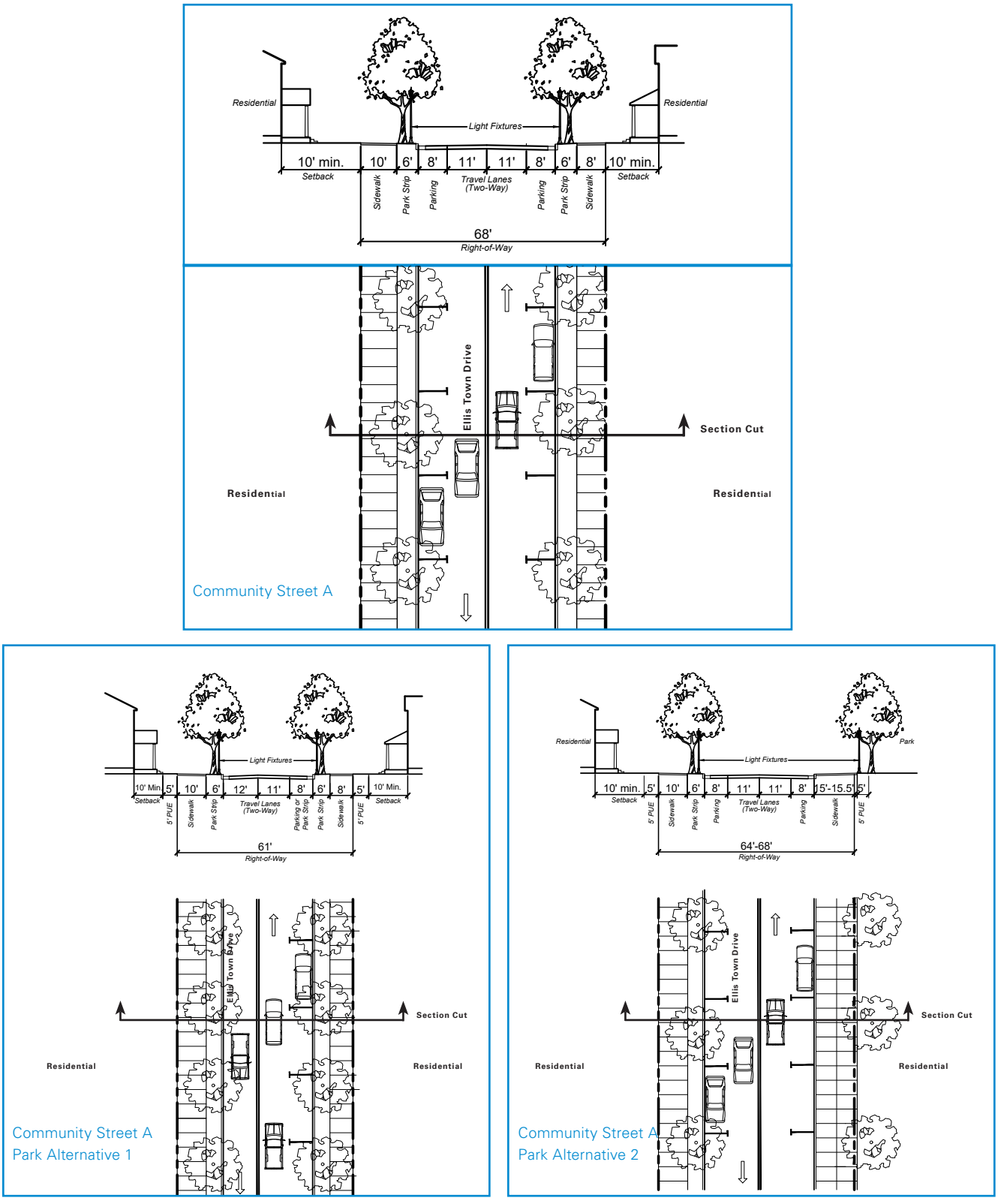


Figure 4.27 Proposed Section and Plan: Community Street A

4.1.8 Community Street

Designation: B

Definition

As a street running along the edges of neighborhoods and through the community, its adjacent land uses will include various types of residences, as well as parks and special landscape features. In addition to providing connectivity, the street is designed to connect to potential future development north of Ellis. On-street parking will be provided on both sides. A Class 1 bicycle lane on one side will be provided along the length of the street.

MOVEMENT Free

DESIGN SPEED 25 MPH

TRAVEL LANES Two-way, two lanes

PARKING Parallel, both sides; offset by park strip on opposite side

R.O.W. WIDTH 65 feet

TRAVEL LANE WIDTH 11 feet

CURB TYPE Raised

SIDEWALK WIDTH 5 feet on one side; 10-foot multi-use path on the other

BICYCLE LANE Class 1, one side

PARK STRIP 6 feet, both sides; except park alternative

LANDSCAPE Single row of street trees with low water use grasses, shrubs, and groundcover (irrigated); pedestrian access through landscape strip to be provided as necessitated by parking; see Tables 4.1, 4.2, and 4.3

Figure 4.28 Key Plan: Community Street B

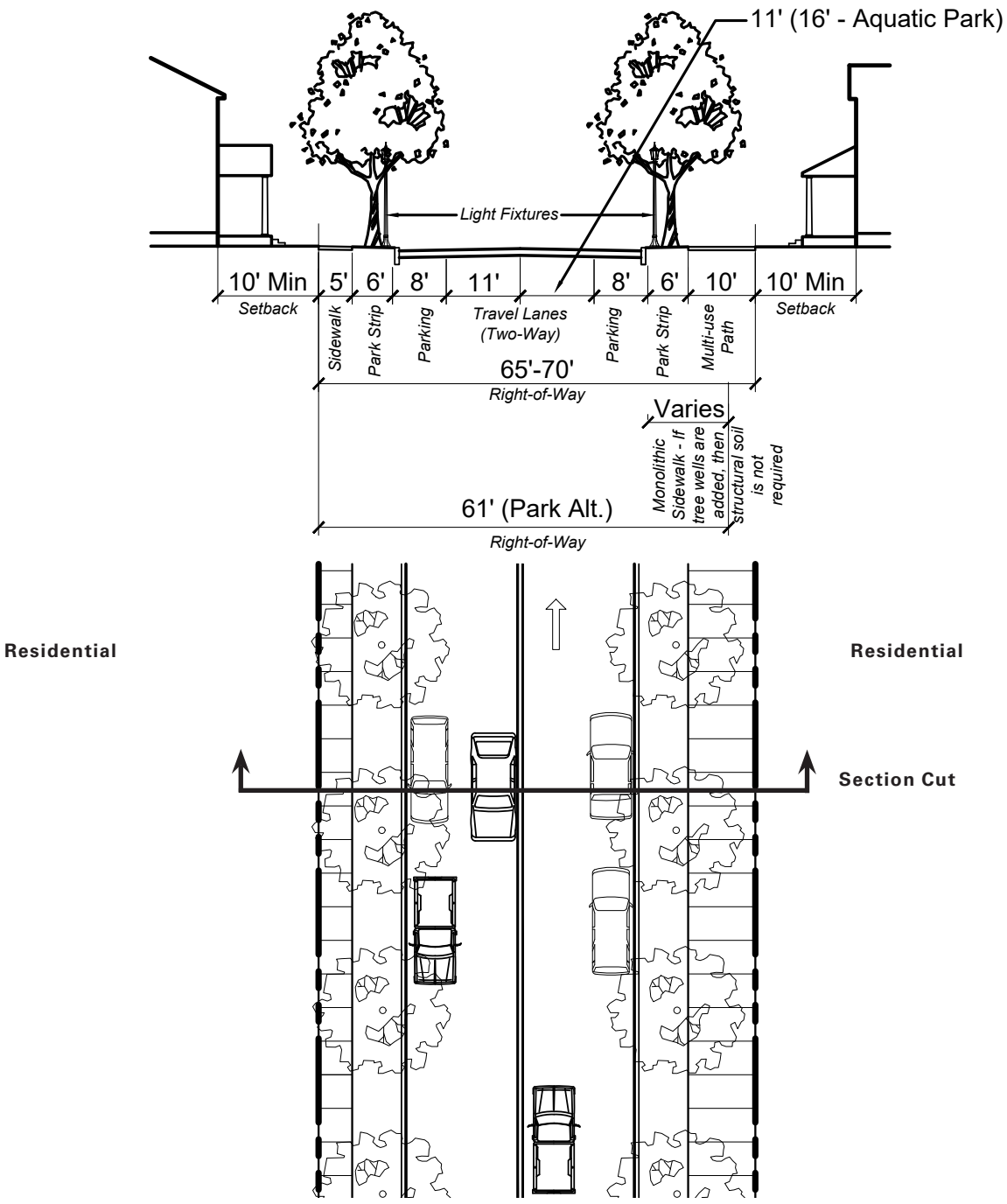


Figure 4.29 Proposed Section and Plan: Community Street B

4.1.9 Community Street

Designation: C

Definition

As a street running near the edges of the community, its adjacent land uses will include various types of residences, as well as parks and special landscape features. The street is designed to provide main connections through the community. On-street parking will be provided on both sides. A Class 1 bicycle lane on one side will be provided along the length of the street.

MOVEMENT Free

DESIGN SPEED 25 MPH

TRAVEL LANES Two-way, two lanes

PARKING Parallel, both sides

R.O.W. WIDTH 63 feet

TRAVEL LANE WIDTH 10 feet

CURB TYPE Raised

SIDEWALK WIDTH 5 feet on one side; 10-foot multi-use path on the other

BICYCLE LANE Class 1, one side

PARK STRIP 6 feet, both sides

LANDSCAPE Single row of street trees with low water use grasses, shrubs, and groundcover (irrigated); pedestrian access through landscape strip to be provided as necessitated by parking; see Tables 4.1, 4.2, and 4.3

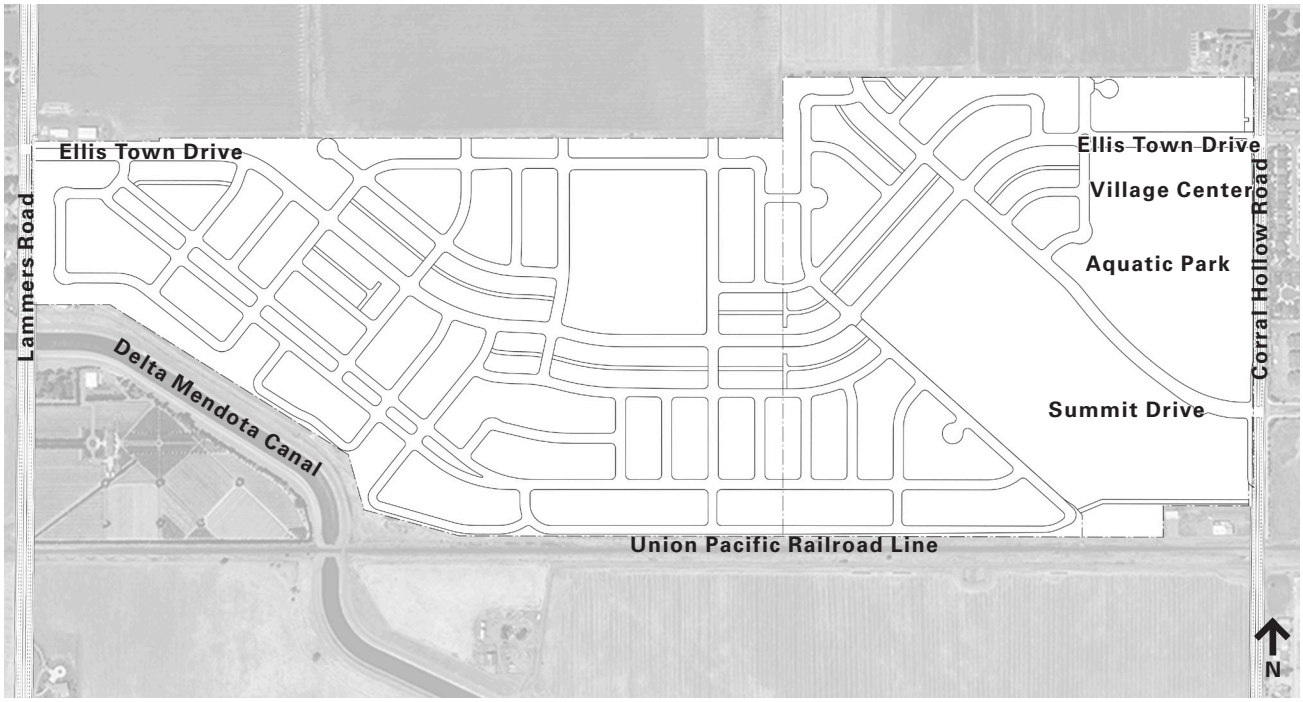


Figure 4.30 Key Plan: Community Street C

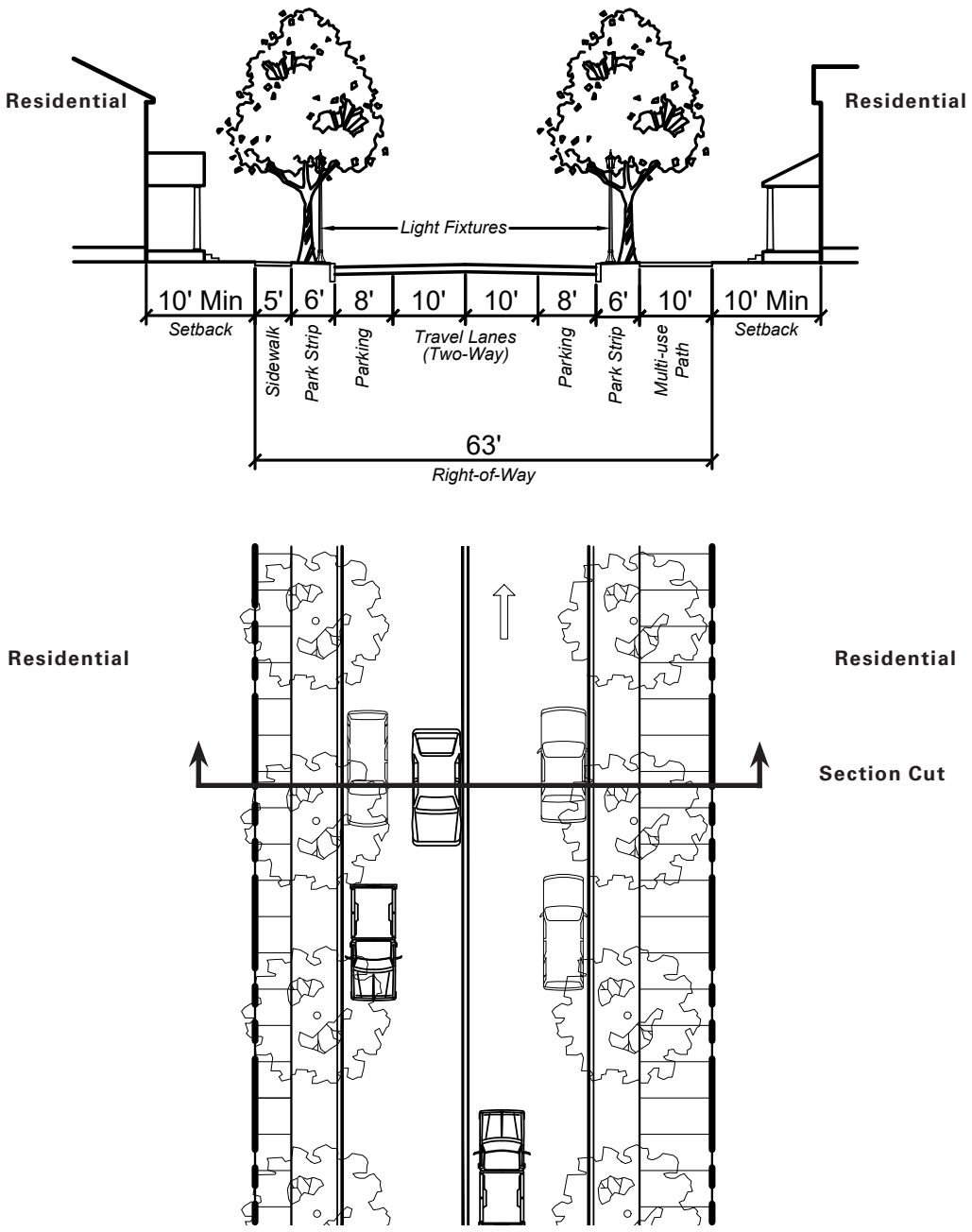


Figure 4.31 Proposed Section and Plan: Community Street C

4.1.10 Village Center Street

Designation: A

Definition

This street is designed to encourage pedestrian and commercial activity in the heart of the Village Center. Adjacent land uses will include retail, civic, office, and residential uses. Diagonal on-street parking is provided to support active uses and create a main street environment. Wide sidewalks will be located in front of Village Center buildings to accommodate outdoor dining and other such uses. Trees near curbs will provide shade without reducing the usable width for pedestrians. Bulbouts and associated crosswalks, located at corners and mid-block, will facilitate pedestrian street crossings and will help calm traffic.

MOVEMENT Free

DESIGN SPEED 25 MPH

TRAVEL LANES Two-way, two lanes maximum

PARKING Diagonal, both sides

R.O.W. WIDTH 86 feet

TRAVEL LANE WIDTH 12 feet

CURB TYPE Raised

SIDEWALK WIDTH 13 feet on both sides

BICYCLE LANE Class 1, one side

PARK STRIP None

LANDSCAPE Double row of street trees (irrigated) in grates and islands; see Tables 4.1, 4.2, and 4.3

Figure 4.32 Key Plan: Village Center Street A

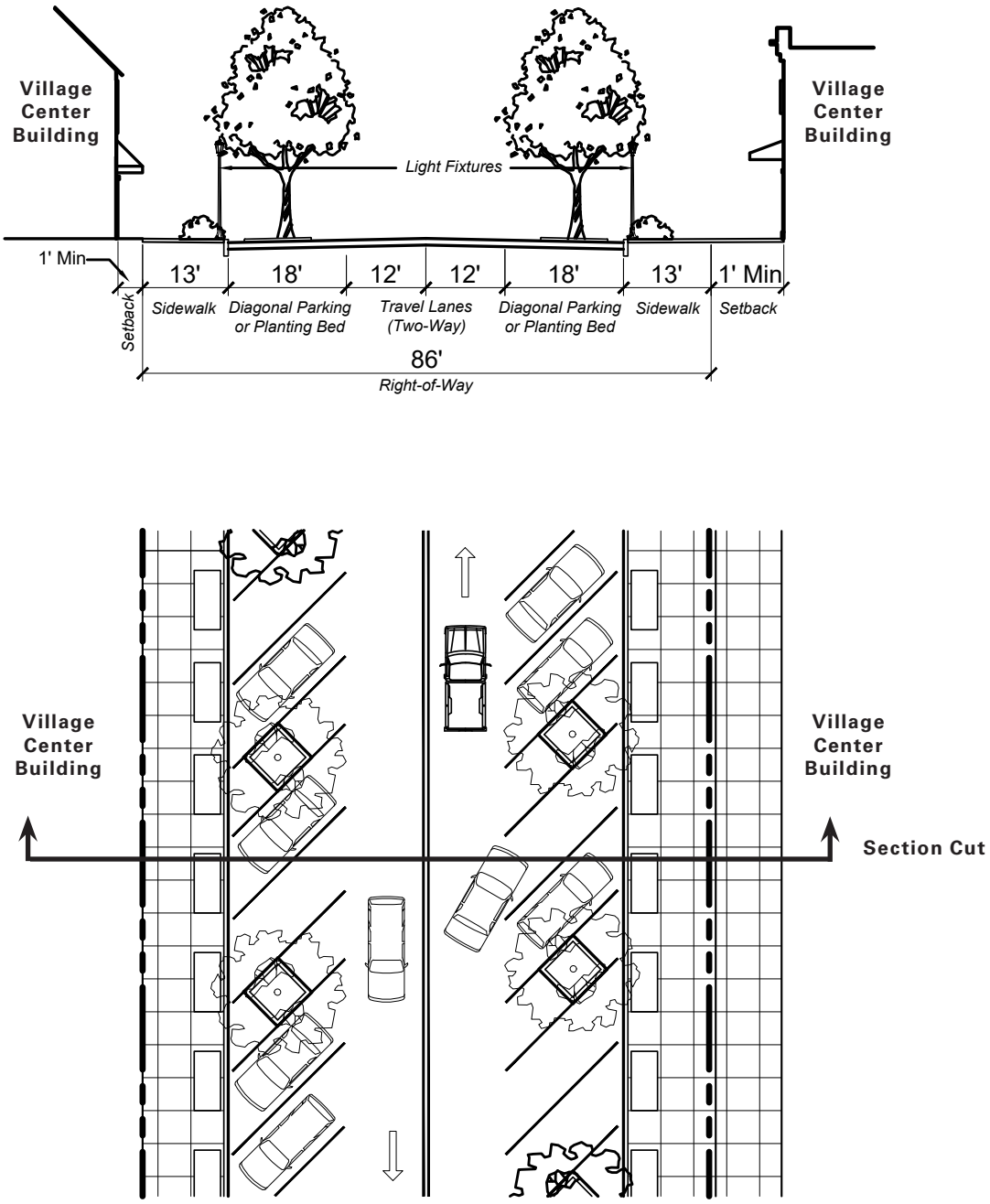


Figure 4.33 Proposed Section and Plan: Village Center Street A

4.1.11 Neighborhood Street

Designation: A

Definition

This will be a moderate-scale street providing local access throughout the community. It accommodates on-street parking on both sides.

MOVEMENT Free

DESIGN SPEED 25 MPH

TRAVEL LANES Two-way, two lanes

PARKING Parallel, both sides

R.O.W. WIDTH 56 feet

TRAVEL LANE WIDTH 10 feet

CURB TYPE Raised

SIDEWALK WIDTH 4 or 5 or 8 feet, both sides; except park alternatives

BICYCLE LANE None

PARK STRIP 5 or 6 feet, both sides; except park alternatives

LANDSCAPE Single row of street trees with low water use grasses, shrubs, and groundcover (irrigated); pedestrian access through landscape strip to be provided as necessitated by parking; see Tables 4.1, 4.2, and 4.3

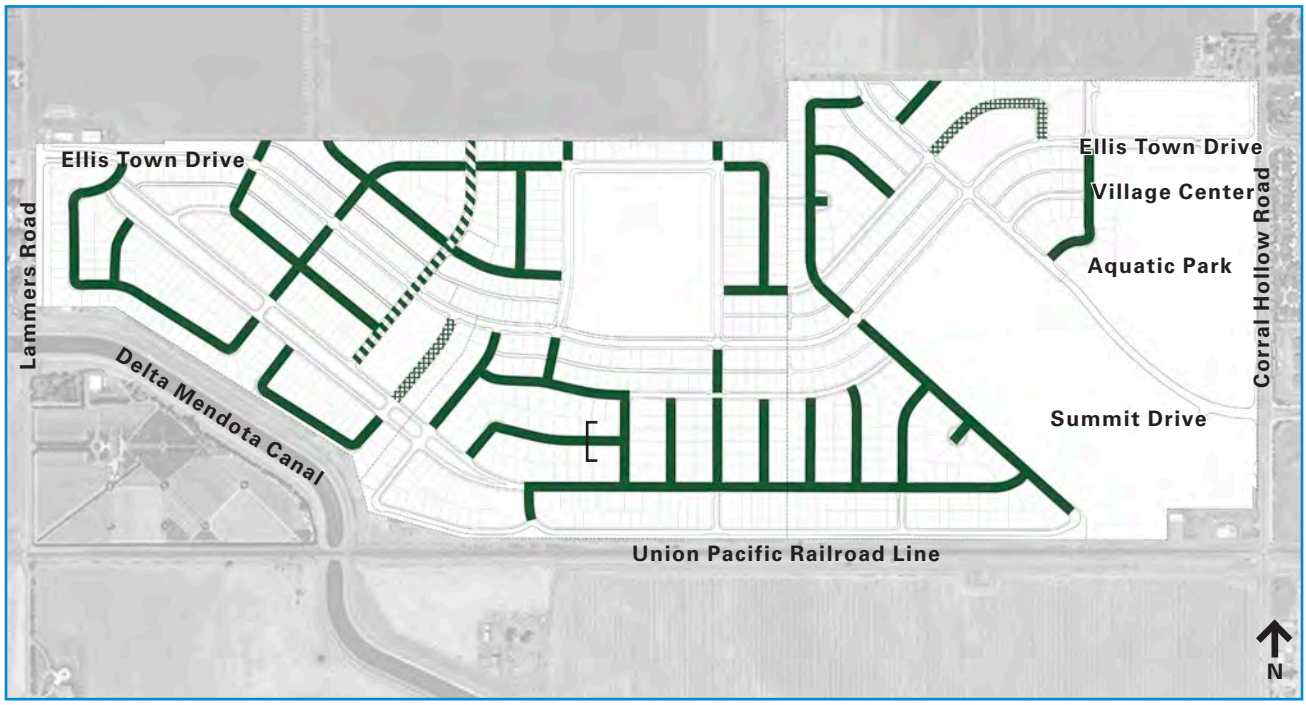


Figure 4.34 Key Plan: Neighborhood Street A

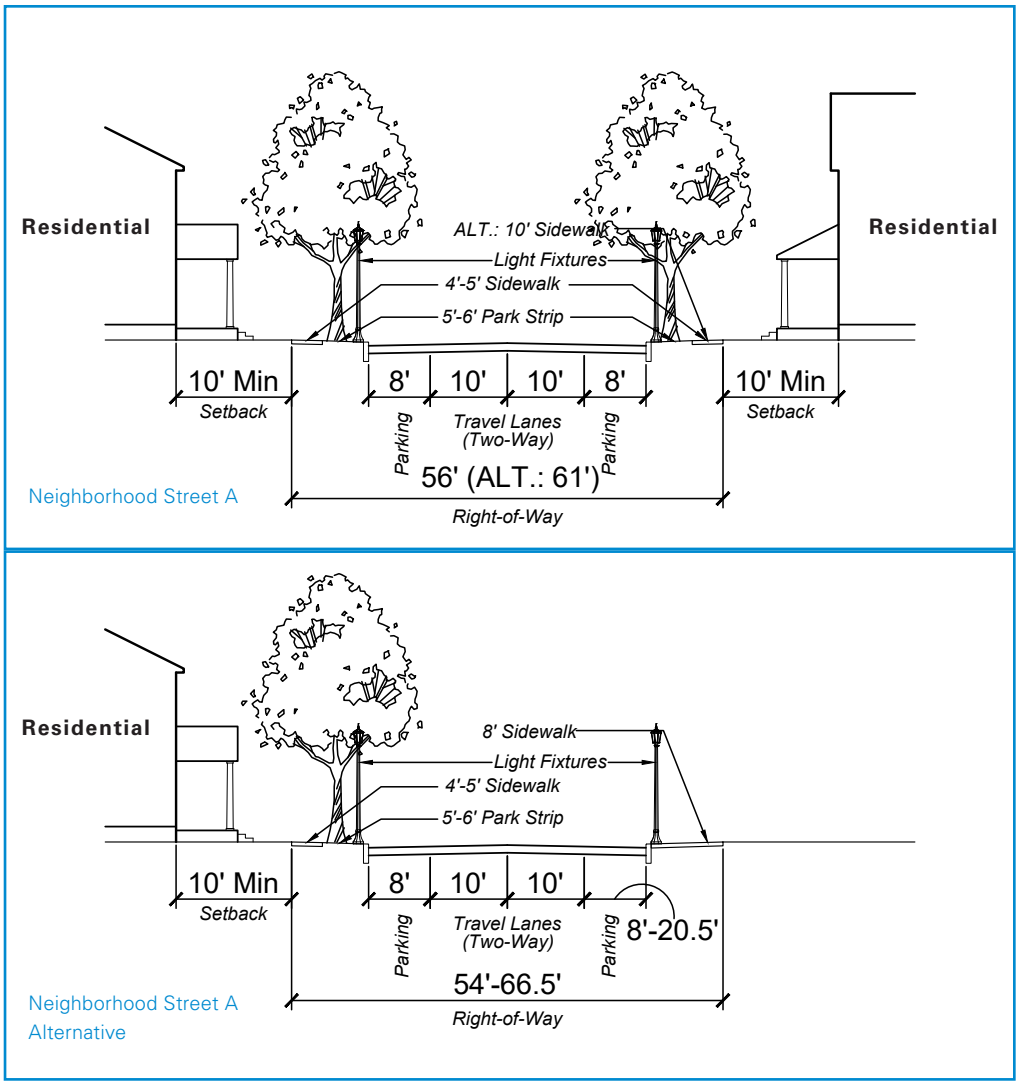


Figure 4.35 Proposed Section and Plan: Neighborhood Street A

4.1.12 Neighborhood Street

Designation: B

Definition

This local street will be a small-scale street providing access throughout the community. The street accommodates on-street parking on one side. Street cross-section B may replace street cross-section A when traffic volumes permit.

MOVEMENT Free

DESIGN SPEED 25 MPH

TRAVEL LANES Two-way, two lanes

PARKING Parallel, one side

R.O.W. WIDTH 48 feet

TRAVEL LANE WIDTH 10 feet

CURB TYPE Raised

SIDEWALK WIDTH 4 to 5 feet, both sides; except railroad alternative

BICYCLE LANE None

PARK STRIP 5 to 6 feet, both sides; except railroad alternative

LANDSCAPE Single row of street trees with low water use grasses, shrubs, and groundcover (irrigated); pedestrian access through landscape strip to be provided as necessitated by parking; see Tables 4.1, 4.2, and 4.3

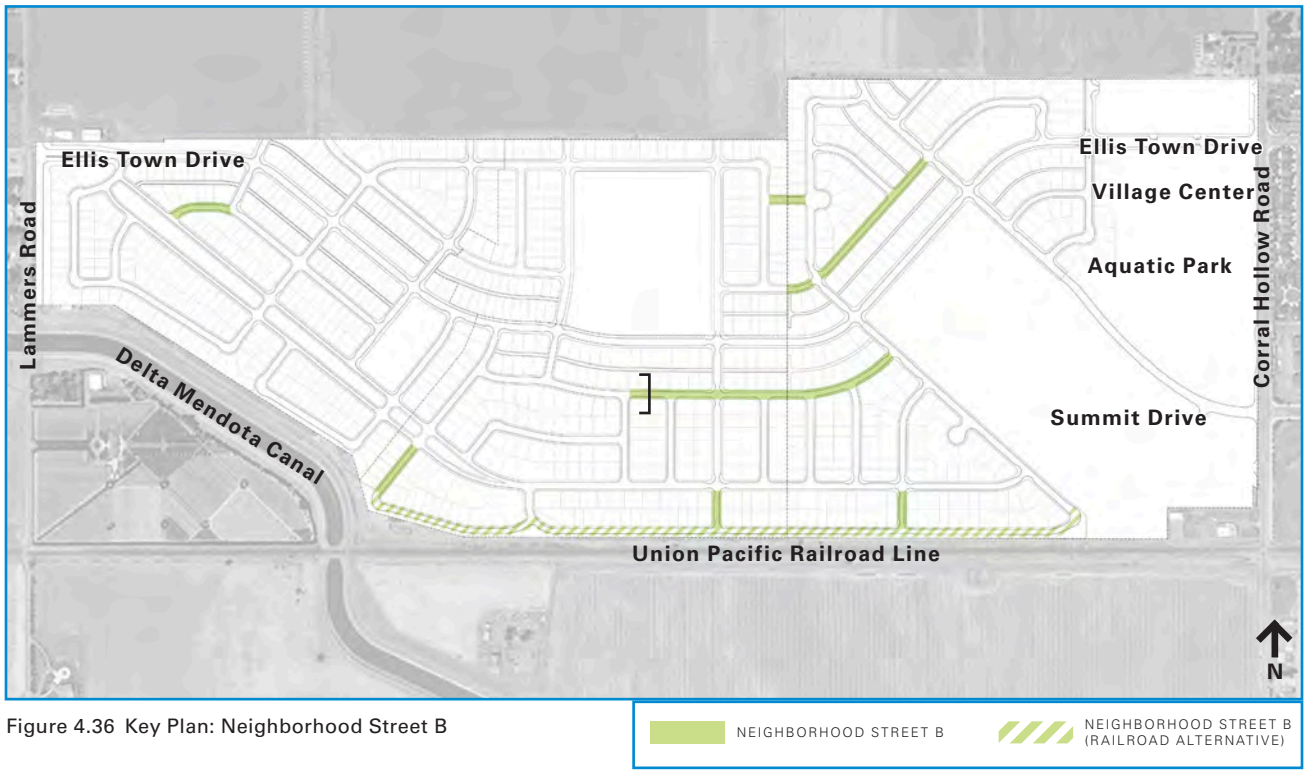
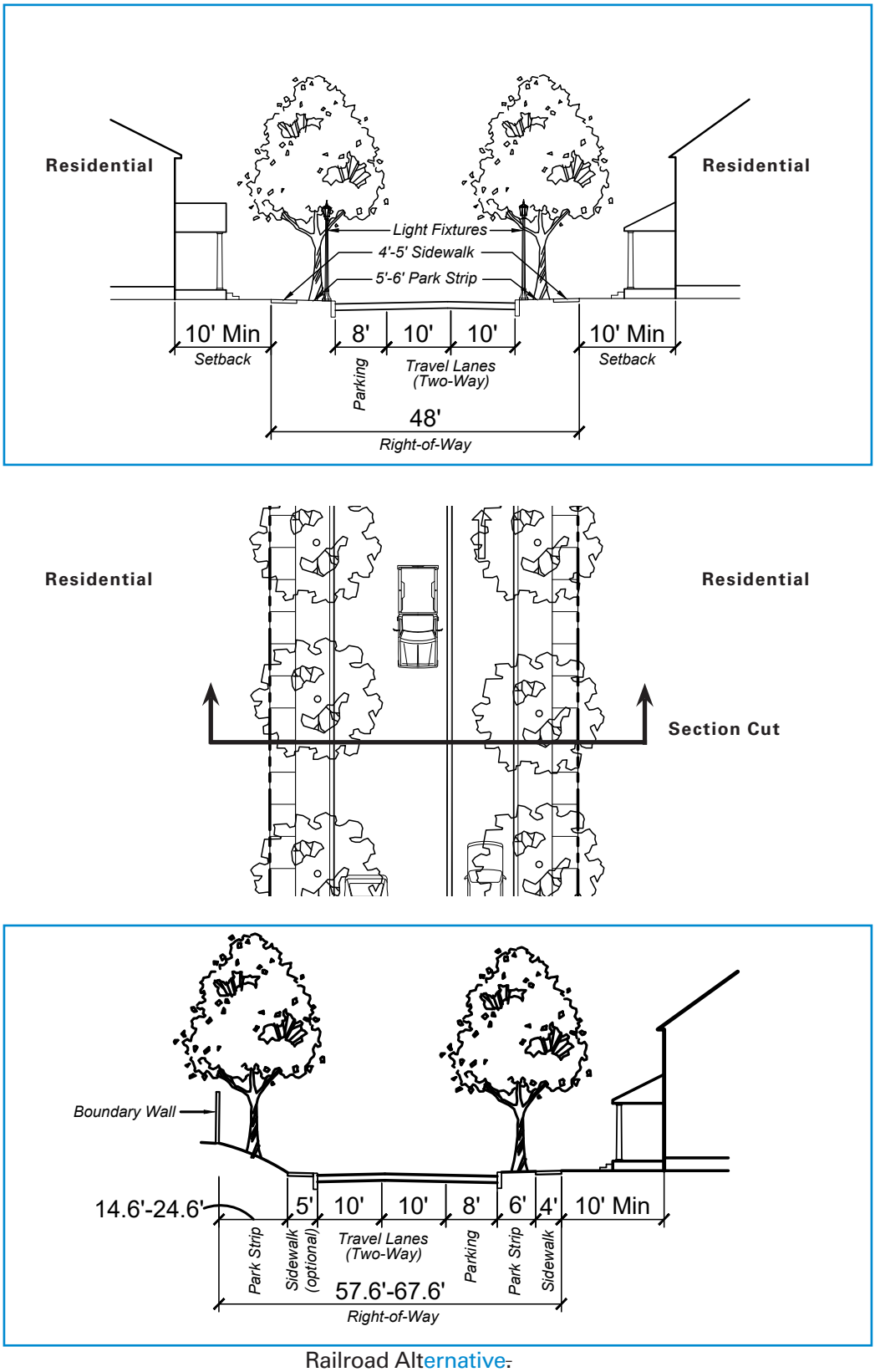


Figure 4.36 Key Plan: Neighborhood Street B



Railroad Alternative

Figure 4.37 Proposed Section and Plan: Neighborhood Street B

4.1.13 Neighborhood Street

Designation: E

Definition

This residential boulevard has one lane of one-way traffic on either side of an area classified as open space and named the "Native Preserve," as well as parallel parking along its length. The Native Preserve, is located within the public right-of-way, with no sidewalks on its edges.

MOVEMENT Free

DESIGN SPEED 25 MPH

TRAVEL LANES One-way, one lane on either side of the Native Preserve

PARKING Parallel, one side each direction

R.O.W. WIDTH Varies (due to width of Native Preserve)

TRAVEL LANE WIDTH ~~12~~ 16 feet (including flush curb)

CURB TYPE Raised

SIDEWALK WIDTH 4 to 5 feet, one side each direction; except park alternative

BICYCLE LANE None

PARK STRIP 6 to 7 feet, both sides in both directions; except park alternative

LANDSCAPE Single row of street trees with low water use grasses, shrubs, and groundcover (irrigated); pedestrian access through landscape strip to be provided as necessitated by parking; see Section 4.6.9 and Tables 4.1, 4.2, and 4.3

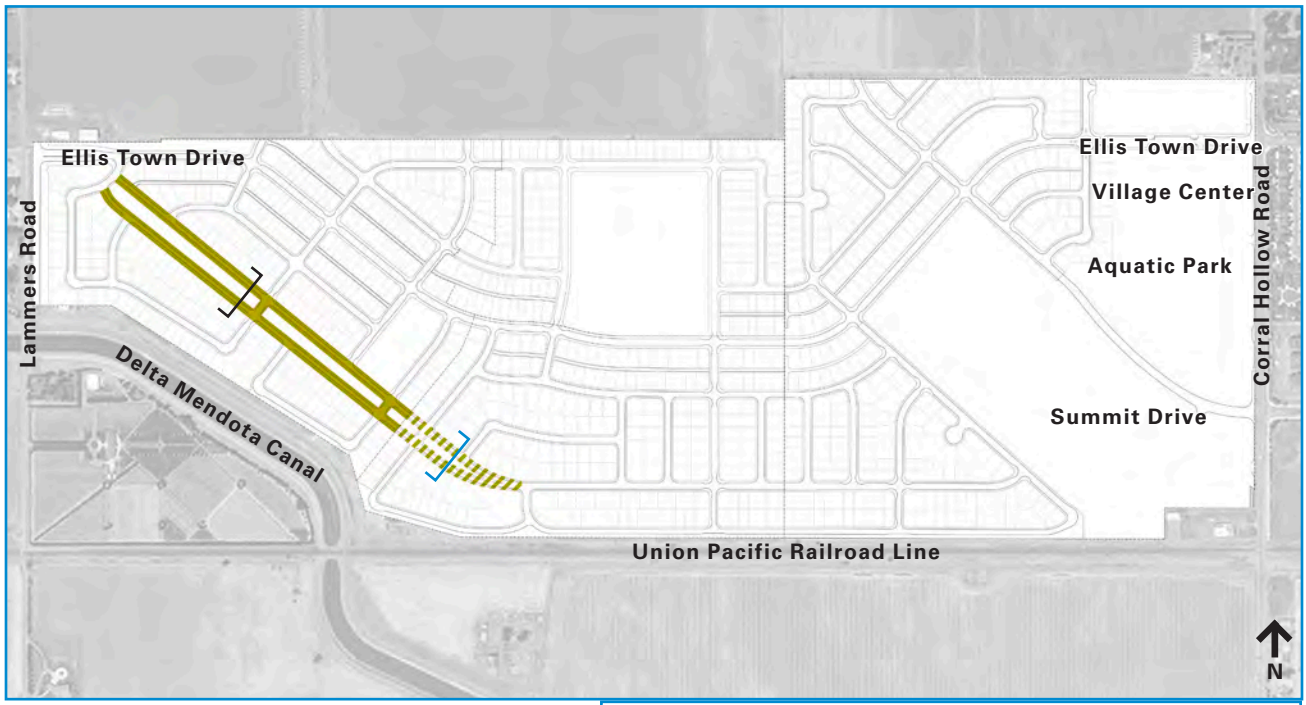
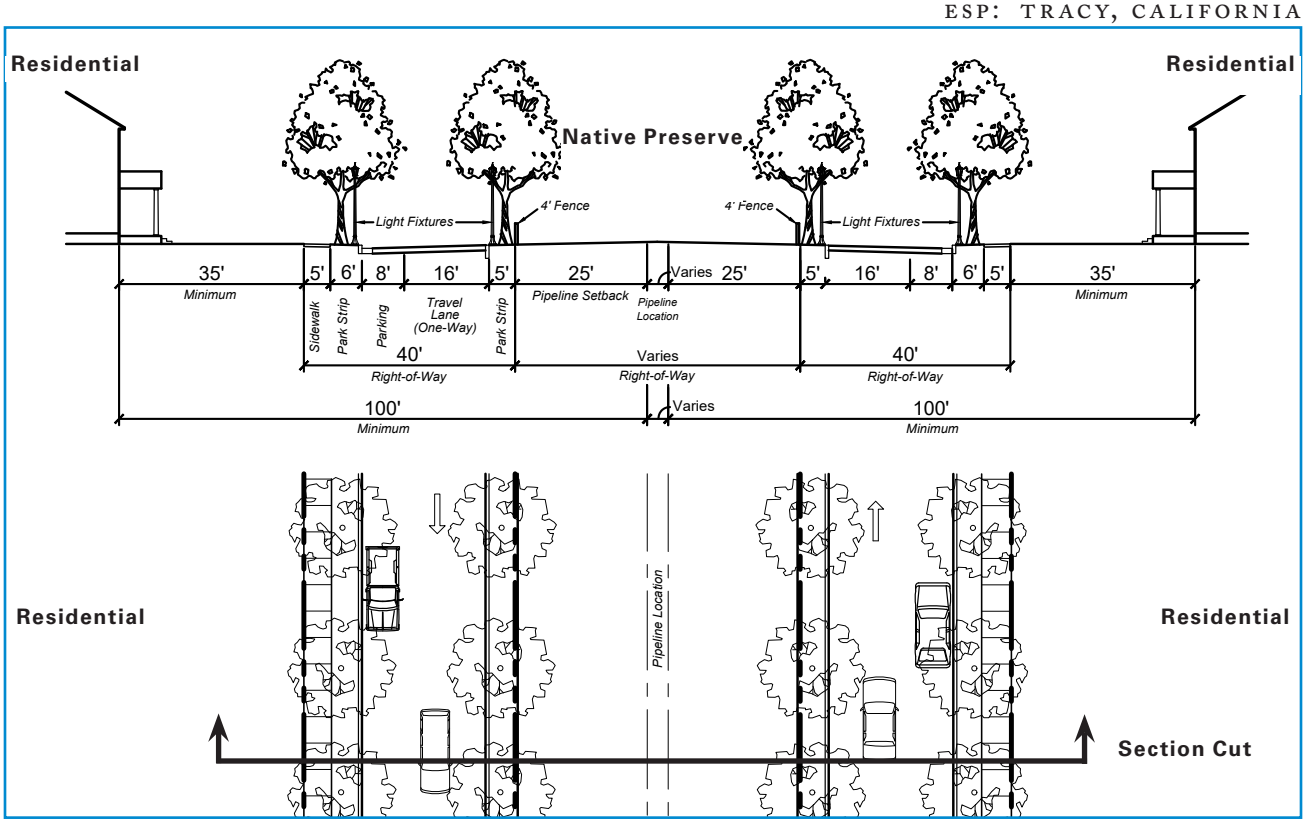
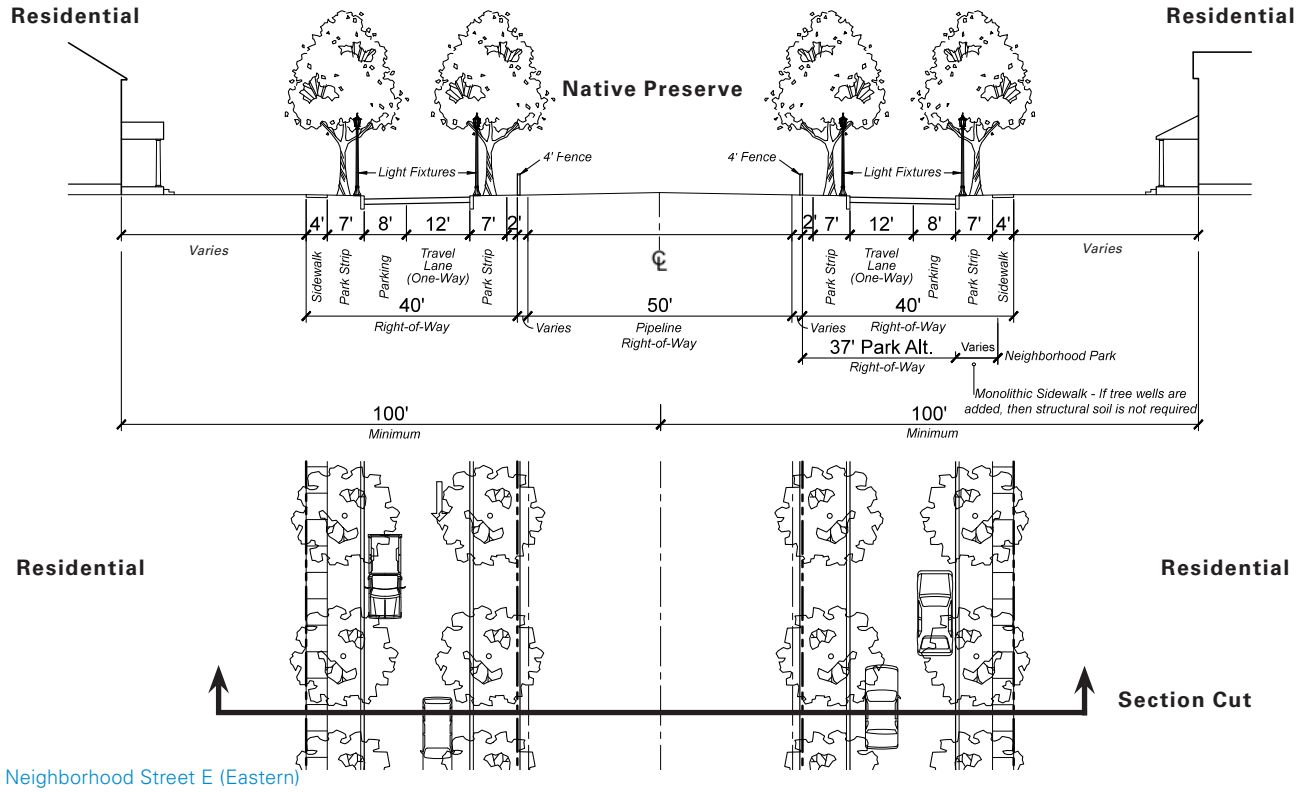


Figure 4.38 Key Plan: Neighborhood Street E



Neighborhood Street E



Neighborhood Street E (Eastern)

Figure 4.39 Proposed Section and Plan: Neighborhood Street E

4.1.14 Neighborhood Street

Designation: H

Definition

This local street will be a small-scale, one-way street providing access throughout the community. The street accommodates on-street parking on both sides.

MOVEMENT Free

DESIGN SPEED 25 MPH

TRAVEL LANES One-way

PARKING Parallel, both sides

R.O.W. WIDTH 46 feet

TRAVEL LANE WIDTH 10 feet

CURB TYPE Raised

SIDEWALK WIDTH 4 feet, both sides

BICYCLE LANE None

PARK STRIP 6 feet, both sides

LANDSCAPE Single row of street trees with low water use grasses, shrubs, and groundcover (irrigated); pedestrian access through landscape strip to be provided as necessitated by parking; see Tables 4.1, 4.2, and 4.3

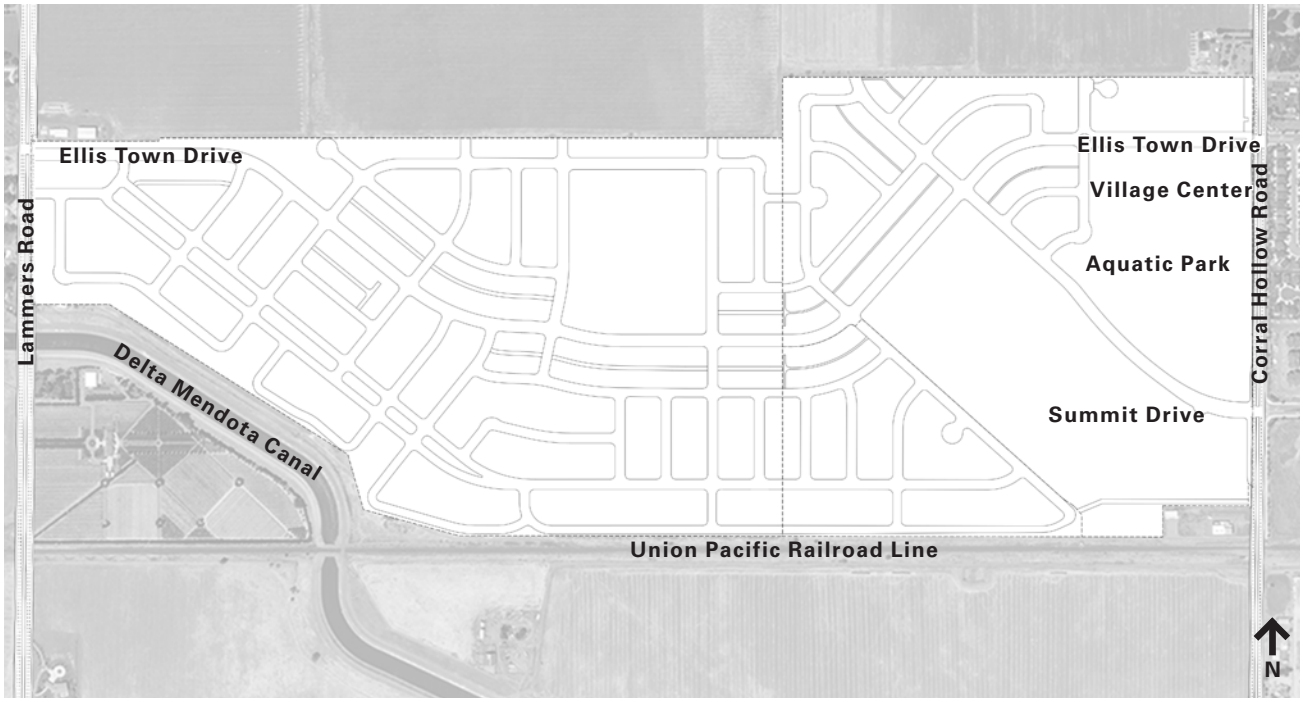


Figure 4.40 Key Plan: Neighborhood Street H

Location of street sections will require review and approval by the City in applicable tentative map(s).

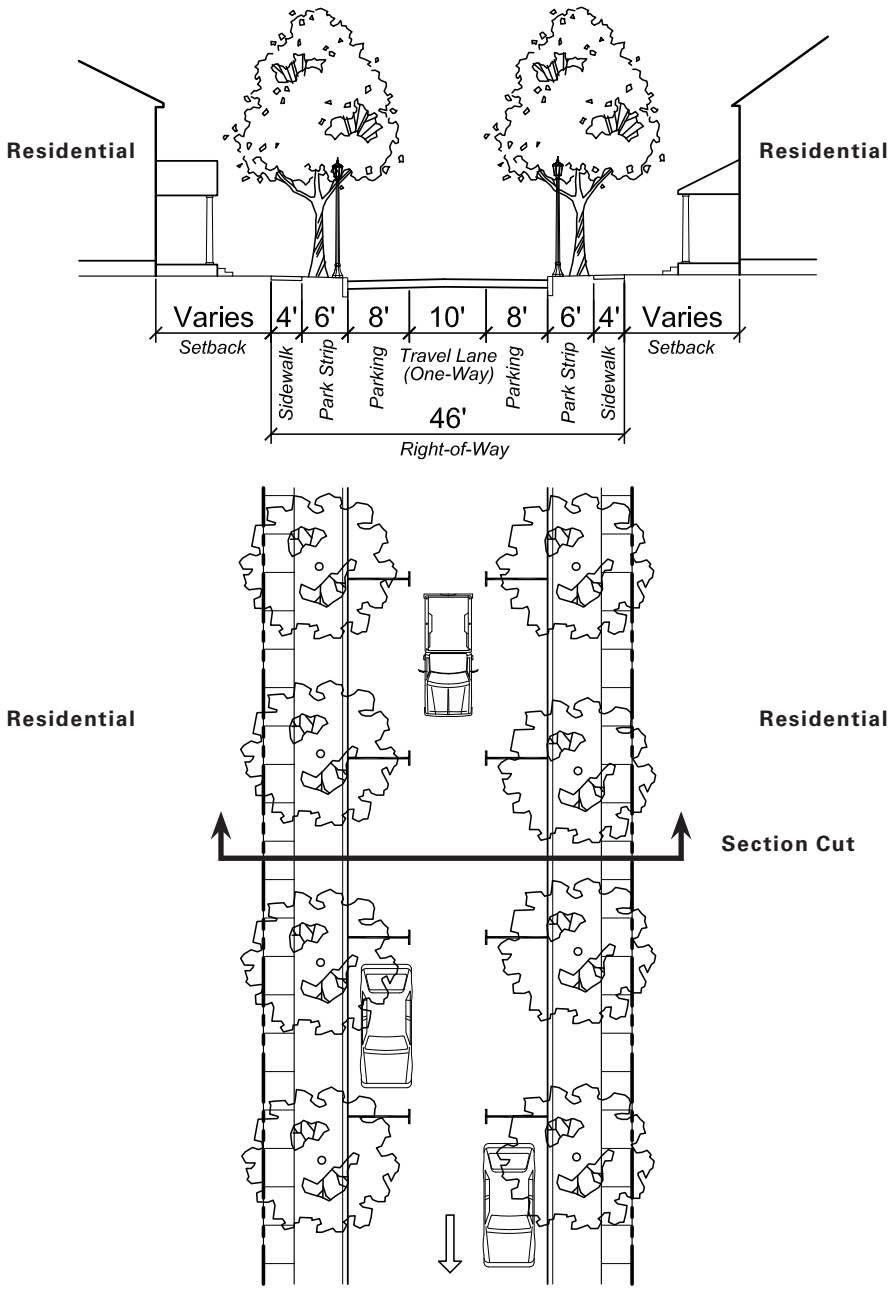


Figure 4.41 Proposed Section and Plan: One-Way Street Parking Both Sides

4.1.15 Neighborhood Street

Designation: I

Definition

This local street will be a small-scale, one-way street providing access throughout the community. The street accommodates on-street parking on one side.

MOVEMENT Free

DESIGN SPEED 25 MPH

TRAVEL LANES One-way

PARKING Parallel, one side

R.O.W. WIDTH 38 feet

TRAVEL LANE WIDTH 10 feet

CURB TYPE Raised

SIDEWALK WIDTH 4 feet, both sides

BICYCLE LANE None

PARK STRIP 6 feet, both sides

LANDSCAPE Single row of street trees with low water use grasses, shrubs, and groundcover (irrigated); pedestrian access through landscape strip to be provided as necessitated by parking; see Tables 4.1, 4.2, and 4.3

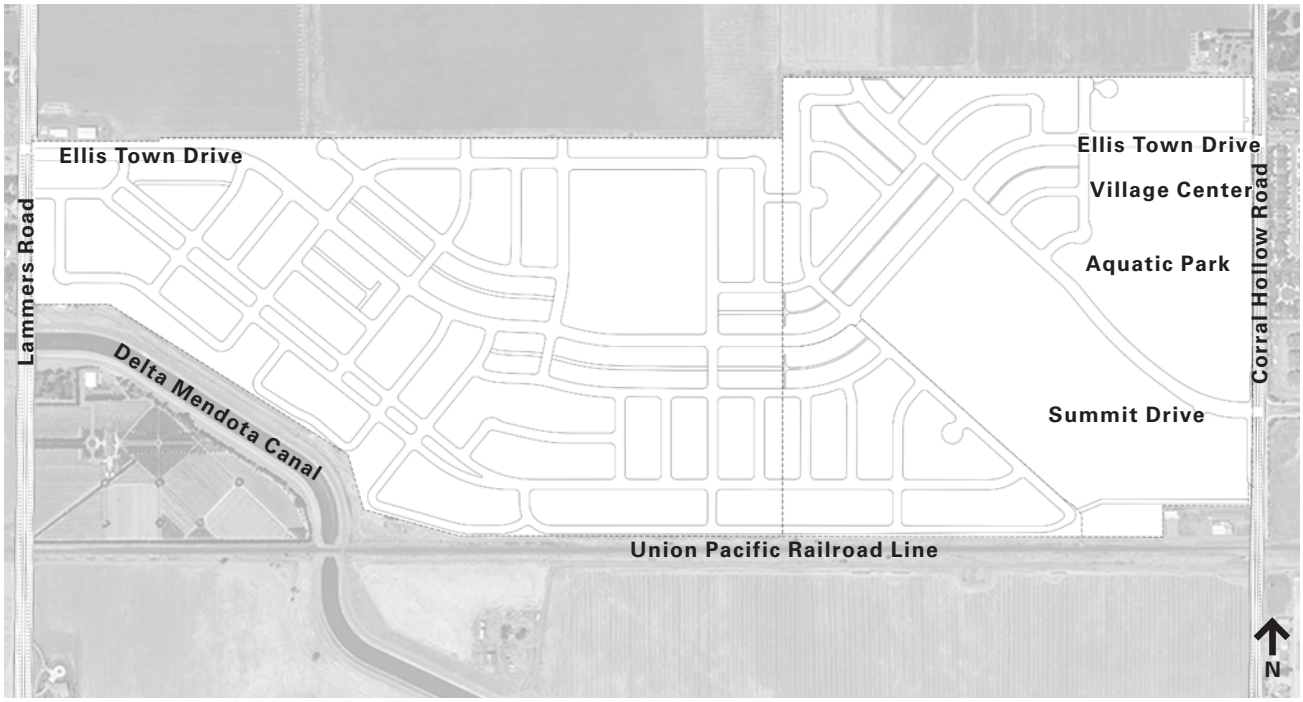


Figure 4.42 Key Plan: Neighborhood Street I

Location of street sections will require review and approval by the City in applicable tentative map(s).

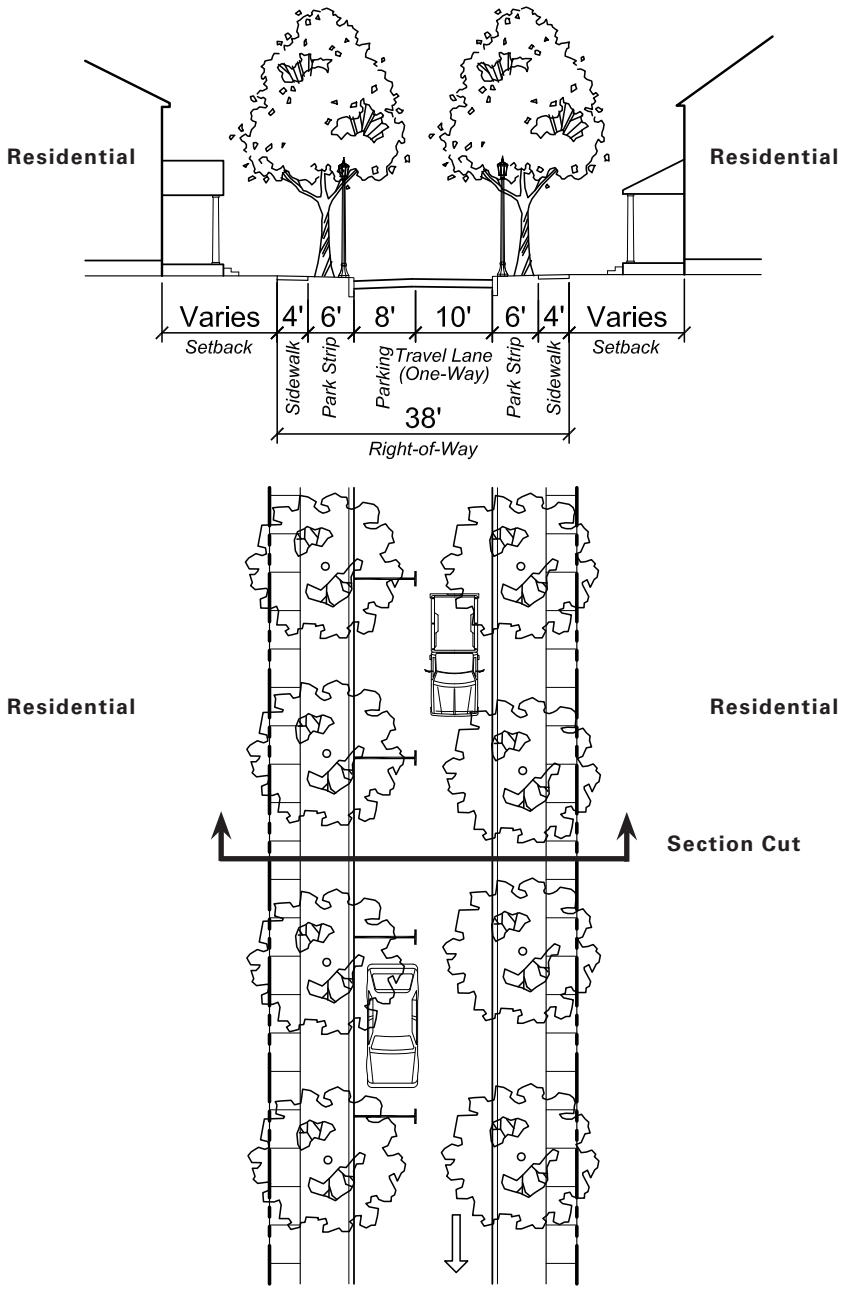


Figure 4.43 Proposed Section and Plan: One-Way Street Parking One Side

4.1.16 Neighborhood Street

Designation: J

Definition

This local street will be a small-scale street providing access throughout the community. The street does not accommodate on-street parking.

MOVEMENT Free

DESIGN SPEED 25 MPH

TRAVEL LANES Two-way, two lanes

PARKING None

R.O.W. WIDTH 40 feet

TRAVEL LANE WIDTH 10 feet

CURB TYPE Raised

SIDEWALK WIDTH 4 feet, both sides

BICYCLE LANE None

PARK STRIP 6 feet, both sides

LANDSCAPE Single row of street trees with low water use grasses, shrubs, and groundcover (irrigated); see Tables 4.1, 4.2, and 4.3

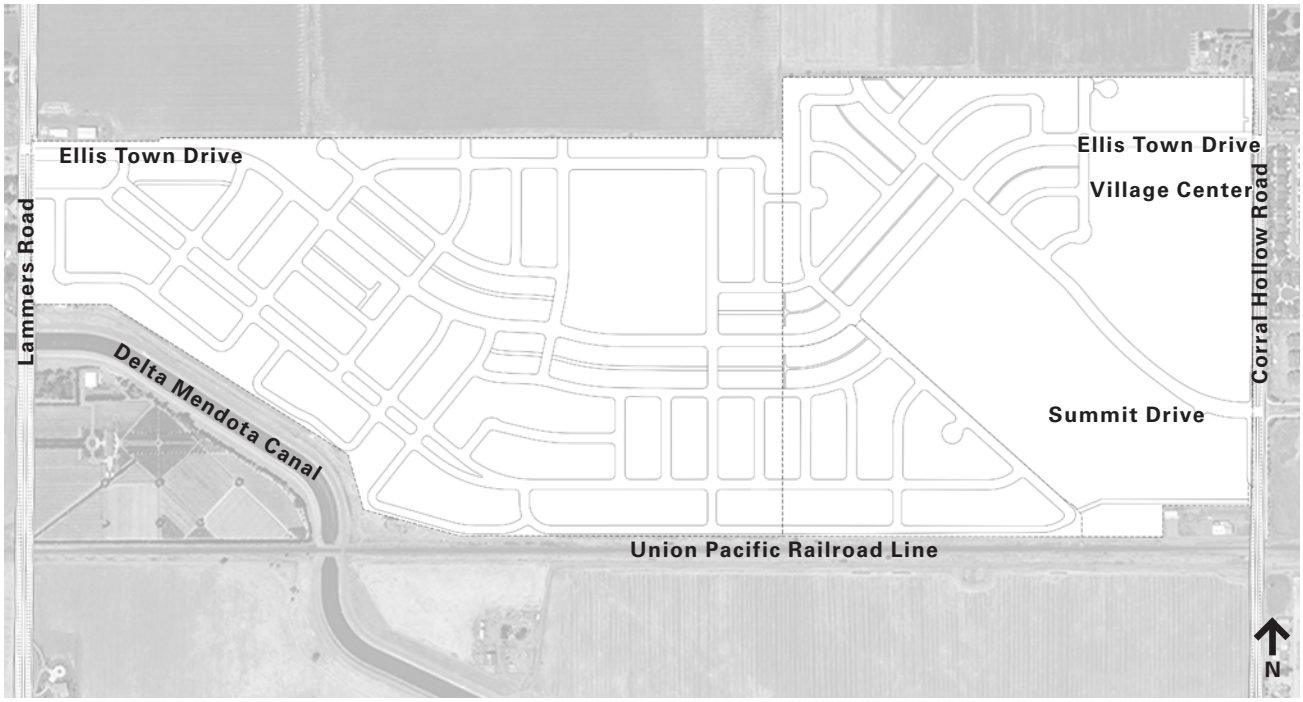


Figure 4.44 Key Plan: Neighborhood Street J

Location of street sections will require review and approval by the City in applicable tentative map(s).

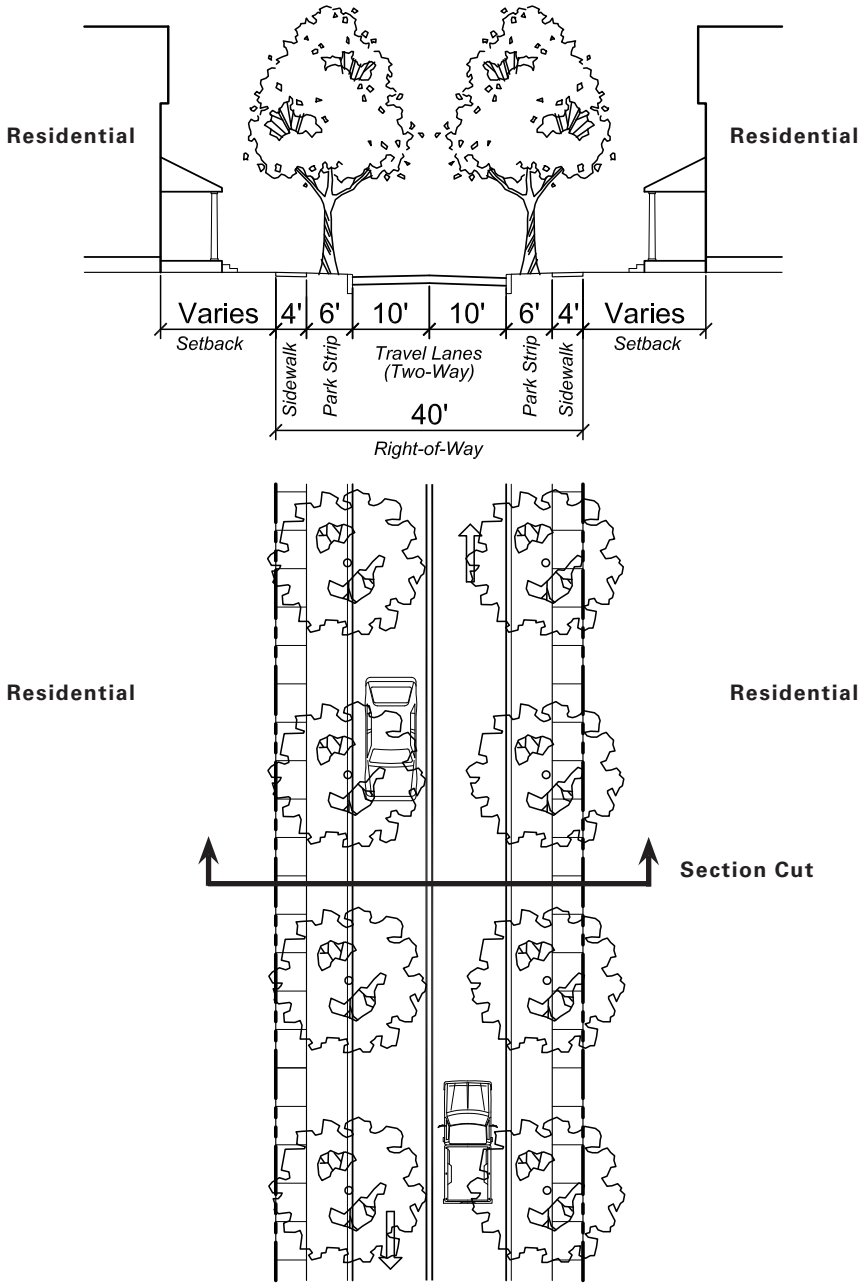


Figure 4.45 Proposed Section and Plan: No Parking C

4.1.17 Lane

Designation: A

Definition

The lane will provide primary access to off-street residential parking. Lanes are designed to accommodate trash collection and dry utilities. Dead-end lanes may not extend farther than 150 feet from a public street.

MOVEMENT Yield

DESIGN SPEED 10 MPH

TRAVEL LANES One-way

PARKING None

R.O.W. WIDTH 22 feet

TRAVEL LANE WIDTH 13 to 14 feet

CURB TYPE Spill or Standard

SIDEWALK WIDTH None

BICYCLE LANE None

PARK STRIP 3.5 feet, both sides

LANDSCAPE Low water use grasses, shrubs, and groundcover in park strip (irrigated)

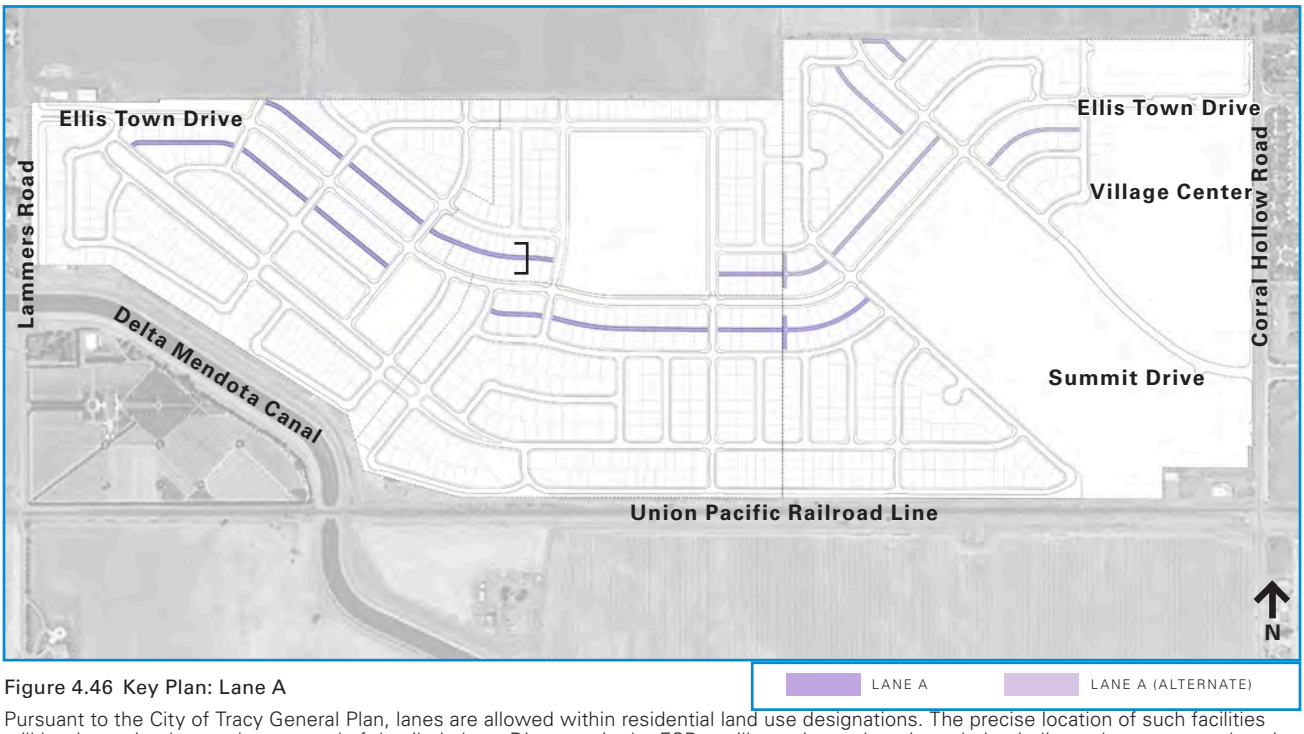
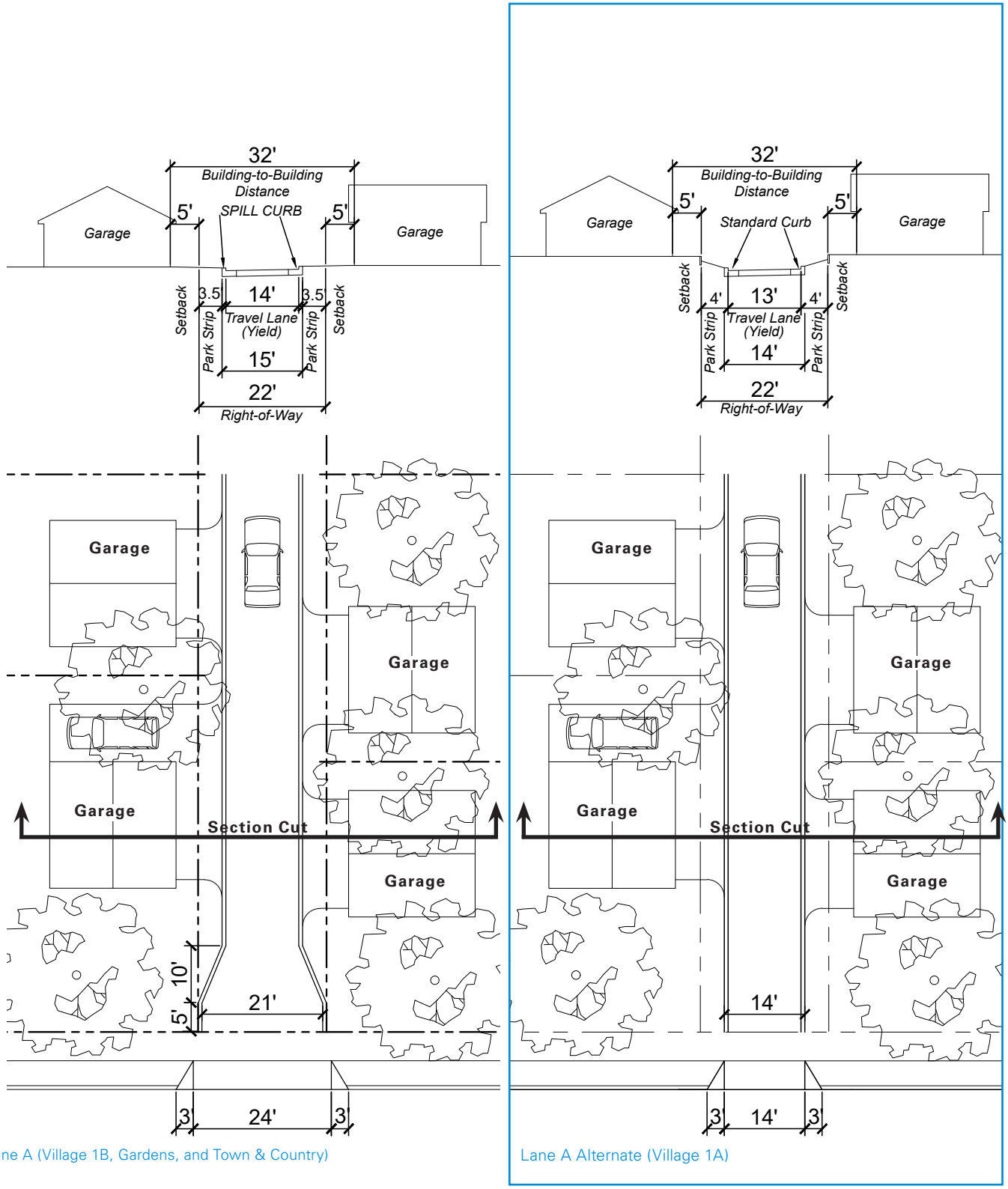


Figure 4.46 Key Plan: Lane A

Pursuant to the City of Tracy General Plan, lanes are allowed within residential land use designations. The precise location of such facilities will be determined upon the approval of detailed plans. Diagrams in the ESP are illustrative and not intended to indicate the percent or location of lane loaded lots.



Lane A (Village 1B, Gardens, and Town & Country)

Lane A Alternate (Village 1A)

Figure 4.47 Proposed Section and Plan: Lane A

4.2 PEDESTRIAN SYSTEM PLAN

The streets, blocks, and parks of Ellis will be designed to accommodate the needs of pedestrians and cyclists (Figure 4.48 Area Wide Pedestrian Plan and 4.49 Pedestrian and Trail Systems Plan).

Ellis will have a diverse and well-developed pedestrian circulation network. All streets in the community will have sidewalks on at least one side; many will have sidewalks on both sides. The network of sidewalks and paths will connect the Village Center with the residential neighborhoods. Paths and trails will extend the pedestrian system through the natural areas and parks.

The pedestrian network will be enhanced by traffic-calming strategies at critical locations. The traffic calming will occur where pedestrians might conflict with automobiles. Landscape strips between back of curb and multipurpose path and/or sidewalk shall have designated pedestrian crossings retained on either side with steel headers.

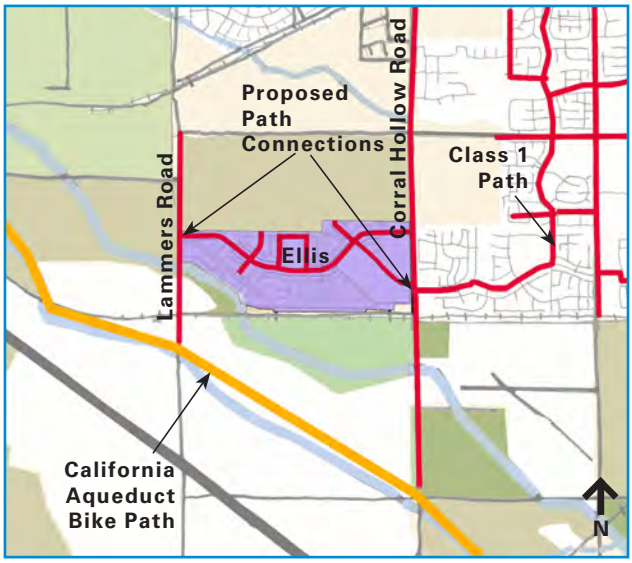


Figure 4.48 Area Wide Pedestrian Plan

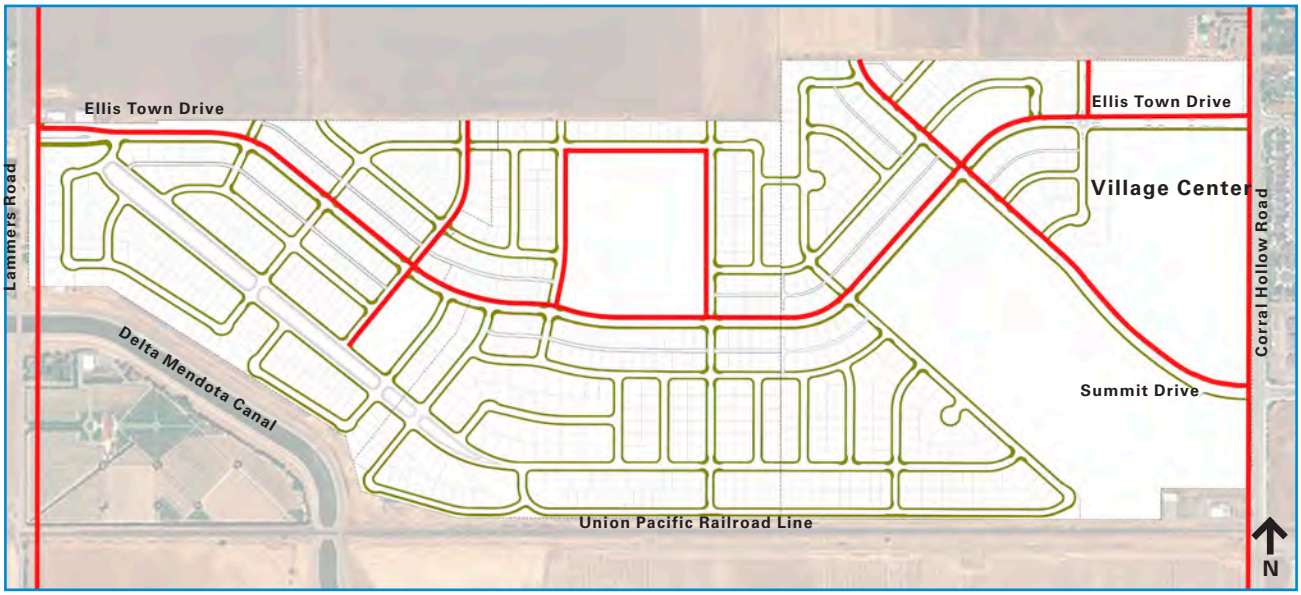


Figure 4.49 Pedestrian and Trail Systems Plan

4.3 BICYCLE SYSTEM PLAN

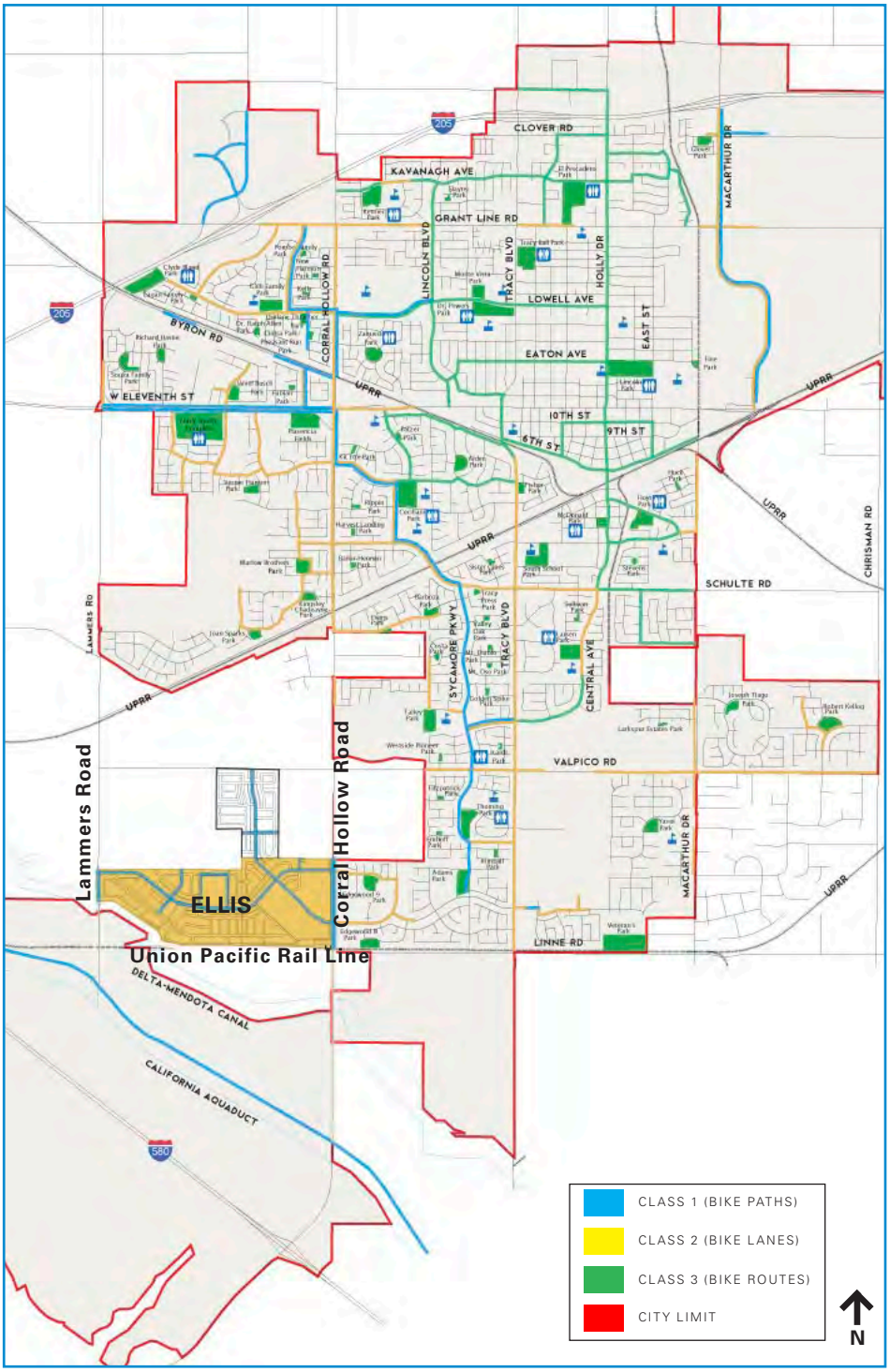
A comprehensive bicycle circulation network plays an integral role in making Ellis an exceptionally livable community.

A 10-foot, multi-use bike/pedestrian path runs through portions of the community to facilitate and encourage non-vehicular travel among neighborhoods and parks. Many parks will have bike racks.

Canopy trees will be planted the length of paths for shade.

The trail system necessitates multiple street crossings. In some cases, crossings may occur mid-block. To ensure safe crossings, special planting to maximize visibility, bollards, traffic-calming devices, and signage may be used to slow both vehicular traffic on streets and pedestrian/bike traffic on paths. Signage may indicate that cyclists have the right-of-way.

The bicycle network will link to the broader City of Tracy and San Joaquin County Bikeway Systems. Bike rack parking for cyclists will be provided as part of the joint use Village Center parking reservoir.



SOURCE: City of Tracy

Figure 4.50 Ellis as it relates to existing bikeways in the City of Tracy

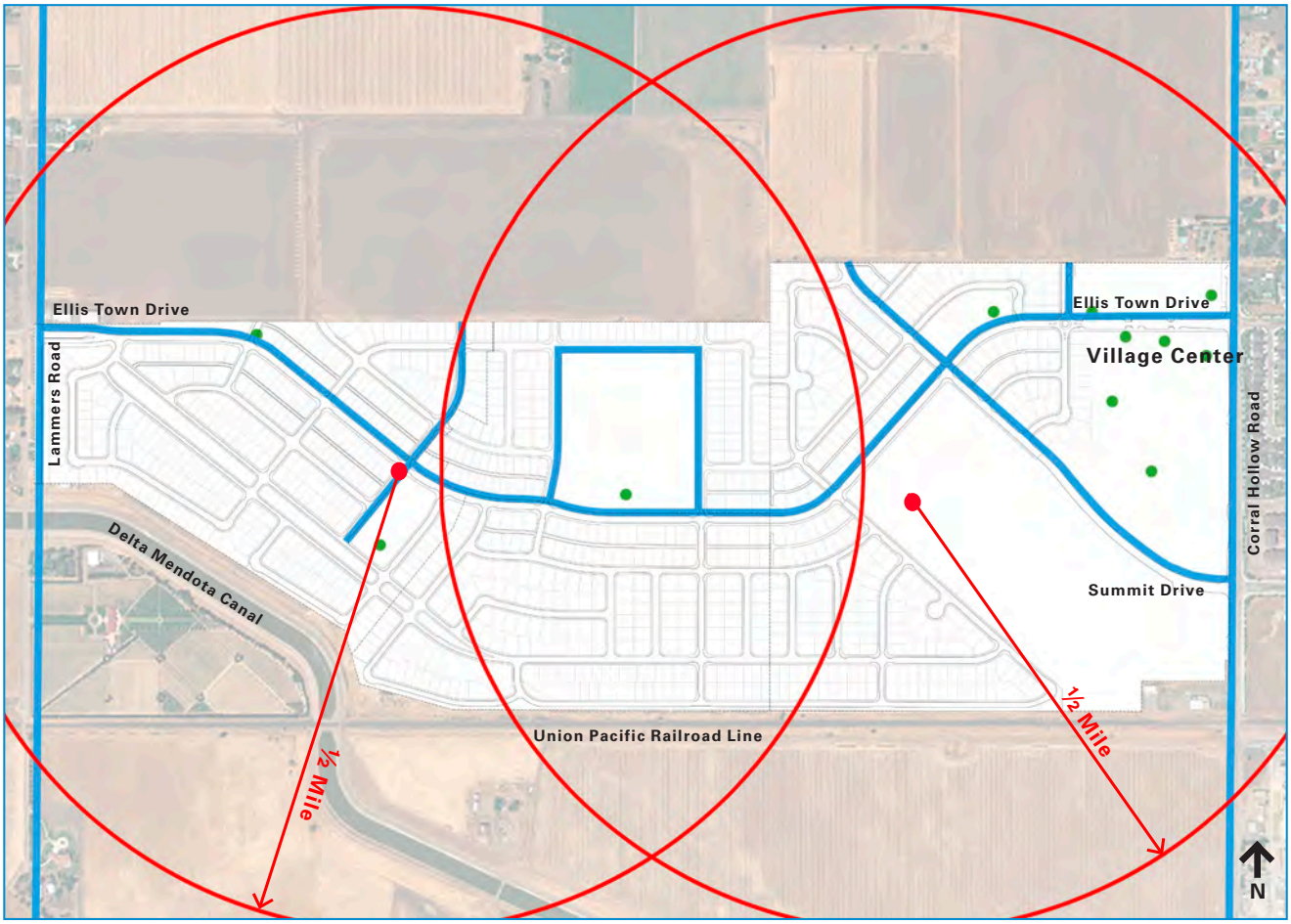


Figure 4.51 Bicycle Systems Plan

4.4 PUBLIC TRANSPORTATION

Ellis will be a walkable, human-scaled, community characterized by a hometown feel that makes it memorable. Ellis will be served by a variety of public transportation options, accommodating the needs of a wide variety of users.

At a regional scale, the community will be served by the Altamont Commuter Express (ACE) which is a passenger rail line running between Stockton and San Jose, with a BART connection to the Bay area from Pleasanton. The ACE transportation system was jointly created by many transit organizations in 1997 to best serve the communities along its rail. One can connect to ACE service through the SMART/ACE General Public Dial-A-Ride, an on-call service that picks up commuters at individual addresses and transports them to the ACE station. Regional bus service is also available within San Joaquin County, through the San Joaquin Regional Transit District, County Area Transit, the San Joaquin Commuter bus, Greyhound, and Amtrak California.

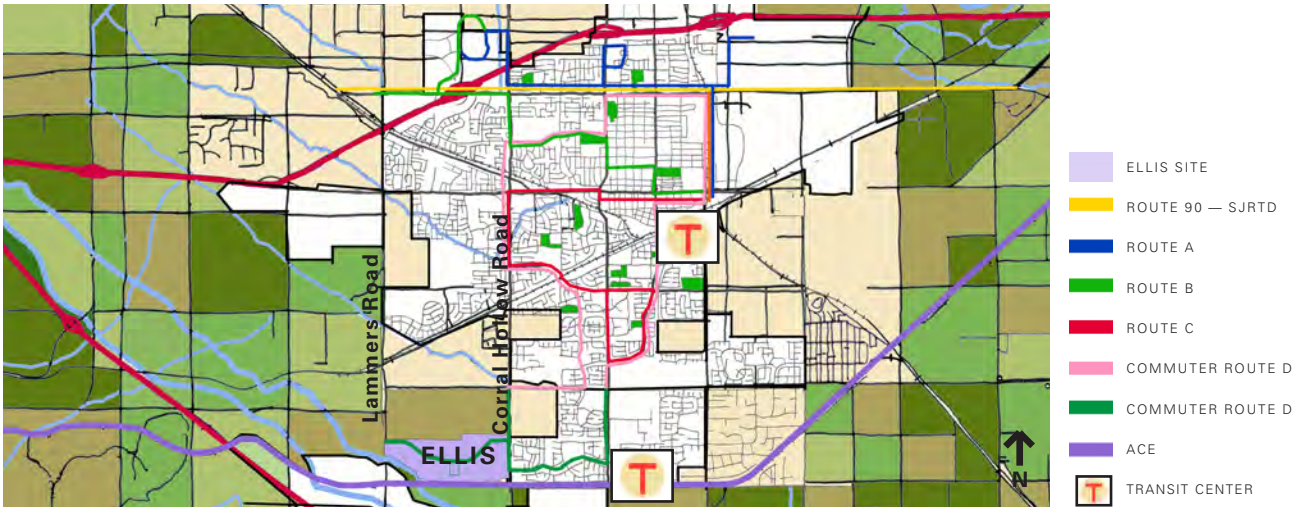


Figure 4.53 Regional Transit Map

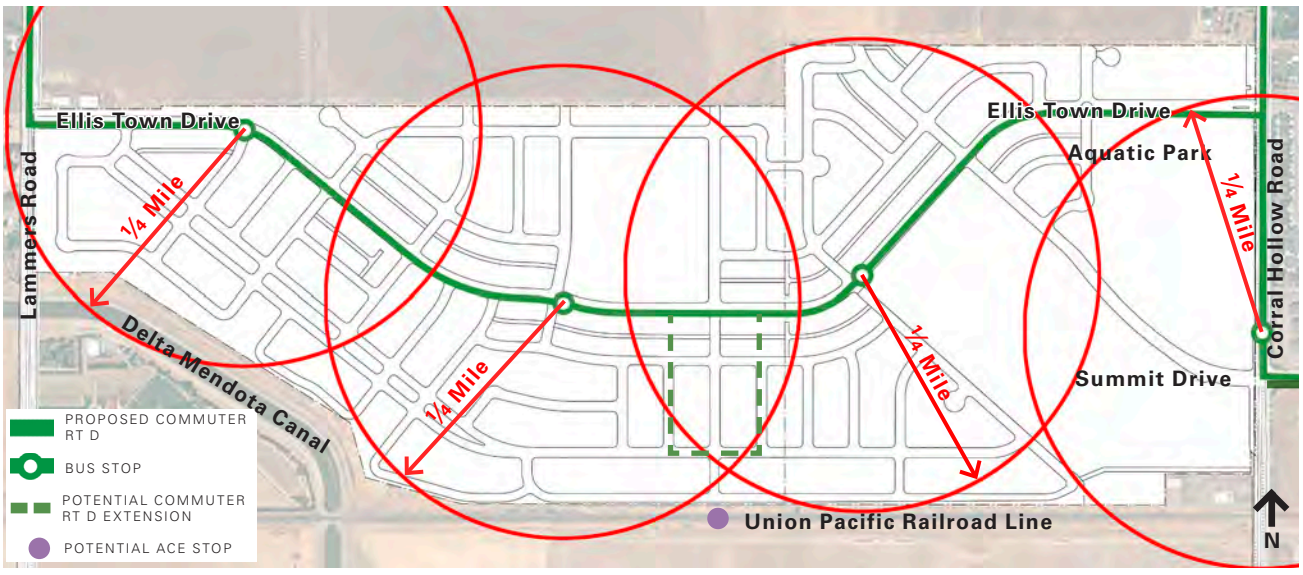


Figure 4.52 Public Transportation Plan

Transit access to the Ellis site will be provided by the City's TRACER bus system. TRACER will provide a proposed commuter route along Ellis Town Drive through the ESP area with four major stops. A potential commuter route connection to provide access to a potential Altamont Commuter Express (ACE) stop will be provided just south of the Ellis property boundary. The TRACER service will provide service to the City of Tracy Multimodal Transit Center with connecting service to the Altamont Commuter Express (ACE) rail, San Joacquin County Regional Transit (SJRTD) regional bus service, Greyhound, and the proposed future high speed rail service and BART connections to the Bay Area and beyond. As the City further develops to the south and the west, the bus service will be extended along Ellis Town Drive to Lammers Road and bus stops/pull outs will be located at intersections and provide for a 1/4 mile to 1/2 mile walking distance from origins and destinations within the ESP to the bus stops to promote transit travel.

4.5 PARKING NETWORK

Residential parking will be on and off-street, some parking may be accessed by way of residential driveways and the proposed rear lane network. Most street types include on-street visitor parking as well. Neighborhood parks are typically served by on-street parking.

Both the Village Center and proposed Aquatic Park will be served by a series of designated lots and on-street convenience parking. Together these elements create a parking reservoir that is designed to efficiently accommodate long-, medium-, and short-term needs, as well as multi-use parking. Village Center off-street parking will be shared use. Shared-use parking refers to spaces that are available to multiple functions. Employees will park in designated areas behind mixed-use buildings. Shoppers and visitors will park in short-term spaces directly behind the stores and in on-street spaces marked for rapid turnover ~~(see Figure 4.54 Illustrative Village Center Plan)~~.

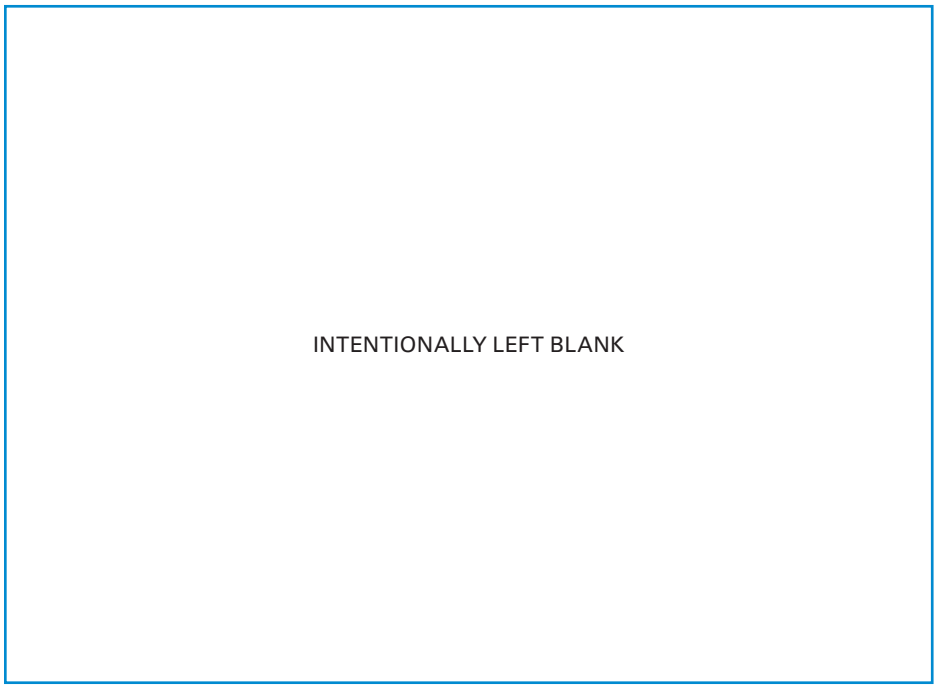


Figure 4.54 ~~Illustrative Village Center Plan~~ Intentionally Left Blank

4.6 PARKS NETWORK

The Ellis parks network is designed to provide a wide array of active and passive recreation opportunities to meet the range of needs within the community. Consistent with City requirements, the ESP includes a park dedication of 4 acres per 1,000 people. Ellis will feature 3 park acres per 1,000 population generated of Neighborhood Parks and 1 park acre per 1,000 population generated of Community Parks (4 park acres per 1,000 population generated total). The proposed Aquatic Park will be used as credit for the Community Park requirement if built at Ellis.

The intention in the design of parks is to create public spaces that offer:

1. A variety of active and passive recreational opportunities for all age groups;
2. Recreational amenities within walking distance of residents' homes;
3. Integration with the local and regional trail and bike path system; and
4. Access to at least one public street.

A pro rata share of parks will be built as needed to serve the eventual number of units developed. Parks will be a minimum of one acre.

Each neighborhood park provides a selection of amenities. Together, they offer a range of active and passive recreation opportunities traditionally found in larger parks. These amenities may include walking paths, sports fields, play areas, court games, and community gathering spaces. The Ellis Community Facilities District (ECFD) has been formed specific to Ellis and will collect assessment fees sufficient to ensure a high standard of maintenance for this innovative approach to park design and integration (see Section 5.5). All parks and open space dedicated to the City will be accepted by the City with maintenance funding provided through ECFD and maintained as prescribed in the Ellis Maintenance Agreement (EMA) between the City and the EPOA with the exception of the Aquatic Park. ESP parks shall be developed in conformance with the ESP and City construction standards.

The anticipated surrounding density of use has been considered in the programming of each park. Over time, amenities offered in a park may be adjusted to reflect changing recreation trends and demographics with agreement between the EPOA and City.

In some cases, homes front on the parks creating a unique and desirable residential design. These parks feature more passive and social uses, such as open greens and bocce. Landscape buffers, including low walls, fences, and planting separate public from private spaces. Sports and other more active park uses are located in parks separated from residences by streets.

Each park has an individual character and distinct features designed to create a strong sense of place. The extensive multi-use path system encourages residents to walk or bicycle between parks and neighborhoods. A unifying visual theme throughout Ellis ensures that residents feel at home in all of the parks in the community. On-street parking is available as part of the neighborhood residential parking for those who choose to drive. The regular street tree pattern may be interrupted at parks to announce them as special features along the street, creating visual interest and variety. Where residential neighborhood parking is provided located along park frontage, landscape strips are removed to facilitate access. All park names shall be as approved by City Council as part of the ESP, the park names in the ESP to be used at the parks may be changed by mutual agreement of the City and EPOA.

Group mailboxes may be located adjacent to parks but will not be counted as recreation amenities or count toward park acre requirements.

All Ellis neighborhood parks shall be built by the Ellis project. Ellis parks as a part of this Specific Plan which include neighborhood park concept plans (park components, elements, size, name, theme) for neighborhood parks, shall be built by the project, according to the specific plan concept plan as approved by City Council, with no other modifications, if the project proponent proposes a modification, any additional cost caused by such modification shall be the responsibility of the project, and funded by the project. To encourage walking and biking to parks no additional parking shall be provided in excess of typical neighborhood street parking within the residential neighborhood. Neighborhood parks total park acreage requirement shall be based on three acres per 1,000 residents established by the overall specific plan total residents (total residents shall be 3.21 per single family detached unit, 2.0 for attached residential units of 6 units or less, and 1.6 for attached residential units of 100 or more), final total acreage of parks must equal three acres per thousand for the number of final residential units at build out of the ESP, if there is a shortfall of acreage the project shall pay the neighborhood park fee established in the specific plan or finance plan per unit for additional units. Parks may be one to three acres in size, and shall be included in the ECFD for maintenance and repair funding. Both linear and special use parks as defined in the Specific Plan are eligible in the ESP as neighborhood parks. The project shall provide a bond to the City in the amount of $500,000 for each park acre appearing on an approved final map for residential units, and/or improvement plans. The project shall start construction of the first neighborhood park by the 400th building permit, and shall start construction of an additional neighborhood park by each 400th building permit thereafter. All parks shall be maintained in accordance with the Ellis maintenance manual. The maintenance manual will be updated by developer periodically to include improvements which have been installed in public parks, landscape areas, and other public improvements within the ECFD boundaries, and updated versions shall be provided to the City and EPOA. The City and EPOA may amend and make changes to existing improvements standards or guidelines which are part of the manual upon mutual agreement.

The Illustrative Parks, Preserve, and Special Landscape Feature Plan (Figure 4.55) illustrates the neighborhood park concept system. Individual elements of this system are listed below. Parks listed but not shown in Figure 4.55 may be located and used at a later date anywhere within the Ellis Specific Plan Area, as approved by the City through a Tentative Map process.

A The proposed Aquatic Park is a regional aquatic facility, which may include a 25-yard indoor pool, 25- to 50-meter outdoor pool, children's pool and spray pad, lazy river, slides, cabanas, fitness center, locker rooms and restrooms. It is designed to minimize hardscape, maximize green space, and help buffer winds. The range of activities makes it a family recreation destination.

B The Village Green anchors the Village Center and acts as a portal to the Ellis residential neighborhoods. Located just west of the Village Center on "Ellis Town Drive," the Village Green has a strong visual presence when entering the community from Corral Hollow Road. The park serves as the ceremonial center of Ellis and ~~may~~ features ~~an~~ multi-purpose lawn, play area, bocce courts, and picnic areas. ~~The Ellis EPOA may hold a holiday tree lighting in the Village Green and shall decorate the tree designated for such an event for association homeowners each November/December for the holiday.~~

C Not Used

D The Dog Park includes areas for shaded seating and public art as well separated small and large dog areas. A landscape strip buffers and screens adjacent residences. The perimeter of the park is fenced for safety.

E Homestead Park provides a recreation hub for multiple generations. Features a train themed play area, picnic area with shade structure and open green for informal games and relaxation. The park also promotes neighborhood gathering with a focal element expressing the railway theme.

F Western Park includes play areas, a multi-purpose field suitable for youth soccer or baseball and a group picnic area with shade structure.

G Not Used

H The Orchard evokes the agrarian character of the community with a windrow of columnar trees, and orchard grid planting interspersed with open lawn. An ornamental garden area is located at the eastern end of the park.

I Native Preserve is a linear Special Landscape Feature that runs the length of the Pacific Gas and Electric (PG&E) and Chevron easements. This area will be fenced off and planted with drought tolerant grasses or other compatible plantings. Alternatively, this area may be leased to an entity and put to compatible uses such a vineyard.

J Boulder Park provides a rock-themed play element, small picnic area and an open green suitable for games such as volleyball or badminton. A focal element and ornamental garden reinforce the theme.

K Sports Park includes a basketball court, multi-use sports field, play area and picnic area with shade structure.

L Railroad Park features a train themed play area, picnic area with shade structure and open green for informal games and relaxation. The park also promotes neighborhood gathering with a focal element expressing the railway theme.

M Nature Park is designed to serve multiple generations with a themed play area, picnic area with shade structure, tennis court, multi-use sports field, and skate feature. A focal element reinforces the nature theme.

N Butterfly Park offers a tranquil neighborhood setting with an ornamental garden, fountain or gazebo, bocce court and information kiosk. A water play element is also provided. Park elements reinforce the butterfly theme.

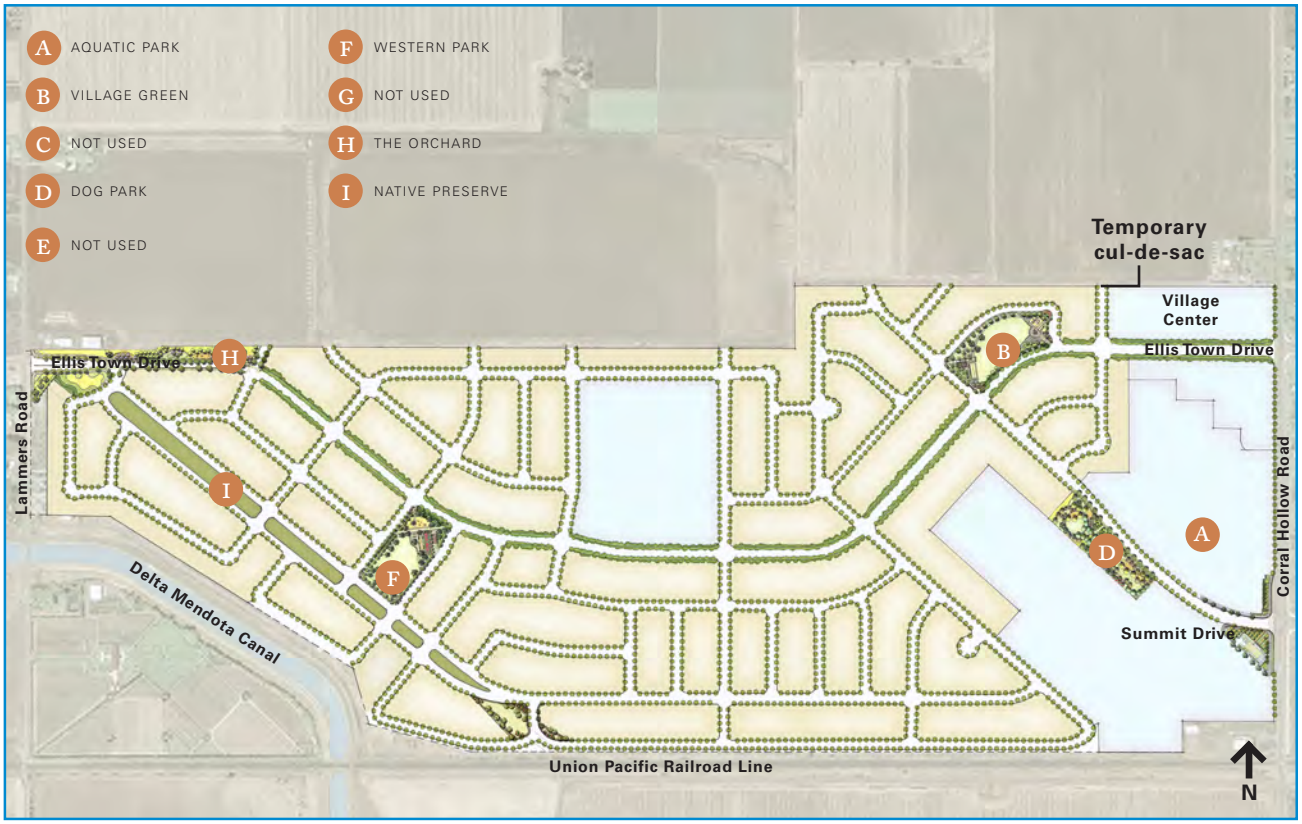


Figure 4.55 Illustrative Parks, Preserve, and Special Landscape Features Plan

4.6.1 Aquatic Park
(Figure 4.55, A)

The Aquatic Park is a family-friendly recreation destination. The facility may include indoor and outdoor pools, a fitness center, children's pool, sprayground, lazy river and slides, as well as support facilities including cabanas, and restrooms/locker rooms with showers. It will have controlled access and may be rented for events, serving as a revenue-generating amenity. Cross-fencing is used to control access to portions of the Aquatic Park as seasons or events require.

The architecture is traditional, elegant, and reminiscent of a coastal Victorian-style resort.

A gateway element on Corral Hollow Road creates awareness of the Aquatic Park for vehicles approaching the entry.

CONCEPTUAL PROGRAM ELEMENTS

TYPE Park

USES/FEATURES

A 25 yard indoor pool

B Fitness center/courts/exercise rooms

C Event/party/meeting ~~rooms~~ spaces

D Restrooms/locker rooms

E Staff areas

F 25-yard x 50 meter outdoor pool with inflatable adventure course

G Toddler pool with water features and water slides

H Children's pool and spray pad

I Lazy River

J Speed and tube slides

K Family raft ride

L Cabanas

M Aquatic Park Signage

N Parking

O Maintenance facilities

P Wet Deck with Interactive Water Play Structure

Q Whirlpool spas and Water Features

R Flow Rider Surf Simulator

S Tot River

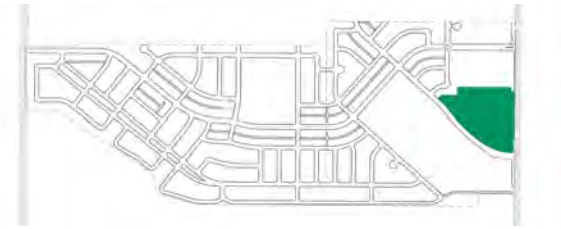


Figure 4.56 Key Plan

Figure 4.57 ~~Intentionally left blank~~ Aquatic Park Initial Phase Site Plan

Figure 4.58 Conceptual Aquatic Park Sign (See Ellis Sign Program for details, final design may vary)

Figure 4.60 View of concept for the ~~Main Showers and Lockers Building~~ Aquatic Park

Figure 4.59 Traditional architecture example

Photo: Water Technology

Figure 4.61 ~~Pool set within green landscaping~~ Wet deck with interactive play structure example

Vehicles enter the Aquatic Park from Summit Drive. Parking is located along the western length of the facility.

The aquatic facilities are separated by landscape buffers to ensure a visually pleasant environment throughout the facility, and within each activity area. Lush landscaping cools the area by minimizing hardscape and providing ample shade. A planted berm screens views of the parking area from Summit Drive.

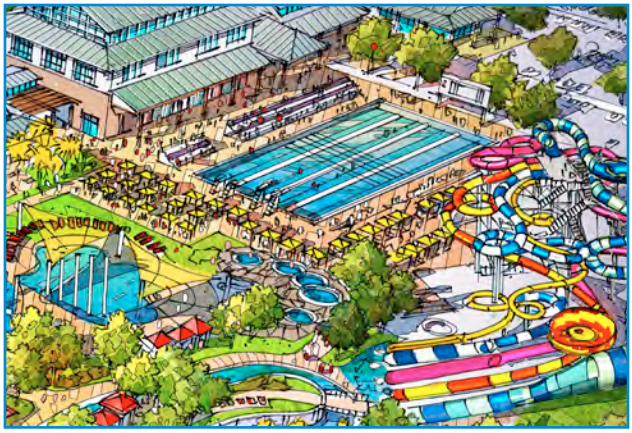


Figure 4.63 Conceptual proposed Aquatic Park

Figure 4.64 Outdoor pool example

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Figure 4.65 Intentionally left blank

Photo: Water Technology

Figure 4.66 Lazy river ~~and slide~~ example

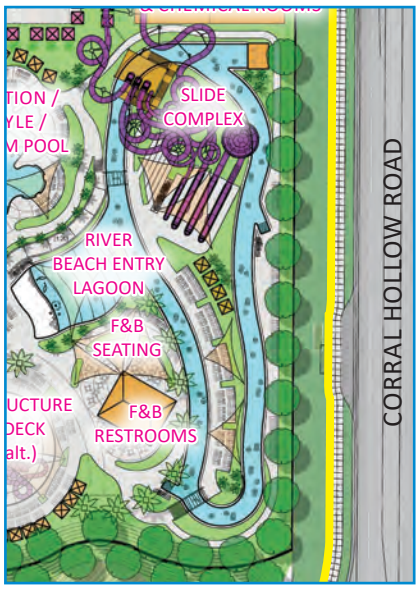

Figure 4.67 Conceptual lazy river and slides
Note: Configuration and amenities to be based on final design

4.6.2 Village Green
(Figure 4.55, B)

This park is located at the western edge of the Village Center. It creates a transitional gateway between the Village Center and the residential neighborhoods of Ellis.

An entry portal and clock tower create a strong focal point visible when entering the community along Ellis Town Drive. A plaza and promenade area with benches and shade trees provides a space for organized events, such as farmers market, art fairs, flea markets, and other community functions and celebrations. An open multi-purpose lawn provides flexible space for sports, games, parties, and gatherings, with a portal at one end that doubles as a screen for movies in the park. Terraced steps provide informal seating at the edge of the lawn. The park offers play areas for both 2 to 5 and 5 to 12 year-olds, bocce courts, and ornamental planting areas. Picnic tables, shade structures, and a range of seating options are provided throughout the park. Railway-themed elements add character throughout the park.

The neighborhood's mailboxes are located under an iconic shade structure at the western edge of the park.

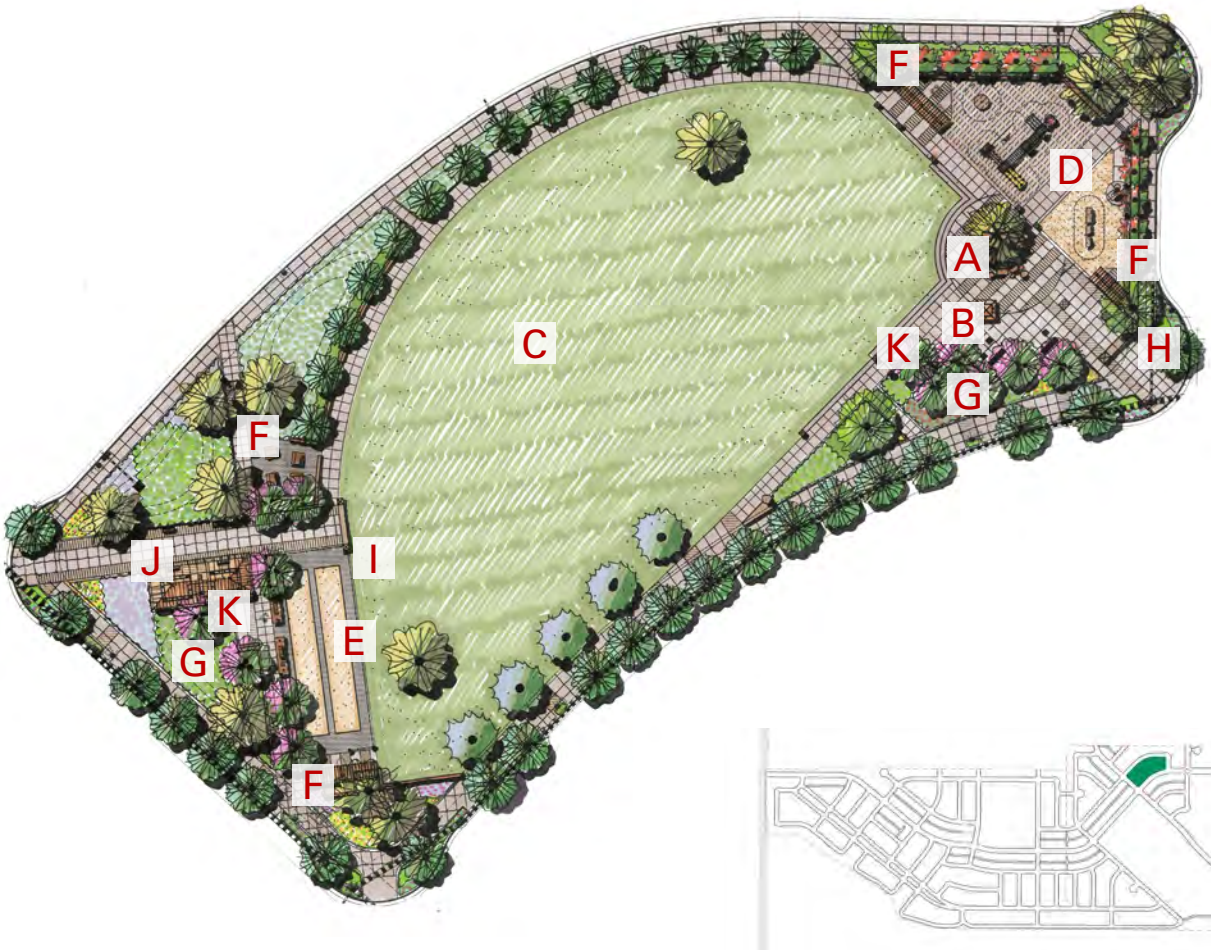

Figure 4.68 Illustrative Plan

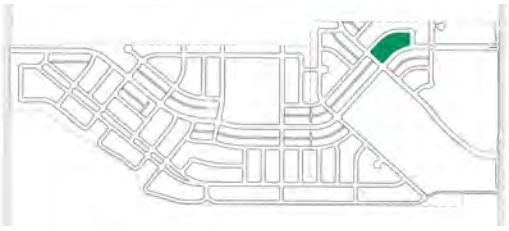

Figure 4.69 Key Plan

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CONCEPTUAL PROGRAM

TYPE Neighborhood Park

USES/FEATURES

A Specimen Tree
B Clock Tower/Information Kiosk
C Multi-purpose Lawn
D Play Areas (2–5 and 5–12)
E Bocce Courts
F Picnic with Shade
G Ornamental Planting
H Portal and Park Sign (Large)
I Portal (Removable Movie Screen)
J Mailboxes/Iconic Shade Structure
K Bike Racks

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Figure 4.72 Intentionally left blank

Photo: Gates & Associates

Figure 4.73 Ornamental planting

Photo: Gates & Associates

Figure 4.70 Railway themed play example

Photo: Gates & Associates

Figure 4.74 Bocce courts example

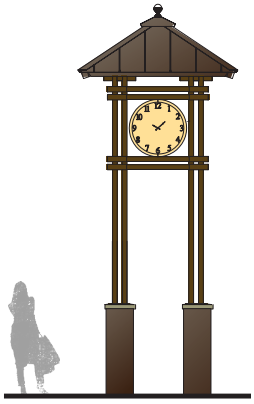

Figure 4.71 Clock tower

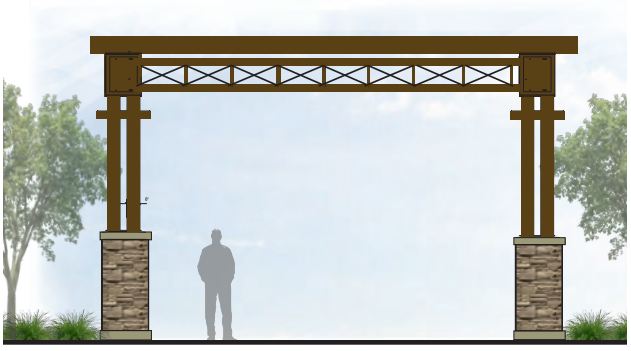

Figure 4.75 Portal/movie screen

4.6.4 Dog Park
(Figure 4.55, D)

The Dog Park provides separate areas, each with double gated entries, for small and large dogs. Each area includes a drinking fountain with dog bowl, dog waste stations, and may offer dog agility features and water mist elements. A plaza between the two areas provides seating and an community information board. Shaded seating and tables are located throughout the park. Pathways and seating areas may be paved with concrete or decomposed granite. Furnishings and elements may include metal, wood, concrete or GFRC (glass fiber reinforced concrete). Shade trees are dotted throughout the park, creating an attractive edge and cool areas for the dogs. A 30-foot landscaped buffer screens adjacent residences. A 10-foot buffer is provided along the south edge of the park. The park is fenced for safety. Public art and boulders may also be included as part of the park.

CONCEPTUAL PROGRAM

TYPE Park

USES /FEATURES

A Small Dog Area
B Large Dog Area
C 5-Foot Perimeter Fence
D Seating Area
E Boulders
F Water Play Feature
G Lounge Chair
H 30-Foot Landscape Buffer
I 10-Foot Landscape Buffer
J Picnic Table With Shade Structure
K Park Sign
L Trash And Recycling Receptacle
M Leash Holder
N ~~Message Center~~ Kiosk
O Bike Rack
P Double Entry Gate With Regulatory Signage
Q ~~Public Art~~ Not used
R Drinking Fountain With Dog Bowl
S Maintenance Access Gate Through Dividing Fence
T Decomposed Granite Paving
U Natural Turf
V Connection to Storage Site
W Trees over mulch
X ~~ADA Parking Stalls~~ Not used
Y ~~Agility Area~~ Dog Play Area
Z ~~Seat Wall~~ Not used

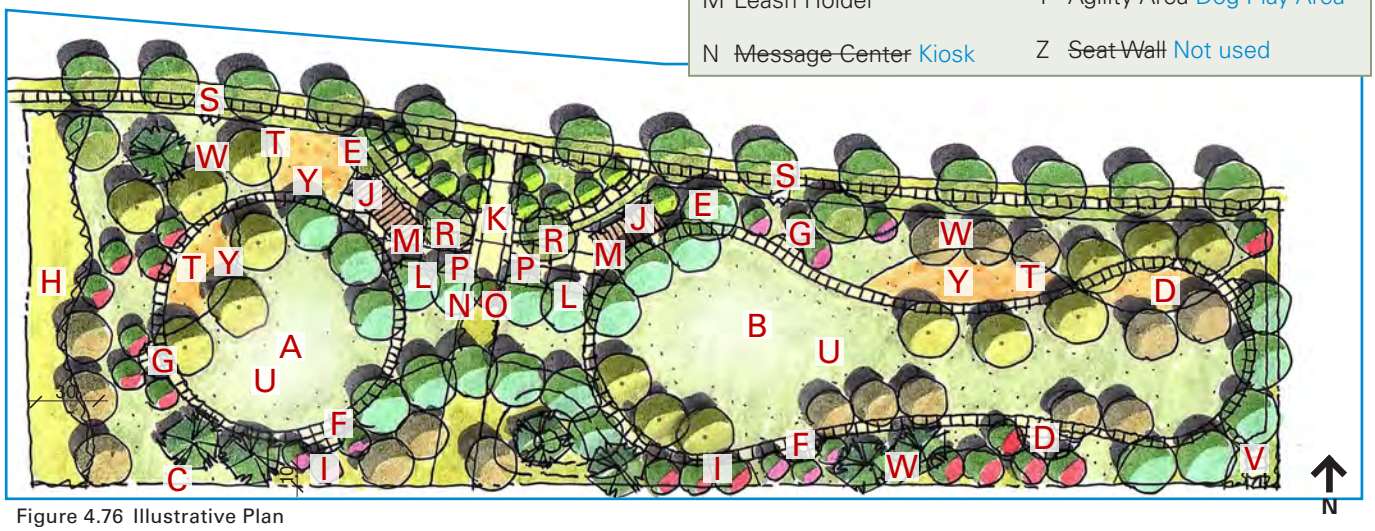

Figure 4.76 Illustrative Plan

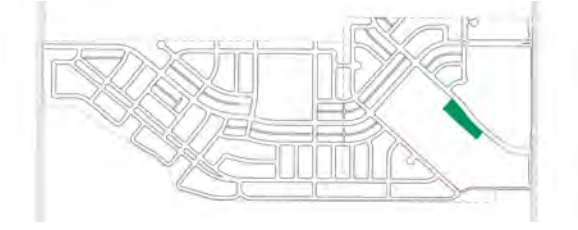

Figure 4.77 Key Plan

Photo: Gates & Associates

Figure 4.78 Mister example

Photo: Gates & Associates

Figure 4.79 Naturalistic agility structures

4.6.5 Homestead Park

Homestead Park provides a recreation hub for multiple generations. The park offers a small play element and water play feature, a basketball court, a small skate feature and an open green for volleyball, badminton or other informal activities.

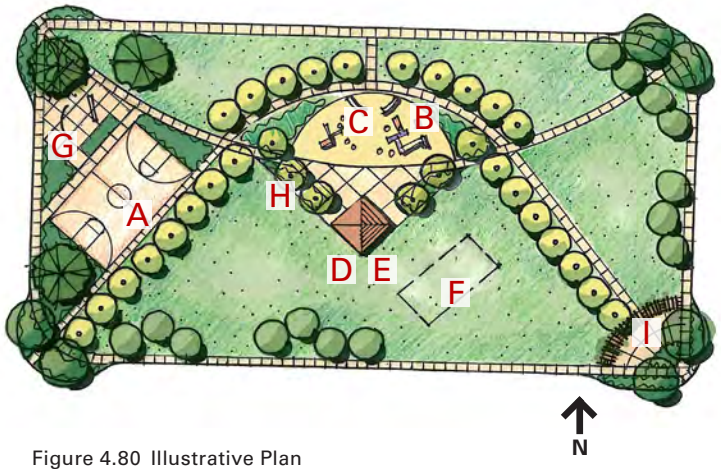

Figure 4.80 Illustrative Plan

CONCEPTUAL PROGRAM

TYPE Neighborhood Park

USES/FEATURES

A Full Basketball Court

B Play Element

C Water Play Element

D Picnic (Large)

E Shade Structure

F Open Green/Volleyball/Badminton

G Skate Spot

H Drinking Fountain

I Park Sign (Large)

Figure 4.81 Water play feature example

Photo: Gates & Associates

Figure 4.82 Basketball example

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4.6.6 Western Park
(Figure 4.55, F)

Western Park offers active recreation including a multi-use soccer/youth ballfield and a large play area. The park also features a shaded picnic area and plaza with focal element for neighborhood gathering.

CONCEPTUAL PROGRAM

TYPE Neighborhood Park

USES/FEATURES

A Play Area (Full) and Activity Courts

B Picnic (Large)

C Shade Structure

D Soccer/T-ball Multi-Use Field and Viewing Steps

E Drinking Fountain

F Focal Element (Allowance)

G Park Sign (Large) and/or Kiosk

H Bike Racks

I Special Landscape Feature (see Section 4.7.9)

J Pickleball Court

K Game Zone

L Kiosk

M Amphitheatre Steps

Figure 4.84 Illustrative Plan

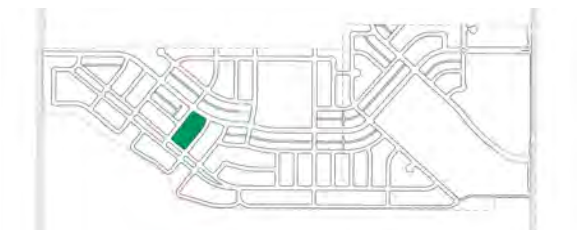

Figure 4.85 Key Plan

Photo: Gates & Associates

Figure 4.86 Multi-use field example

4.6.7 ~~Intentionally Left Blank~~ Schoolhouse Park

This park is generally located at north-east edge of the school. It provides a different type of play experience for users between Village Green Park and Western Park.

At the entry there is sign wall that invites you to the promenade with double row of trees and benches. The park offers a play area for both 2 to 5 and 5 to 12 year-olds. An open multi-purpose lawn provides a flexible extension of the play area. Shaded picnic area and seat wall will provide a range of seating options around the park. Parallel ADA-accessible parking to be provided on-street or part of the school parking lot

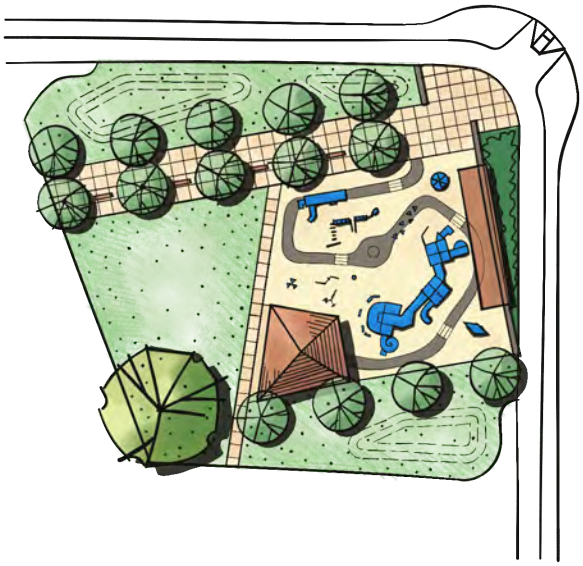

Figure 4.89 ~~Intentionally left blank~~ Illustrative Plan

CONCEPTUAL PROGRAM

Type Neighborhood Park

Uses/Features

A Play Area (full)
B Picnic
C Drinking Fountain
D Multi-use Lawn
E Park Sign
F Bike Racks
G Shade Structure
H Seat Wall/Fence

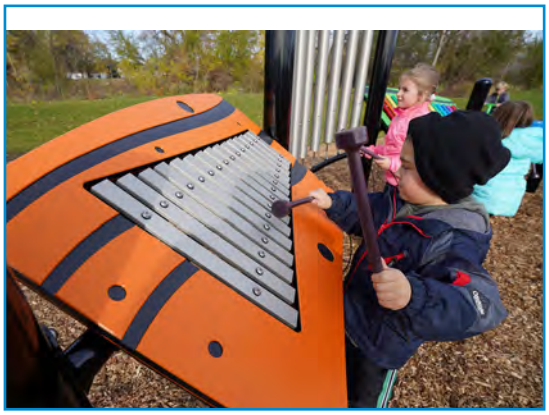

Figure 4.87 ~~Intentionally left blank~~ Play area example

Figure 4.88 ~~Intentionally left blank~~ Key Plan

Figure 4.90 ~~Intentionally left blank~~ Play area example

4.6.8 The Orchard
(Figure 4.55, H)

The Orchard runs along the north side of Ellis Town Drive east of Lammers Road. The Orchard acts as a gateway for visitors, and provides a serene homecoming for busy residents at day's end. A windrow of columnar trees creates a backdrop for open lawn.

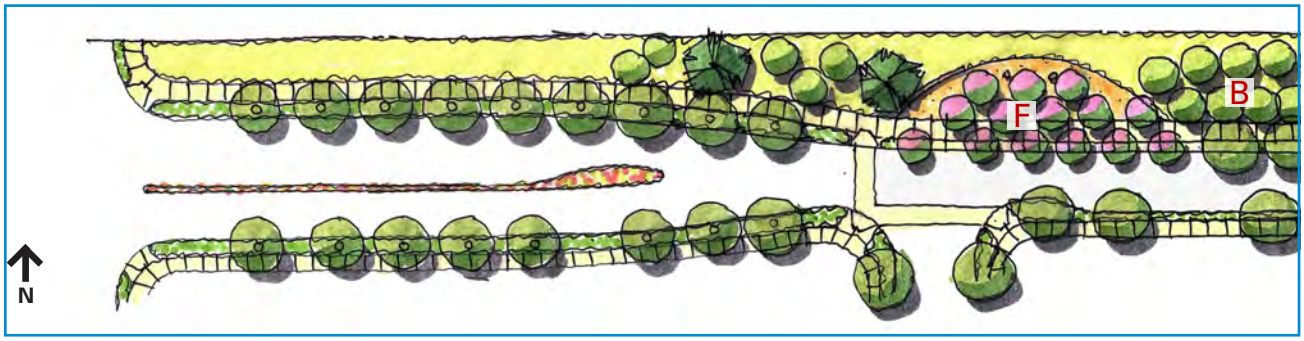

Figure 4.91 Illustrative Plan

CONCEPTUAL PROGRAM

TYPE Neighborhood Park

USES/FEATURES

A Park Sign (Small)

B Ornamental orchard/demonstration garden

C Fitness stations

D ~~Seating with arbor~~ Multipurpose lawn

E Gazebo

F Picnic area

Photo: Gates & Associates

Figure 4.93 ~~Arbor~~ Gazebo example

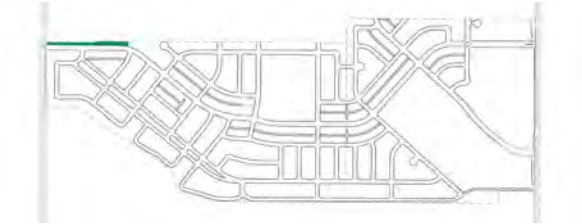

Figure 4.92 Key Plan

Photo: Gates & Associates

Figure 4.94 Orchard example

The Orchard (continued)

The linear nature of the park makes it ideal for walking. A multi-use path runs the entire length of the park.

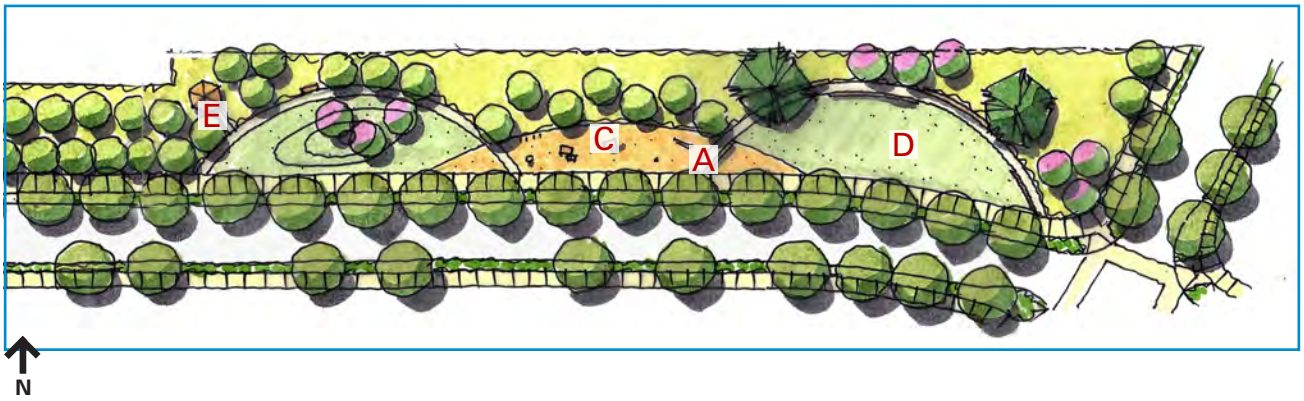

Figure 4.95 Illustrative Plan

Photo: Gates & Associates

Figure 4.96 Demonstration garden example

Photo: Gates & Associates

Figure 4.97 Fitness Stations example

4.6.9 Native Preserve
(Figure 4.55, I)

The Native Preserve runs the length of the Pacific Gas and Electric (PG&E) and Chevron pipeline easements. The Native Preserve will be a significant visual amenity. It will be enclosed with a split rail fence and planted with low, drought tolerant ornamental grasses and perennials. The split rail fence may be concrete or vinyl. Barrier plants, such as, but not limited to Carpet Rose and Berberis may be planted along the edge to discourage access and use. Alternatively, the area of the Native Preserve may be leased to an entity and put to compatible uses such as a vineyard. In this case all plantings and structures will reflect easement restrictions. Management and maintenance agreements would ensure appropriate caretaking of the property. No trees are planted within the easement, however street trees are located in the adjacent park strip. A maintenance access gate is provided at each median segment.

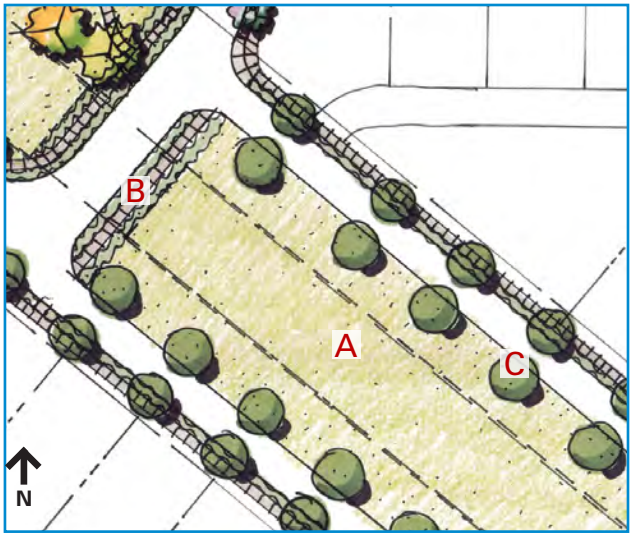

Figure 4.98 Illustrative Plan, typical

Figure 4.99 Native Preserve concept

Photo: Gates & Associates
Figure 4.101 Split rail fence example

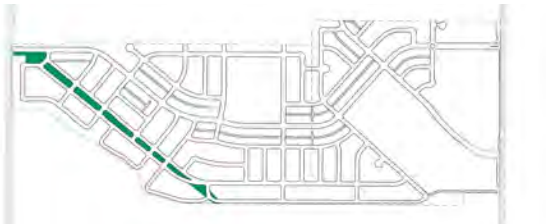
Figure 4.100 Key Plan

Photo: Gates & Associates
Figure 4.102 Split rail fence example

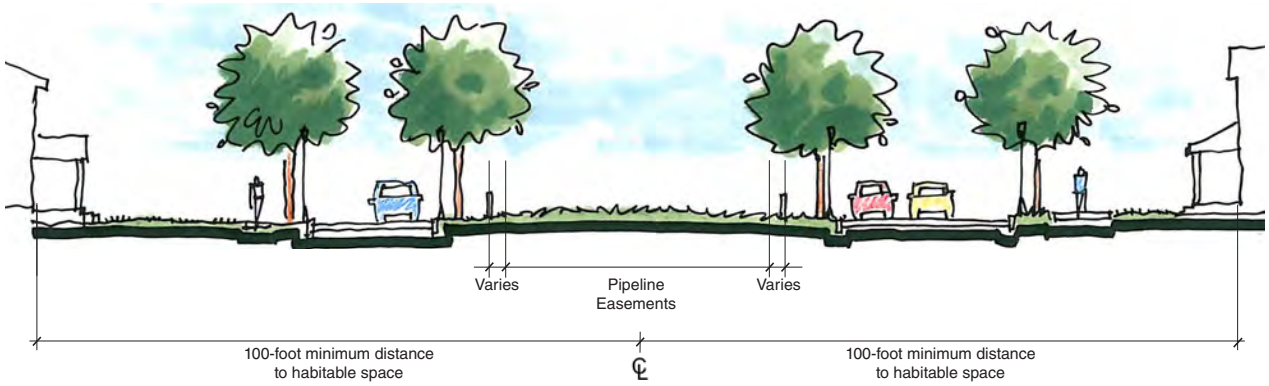

Figure 4.103 Illustrative section of the Native Preserve

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Figure 4.104 Intentionally left blank

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Figure 4.105 Intentionally left blank

Figure 4.106 Key Plan

Figure 4.107 Illustrative Plan of the southern edge

4.6.10 Boulder Park

Boulder Park features a rock themed play element, a picnic area and an open green suitable for volleyball, badminton, informal play or relaxation. An ornamental rock garden reinforces the park theme.

CONCEPTUAL PROGRAM

TYPE Neighborhood Park

USES /FEATURES

A Play Element

B Picnic Small

C Open Green/Volleyball/ Badminton

D Focal Element (Allowance)

~~D~~E Ornamental Garden

~~E~~F Park Sign (Small)

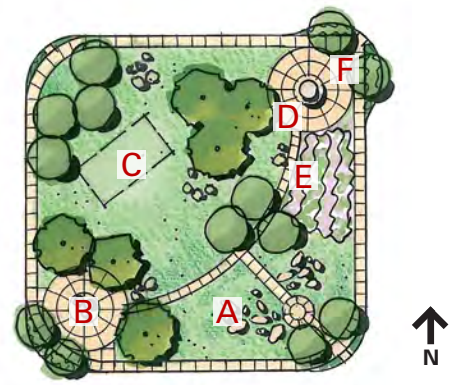

Figure 4.108 Illustrative Plan

Photo: Gates & Associates

Figure 4.109 Open green, volleyball, and badminton example

Photo: Gates & Associates

Figure 4.110 Play element example

4.6.11 Sports Park

Sports Park provides active recreation opportunities including basketball and a multi-use soccer/youth ballfield. A full play area and picnic area with shade structure are also included.

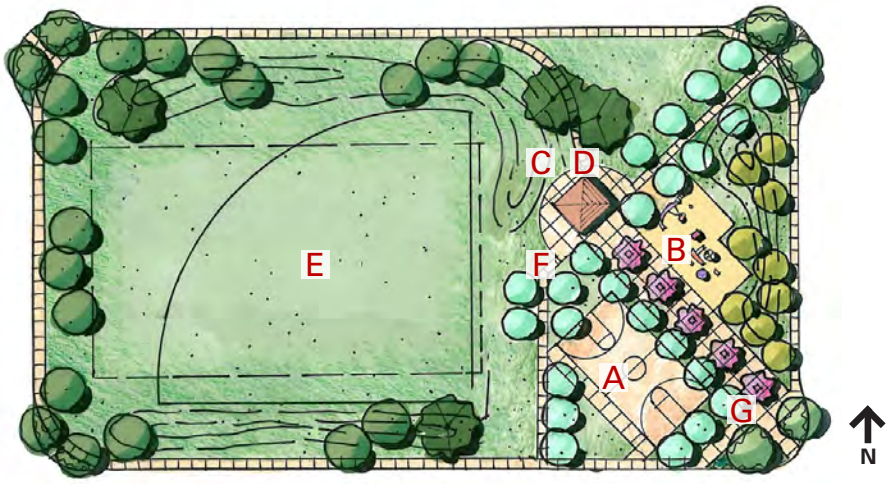

Figure 4.111 Illustrative Plan

CONCEPTUAL PROGRAM

TYPE Neighborhood Park

USES/FEATURES

A Full Basketball Court

B Play Area (Full)

C Picnic Large

D Shade Structure

E Soccer/T-ball Multi-Use Field

F Drinking Fountain

G Park Sign (Large)

Photo: Gates & Associates

Figure 4.112 Multi-use field example

4.6.12 Railroad Park

This park celebrates local railroad history with a train themed play area, picnic area with shade structure and open green for informal play. A plaza with a focal element makes this park ideal for neighborhood gatherings.

CONCEPTUAL PROGRAM

TYPE Neighborhood Park

USES /FEATURES

A Play Area (Small)

B Picnic Large

C Shade Structure

D Open Green/Volleyball/ Badminton

E Drinking Fountain

F Focal Element (Allowance)

G Park Sign (Large)

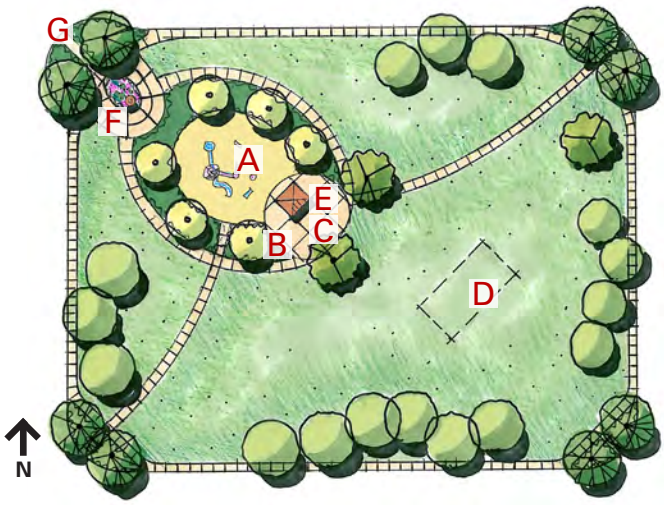

Figure 4.113 Illustrative Plan

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Figure 4.114 Intentionally left blank

Photo: Gates & Associates

Figure 4.115 Themed play structure example

4.6.13 Nature Park

Nature Park celebrates natural systems while providing a wide range of recreational uses. The park includes a themed play area, picnic area with shade structure, tennis court and multi-use sports field. A small skate feature and a dog park are also provided. A focal element, such as an interactive sundial, animal footprints or faux fossils, reinforces the theme.

CONCEPTUAL PROGRAM

TYPE Neighborhood Park

USES/FEATURES

A Play Area (Full)

B Picnic Large

C Shade Structure

D Tennis

E Soccer/T-ball Multi-Use Field

F Skate Spot

G Drinking Fountain

H Focal Element (Allowance)

I Park Sign (Large)

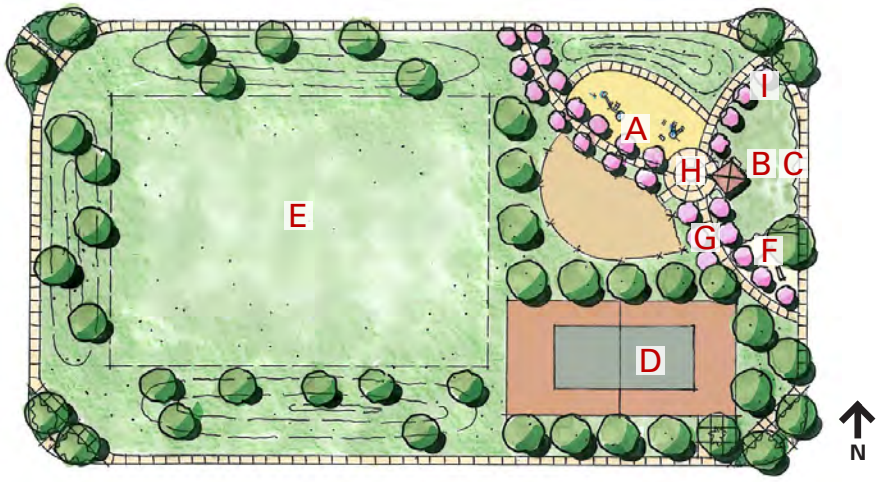


Figure 4.116 Illustrative Plan

Photo: Gates & Associates

Figure 4.117 Play area example

4.6.14 Butterfly Park

This tranquil park features an ornamental garden to attract butterflies. A bocce court, water play element, information kiosk and a focal element, such as a fountain or gazebo all promote neighborhood gathering. A small picnic area and open green are also included.

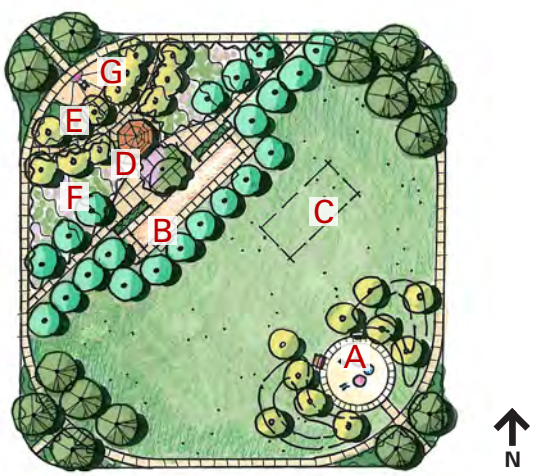


Figure 4.118 Illustrative Plan

CONCEPTUAL PROGRAM

TYPE Neighborhood Park

USES /FEATURES

A Water Play Element

B Bocce

C Open Green/Volleyball/Badminton

D Fountain/Gazebo

E Informational Kiosk

F Ornamental Garden

G Park Sign (Small)

Photo: Gates & Associates

Figure 4.119 Butterfly-friendly landscaping example

Photo: Gates & Associates

Figure 4.120 Water play element example

Photo: Gates & Associates

Figure 4.121 Butterfly landscape art example

4.7 SPECIAL LANDSCAPE FEATURES

The ESP includes numerous special landscape features that will contribute to both the desirability and livability of the new community. These special landscape features include distinct community entries, generously landscaped street frontage and intersection nodes, landscape buffers and edges, pedestrian links, and common areas.

The character of these special-use areas reflects the agrarian heritage of the site as well as the historic elements of the original settlement at Ellis, established in 1869.

4.7.1 Ellis Town Drive Entry at Corral Hollow Road

This is the primary entry for the Ellis community and is also the entry to the Village Center. As such, it plays a key role in establishing the character for the community. The northwest corner of the intersection may feature a landmark Water Tower bearing the Ellis logo to announce the community. A sign projecting from the tower is described in Appendix B: Sign Program. A subordinate Silo element with a similar projecting sign will be located at the secondary Village Center entrance (see Fig. 4.127). The Water Tower, Silo, and low stone walls appear as remnants of a historic California settlement as a reference to Ellis' agrarian history.

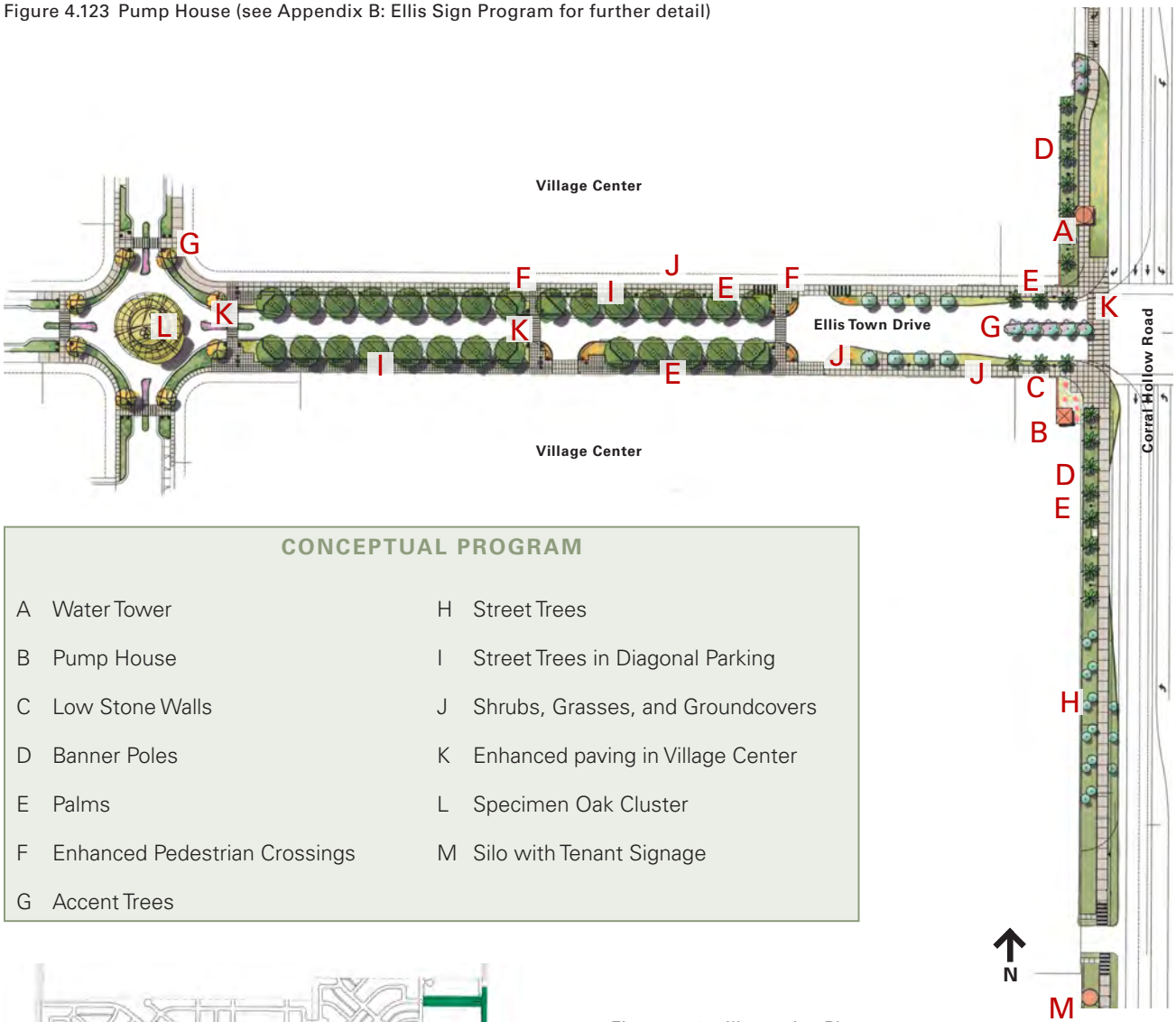
The Water Tower includes painted and galvanized metal. The Water Tower spans the sidewalk. The Water Tower will be externally lit to illuminate the Ellis name and logo. The signage on both may be internally or externally lit. Sign structures (poles) with banners line Corral Hollow Road north and south of the Water Tower.

The southwest corner of the intersection includes an iconic Pump House feature. Like the Water Tower, the Pump House is a reference to the area's agrarian history. The Pump House is shown in Figure 4.122. The Pump House will be externally lit. The Pump House will be located on private property.

Date palms planted in a row create a distinctive backdrop for the Water Tower and Pump House and continue along Ellis Town Drive into the Village Center. A low stone wall (which may be partially removed based on Village Center building locations) and planted median further highlight the entry.

Figure 4.122 Water Tower landmark element (See Appendix B: Ellis Sign Program for further detail)

Figure 4.123 Pump House (see Appendix B: Ellis Sign Program for further detail)



CONCEPTUAL PROGRAM

A	Water Tower	H	Street Trees
B	Pump House	I	Street Trees in Diagonal Parking
C	Low Stone Walls	J	Shrubs, Grasses, and Groundcovers
D	Banner Poles	K	Enhanced paving in Village Center
E	Palms	L	Specimen Oak Cluster
F	Enhanced Pedestrian Crossings	M	Silo with Tenant Signage
G	Accent Trees		

Figure 4.125 Illustrative Plan

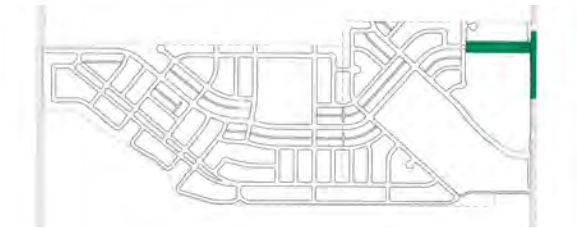


Figure 4.124 Key Plan

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Figure 4.126 Intentionally left blank

Photo: Gates & Associates

Figure 4.127 Low stone wall example

Figure 4.128 Silo (see Appendix B: Ellis Sign Program for further detail)

4.7.2 Summit Drive Entry at Corral Hollow Road

The Summit Drive entry will express the character of the community with rural agrarian style plantings and monumentation. A row of palms line Corrall Hollow Road near Summit Drive echoing the entry at Ellis Town Drive to the north. Entry monument signage at the Aquatic Park is located on Corral Hollow Road north of Summit Drive.

The storage office with historical theme and a granary element bearing the Ellis logo are located on the south side of Summit Drive. The storage office and granary design character may be natural, stained or colored painted wood look or galvanized metal. The storage office may include signage. See Appendix B: Ellis Sign Program for further details.

The Ellis logo or lettering on the storage office and storage identification signage may be externally lit. The granary features a projecting sign that may be either externally or internally lit. Tree planting will be carefully located to preserve sight lines to signage.

CONCEPTUAL PROGRAM

- A Aquatic Park Entry Monument (Sign)
- B Feather Palms
- C Accent Planting
- D Low Stone Wall
- E Iconic Granary Element with Logo
- F Barn/Self Storage Office, Signage
- G Trees in Orchard Grid
- H Signs for Self Storage

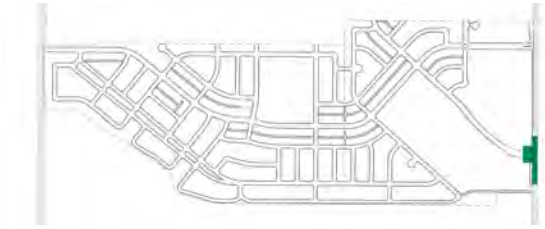

Figure 4.129 Illustrative Plan

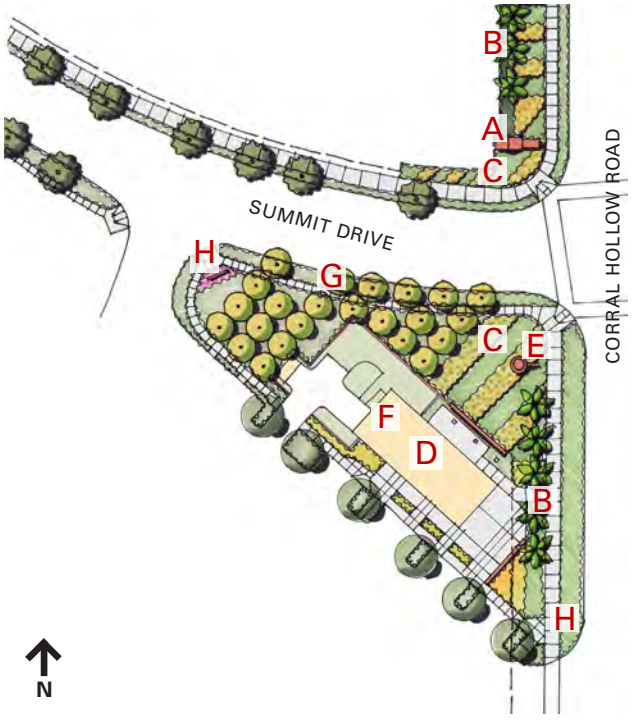

Figure 4.130 Key Plan

Figure 4.131 Iconic Barn Feature — North Elevation

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Figure 4.132 Intentionally left blank

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Figure 4.133 Intentionally left blank

Figure 4.135 Granary with signage (See Appendix B: Ellis Sign Program for further detail)

Figure 4.134 Aquatic Park Entry Monument (See Appendix B: Ellis Sign Program for further details, final design may vary)

4.7.3 Lammers Road Entry at Ellis Town Drive

The Lammers Road Entry supports the rural theme of Ellis with a barn-like entry structure (Block and Tackle Building), accent planting and large shade trees. The Ellis community logo will be placed on the side elevations. The structure's design character may include a natural, stained or colored painted wood look or galvanized metal. See Appendix B: Ellis Sign Program for further details. The Lammers Streetscape includes a double row of trees underplanted drought tolerant groundcovers and/or grasses and backed by a windrow of columnar trees, such as Carpinus. Planting at the corners is located to protect sight lines and allow views into Orchard Park from the south and the entry structure from the north.

Figure 4.136 Block and Tackle Building, Lammers Road elevation

Figure 4.137 Entry Building, Ellis Town Drive elevation

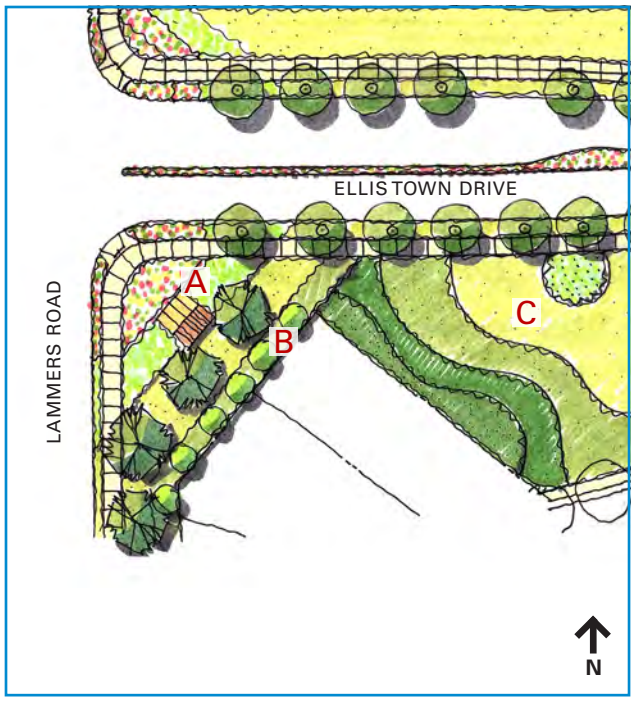


Figure 4.138 Illustrative Plan

CONCEPTUAL PROGRAM

A Block and Tackle Building

B Orchard-like Planting

C Native Preserve

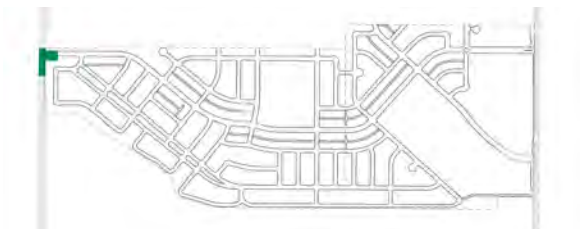


Figure 4.139 Key Plan

4.7.4 Corral Hollow Road Streetscape at Commercial Edge

The typical street tree pattern will be broken along Corral Hollow Road at the Village Center to announce the commercial area and allow views toward the commercial uses.

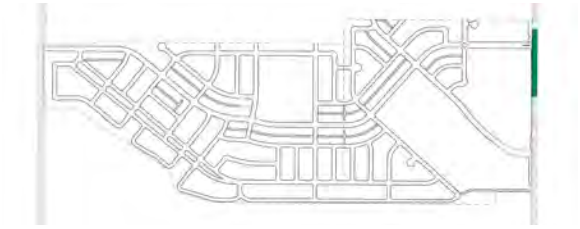
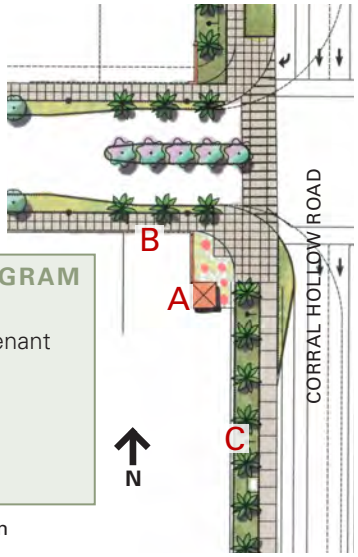


Figure 4.140 Key Plan



CONCEPTUAL PROGRAM

A Pump House with Tenant Signage

B Low Stone Wall

C Palms

Figure 4.141 Illustrative Plan

4.7.5 Corral Hollow Road Streetscape at Aquatic Park

Corral Hollow Road is informally planted with a single row of evergreen trees as a backdrop and deciduous street trees for seasonal interest. At the Aquatic Park, an 8- to 10-foot fence or theme wall screened with vines or shrubs provides privacy and softens noise from the street. A bus turnout and transit shelter are located along the Aquatic Park Frontage. The model of the shelter is per City of Tracy Standards. Color may vary to be consistent with Ellis character, advertising panel(s) within the shelter shall be used for Aquatic Park.

CONCEPTUAL PROGRAM

A Evergreen Backdrop with Deciduous Street Tree

B 10-Foot-Wide Multi-use Path

C Bus Turn-out

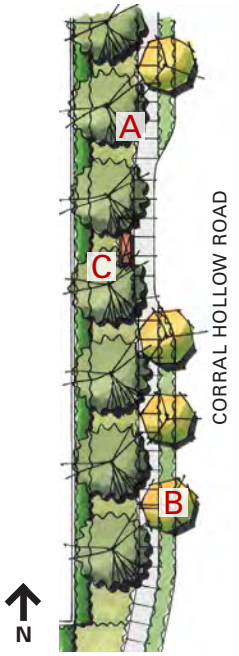


Figure 4.144 Illustrative Plan

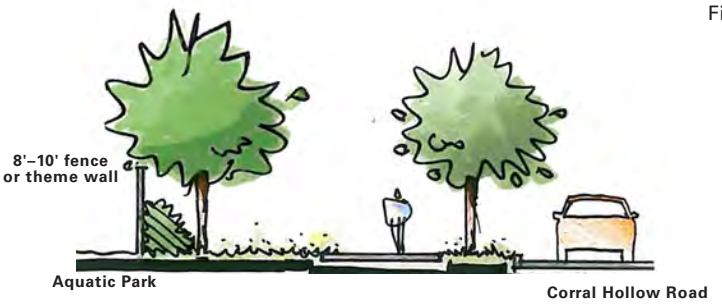


Figure 4.143 Corral Hollow Drive at Aquatic Park

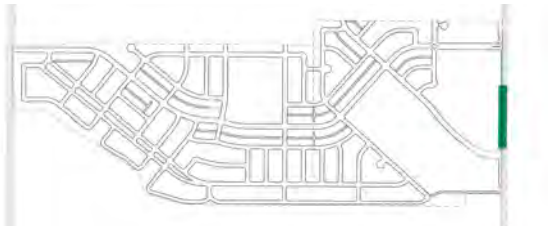


Figure 4.142 Key Plan

4.7.6 Lammers Road Streetscape

The Ellis community is anticipated to develop from east to west, thus it will be several years before the Ellis Town Drive entrance from Lammers Road will be constructed. When the initial connection of Ellis Town Drive is made at Lammers Road, an orchard-like grid of trees against a backdrop of columnar trees, such as Carpinus, will be planted in front of a 6-8-foot-tall community Theme Wall. A transition zone will be planted with fescue that can be partially mowed in curved patterns to create interest. As Lammers Road is constructed to its ultimate width, this no-mow fescue transition zone will be removed.

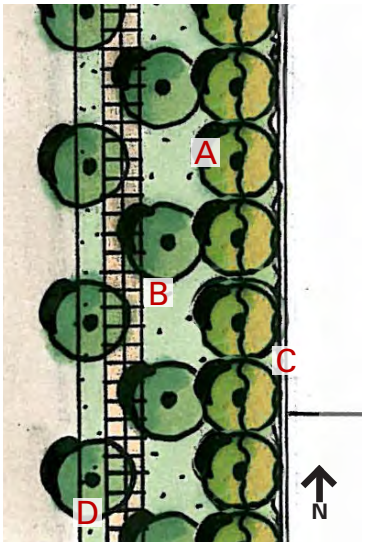


Figure 4.145 Illustrative Plan

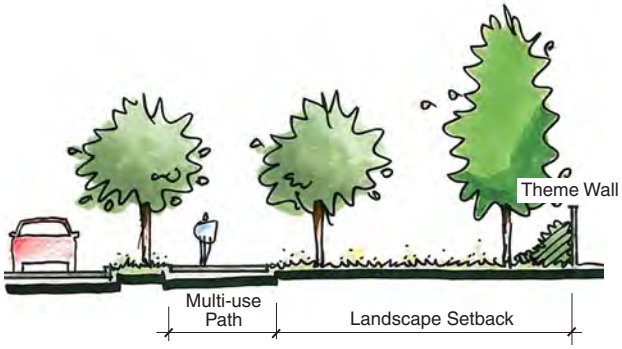


Figure 4.146 Lammers Road streetscape

CONCEPTUAL PROGRAM

A Orchard-like Planting

B Mowed and/or Unmowed Fescue

C Theme Wall

D. Multi-use Path

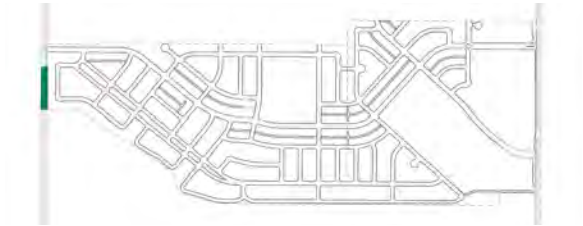


Figure 4.147 Key Plan

Photo: Gates & Associates

Figure 4.148 Orchard-like planting and theme wall

4.7.7 Northern Edge

The northern edge of the site at the Village Center and along Ellis Town Drive at the entry from Lammers Road may include a 4- to 6-foot view fence and may include a windrow of trees. This creates a green edge as vehicles approach the site from the north. Where the northern edge is at rear yards of homes there will be 6- to 8-foot wood fence or masonry wall.

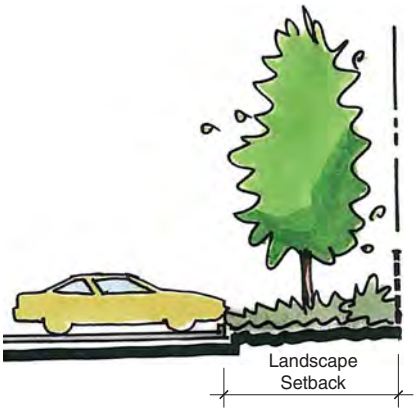


Figure 4.149 Landscape edge at Village Center

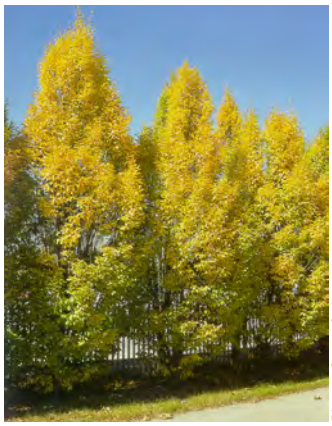


Photo: Gates & Associates

Figure 4.150 Landscape buffer

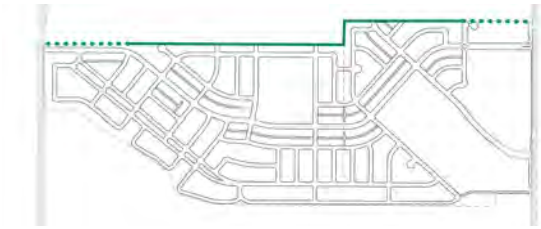


Figure 4.151 Key Plan

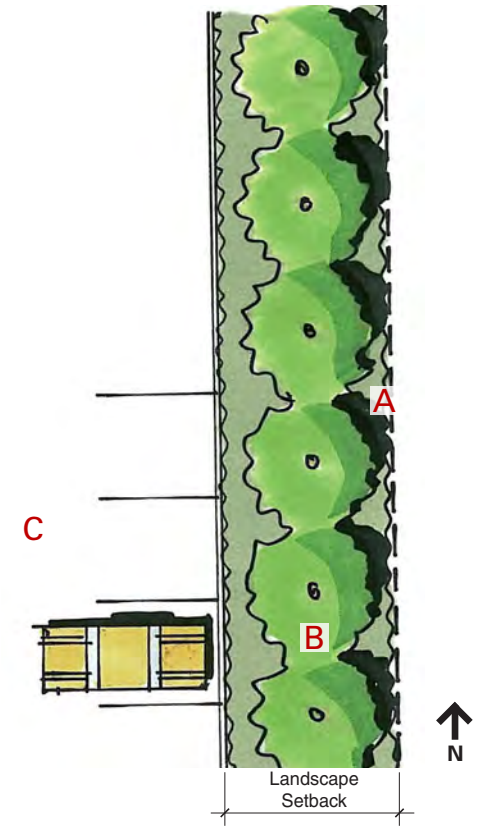


Figure 4.152 Illustrative Plan

CONCEPTUAL PROGRAM

A Fence

B Windrow of Trees

C Village Center and Commercial Parking

Photo: Gates & Associates

Figure 4.153 View fence

4.7.8 Union Pacific Railroad Edge

A 10-foot wall will run along the southern property edge from Lammers Road to the western edge of the storage building. A segment of the storage site will also have the 10- to 12-foot wall. A fifty-foot minimum setback is required from the Ellis property line to any habitable structure.

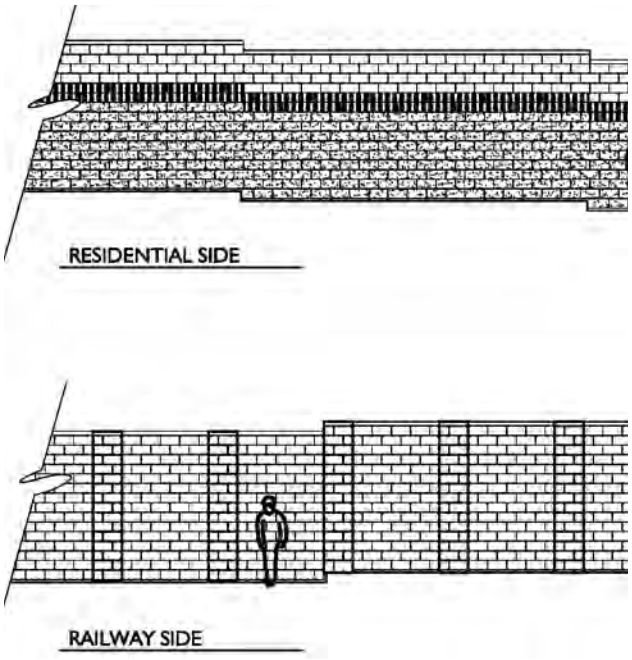


Figure 4.154 Boundary wall design

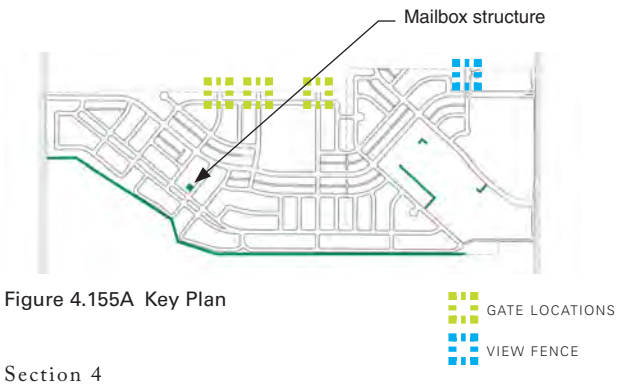


Figure 4.155A Key Plan

4.7.9 Mailbox Structure

A mailbox structure with community mailboxes will be located adjacent to Western Park. See also Appendix B: Ellis Sign Program for pavilion and sign design.

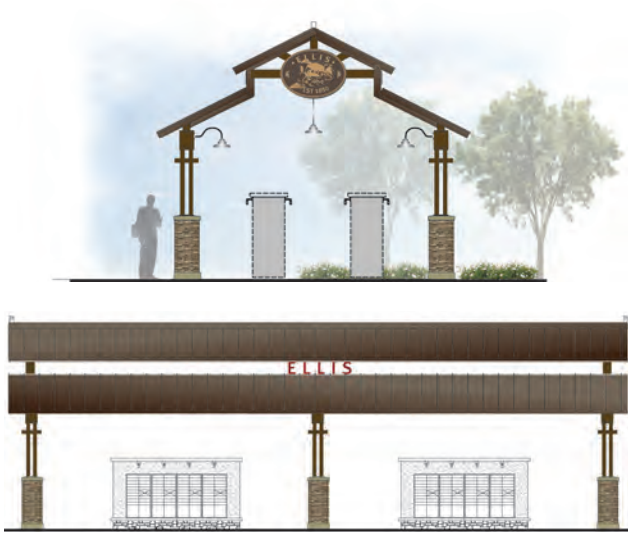


Figure 4.155 Mailbox structure

4.7.10 Agricultural Edge

The edges of the community adjacent to existing agricultural uses will be defined with 8-foot privacy fences, or a view fence (where access is not available for vehicles). Where streets terminate at site boundaries, operational gates will be used in lieu of guardrails to provide for emergency vehicle access if needed.

These fences shall be removed at the time development occurs adjacent to the Specific Plan area when roadways are connected to these streets.

Conceptual Program

1 8-foot privacy fence

2 8-foot rolling gate

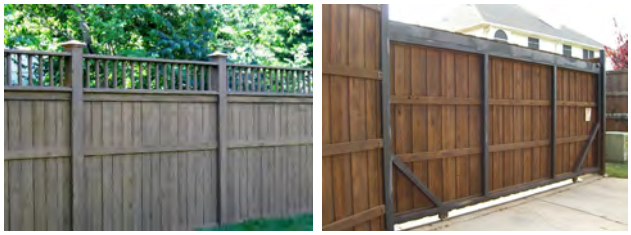


Figure 4.156 Eight-foot privacy fence and eight-foot rolling gate

4.8 LIGHTING, SIGNAGE AND FURNISHINGS

The streetscapes, parks, and public open spaces of Ellis will have a rich array of signs, furnishings, and landscape elements that will provide a unified community feel. Emphasis is on a palette of materials that reflect Ellis' heritage as a small town agrarian community. The detailing and textural character should reinforce the pedestrian-friendly orientation of the Ellis community.

4.8.1 Lighting

Ornamental street lights will be traditional in character and at a pedestrian-scale. They will be used for all streets, parks, public open spaces, trails, bike paths, and walkways. Parking lot lighting will also be ornamental but taller. The style of street lights shall be similar to street lights found in Downtown Tracy. All streets and parks shall be lit to provide safe evening passage. While parks are not lit for evening use, where houses front onto the parks, the pedestrian access to residences shall be lit.

In the Village Center, light standards may be double-headed. Light standards shall be located with sufficient clearance provided to ensure that light accessories do not project into parking. Provision may also be made in the Village Center for 'twinkle' lighting of street trees and holiday lighting of trees in the Village Green. Bollard lighting in the same style as street lighting may be used. Sternberg banner arms should be used where banners are to be located.

Lighting on the paseos or connections between Ellis Town Drive and the rear parking areas of the Village Center may include decorative ornamental lights mounted on buildings or overhead arbors. Special ornamental lighting may also be incorporated into thematic monuments at park entries.

All fixtures will be cut-off luminaires to control light and glare. The lighting specified, although traditional in appearance, will have state-of-the-art luminaires for lighting efficiency and glare reduction.

Light fixtures will direct lighting patterns downward in either a symmetrical or asymmetrical lighting pattern on the ground with very little glare. The post lights, specified to be mounted at a height of 14 feet, are scaled to pedestrians. This is an optimal height which balances lighting efficiency and performance, while providing direct illumination of pedestrian areas for facial illumination, thereby providing a safe nighttime environment.

The lighting will be evenly spaced along the street and between the street trees. Closer spacing will be required in the Village Center and similar areas requiring more illumination. Street trees are specified to have a 7- to 8-foot clearance to street lights in order to provide adequate room for the proper lighting performance.

Figure 4.157 Ornamental pedestrian street lighting

Figure 4.158 Typical street lamp example

4.8.2 Public Property Signs

Signs in the Ellis Specific Plan Area in the public right-of-way, the public parks, or on public property, shall be regulated by Title 10, Article 35 of the Tracy Municipal Code and CalTrans regulations, except as specified in Section 4.8.2 of the Ellis Specific Plan and Appendix B: Sign Program. The signs included in this Ellis Sign Program shall be permitted as shown. The approval process shall include only building permit, and a sign permit processed in accordance with Title 10, Article 35 of the Tracy Municipal Code. For purposes of indemnifying the City, all temporary signage to be located within street right-of- ways, as approved in the ESP, will require one all-inclusive encroachment permit.

In addition, the design of the landscape features/ character elements in Appendix B: Sign Program shall be permitted as shown.

Signage within all common areas of Ellis, such as the streetscape, parks, and special landscape features, should be minimized to that which is essential for safety, orientation, and identification. Signage should be integrated into the overall design of the park or streetscape. Where appropriate, street lights may incorporate street signage to minimize visual clutter. Park entries will incorporate identity signage. Park signage may also be incorporated into thematic elements within the park, such as low walls or thematic monuments.

See Appendix B: Ellis Sign Program for further details.

Figure 4.159 Examples of signs in the public right-of-way

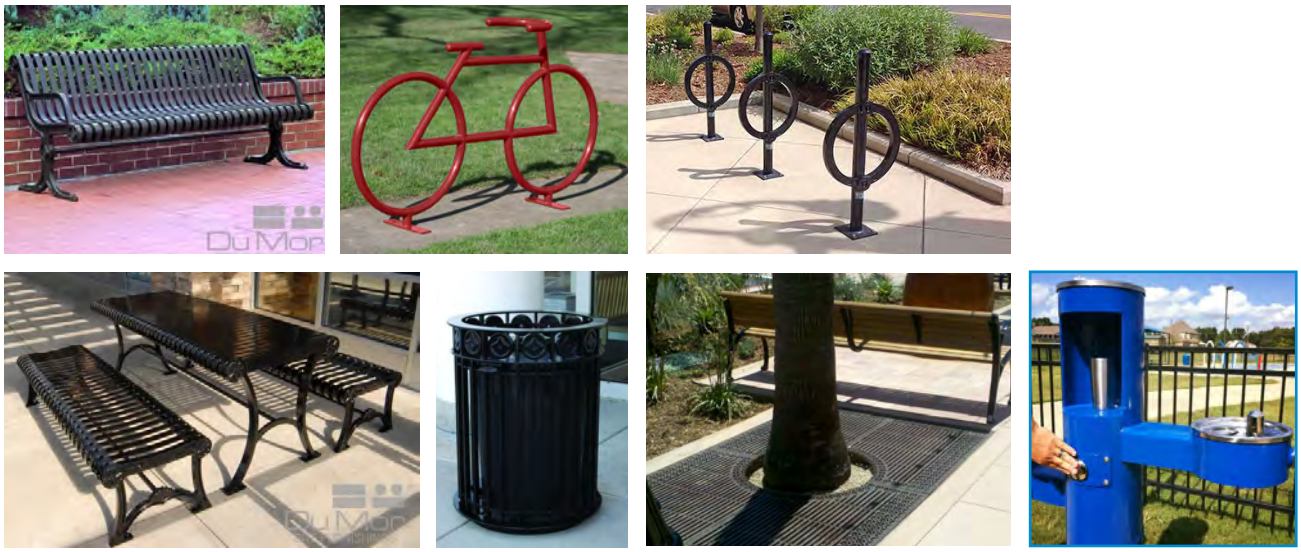


Figure 4.160 Site furnishings

Elements	Description	Manufacturer,Model, Finish, Color
Street Lighting	Ornamental Traditional Acorn	Sternberg Birmingham series, Dark Bronze Textured, LED, or equal
Street/Wayfinding Poles	Ornamental Traditional	Sternberg Richmond and/or Lexington series, Dark Bronze Textured, LED, or equal
Street/Wayfinding Signs	Decorative metal panel	Custom color, font and design to complement Ellis logo
Banner Poles	Ornamental Traditional	Sternberg Birmingham series with Sternberg Banner Arms, Dark Bronze Textured, or equal
Pet Station/Other Community Signs	Decorative metal panel	Custom color, font and design to complement Ellis logo
Benches	Ornamental Traditional	Dumor 140 series, black powdercoat with custom lettering, or equal
Trash/Recycling	Ornamental Traditional	Dumor 148 series or equal
Bike Rack	Traditional	Maglin MBR200 series with custom lettering, black powdercoat, or equal
	Custom, Decorative	Decorative bike rack with custom coloring to match Ellis logo, Huntco Bicycle-B Rack, or approved equal
Tree Grate	Ornamental Iron	Iron Age Designs Interlaken, natural finish, or equal
Tree Guard	Ornamental	Iron Age Designs Basic, Powdercoat, Special Rust #47, or equal
Drinking Fountain with bottle filler and hose bibb	Ornamental Traditional	MDF Most Dependable Fountains, ~~2008SM~~ 10145SM with attached pet fountain, erecessed hose bibb and lock door, black, or equal
Picnic Tables	Ornamental	Dumor, 448 and 443 series, black, or equal
Shade Structure	Decorative	May be prefabricated or custom; materials may include wood, metal, stone, stone veneers, may include Ellis logo or lettering, may be solid, perforated or slatted
Play Equipment/ Elements	Thematic,Educational, Innovative Play Elements	Play equipment and elements may be themed, custom or prefabricated; materials may include metal, wood, GFRC or other materials, sand and water may be used judiciously for play value.
Spray Fire Hydrant	Dog Play Amenity	Dog-On-It Item #7270
Drinking Fountain w/ bottle filler & bucket filler	Pedestal Bottle Filler	MDF: 10155 SM with optional jug filler in black
Seatwall	Custom cast-in-place concrete seatwalls	Custom cast-in-place concrete seatwalls
Adirondack Chairs	Adirondack chairs	Loll Designs: Tall Adirondack chair, white
Picnic Table	3 or 4 seat tables	Wabash Valley: PODP51, Portage Collection 46" square table with 4 seats, inground mount, round perforation, in silver. For accessible table, order PODP61, Portage Collection 46" Accessible Square Table with 3 seats, inground mount , in silver (table top, leg, and seats)
Light colored bench	Steel mesh bench	Wabash Valley: C01111C, Covington Collection Bench with back, 6' long, surface mount, round perforation, in silver (bench and leg)
Shade structure	Shade structure	May be prefabricated or custom; materials may include wood, metal, stone veneer, with solid roof for maximum sun protection, approximately 16' x 34'
Leash holder	Dog Leash Holder	BYO Recreation: Dog Leash Holder, Model: 2619-UP, green
5' tall Omega Fence	5' tall mesh fence system	Omega Architectural Fence system: square cap, 3x3 post, 5' tall, black powder coat
Message Kiosk	Message Kiosk	OCC Outdoors: Kiosk-2633, 2 sided, 42" wide x 78.5" tall x 3" thick

Figure 4.162 Ellis specifications (or equal as approved by the developer)

Figure 4.161 Shade structures

Figure 4.163 Play equipment and elements

4.8.3 Furnishings

Site furnishings will include a simple palette of durable traditional street and park furnishings, including bike racks, trash receptacles, and benches. The selection of site furniture will incorporate elements found throughout Tracy, to provide a visual connection between Ellis and the Tracy community.

While there is a consistent vocabulary of street furniture and lighting proposed for Ellis, it is also a key concept that each park will have its own identity within the park system. To this end, unique play equipment, shade structures, and other park furnishings may be specified to enhance a particular park theme. Park furnishings and equipment should be thoroughly evaluated for durability, ADA compliance, and consistency with visual character.

4.8.4 Streetscape Types

The streetscapes of Ellis will vary. Primary streets will have landscaped park strips between the sidewalk and curb. These park strips will be planted with ornamental, drought-tolerant landscape materials, the park strips or landscape strips will be planted with trees which shall be counted as a City tree for each lot/residence, no residential front yard City trees shall be required. Where parking is provided on streets with alley-loaded homes, pedestrian access through the park strips must be provided at a minimum of every 40 feet. Where parking is provided along park frontage, park strips may be eliminated to facilitate access.

Sustainable Landscape Design

Some streets will include more intimate, narrow rights-of-way with travel lanes having sidewalks at curb edges. On these streets, landscaped front yards with regularly-spaced shade and ornamental trees will provide scale and beauty.

The landscape system will be designed to reflect current best practices in landscape sustainability, including some or all of the following:

- Emphasize drought tolerant native or climate adapted plants
- Use California native plants where possible
- Minimize the use of lawn, except for recreational purposes
- Group plants by water use, i.e. hydrozones.
- Design high efficiency, weather-based irrigation systems
- Space plants to avoid the need for shearing
- Choose diverse plant palettes
- Incorporate on-site landscape stormwater management wherever feasible, including vegetated bioswales, rain gardens, infiltration planters, pervious paving, etc.
- Use recycled content landscape materials and furnishings
- Design high efficiency landscape lighting systems
- Minimize light pollution and trespass

Photo: Gates & Associates

Figure 4.164 Neighborhood street without a landscaped park strip

4.8.5 Street Trees

The landscape system will reflect the Ellis community vision of shady, pedestrian-friendly streets, remnants of agrarian planting palettes consistent with the heritage of the site, and a diverse plant palette which complements the architectural character of the houses. It is expected that recycled water will be available for irrigation of public streets, including Ellis Town Drive, Summit Drive, and common areas in the future. Street trees have been carefully selected for recycled water tolerance.

- Large canopy trees will line the community streets. Medium-sized canopy trees will enclose the neighborhood streets.
- Accent trees will be used to define the community, neighborhood intersections, and pedestrian street crossings, as well as identify entries to parks.
- Orchard-like grid tree planting may be used in the entry areas to reinforce the agrarian theme. Trees in the orchard may be flowering, non-fruit-producing trees.
- The parks will be planted with a diversity of trees to provide shade and seasonal interest, as well as to define outdoor rooms within the parks.

STREET	USE	BOTANICAL NAME	COMMON NAME
CORRAL HOLLOW ROAD			
	Street Tree	Fraxinus pennsylvanica	Green Ash
	Background Trees	Elaeocarpus decipiens	Japanese Blueberry Tree
		Phoenix dactylifera 'Medjool'	Medjool Date Palm
LAMMERS ROAD			
	Street Tree	Pistacia chinensis 'Keith Davey'	Chinese Pistache
	Accent Tree	Quercus wislizenii	Interior Live Oak
		Chionanthus retusus	Chinese Fringe Tree
		Quercus virginiana	Southern Live Oak
	Columnar Tree	Carpinus betulus 'Fastgiata'	Hornbeam
ELLIS TOWN DRIVE			
	Street Tree	Ulmus parvifolia	Chinese Evergreen Elm
	Accent Trees	Pistacia chinensis 'Keith Davey'	Chinese Pistache
		Lagerstroemia indica	Crape Myrtle
		Cercis canadensis	Eastern Redbud
ELLIS TOWN DRIVE ENTRY		Phoenix dactylifera 'Medjool'	Medjool Date Palm
	Median	Zelkova serrata 'Musashino'	Sawleaf Zelkova
	Accent	Pistacia chinesis 'Keith Davey'	Chinese Pistache
		Quercus wislizenii	Interior Live Oak
SUMMIT DRIVE			
	Street Trees	Quercus palustris	Pin Oak
	Accent Trees	Arbutus 'Marina'	Arbutus Marina
		Chionanthus retusus	Chinese Fringe Tree
		Laurus nobilis 'Saratoga'	Saratoga Laurel

Table 4.1 Tree List (to be adapted to respond to the specifics of each individual site and use)

STREET	USE	BOTANICAL NAME	COMMON NAME
PARK AND SPECIAL LANDSCAPE FEATURE TREES		Acer sp.	Maple
		Arbutus Marina	Arbutus
		Carpinus betulus 'Frans Fontaine'	European Hornbeam
		Cedrus deodara	Deodar Cedar
		Cercis occidentalis	Western Redbud
		Ceonothus 'Standard'	California Lilac
		Chionanthus retusus	Chinese Fringe Tree
		Chitalpa x. tshkentensis	(no common name)
		Cinnamomum camphora	Camphor Tree
		Citrus	
		Cupressocyparis leylandii	Leyland Cypress
		Cupressus sempervirens	Italian Cypress
		Dodonea viscosa 'Standard'	Hopseed Bush
		Geijera parviflora	Australian Willow
		Koelreuteria paniculata	Chinese Flame Tree
		Laurus saratoga	Saratoga Bay Laurel
		Lophotstemon confertus	Brisbance Box
		Magnolia grandiflora	Southern Magnolia
		Melaleuca quinquenervia	Cajeput Tree
		Nyssa sylvatica	Sour Gum
		Olea europaea (fruitless varieties)	Olive
		Phoenix dactylifera 'Medjool'	Medjool Date Palm
		Pistacia chinensis	Chinese Pistache
		Podocarpus species	Fern Pine
		Quercus sp.	Oak
		Sapium sebiferum	Chinese Tallow Tree
		Sophora japonica	Japanese Pagoda Tree
		Tilia cordata	Little Leaf Linden
		Ulmus parvifolia	Chinese Evergreen Elm
		Ulmus sp.	Elm
		Vitex agnus-castus	Chaste Tree
		Zelkova serrata	Sawleaf Zelkova

Table 4.1 Tree List continued

BOTANICAL NAME	COMMON NAME
Abelia sp.	Abelia
Acacia species	Acacia
Acanthus mollis	Bear's Breech
Adenanthos	(no common name)
Agapanthus species	Lily-of-the-Nile
Agave attenuata	Fox Tail Agave
Alyogyne huegelii	Blue Hibiscus
Anigozanthos	Kangaroo Paw
Arbutus unedo 'Compacta'	Dwarf Strawberry Tree
Arctostaphylos species	Manzanita
Baccharis pilularis	Dwarf Coyote Brush
Berberis	Barberry
Buddleja davidii	Butterfly Bush
Buxus species	Boxwood
Calamagrostis 'Karl Foerster'	Reed Grass
Callistemon 'Little John'	Weeping Bottlebrush
Camellia species	Camellia
Carex	Berkeley Sedge
Carpenteria californica	Bush Anemone
Ceanothus species	Wild Lilac
Chaenomeles	Flowering Quince
Cistus species	Rockrose
Coleonema species	Breath of Heaven
Coreopsis	(no common name)
Correa pulchella	(no common name)
Dietes sp.	Iris
Erigeron karvinskianus	Fleabane
Escallonia sp.	Escallonia
Euonymus sp.	Euonymus
Euryops pectinatus	Golden Bush Daisy
Festuca californica	California Fescue
Galvezia speciosa	Island Bush Snapdragon
Geranium sp.	Cranesbill
Grevillea	(no common name)
Hebe species	Hebe
Helictorichon sempervirens	Blue Oat Grass
Hemerocallis sp.	Day Lily
Hesperaloe parviflora	Red Yucca
Heteromeles arbutifolia	Toyon
Heuchera sanguinea	Coral Bells
Hydrangea sp.	Hydrangea
Ilex aquifolium	Holly
Iris douglasiana	Douglas Iris
Juncus patens 'Elk Blue'	California Gray Rush

BOTANICAL NAME	COMMON NAME
Kniphofia	Red Hot Poker Plant
Lantana species	Lantana
Lavandula sp.	Lavender
Ligustrum sp.	Privet
Leymus 'Canyon Prince'	Canyon Prince Wild Rye
Lomandra longifolia	(no common name)
Loropetalum chinense	Red Fringe Flower
Liriope muscari	Big Blue Lily Turf
Mahonia repens	(no common name)
Mimulus sp.	Monkey Flower
Miscanthus sinensis 'Adagio'	(no common name)
Muhlenbergia rigens	Deer Grass
Myrica californica	Pacific Wax Myrtle
Myrtus communis	Myrtle
Nandina sp.	Heavenly Bamboo
Nepeta faassenii	Catmint
Nerium oleander	Oleander
Olea 'Little Ollie'	Olive
Osteopermum sp.	African Daisy
Penstemon sp.	Beardtongue
Pennisetum sp.	Fountain Grass
Phormium tenax	New Zealand Flax
Pittosporum crassifolium	(no common name)
Pittosporum tenuifolium	(no common name)
Polystichum muniturm	Western Sword Fern
Rhamnus 'Eve Case'	Coffeeberry
Rhaphiolepis sp	Indian Hawthorn
Rhododendron	Rhododendron
Rosa sp.	Rose
Rosmarinus sp.	Rosemary
Salvia sp.	Sage
Santolina sp.	Lavender Cotton
Scaevola sp.	(no common name)
Senicio cineraria	Dusty Miller
Sollya heterophylla	Australian Creeper
Spirea sp.	Spirea
Syringa vulgaris	Lilac
Teucrium sp.	Germander
Trachelospermum jasminoides	Star Jasmine
Tulbaghia violacea	Society Garlic
Viburnum sp.	Viburnum
Westringia fruticosa	Coast Rosemary
Xylosma congestum	Shiny Xylosma
Zauschneria californica	California Fuchsia

Table 4.2 Recommended Shrubs /Perennials

BOTANICAL NAME	COMMON NAME
Arctotheca calendula	Cape Weed
Bergenia crassifolia	Winter-Blooming Bergenia
Ceanothus species	Wild Lilac
Convolvulus mauritanicus	Ground Morning Glory
Coprosma 'Verde Vista'	(no common name)
Dymondia margaretae	(no common name)
Festuca sp.	Fescue
Fragaria chiloensis	Wild Strawberry
Gazania sp.	(no common name)
Helictotrichon sempervirens	Blue Oat Grass
Hemerocallis sp.	Day Lily
Iris douglasiana	Douglas Iris
Lantana sp.	Lantana
Liriope muscari	Lily Turf
Myoporum parvifolium	(no common name)
Osteospermum fruticosum	Trailing African Daisy
Rosmarinus officinalis 'Prostratus'	Prostrate Rosemary
Scaevola 'Mauve Clusters'	(no common name)
Stipa pulchra	Purple Needlegrass
Trachelospermum asiaticum	(no common name)
Vinca minor	Dwarf Periwinkle

Table 4.3 Recommended Groundcovers

BOTANICAL NAME	COMMON NAME
Campsis radicans	(no common name)
Clematis armandii	Evergreen Clematis
Clytostoma callistegioides	Lavender Trumpet Vine
Distictis sp.	Trumpet Vine
Hardenbergia violacea	Happy Wanderer
Jasminum polyanthum	Jasmine
Parthenocissus tricuspidata	Boston Ivy
Solanum jasminoides	Potato Vine
Wisteria sinensis	Chinese Wisteria

Table 4.4 Recommended Vines

4.9 UTILITIES

To the extent available, existing systems that are of adequate capacity will be utilized to serve the Ellis project. In the event that the existing infrastructure does not have sufficient capacity to serve the project, additional improvements will be constructed to supplement or provide additional capacity.

Ellis will be served from the City's existing water supply sources as indicated in the *Water Supply Assessment* (WSA) by West Yost Associates.

The City's existing water supplies are sufficient to meet the City's water needs.

The Ellis Program water ~~Finance & Implementation Plan identifies the~~ improvements required for the ESP maximum buildout have been completed and no further water improvements except typical in-tract water lines are required. All program improvements including PRV's shall be program costs.

4.9.1 Domestic Water Distribution

The City of Tracy has established three pressure zones for its treated water distribution system; Zones 1, 2, and 3. Two additional zones (Zones 4 and 5) have been proposed for future use to support proposed development in the foothills. The project is located in both the Zone 2 and 3 pressure zones. ~~Although the City of Tracy intends to service all of Ellis with Zone 3 improvements.~~

Zone 2 has a service elevation range of 75–150 ft and a static pressure range of 40–85 psi. The existing 20-inch water main within Corral Hollow Road is a Zone 2 facility. This 20-inch main will serve as the distribution pipe for the ESP.

Zone 3 serves above elevation 150, however it is currently an isolated system serving only the Patterson Pass Business Park and the Prologis Business Park through the Patterson Pass booster pump station several miles west of the project site. A new Zone 3 booster pump station will be constructed at the City's water treatment plant. A pressure reducing station ~~will be~~ is located near Summit Drive at the northern ESP boundary.

Initial Project Phases

Each phase of development with the ESP will need to complete a water line loop within the development area. ~~Proposed~~ Water mains within ~~a portion of~~ Phase 1 of the ESP ~~will~~ connects directly to the existing 20-inch main in Corral Hollow Road ~~on an interim basis until the Zone 3 booster station is operational~~.

Ultimate Project Build-out

The ESP's water distribution network ~~will eventually become~~ is part of the Westside Planning Area Pressure Zone 3. At project build-out, ~~multiple~~ redundant loops will be provided between Corral Hollow Road and a future 20-inch water transmission main ~~will~~ to be constructed ~~south of~~ within the ESP from ~~Linne Road~~ Corral Hollow Road to a connection point near Lammers Road to serve ESP and other properties ~~developing in Zone 3 by sharing pro rata costs~~.

4.9.2 Wastewater Generation

Average Dry Weather Flow (ADWF): The ADWF is the average daily wastewater flow generated by the project. Residential lot types are divided into three categories: residential mixed low, residential mixed medium, and residential mixed high.

Peak Wet Weather Flow (PWWF): The Peak Wet Weather Flow is the peak flow that will occur on a typical day based on normal variation in wastewater flow generation. A peaking factor of 2.5 is used to convert the ADWF to a peak flow per the City of Tracy Design Standards.

Initial Project Phases

The average daily project wastewater generated for subsequent phases of development will depend on the phasing limits and the amount of residential units proposed to be built.

Ultimate Project Build-out

The estimated average daily project wastewater generation is shown on Table 4.5. The estimated projected PWWF is shown on Table 4.6.

4.9.3 Wastewater Treatment

The City of Tracy provides wastewater collection, conveyance, treatment, and disposal for areas within the City Limits. The existing Wastewater Treatment Plant's current capacity is 10.8 Mgd with an expected expansion that will increase capacity to 12.0 Mgd, and eventually to 16.0 Mgd. The existing outfall pipe, constructed in the 1970's, from the Wastewater Treatment Plant to the Old River will also be replaced during the Plant expansion to make use of the existing full wastewater treatment capacity and the future expansion.

Initial Project Phases (Including Proposed Aquatic Park)

The Wastewater Treatment Plant currently has capacity, and will initially serve the proposed Aquatic Park, storage development, and eight hundred residential units of the initial buildout. At such time as the Plant reaches full capacity, modifications to the plant will need to be completed to increase its treatment capability.

Ultimate Project Build-out

For the ultimate build-out of the project, the existing treatment plant will need to be modified to increase its current capacity.

The Ellis Program Finance & Implementation Plan identifies the improvements required for the ESP maximum buildout.

4.9.4 Wastewater Conveyance

The proposed site wastewater system to serve the Ellis Specific Plan Area will be constructed to follow the existing ground slope of the site. Based on existing topographic information, the terrain slopes from the southwest corner of the site to the northeast corner of the site. The approximate slope of the existing terrain in this general direction is less than 1%. In addition, the approximate slope in the west-east direction is less than 0.5%, which means that the existing site is moderately flat. The project's wastewater line will convey flow toward Corral Hollow Road. The on-site collection system could range from 8- to 15-inch diameter wastewater line, with much of the 15-inch diameter line on the eastern side of the site near the discharge to Corral Hollow Road. The slope of the proposed pipe will depend upon site layout, site conditions and pipe layout. The slope selected will provide a minimum self-cleaning velocity of 2.0 feet per second, which is the City of Tracy standard. A proposed wastewater trunk main will be installed by the City in phases within Corral Hollow Road and will connect to the existing 21-inch diameter wastewater trunk line on Corral Hollow Road that dead ends at the intersection of Parkside Drive. A temporary line may be installed.

Phase 1 (Including Proposed Aquatic Park)

The proposed Aquatic Park, five hundred fifty residential units, the commercial (storage) and Village Center are permitted to connect to the east side transmission system through a tie-in constructed into the wastewater main at Peony Drive.

Phase 1

Should access to the line not be required by the proposed Aquatic Park, then an additional 250 residential units may discharge to this line. All residential units, commercial and Village Center shall be shifted to the Corral Hollow Sewer Conveyance System upon completion of the Corral Hollow Sewer Conveyance System upgrade, and installation of the Corral Hollow Sewer main to Ellis Town Drive by the City.

Average Dry Weather Flow (ADWF)
Wastewater System Demand and Capacity Requirements Ultimate Site

Zoning	Lot Type	Number of DU/AC	gpd per DU/AC	Residential gpd
Residential Mixed	Mixed Low	505	264	133,320
Residential Mixed	Mixed Medium	1705	216	368,280
Residential Mixed	Mixed High	40	176	7,040
1Acre Estate Lots	Very Low Density	9	264	2,376
Village Center (AC)		15	1140	17,100
Limited Use Zone (AC) Public Storage & Dog Park		33	100	3,300
Aquatic Park (AC)		16	1140	18,240

Total ADWF (gpd)	**549,656**
Total ADWF (Mgd)	**0.55**

Notes:
1. *Wastewater generation rates and the peaking factor of 2.5 are per the City of Tracy Design Standards.*
2. *Design of sewer lines shall be based on City design standards and calculations for fee credits and reimbursements shall be based on wastewater generation rates in the approved applicable fee program for the project.*

Table 4.5 Wastewater System Demand and Capacity Requirements — Average Dry Weather Flow (ADWF)

Peak Wet Weather Flow (PWWF)
Wastewater System Demand and Capacity Requirements

ADWF	0.55 Mgd
Peaking Factor (PF)	2.50
PWWF	**1.37 Mgd**

Notes:
1. *Wastewater generation rates and the peaking factor of 2.5 are per the City of Tracy Design Standards.*
2. *Design of sewer lines shall be based on City design standards and calculations for fee credits and reimbursements shall be based on wastewater generation rates in the approved applicable fee program for the project.*

Table 4.6 Wastewater System Demand and Capacity Requirements — Peak Wet Weather Flow (PWWF)

Initial Project Phases

A new wastewater trunkline main, which would support full buildout, would extend north from Ellis Town Drive along Corral Hollow Road. Ellis will be served by a combination of the City's existing wastewater infrastructure and the new trunk line. The initial project phases may use existing capacity in the Corral Hollow Sewer Conveyance System (CHSCS) for three hundred thirty residential units.

Ultimate Project Build-out

Ellis will be served by the City's existing wastewater infrastructure and existing Wastewater Treatment Plant Capacity. The ultimate Ellis Program may use the existing Corral Hollow Sewer Conveyance Capacity for three hundred thirty units, Village Center, and the storage uses and the additional conveyance capacity created in the phase one upgrade of the CHSCS, which shall serve an additional one thousand seven hundred fifty residential units. The final project phases shall use existing capacity or participate in a subsequent phase of expansion of the CHSCS. The existing Treatment Plant Capacity shall serve eight hundred residential units, the Aquatic Park, Village Center, and the storage uses. Modifications or expansions to the Treatment plant may be required for an additional one thousand four hundred fifty residential units, if so, these units will participate in the next expansion or Phase 1 expansion.

The Ellis Program Finance & Implementation Plan identifies the improvements required for the ESP maximum buildout.

4.9.5 Storm Drain Peak Flow

The Rational Method is used for calculating the peak flow rate. The Runoff Coefficients used in the Rational Method calculations are per the City of Tracy Design Standards and are shown on the accompanying tables.

The proposed site storm drainage system will be constructed to follow the existing ground slope of the site. Based on existing topographic information, the terrain slopes from the southwest corner of the site to the northeast corner of the site. The approximate slope of the existing terrain in this general direction is less than 1%. In addition, the approximate slope in the west-east direction is less than 0.5%, which means that the existing site is moderately flat.

Table 4.7 shows results of analyses for a 10-year storm event with a time of concentration of 114 minutes. The peak flow rate from the existing site is 26 cubic feet per second (cfs). Decreasing the time of concentration to 65 minutes, the peak flow for the proposed site, at full build-out, is 63 cfs. The peak flow for Phase 1 (including the Aquatic Park) is 44 cfs with a time of concentration of 31 minutes. This analysis is preliminary and subject to refinement during engineering design. The proposed storm drain collection system will include a network of gravity lines and inlet structures. Pipe sizes may range from 12- to 42-inch diameter.

4.9.6 Storm Drainage Conveyance

Ellis is located entirely within the City's Westside Channel Watershed as defined in the Citywide Storm Drainage Master Plan, Final Report Dated December 2010. It occupies the southernmost, upstream portion of the Westside Channel Watershed. Provision has been made in existing downstream storm drainage facilities to accept attenuated (metered) storm runoff from the project site as needed. Applicable downstream storm drainage infrastructure that ~~will~~ can collect and convey future storm runoff from Ellis includes trunk line storm drains and open channels serving residential subdivisions to the north to DET 5 (Plasencia Field) and facilities downstream of DET 5 associated with the City's Westside Channel Outfall System.

A new regional Detention Basin #3A is planned to be constructed on the north side of Valpico Road. This Detention Basin will store, treat for water quality, and attenuate runoff from the collective existing and future development within a portion of the Westside Channel Watershed including Ellis.

10 Year Event — Existing Site
Using Rational Method (Q=CIA)
Time of Concentration (t_C) = 114 min
Intensity (I) = 0.32 in/hr

Description	C Value	I in/hr	Area ac	Volume cfs
Existing Site	0.25	0.32	320.00	25.60
			Q_E (Peak Flow)	**26**

10 Year Event — Proposed Site
Using Rational Method (Q=CIA)
10 Year Event, tc = 65 min
Intensity (I) = 0.42 in/hr

Description	C Value	Total Rainfall feet	Area ac	Volume cfs
Total Area			**320.0**	
Residential Lots	0.35	0.42	179.7	26.4
Parks	0.20	0.42	21.7	1.8
Roads	0.95	0.42	68.6	27.4
Limited Use Zone	0.25	0.42	26.2	2.8
Village Center/Commercial	0.65	0.42	7.8	2.1
Aquatic Park	0.44	0.42	16.0	3.0
			Q_P (Peak Flow)	63.4
			Q_P (Peak Flow)	**63**

Retention Basin Sizing
t_C = 48 hr
Total Rainfall = 3.12 inches (0.26 ft)

Description	C Value	Total Rainfall feet	Area ac	Volume acre-ft
Total Area			**320.0**	
Residential Lots	0.35	0.42	179.7	16.4
Parks	0.20	0.42	21.7	1.1
Roads	0.95	0.42	68.6	16.9
Limited Use Zone	0.25	0.42	26.2	1.7
Village Center/Commercial	0.65	0.42	7.8	1.3
Aquatic Park	0.44	0.42	16.0	1.8
			Basic Retention Volume	39.3
		Total Retention Basin Volume = Basic Volume x 2		**78.60**

Notes:
1. *C Values are per the City of Tracy Design Standards, December 2008*
   Residential Lots = Low Density (Single Family) C=0.35
   Parks = Lawn or Landscaping C= 0.20
   Roads = Paving C = 0.95
   Limited Use Zone = Rural Residential (1–5 Acres) C= 0.25
   Village Center/Commercial = High Density C=0.65
   Aquatic Park — See Below

   Aquatic Park C Value Calculation

	Acres	*C Value*	*AxC*
Parking Lot	*3.48*	*0.95*	*3.30*
Lazy River/Building/Decking, etc.	*3.18*	*0.60*	*1.91*
Remainder — Natural	*9.35*	*0.20*	*1.87*
		Composite C Value	*0.44*

2. *Retention Basin sizing is per the City of Tracy Design Standards, December 2008*
3. *"I" Values were generated using the City of Tracy Design Standards Table 5-1 "Rainfall Intensity Curve"*

Table 4.7 Storm Sewer System Demand and Capacity Requirements – Build-out (BKF Engineers)

Phase 1 (Including Proposed Aquatic Park)

In the event that the proposed regional Detention Basin #3A is not constructed prior to development of Phase 1 of the Ellis Project, stormwater runoff from Phase 1 will be retained on-site or at a nearby location. Based on the City of Tracy Design Standards the Basic Retention Volume (BRV) is 18.1 acre-feet or as approved by the City Engineer.

Initial Project Phases

Retention basin(s) constructed with Phase 1 could be expanded, relocated, and/or duplicated prior to the next phase of Ellis.

Alternatively, all or a portion of the regional Westside Channel Stormwater Detention Basin #3A could be constructed to serve the Ellis project. A stormwater conveyance system could be constructed to serve the Ellis project or upsized to serve the regional stormwatershed.

Ultimate Project Build-out

Ultimately, the regional Westside Channel stormwater Detention Basin #3A will serve the Ellis project. When constructed, any interim retention basins would be filled and may be developed. ~~A stormwater conveyance system to the Westside Channel Detention Basin will serve the regional stormwatershed including the Ellis property.~~ Conveyance of stormwater from Basin #3A shall be through percolation and, if necessary, a gravity or pumped system to the Westside Channel Detention Basin that will serve the regional storm watershed including the Ellis Property. The Basin #3A Operations and Maintenance manual shall include provisions for treatment of the basin bottom to maintain the percolation rate.

4.9.7 Stormwater Quality /Best Management Practices

Ellis shall comply with the Applicable Law for Stormwater Quality.

The Ellis project implements stormwater management techniques or Best Management Practices (BMPs) to comply with the SWQC Manual. All Ellis project stormwater treatment will occur at Detention Basin #3A.

The Ellis Program Finance & Implementation Plan identifies the improvements required for the ESP maximum buildout.

The primary treatment control measure for the Ellis Program will be to incorporate infiltration into Detention Basin 3A, capable of treating the required stormwater runoff volume from the entire subbasin.

4.9.8 Solid Waste Disposal

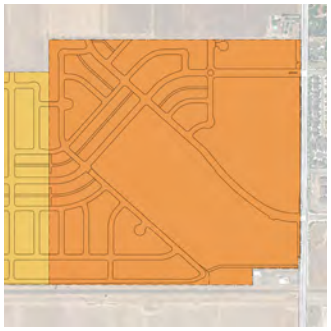
Ellis' mixed uses including recreation, housing, office, and commercial development will generate solid waste. However, based on the City of Tracy General Plan Revised EIR, capacity at the Foothill Sanitary Landfill that serves the City is currently available and is anticipated to accommodate Ellis through the life of the General Plan. Tracy Delta Solid Waste Management, Inc. is currently City's service provider for the collection, transportation, and disposal of refuse and garbage, including the collection of recyclable material. Ellis would be served by the City's service provider at that time.

4.9.9 Energy

Pacific Gas and Electric provides electricity and natural gas to the residents and businesses within both the City and County. Ellis would utilize energy-saving technologies through implementing sustainable building practices including materials and mechanical systems that reduce energy consumption. Additionally, based on the General Plan's Circulation Element policies to promote the use of alternative transportation including walking, biking and transit use in order to reduce driving and thus energy use, Ellis contains a network of walking and biking facilities both within and adjacent to the project that would link to other City networks.

Section 5

Infrastructure Funding and Phasing



Infrastructure Funding and Phasing

5.1 INTRODUCTION

A number of public and capital facilities are required to support the development of Ellis. Various items of off-site public utility infrastructure may need to be expanded, upgraded, or developed. All utilities need an extension of conveyance facilities to the Ellis site. Development also necessitates a complete road network within Ellis to allow access to all parts of Ellis, as well as sidewalks, bike paths, and street features to ensure that the community retains a pedestrian-friendly quality. Beyond these basic needs, the project will also place demands on other public facilities. Ellis will include internal public facilities that will make the community distinctive and will ensure a balanced mix of housing, neighborhood retail and services, and a high quality of community life as Ellis develops. This section describes the funding and phasing alternatives for these facilities.

5.2 PUBLIC FACILITIES FUNDING SOURCES

All public infrastructure necessary for development of Ellis will be constructed through a combination of funding sources including, but not limited to, the following:

- Private capital from developer in the form of development impact fees and in-kind facilities development
- Bond proceeds
- Utility connection charges, and rates charged to end-users
- Assessments on Ellis real property (including Community Facilities Districts)
- Credits and reimbursements related to oversizing, etc.
- State and/or federal funding for affordable housing, transit-oriented facilities, and other special facilities
- Other partnerships with public and private entities

In the absence of other sources, private capital from the developer will cover all infrastructure funding requirements except for the Aquatic Park. The funding of the Park will be the responsibility of the City. Funding for all or a portion of the Aquatic Park may be provided in accordance with a Development Agreement.

Ellis parks and landscape systems will be incrementally implemented over time to match the needs of the growing Ellis community. Parks will be constructed by the Ellis project: The bonding of parks may occur as a part of any final map or as a part of park improvement plans.

The ESP provides regulations on the character and amenities proposed for each park. As the park system is implemented, detailed designs will be developed for the construction of each park. Modifications and refinements of individual park designs, including park location, will be considered a minor variation and will follow the Minor Variation process outlined in Section 6.5 of this ESP.

5.3 USES OF PUBLIC FACILITIES FUNDS

The public and capital facilities that may be required and may be financed to support the development of Ellis include:

- Water supply from the City for the project
- Project's share of the City's domestic John Jones Water Treatment Facility
- Domestic water conveyance
- Project's share of the City's existing Wastewater Treatment Facility and its expansion to 16 MGD
- Wastewater conveyance
- Recycled water conveyance within the Ellis project
- Off-site stormwater detention facility
- Stormwater conveyance
- Dry utilities extension to the project
- Off-site road improvements
- On-site water, wastewater conveyance, recycled water, stormwater, and dry utility conveyance
- On-site roads, sidewalks, and trails
- Village Center, parks, and open space
- Monuments and parks
- Public area landscape and lighting
- Parks and signage
- Project's share of regional transportation facilities
- Project's share of school facilities
- Project's share of public safety facilities
- Project's share of library facilities

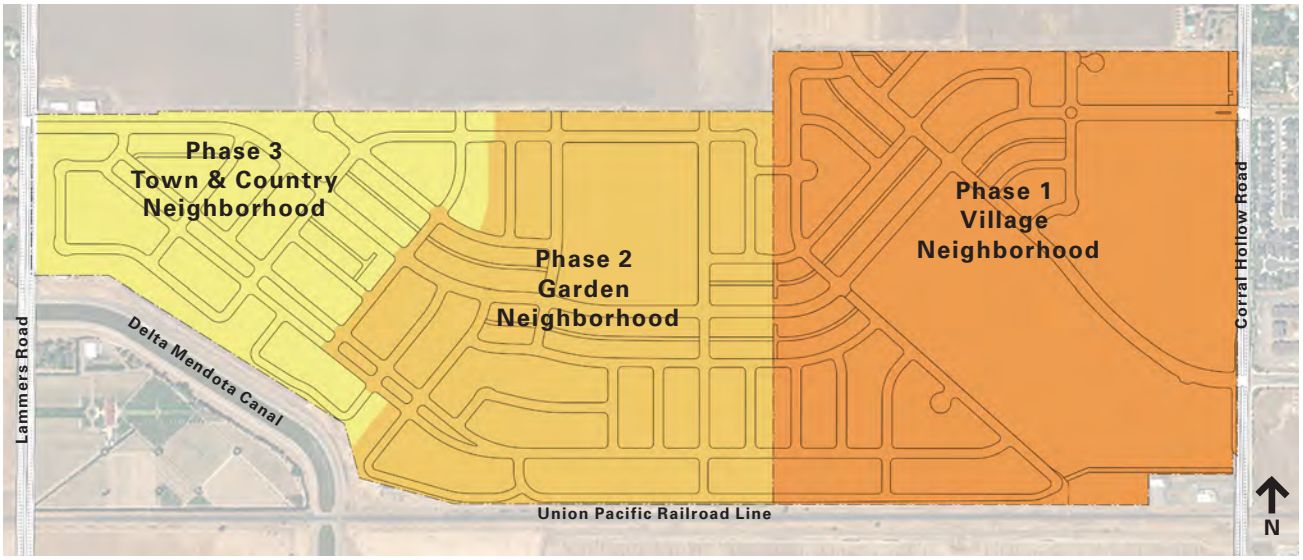


Figure 5.1 Illustrative Phasing Diagram

5.4 PHASING

Figure 5.1 shows the projected general order of development of the Ellis project.

Infrastructure planning is a particular challenge in light of the City Growth Management Ordinance (GMO). If infrastructure facilities are developed too far in advance of their need, the project could become financially infeasible. On the other hand, it is impractical to plan, design, and construct infrastructure in very small increments. The ESP therefore attempts to build in flexibility for the financing and development of infrastructure so that feasible options may be selected as the pace of development becomes more apparent.

5.5 MAINTENANCE AND OPERATIONS

The operations and maintenance of the Aquatic Park detailed in the ESP will be the responsibility of the City.

The maintenance of the roads, parks, and other public amenities, detailed in the ESP will be funded through a combination of any and all of the following:

- Standard City maintenance responsibility
- Community Facilities District
- Payment by residents of Ellis for City water and wastewater conveyance user fees
- Other utilities (such as electricity, natural gas, and telephone) and services (such as solid waste collection) will be maintained through fees and charges of the appropriate service providers.

Some City maintenance and operations functions will be performed by City staff or through City contracts and reimbursed from these special assessments and/or fees. Utilities will be maintained by the appropriate service providers.

The generous, tree-lined streetscape system, extensive park system, and visual icons are integral components of the Ellis community character. To ensure the desired quality of the maintenance and management of the landscape and park system, an Ellis Property Owners Association (EPOA) will be utilized. The EPOA will implement the maintenance of:

- Frontage along Corral Hollow Road
- Frontage along Lammers Road
- Interior streetscape system within the public right-of-way
- Native Preserve
- Special landscape feature areas
- Public art
- Signage elements in the public right-of-way which are non-regulatory

The CFD will include a comprehensive identification of long-term replacement costs, escalation factors, and ultimate build-out of the total landscape system in determining the assessment fee. This anticipatory approach will ensure that appropriate maintenance levels are preserved.

The City and EPOA have or shall enter into a maintenance agreement to set forth and facilitate among other things the required maintenance obligations, standards for maintenance, and other associated obligations(s) as well as compliance with the Ellis operations and maintenance manual, to ensure the long-term maintenance of all public park and landscape areas, and other public improvements within the ECFD boundaries. The City shall maintain all parks, the EPOA shall maintain all other public landscaping. The City and Owner or EPOA may amend and make changes agreed upon to the maintenance agreement, maintenance responsibility, and the Ellis operations and maintenances manual upon mutual consent.

5.6 IMPLEMENTATION

Implementation of the Financing Plan may require the execution of several elements including, but not limited to, the following:

- A Development Agreement (DA) or Development Agreements
- Reimbursement and credit agreements
- Covenants, conditions and restrictions
- Applications and grants for State and Federal funding
- Bond financing
- Community Facilities District (CFD)
- Property Owners Association (POA)

Section 6
Plan Review

Plan Review

6.1 ENTITLEMENT PROCESS

This ESP and accompanying approvals, including certification of the Revised Environmental Impact Report, provide the basic authority of the development of a minimum of 1,000 units and a maximum of 2,250 residential units (not including secondary residential units); up to 180,000 square feet of retail, civic, office, and other commercial uses; neighborhood parks; and a proposed Aquatic Park serving as a Community Park.

6.2 SUBDIVISIONS

All subdivision maps shall be processed in accordance with State law, the Tracy Municipal Code, applicable City standards, the Subdivision Map Act, and Applicable Law.

All streets, sidewalks, landscaping, and other public property improvements shall be consistent with regulations and guidelines of the ESP. Each tentative map application shall demonstrate compliance with the street sections, lot sizes, and other standards of the ESP, to the extent applicable on the tentative map. The submittal requirement of conceptual architectural elevations for vesting tentative maps has been satisfied by the ESP, Appendix A: Ellis Pattern Book. Review of the architectural elevations for specific development proposals will be addressed through the Pattern Book Certification process. The form and content of the Final Map shall conform to the requirements of the Tracy Municipal Code, State law, and Applicable Law.

6.3 ELLIS PATTERN BOOK CERTIFICATION

The Ellis Pattern Book guides the development of new single-family or two-family dwellings plus commercial buildings within the Ellis community and works in conjunction with the ESP to create and implement the vision for Ellis. The Ellis Pattern Book is Appendix A of the ESP, and both the ESP and Pattern Book will be adopted by City Council.

Before a building permit may be obtained, the applicant must first obtain a Pattern Book Certification (PBC) by the City to demonstrate that the proposal is in compliance with the site development and architectural patterns set forth in Appendix A. Compliance with the ESP and Pattern Book is required for all improvements except as provided below. Pattern Book Certification is not required for (1) residential swimming pools, patio covers, shade structures, or similar residential accessory structures; (2) interior improvements such as plumbing, electrical or partition wall modifications where no modifications or improvements are made to or affect the appearance from the exterior of the structure; or (3) modifications to existing structures that have already received PBC and are in substantial compliance with the architecture, site plan, and other elements of the certified plans and the Pattern Book.

Pattern Book Certification

In order to obtain PBC, the applicant shall submit the following to the Development and Engineering Services (DES) Department:

1. Completed City of Tracy Development Application Form;
2. Application processing fee as established by Resolution of the City Council;
3. Five copies (15 for non-residential projects) of a detailed site plan showing all existing and proposed improvements on the site;
4. Five copies (15 for non-residential) of architectural elevations for all sides of proposed structures; including one color rendering of each street facing elevation;
5. A check list showing how the proposed site plan and architecture comply with the Pattern Book;
6. Five copies of a preliminary landscape plan for non-residential projects; and
7. For non-residential projects, all sewer, water, storm drainage and other utility plans and information as required by the City Engineer.

Upon receipt of a PBC application and checklist, the Department shall determine whether the application is complete for processing within 30 days. If the application is incomplete, the Department shall notify the applicant, in writing, of all specific items to complete the application. After receipt of a complete application, the DES Director shall approve, conditionally approve, or deny the application. The DES Director determination for residential projects shall be made within 10 days from receipt of a complete application and within 30 days for a mixed-use or non-residential project. The submittal shall be in compliance with the EPB Checklist. If the DES Director determines that the submittal is not in compliance with the EPB Checklist he/she shall have the option to refer the application to the Planning Commission for review of conformance with the Checklist.

The DES Director's, or Planning Commission's, determination for approval regarding PBC shall be based on the finding that the project application is consistent with the ESP and Pattern Book site design, architecture, and all other standards and guidelines as determined by conformance to EPB checklist.

6.4 INTERPRETATION OF THE ELLIS SPECIFIC PLAN

Every effort has been made with the ESP to provide policies and regulations that are clear; however, interpretations will be necessary when issues that were not anticipated arise. The DES Director is responsible for interpretation of the ESP.

If any situation arises in the implementation of the ESP that is not addressed by specific development regulations or if an issue, condition, or situation arises that is not clearly addressed in the ESP, the DES Director shall provide an interpretation based on such City codes, goals, policies, plans, and requirements as are most closely related to the subject matter of the issue or situation to be interpreted.

In all matters, if there is a conflict between the provisions of the ESP and the provisions of the Tracy Municipal Code, the ESP shall prevail. As to matters not categorically superseded and not otherwise specifically addressed by the ESP, the Tracy Municipal Code shall apply and shall be interpreted in a manner that is consistent with the goals and objectives of the ESP.

Administrative interpretations of the DES Director may be appealed pursuant to the appeal procedures and timelines set forth in the Tracy Municipal Code regarding appeals of administrative interpretations.

6.5 MINOR VARIATIONS TO THE ELLIS SPECIFIC PLAN OR PATTERN BOOK

Proposed variations to the ESP or the Pattern Book that substantially conform to the standards, regulations, and guidelines of the ESP, and are not in conflict with any provisions of the Tracy Municipal Code that may apply to Ellis, may be permitted as "Minor Variations." Minor Variations may include, but are not limited to:

1. Allowance of a use not listed in the Permitted and Conditionally Permitted Uses matrix (Table 3.3), if the use is consistent with or similar to the ESP designation for the area in which the use is requested.
2. Changes to numbers or letters establishing or referencing text sections or figures, including references to Tracy Municipal Code sections.
3. Modifications to park and public space designs described in Sections 4.6, 4.7, and 4.8 of the ESP.
4. Modifications to informational material contained in the ESP or the Pattern Book that does not have regulatory effect.
5. Any other modifications determined by the DES Director to be in accordance with the required findings for a Minor Variation.
6. Modifications to approved architectural styles
7. Approval of and changes to the Ellis Color Palette
8. Changes to garage types
9. Refinements to building massing and composition

A request for a Minor Variation shall be submitted in writing to the DES Department and shall include an application processing fee equal to the Development Review Class B fee, and shall include the specific text, exhibits, or other changes proposed for the Minor Variation and other applicable material, if any, to the DES Department in order to review the proposal and document all of the findings identified above.

All approved Minor Variations shall be documented in writing and maintained by the City with the ESP. A Minor Variation is not intended to replace the Variance process or approve Variances described in the Tracy Municipal Code.

The DES Director, acting upon any application for a Minor Variation that is determined to be complete, shall take the following steps: (1) approve the request, (2) approve the request with conditions or modifications, and/or (3) deny the request, or (4) refer the request to the Planning Commission for consideration, if after meeting with the applicant no resolution is possible. In order to approve a Minor Variation, the DES Director must make all of the following findings for the Minor Variation:

1. The Minor Variation substantially conforms to the standards, regulations, and guidelines of the ESP.
2. The Minor Variation is not in conflict with any provisions of the Tracy Municipal Code that apply to the ESP.
3. The Minor Variation will not adversely affect public health, safety, or welfare.
4. The Minor Variation will not adversely affect adjacent property.
5. The Minor Variation will not have adverse environmental effects that have not been previously analyzed.

6.6 AMENDMENTS TO THE ESP, PATTERN BOOK, AND/OR SIGN PROGRAM

Amendment to the ESP, Pattern Book, and/or Sign Program that are not a Minor Variation shall be processed in accordance with the applicable State Government Code sections, applicable Tracy Municipal Code sections for Specific Plan Amendments, and Applicable Law.

It is the intent of the ESP that the Ellis Revised Environmental Impact Report may serve, without further environmental studies, as the environmental documentation for the ESP amendments, other than major amendments, as appropriate under the California Environmental Quality Act. Applications for ESP amendments shall be made to the City in writing in a form prescribed by the City.

6.7 SPECIFIC PLAN COMPLIANCE AND ENFORCEMENT

The DES Director is responsible for enforcing the provisions of the Tracy Municipal Code Title 10, the ESP, and Applicable Law. The regulatory elements of the ESP are enforceable pursuant to the enforcement requirements of the Tracy Municipal Code and Applicable Law.

6.8 CONDITIONAL USE PERMITS

Conditionally permitted uses are identified in Table 3.3 Permitted and Conditionally Permitted Uses. Conditional Use Permits shall be processed in accordance with Tracy Municipal Code, Chapter 10.08, Article 34.

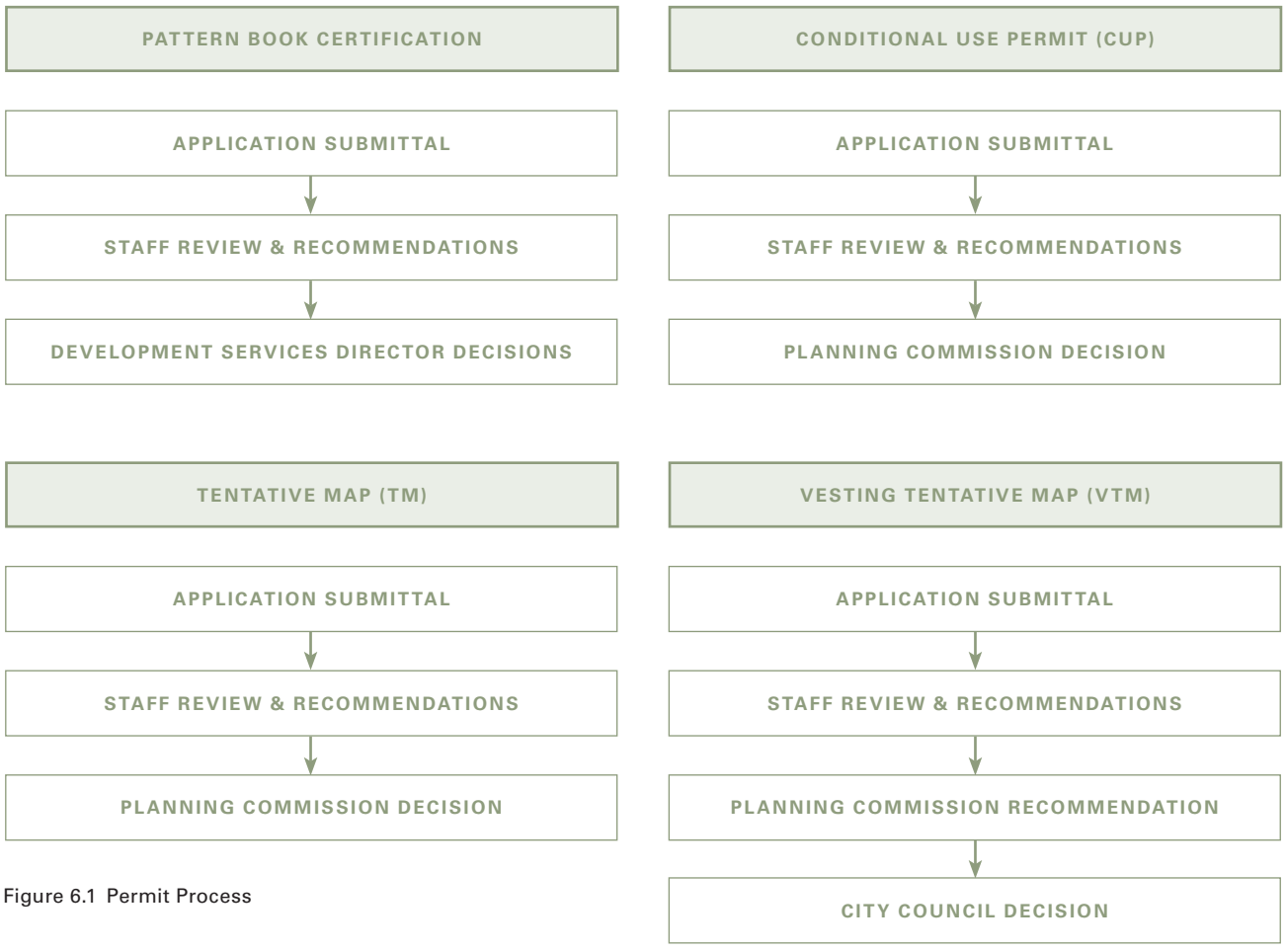


Figure 6.1 Permit Process

Glossary

Glossary

ACRES, GROSS: The entire acreage of a site, including all easements and rights-of-way; or the entire acreage of the site as shown on a recorded map. Calculated to the centerline of proposed bounding streets and to the nearest edge of the right-of-way of existing or dedicated streets.

ACRES, NET: The portion of a site that can actually be built upon. The following are not included in the net acreage of a site: public or private road rights-of-way and public open space.

ACRES, UNITS PER GROSS: Units divided by gross acres. Units per gross acre is to be calculated less Aquatic Park, School Site, Outer Approach/Departure Zone, and pipeline encumbered acres.

ALUCP OUTER APPROACH/DEPARTURE ZONE: The Outer Approach/Departure Zone is defined in Section 3.1.1. (d) of the 2009 San Joaquin County Aviation System Airport Land Use Compatibility Plan (ALUCP), as Zone 4, Outer/ Approach Departure Zone situated along extended runway centerline beyond Zone 3. Approaching aircraft are usually at less than traffic pattern altitude in Zone 4. Prohibited Uses and other conditions within the Outer Approach/Departure Zone are limited to those identified in Table 3A of Section 3.1.1. – of the 2009 San Joaquin County Aviation System Airport Land Use Compatibility Plan.

AMENITY OR AMENITIES: A feature that increases attractiveness or value, especially of a piece of property; something that increases physical or material comfort; social courtesies; civilities.

ARCHITECTURAL ACCENT: A permanent decorative panel.

ARTERIAL ROADS: A major four-lane road serving local and longer distance travel. Arterial roads enable through traffic between collector roads and express-

ways, highways, and freeways. Arterial roads provide some limited access to adjoining properties.

BBID: Byron-Bethany Irrigation District.

BULBOUTS: A curb extension at an intersection used to shorten the pedestrian crossing distance; may also be used to shield on-street parking and create planter areas.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA): The State statutes and guidelines enacted by the California legislature in 1970 and as subsequently amended (Public Resources Code, Section 21000 et. Seq.) that contains a process for conducting environmental review for projects.

CALTRANS: California Department of Transportation.

CAPITAL IMPROVEMENT PROGRAM (CIP): A program established by a city or county government and reviewed by its planning commission, which schedules permanent improvements, usually for a minimum of five years in the future, to fit the projected fiscal capability of the local jurisdiction. The program generally is reviewed annually, for conformance to and consistency with the General Plan.

CIRCULATION: Free movement or passage; in this document, refers to vehicular and pedestrian movement within the neighborhood and between the neighborhood and its environs.

CITY: The City of Tracy, California.

CITY-BBID CONTRACT: A contract under negotiation between the City and BBID that would cause water allocations to individual projects to be transferred to the City for incorporation into the City's water supply system.

CLASS 1 BIKEWAY (BIKE PATH): Provides a completely separated right-of-way for the exclusive use of bicyclists and pedestrians.

CLASS 2 BIKEWAY (BIKE LANE): Provides a striped lane for one-way bike travel on a street or a highway.

CLASS 3 BIKEWAY (BICYCLE ROUTE): Provides connections to either Class 1 or Class 2 facilities. Class 3 facilities have no special lane markings, bicycle traffic shares the roadway with motor vehicles.

COLLECTOR STREETS: An intermediate-sized street generally smaller than arterial roads and larger than a neighborhood street.

COLONIAL REVIVAL: The reuse of Georgian and colonial design in the U.S. in the late nineteenth and early twentieth centuries.

COMMUNITY SERVICES: Utilities (such as water, gas, electricity, and sewer) and public services (such as police, fire, schools, parks, and recreation) provided to an urbanized or urbanizing area.

COMMUNITY SERVICES DISTRICT: A type of multi-function Special District (a separate local government that delivers public services to a particular area) providing one or more Community Services.

CPUC: California Public Utility Commission.

CRAFTSMAN STYLE: Originating in the late nineteenth century, this architectural style in the U.S. was influenced by the Arts & Crafts movement in England which emphasized the use of hand-crafted elements and natural materials instead of mass-produced components that were part of the industrialization and standardization of building components. Two California architects, Harry and Charles Greene, were among the first to design extensively in this style, producing designs for small, affordable, and very popular houses they called "bungalows." Typical style characteristics include relatively shallow pitch roofs with broad overhangs; open soffits with exposed rafters, brackets and braces of heavy timber; asymmetrical massing and window and door arrangements; inlet porches with tapered wood columns or piers with columns above; use of several materials on the exterior (e.g., a mix of stone, wood, shingle, and brick).

CUP: A Conditional Use Permit issued in accordance with the process set forth in the Tracy Municipal Code.

CURB CUTS: Interruptions in a concrete border or row of joined stones forming part of a gutter along the edge of a street, frequently to accommodate a driveway.

DENSITY: The measure of the ratio of population to the area of land occupied by that population, which may be expressed as dwelling units per acre, families per acre, persons per acre, or conversely, as acres per dwelling unit or square feet per dwelling unit.

DENSITY, GROSS: The ratio of dwelling units within the distinct boundaries of any property including the area to the center of an abutting street or access.

DENSITY, RESIDENTIAL: The number of permanent residential dwelling units per acre of land.

DEVELOPMENT: Any activity which occurs on land or water that involves the placement of any structure, the discharge or disposal of any waste material, grading, dredging or mineral extraction. This definition includes any change in use, density, and/or intensity including the subdivision of land, construction of any structure, and the removal or harvesting of major vegetation including land clearing other than for agricultural purposes.

DEVELOPMENT AGREEMENT: A legislatively approved contract between a jurisdiction and a person having legal or equitable interest in real property within the jurisdiction (California Government Code §65865 et. seq.) that "freezes" certain rules, regulations, and policies applicable to development of a property for a specified period of time, usually in exchange for certain concessions by the owner.

DIVERSITY BY DESIGN: Housing choices in urban areas that are attractive, accessible to parks, transit, work, shopping, and other amenities, and appealing to a broad spectrum of the population.

DWELLING UNIT: A room or group of rooms (including only one kitchen) that constitute an independent housekeeping unit, occupied or intended for occupancy by one household on a long-term basis.

EASEMENT: A right, as a right-of-way, afforded a person to make limited use of another's real property.

ELEVATION: Referring to the front, side, or rear of a structure taken as a complete composition with all of its building elements.

EMPLOYMENT CENTER: Geographic area exemplified by a high concentration of employment opportunities.

ELLIS PLAN AREA: The area covered by the ESP.

ENCROACHMENT: A gradual intrusion on the rights or possessions of another (e.g., a road which encroaches on a city park).

ENVIRONMENT: The physical conditions that exist within the area that will be affected by a proposed project including, but not limited to, land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance.

ESP: See Ellis Specific Plan.

FACADE: The face of a building.

FEASIBLE: Capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technical factors.

FULL SPECTRUM OF HOUSING: Housing availability within a community that presents desirable housing opportunities for individuals and families across the full range of income levels.

GENERAL PLAN (GP): The City of Tracy General Plan as adopted in July 2006, and amended from time to time.

HARDSCAPE: Impervious and permeable paving materials.

HIGHWAY: Major road developed and maintained by the State of California. Highways enable through-traffic throughout the state and provide linkages to the overall highway system of the state. Highways typically provide only limited direct access from adjoining properties.

HOUSEHOLD: All those persons — related or unrelated — who occupy a single dwelling unit.

IMPACT FEE: A fee, also called a development fee, levied on the developer of a project by a city, county, or other public agency as compensation for otherwise-unmitigated impacts the project will produce. Government Code Section 66000, et seq., specifies that development fees shall not exceed the estimated reasonable cost of providing the service for which the fee is charged. To lawfully impose a development fee, the public agency must verify its method of calculation and document proper restrictions on use of the funds.

IMPERVIOUS SURFACE: Surface through which water cannot penetrate, such as roof, road, sidewalk, and paved parking lot. The amount of impervious surface increases with development and establishes the need for drainage facilities to carry the increased runoff.

IMPROVEMENT: Such street work and utilities to be installed, or agreed to be installed (for which a security instrument is first accepted), by the subdivider on the subdivision or land adjacent thereto to be used for public or private streets, highways, ways, and easements, as are necessary for the general use of the lot owners in the subdivision and local neighborhood traffic and drainage needs as a condition precedent to the approval and acceptance of the parcel or final map thereof. Improvement also refers to such other specific improvements, the installation of which, either by the subdivider, by public agencies, by private utilities, by any other entity approved by the local agency or by a combination thereof.

INDIGENOUS: Living or occurring naturally in a specific area or environment; native; intrinsic to a place.

INFRASTRUCTURE: The various systems and facilities needed to support the operation of a community (e.g., sewer and water systems, electric systems, communication lines, roads).

KNOCK DOWN: Designed to be assembled and disassembled easily and quickly; a device or mechanism designed to be assembled and disassembled quickly and easily.

LANE: A paved right-of-way between or behind buildings.

LIVE / WORK: A predominantly residential mixed-use building type that accommodates commercial activity as a secondary use.

LOT: A unit of land which has been created under the provisions of the Subdivision Map Act or any prior law regulating the division of land or a local ordinance enacted pursuant thereto or was created prior to the time any local or state law regulated divisions of land or which were not subject to any local or state regulation at the time of its creation. Lots crossed by public road or highway rights-of-way will not be considered to have been 'subdivided' by such a road or highway. Except where a legal determination by the County concludes otherwise for a particular ownership, contiguous lots conveyed by U.S. patent or aggregated under a single ownership will be considered as a single lot.

MARKET-RATE: An unregulated price driven by free market demand.

MASSING: The shape of the volume of the building.

MITIGATION: Measures taken which make something less severe or intense.

ELLIS SPECIFIC PLAN: This specific plan.

MURAL: A painting executed directly on a wall or on a permanently-affixed wall panel.

NOISE: Any sound that is undesirable because it interferes with speech and hearing, or is intense enough to damage hearing, or is otherwise annoying. Noise, simply, is unwanted sound.

OPEN SPACE: Any open land that is predominantly lacking in structural development. Open space includes natural areas, wetlands and open water, wildlife habitats, areas of managed production of resources such as farmlands and grazing areas, open areas requiring special management or regulation to protect public health and safety, and outdoor recreational areas. The term 'open space' does not imply public access or ownership.

PARCEL: For a definition of parcel, see lot.

PARK STRIP: See verge.

PARKING AREA OR LOT: An open portion of land with an impervious surface designed and used for parking of vehicles, includes parking spaces, aisles, and maneuvering areas.

PEDESTRIAN-SCALE: In scale with a person walking.

PLANNING MANAGER: The Planning Manager for the City of Tracy or a person in a position that is similar in nature, job description, and authority but having a different job title (Examples: Director of Planning; Director of Planning, Building and Zoning; Chief of Planning) who is the head of the Planning Department or Division or equivalent City organizational unit having the same general responsibilities.

POLICY: A specific statement guiding action and implying a clear commitment.

PRESERVATION: Use of long-term or permanent safeguards to guarantee the viability of natural or man-made resources.

PUBLIC UTILITY: A company regulated by the California Public Utilities Commission or other regulatory body including the City of Tracy.

RECREATIONAL VEHICLE: Single-axle or multiple-axle non-self-propelled structure mounted on wheels or otherwise capable of being made mobile, and other types of vehicles including, but not limited to, travel trailers, self-propelled motor homes, or campers used for any purpose (for example, residential, recreational), but not a municipal or governmental purpose.

REVISED ENVIRONMENTAL IMPACT REPORT (REVISED EIR): A report statement setting forth the environmental effects and considerations pertaining to a project as specified in CEQA. An EIR document is prepared to inform the public and decision makers about the potential environmental impacts caused by implementation of a project.

ROAD, PUBLIC: See Street, Public.

RIGHT-OF-WAY: A strip of land occupied or intended to be occupied by certain transportation and public use facilities, such as public and private roads, railroads, and utility lines.

SECOND UNIT: A separate residential unit created on a lot which already contains one legally created residential unit.

SETBACK: A defined recession from a given property line or zone within a property that establishes the allowable placement of a structure, except fences on a specific piece of property.

SIGN STRUCTURE: A structure which supports a sign.

SPECIFIC PLAN: In California, a tool authorized by Government Code §65450 et seq. for the systematic implementation of the General Plan for a defined portion of a community's planning area. A Specific Plan must specify in detail the land uses, public and private facilities needed to support the land uses, phasing of development, standards for the conservation, development, and use of natural resources, and a program of implementation measures, including financing measures.

STREET, PUBLIC: An avenue, place, way, drive, lane, boulevard, highway or road, but not an alley, owned by or maintained by a state, county, or incorporated city, or other public agency.

STREETSCAPE: The appearance or view of a street; an environment of streets.

STRUCTURE: That which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner whether constructed on- or off-site.

SUBDIVIDER: A person, firm, corporation, partnership, or association who owns the property or represents the owner and who proposes to divide, divides, or causes to be divided real property into a subdivision for oneself or for others. Employees and consultants of such person or entities, acting in such capacity, are not subdividers.

SUBDIVISION: The division, by any subdivider, of any unit or units of improved or unimproved land, or any portion thereof, shown on the latest equalized County Assessment Roll as a unit or as contiguous units, for the purpose of sales, lease, or financing whether immediate or future. Property is considered as contiguous units, even if it is separated by roads, streets, utility easements or railroad rights-of-way. This definition includes a condominium, community apartment project, stock cooperative, and a conversion.

TRANSIT CENTER: Location or place designed for the interface of different modes of transportation.

USE EASEMENT: See Easement.

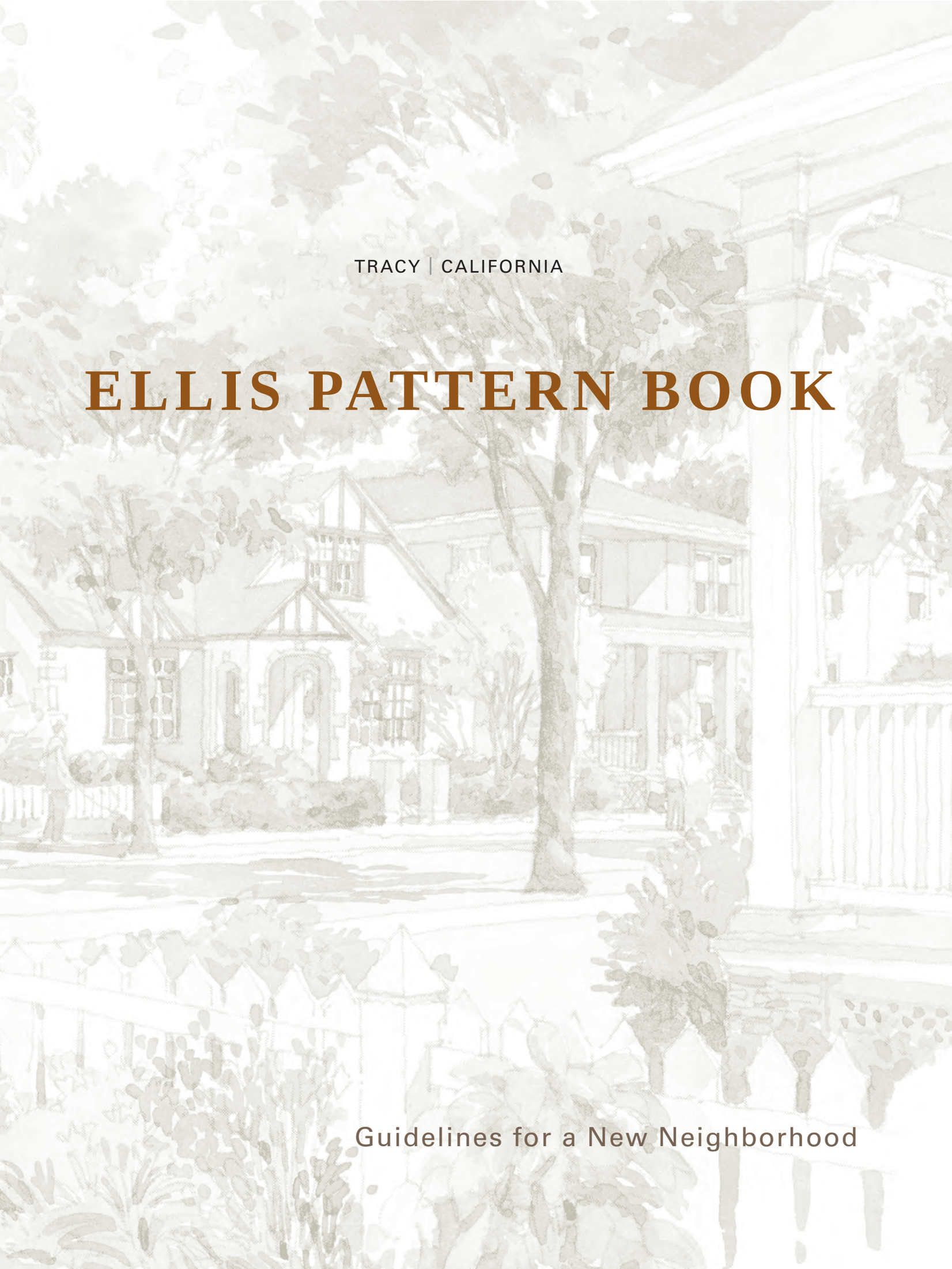
VERGE: The edge projecting over the gable of a roof. Also, the area of planting, lawn, or pavement between the sidewalk and the curb on a street.

ZONING: The division of a city or county by legislative regulations into areas, or zones, that specify allowable uses for real property and size restrictions for buildings within these areas; a program that implements policies of the General Plan and any General Plan Updates.

APPENDIX A

ELLIS PATTERN BOOK

Guidelines for a New Neighborhood



TRACY | CALIFORNIA

ELLIS PATTERN BOOK

Guidelines for a New Neighborhood

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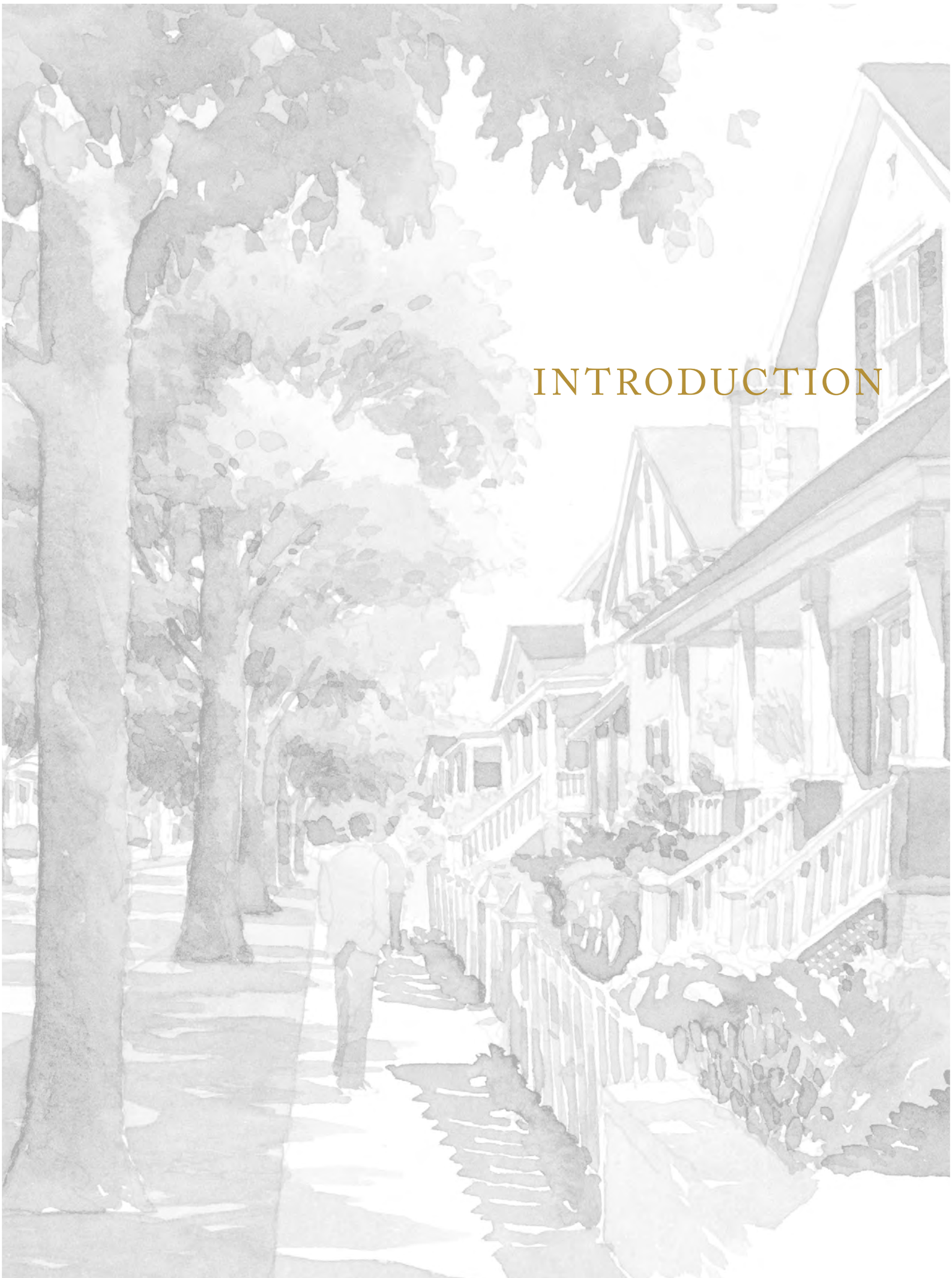
The Ellis Pattern Book (EPB) illustrates and defines the basic parameters of all private development in Ellis — from the scale of the commercial uses to the scale of the community. The EPB defines appropriate architectural styles as well as traditional zoning criteria for height, setbacks, and parking.



INTRODUCTION

OVERVIEW

For almost 200 years, pattern books have been used throughout the United States as a reference for builders and homeowners in building houses, churches, civic buildings, and garden structures — often in remote locations without the aid of an architect. The Ellis Pattern Book (EPB) has drawn on this technique to create a design palette and guidelines for the new community.

This Pattern Book presents a vision for Ellis and serves as a general guide to the development of the community, establishing guidelines that address the intended neighborhood character, building design, and landscape elements. The design guidelines contained in the Ellis Pattern Book are based on extensive research and documentation by the development team of precedents in the city of Tracy, San Joaquin County, and the Central Valley of California. Drawing on these precedents, the design principles for Ellis are aimed at creating a full spectrum of attractive building opportunities in a manner that respects the qualities of the local landscape.

Ellis Craftsman

Ellis Farmhouse Victorian

Ellis landscape

A village center in the region

The Ellis Pattern Book (EPB) contains four main sections with related subchapters: this Introduction; the Detached Residential Guidelines, including Community and Architectural Patterns; the Attached Residential Guidelines, including Community and Architectural Patterns; and Nonresidential Guidelines for Mixed-Use, including the Ellis Village Center and Aquatic Park, as well as Commercial Sites and Public Facilities.

Within the Detached and Attached Residential Guidelines, the Community Patterns serve to promote that neighborhoods contain a range of building sizes. Sidewalks and bike paths throughout the development create a community that is pedestrian and bicycle-friendly. Parks provide neighborhood-based active and passive recreational amenities within walking distance for residents.

A mixed-use street in the region

Ellis European Country

Ellis Spanish Colonial

Ellis Mediterranean Revival

OVERVIEW, CONTINUED

Six architectural styles have been selected for Ellis residential development: Ellis Craftsman, Ellis Farmhouse Victorian, Ellis Revival, Ellis European Country, Ellis Mediterranean Revival, and Ellis Spanish Colonial (Additional architectural styles may be added to the Pattern Book per ESP Section 6.5 Minor Variations to the Modified Ellis Specific Plan or Pattern Book.) The Architectural Patterns sections provide information regarding each of these styles, including a description of the history and character of the particular style, a gallery of built examples, the style's basic massing and composition, as well as possibilities for designs using a standard palette of materials. This kit-of-parts approach provides architects, builders, and homebuyers with examples for designing and personalizing a new home in Ellis.

Photo: Images of America: Tracy

An example of the historic architecture in the vicinity of Ellis

Ellis includes a vibrant, mixed-use Village Center. This Village Center will draw on the character and quality of regional precedents and will accommodate a mix of uses including housing and commercial ventures; it will also act as a front door to the Aquatic Park. Buildings with active uses, such as ground-floor shops and/or offices will line Ellis Drive, while residential and/or offices located on upper floors will create a mixed-use environment reminiscent of the charming and beloved main streets of traditional towns throughout the region.

The Ellis community will be an extension of the urban fabric of the City of Tracy. The community has been designed in a compact form to maintain this distinct natural edge and connectivity.

This Pattern Book serves as the basis for design review and implementation.

THE ARCHITECTURAL STYLES OF ELLIS

Ellis Craftsman

Ellis Farmhouse Victorian

Ellis European Country

Ellis Revival

Ellis Mediterranean Revival

Ellis Spanish Colonial

THE TOWNSCAPE OF ELLIS

ELLIS TOMORROW

Ellis is designed in the tradition of historic American settlements and the traditional towns of northern California. As depicted in the illustrations on these pages, the community will have a mix of different uses and a fine-grained network of streets, blocks, and parks.

Ellis will become an extension of the City of Tracy at its southwestern edge. Access to jobs and regional institutions will be a major component of Ellis. A Aquatic Park, serving the City of Tracy and the region, may be located along Corral Hollow Road on Ellis' eastern edge, adjacent to the Village Center. This facility is a new amenity and attraction for residents and visitors alike.

The new community will provide a mix of housing opportunities for the residents.

The neighborhoods of Ellis will each have a distinct character related to their locations. Parks, including native plants and landscape elements, will add to this character, as will the design of the houses and buildings. The essential qualities of these neighborhoods will reflect the vernacular architecture of established communities in the region, such as Pleasanton, Livermore, Stockton, and, of course, Tracy. These communities have a variety of different house types and styles, pedestrian-friendly streets, and unique park spaces and trails — the foundational elements of true places.

HOW TO USE THIS PATTERN BOOK

ORGANIZATION OF INFORMATION

The Ellis Pattern Book (EPB) will guide the development of the community and works in conjunction with the Ellis Specific Plan (ESP) to create the vision for Ellis. The document is organized into four main sections.

INTRODUCTION

The introduction provides the reader with an overview of community character.

DETACHED RESIDENTIAL GUIDELINES

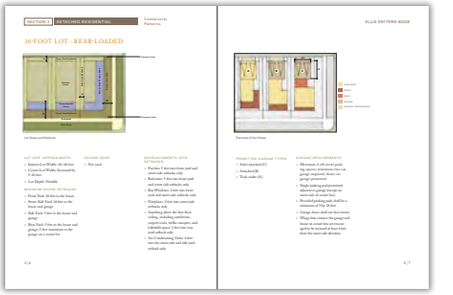
These guidelines outline the permitted residential types and the guidelines for placing detached residential units on lots. Six regional architectural vocabularies have been identified for single-family detached house types.

ATTACHED RESIDENTIAL GUIDELINES

Attached residences are permitted in designated areas throughout Ellis. The way these buildings should be situated on sites and lots, as well as five appropriate architectural styles, are described and illustrated.

MIXED-USE, COMMERCIAL, AND PUBLIC FACILITIES GUIDELINES

As a fully-integrated community, guidelines are provided for nonresidential uses, such as the mixed-use Village Center, Aquatic Park, commercial outparcels and permitted public buildings. Urban design principles, as well as the intended architectural character of these special places and amenities, are presented.



Introduction

Detached Residential Guidelines

Attached Residential Guidelines

Mixed-Use, Commercial, and Public Facilities Guidelines

PROCESS FOR USING THE PATTERN BOOK

This Pattern Book is designed to be used in the following four-step process.

STEP 1
FIND YOUR BUILDING TYPE

Match the intended building type to the guidelines appropriate for its scale, whether a detached residence, an attached residence, a mixed-use, commercial building, or public building.

STEP 2
SELECT THE LOT TYPE

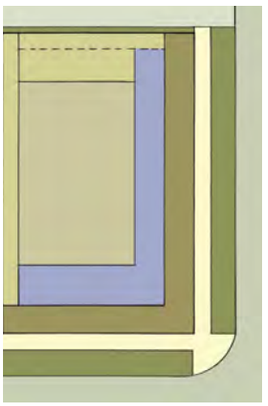
Match lot dimensions to the siting or lot type descriptions found in the Community Patterns section. The lot descriptions include the required minimum setbacks for the front, side, and rear yards for each lot type, resulting in the buildable area. Siting guidelines are provided for the non-residential areas of Ellis.

STEP 3
IDENTIFY THE SHAPE AND SIZE OF THE STRUCTURE

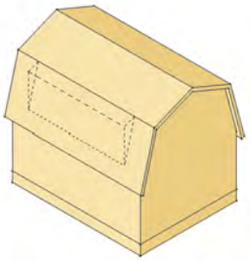
The example diagrams depict the typical massing of buildings in Ellis, including the main body, porch, and side and/or rear wings. The basic mass of a house will determine the general location of its programmatic elements. Each architectural style has its own page that describes the basic massing types for that style based upon regional precedents. Roof types are part of this overall massing decision. (Refer to the Detached and Attached Residential Guidelines for details regarding each of the individual styles.)

STEP 4
CONSIDER THE DESIGN POSSIBILITIES AND CHOOSE APPROPRIATE MATERIALS

Elevation drawings for attached and detached houses composed using elements described in the Pattern Book can be found on the last pages for each style type in the Architectural Patterns section. The elevations presented illustrate a sampling of the myriad design possibilities that can be achieved using the Pattern Book. These pages also provide a list of some common materials from which to build.



A typical detached residential lot diagram



A massing diagram

A window and door composition diagram

Illustrative elevation possibility

ELLIS BUILDINGS AND HOUSES

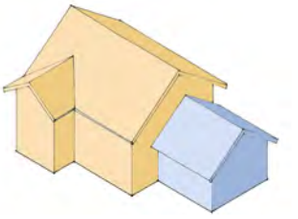
Ellis houses and residential buildings will comprise the backdrop of each neighborhood. The residences will define the character of the public spaces and reflect the preferences of the individuals behind the porch or front door.

In traditional neighborhoods, such as those at Ellis, the front portion of the house is the most public and must be responsive to adjacent houses and the overall character of the neighborhood. The landscaping of the front yard, setbacks from the street, size and placement of the house on the lot, and the front porch are all shared elements that form a harmonious public realm.

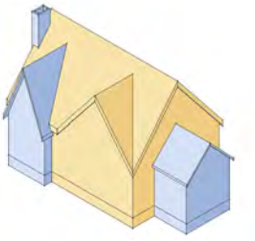
The detached and attached residential types at Ellis are based on the vernacular architecture of the towns of San Joaquin County, particularly Tracy, using regional house types with appropriate style elements. The house types are defined by the character and shape of the main body, wings, and other elements that are added to increase living space.

The patterns described in this book apply primarily to facades facing streets (see the Key Facades illustration on page 1-11). All material transition points should be a minimum of two feet back from the public corners of the house.

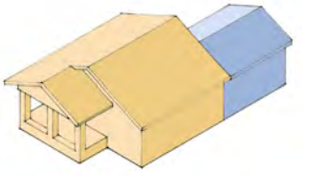
Illustrative view of an Ellis residential street



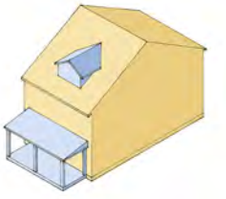
Gable-L house



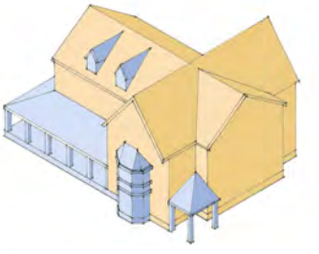
Side gable house with dominant cross gable



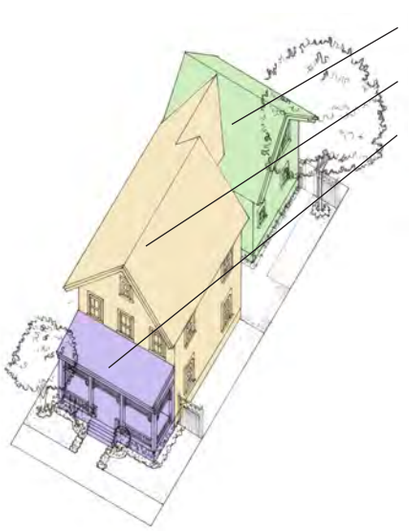
Front gable house



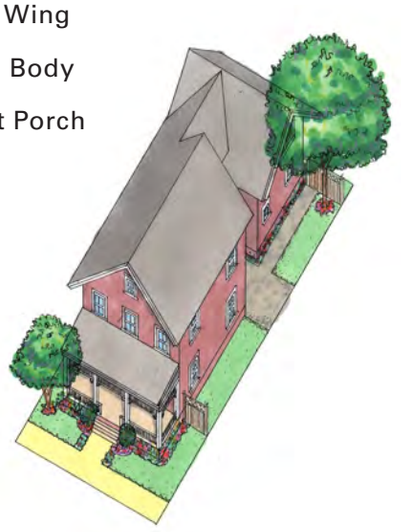
Side gable townhouse



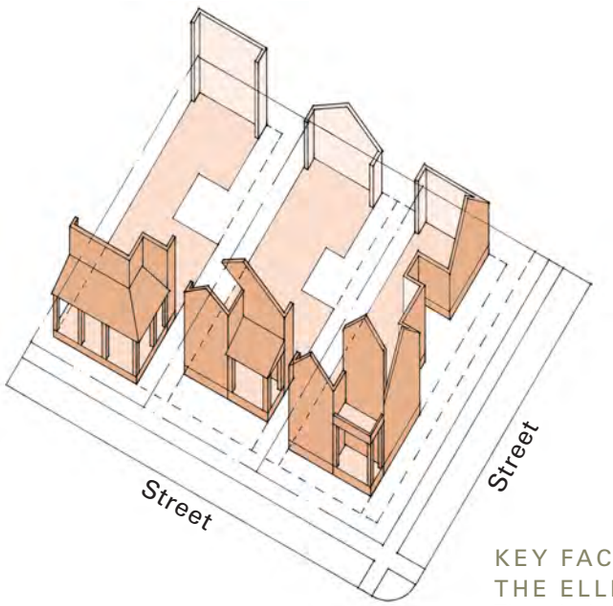
6-Unit mansion apartment



THE ELLIS HOUSE
Simple, dignified massing with porch and rear wing added



ELEMENTS OF THE ELLIS HOUSE
The Main Body is the largest and most visible element with the most specific design requirements. Side or rear wings, porches, and architectural elements provide a menu of additional massing options for the homebuilder.



KEY FACADES OF THE ELLIS HOUSE
The principal elevations of the Ellis house are facades facing streets plus a 2-foot wrap.

PRINCIPAL ELEMENTS

Ellis houses include the following principal elements:

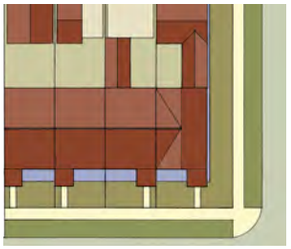
The **Main Body** of the house, which is the principal mass and includes the front door.

Side and Rear Wings, which are one or two stories high and connected to the Main Body. These optional additions are smaller than the Main Body and are set back from the front facade.

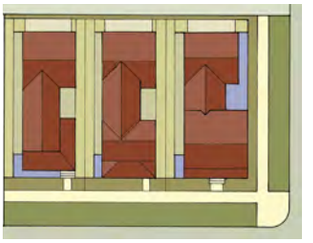
Front and Side Porches create exterior amenity space. Possibilities include full-facade front porches, wraparound porches, porticos, and side porches. Some architectural styles also have inset porches.

Note: Side Wings, Rear Wings, and Porches are part of a menu of options. These element as illustrated in the Pattern Book are suggestions, not required as shown.

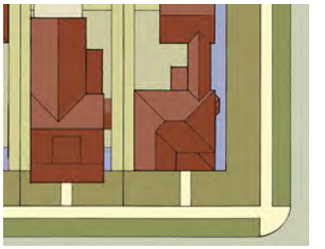
INVENTORY OF LOT TYPES



TOWNHOUSES



30-FOOT LOT:
REAR-LOADED



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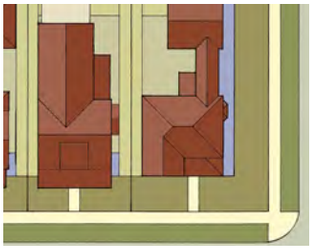

45-FOOT LOT:
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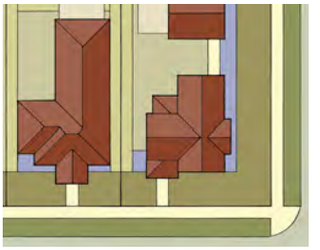

50-FOOT LOT:
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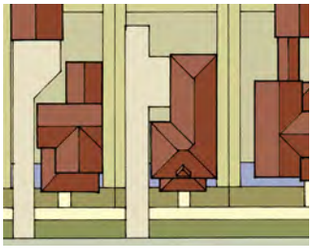

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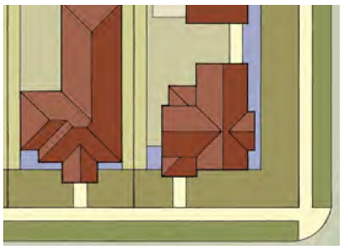

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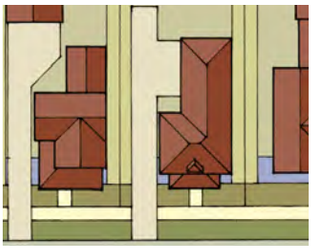

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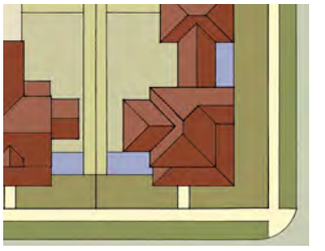

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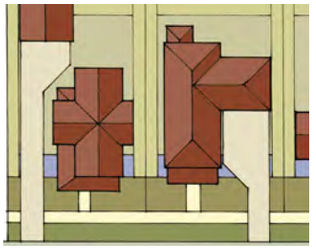

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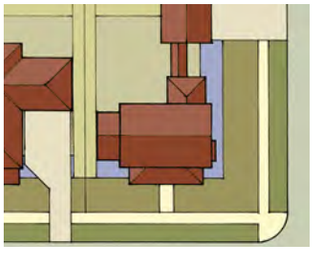

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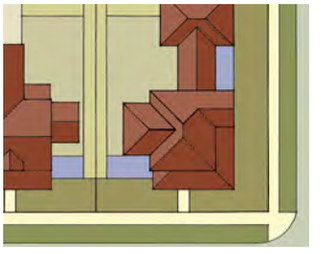

65-FOOT LOT:
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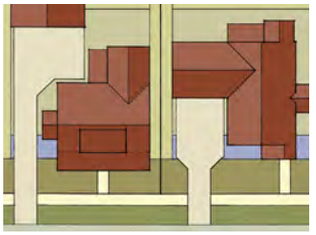

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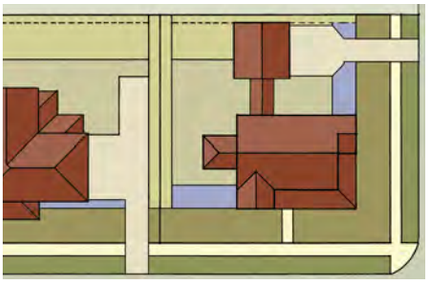

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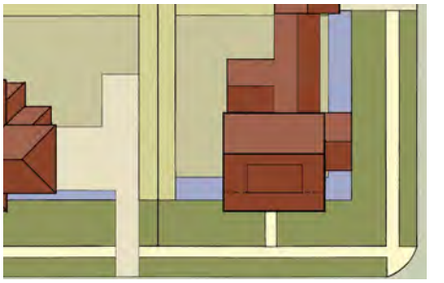

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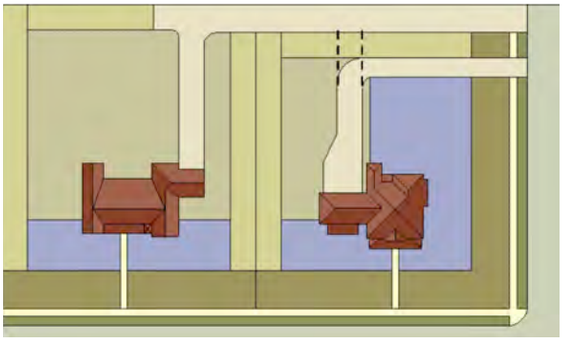

ESTATE LOTS:
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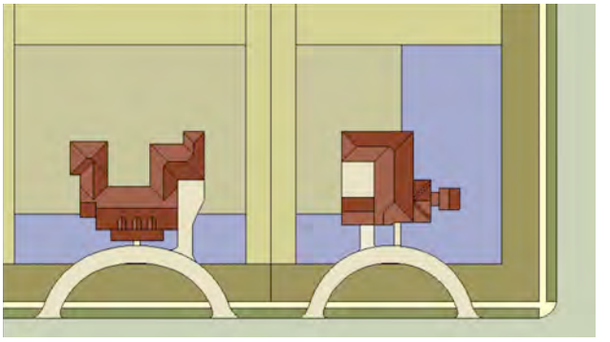

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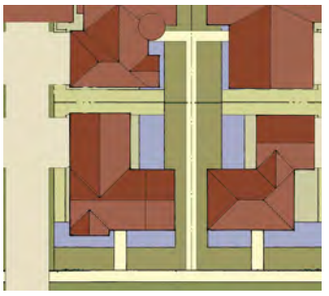
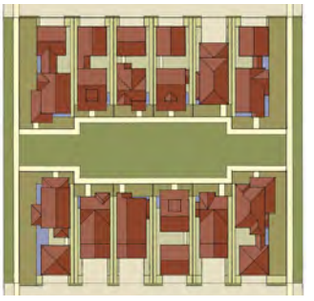
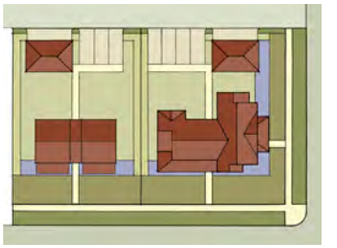


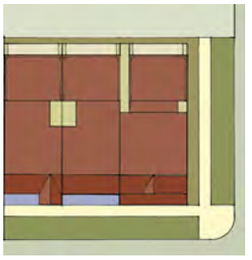
COURTYARD UNITS



GREEN COURT



MANSION APARTMENTS



LIVE/WORK UNITS

SETBACK REQUIREMENTS

Each lot has a series of setback lines that define the buildable area between houses, streets, and rear lanes. There are also zones within which the house shall be placed. These are defined as follows:

SETBACKS

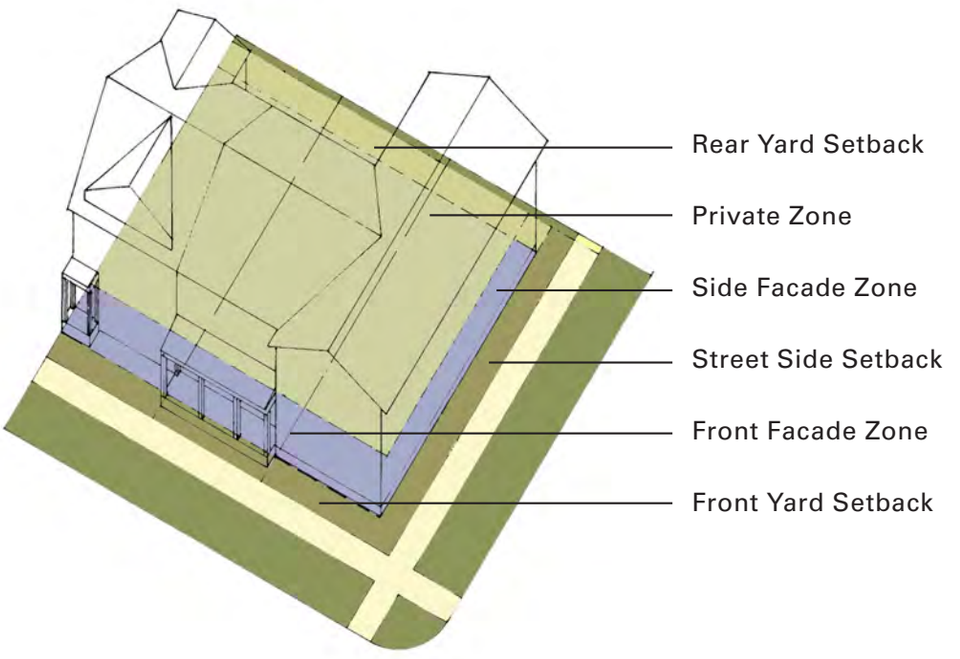
- Front Yard Setback: minimum distance between the front property line and the house
- Side Yard Setback: minimum distance between the side yard property line and the house and garage
- Rear Yard Setback: minimum distance between the property line and the house and garage
- Street Side Setback: minimum distance between the street side property line and the house and garage

FACADE ZONES

- Not used

PRIVATE ZONE

- Private area of the lot



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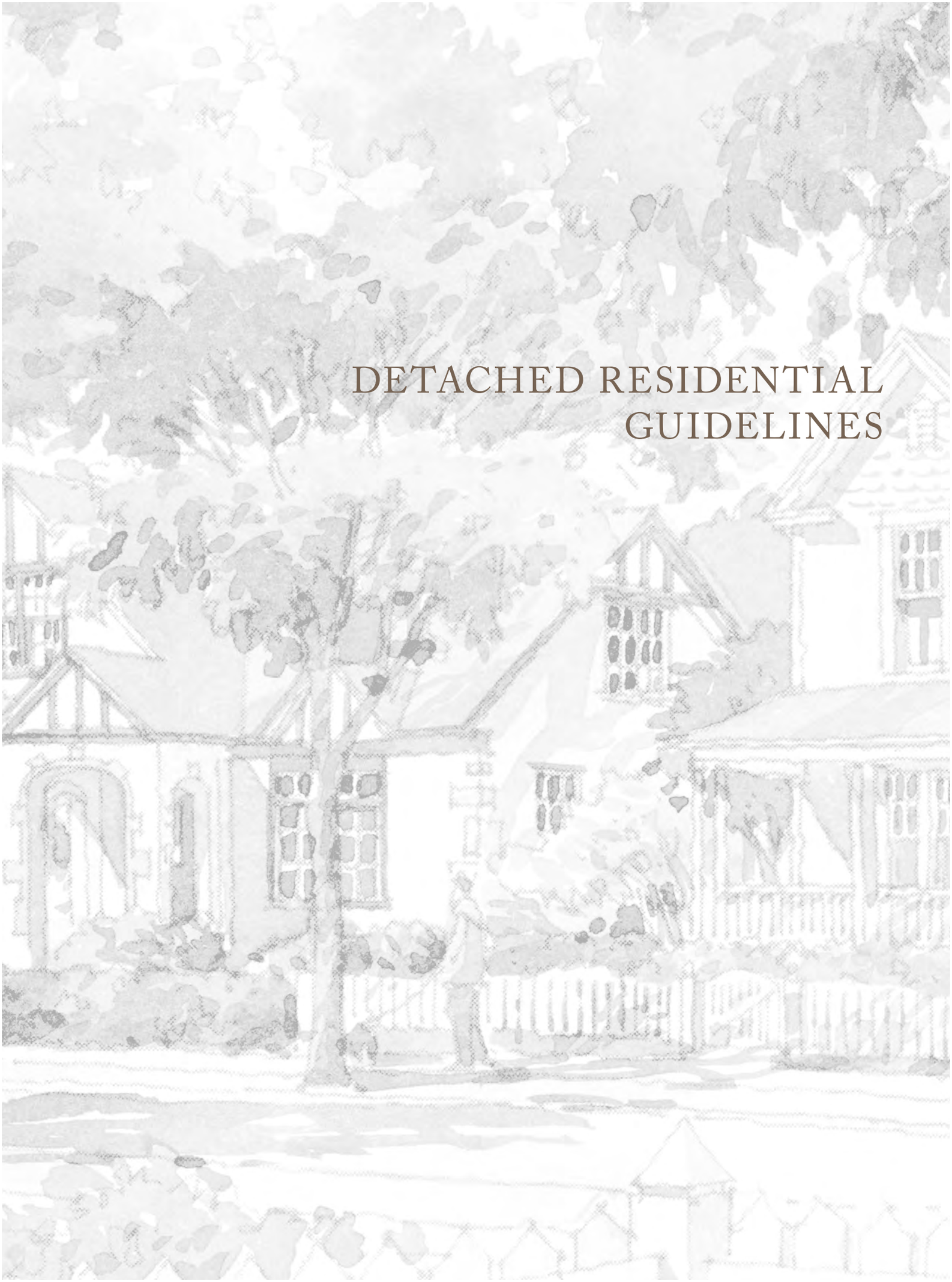


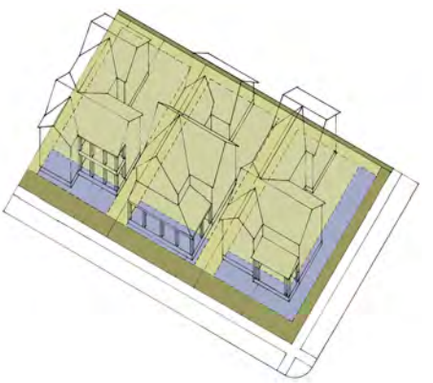
DETACHED RESIDENTIAL GUIDELINES

COMMUNITY PATTERNS

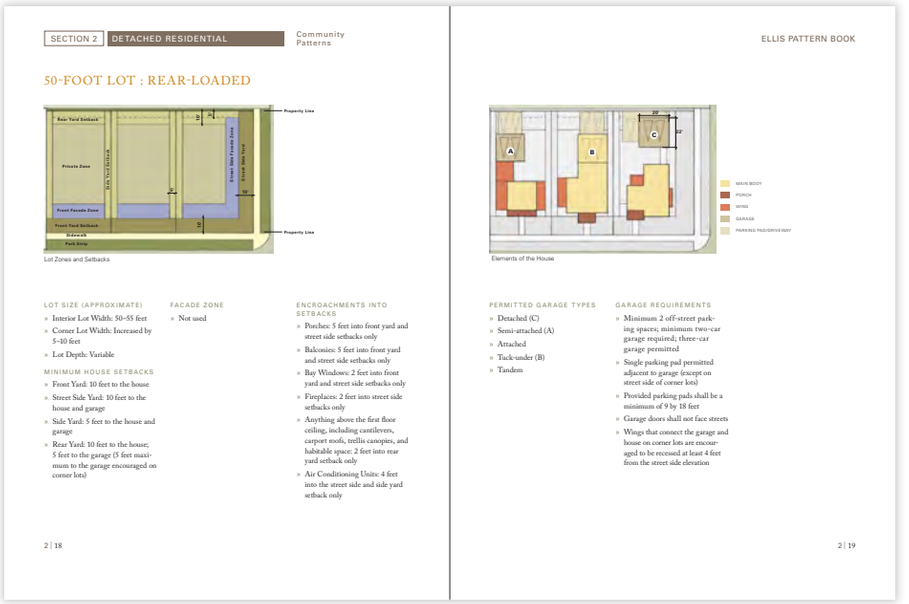
The Detached Residential Community Patterns section contains guidelines for placing houses on lot types within the plan. These development standards were developed as part of the master planning process, and are meant to promote the diversity and character of Ellis called for in the Ellis Specific Plan.

All housing designs and site plans must be reviewed and approved via the Ellis Design Review process set forth in the Ellis Specific Plan, Section 6: Plan Review.

Additional lot types may be added to the Pattern Book per Modified Ellis Specific Plan, Section 6.5 Minor Variations to the Modified Ellis Specific Plan or Pattern Book.



Illustrative view of a residential address at Ellis



SECTION 2 DETACHED RESIDENTIAL Community Patterns

50-FOOT LOT : REAR-LOADED

Lot Zones and Setbacks

LOT SIZE (APPROXIMATE)
- Interior Lot Width: 50–55 feet
- Corner Lot Width: Increased by 5–10 feet
- Lot Depth: Variable

MINIMUM HOUSE SETBACKS
- Front Yard: 10 feet to the house
- Street Side Yard: 10 feet to the house and garage
- Side Yard: 5 feet to the house and garage
- Rear Yard: 10 feet to the house; 5 feet to the garage (5 feet maximum to the garage encouraged on corner lots)

FACADE ZONE
- Not used

ENCROACHMENTS INTO SETBACKS
- Porches: 5 feet into front yard and street side setbacks only
- Balconies: 5 feet into front yard and street side setbacks only
- Bay Windows: 2 feet into front yard and street side setbacks only
- Fireplaces: 2 feet into street side setbacks only
- Anything above the first floor ceiling, including cantilevers, carport roofs, trellis canopies, and habitable space: 2 feet into rear yard setback only
- Air Conditioning Units: 4 feet into the street side and side yard setback only

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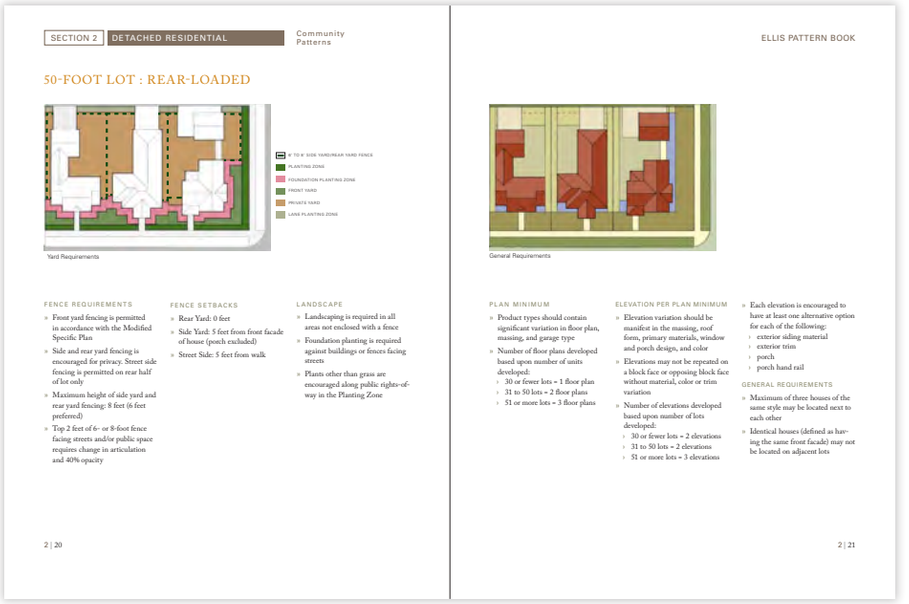
ELLIS PATTERN BOOK

Elements of the House

PERMITTED GARAGE TYPES
- Detached (C)
- Semi-attached (A)
- Attached
- Tuck-under (B)
- Tandem

GARAGE REQUIREMENTS
- Minimum 2 off-street parking spaces; minimum two-car garage required; three-car garage permitted
- Single parking pad permitted adjacent to garage (except on street side of corner lots)
- Provided parking pads shall be a minimum of 9 by 18 feet
- Garage doors shall not face streets
- Wings that connect the garage and house on corner lots are encouraged to be recessed at least 4 feet from the street side elevation

2 | 19



SECTION 2 DETACHED RESIDENTIAL Community Patterns

50-FOOT LOT : REAR-LOADED

Yard Requirements

FENCE REQUIREMENTS
- Front yard fencing is permitted in accordance with the Modified Specific Plan
- Side and rear yard fencing is encouraged for privacy. Street side fencing is permitted on rear half of lot only
- Maximum height of side yard and rear yard fencing: 8 feet (6 feet preferred)
- Top 2 feet of 6- or 8-foot fence facing streets and/or public space requires change in articulation and 40% opacity

FENCE SETBACKS
- Rear Yard: 0 feet
- Side Yard: 5 feet from front facade of house (porch excluded)
- Street Side: 5 feet from walk

LANDSCAPE
- Landscaping is required in all areas not enclosed with a fence
- Foundation planting is required against buildings or fences facing streets
- Plants other than grass are encouraged along public rights-of-way in the Planting Zone

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ELLIS PATTERN BOOK

General Requirements

PLAN MINIMUM
- Product types should contain significant variation in floor plan, massing, and garage type
- Number of floor plans developed based upon number of units developed:
  - 30 or fewer lots = 1 floor plan
  - 31 to 50 lots = 2 floor plans
  - 51 or more lots = 3 floor plans

ELEVATION PER PLAN MINIMUM
- Elevation variation should be manifest in the massing, roof form, primary materials, window and porch design, and color
- Elevations may not be repeated on a block face or opposing block face without material, color or trim variation
- Number of elevations developed based upon number of lots developed:
  - 30 or fewer lots = 2 elevations
  - 31 to 50 lots = 2 elevations
  - 51 or more lots = 3 elevations
- Each elevation is encouraged to have at least one alternative option for each of the following:
  - exterior siding material
  - exterior trim
  - porch
  - porch hand rail

GENERAL REQUIREMENTS
- Maximum of three houses of the same style may be located next to each other
- Identical houses (defined as having the same front facade) may not be located on adjacent lots

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General Conditions pages for lots

Each lot type found in the Community Patterns Sections is described in four specific diagrams:

LOT ZONES AND SETBACKS

Lot size, minimum setbacks and allowable encroachments into those setbacks. These zones aid in properly situating the house with respect to its neighbors to create a harmonious streetscape.

ELEMENTS OF THE HOUSE

The main body, wings, bays, as well as the requirements for garages, are described in this diagram.

YARD REQUIREMENTS

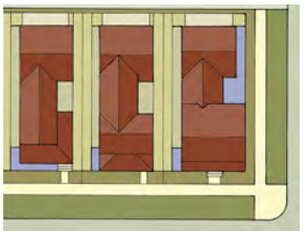
Fencing and landscape requirements are set forth in this diagram.

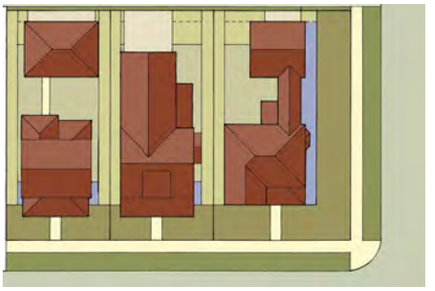
GENERAL REQUIREMENTS

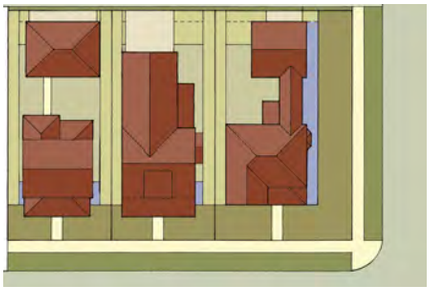
The issues of required plan types and elevations are discussed to establish a refined house.

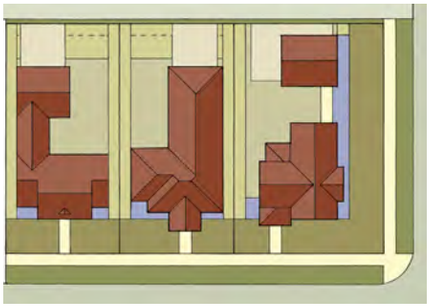
LOT TYPES

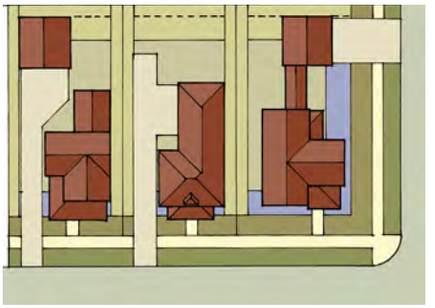
Ellis offers a variety of potential lot types ranging from 30 feet to approximately 100 feet wide. These lot types include: 30- to 65-foot-wide lots accessed from lanes, 50- to 100-foot-wide front-loaded lots, Courtyard Lots, and Green Courts accessed from lanes. Many of these residential lots have parking accessed by a rear lane utilizing either a garage, carport, or paved parking pad. This enables continuous front yard landscaping uninterrupted by parked cars and driveways. Lot types are mixed throughout the community. Following the individual lot type diagrams presented on the next few pages, conditions for each of the individual lot types are described and illustrated.

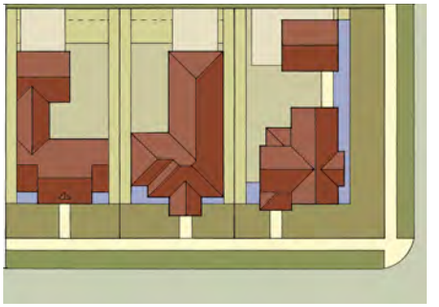

30-Foot Lots (rear-loaded)

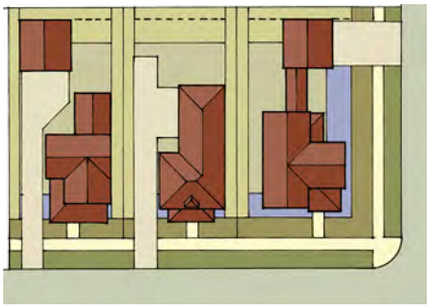

40-Foot Lots (rear-loaded)

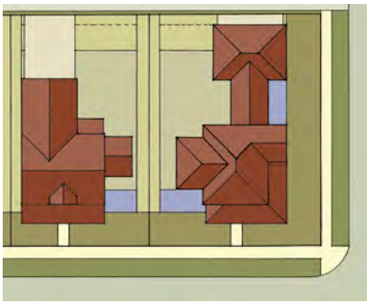

45-Foot Lots (rear-loaded)

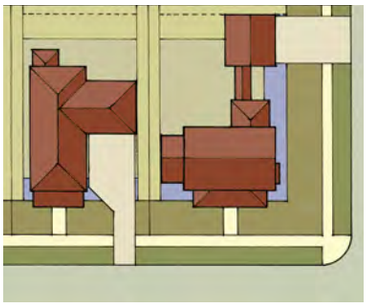

50-Foot Lots (rear-loaded)

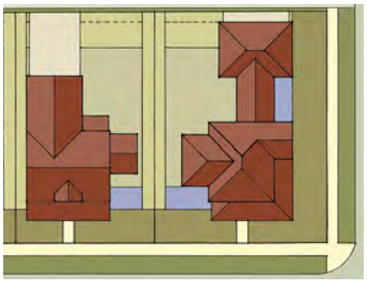

50-Foot Lots (front-loaded)


55-Foot Lots (rear-loaded)

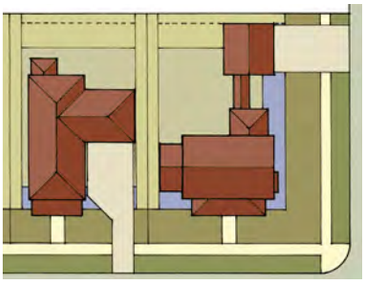

55-Foot Lots (front-loaded)


60-Foot Lots (rear-loaded)

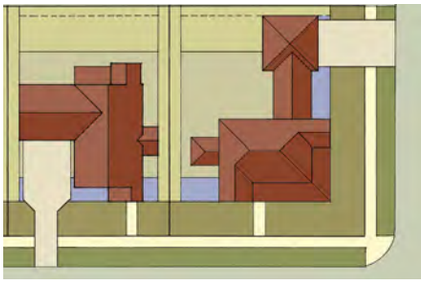

60-Foot Lots (front-loaded)



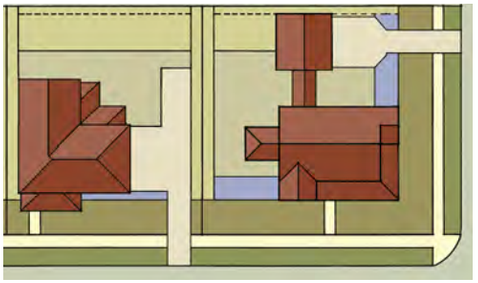
65-Foot Lots (rear-loaded)



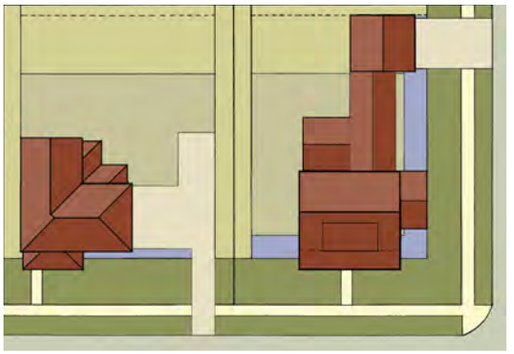
65-Foot Lots (front-loaded)



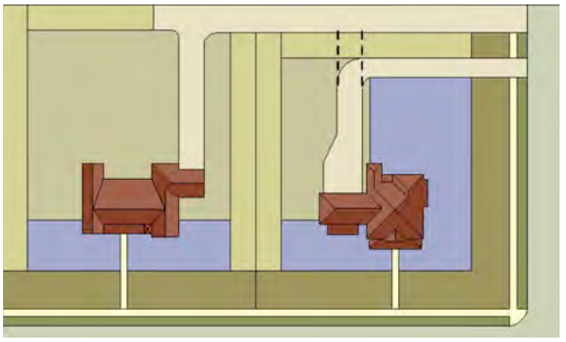
70-Foot Lots (front-loaded)



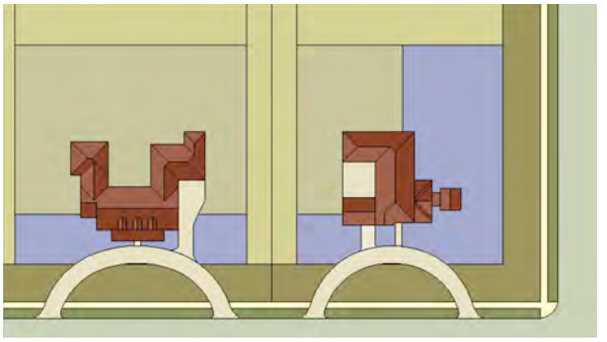
80-Foot Lots (front-loaded)



100-Foot Lots (front-loaded)



Estate Lots (rear-loaded)



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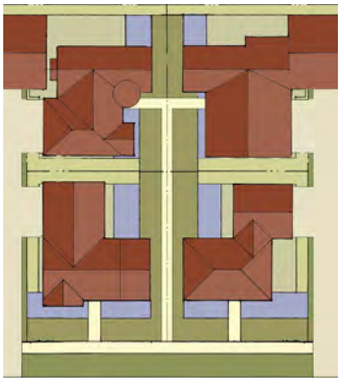
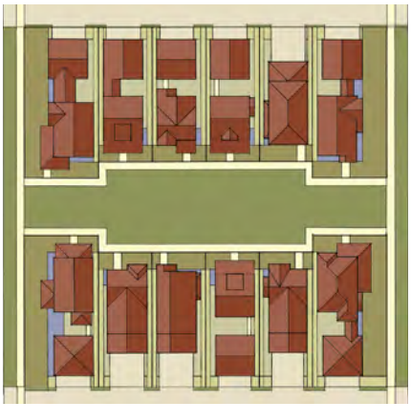
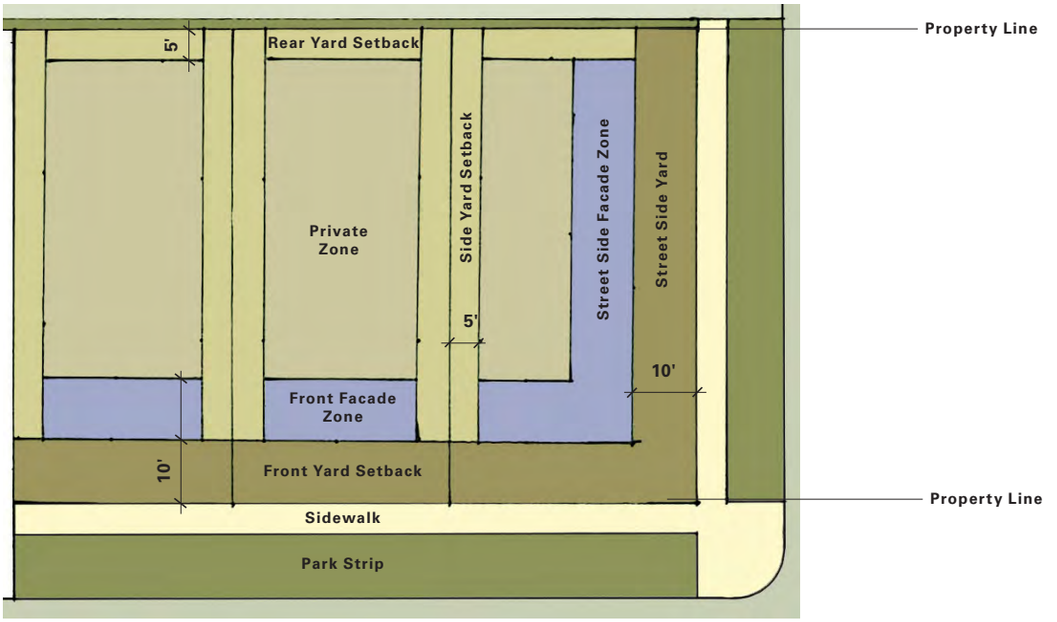


Courtyard Units



A Green Court (rear-loaded)

30-FOOT LOT : REAR-LOADED



Lot Zones and Setbacks

LOT SIZE (APPROXIMATE)

- Interior Lot Width: 30–40 feet
- Corner Lot Width: Increased by 5–10 feet
- Lot Depth: Variable

MINIMUM HOUSE SETBACKS

- Front Yard: 10 feet to the house
- Street Side Yard: 10 feet to the house and garage
- Side Yard: 5 feet to the house and garage
- Rear Yard: 5 feet to the house and garage; 5 feet maximum to the garage on a corner lot.

FACADE ZONE

- Not used

ENCROACHMENTS INTO SETBACKS

- Porches: 5 feet into front yard and street side setbacks only
- Balconies: 5 feet into front yard and street side setbacks only
- Bay Windows: 2 feet into front yard and street side setbacks only
- Fireplaces: 2 feet into street side setbacks only
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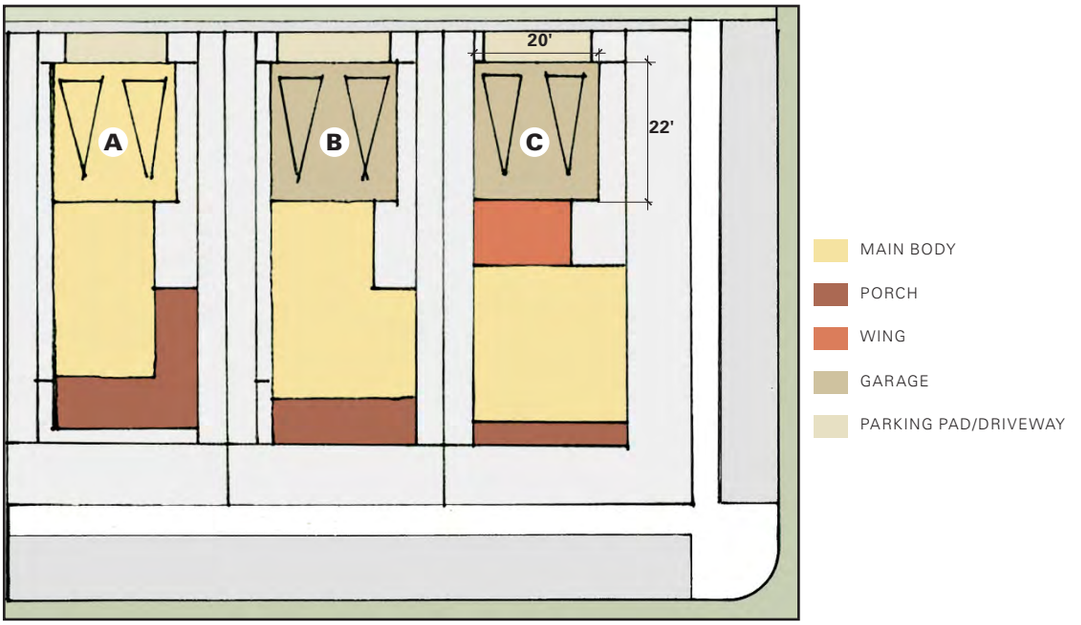


Elements of the House

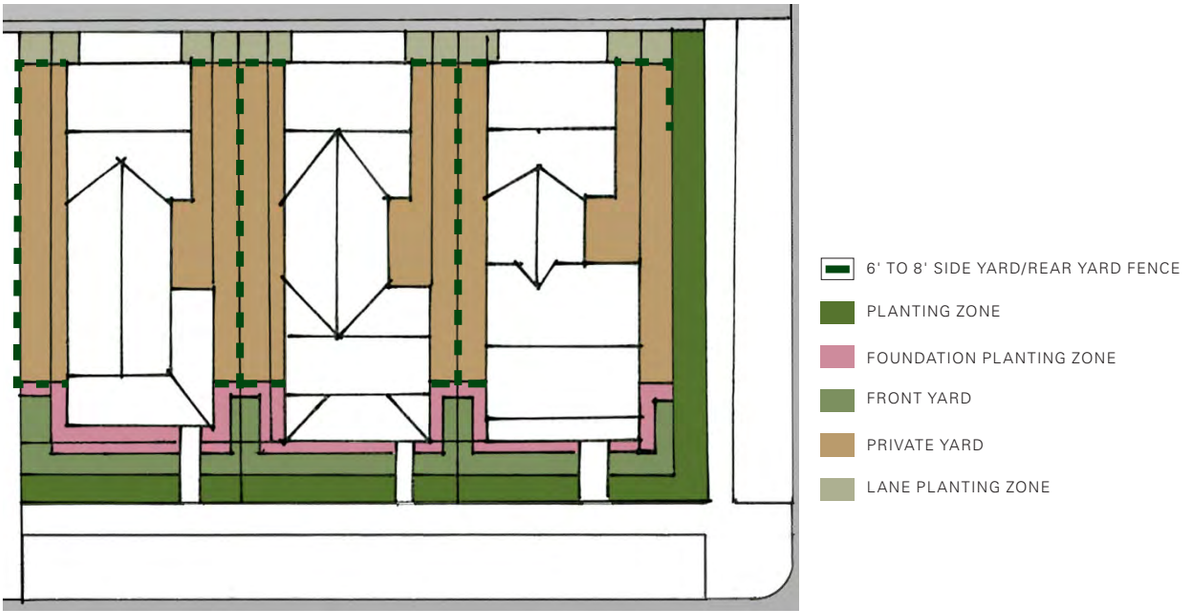
PERMITTED GARAGE TYPES

- Semi-attached (C)
- Attached (B)
- Tuck-under (A)

GARAGE REQUIREMENTS

- Minimum 2 off-street parking spaces; minimum two-car garage required; three-car garage permitted
- Single parking pad permitted adjacent to garage (except on street side of corner lots)
- Provided parking pads shall be a minimum of 9 by 18 feet
- Garage doors shall not face streets
- Wings that connect the garage and house on corner lots are encouraged to be recessed at least 4 feet from the street side elevation

30-FOOT LOT : REAR-LOADED



Yard Requirements

FENCE REQUIREMENTS

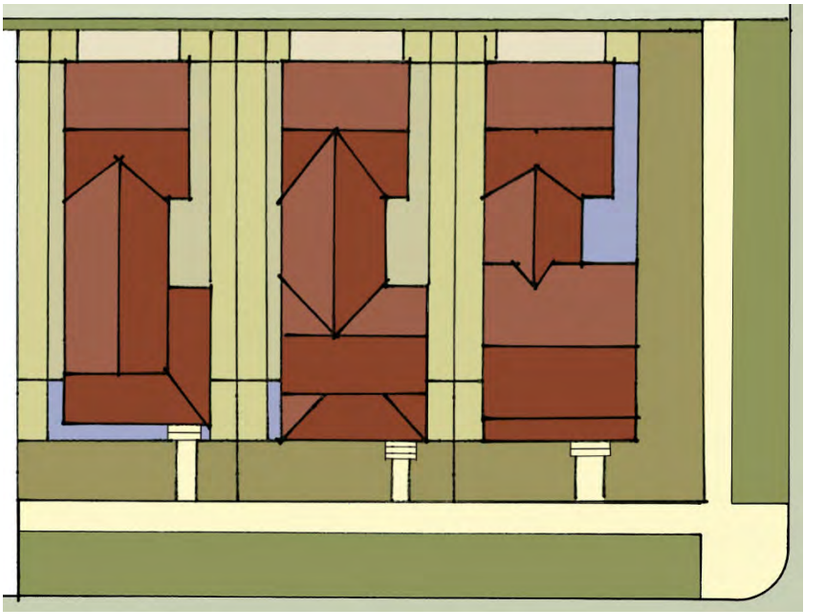
- Front yard fencing is permitted in accordance with the Modified Specific Plan
- Side and rear yard fencing is encouraged for privacy. Street side fencing is permitted on rear half of lot only
- Maximum height of side yard and rear yard fencing: 8 feet (6 feet preferred)
- Minimum of top 1 foot of 6-foot fences or top 1 foot 4 inches of 8-foot fences facing streets and/or public space requires lattice

FENCE SETBACKS

- Rear Yard: 0 feet
- Side Yard: 5 feet from front facade of house (porch excluded)
- Street Side: 5 feet from walk

LANDSCAPE

- Landscaping is required in all areas, except driveways and walk-ways, not enclosed with a fence
- Foundation planting is required against buildings or fences facing streets
- Plants other than grass are encouraged along public rights-of-way in the Planting Zone



General Requirements

PLAN MINIMUM

- Product types should contain significant variation in floor plan, massing, and garage type
- Number of floor plans developed based upon number of lots developed:
  - 30 or fewer lots = 1 floor plan
  - 31 to 50 lots = 2 floor plans
  - 51 or more lots = 3 floor plans

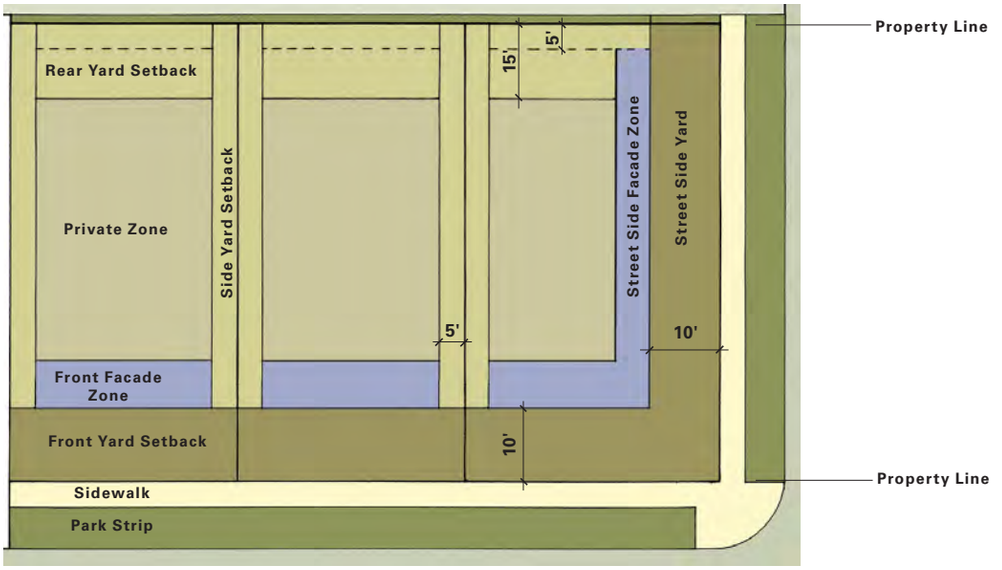
ELEVATION PER PLAN MINIMUM

- Elevation variation should be manifest in the massing, roof form, primary materials, window and porch design, and color
- Elevations may not be repeated on a block face or opposing block face without material, color or trim variation
- Number of elevations developed based upon number of lots developed:
  - 30 or fewer lots = 2 elevations
  - 31 to 50 lots = 2 elevations
  - 51 or more lots = 3 elevations
- Each elevation is encouraged to have at least one alternative option for each of the following:
  - exterior siding material
  - exterior trim
  - porch
  - porch hand rail

GENERAL REQUIREMENTS

- Maximum of three houses of the same style may be located next to each other
- Identical houses (defined as having the same front facade) may not be located on adjacent lots

40-FOOT LOT : REAR-LOADED



Lot Zones and Setbacks

LOT SIZE (APPROXIMATE)

- Interior Lot Width: 40–45 feet
- Corner Lot Width: Increased by 5–10 feet
- Lot Depth: Variable

MINIMUM HOUSE SETBACKS

- Front Yard: 10 feet to the house
- Street Side Yard: 10 feet to the house and garage
- Side Yard: 5 feet to the house and garage
- Rear Yard: 10 feet to the house; 5 feet to the garage (5 feet maximum to the garage encouraged on corner lots)

FACADE ZONE

- Not used

ENCROACHMENTS INTO SETBACKS

- Porches: 5 feet into front yard and street side setbacks only
- Balconies: 5 feet into front yard and street side setbacks only
- Bay Windows: 2 feet into front yard and street side setbacks only
- Fireplaces: 2 feet into street side setbacks only
- Anything above the first floor ceiling, including cantilevers, carport roofs, trellis canopies, and habitable space: 2 feet into rear yard setback only
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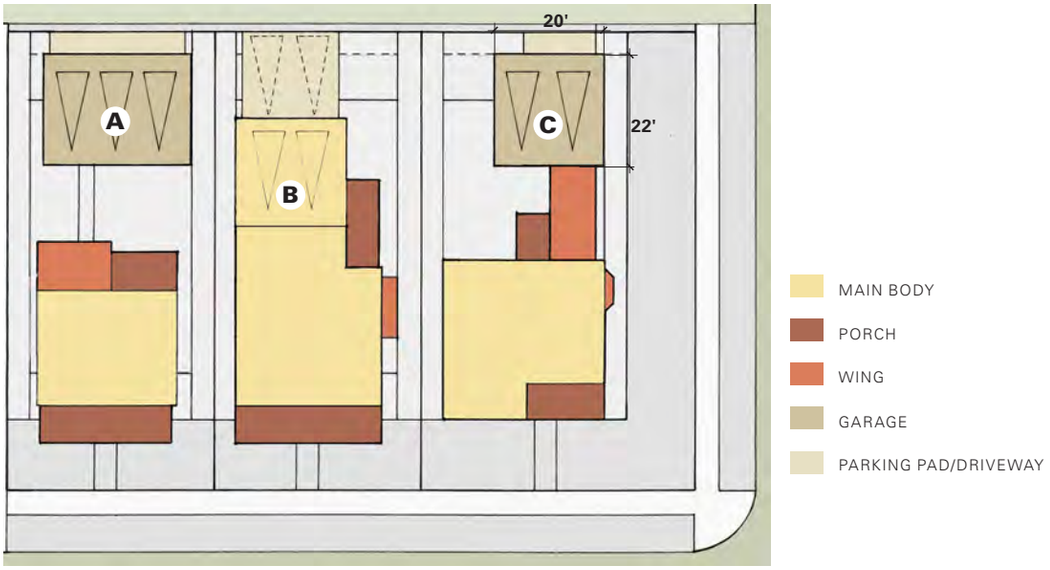


Elements of the House

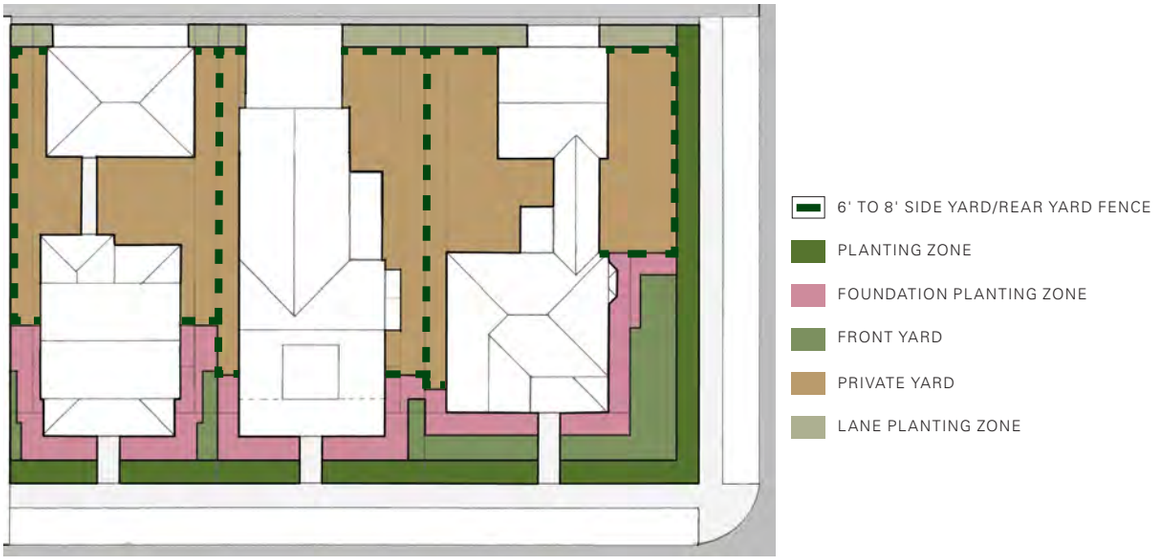
PERMITTED GARAGE TYPES

- Detached (A)
- Tuck-under (B)
- Semi-attached (C)
- Attached
- Tandem

GARAGE REQUIREMENTS

- Minimum 2 off-street parking spaces; minimum two-car garage required; three-car garage permitted
- Single parking pad permitted adjacent to garage (except on street side of corner lots)
- Provided parking pads shall be a minimum of 9 by 18 feet
- Garage doors shall not face streets
- Wings that connect the garage and house on corner lots are encouraged to be recessed at least 4 feet from the street side elevation

40-FOOT LOT : REAR-LOADED



Yard Requirements

FENCE REQUIREMENTS

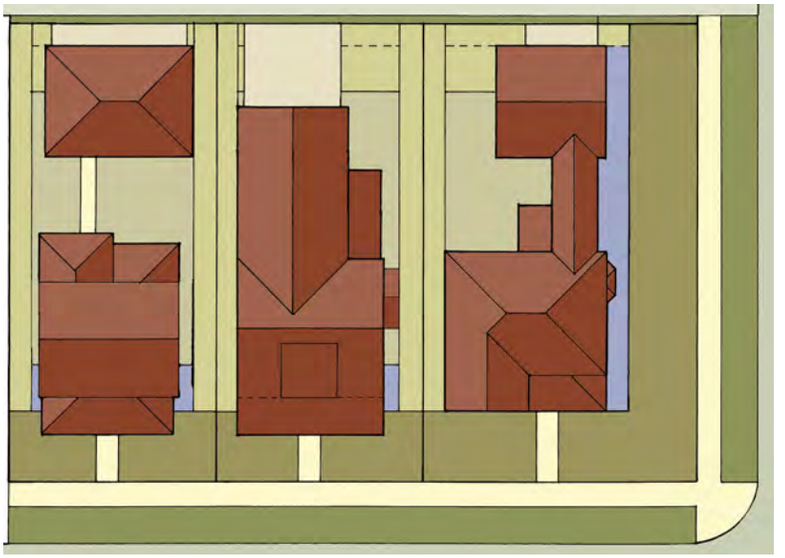
- Front yard fencing is permitted in accordance with the Modified Specific Plan
- Side and rear yard fencing is encouraged for privacy
- Street side fencing is permitted on rear half of lot only
- Maximum height of side yard and rear yard fencing: 8 feet (6 feet preferred)
- Minimum of top 1 foot of 6-foot fences or top 1 foot 4 inches of 8-foot fences facing streets and/or public space requires lattice

FENCE SETBACKS

- Rear Yard: 0 feet
- Side Yard: 5 feet from front facade of house (porch excluded)
- Street Side: 5 feet from walk

LANDSCAPE

- Landscaping is required in all areas, except driveways and walkways, not enclosed with a fence
- Foundation planting is required against buildings or fences facing streets
- Plants other than grass are encouraged along public rights-of-way in the Planting Zone



General Requirements

PLAN MINIMUM

- Product types should contain significant variation in floor plan, massing, and garage type
- Number of floor plans developed based upon number of units developed:
  - 30 or fewer lots = 1 floor plan
  - 31 to 50 lots = 2 floor plans
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ELEVATION PER PLAN MINIMUM

- Elevation variation should be manifest in the massing, roof form, primary materials, window and porch design, and color
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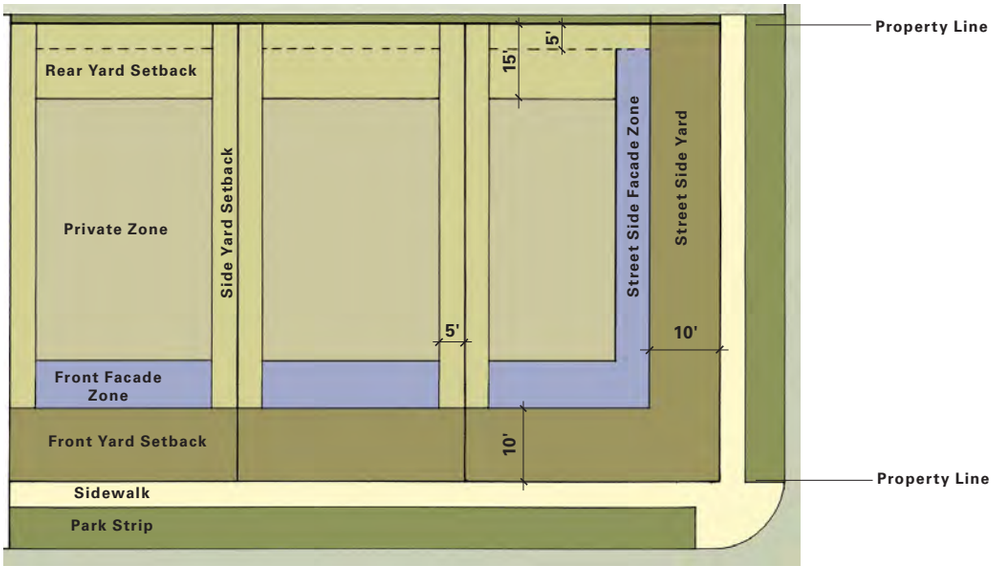
45-FOOT LOT : REAR-LOADED



Lot Zones and Setbacks

LOT SIZE (APPROXIMATE)

- Interior Lot Width: 45–50 feet
- Corner Lot Width: Increased by 5–10 feet
- Lot Depth: Variable

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- Front Yard: 10 feet to the house
- Street Side Yard: 5 feet to the house and garage
- Side Yard: 10 feet to the house and garage
- Rear Yard: 10 feet to the house; 5 feet to the garage (5 feet maximum to the garage encouraged on corner lots)

FACADE ZONE

- Not used

ENCROACHMENTS INTO SETBACKS

- Porches: 5 feet into front yard and street side setbacks only
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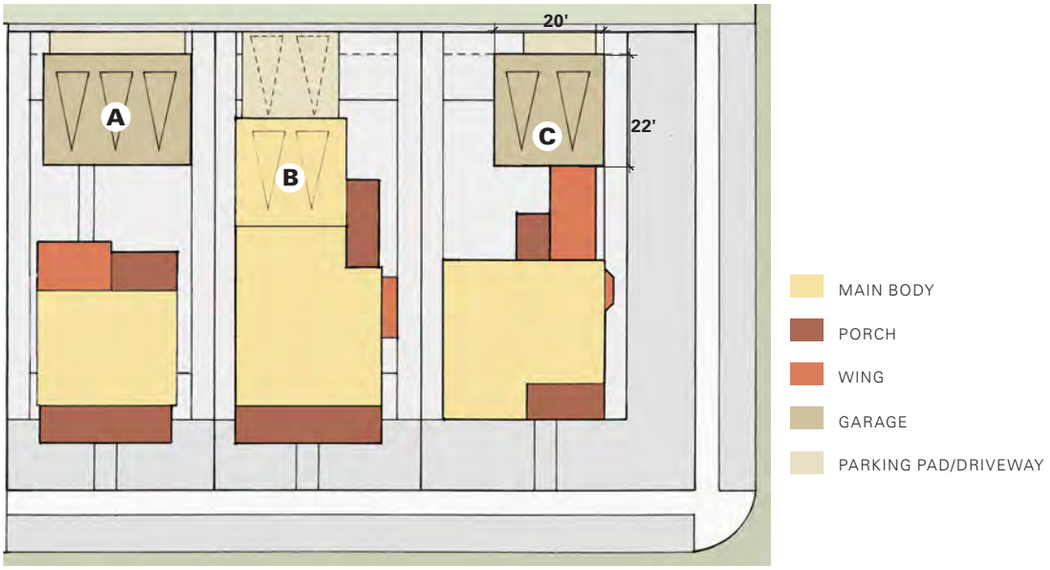

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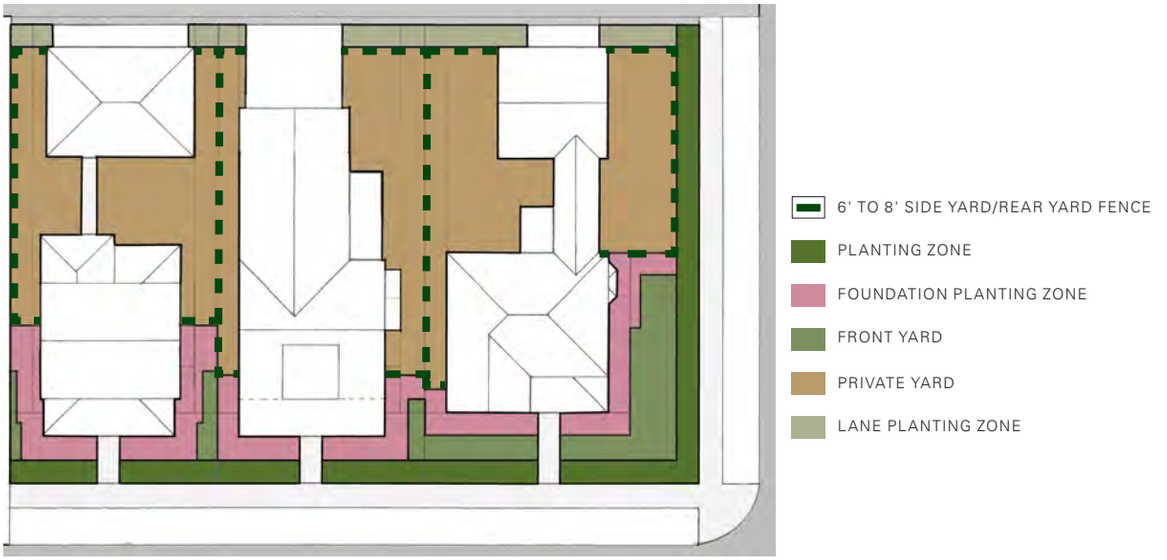

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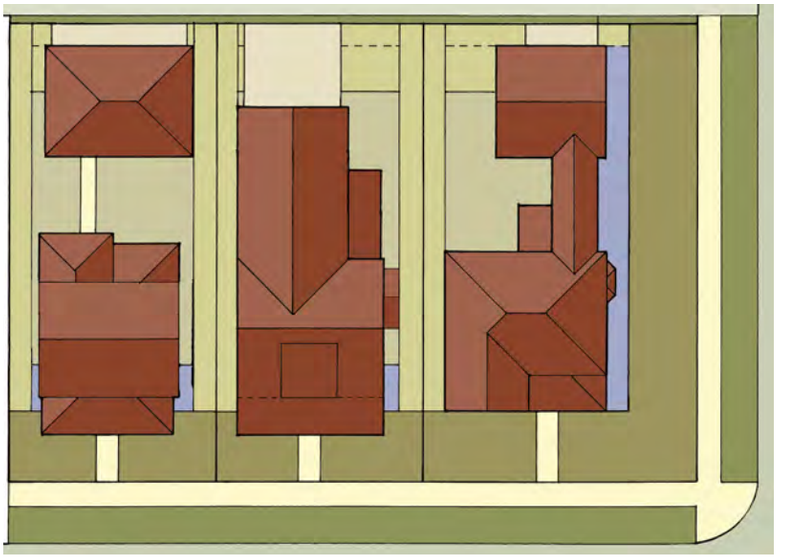

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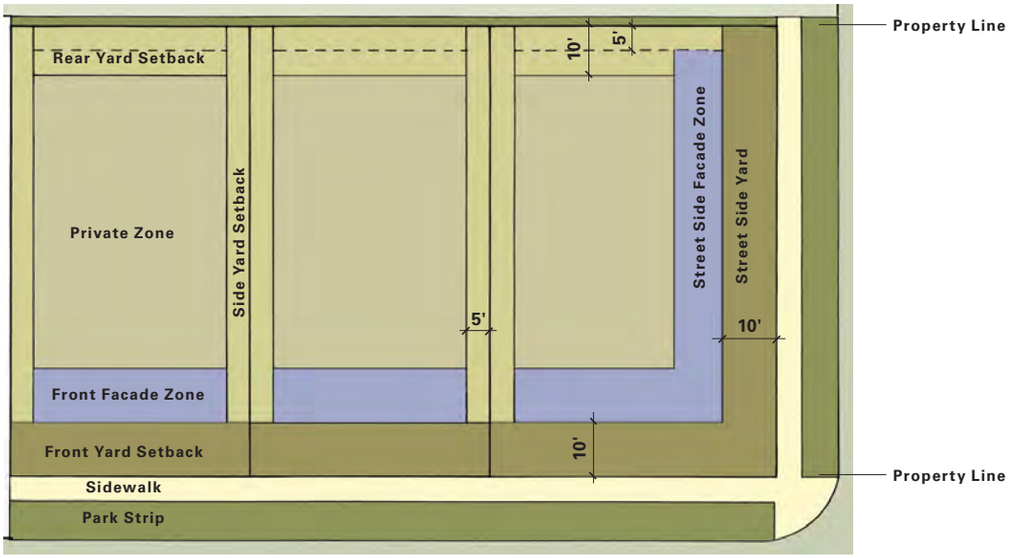

Lot Zones and Setbacks

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- Corner Lot Width: Increased by 5–10 feet
- Lot Depth: Variable

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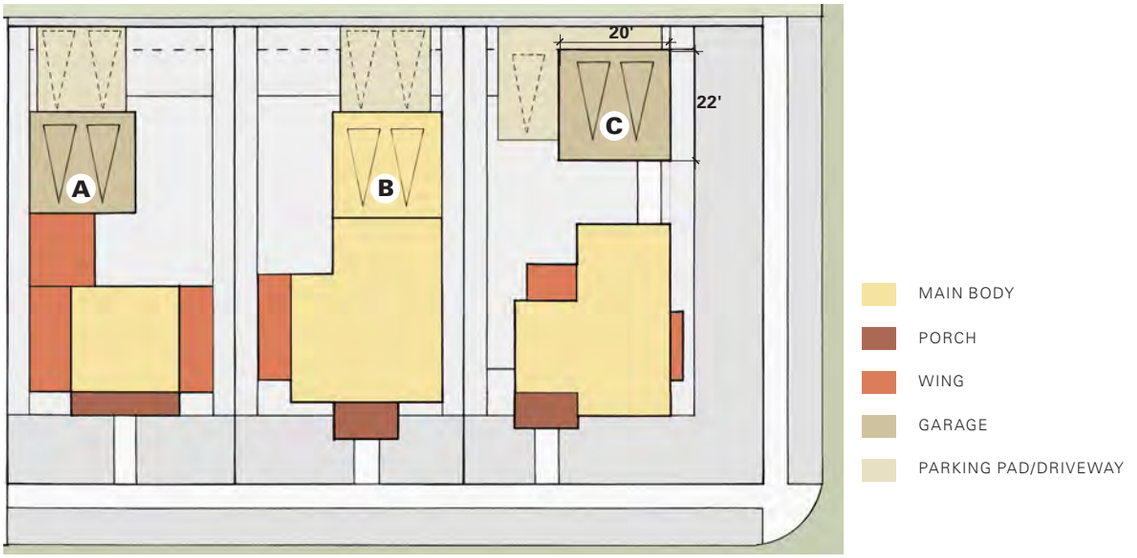

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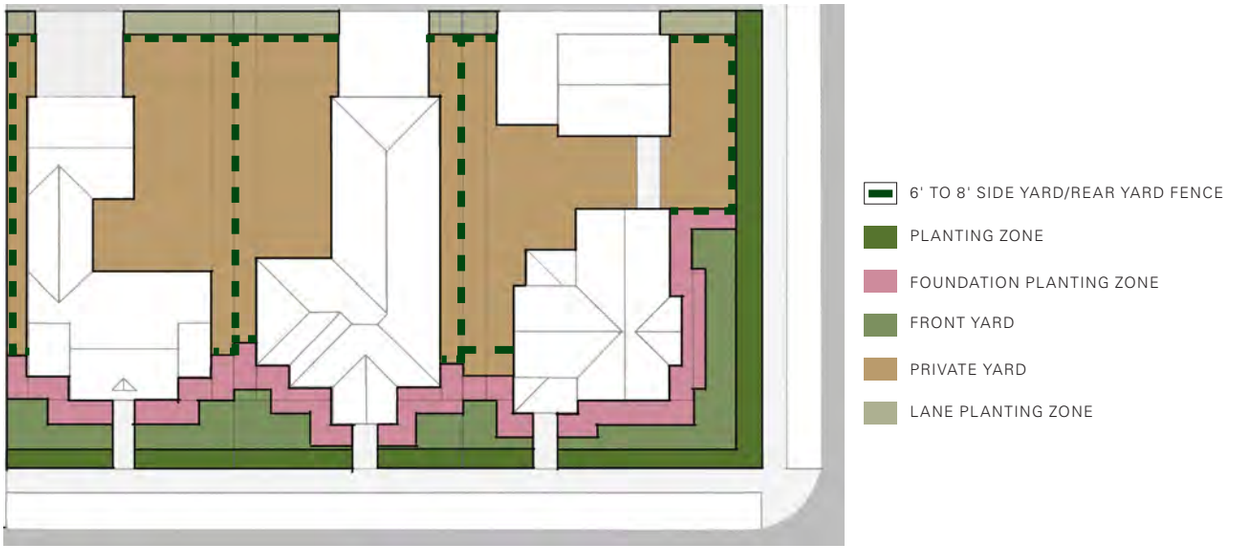

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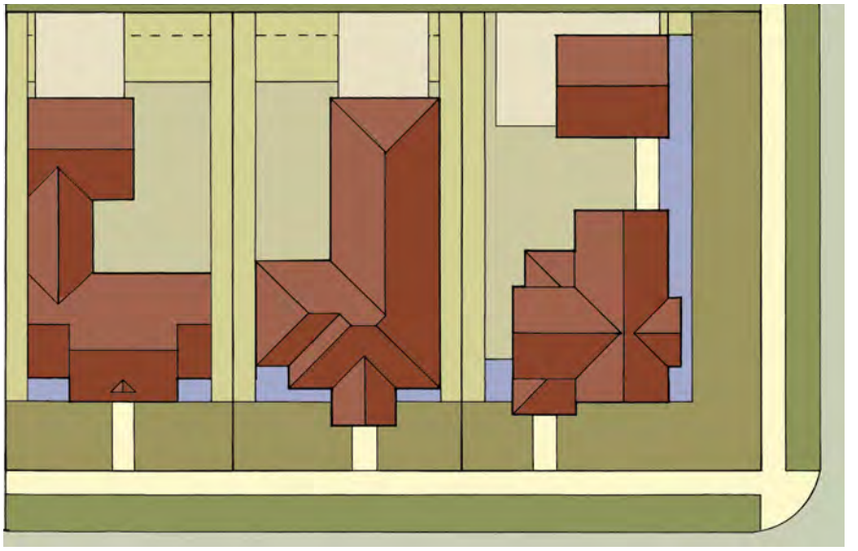

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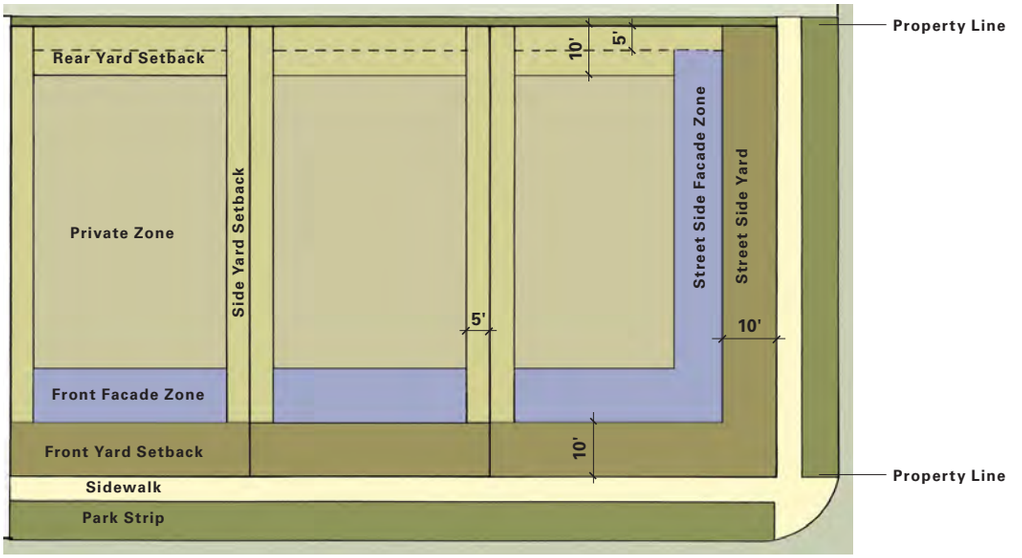
ELEVATION PER PLAN MINIMUM

- Elevation variation should be manifest in the massing, roof form, primary materials, window and porch design, and color
- Elevations may not be repeated on a block face or opposing block face without material, color or trim variation
- Number of elevations developed based upon number of lots developed:
  - 30 or fewer lots = 2 elevations
  - 31 to 50 lots = 2 elevations
  - 51 or more lots = 3 elevations
- Each elevation is encouraged to have at least one alternative option for each of the following:
  - exterior siding material
  - exterior trim
  - porch
  - porch hand rail

GENERAL REQUIREMENTS

- Maximum of three houses of the same style may be located next to each other
- Identical houses (defined as having the same front facade) may not be located on adjacent lots

50-FOOT LOT : FRONT-LOADED



Lot Zones and Setbacks

LOT SIZE (APPROXIMATE)

- Interior Lot Width: 50–55 feet
- Corner Lot Width: Increased by 5–10 feet
- Lot Depth: Variable

MINIMUM HOUSE SETBACKS

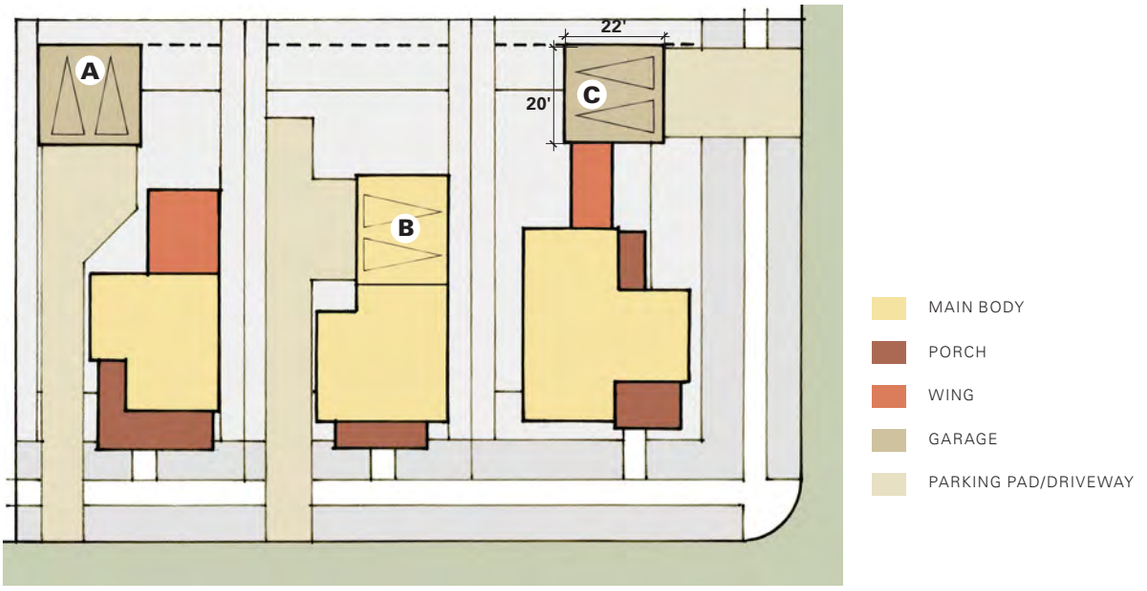
- Front Yard: 10 feet to the house
- Street Side Yard: 10 feet to the house and garage
- Side Yard: 5 feet to the house and garage
- Rear Yard: a minimum of 10 feet to the house; 5 feet to the garage (5 feet maximum to the garage encouraged on corner lots)

FACADE ZONE

- Not used

ENCROACHMENTS INTO SETBACKS

- Porches: 5 feet into front yard and street side setbacks only
- Balconies: 5 feet into front yard and street side setbacks only
- Bay Windows: 2 feet into front yard and street side setbacks only
- Fireplaces: 2 feet into street side setbacks only
- Anything above the first floor ceiling, including cantilevers, carport roofs, trellis canopies, and habitable space: 2 feet into rear yard setback only
- Air Conditioning Units: 4 feet into the street side and side yard setback only



Elements of the House

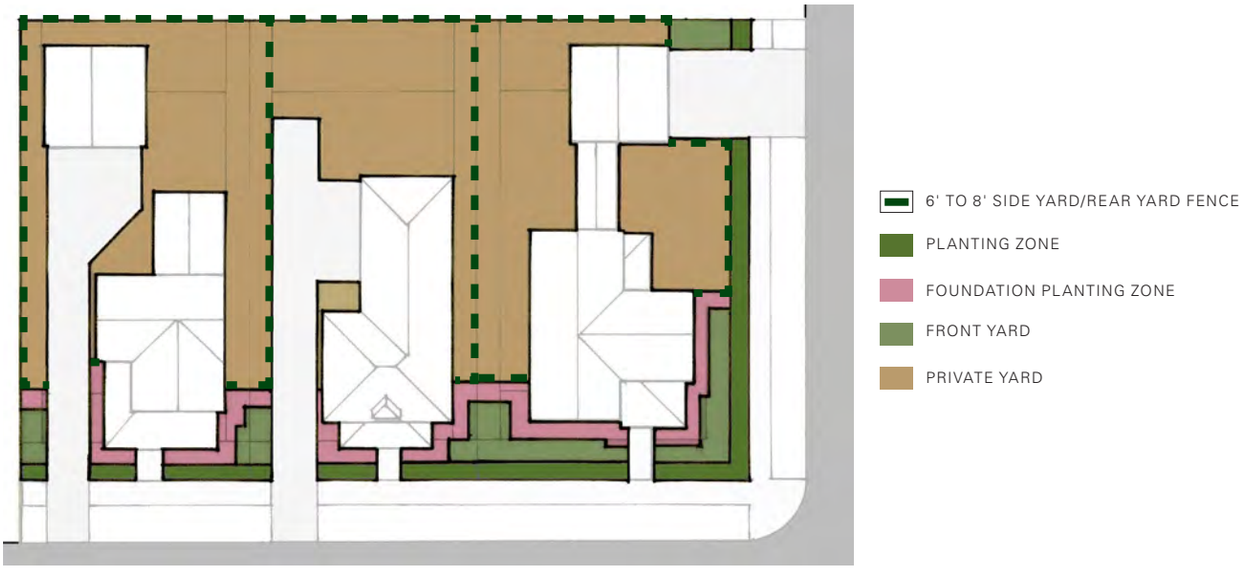
PERMITTED GARAGE TYPES

- Detached (A)
- Semi-attached (C)
- Attached
- Tuck-under (B)
- Tandem

GARAGE REQUIREMENTS

- Minimum 2 off-street parking spaces; minimum two-car garage required; three-car garage permitted if third garage door is set back from the facade
- Provided parking pads shall be a minimum of 9 by 18 feet
- Wings that connect the garage and house on corner lots are encouraged to be recessed at least 4 feet from the street side elevation

50-FOOT LOT : FRONT-LOADED



Yard Requirements

FENCE REQUIREMENTS

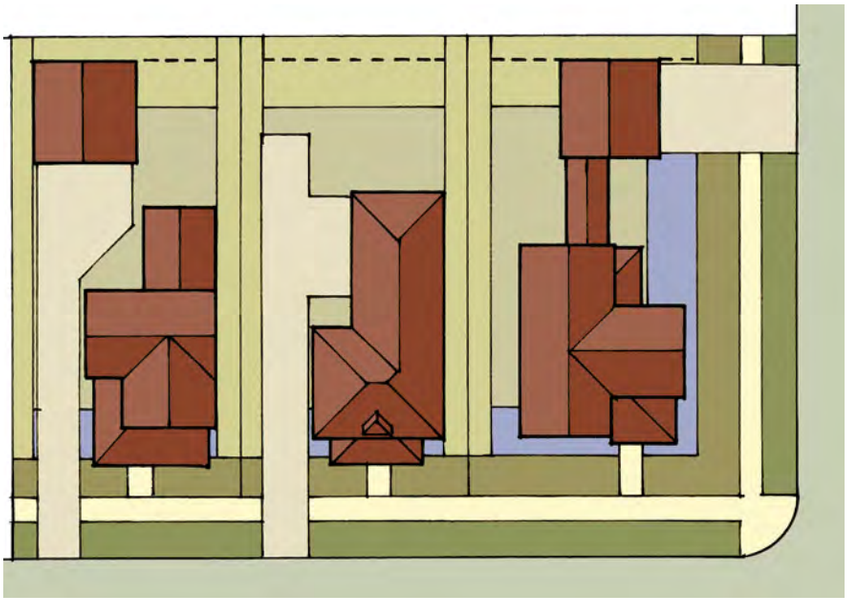
- Front yard fencing is permitted in accordance with the Modified Specific Plan
- Side and rear yard fencing is encouraged for privacy
- Street side fencing is permitted on rear half of lot only
- Maximum height of side yard and rear yard fencing: 8 feet (6 feet preferred)
- Minimum of top 1 foot of 6-foot fences or top 1 foot 4 inches of 8-foot fences facing streets and/or public space requires lattice

FENCE SETBACKS

- Rear Yard: 0 feet
- Side Yard: 5 feet from front facade of house (porch excluded)
- Street Side: 5 feet from walk

LANDSCAPE

- Landscaping is required in all areas, except driveways and walk-ways, not enclosed with a fence
- Foundation planting is required against buildings or fences facing streets
- Plants other than grass are encouraged along public rights-of-way in the Planting Zone



General Requirements

PLAN MINIMUM

- Product types should contain significant variation in floor plan, massing, and garage type
- Number of floor plans developed based upon number of units developed:
  - 30 or fewer lots = 1 floor plan
  - 31 to 50 lots = 2 floor plans
  - 51 or more lots = 3 floor plans

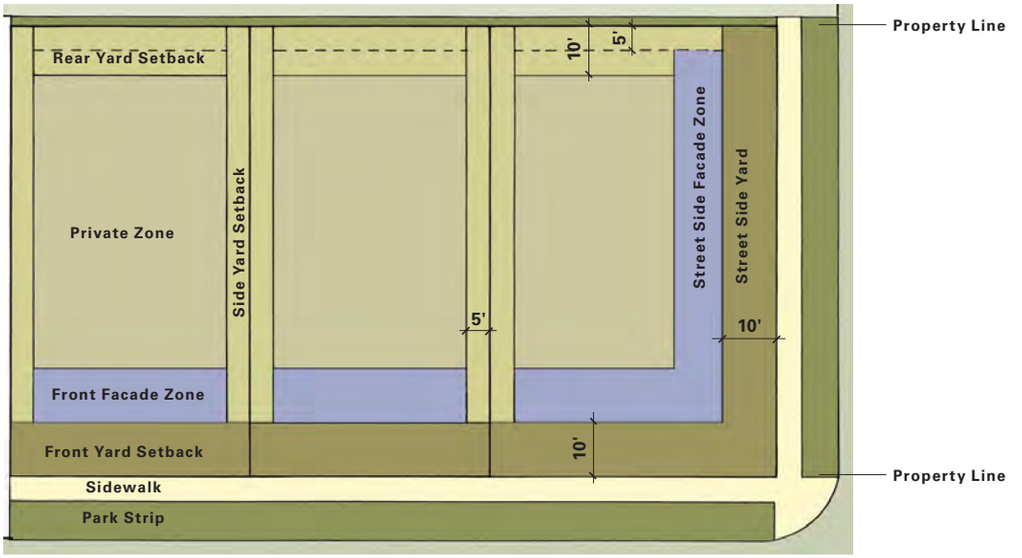
ELEVATION PER PLAN MINIMUM

- Elevation variation should be manifest in the massing, roof form, primary materials, window and porch design, and color
- Elevations may not be repeated on a block face or opposing block face without material, color or trim variation
- Number of elevations developed based upon number of lots developed:
  - 30 or fewer lots = 2 elevations
  - 31 to 50 lots = 2 elevations
  - 51 or more lots = 3 elevations
- Each elevation is encouraged to have at least one alternative option for each of the following:
  - exterior siding material
  - exterior trim
  - porch
  - porch hand rail

GENERAL REQUIREMENTS

- Maximum of three houses of the same style may be located next to each other
- Identical houses (defined as having the same front facade) may not be located on adjacent lots

55-FOOT LOT : REAR-LOADED



Lot Zones and Setbacks

LOT SIZE (APPROXIMATE)

- Interior Lot Width: 55–60 feet
- Corner Lot Width: Increased by 5–10 feet
- Lot Depth: Variable

MINIMUM HOUSE SETBACKS

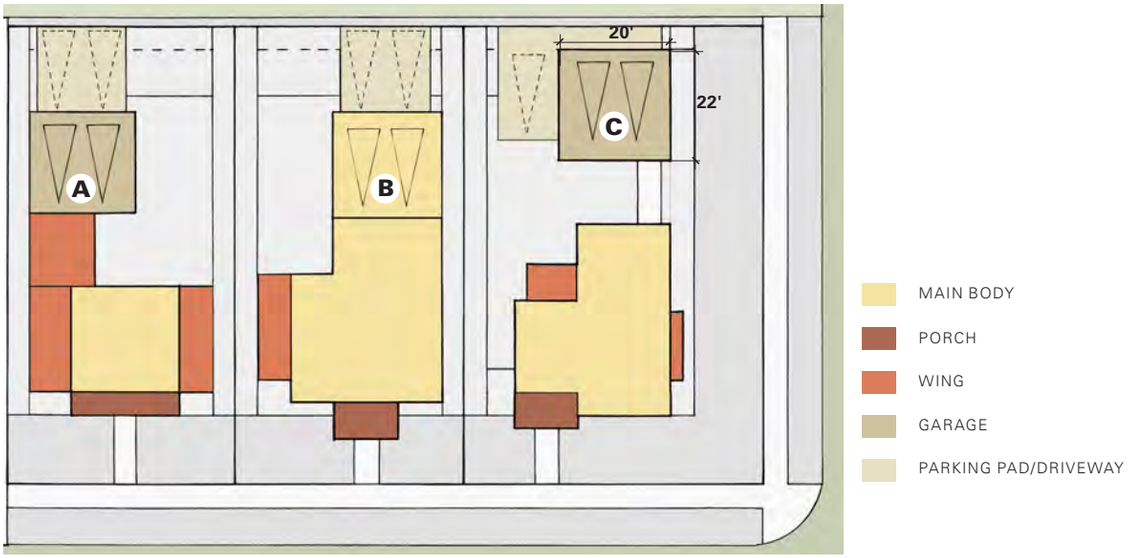
- Front Yard: 10 feet to the house
- Street Side Yard: 10 feet to the house and garage
- Side Yard: 5 feet to the house and garage
- Rear Yard: 10 feet to the house; 5 feet to the garage (5 feet maximum to the garage encouraged on corner lots)

FACADE ZONE

- Not used

ENCROACHMENTS INTO SETBACKS

- Porches: 5 feet into front yard and street side setbacks only
- Balconies: 5 feet into front yard and street side setbacks only
- Bay Windows: 2 feet into front yard and street side setbacks only
- Fireplaces: 2 feet into street side setbacks only
- Anything above the first floor ceiling, including cantilevers, carport roofs, trellis canopies, and habitable space: 2 feet into rear yard setback only
- Air Conditioning Units: 4 feet into the street side and side yard setback only



Elements of the House

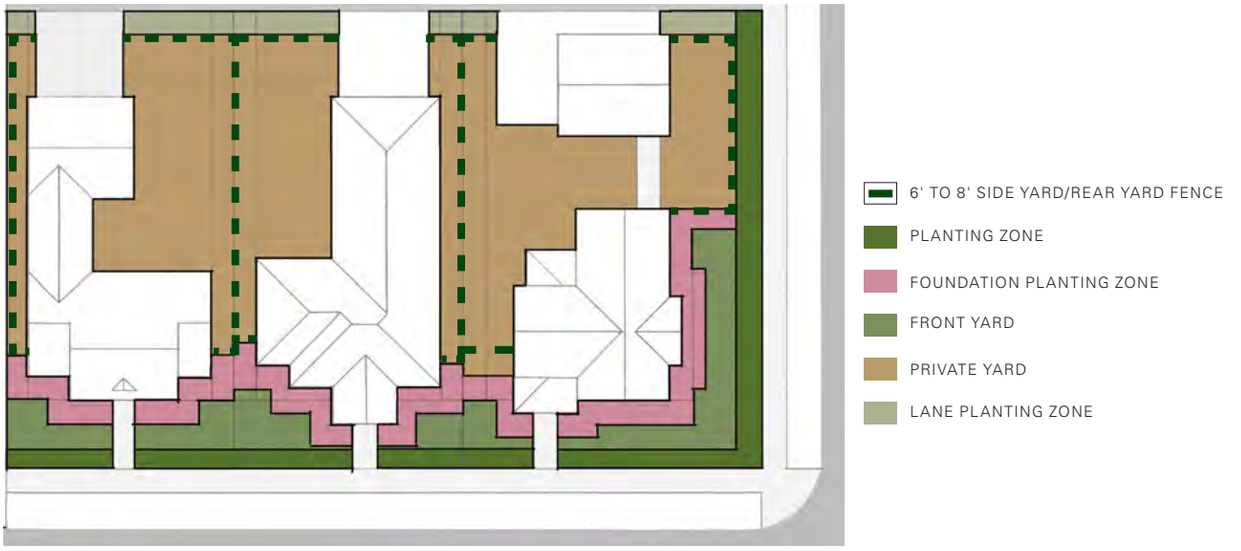
PERMITTED GARAGE TYPES

- Detached (C)
- Semi-attached (A)
- Attached
- Tuck-under (B)
- Tandem

GARAGE REQUIREMENTS

- Minimum 2 off-street parking spaces; minimum two-car garage required; three-car garage permitted
- Single parking pad permitted adjacent to garage (except on street side of corner lots)
- Provided parking pads shall be a minimum of 9 by 18 feet
- Garage doors shall not face streets
- Wings that connect the garage and house on corner lots are encouraged to be recessed at least 4 feet from the street side elevation

55-FOOT LOT : REAR-LOADED



Yard Requirements

FENCE REQUIREMENTS

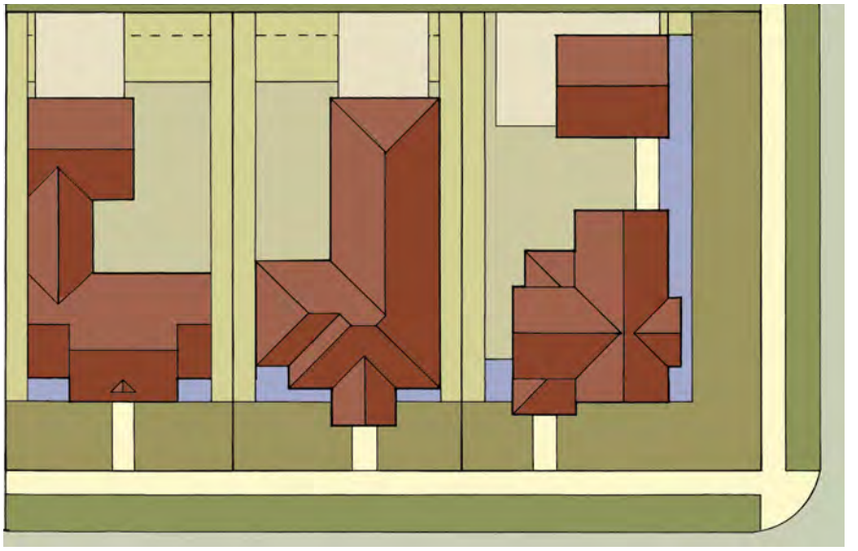
- Front yard fencing is permitted in accordance with the Modified Specific Plan
- Side and rear yard fencing is encouraged for privacy. Street side fencing is permitted on rear half of lot only
- Maximum height of side yard and rear yard fencing: 8 feet (6 feet preferred)
- Minimum of top 1 foot of 6-foot fences or top 1 foot 4 inches of 8-foot fences facing streets and/or public space requires lattice

FENCE SETBACKS

- Rear Yard: 0 feet
- Side Yard: 5 feet from front facade of house (porch excluded)
- Street Side: 5 feet from walk

LANDSCAPE

- Landscaping is required in all areas, except driveways and walk-ways, not enclosed with a fence
- Foundation planting is required against buildings or fences facing streets
- Plants other than grass are encouraged along public rights-of-way in the Planting Zone



General Requirements

PLAN MINIMUM

- Product types should contain significant variation in floor plan, massing, and garage type
- Number of floor plans developed based upon number of units developed:
  - 30 or fewer lots = 1 floor plan
  - 31 to 50 lots = 2 floor plans
  - 51 or more lots = 3 floor plans

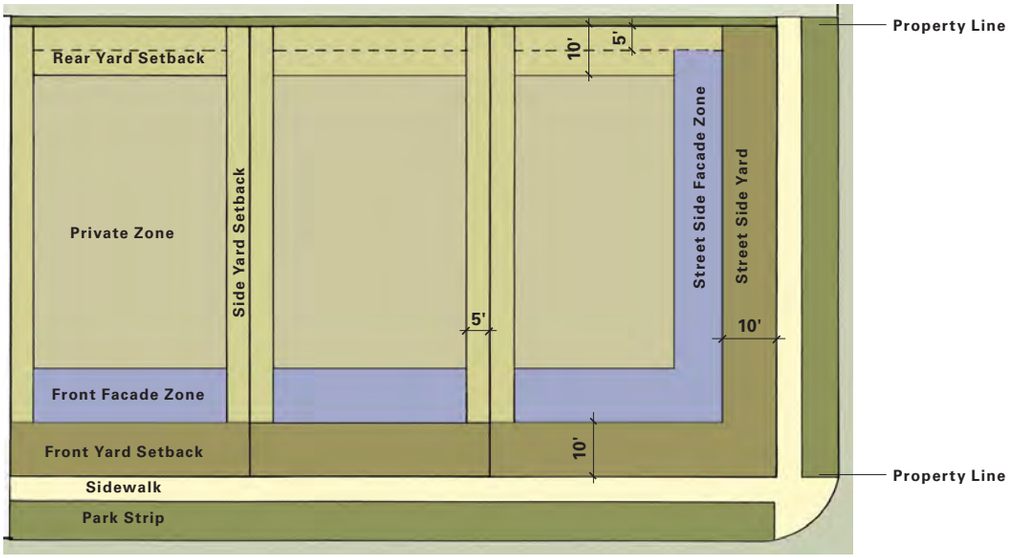
ELEVATION PER PLAN MINIMUM

- Elevation variation should be manifest in the massing, roof form, primary materials, window and porch design, and color
- Elevations may not be repeated on a block face or opposing block face without material, color or trim variation
- Number of elevations developed based upon number of lots developed:
  - 30 or fewer lots = 2 elevations
  - 31 to 50 lots = 2 elevations
  - 51 or more lots = 3 elevations
- Each elevation is encouraged to have at least one alternative option for each of the following:
  - exterior siding material
  - exterior trim
  - porch
  - porch hand rail

GENERAL REQUIREMENTS

- Maximum of three houses of the same style may be located next to each other
- Identical houses (defined as having the same front facade) may not be located on adjacent lots

55-FOOT LOT : FRONT-LOADED



Lot Zones and Setbacks

LOT SIZE (APPROXIMATE)

- Interior Lot Width: 55–60 feet
- Corner Lot Width: Increased by 5–10 feet
- Lot Depth: Variable

MINIMUM HOUSE SETBACKS

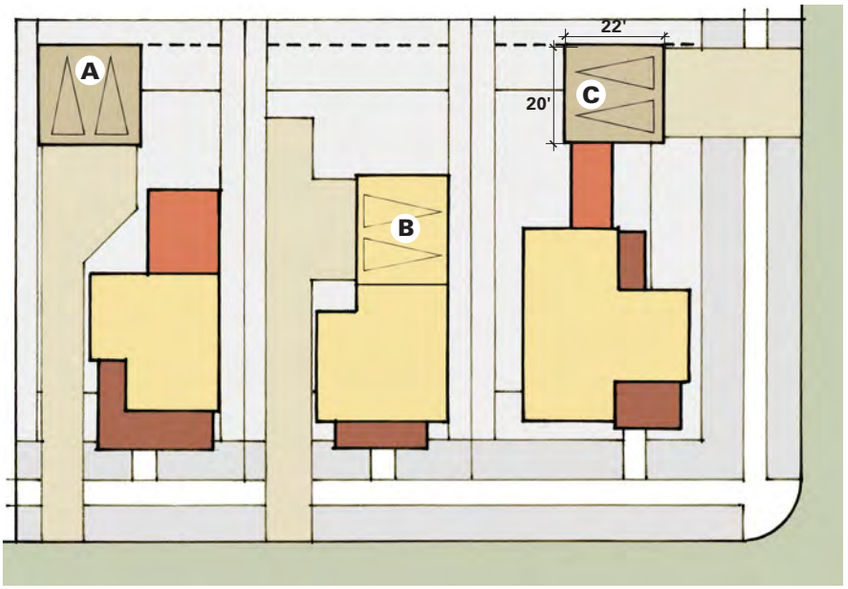
- Front Yard: 10 feet to the house
- Street Side Yard: 10 feet to the house and garage
- Side Yard: 5 feet to the house and garage
- Rear Yard: a minimum of 10 feet to the house; 5 feet to the garage (5 feet maximum to the garage encouraged on corner lots)

FACADE ZONE

- Not used

ENCROACHMENTS INTO SETBACKS

- Porches: 5 feet into front yard and street side setbacks only
- Balconies: 5 feet into front yard and street side setbacks only
- Bay Windows: 2 feet into front yard and street side setbacks only
- Fireplaces: 2 feet into street side setbacks only
- Anything above the first floor ceiling, including cantilevers, carport roofs, trellis canopies, and habitable space: 2 feet into rear yard setback only
- Air Conditioning Units: 4 feet into the street side and side yard setback only



Elements of the House

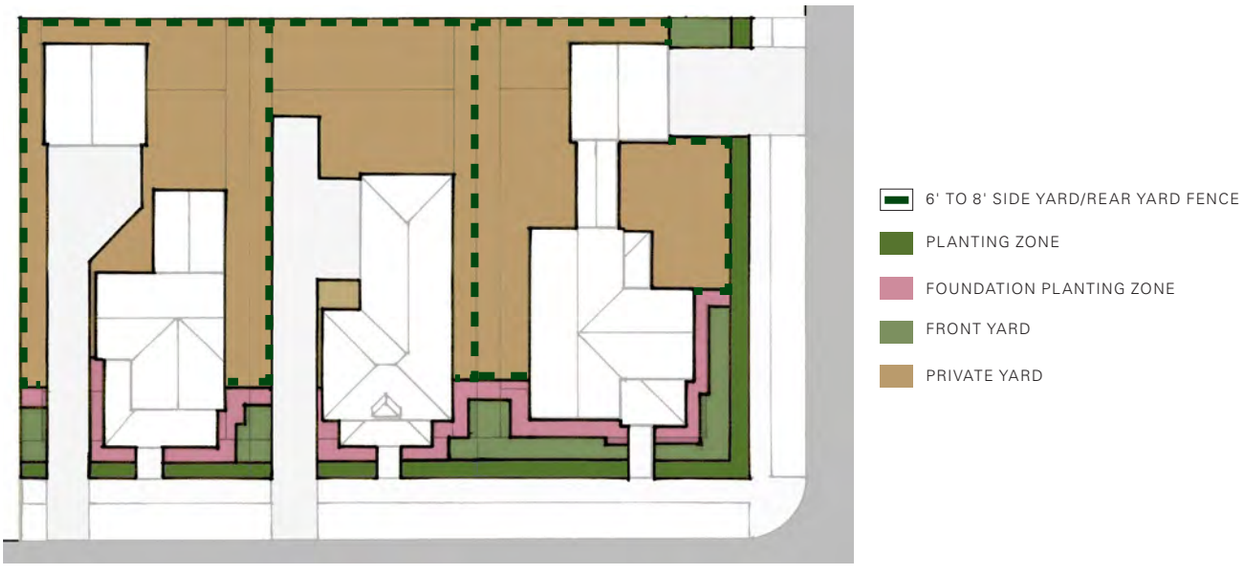
PERMITTED GARAGE TYPES

- Detached (C)
- Semi-attached (A)
- Attached
- Tuck-under (B)
- Tandem

GARAGE REQUIREMENTS

- Minimum 2 off-street parking spaces; minimum two-car garage required; three-car garage permitted if third garage door is set back from the facade
- Provided parking pads shall be a minimum of 9 by 18 feet
- Wings that connect the garage and house on corner lots are encouraged to be recessed at least 4 feet from the street side elevation

55-FOOT LOT : FRONT-LOADED



Yard Requirements

FENCE REQUIREMENTS

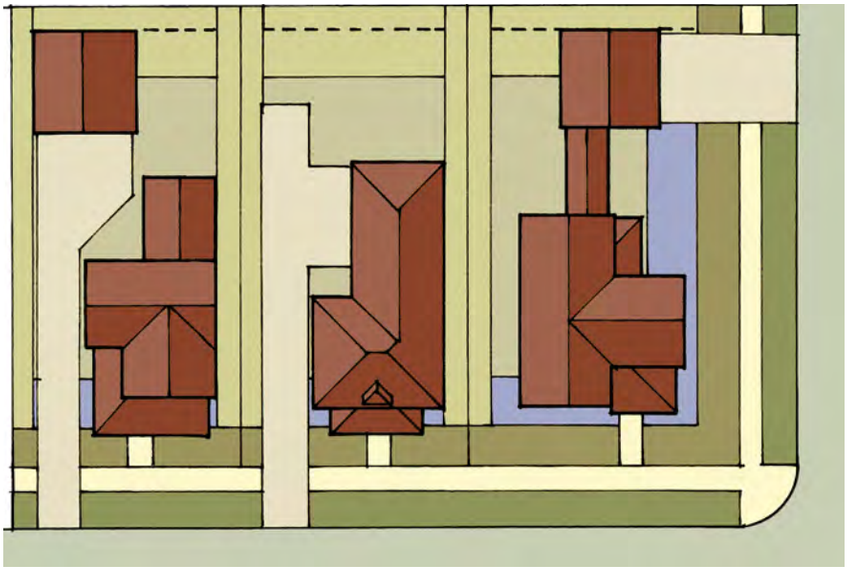
- Front yard fencing is permitted in accordance with the Modified Specific Plan
- Side and rear yard fencing is encouraged for privacy
- Street side fencing is permitted on rear half of lot only
- Maximum height of side yard and rear yard fencing: 8 feet (6 feet preferred)
- Minimum of top 1 foot of 6-foot fences or top 1 foot 4 inches of 8-foot fences facing streets and/or public space requires lattice

FENCE SETBACKS

- Rear Yard: 0 feet
- Side Yard: 5 feet from front facade of house (porch excluded)
- Street Side: 5 feet from walk

LANDSCAPE

- Landscaping is required in all areas, except driveways and walk-ways, not enclosed with a fence
- Foundation planting is required against buildings or fences facing streets
- Plants other than grass are encouraged along public rights-of-way in the Planting Zone



General Requirements

PLAN MINIMUM

- Product types should contain significant variation in floor plan, massing, and garage type
- Number of floor plans developed based upon number of units developed:
  - 30 or fewer lots = 1 floor plan
  - 31 to 50 lots = 2 floor plans
  - 51 or more lots = 3 floor plans

ELEVATION PER PLAN MINIMUM

- Elevation variation should be manifest in the massing, roof form, primary materials, window and porch design, and color
- Elevations may not be repeated on a block face or opposing block face without material, color or trim variation
- Number of elevations developed based upon number of lots developed:
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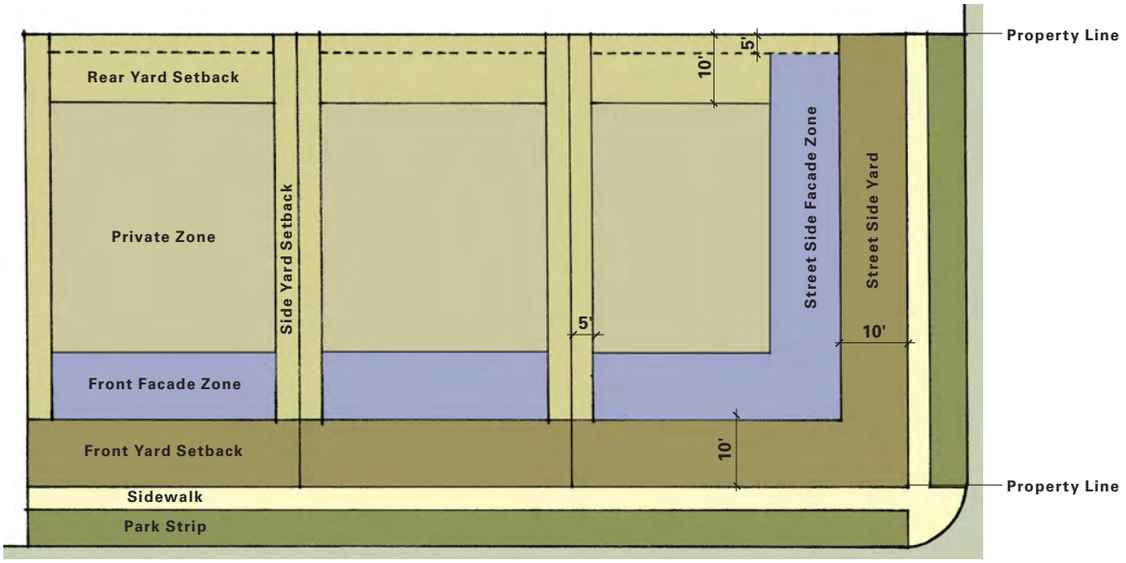
  - 51 or more lots = 3 elevations
- Each elevation is encouraged to have at least one alternative option for each of the following:
  - exterior siding material
  - exterior trim
  - porch
  - porch hand rail

GENERAL REQUIREMENTS

- Maximum of three houses of the same style may be located next to each other
- Identical houses (defined as having the same front facade) may not be located on adjacent lots

60-FOOT LOT : REAR-LOADED



Lot Zones and Setbacks

LOT SIZE (APPROXIMATE)

- Interior Lot Width: 60–65 feet
- Corner Lot Width: Increased by 5–10 feet
- Lot Depth: Variable

MINIMUM HOUSE SETBACKS

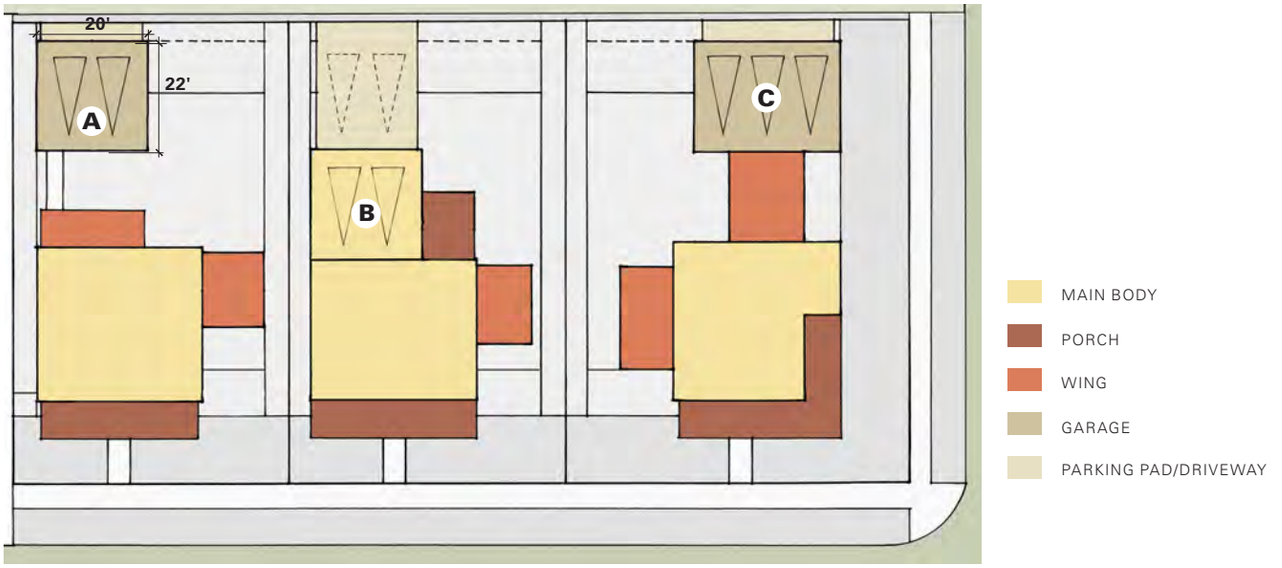
- Front Yard: 10 feet to the house
- Street Side Yard: 10 feet to the house and garage
- Side Yard: 5 feet to the house and garage
- Rear Yard: 10 feet to the house; 5 feet to the garage (5 feet maximum to the garage encouraged on corner lots)

FACADE ZONE

- Not used

ENCROACHMENTS INTO SETBACKS

- Porches: 5 feet into front yard and street side setbacks only
- Balconies: 5 feet into front yard and street side setbacks only
- Bay Windows: 2 feet into front yard and street side setbacks only
- Fireplaces: 2 feet into street side setbacks only
- Anything above the first floor ceiling, including cantilevers, carport roofs, trellis canopies, and habitable space: 2 feet into rear yard setback only
- Air Conditioning Units: 4 feet into the street side and side yard setback only



Elements of the House

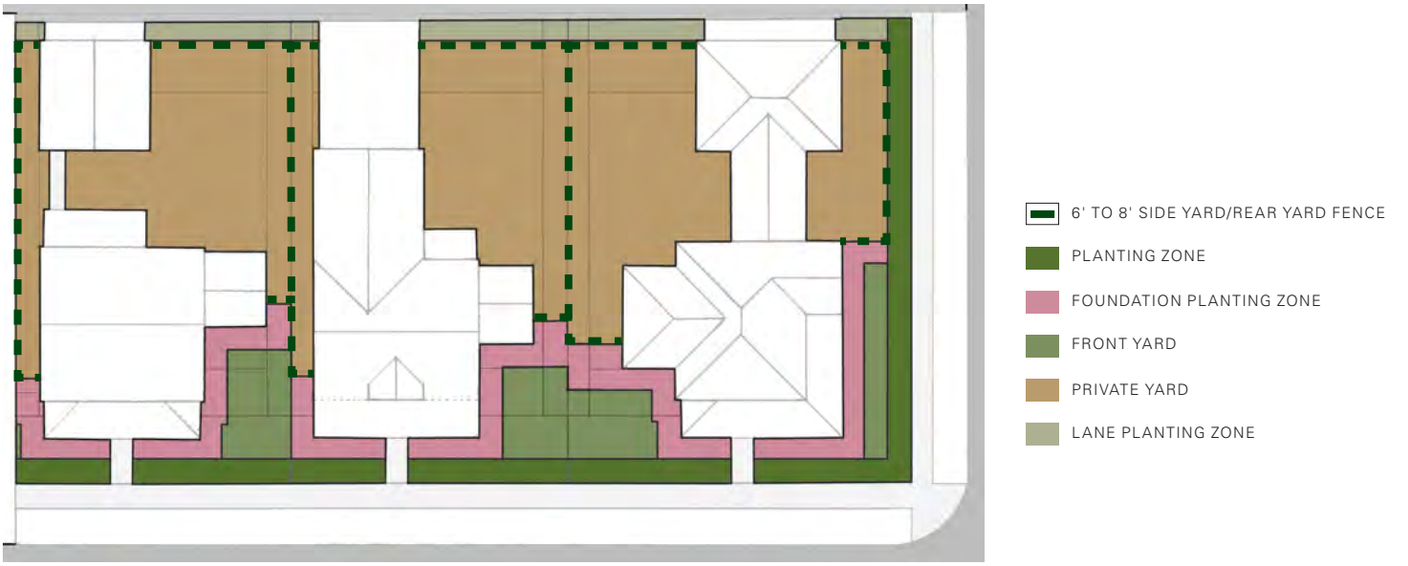
PERMITTED GARAGE TYPES

- Detached (A)
- Semi-attached (C)
- Attached
- Tuck-under (B)
- Tandem

GARAGE REQUIREMENTS

- Minimum 2 off-street parking spaces; minimum two-car garage required; three-car garage permitted
- Single parking pad permitted adjacent to garage (except on street side of corner lots)
- Provided parking pads shall be a minimum of 9 by 18 feet
- Garage doors shall not face streets
- Wings that connect the garage and house on corner lots are encouraged to be recessed at least 4 feet from the street side elevation

60-FOOT LOT : REAR-LOADED



Yard Requirements

FENCE REQUIREMENTS

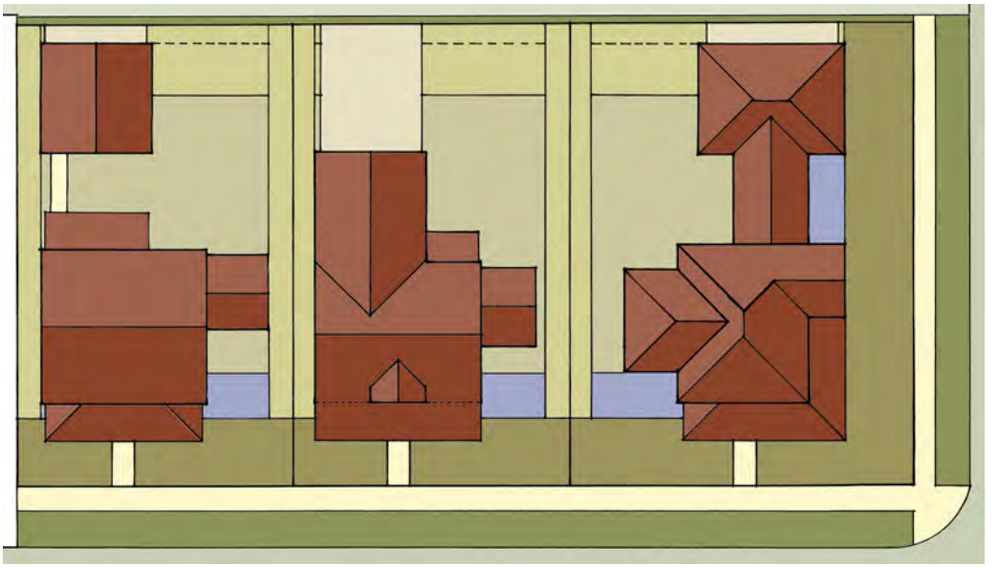
- Front yard fencing is permitted in accordance with the Modified Specific Plan
- Side and rear yard fencing is encouraged for privacy
- Street side fencing is permitted on rear half of lot only
- Maximum height of side yard and rear yard fencing: 8 feet (6 feet preferred)
- Minimum of top 1 foot of 6-foot fences or top 1 foot 4 inches of 8-foot fences facing streets and/or public space requires lattice

FENCE SETBACKS

- Rear Yard: 0 feet
- Side Yard: 5 feet from front facade of house (porch excluded)
- Street Side: 5 feet from walk

LANDSCAPE

- Landscaping is required in all areas, except driveways and walk-ways, not enclosed with a fence
- Foundation planting is required against buildings or fences facing streets
- Plants other than grass are encouraged along public rights-of-way in the Planting Zone



General Requirements

PLAN MINIMUM

- Product types should contain significant variation in floor plan, massing, and garage type
- Number of floor plans developed based upon number of units developed:
  - 30 or fewer lots = 1 floor plan
  - 31 to 50 lots = 2 floor plans
  - 51 or more lots = 3 floor plans

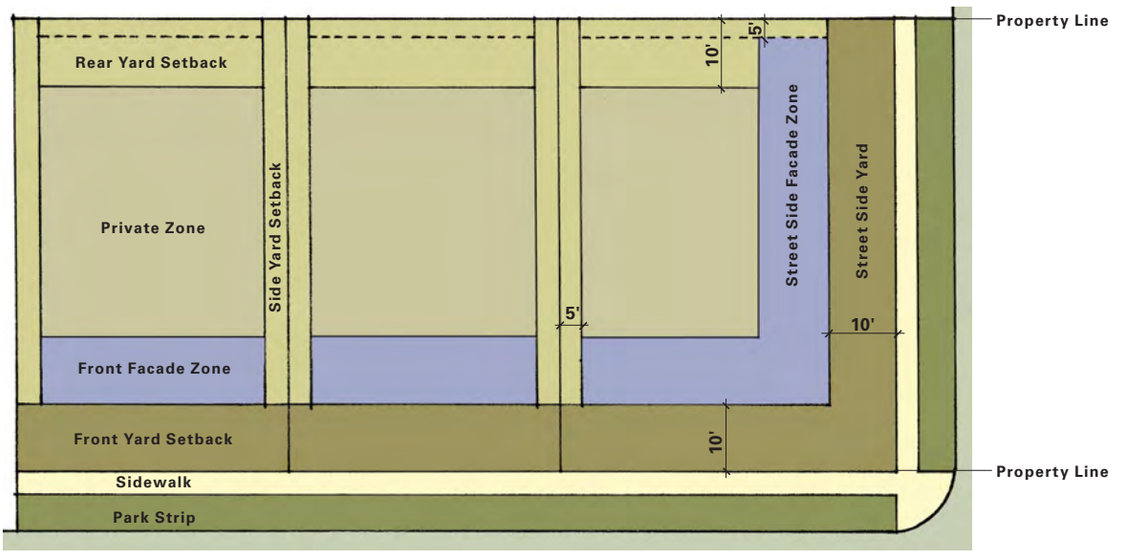
ELEVATION PER PLAN MINIMUM

- Elevation variation should be manifest in the massing, roof form, primary materials, window and porch design, and color
- Elevations may not be repeated on a block face or opposing block face without material, color or trim variation
- Number of elevations developed based upon number of lots developed:
  - 30 or fewer lots = 2 elevations
  - 31 to 50 lots = 2 elevations
  - 51 or more lots = 3 elevations
- Each elevation is encouraged to have at least one alternative option for each of the following:
  - exterior siding material
  - exterior trim
  - porch
  - porch hand rail

GENERAL REQUIREMENTS

- Maximum of three houses of the same style may be located next to each other
- Identical houses (defined as having the same front facade) may not be located on adjacent lots

60-FOOT LOT : FRONT-LOADED



Lot Zones and Setbacks

LOT SIZE (APPROXIMATE)

- Interior Lot Width: 60–65 feet
- Corner Lot Width: Increased by 5–10 feet
- Lot Depth: Variable

MINIMUM HOUSE SETBACKS

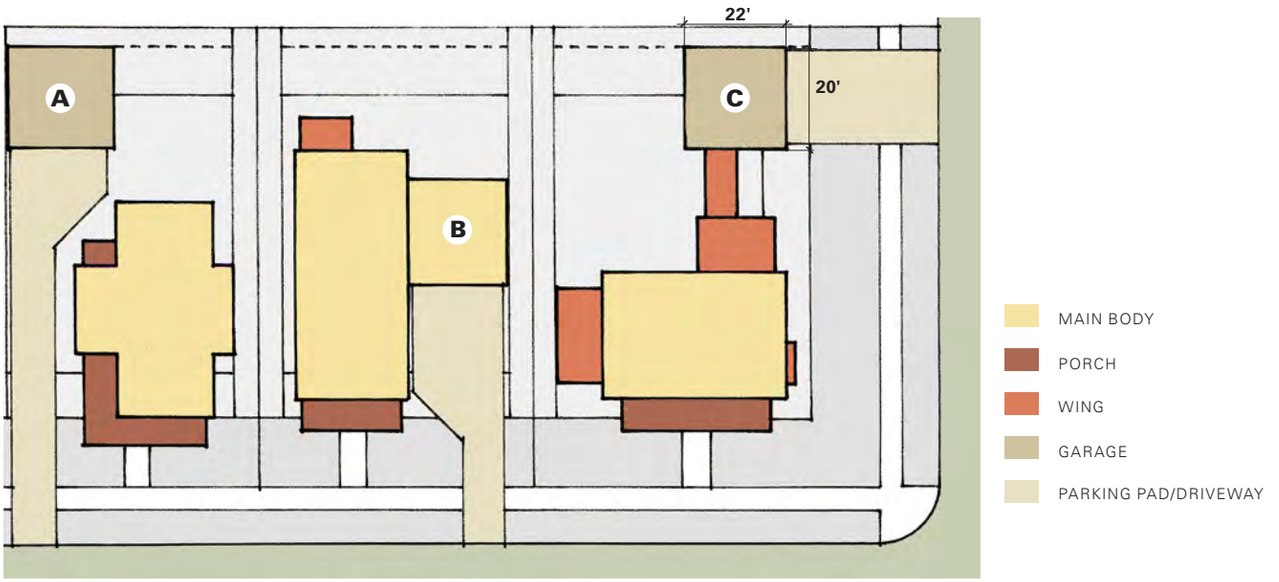
- Front Yard: 10 feet to the house
- Street Side Yard: 10 feet to the house and garage
- Side Yard: 5 feet to the house and garage
- Rear Yard: a minimum of 10 feet to the house; 5 feet to the garage (5 feet maximum to the garage encouraged on corner lots)

FACADE ZONE

- Not used

ENCROACHMENTS INTO SETBACKS

- Porches: 5 feet into front yard and street side setbacks only
- Balconies: 5 feet into front yard and street side setbacks only
- Bay Windows: 2 feet into front yard and street side setbacks only
- Fireplaces: 2 feet into street side setbacks only
- Air Conditioning Units: 4 feet into the street side and side yard setback only



Elements of the House

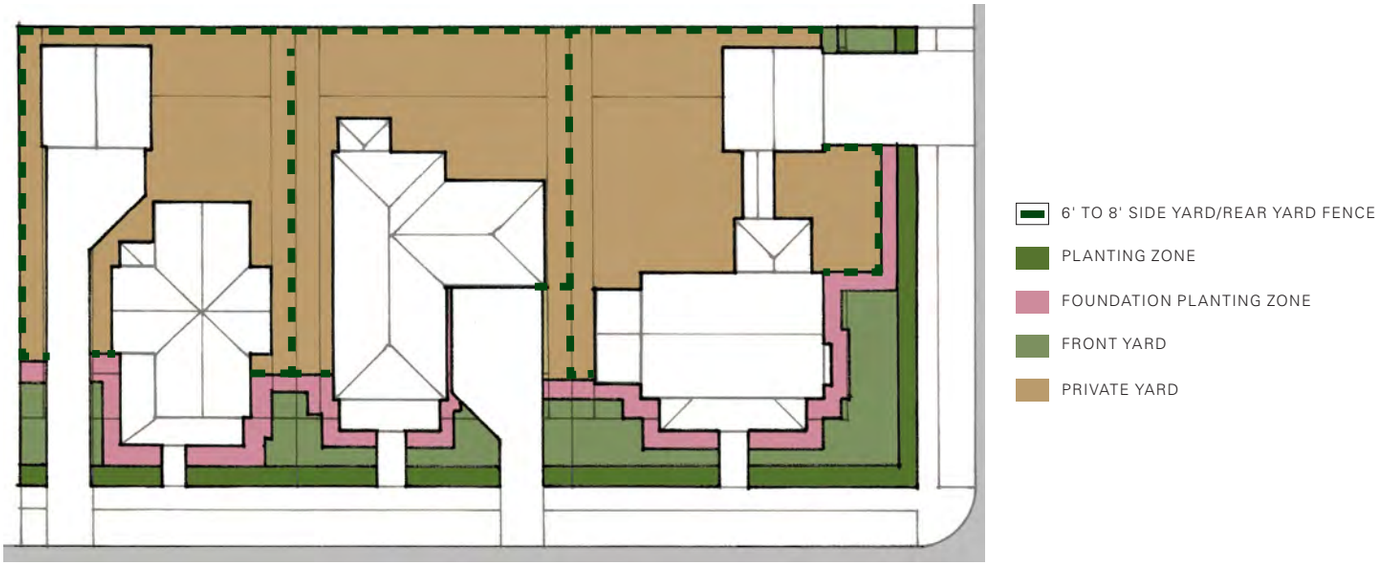
PERMITTED GARAGE TYPES

- Detached (A)
- Semi-attached (C)
- Attached
- Tuck-under (B)
- Tandem

GARAGE REQUIREMENTS

- Minimum 2 off-street parking spaces; minimum two-car garage required; three-car garage permitted
- Maximum two-car garage may face street side
- Street-loaded garages may be a maximum of 45% of the street facing facade
- Wings that connect the garage and house on corner lots are encouraged to be recessed at least 4 feet from the street side house elevation

60-FOOT LOT : FRONT-LOADED



Yard Requirements

FENCE REQUIREMENTS

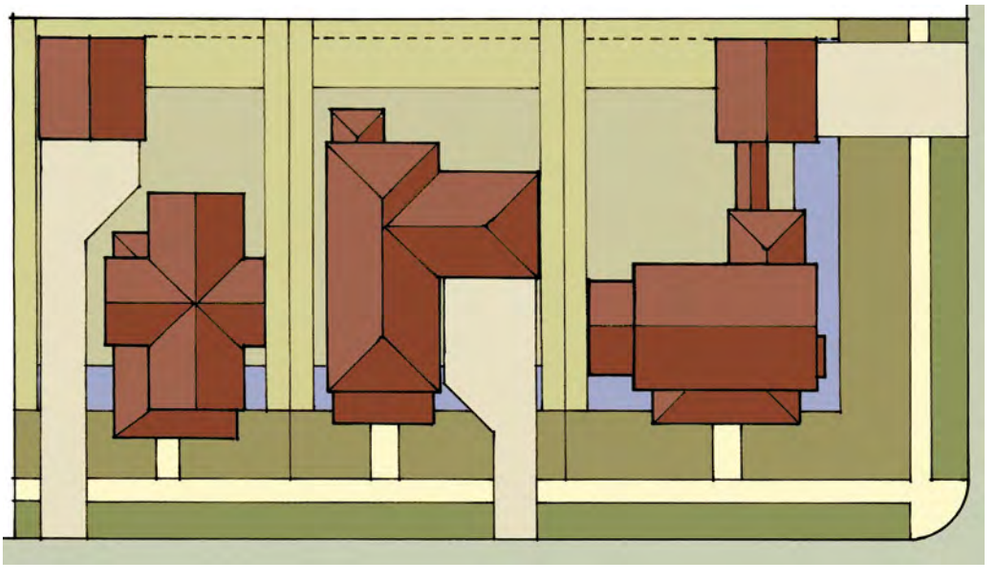
- Front yard fencing is permitted in accordance with the Modified Specific Plan
- Side and rear yard fencing is encouraged for privacy
- Street side fencing is permitted on rear half of lot only
- Maximum height of side yard and rear yard fencing: 8 feet (6 feet preferred)
- Minimum of top 1 foot of 6-foot fences or top 1 foot 4 inches of 8-foot fences facing streets and/or public space requires lattice

FENCE SETBACKS

- Rear Yard: 0 feet
- Side Yard: 5 feet from front facade of house (porch excluded)
- Street Side: 5 feet from walk

LANDSCAPE

- Landscaping is required in all areas, except driveways and walk-ways, not enclosed with a fence
- Foundation planting is required against buildings or fences facing streets
- Plants other than grass are encouraged along public rights-of-way in the Planting Zone



General Requirements

PLAN MINIMUM

» Product types should contain significant variation in floor plan, massing, and garage type

» Number of floor plans developed based upon number of units developed:
  › 30 or fewer lots = 1 floor plan
  › 31 to 50 lots = 2 floor plans
  › 51 or more lots = 3 floor plans

ELEVATION PER PLAN MINIMUM

» Elevation variation should be manifest in the massing, roof form, primary materials, window and porch design, and color

» Elevations may not be repeated on a block face or opposing block face without material, color or trim variation

» Number of elevations developed based upon number of lots developed:
  › 30 or fewer lots = 2 elevations
  › 31 to 50 lots = 2 elevations
  › 51 or more lots = 3 elevations

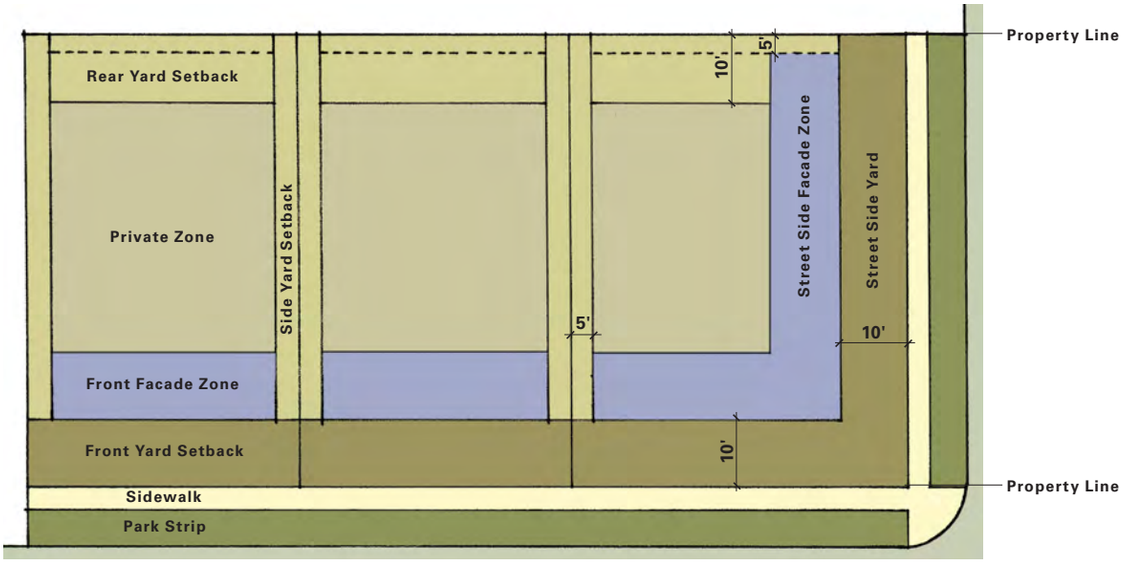
» Each elevation is encouraged to have at least one alternative option for each of the following:
  › exterior siding material
  › exterior trim
  › porch
  › porch hand rail

GENERAL REQUIREMENTS

» Maximum of three houses of the same style may be located next to each other

» Identical houses (defined as having the same front facade) may not be located on adjacent lots

65-FOOT LOT : REAR-LOADED



Lot Zones and Setbacks

LOT SIZE (APPROXIMATE)

- Interior Lot Width: 65–70 feet
- Corner Lot Width: Increased by 5–10 feet
- Lot Depth: Variable

MINIMUM HOUSE SETBACKS

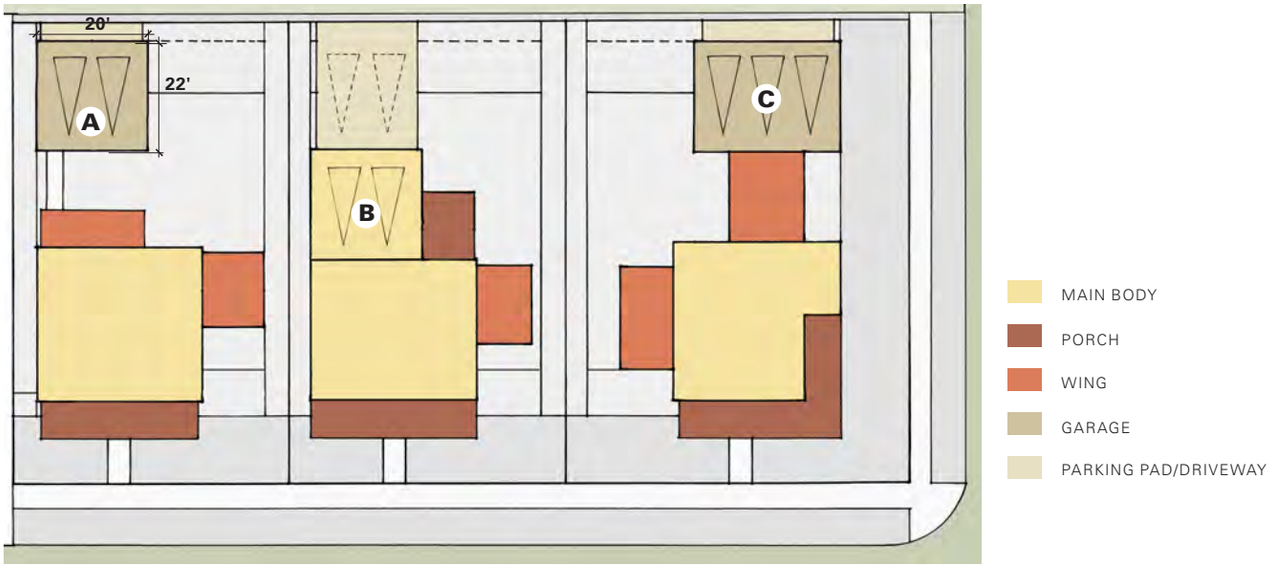
- Front Yard: 10 feet to the house
- Street Side Yard: 10 feet to the house and garage
- Side Yard: 5 feet to the house and garage
- Rear Yard: 10 feet to the house; 5 feet to the garage (5 feet maximum to the garage encouraged on corner lots)

FACADE ZONE

- Not used

ENCROACHMENTS INTO SETBACKS

- Porches: 5 feet into front yard and street side setbacks only
- Balconies: 5 feet into front yard and street side setbacks only
- Bay Windows: 2 feet into front yard and street side setbacks only
- Fireplaces: 2 feet into street side setbacks only
- Anything above the first floor ceiling, including cantilevers, carport roofs, trellis canopies, and habitable space: 2 feet into rear yard setback only
- Air Conditioning Units: 4 feet into the street side and side yard setback only



Elements of the House

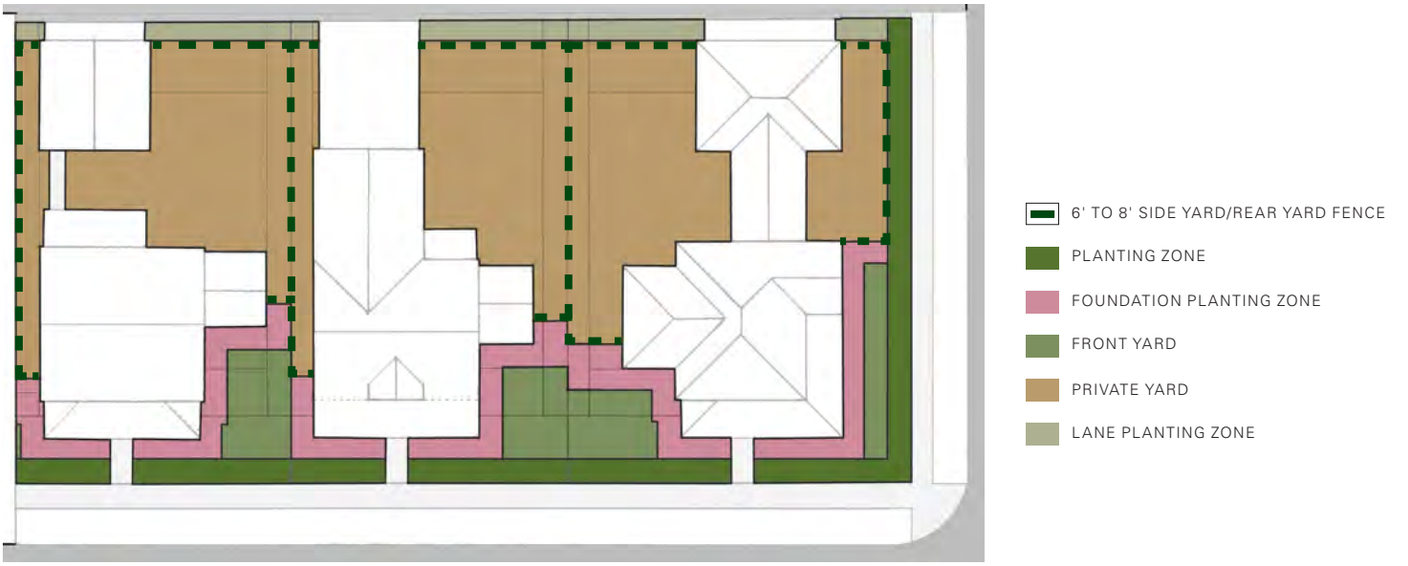
PERMITTED GARAGE TYPES

- Detached (A)
- Semi-attached (C)
- Attached
- Tuck-under (B)
- Tandem

GARAGE REQUIREMENTS

- Minimum 2 off-street parking spaces; minimum two-car garage required; three-car garage permitted
- Single parking pad permitted adjacent to garage (except on street side of corner lots)
- Provided parking pads shall be a minimum of 9 by 18 feet
- Garage doors shall not face streets
- Wings that connect the garage and house on corner lots are encouraged to be recessed at least 4 feet from the street side elevation

65-FOOT LOT : REAR-LOADED



Yard Requirements

FENCE REQUIREMENTS

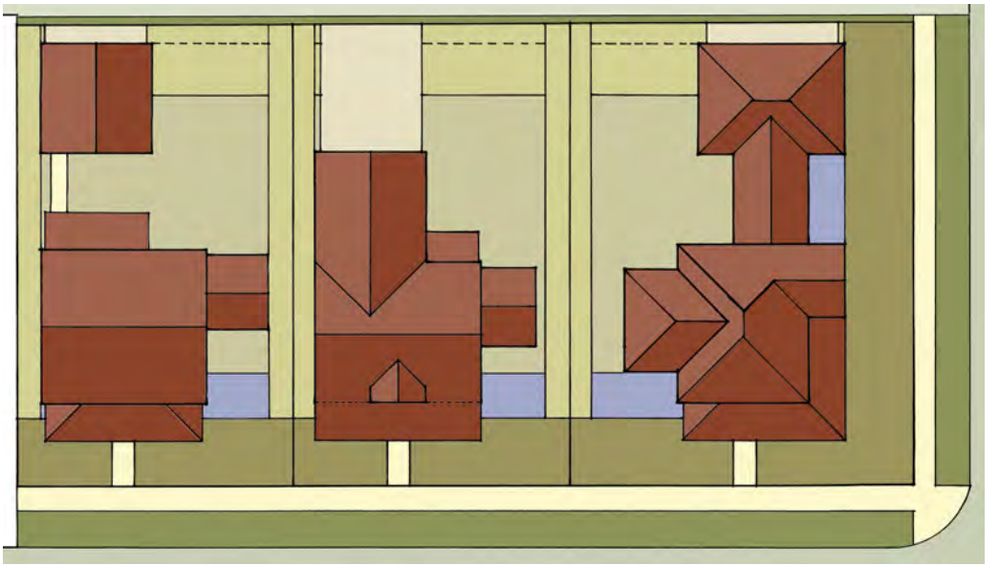
- Front yard fencing is permitted in accordance with the Modified Specific Plan
- Side and rear yard fencing is encouraged for privacy
- Street side fencing is permitted on rear half of lot only
- Maximum height of side yard and rear yard fencing: 8 feet (6 feet preferred)
- Minimum of top 1 foot of 6-foot fences or top 1 foot 4 inches of 8-foot fences facing streets and/or public space requires lattice

FENCE SETBACKS

- Rear Yard: 0 feet
- Side Yard: 5 feet from front facade of house (porch excluded)
- Street Side: 5 feet from walk

LANDSCAPE

- Landscaping is required in all areas, except driveways and walk-ways, not enclosed with a fence
- Foundation planting is required against buildings or fences facing streets
- Plants other than grass are encouraged along public rights-of-way in the Planting Zone



General Requirements

PLAN MINIMUM

» Product types should contain significant variation in floor plan, massing, and garage type

» Number of floor plans developed based upon number of units developed:
  › 30 or fewer lots = 1 floor plan
  › 31 to 50 lots = 2 floor plans
  › 51 or more lots = 3 floor plans

ELEVATION PER PLAN MINIMUM

» Elevation variation should be manifest in the massing, roof form, primary materials, window and porch design, and color

» Elevations may not be repeated on a block face or opposing block face without material, color or trim variation

» Number of elevations developed based upon number of lots developed:
  › 30 or fewer lots = 2 elevations
  › 31 to 50 lots = 2 elevations
  › 51 or more lots = 3 elevations

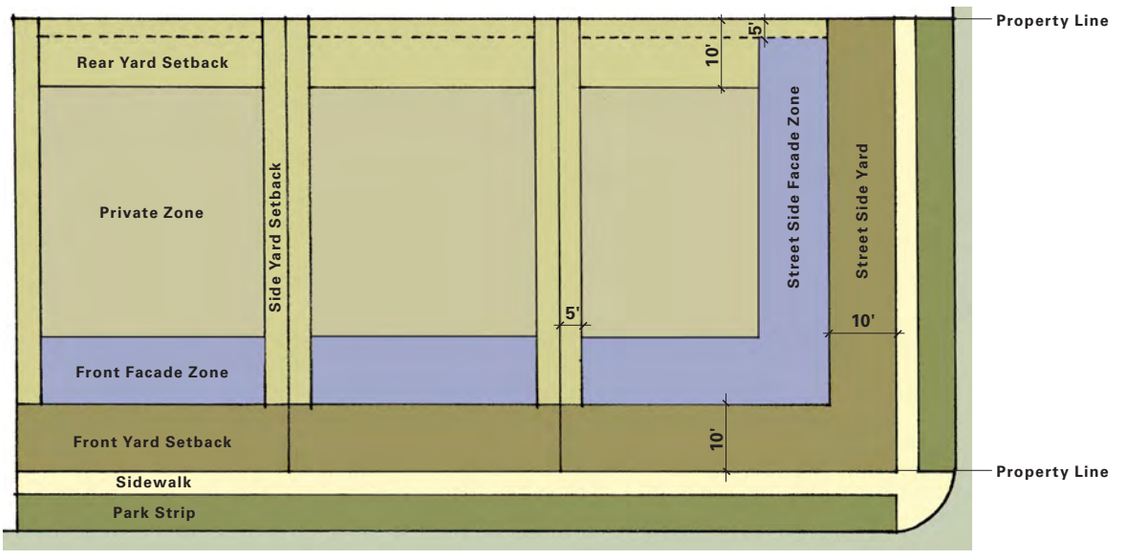
» Each elevation is encouraged to have at least one alternative option for each of the following:
  › exterior siding material
  › exterior trim
  › porch
  › porch hand rail

GENERAL REQUIREMENTS

» Maximum of three houses of the same style may be located next to each other

» Identical houses (defined as having the same front facade) may not be located on adjacent lots

65-FOOT LOT : FRONT-LOADED



Lot Zones and Setbacks

LOT SIZE (APPROXIMATE)

- Interior Lot Width: 65–70 feet
- Corner Lot Width: Increased by 5–10 feet
- Lot Depth: Variable

MINIMUM HOUSE SETBACKS

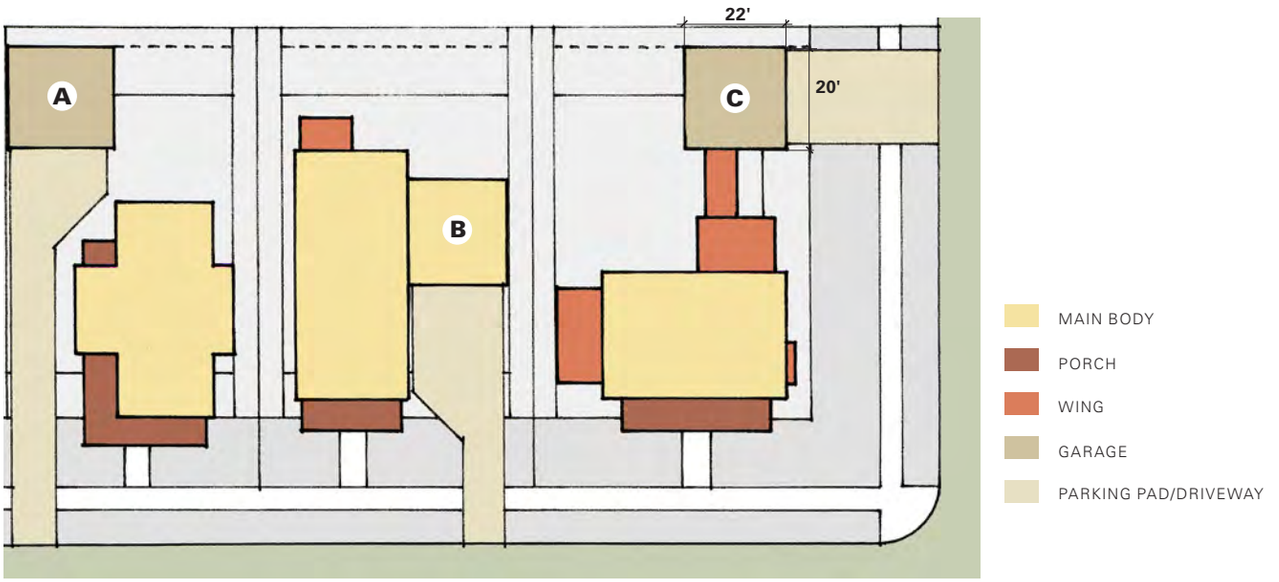
- Front Yard: 10 feet to the house
- Street Side Yard: 10 feet to the house and garage
- Side Yard: 5 feet to the house and garage
- Rear Yard: a minimum of 10 feet to the house; 5 feet to the garage (5 feet maximum to the garage encouraged on corner lots)

FACADE ZONE

- Not used

ENCROACHMENTS INTO SETBACKS

- Porches: 5 feet into front yard and street side setbacks only
- Balconies: 5 feet into front yard and street side setbacks only
- Bay Windows: 2 feet into front yard and street side setbacks only
- Fireplaces: 2 feet into street side setbacks only
- Air Conditioning Units: 4 feet into the street side and side yard setback only



Elements of the House

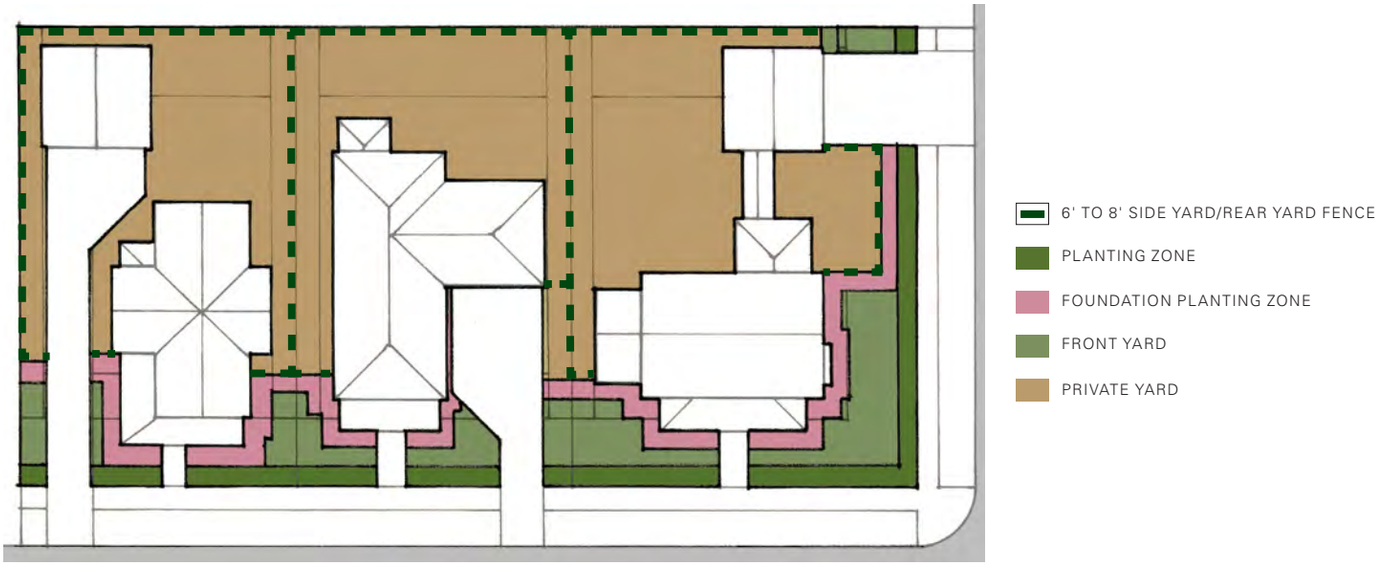
PERMITTED GARAGE TYPES

- Detached (A)
- Semi-attached (C)
- Attached
- Tuck-under (B)
- Tandem

GARAGE REQUIREMENTS

- Minimum 2 off-street parking spaces; minimum two-car garage required; three-car garage permitted
- Maximum two-car garage may face street side
- Street-loaded garages may be a maximum of 45% of the street facing facade
- Wings that connect the garage and house on corner lots are encouraged to be recessed at least 4 feet from the street side house elevation

65-FOOT LOT : FRONT-LOADED



Yard Requirements

FENCE REQUIREMENTS

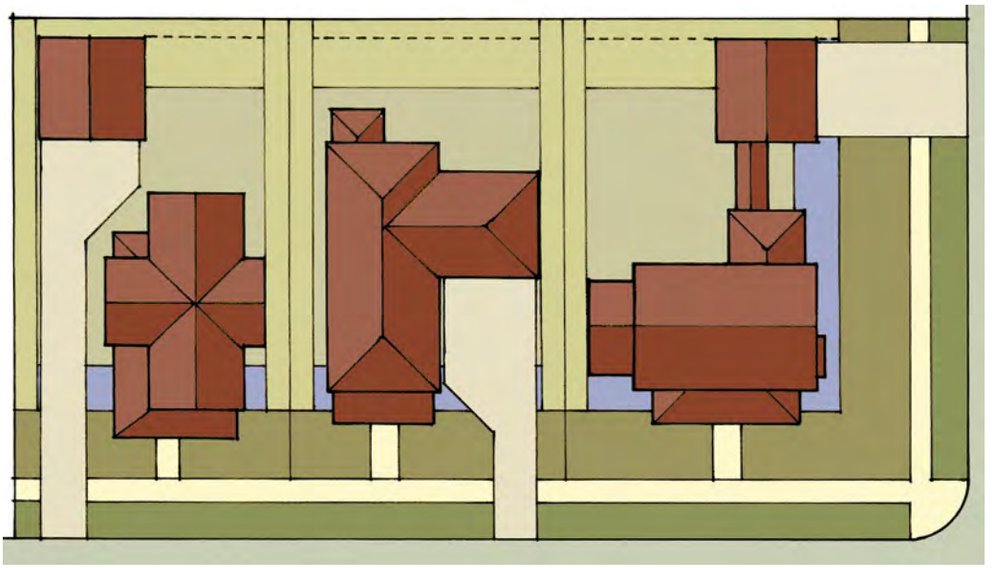
- Front yard fencing is permitted in accordance with the Modified Specific Plan
- Side and rear yard fencing is encouraged for privacy
- Street side fencing is permitted on rear half of lot only
- Maximum height of side yard and rear yard fencing: 8 feet (6 feet preferred)
- Minimum of top 1 foot of 6-foot fences or top 1 foot 4 inches of 8-foot fences facing streets and/or public space requires lattice

FENCE SETBACKS

- Rear Yard: 0 feet
- Side Yard: 5 feet from front facade of house (porch excluded)
- Street Side: 5 feet from walk

LANDSCAPE

- Landscaping is required in all areas, except driveways and walk-ways, not enclosed with a fence
- Foundation planting is required against buildings or fences facing streets
- Plants other than grass are encouraged along public rights-of-way in the Planting Zone



General Requirements

PLAN MINIMUM

- Product types should contain significant variation in floor plan, massing, and garage type
- Number of floor plans developed based upon number of units developed:
  - 30 or fewer lots = 1 floor plan
  - 31 to 50 lots = 2 floor plans
  - 51 or more lots = 3 floor plans

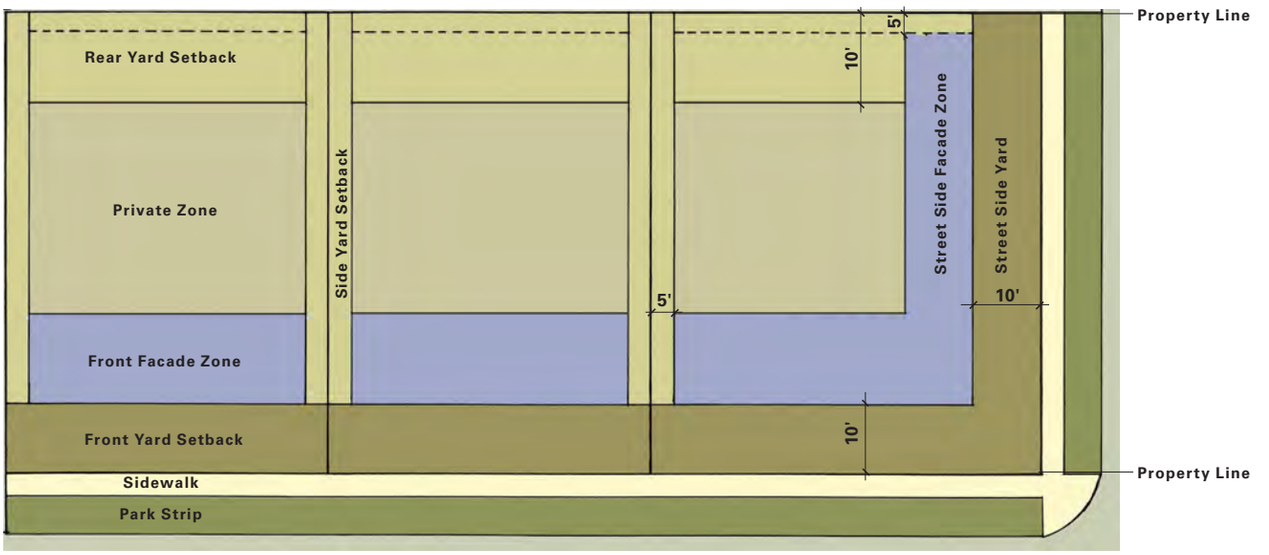
ELEVATION PER PLAN MINIMUM

- Elevation variation should be manifest in the massing, roof form, primary materials, window and porch design, and color
- Elevations may not be repeated on a block face or opposing block face without material, color or trim variation
- Number of elevations developed based upon number of lots developed:
  - 30 or fewer lots = 2 elevations
  - 31 to 50 lots = 2 elevations
  - 51 or more lots = 3 elevations
- Each elevation is encouraged to have at least one alternative option for each of the following:
  - exterior siding material
  - exterior trim
  - porch
  - porch hand rail

GENERAL REQUIREMENTS

- Maximum of three houses of the same style may be located next to each other
- Identical houses (defined as having the same front facade) may not be located on adjacent lots

70-FOOT LOT : FRONT-LOADED



Lot Zones and Setbacks

LOT SIZE (APPROXIMATE)

- Interior Lot Width: 70–80 feet
- Corner Lot Width: Increased by 5–10 feet
- Lot Depth: Variable

MINIMUM HOUSE SETBACKS

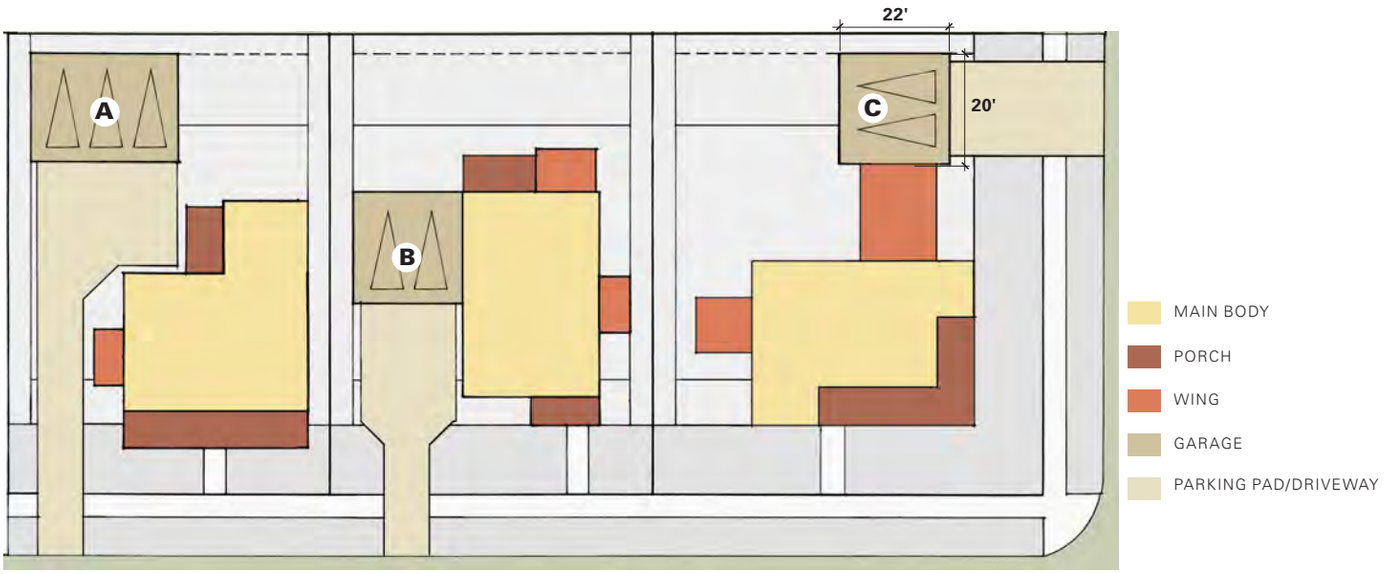
- Front Yard: 10 feet to the house; 5 feet behind front facade to street-facing attached garage; no required setback if garage doors face side yard
- Street Side Yard: 10 feet to the house; 20 feet to the garage
- Side Yard: 5 feet to the house and garage
- Rear Yard: a minimum of 10 feet to the house; 5 feet to the garage (5 feet maximum to the garage encouraged on corner lots)

FACADE ZONE

- Not used

ENCROACHMENTS INTO SETBACKS

- Porches: 5 feet into front yard and street side setbacks only
- Balconies: 5 feet into front yard and street side setbacks only
- Bay Windows: 2 feet into front yard and street side setbacks only
- Fireplaces: 2 feet into street side setbacks only
- Air Conditioning Units: 4 feet into the street side and side yard setback only



Elements of the House

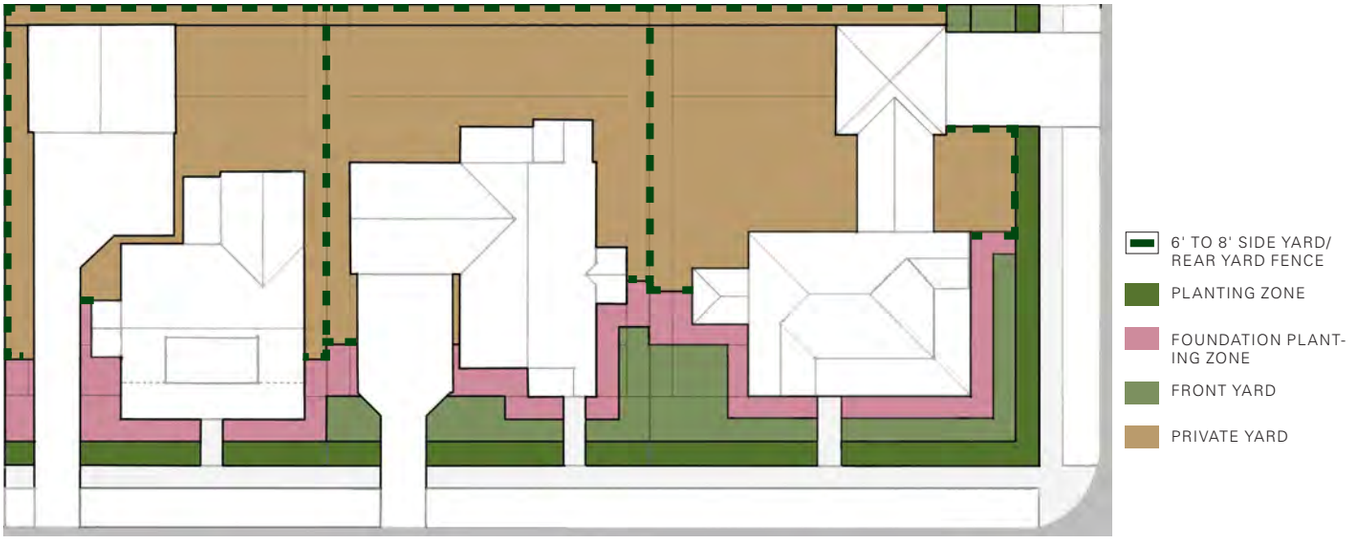
PERMITTED GARAGE TYPES

- Detached (A)
- Semi-attached (C)
- Attached (B)
- Tuck-under
- Tandem

GARAGE REQUIREMENTS

- Minimum 2 off-street parking spaces; minimum two-car garage required; three-car garage permitted
- Maximum two-car garage may face street side
- Street-loaded garages may be a maximum of 45% of the street facing facade
- Wings that connect the garage and house on corner lots are encouraged to be recessed at least 4 feet from the street side house elevation

70-FOOT LOT : FRONT-LOADED



Yard Requirements

FENCE REQUIREMENTS

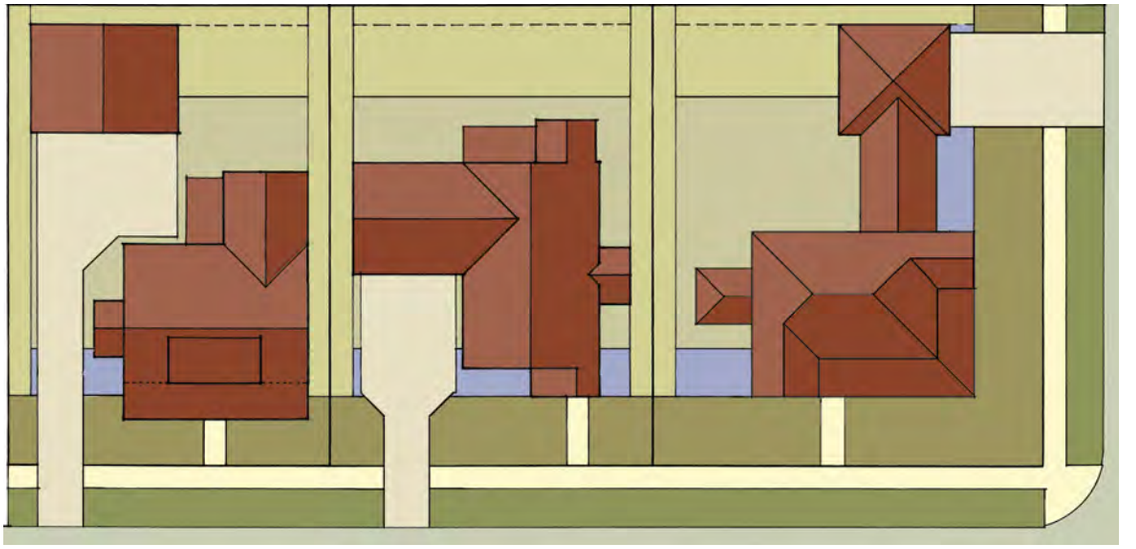
- Front yard fencing is permitted in accordance with the Modified Specific Plan
- Side and rear yard fencing is encouraged for privacy. Street side fencing is permitted on rear half of lot only
- Maximum height of side yard and rear yard fencing: 8 feet (6 feet preferred)
- Minimum of top 1 foot of 6-foot fences or top 1 foot 4 inches of 8-foot fences facing streets and/or public space requires lattice

FENCE SETBACKS

- Rear Yard: 0 feet
- Side Yard: 5 feet from front facade of house (porch excluded)
- Street Side: 5 feet from walk

LANDSCAPE

- Landscaping is required in all areas, except driveways and walk-ways, not enclosed with a fence
- Foundation planting is required against buildings or fences facing streets
- Plants other than grass are encouraged along public rights-of-way in the Planting Zone



General Requirements

PLAN MINIMUM

- Product types should contain significant variation in floor plan, massing, and garage type
- Number of floor plans developed based upon number of units developed:
  - 30 or fewer lots = 1 floor plan
  - 31 to 50 lots = 2 floor plans
  - 51 or more lots = 3 floor plans

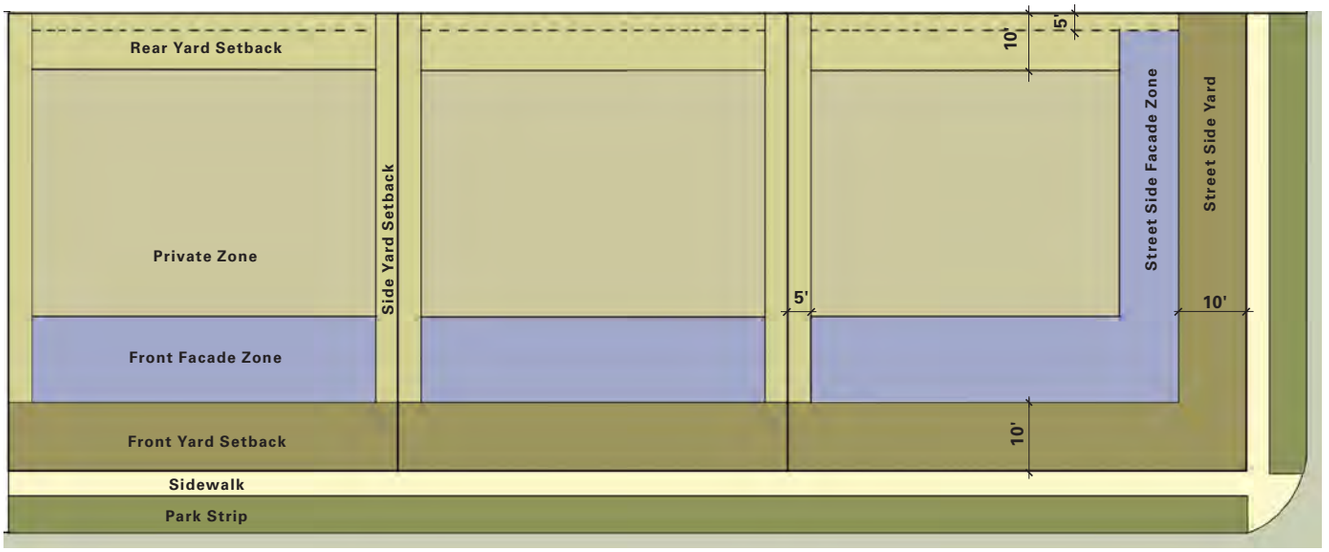
ELEVATION PER PLAN MINIMUM

- Elevation variation should be manifest in the massing, roof form, primary materials, window and porch design, and color
- Elevations may not be repeated on a block face or opposing block face without material, color or trim variation
- Number of elevations developed based upon number of lots developed:
  - 30 or fewer lots = 2 elevations
  - 31 to 50 lots = 2 elevations
  - 51 or more lots = 3 elevations
- Each elevation is encouraged to have at least one alternative option for each of the following:
  - exterior siding material
  - exterior trim
  - porch
  - porch hand rail

GENERAL REQUIREMENTS

- Maximum of three houses of the same style may be located next to each other
- Identical houses (defined as having the same front facade) may not be located on adjacent lots

80-FOOT LOT : FRONT-LOADED



Lot Zones and Setbacks

LOT SIZE (APPROXIMATE)

- Interior Lot Width: 80–100 feet
- Corner Lot Width: Increased by 5–10 feet
- Lot Depth: Variable

MINIMUM HOUSE SETBACKS

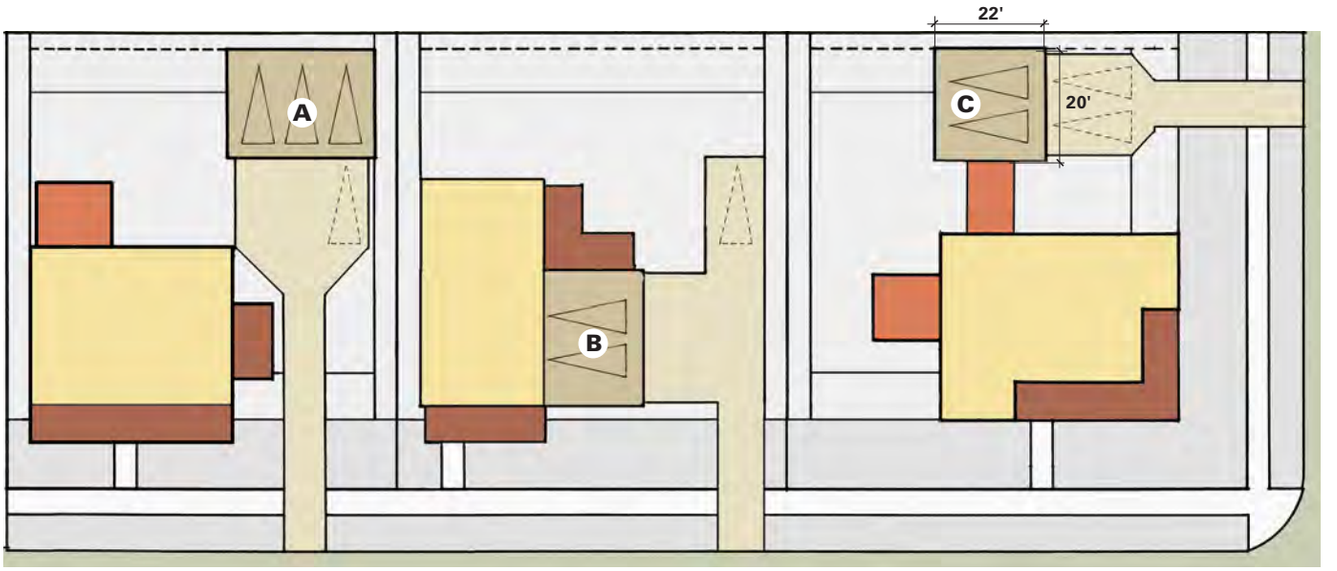
- Front Yard: 10 feet to the house; 5 feet behind front facade to street-facing attached garage; no required setback if garage doors face side yard
- Street Side Yard: 10 feet to the house; 20 feet to the garage
- Side Yard: 5 feet to the house and garage
- Rear Yard: 10 feet to the house; 5 feet to the garage (5 feet maximum to the garage encouraged on corner lots)

FACADE ZONE

- Not used

ENCROACHMENTS INTO SETBACKS

- Porches: 5 feet into front yard and street side setbacks only
- Balconies: 5 feet into front yard and street side setbacks only
- Bay Windows: 2 feet into front yard and street side setbacks only
- Fireplaces: 2 feet into street side setbacks only
- Air Conditioning Units: 4 feet into the street side and side yard setback only



Elements of the House

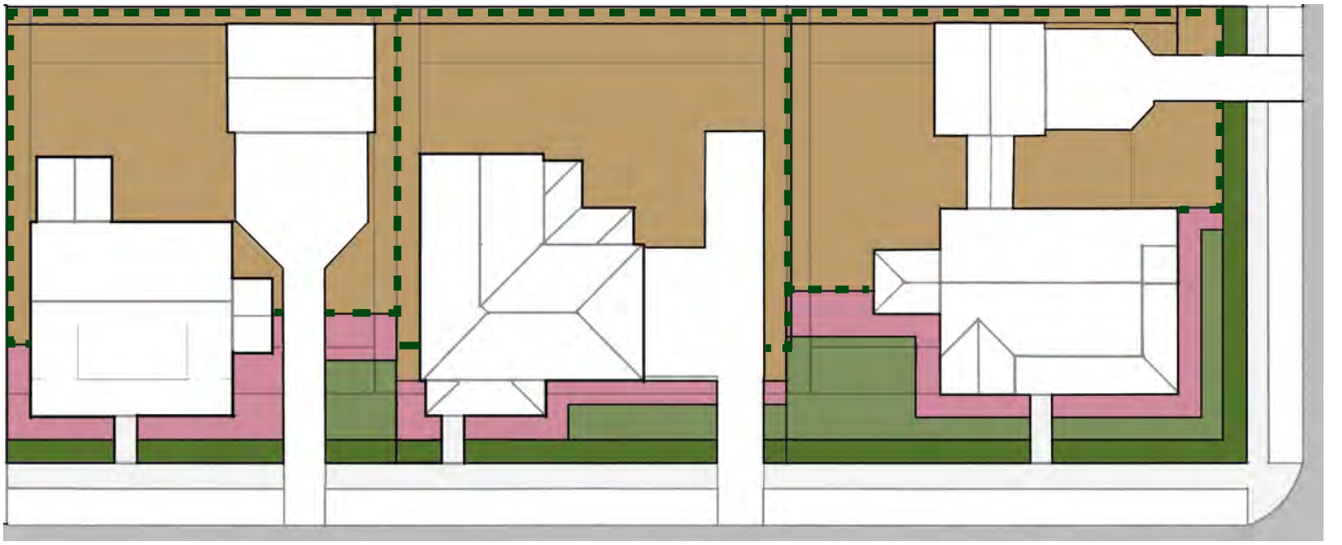
PERMITTED GARAGE TYPES

- Detached (A)
- Semi-attached (C)
- Attached (B)
- Tuck-under
- Tandem

GARAGE REQUIREMENTS

- Minimum 2 off-street parking spaces; minimum two-car garage required; three-car garage permitted
- Maximum two-car garage may face street side
- Street-loaded garages may be a maximum of 45% of the street facing facade
- Wings that connect the garage and house on corner lots are encouraged to be recessed at least 4 feet from the street side house elevation

80-FOOT LOT : FRONT-LOADED



Yard Requirements

FENCE REQUIREMENTS

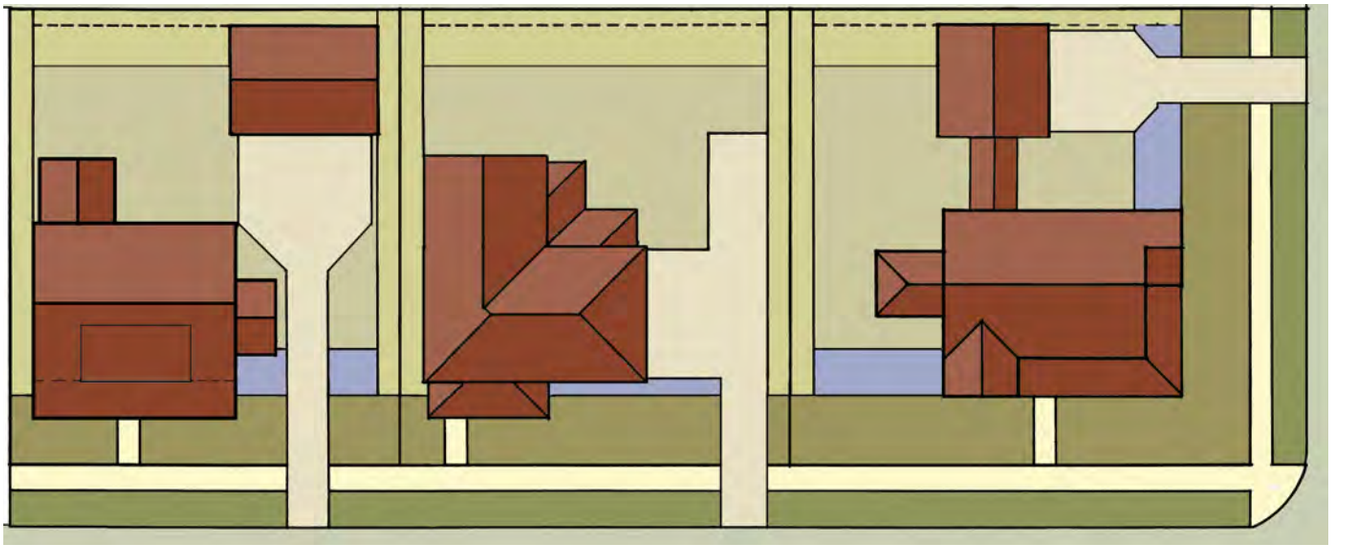
- Front yard fencing is permitted in accordance with the Modified Specific Plan
- Side and rear yard fencing is encouraged for privacy
- Street side fencing is permitted on rear half of lot only
- Maximum height of side yard and rear yard fencing: 8 feet (6 feet preferred)
- Minimum of top 1 foot of 6-foot fences or top 1 foot 4 inches of 8-foot fences facing streets and/or public space requires lattice

FENCE SETBACKS

- Rear Yard: 0 feet
- Side Yard: 5 feet from front facade of house (porch excluded)
- Street Side: 5 feet from walk

LANDSCAPE

- Landscaping is required in all areas, except driveways and walkways, not enclosed with a fence
- Foundation planting is required against buildings or fences facing streets
- Plants other than grass are encouraged along public rights-of-way in the Planting Zone



General Requirements

PLAN MINIMUM

- Product types should contain significant variation in floor plan, massing, and garage type
- Number of floor plans developed based upon number of units developed:
  - 30 or fewer lots = 1 floor plan
  - 31 to 50 lots = 2 floor plans
  - 51 or more lots = 3 floor plans

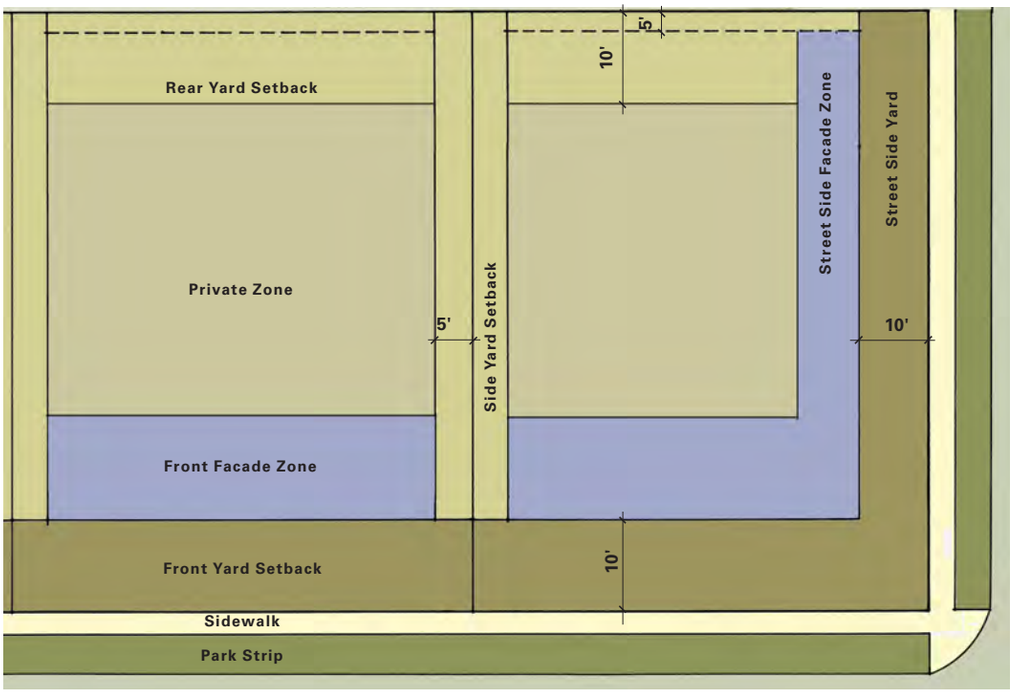
ELEVATION PER PLAN MINIMUM

- Elevation variation should be manifest in the massing, roof form, primary materials, window and porch design, and color
- Elevations may not be repeated on a block face or opposing block face without material, color or trim variation
- Number of elevations developed based upon number of lots developed:
  - 30 or fewer lots = 2 elevations
  - 31 to 50 lots = 2 elevations
  - 51 or more lots = 3 elevations
- Each elevation is encouraged to have at least one alternative option for each of the following:
  - exterior siding material
  - exterior trim
  - porch
  - porch hand rail

GENERAL REQUIREMENTS

- Maximum of three houses of the same style may be located next to each other
- Identical houses (defined as having the same front facade) may not be located on adjacent lots

100-FOOT LOT : FRONT-LOADED



Lot Zones and Setbacks

LOT SIZE (APPROXIMATE)

- Lot Width: 100–110 feet
- Lot Depth: Variable

MINIMUM HOUSE SETBACKS

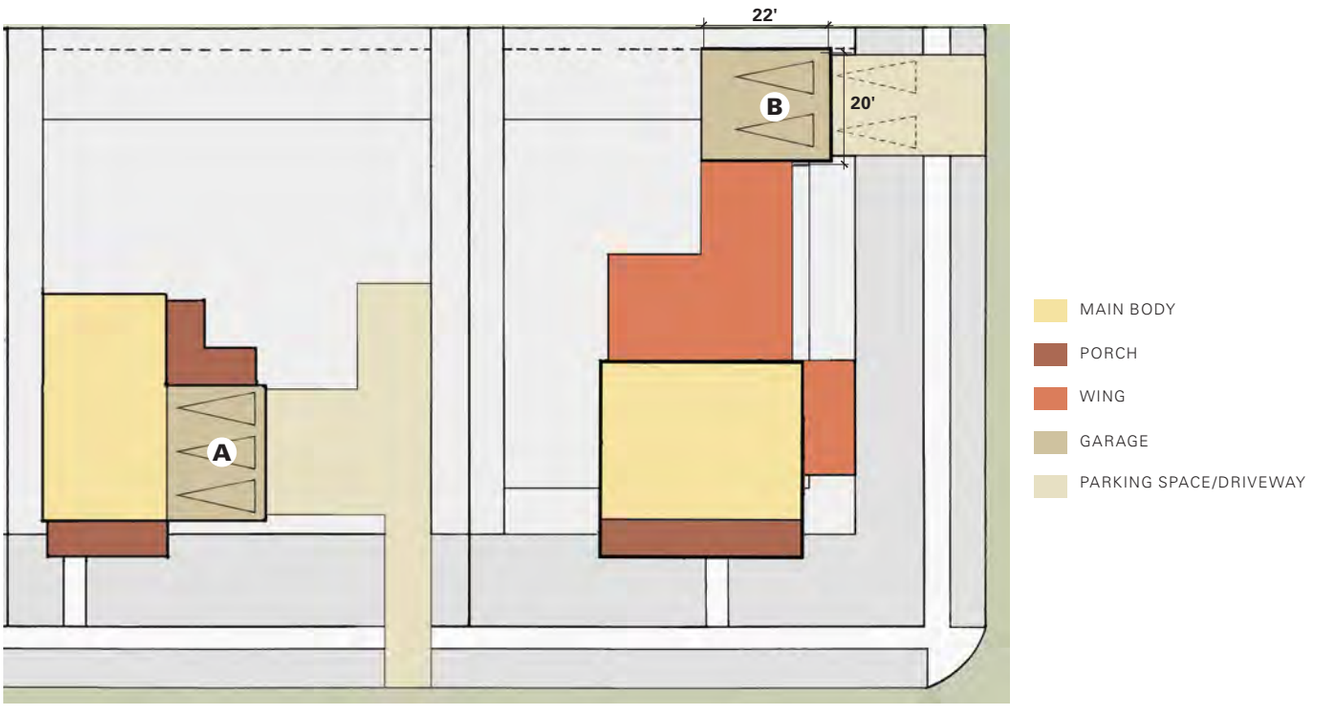
- Front Yard: 10 feet to the house; 5 feet behind front facade to street-facing attached garage; no required setback if garage doors face side yard
- Street Side Yard: 10 feet to the house; 20 feet to the garage
- Side Yard: 5 feet to the house and garage
- Rear Yard: 10 feet to the house; 5 feet to the garage (5 feet maximum to the garage encouraged on corner lots)

FACADE ZONE

- Not used

ENCROACHMENTS INTO SETBACKS

- Porches: 5 feet into front yard and street side setbacks only
- Balconies: 5 feet into front yard and street side setbacks only
- Bay Windows: 2 feet into front yard and street side setbacks only
- Fireplaces: 2 feet into street side setbacks only
- Air Conditioning Units: 4 feet into the street side and side yard setback only



Elements of the House

PERMITTED GARAGE TYPES

- Detached
- Semi-attached (B)
- Attached (A)
- Tuck-under
- Tandem

GARAGE REQUIREMENTS

- Minimum 2 off-street parking spaces; minimum two-car garage required; three-car garage permitted
- Maximum two-car garage may face street side
- Street-loaded garages may be a maximum of 45% of the street facing facade
- Wings that connect the garage and house on corner lots are encouraged to be recessed at least 4 feet from the street side house elevation

100-FOOT LOT : FRONT-LOADED

Yard Requirements

FENCE REQUIREMENTS

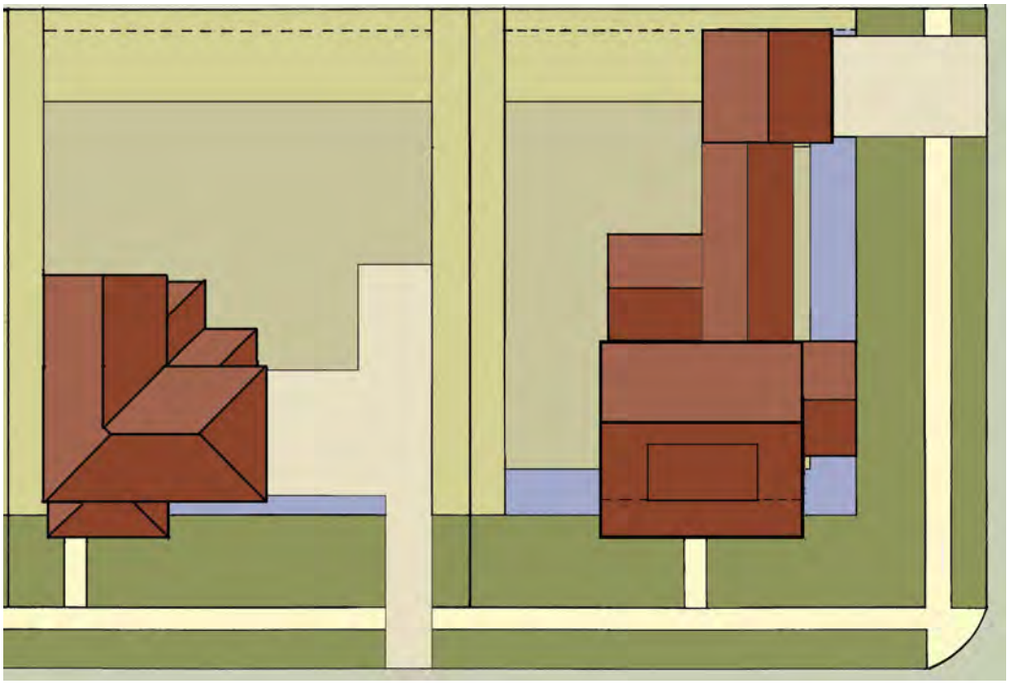
- Front yard fencing is permitted in accordance with the Modified Specific Plan
- Side and rear yard fencing is encouraged for privacy
- Street side fencing is permitted on rear half of lot only
- Maximum height of side yard and rear yard fencing: 8 feet (6 feet preferred)
- Minimum of top 1 foot of 6-foot fences or top 1 foot 4 inches of 8-foot fences facing streets and/or public space requires lattice

FENCE SETBACKS

- Rear Yard: 0 feet
- Side Yard: 5 feet from front facade of house (porch excluded)
- Street Side: 5 feet from walk

LANDSCAPE

- Landscaping is required in all areas, except driveways and walk-ways, not enclosed with a fence
- Foundation planting is required against buildings or fences facing streets
- Plants other than grass are encouraged along public rights-of-way in the Planting Zone



General Requirements

PLAN MINIMUM

- Product types must contain significant variation in floor plan, massing, and garage type
- Number of floor plans developed based upon number of lots developed:
  - 30 or fewer lots = 1 floor plan
  - 31 or more lots = 2 floor plans

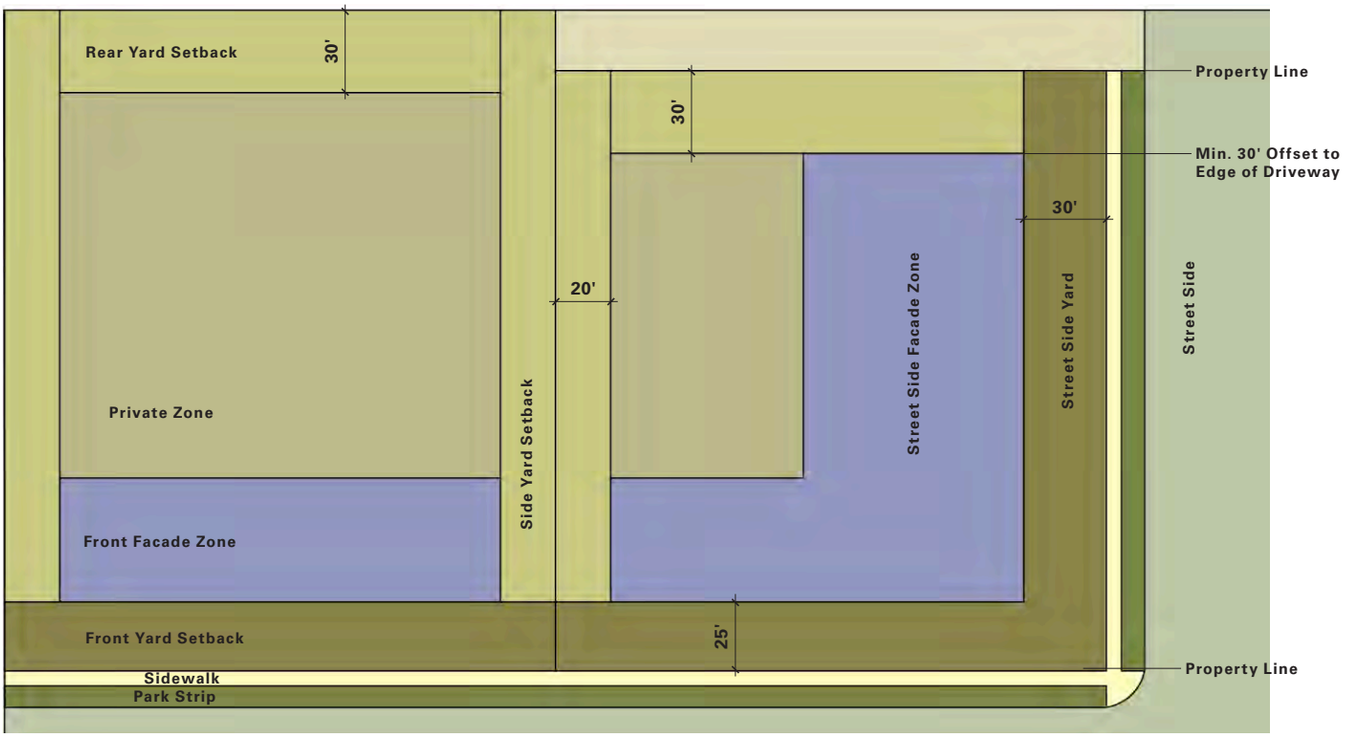
ELEVATION PER PLAN MINIMUM

- Elevation variation should be manifest in the massing, roof form, primary materials, window and porch design, and color
- Elevations may not be repeated on a block face or opposing block face without material, color or trim variation
- Number of elevations developed based upon number of lots developed:
  - 30 or fewer lots = 2 elevations
  - 31 or more lots = 2 elevations
- Each elevation is encouraged to have at least one alternative option for each of the following:
  - exterior siding material
  - exterior trim
  - porch
  - porch hand rail

GENERAL REQUIREMENTS

- Maximum of three houses of the same style may be located next to each other
- Identical houses (defined as having the same front facade) may not be located on adjacent lots

ESTATE LOT : REAR-LOADED



Lot Zones and Setbacks

LOT SIZE (APPROXIMATE)

» Interior Lot Width: between 75 to 250 feet

» Lot Depth: 90 feet minimum

MINIMUM HOUSE SETBACKS

» Front Yard: 25 feet to the house

» Street Side Yard: 30 feet to the house and garage

» Side Yard: 20 feet to the house and garage

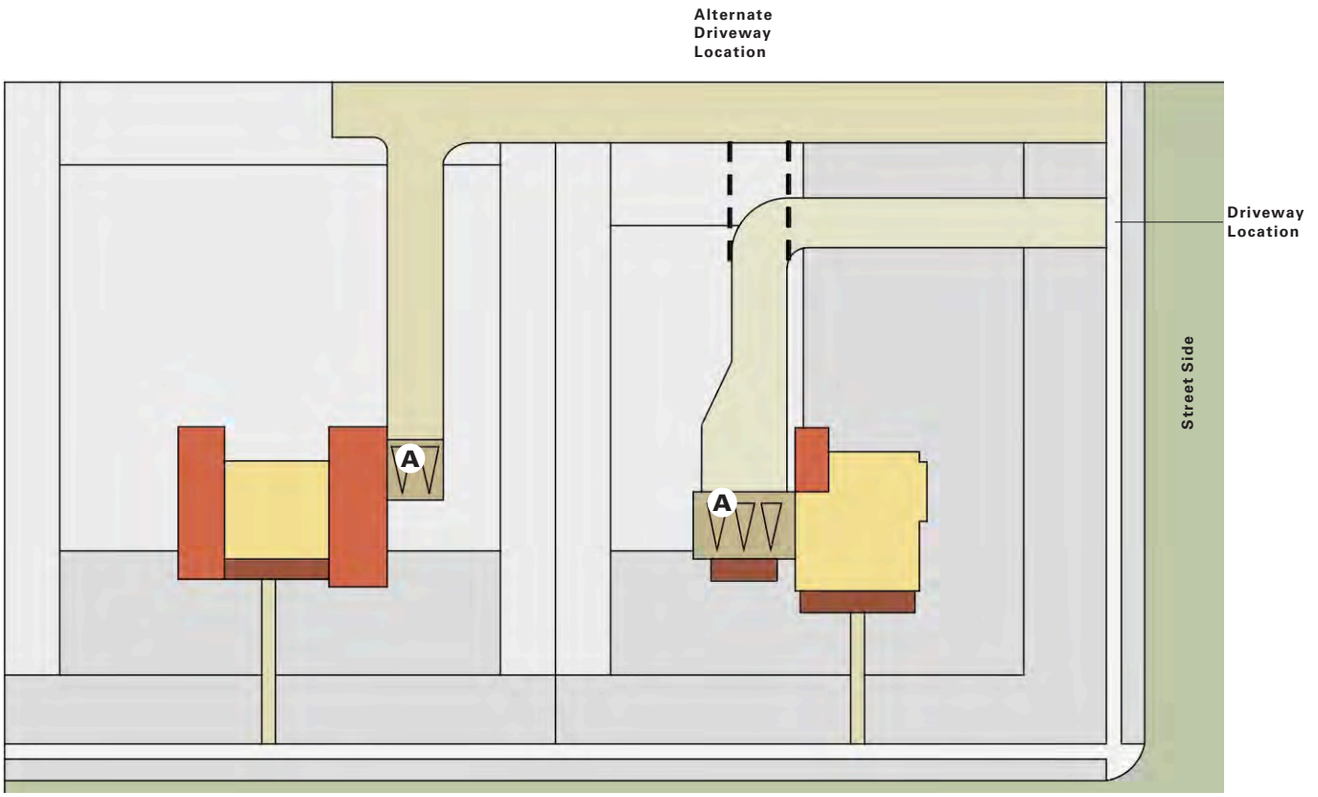
» Rear Yard: 30 feet to the house and garage

FACADE ZONE

» Not used.

ENCROACHMENTS INTO SETBACKS

» Not Permitted



Elements of the House

MAIN BODY
PORCH
WING
GARAGE
PARKING PAD/DRIVEWAY

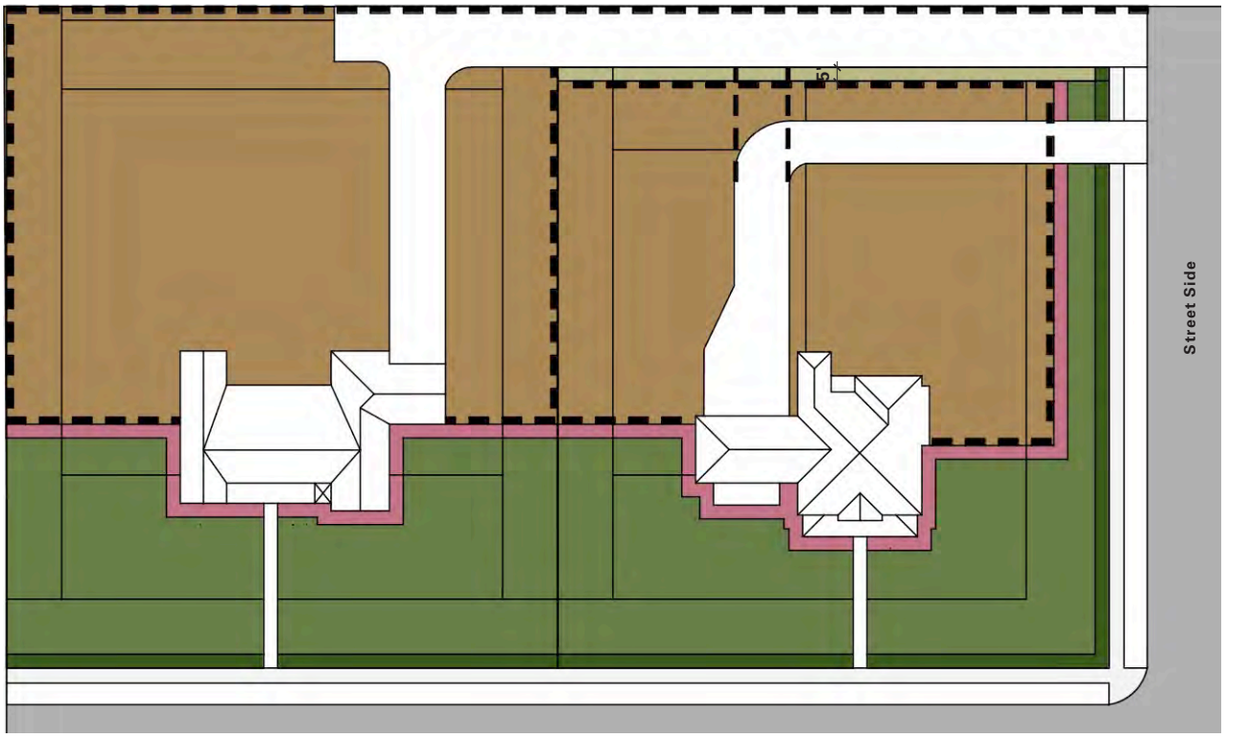
PERMITTED GARAGE TYPES

- Detached
- Semi-attached
- Attached (A)
- Tuck-under
- Tandem

GARAGE REQUIREMENTS

- Minimum 3 off-street parking spaces; minimum two-car garage required; four-car garage permitted
- Single or double parking pad permitted adjacent to garage (except on street side of corner lots)
- Provided parking pads shall be a minimum of 9 by 20 feet per car
- Garage doors shall not face streets
- Wings that connect the garage and house on corner lots are encouraged to be recessed at least 4 feet from the street side elevation

ESTATE LOT : REAR-LOADED



Yard Requirements

6' TO 8' SIDE YARD/REAR YARD FENCE
PLANTING ZONE
FOUNDATION PLANTING ZONE
FRONT YARD
PRIVATE YARD

FENCE REQUIREMENTS

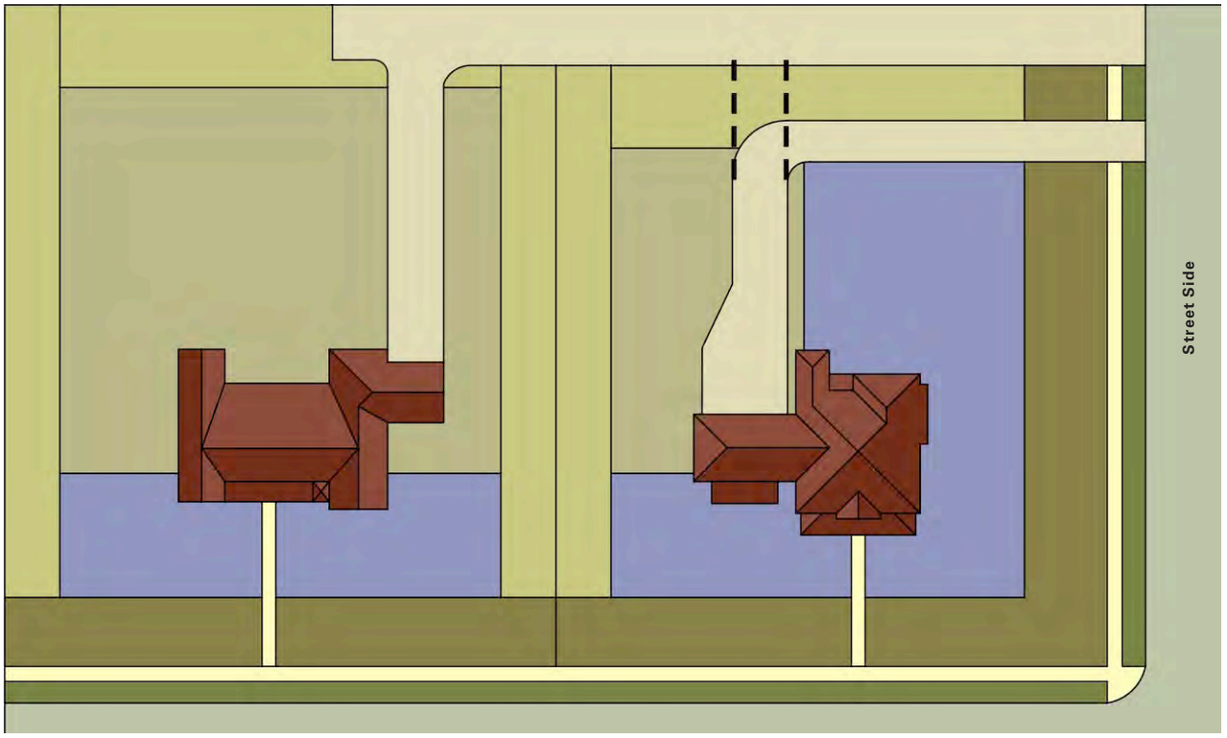
- Front yard fencing is permitted in accordance with the Specific Plan
- Side and rear yard fencing is encouraged for privacy
- Street side fencing is permitted behind center of house only
- Maximum height of side yard and rear yard fencing: 8 feet (6 feet preferred)
- Minimum of top 1 foot of 6-foot fences or top 1 foot 4 inches of 8-foot fences facing streets and/or public space requires lattice

FENCE SETBACKS

- Rear Yard: 5 feet at lanes; 0 feet where no lane
- Side Yard: 15 feet from front facade of house minimum (porch excluded)
- Street Side: 15 feet from walk

LANDSCAPE

- Landscaping is required in all areas, except driveways and walk-ways, not enclosed with a fence
- Foundation planting is required against buildings or fences facing streets
- Plants other than grass are encouraged along public rights-of-way in the Planting Zone



General Requirements

PLAN MINIMUM

- Product types should contain variation in floor plan, massing, and garage type
- Number of floor plans developed based upon number of units developed:
  - 15 or fewer lots = 1 floor plan
  - 16 or more lots = 2 floor plans

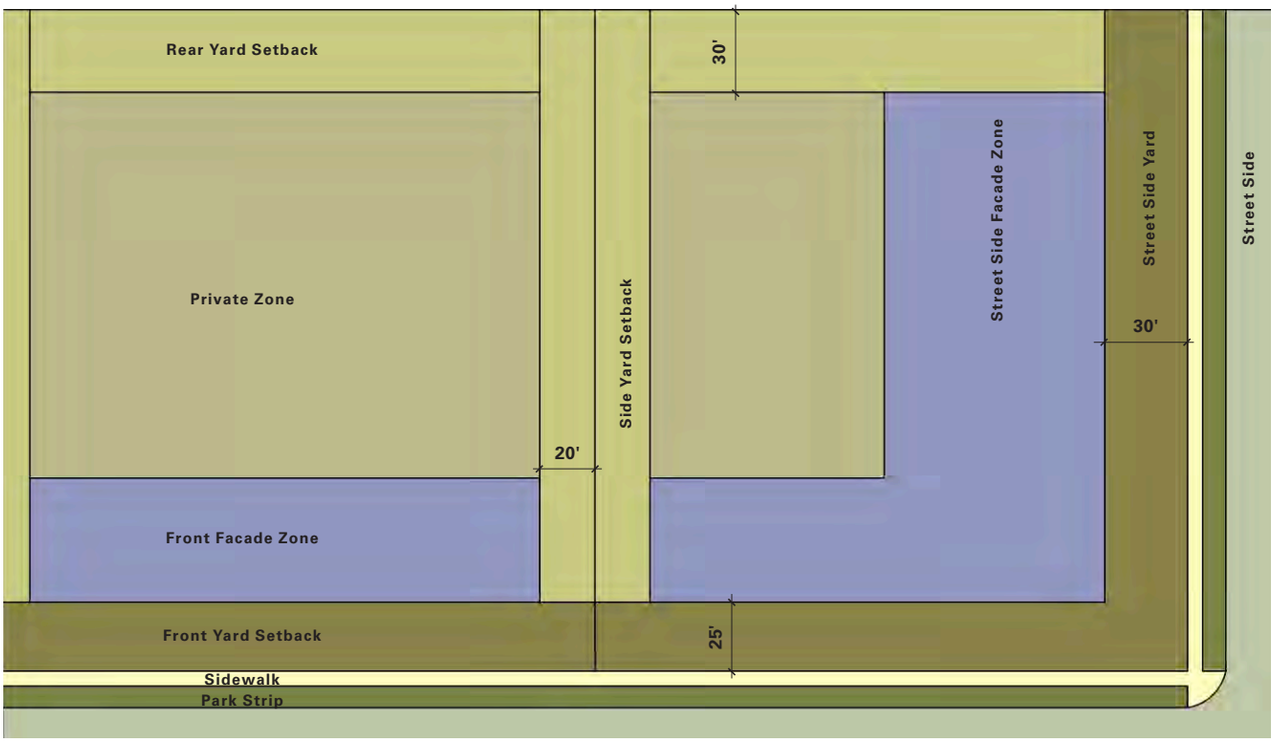
ELEVATION PER PLAN MINIMUM

- Elevation variation should be manifest in the massing, roof form, primary materials, window and porch design, and color
- Elevations may not be repeated on a block face or opposing block face without material, color or trim variation
- Number of elevations developed based upon number of lots developed:
  - 10 or fewer lots = 2 elevations
  - 11 or more lots = 2 elevations
- Each elevation is encouraged to have at least one alternative option for each of the following:
  - exterior siding material
  - exterior trim
  - porch
  - porch hand rail

GENERAL REQUIREMENTS

- Maximum of three houses of the same style may be located next to each other
- Identical houses (defined as having the same front facade) may not be located on adjacent lots

ESTATE LOT : FRONT-LOADED



Lot Zones and Setbacks

LOT SIZE (APPROXIMATE)

- Lot Width: 75 to 250 feet
- Lot Depth: 90 feet minimum

MINIMUM HOUSE SETBACKS

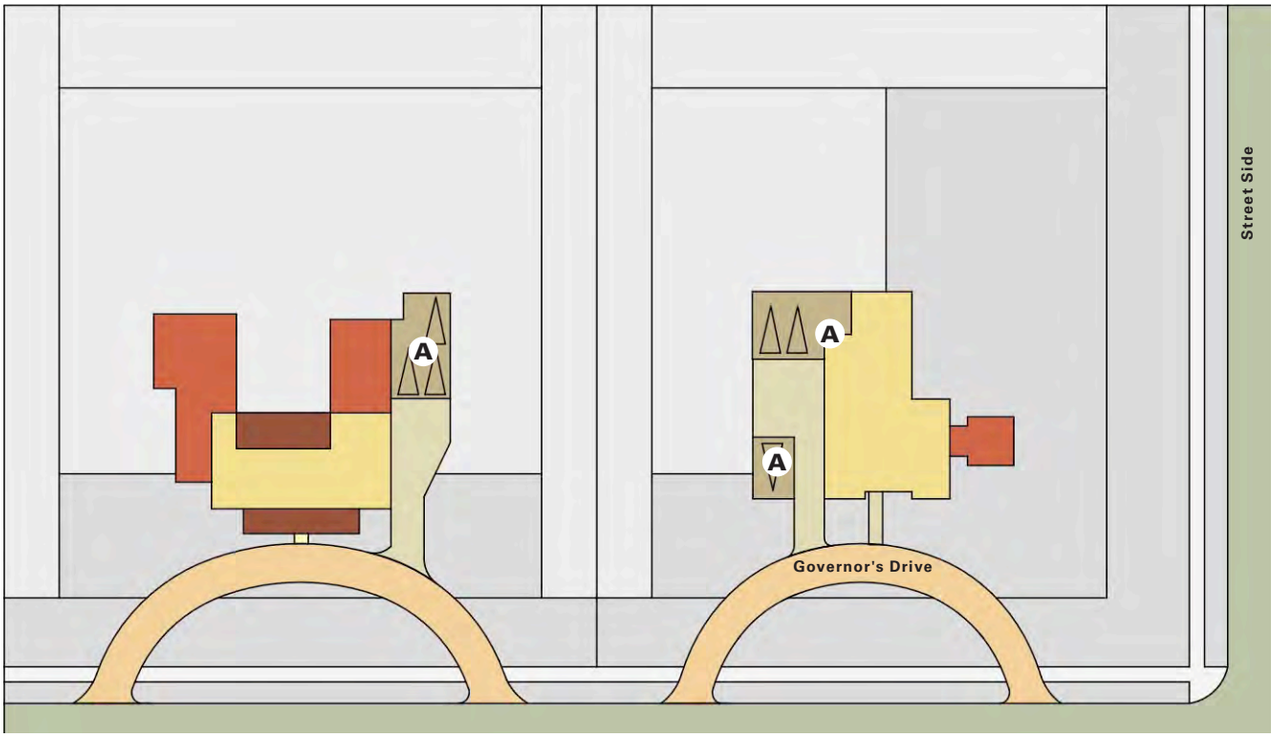
- Front Yard: 25 feet to the house; 5 feet behind front facade to street-facing attached garage
- Street Side Yard: 30 feet to the house and garage
- Side Yard: 20 feet to the house and garage
- Rear Yard: 30 feet to the house and garage

FACADE ZONE

- Not used

ENCROACHMENTS INTO SETBACKS

- Not permitted



Elements of the House

MAIN BODY
PORCH
WING
GARAGE
PARKING PAD/DRIVEWAY
GOVERNOR'S DRIVE

PERMITTED GARAGE TYPES

» Detached
» Semi-attached
» Attached (A)
» Tuck-under
» Tandem

GARAGE REQUIREMENTS

» Minimum 3 off-street parking spaces; minimum two-car garage required; four-car garage permitted
» Maximum two garage doors may face the street
» Street-loaded garages may be a maximum of 40% of the street facing facade
» Wings that connect the garage and house on corner lots are encouraged to be recessed at least 4 feet from the street side house elevation

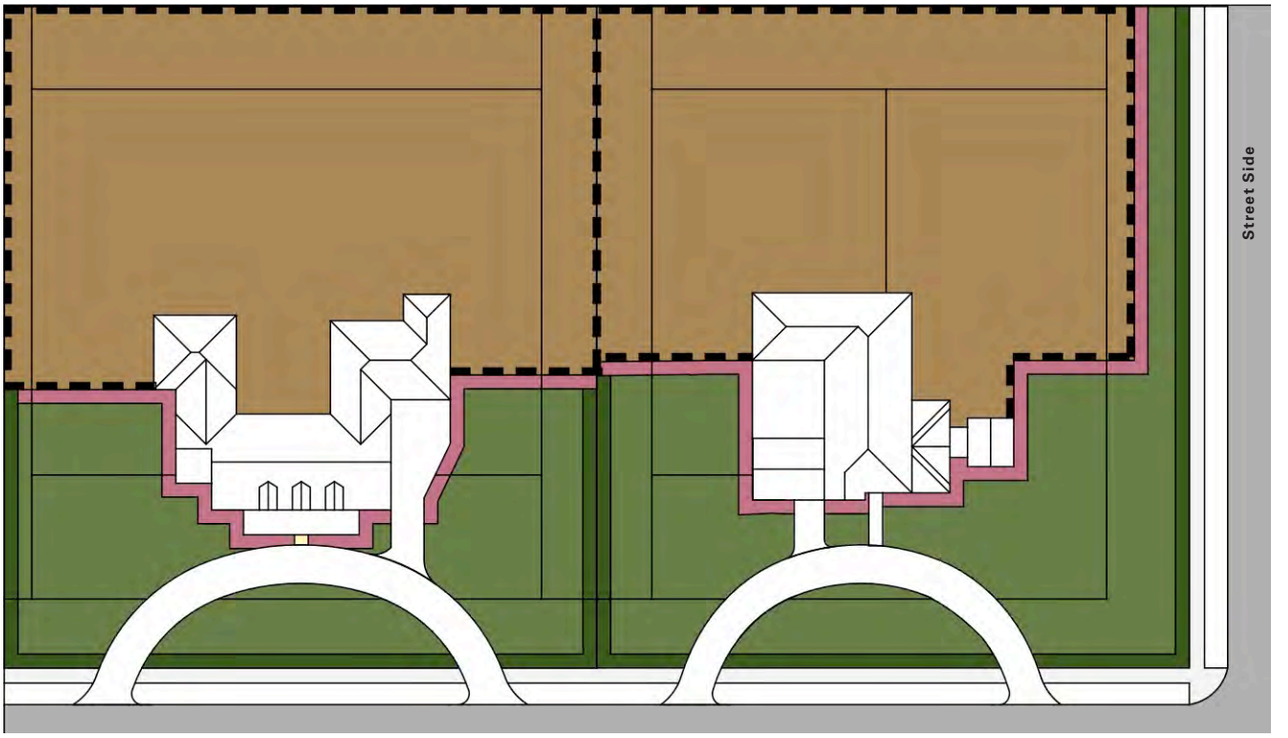
GOVERNOR'S DRIVE

» Two curb cuts permitted

STRAIGHT DRIVE

» Permitted

ESTATE LOT : FRONT-LOADED



Yard Requirements

6' TO 8' SIDE YARD/REAR YARD FENCE
PLANTING ZONE
FOUNDATION PLANTING ZONE
FRONT YARD
PRIVATE YARD

FENCE REQUIREMENTS

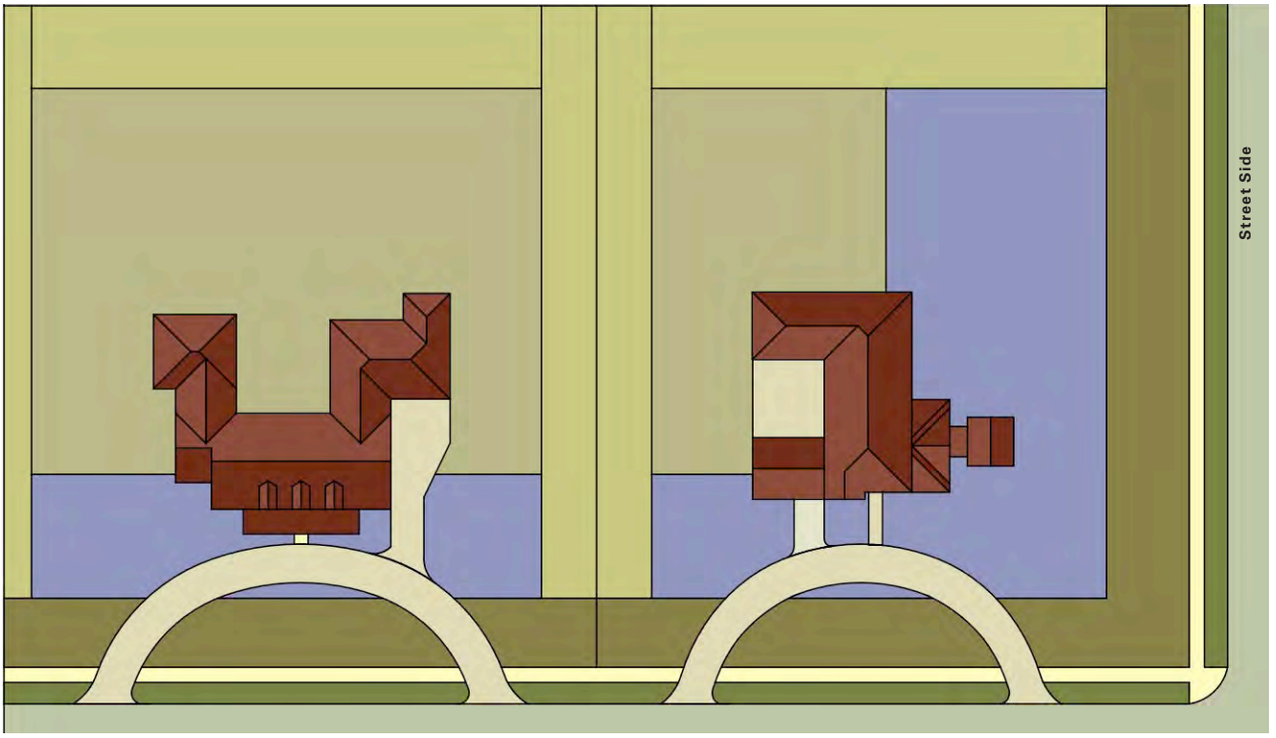
- Front yard fencing is permitted in accordance with the Specific Plan
- Side and rear yard fencing is encouraged for privacy
- Street side fencing is permitted behind center of house only
- Maximum height of side yard and rear yard fencing: 8 feet (6 feet preferred)
- Minimum of top 1 foot of 6-foot fences or top 1 foot 4 inches of 8-foot fences facing streets and/or public space requires lattice

FENCE SETBACKS

- Rear Yard: 0 feet
- Side Yard: 15 feet from front facade of house (porch excluded)
- Street Side: 15 feet from walk

LANDSCAPE

- Landscaping is required in all areas, except driveways and walk-ways, not enclosed with a fence
- Foundation planting is required against buildings or fences facing streets
- Plants other than grass are encouraged along public rights-of-way in the Planting Zone



General Requirements

PLAN MINIMUM

- Product types must contain variation in floor plan, massing, and garage type
- Number of floor plans developed based upon number of lots developed:
  - 15 or fewer lots = 1 floor plan
  - 16 or more lots = 2 floor plans

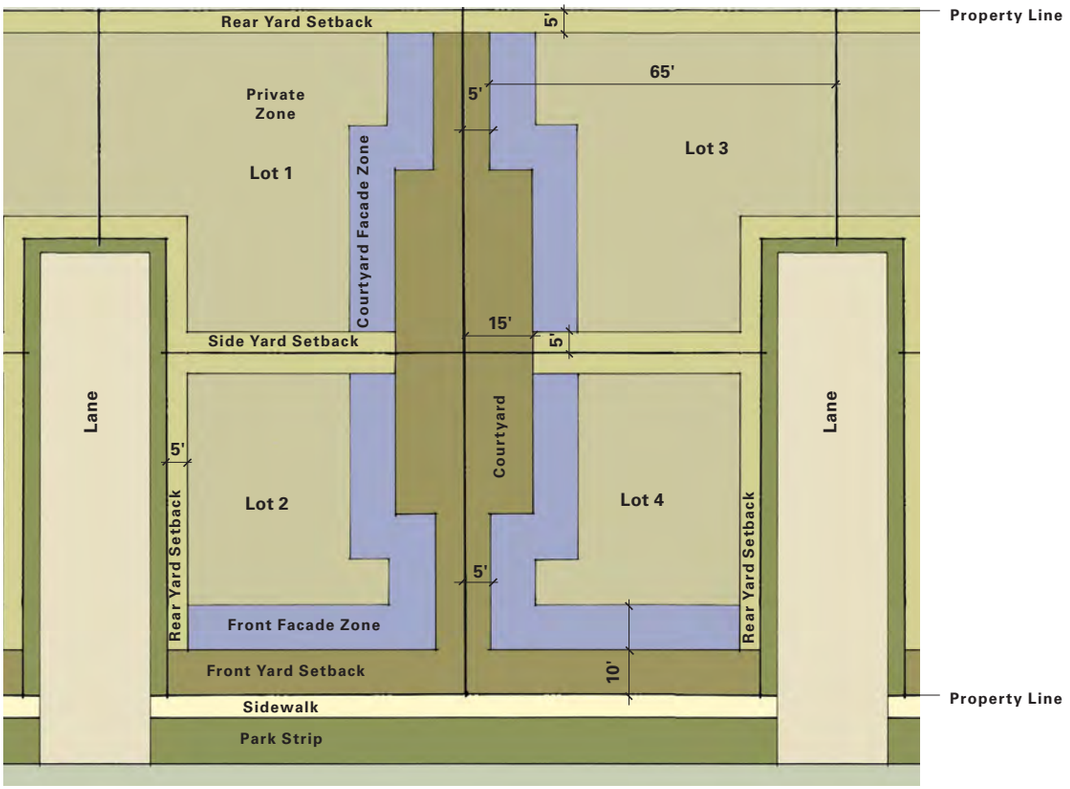
ELEVATION PER PLAN MINIMUM

- Elevation variation should be manifest in the massing, roof form, primary materials, window and porch design, and color
- Elevations may not be repeated on a block face or opposing block face without material, color or trim variation
- Number of elevations developed based upon number of lots developed:
  - 10 or fewer lots = 2 elevations
  - 11 or more lots = 2 elevations
- Each elevation is encouraged to have at least one alternative option for each of the following:
  - exterior siding material
  - exterior trim
  - porch
  - porch hand rail

GENERAL REQUIREMENTS

- Maximum of three houses of the same style may be located next to each other
- Identical houses (defined as having the same front facade) may not be located on adjacent lots

COURTYARD LOTS



Lot Zones and Setbacks

LOT SIZE (APPROXIMATE)

- Interior Lot Width: 65 feet
- Not to be used on corner lots
- Lot Depth: Variable

MINIMUM HOUSE SETBACKS

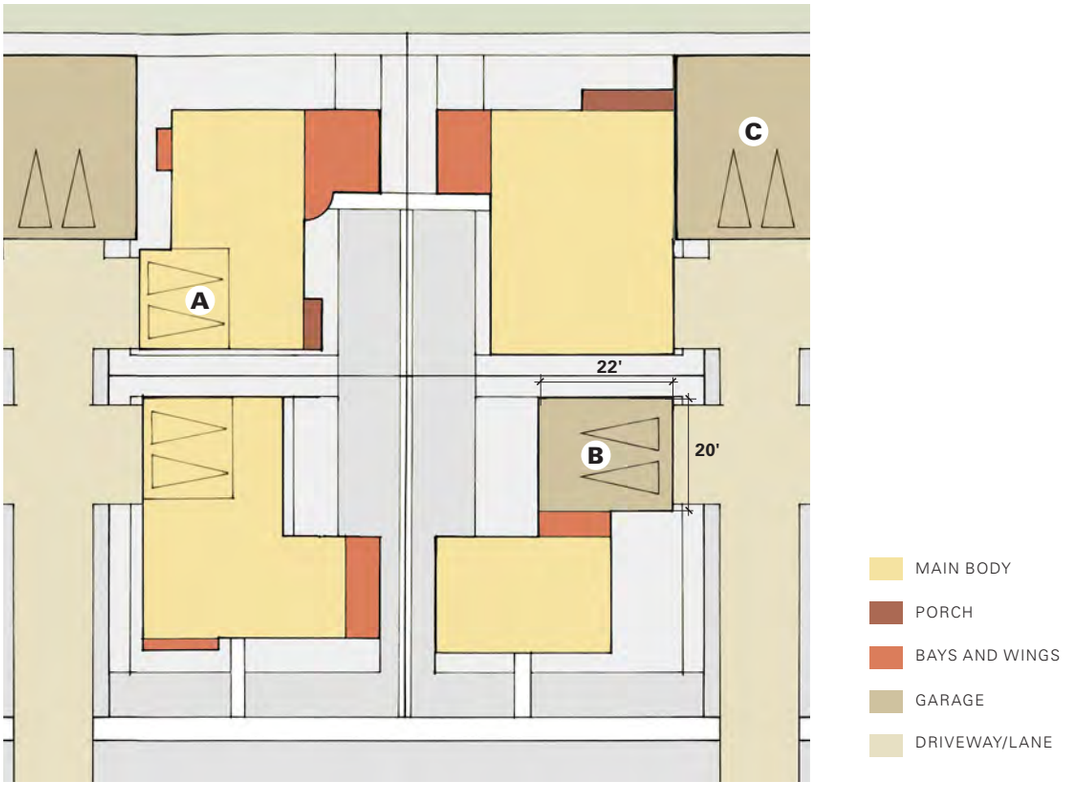
- Front Yard: 10 feet to the house
- Side Yard: 5 feet to the house on courtyard side; otherwise 5 feet
- Courtyard: 15 feet to the center-line of the shared courtyard; 6 feet at Front Facade Zone and in areas where Courtyard Facade Zone meets Rear Yard Setback.
- Rear Yard: 5 feet to the house and garage

FACADE ZONE

- Not used

ENCROACHMENTS INTO SETBACKS

- Porches: 5 feet into front yard and street side setbacks only
- Balconies: 5 feet into front yard and street side setbacks only
- Bay Windows: 2 feet into front yard and street side setbacks only
- Fireplaces: 2 feet into street side setbacks only
- Anything above the first floor ceiling, including cantilevers, carport roofs, trellis canopies, and habitable space: 2 feet into rear yard setback only
- Air Conditioning Units: 4 feet into the street side and side yard setback only



Elements of the House

PERMITTED GARAGE TYPES

» Semi-attached (B)

» Attached (C)

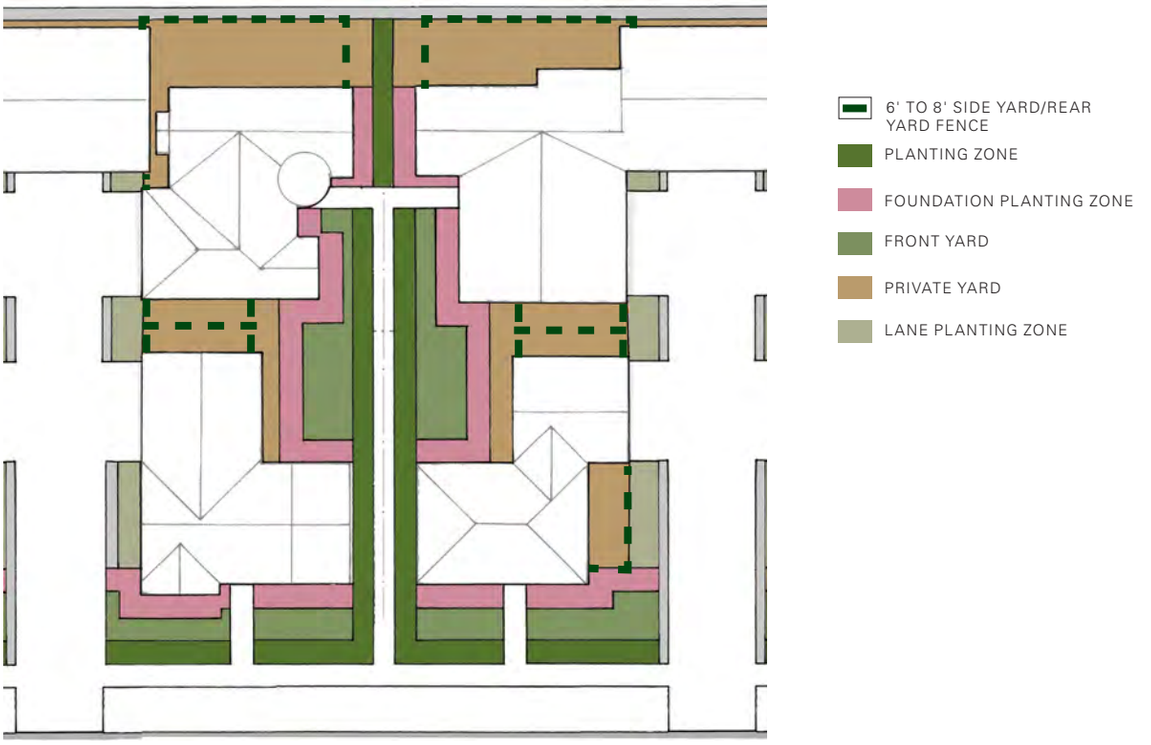
» Tuck-under (A)

GARAGE REQUIREMENTS

» Minimum 2 off-street parking spaces per unit (does not have to be in a garage)

» Garage doors must face lane

COURTYARD LOTS



Yard Requirements

FENCE REQUIREMENTS

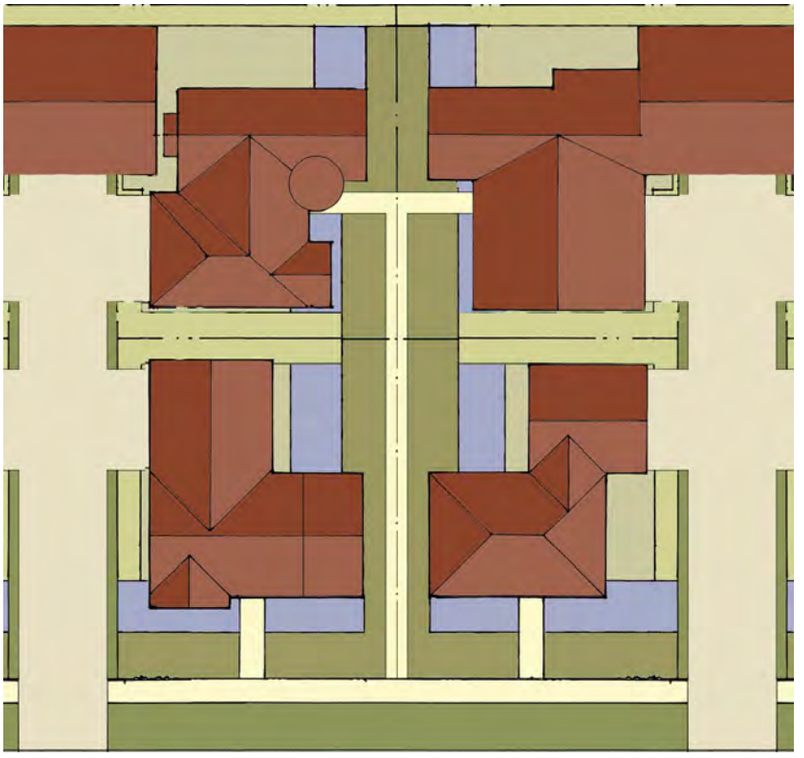
- Front yard fencing is permitted in accordance with the Modified Specific Plan
- Maximum height of side yard and rear yard fencing: 8 feet (6 feet preferred)
- Minimum of top 1 foot of 6-foot fences or top 1 foot 4 inches of 8-foot fences facing streets and/or public space requires lattice

FENCE SETBACKS

- Side Yard: 5 feet from front facade of house (porch excluded)
- Street Side: 5 feet from walk

LANDSCAPE

- Landscaping is required in all areas, except driveways and walk-ways, not enclosed with a fence
- Foundation planting is required against buildings or fences facing streets and courtyards
- Plants other than grass are encouraged along public rights-of-way in the Planting Zone



General Requirements

PLAN MINIMUM

- Product types should contain significant variation in floor plan, massing, and garage type
- Number of floor plans developed based upon number of units developed:
  - 52 or fewer lots = 2 floor plans
  - 53 or more lots = 3 floor plans

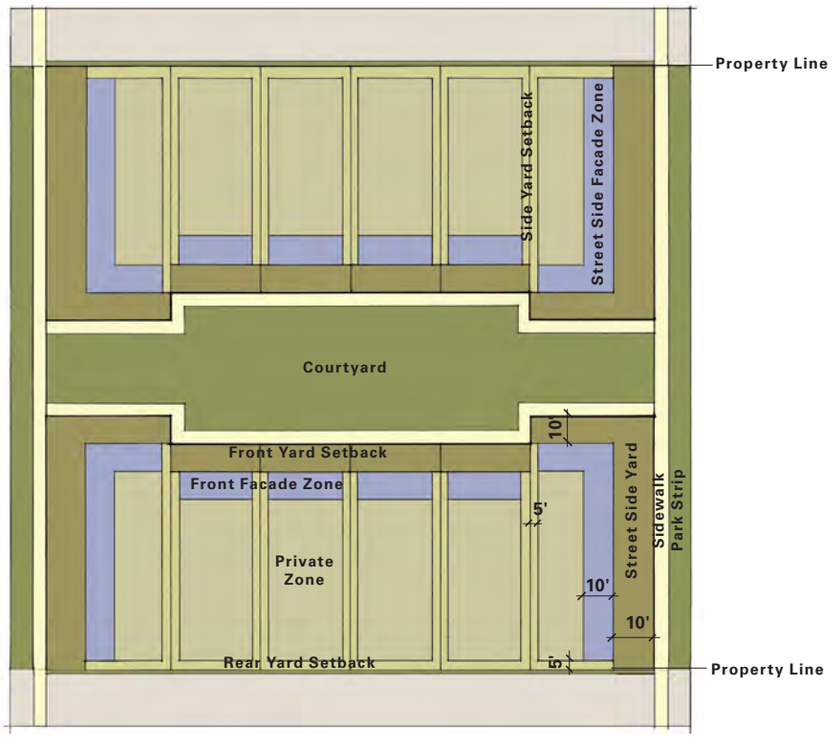
ELEVATION PER PLAN MINIMUM

- Elevation variation should be manifest in the massing, roof form, primary materials, window and porch design, and color
- Elevations may not be repeated in a courtyard or along a block face
- Number of elevations developed based upon number of units developed:
  - 52 or fewer lots = 2 elevations
  - 53 or more lots = 3 elevations
- A minimum of two architectural styles must be represented
- Each elevation is encouraged to have at least one alternative option for each of the following:
  - exterior siding material
  - exterior trim
  - porch
  - porch hand rail

GENERAL REQUIREMENTS

- Maximum of three houses of the same style may be located next to each other
- Identical houses (defined as having the same front facade) may not be located on adjacent lots

GREEN COURT



Lot Zones and Setbacks

LOT SIZE (APPROXIMATE)

- Interior Lot Width: 32–38 feet
- Corner Lot Width: Increased by 5–15 feet
- Lot Depth: Variable

MINIMUM HOUSE SETBACKS

- Front Yard: 10 feet to the house
- Street Side: 10 feet to the house and garage
- Side Yard: 5 feet to the house and garage
- Rear Yard: 5 feet to the house and garage; 5 feet maximum to the garage on a corner lot

FACADE ZONE

- Not used

ENCROACHMENTS INTO SETBACKS

- Porches: 5 feet into front yard and street side setbacks only
- Balconies: 5 feet into front yard and street side setbacks only
- Bay Windows: 2 feet into front yard and street side setbacks only
- Fireplaces: 2 feet into street side setbacks only
- Anything above the first floor ceiling, including cantilevers, carport roofs, trellis canopies, and habitable space: 2 feet into rear yard setback only
- Air Conditioning Units: 4 feet into the street side and side yard setback only

Elements of the House

PERMITTED GARAGE TYPES

- Detached (B)
- Semi-attached (A)
- Attached (C)
- Tuck-under
- Tandem

GARAGE REQUIREMENTS

- Minimum 2 off-street parking spaces
- Minimum two-car garage required
- Provided parking pads shall be a minimum of 9 by 18 feet
- Garage doors shall not face street
- Wings that connect the garage and house on corner lots are encouraged to be recessed at least 2 feet from the street side elevation

GREEN COURT

Yard Requirements

FENCE REQUIREMENTS

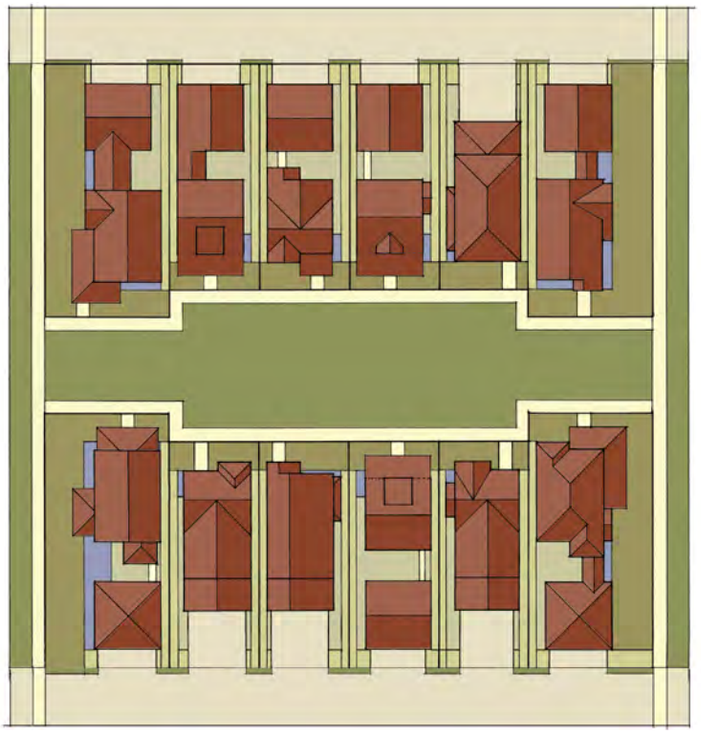
- Front yard fencing is permitted in accordance with the Modified Specific Plan
- Side and rear yard fences are encouraged for privacy
- When side yard fencing is not used, a side yard easement may be introduced to create functional outdoor space. The easement shall begin at the rear of the front facade zone
- Maximum height of side yard and rear yard fencing: 8 feet (6 feet preferred)
- Minimum of top 1 foot of 6-foot fences or top 1 foot 4 inches of 8-foot fences facing streets and/or public space requires lattice

FENCE SETBACKS

- Side Yard: 5 feet from front facade of house (porch excluded)
- Street Side: 5 feet from walk

LANDSCAPE

- Landscaping is required in all areas, except driveways and walkways, not enclosed with a fence
- Foundation planting is required against buildings or fences facing streets
- Plants other than grass are encouraged along public rights-of-way in the Planting Zone



General Requirements

PLAN MINIMUM

- Product types must contain significant variation in floor plan, massing, and garage type
- Number of floor plans developed based upon number of units developed:
  - 52 or fewer lots = 2 floor plans
  - 53 or more lots = 3 floor plans

ELEVATION PER PLAN MINIMUM

- Elevation variation should be manifest in the massing, roof form, primary materials, window and porch design, and color
- Elevations may not be repeated along a block face or opposing green court
- Number of elevations developed based upon number of units developed:
  - 52 or fewer lots = 2 elevations
  - 53 or more lots = 3 elevations
- A minimum of two architectural styles must be represented
- Each elevation is encouraged to have at least one alternative option for each of the following:
  - exterior siding material
  - exterior trim
  - porch
  - porch hand rail

GENERAL REQUIREMENTS

- Maximum of three houses of the same style may be located next to each other
- Identical houses (defined as having the same front facade) may not be located on adjacent lots

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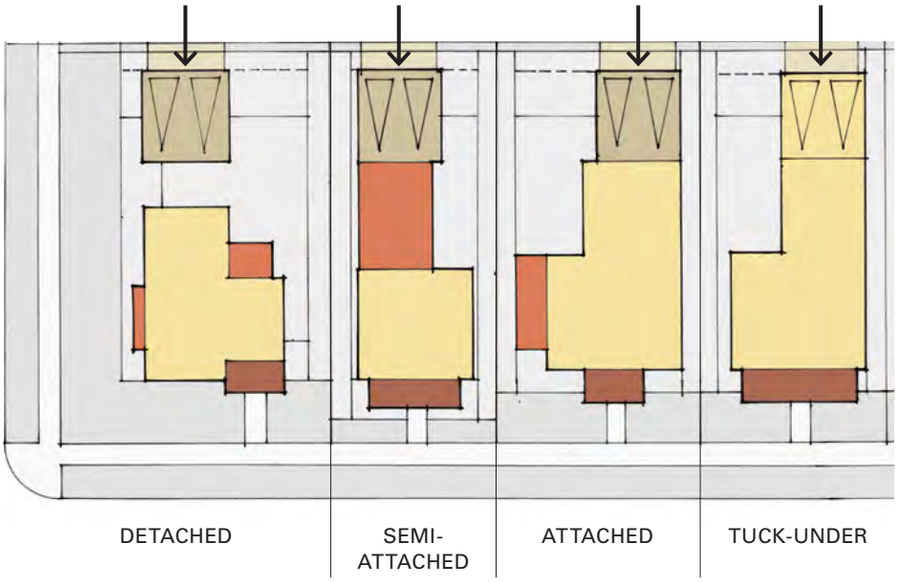
GARAGE TYPES

REAR LOADED LOTS



DETACHED

» Completely detached from the Main Body of the house

SEMI-ATTACHED

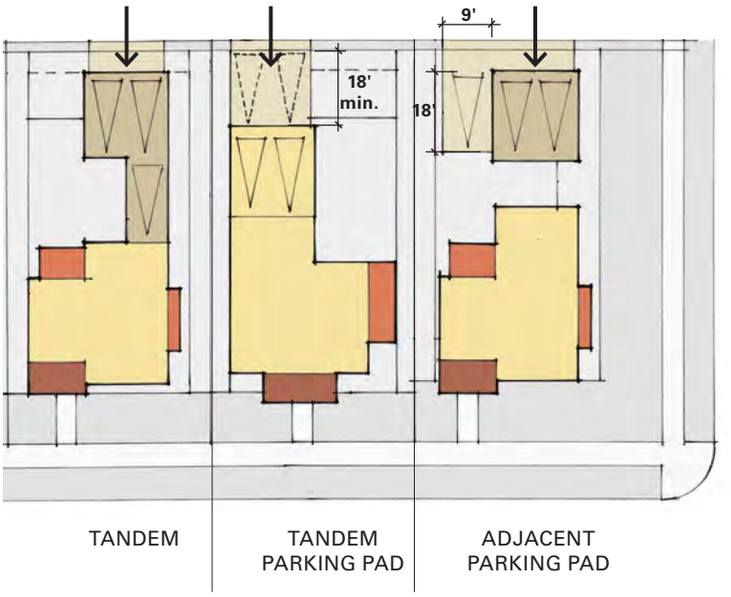
» Connected to the Main Body of the house by a wing or loggia

ATTACHED

» Attached directly to the Main Body of the house
» No habitable space above

TUCK-UNDER

» Part of the Main Body of the house
» Habitable space above



TANDEM

» One car in front of the other

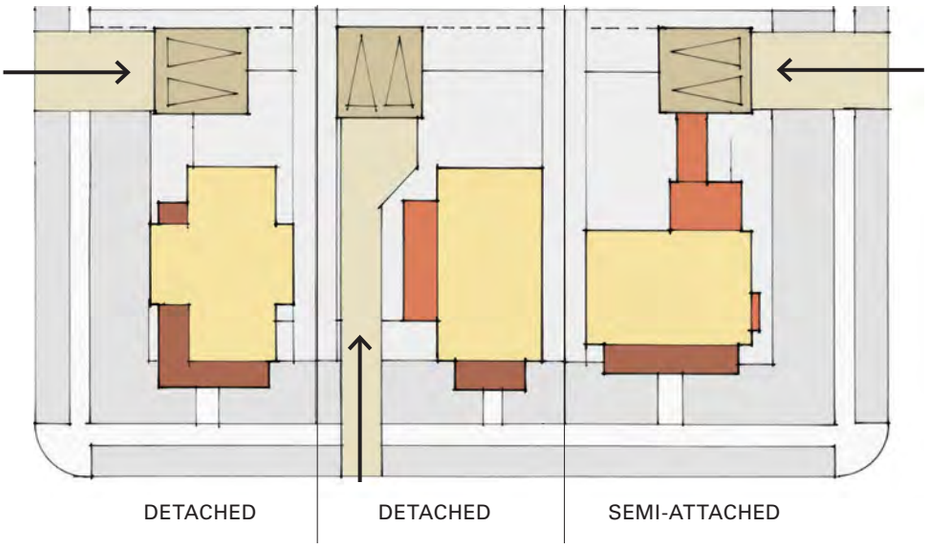
TANDEM PARKING PAD

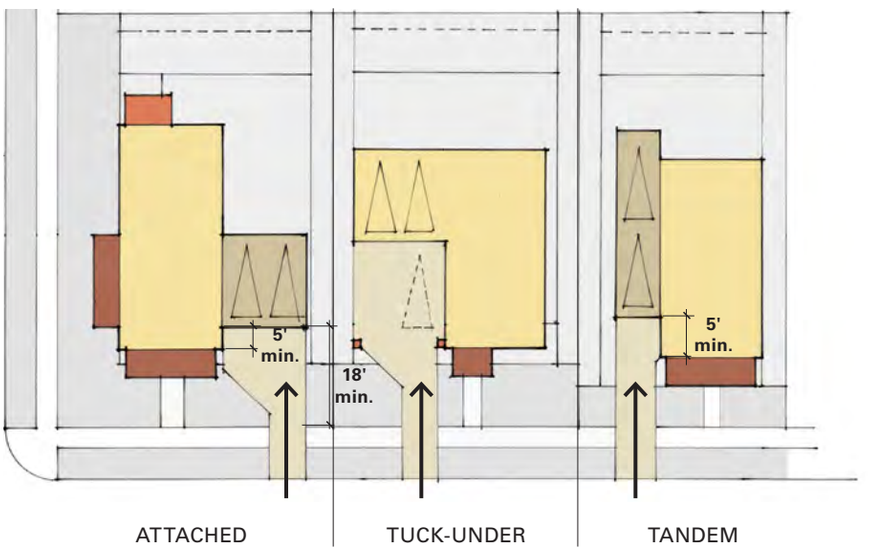
» Pad is located behind the garage
» Setback from rear property line to garage must be 18-foot minimum

ADJACENT PARKING PAD

» Pad is located adjacent to the garage
» Pad Dimension: 9-foot minimum by 18-foot minimum

FRONT LOADED LOTS





DETACHED

- Completely detached from the Main Body of the house
- Setback from front property line: 18-foot minimum

SEMI-ATTACHED

- Connected to the Main Body of the house by a wing or loggia
- No habitable space above
- Setback from front property line: 18-foot minimum

ATTACHED

- Attached directly to the Main Body of the house
- No habitable space above
- Setback from front property line: 18-foot minimum
- Setback from front facade: 5-foot minimum
- If three-car garages face the street, at least one door must be a single door and have a facade setback
- Three-car garages facing the street permitted on lots 70-foot wide or wider

TUCK-UNDER

- Part of the Main Body of the house
- Habitable space above
- Setback from front property line: 18-foot minimum
- Setback from front facade: 5-foot minimum

TANDEM

- One car in front of the other
- Setback from front facade: 5-foot minimum
- Setback from front property line: 18-foot minimum

RESIDENTIAL DEVELOPMENT STANDARDS

Development Standards	Residential Mixed (Front-Loaded Lots, Detached)
Lot Size	4,500 sq ft min
Lot Width	50 ft min.; provided, however, lots on cul-de-sacs or knuckles shall have a minimum width of 35' at the front property line
Lot Depth	80 ft min.
Front Yard Setback	10 ft. min. Face of garage: 18 ft min.
Interior Side Yard Setback	5 ft min.
Street Side Yard Setback	10 ft min.
Rear Yard Setback	House: 10 ft min. Garage: 5 ft min.
Height	35 ft max.
Lot Coverage	55% max.
Open Space in Rear of front-loaded lots and Interior Yard of rear-loaded lots	No requirement
Distance Between Accessory Buildings	No requirement
Distance Between Main Building and Accessory Building	No requirement
Shade Structures and Detached Accessory Buildings	Shade structures and detached accessory buildings shall meet the front, side, and rear yard setbacks unless located on the rear 1/3 of lot or 70 ft back from front property line, in which case minimum rear setback and interior side yard setback is 0 ft. [2]
Encroachment [1]	Porches and/or balconies: 5' into Front Yard and Street Side Setback Bay Windows: 2' into Front Yard and Street Side Setback Fireplace and/or media nook: 2' into Side Yard and Street Side Setback Air Conditioning (A/C) units: 4' into the Side Yard Setback provided that at least one side of the lot maintains the minimum setback for access to the front and rear yards.

[1] Only permitted if not encroaching into a public utility easement.
[2] This exception to minimum setbacks does not apply to garages.
Note: See City of Tracy Ordinance 1266, adopted March 5, 2019, for fence standards.

Residential Mixed (Rear-Loaded Lots, Detached)	Residential Estate
2,400 sq ft min.	1 acre min.
30 ft min.	180 ft. min.
80 ft min.	180 ft min.
10 ft min. Garages shall be within rear 1/3 of the lot accessed from alley	25 ft min.
5 ft min.	20 ft min.
10 ft min.	30 ft min.
House: 10 ft min. Garage: 5 ft min.	30 ft min.
35 ft max.	35 ft max.
55% max.	30% max
No requirement	No requirement
No requirement	No requirement
No requirement	10 ft min.
Shade structures and detached accessory buildings shall meet the front, side, and rear yard setbacks unless located on the rear 1/3 of lot or 70 ft back from front property line, in which case minimum rear setback and interior side yard setback is 0 ft. [2]	Shade structures and detached accessory buildings shall meet the front, side, and rear yard setbacks unless located on the rear 1/3 of lot or 70 ft back from front property line, in which case minimum rear setback and interior side yard setback is 0 ft. [2]
Porches and/or balconies: 5' into Front Yard and Street Side Setback Bay Windows: 2' into Front Yard and Street Side Setback Fireplace and/or media nook: 2' into Side Yard and Street Side Setback Air Conditioning (A/C) units: 4' into the Side Yard Setback provided that at least one side of the lot maintains the minimum setback for access to the front and rear yards.	Not Permitted

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ARCHITECTURAL PATTERNS

The Architectural Patterns Section for Detached Residential units illustrates key elements and design strategies for the six permitted traditional styles for Ellis Residential architecture. This section provides detailed guidelines for designing within the prescribed styles while creating well-defined variations among houses and buildings. The approach used is not intended to be a comprehensive catalog of all possibilities, but rather to serve as a guide to the key components within a particular style.

Each style section begins with an overview and general description of the style followed by several pages that document key massing types, standard door and window compositions, and materials and possibilities for facade design based upon Ellis Pattern Book components. Variations or other alternative combinations of components are permitted so long as they generally conform to the particular style. The goal is to design within specific families of styles that are appropriate to the Ellis context, not to design historic reproductions. The style pages and the illustrated details are meant to be a menu of options for designing houses in response to market demands and cost constraints while providing a consistent quality of character and detail.

ELLIS CRAFTSMAN

Ellis Craftsman houses are derived from the unique qualities of the Craftsman tradition found throughout northern California and San Joaquin County. Many regional builders constructed houses influenced by the Arts & Crafts movement. California versions are characterized by exposed or expressive structural elements such as rafters, columns, beams, lintels, and porch elements. House exteriors were clapboard or shingle siding mixed with stone and brick or stucco accents and were painted in robust color palettes. The California Craftsman homes, which emerged in the beginning of the twentieth century, was influenced by both the Arts & Crafts movement and Japanese architecture.

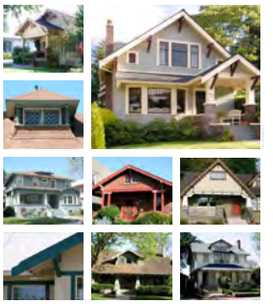
For houses in Ellis, the emphasis in this style is on simple, structural expression of porch and eave elements using a vocabulary of architectural elements including the Prairie, Japanese, and Swiss styles, as well as influences from the Arts & Crafts movement. Forms are simple and reflect dimensioned lumber elements. Windows in this style tend to be vertical in proportion and are typically ganged or paired. Exposed eave brackets on roofs and porches contribute to this image and detail.

Horizontal siding, square and shaped shingle siding patterns, and a mix of stucco and siding materials are lay cladding elements. This style also may include separated metal roofing and shingled roofs.

COMMON ELEMENTS OF THE ELLIS CRAFTSMAN

- Pitched roofs with deep overhangs.
- Deep, broad porch elements with expressive structural components.
- Exposed structural elements in the eaves such as rafters and brackets.
- A combination of materials such as stucco, shingles, and siding.
- Asymmetrical window and door composition.

GALLERY OF EXAMPLES



ELLIS REVIVAL

The Ellis Revival style is based upon Colonial Revival styles that were prevalent throughout the country in the early 1900s. The Colonial Revival style is evident in many California towns and cities. Interesting examples of this style can be found in the Central Valley area including regional precedents in places like Stockton, Concord, Antioch, and Livermore.

The Colonial Revival style is based on Classical design principles followed during the colonial period in this country. The interpretations, however, often reflect regional adaptations. The California examples include many houses with full front porches as well as Dutch Colonial renditions.

The houses are composed of simple forms with well-proportioned windows and door surrounds. These are often more horizontal in appearance with special windows appearing in the center of the house over the front door. Stockton-area Colonial Revival houses typically emphasize the horizontal proportions with square, robust columns, wide corner boards, pilaster expressions, and door and window trim.

COMMON ELEMENTS OF ELLIS REVIVAL

- Simple, straightforward volumes with projecting wings and porches added to make more complex shapes.
- An orderly, symmetrical relationship between windows, doors, and building mass.
- Simplified versions of Classical details and columns, occasionally with Classical orders used at the entry.
- Multi-pane window appearance with six-pane patterns.
- Strong horizontal lines emphasized by broad eaves and wide trim.

GALLERY OF EXAMPLES

ELLIS FARMHOUSE VICTORIAN

The Ellis Farmhouse Victorian style builds on the early Carpenter Gothic cottages built in the western region of the United States from early pattern books. While the Victorian style became fashionable in the 1850s in the Bay Area, its popularity grew and spread eastward from San Francisco. Style books published by Andrew Jackson Downing were the source of many early examples. Publications such as *The Horticulturist* influenced the preferences of the public and provided an especially dramatic contrast to the inherited Spanish and adobe building types prevalent at the time. Many early religious camp settlements adopted the style with more and more exotic variations that included Eastlake, Queen Anne, and Italianate detailing.

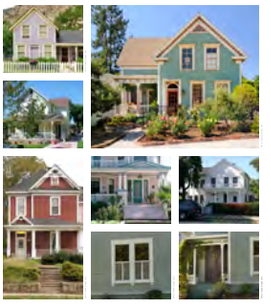
The Farmhouse Victorian style is centered on simple, elegant forms to create more informal houses on small lots.

This style has expressive porch elements, decorative trim elements, and vertical windows and doors.

COMMON ELEMENTS OF ELLIS FARMHOUSE VICTORIAN

- Moderate to steeply pitched, front-facing gable roofs.
- Cut wood ornament, often with natural forms such as leaves and vines.
- Clapboard or cut shingle siding.
- Vertical proportions for windows and doors.
- Bay and cutaway bay windows.

GALLERY OF EXAMPLES



ELLIS EUROPEAN COUNTRY

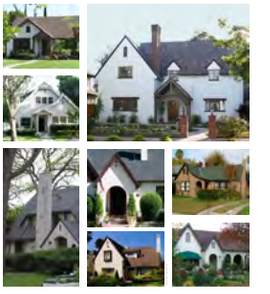
The Ellis European Country Style is based on the early twentieth century interpretations of English architecture by American architects and builders. The source for design comes from Medieval English cottages, manor houses, and rural village vernacular houses. The American interpretations include houses with simple volumes often with front-facing gables. Dormers — gable, hip, and shed — are a dominant feature of the style. In California, the principal material for the exterior cladding is stucco. There is often a mix of exterior materials including stone, stucco or brick. Half-timbering and horizontal siding are often used as infill in gables.

Chimneys typically act as principal forms for the massing of the house. These are usually very massive, often with stucco finish, simple detailing and elaborate pots. Windows are typically casements, vertical in proportion and arranged in groups of from two to five. There are relatively few windows in the facade; the dominant form is one of a solid mass with small openings.

COMMON ELEMENTS OF ELLIS EUROPEAN COUNTRY

- Seemingly random window and door locations.
- Vertical windows in groupings.
- Broad expanses of wall with few door and window penetrations.
- Roof lines extending below windows at second floor, and to top of window at first floor.
- Simple detailing and shallow overhangs.

GALLERY OF EXAMPLES



ELLIS MEDITERRANEAN REVIVAL

The Mediterranean Revival style draws on the distinctive architectural character of the Monterey Peninsula as influenced by the popular California Spanish Colonial style. The style dates back to the early nineteenth century. The first revival started around 1925 amidst a very popular renaissance of Spanish architectural forms throughout the region. The Mediterranean style emerged from Spanish adobe precedents that date between 1815 and 1860. This style combines traditional adobe construction, local to this region, with Spanish Colonial influences. The result is a distinctive architectural vocabulary, characterized by simple forms with wooden decorative details. These houses used Colonial window and door detailing borrowed from New England carpentry techniques and added a rustic timber porch with exposed rafters and joists. The roofs had a very shallow pitch, either gabled or hipped, and were covered with clay tiles or cut wooden shingles.

The signature balcony on the front of the house was a prelude to the porch that often surrounded or defined a private courtyard in the back of the house. The detailing on the porches and the cornice is extremely simple.

COMMON ELEMENTS OF ELLIS MEDITERRANEAN REVIVAL

- Simple, straightforward volumes, sometimes with a gable wing facing the street.
- Shallow sloped roofs, either hip or gable, with shingles and tile.
- Typically two-story.
- Simplified versions of double-hung Colonial windows and doors.
- Multi-pane window appearance, wide in proportion, usually with 4 over 4 or 6 over 6 pane patterns.
- Street facing, projecting timber balconies or inset porches with exposed rafters.

GALLERY OF EXAMPLES

ELLIS SPANISH COLONIAL

California houses of the 1920s and 1930s were designed in a wide variety of styles, yet the Spanish Revival style was by far the most popular due to its early association with the region, its adaptability to the local landscape and climate, and its charm and character. A major impetus for revival of Spanish architecture came from Bertram Goodhue's designs for the 1915 Pan Pacific Exposition in San Diego.

The Spanish Colonial style is a catalog of styles, unified by the use of arches, courtyards, strong form and mass, plain wall surfaces, and tile roofs; all are derived from Mediterranean architectural styles. Spanish Colonial style is most often characterized by an informal plan arrangement and massing.

Spanish-style houses typically have low, long sprawling masses of wall with a minimum of penetration (constructed so as to have the appearance of thick masonry). They also have tiled, low pitched roofs (to accentuate the horizontal character), covered patios, loggias, or cloisters, and substantial doors. In a Spanish-style house, most of the effect comes from a correct use of proportion and a spare, well-placed use of ornament. The house's fundamental charm lies in the contrast of warm sunlight and cool shadows (light and shade), in the use of materials, in texture and color, and in its austere simplicity.

COMMON ELEMENTS OF ELLIS SPANISH COLONIAL

- Stucco walls with a hardscrub/ formed appearance.
- Shallow sloped, tile roofs in variegated colors.
- Irregular window and door composition.
- Covered porches and loggias.
- Balconies with decorative ironwork.

GALLERY OF EXAMPLES

ELLIS CRAFTSMAN

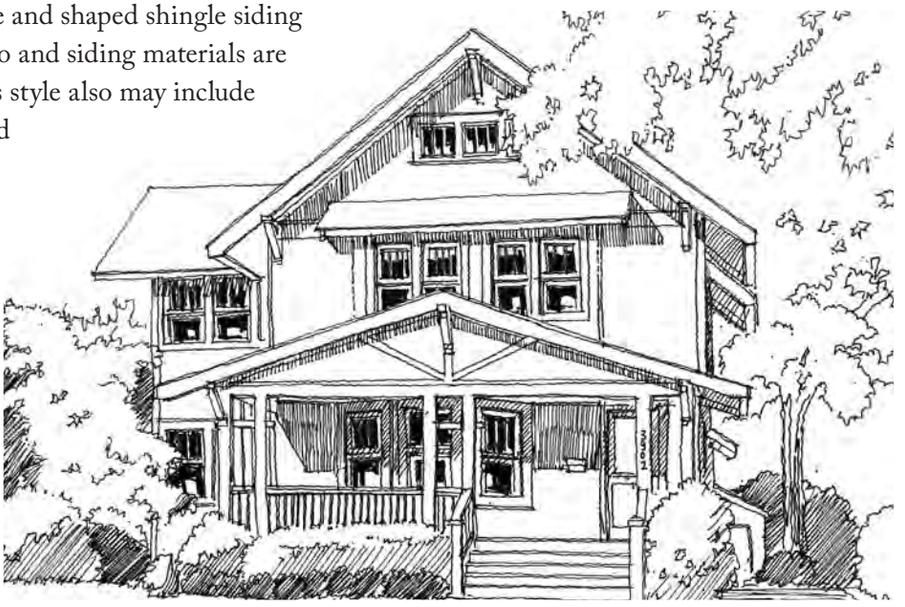
Ellis Craftsman houses are derived from the unique qualities of the Craftsman tradition found throughout northern California and San Joaquin County. Many regional builders constructed houses influenced by the Arts & Crafts movement. California versions are characterized by exposed or expressive structural elements such as rafters, columns, beams, lintels, and porch elements. House exteriors were clapboard or shingle siding mixed with stone and brick or stucco accents and were painted in robust color palettes. The California Craftsman house, which emerged in the beginning of the twentieth century, was influenced by both the Arts & Crafts movement and Japanese architecture.

For houses in Ellis, the emphasis in this style is on simple, structural expression of porch and eave elements using a vocabulary of architectural elements including the Prairie, Japanese, and Swiss styles, as well as influences from the Arts & Crafts movement. Forms are simple and reflect dimensioned lumber elements. Windows in this style tend to be vertical in proportion and are typically ganged or paired. Exposed eave brackets on roofs and porches contribute to this image and detail.

Horizontal siding, square and shaped shingle siding patterns, and a mix of stucco and siding materials are key cladding elements. This style also may include unpainted metal roofing and shingled roofs.

COMMON ELEMENTS OF THE ELLIS CRAFTSMAN

- Pitched roofs with deep overhangs.
- Deep, broad porch elements with expressive structural components.
- Exposed structural elements in the eaves such as rafters and brackets.
- A combination of materials such as stucco, shingles, and siding.
- Asymmetrical window and door compositions.



GALLERY OF EXAMPLES

Photo Credit: AT Design Consulting

Photo Credit: Design Lens

Photo Credit: First Lamp

Photo Credit: Alan Mascord Design Associates

Photo Credit: R.W. Anderson Homes

Photo Credit: urbanSTIX Architecture

Photo Credit: AT Design Consulting

MASSING AND COMPOSITION

A TWO-STORY HIP

Hipped rectangular volume. Hip roof pitch is typically 4 to 7 in 12. Hipped front porches are common and have a shallower roof pitch. Porches may be either additive or a single integral bay.

B ONE-AND-ONE-HALF-STORY SIDE GABLE

Square volume with a 4 to 5 in 12 side gabled roof. Integral front porch that ranges from half to the full length of the front facade. Symmetrically placed gabled or shed dormers with 4 in 12 roof pitch.

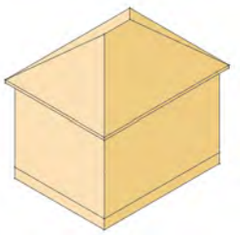
C TWO-STORY GABLE L

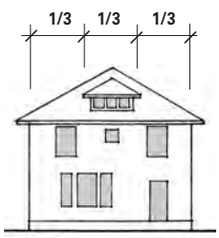
Cross-gabled volume with a 4 in 12 gable facing the street. Often an in-line gabled porch or wing is added to the front left of the L. Porches may also be located between the legs of the L.

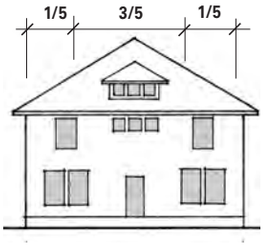
D ONE-AND-ONE-HALF-STORY FRONT GABLE WITH ADD-ON

Rectangular volume with a 4 to 5 in 12 roof pitch and gable facing the street. Asymmetrically placed gable and front porch is common.

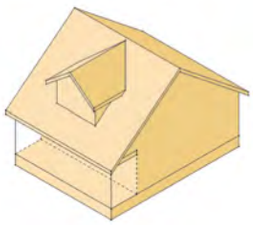
A TWO-STORY HIP

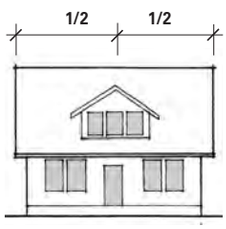


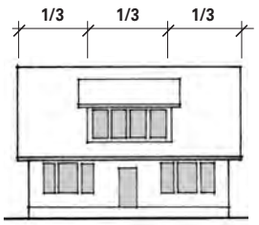




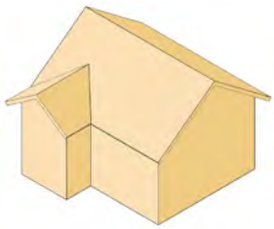
B ONE-AND-ONE-HALF-STORY SIDE GABLE

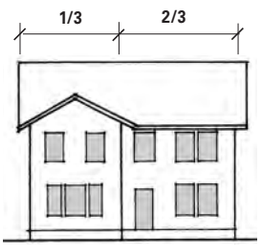


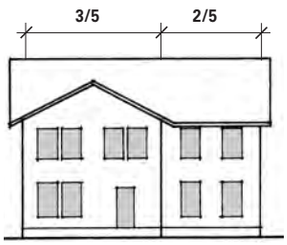




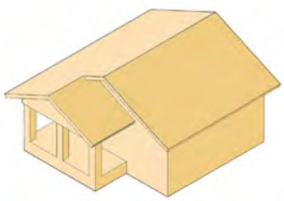
C TWO-STORY GABLE L

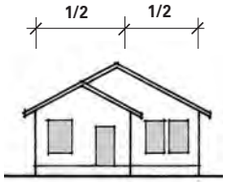


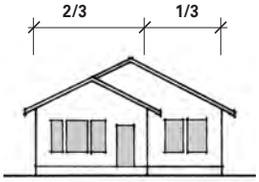


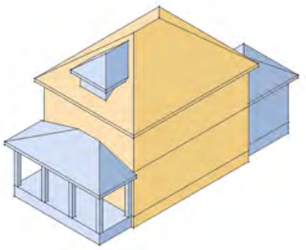


D ONE- AND-ONE-HALF-STORY FRONT GABLE WITH ADD-ON

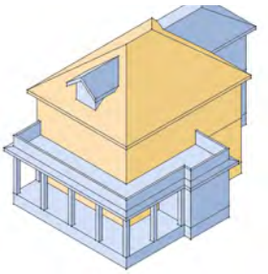




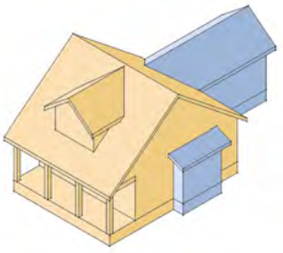




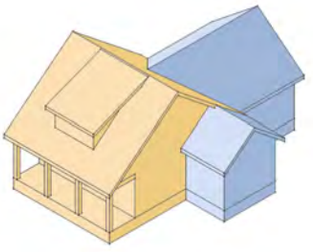
A1 Hipped roof with add-on porch, a rear wing and a street-facing dormer



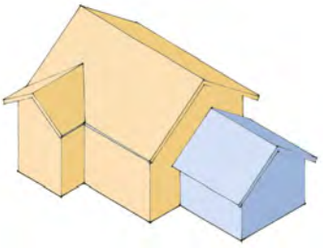
A2 Hipped roof with wraparound porch, a rear wing and a street-facing dormer



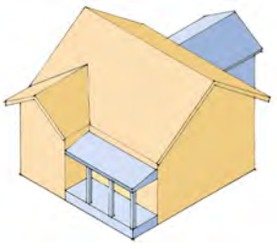
B1 Side gable with an integral porch, a rear wing and side bay window



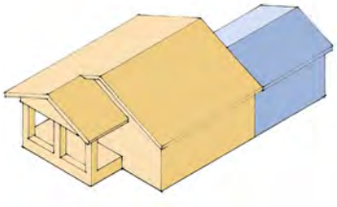
B2 Side gable with an integral porch, a rear wing and a side wing



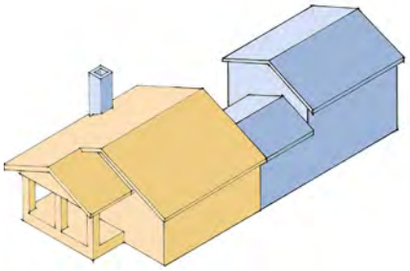
C1 Side gable L with side wing



C2 Side gable with add-on porch and rear wing



D1 Front gable and add-on massing with rear wing



D2 Front gable and add-on massing with one-story connection to two-story carriage unit

POSSIBILITIES

PRECEDENTS

TWO-STORY HIP

ONE-AND-ONE-HALF-STORY SIDE GABLE

TWO-STORY GABLE L

ONE-AND-ONE-HALF-STORY FRONT GABLE WITH ADD-ON

MATERIALS

SIDING/CLADDING

» Wood shingle; fiber-cement clapboard, composite and/or stucco

» Lace finish not permitted

ROOFING

» Composition shingles, flat concrete tile, standing seam, or 5v crimp metal

WINDOWS

» Single- or double-hung

» Fixed accent windows (limited)

» Energy-efficient wood, PVC-clad, cellular PVC, aluminum-clad, aluminum, or vinyl

» Traditional-looking profiles

TRIM

» Stucco, wood, composition board, cellular PVC, polyurethane, or fiber cement

COLUMNS/BRACKETS

» Wood or composite

RAILINGS

» Wood or composite top and bottom rails with square balusters

» Solid railings of wood, fiber cement, cut shingle siding or manufactured stone veneer

SOFFITS AND PORCH CEILING

» Exposed rafters at soffits with starter board or v-groove sheathing

» T&G wood, beaded plywood, exterior-grade plywood, or stucco porch ceiling

GUTTERS

» Ogee or half-round primed or prefinished metal

» PVC is acceptable in a color that matches the trim

» Fascia gutter permitted

DOWNSPOUTS

» Rectangular or round

» Primed or prefinished metal

» PVC is permitted in a color that matches the trim or the stucco cladding

SHUTTERS

Not applicable

CHIMNEYS

» Stucco, brick, or manufactured stone veneer

» Siding to match structure

FRONT YARD FENCES

» Wood, stone, or masonry with stucco finish

» Vinyl picket permitted

» Wrought iron or equivalent

REAR YARD FENCES

» Cedar, redwood, or masonry with stucco finish (if applicable)

» Vinyl and pressure treated wood are permitted

COLORS

SIDING AND TRIM

» Colors to be selected from the Ellis Color Palette

WINDOWS

» Colors to be selected from the Ellis Color Palette

ROOF SHINGLES

» Colors to be selected from the Ellis Color Palette

GUTTERS AND DOWNSPOUTS

» Colors to be selected from the Ellis Color Palette

FRONT YARD FENCES

» Colors to be selected from the Ellis Color Palette

ELLIS FARMHOUSE VICTORIAN

The Ellis Farmhouse Victorian style builds on the early Carpenter Gothic cottages built in the western region of the United States from early pattern books. While the Victorian style became fashionable in the 1800s in the Bay Area, its popularity grew and spread outward from San Francisco. Style books published by Andrew Jackson Downing were the source of many early examples. Publications such as *The Horticulturist* influenced the preferences of the public and provided an especially dramatic contrast to the inherited Spanish and adobe building types prevalent at the time. Many early religious camp settlements adopted the style with more and more exotic variations that included Eastlake, Queen Anne, and Italianate detailing.

The Farmhouse Victorian style is centered on simple, elegant forms to create more informal houses on small lots. This style has expressive porch elements, decorative trim elements, and vertical windows and doors.

COMMON ELEMENTS OF ELLIS FARMHOUSE VICTORIAN

- Moderate to steeply pitched, front-facing gable roofs.
- Cut wood ornament, often with natural forms such as leaves and vines.
- Clapboard or cut shingle siding.
- Vertical proportions for windows and doors.
- Box bay and cutaway bay windows.

GALLERY OF EXAMPLES

Photo Credit: Su Casa Designs

Photo Credit: AT Design Consulting

Photo Credit: Alturas Homes

Photo Credit: Union Studio, Architecture and Community Design

Photo Credit: The Creativity Exchange

Photo Credit: Lindsay Stetson Thompson / Pinnacle Residential

Photo Credit: Laurey W. Glenn / Pursley Dixon Architecture

Photo Credit: AT Design Consulting / William Lyon Homes

MASSING AND COMPOSITION

A TWO-STORY SIDE GABLE

Side-gabled rectangular volume, often with a steeply-pitched, gabled dormer flush to the front facade. Front gable roof pitch is typically 4 to 12 in 12, and the side gable is less steeply pitched, typically 4 to 10 in 12. One- or two-story front porches often extend across the full front of the house.

B ONE-AND-ONE-HALF-STORY HIP L

One-and-one-half-story hipped volume with a one-story front or hipped gable extending beyond the main body. Roof pitches are typically 4 to 12 in 12. One-story integral or shed porches are most common.

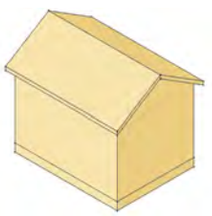
C TWO-STORY HIP L

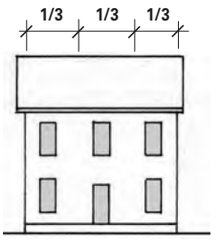
Two-story rectangular volume with hipped roof and a front gable which can extend beyond the front facade of the main body a maximum of 3 feet. Roof pitch is typically 4 to 12 in 12. A one- or two-story front wraparound porch with shed roof is common.

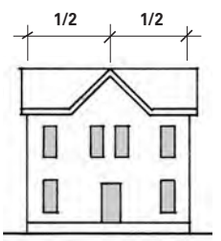
D GABLE L

Cross-gabled volume with a 4 to 12 in 12 gable facing the street. Cross-gable is typically equal or steeper than the roof of the primary mass and no wider than half that of the main body. This massing often has a gable porch emphasizing the entrance.

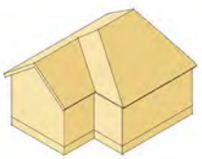
A TWO-STORY SIDE GABLE

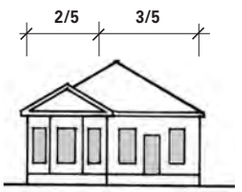




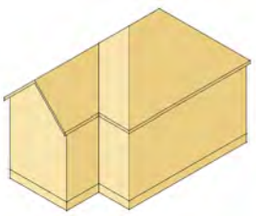


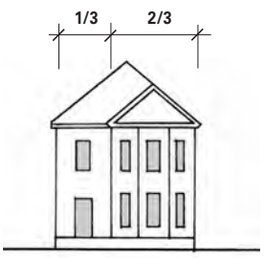
B ONE-AND-ONE-HALF-STORY HIP L

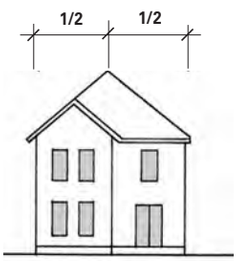




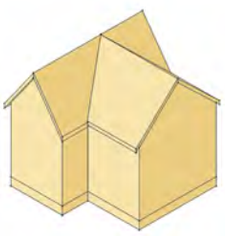
C TWO-STORY HIP L

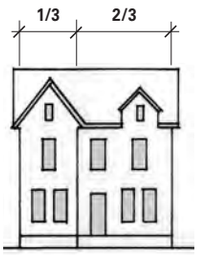


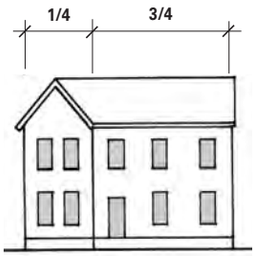


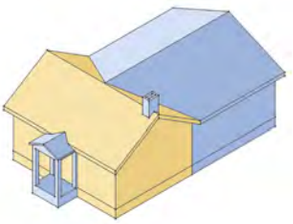


D GABLE L

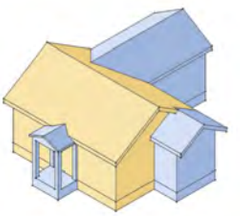






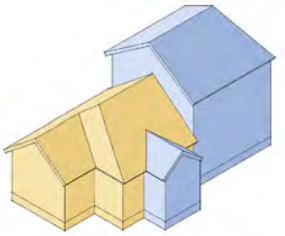


A1 Broad front with large rear wing, a chimney centered on gable ridge and a centered entry porch

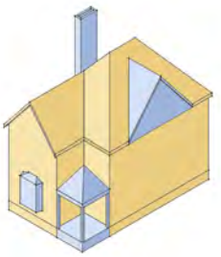


A2 Broad front with rear wing, a side wing and a centered entry porch

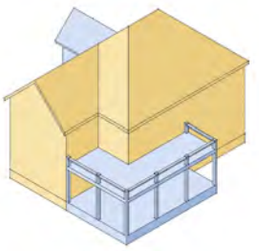
B1 One-story hip L with street-facing bay window and hipped-roof entry porch



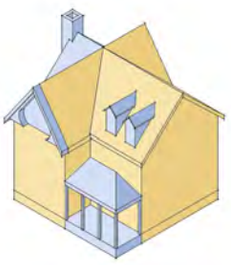
B2 One-story hip L with a side wing and two-story rear wing



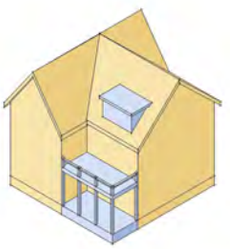
C1 Two-story hip L with side-facing gable dormer, a street-facing bay window, a chimney, and a hipped-roof entry porch



C2 Two-story hip L with a two-story wraparound porch, and a side wing



D1 Gable L with continuous cross gable and chimney, double street-facing dormers, hipped-roof entry porch, and glazing with street-facing projecting gable



D2 Gable L with continuous shed dormer and flat-roof entry porch

POSSIBILITIES

PRECEDENTS

TWO-STORY SIDE GABLE

ONE-AND-ONE-HALF-STORY HIP L

TWO-STORY HIP L

Photo Credit: Design Lens

GABLE L

MATERIALS

SIDING/CLADDING

» Board and batten, wood, or fiber-cement clapboard

ROOFING

» Composite shingles

» Flat concrete tile

WINDOWS

» Single- or double-hung

» Energy-efficient wood, PVC-clad, cellular PVC, aluminum-clad, aluminum or vinyl

» Traditional wood profiles

TRIM

» Wood, composition board, cellular PVC, or polyurethane

COLUMNS

» Turned or built-up wood, or composite

RAILINGS

» Wood or composite top and bottom rails with straight, turned, or scroll cut balusters

SOFFITS AND PORCH CEILING

» Fiber-cement board, stucco, T&G wood, beaded plywood, or exterior-grade plywood

GUTTERS

» Half-round primed or prefinished metal

» PVC is acceptable in a color that matches the trim

» Fascia gutter permitted

DOWNSPOUTS

» Round

» Primed or prefinished metal

» PVC is permitted in a color that matches the trim

SHUTTERS

» Raised or flat paneled

» Louvered or plank

» Wood or composite material, or colored vinyl

» Hinges, shutter dogs, and latches are encouraged

CHIMNEYS

» Manufactured stone or brick veneer or siding to match house

FRONT YARD FENCES

» Wood picket, prefinished metal, or stone

» Vinyl picket permitted

REAR YARD FENCES

» Cedar or redwood

» Vinyl and pressure-treated wood are permitted

COLORS

SIDING, WINDOWS, AND TRIM

» Colors to be selected from the Ellis Color Palette

ROOF SHINGLES

» Colors to be selected from the Ellis Color Palette

GUTTERS AND DOWNSPOUTS

» Colors to be selected from the Ellis Color Palette

SHUTTERS

» Colors to be selected from the Ellis Color Palette

FRONT YARD FENCES

» Colors to be selected from the Ellis Color Palette

ELLIS REVIVAL

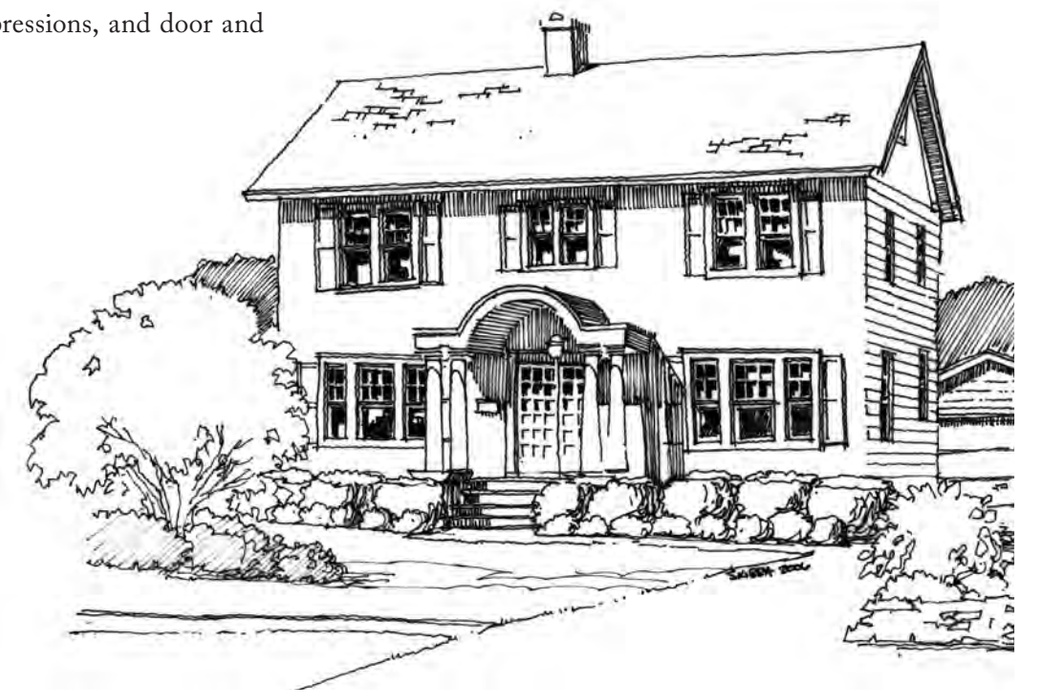
The Ellis Revival style is based upon Colonial Revival styles that were prevalent throughout the country in the early 1900s. The Colonial Revival style is evident in many California towns and cities. Interesting examples of this style can be found in the Central Valley area including regional precedents in places like Stockton, Concord, Antioch, and Livermore.

The Colonial Revival style is based on Classical design principles followed during the colonial period in this country. The interpretations, however, often reflect regional adaptations. The California examples include many houses with full front porches as well as Dutch Colonial renditions.

The houses are composed of simple forms with well-proportioned windows and door surrounds. These are often more horizontal in appearance with special windows appearing in the center of the house over the front door. Stockton area Colonial Revival houses typically emphasize the horizontal proportions with square, robust columns, wide corner boards, pilaster expressions, and door and window trim.

COMMON ELEMENTS OF ELLIS REVIVAL

- Simple, straightforward volumes with projecting wings and porches added to make more complex shapes.
- An orderly, symmetrical relationship between windows, doors, and building mass.
- Simplified versions of Classical details and columns, occasionally with Classical orders used at the entry.
- Multi-pane window appearance with six-pane patterns.
- Strong horizontal lines emphasized by broad eaves and wide trim.



GALLERY OF EXAMPLES

Photo Credit: Tatum Brown Custom Homes

Photo Credit: Prestige Window Systems

Photo Credit: Overmyer Architects

Photo Credit: Michelle Matsan

Photo Credit: Chris Little / Peace Design

Photo Credit: James Hardie

MASSING AND COMPOSITION

A ONE-AND-ONE-HALF-STORY SIDE GABLE AND HIP

Side-gabled or hipped rectangular volume. Hip roof pitch is typically 4 to 10 in 12. Dormer windows and shed roofs are often present in the roof form. Porches are additive structures that may cover all or part of the front facade.

B TWO-STORY HIP

Hipped rectangular volume. Hip roof pitch is typically 4 to 10 in 12. One-story hipped front porches are common and have a shallower roof pitch. Porches vary between covering the full facade and defining the central portico.

C TWO-STORY FRONT GABLE

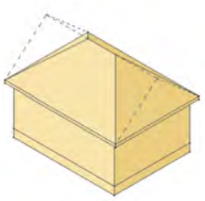
Front-gabled rectangular volume. Gable roof pitches range from 4 to 10 in 12. As with other massing, stoops and hipped front porches are common. Porches are most often one-story. Integral two-story porches are reserved for front-gabled houses no greater than 30 feet wide.

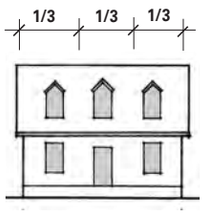
D ONE-AND-ONE-HALF-STORY GAMBREL

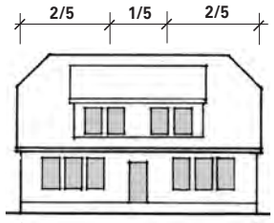
(Not required, but possible accent articulation)

Rectangular volume with a gambrel roof parallel to the street. Roof pitch is nearly vertical on the lower slope and 4 to 6 in 12 at the top. One-story temple front porches centered on the facade extending one-third to one-fourth of the front are typical. Shed roofs are present in the bottom portion of the gambrel roof and dormer windows are also common.

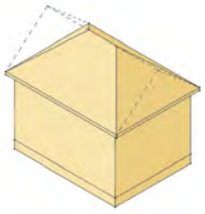
A ONE-AND-ONE-HALF-STORY SIDE GABLE AND HIP

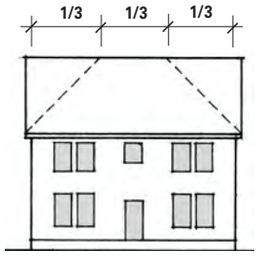


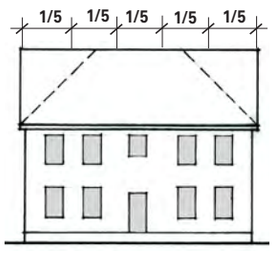




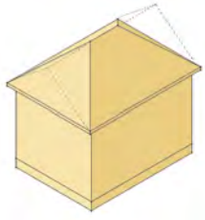
B TWO-STORY HIP

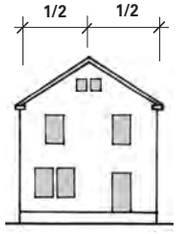


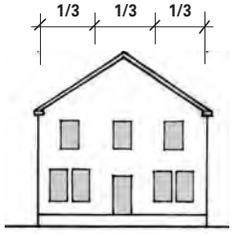




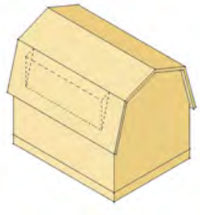
C TWO-STORY FRONT GABLE

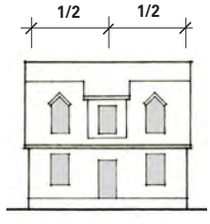


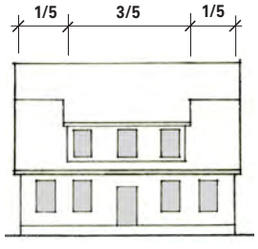


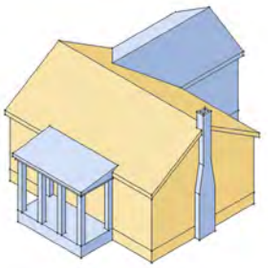


D ONE-AND-ONE-HALF-STORY GAMBREL

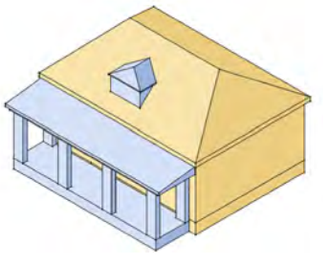




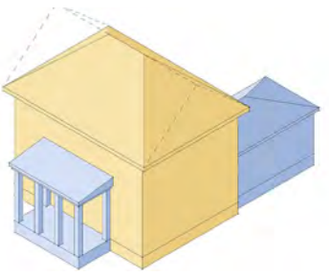




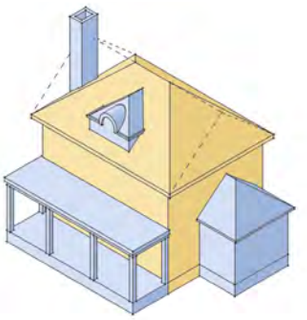
A1 Broad front with add-on porch, a rear wing, and a fireplace



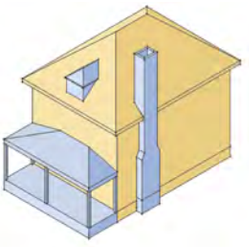
A2 Broad front hipped roof with add-on full front porch and dormer window



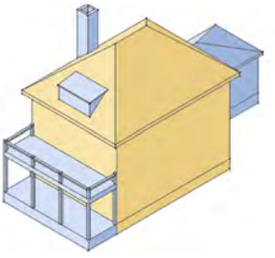
B1 Broad front hipped roof with add-on central porch and hipped rear wing



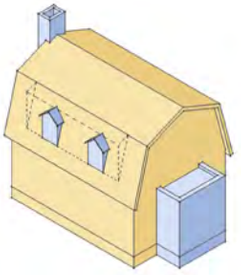
B2 Broad front hipped roof with add-on full front porch, a side wing, a central hipped dormer, and a fireplace



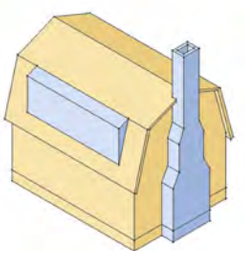
C1 Narrow front hipped roof with add-on full front porch, a central dormer, and a fireplace



C2 Narrow front hipped roof with add-on full front porch, a central shed dormer, a rear wing, and a fireplace



D1 Broad front gambrel with dormers, a roofed side wing, and a fireplace



D2 Broad front gambrel with a broad shed dormer and a prominent fireplace

POSSIBILITIES

PRECEDENTS

ONE-AND-ONE-HALF-STORY SIDE GABLE AND HIP

TWO-STORY HIP

TWO-STORY FRONT GABLE

ONE-AND-ONE-HALF-STORY GAMBREL

MATERIALS

SIDING/CLADDING

» Fiber-cement clapboard or stucco
» Lace finish not permitted

ROOFING

» Composition shingles or concrete tile with flat profile

WINDOWS

» Single- or double-hung and casement
» Energy-efficient wood, PVC-clad, cellular PVC, aluminum-clad, aluminum or vinyl
» Traditional wood profiles

TRIM

» Stucco, wood, composition board, cellular PVC, polyurethane, or fiber cement

COLUMNS

» Wood, or composite with Classical entasis and proportions
» Use Tuscan, Doric, or Ionic orders

RAILINGS

» Wood or composite top and bottom rails with square balusters

SOFFITS AND PORCH CEILING

» Fiber-cement board, stucco, T&G wood, beaded plywood, exterior-grade plywood, or stucco

GUTTERS

» Ogee or half-round
» Primed or prefinished metal
» PVC is acceptable in a color that matches trim
» Fascia gutter permitted

DOWNSPOUTS

» Rectangular or round
» Primed or prefinished metal
» PVC is permitted in a color that matches trim or stucco cladding

SHUTTERS

» Raised or flat paneled
» Louvered or plank
» Wood or composite materials, or colored vinyl
» Hinges, shutter dogs, and latches are encouraged

CHIMNEYS

» Stucco, brick, or manufactured stone veneer
» Siding to match house

FRONT YARD FENCES

» Painted wood, prefinished metal, stone, masonry, or stucco finish (if applicable)
» Vinyl picket also permitted

REAR YARD FENCES

» Cedar or redwood, or masonry with stucco finish
» Vinyl and pressure-treated wood are permitted

COLORS

SIDING, WINDOWS, AND TRIM

» Colors to be selected from the Ellis Color Palette

ROOF

» Colors to be selected from the Ellis Color Palette

GUTTERS AND DOWNSPOUTS

» Colors to be selected from the Ellis Color Palette

WINDOWS

» Colors to be selected from the Ellis Color Palette

SHUTTERS

» Colors to be selected from the Ellis Color Palette

FENCING

» Colors to be selected from the Ellis Color Palette

ELLIS
EUROPEAN COUNTRY

The Ellis European Country Style is based on the early twentieth century interpretations of English architecture by American architects and builders. The source for design comes from Medieval English cottages, manor houses, and rural village vernacular houses. The American interpretations include houses with simple volumes often with front-facing gables. Dormers — gable, hip, and shed — are a dominant feature of the style. In California, the principal material for the exterior cladding is stucco. There is often a mix of exterior materials including stone, stucco or brick. Half-timbering and horizontal siding are often used as infill in gables.

Chimneys typically act as principal forms for the massing of the house. These are usually very massive, often with stucco finish, simple detailing and chimney pots. Windows are typically casements, vertical in proportion and arranged in groups of from two to five. There are relatively few windows in the facade; the dominant form is one of a solid mass with small openings.

COMMON ELEMENTS OF ELLIS EUROPEAN COUNTRY

- Seemingly random window and door locations.
- Vertical windows in groupings.
- Broad expanses of wall with few door and window penetrations.
- Roof lines extending below windows at second floor, and to top of window at first floor.
- Simple detailing and shallow overhangs.

GALLERY OF EXAMPLES

Photo Credit: Tommy Daspit / Willow Homes

Photo Credit: Michael Woodall

Photo Credit: Amanda Ori Architects

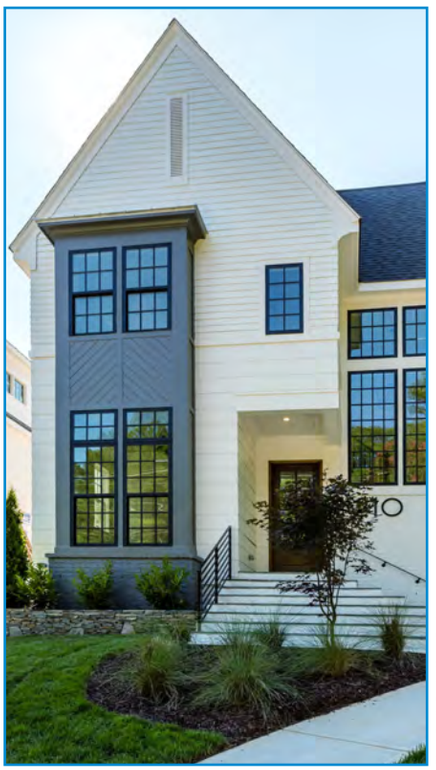


Photo Credit: Frazier Home Designs

Photo Credit: AT Design Consulting

Photo Credit: Unknown

Photo Credit: Gunnar & Grace

Photo Credit: AT Design Consulting

MASSING AND COMPOSITION

A TWO-STORY BASIC

Rectangular two-story volume with an 4 to 10 in 12 roof pitch. Cross gable entry piece in 4 to 16 in 12. Only one cross gable permitted, often expressed in plan.

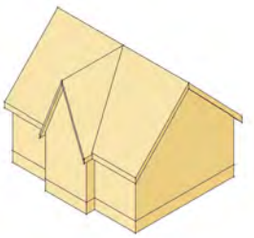
B TWO-STORY ASYMMETRICAL GABLE-FRONT L

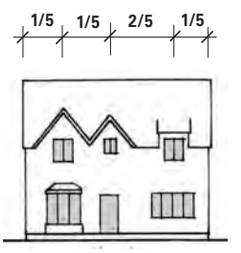
Rectangular two-story volume with a main body roof of 4 to 12 in 12 with either a gable or a hipped roof. Cross-gable volume with a 4 to 16 in 12 roof. Cross gable is asymmetrical and contains an inset entry porch. At times, the roof may transition to a shallower pitch over the entry porch.

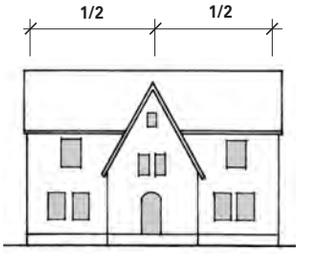
C SIDE GABLE WITH DOMINANT CROSS-GABLE

Rectangular two-story volume with an 4 to 10 in 12 roof pitch. One dominant cross gable organizes composition with a 4 to 16 in 12 pitch. Secondary and tertiary gables in the primary roof mass, or as dormers, are common. Element roof may be gable, hip, or partial hip. Front entry is often inset into building mass.

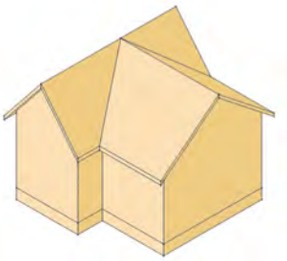
A TWO-STORY BASIC

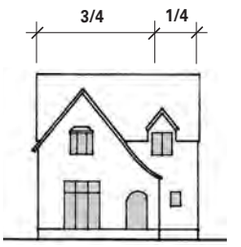


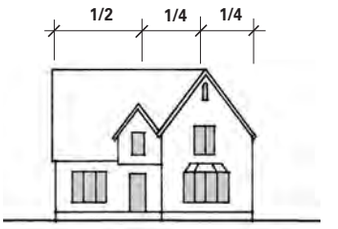




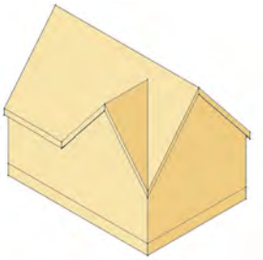
B TWO-STORY ASYMMETRICAL GABLE-FRONT L

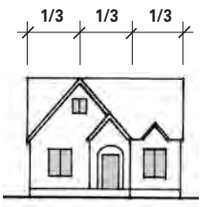


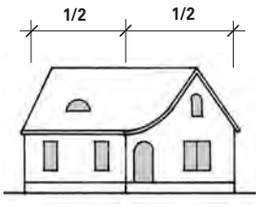


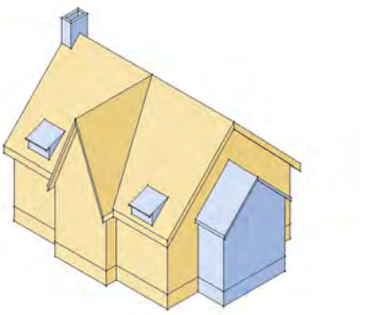


C SIDE GABLE WITH DOMINANT CROSS-GABLE

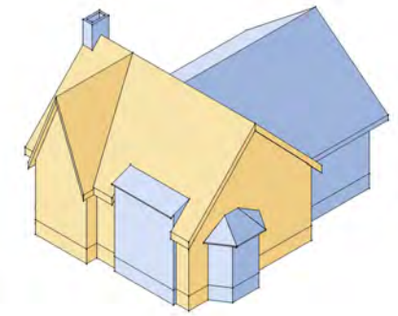




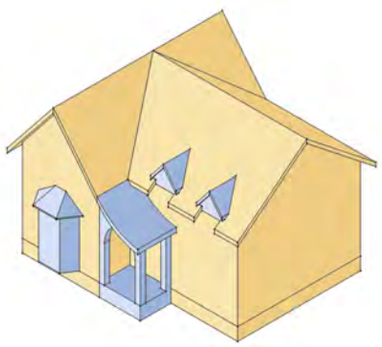




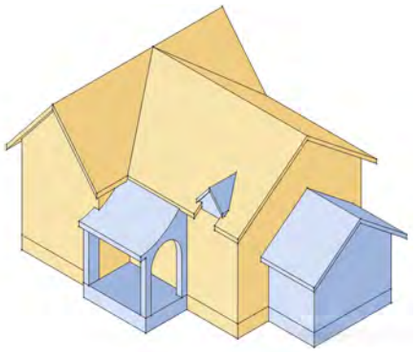
A1 Side gable with symmetrically placed dormers, a chimney centered on the gable ridge and a side wing



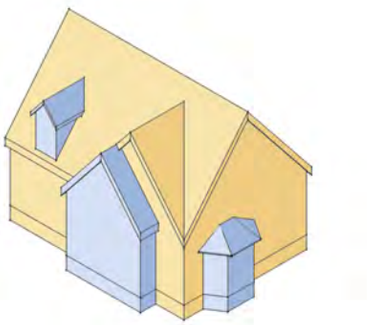
A2 Side gable with off-center cross gable, street-facing dormer, a chimney centered on the gable ridge, a side bay window, and rear wing



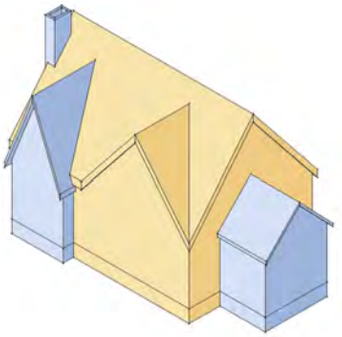
B1 Side gable L with street-facing bay window, street-facing dormers and inset entry porch



B2 Side gable L with street-facing dormer, a side wing and entry porch



C1 Side gable with nested street-facing gable, a street-facing dormer and side bay window

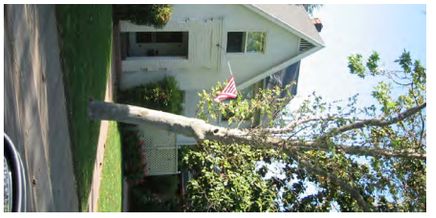


C2 Side gable with multiple street-facing gables, a chimney placed off-center of gable and a side wing

POSSIBILITIES

PRECEDENTS

TWO-STORY BASIC



TWO-STORY ASYMMETRICAL GABLE-FRONT L

SIDE GABLE WITH DOMINANT CROSS-GABLE

MATERIALS

SIDING/CLADDING

» Fiber-cement clapboard or stucco

» Half-timbering for second-story accents

ROOFING

» Composition shingles, concrete tile with flat profile, or manufactured slate

WINDOWS

» Single- or double-hung and casement

» Energy-efficient wood, PVC-clad, cellular PVC, aluminum-clad, aluminum or vinyl

» Traditional wood profiles

TRIM

» Stucco, wood, composition board, cellular PVC, cast stone, polyurethane, or fiber cement

COLUMNS

» Wood or composite

RAILINGS

» Ornamental metal preferred

» Wood or composite top and bottom rails with square balusters

SOFFITS AND PORCH CEILING

» Fiber-cement board, stucco, T&G wood, beaded plywood, exterior-grade plywood, or stucco

GUTTERS

» Ogee or half-round

» Primed or prefinished metal

» PVC is acceptable in a color that matches trim

» Fascia gutter permitted

DOWNSPOUTS

» Rectangular or round

» Primed or prefinished metal

» PVC is permitted in a color that matches trim or stucco cladding

SHUTTERS

» Raised or flat paneled

» Louvered or plank

» Wood or composite materials, or colored vinyl

» Hinges, shutter dogs, and latches are encouraged

CHIMNEYS

» Stucco, brick, or manufactured stone veneer

» Siding to match house

FRONT YARD FENCES

» Painted wood, prefinished metal, stone, masonry, or stucco finish

REAR YARD FENCES

» Cedar or redwood, or masonry with stucco finish

» Vinyl and pressure-treated wood are permitted

COLORS

SIDING, WINDOWS, AND TRIM

» Colors to be selected from the Ellis Color Palette

ROOF

» Colors to be selected from the Ellis Color Palette

GUTTERS AND DOWNSPOUTS

» Colors to be selected from the Ellis Color Palette

WINDOWS

» Colors to be selected from the Ellis Color Palette

SHUTTERS

» Colors to be selected from the Ellis Color Palette

FENCING

» Colors to be selected from the Ellis Color Palette

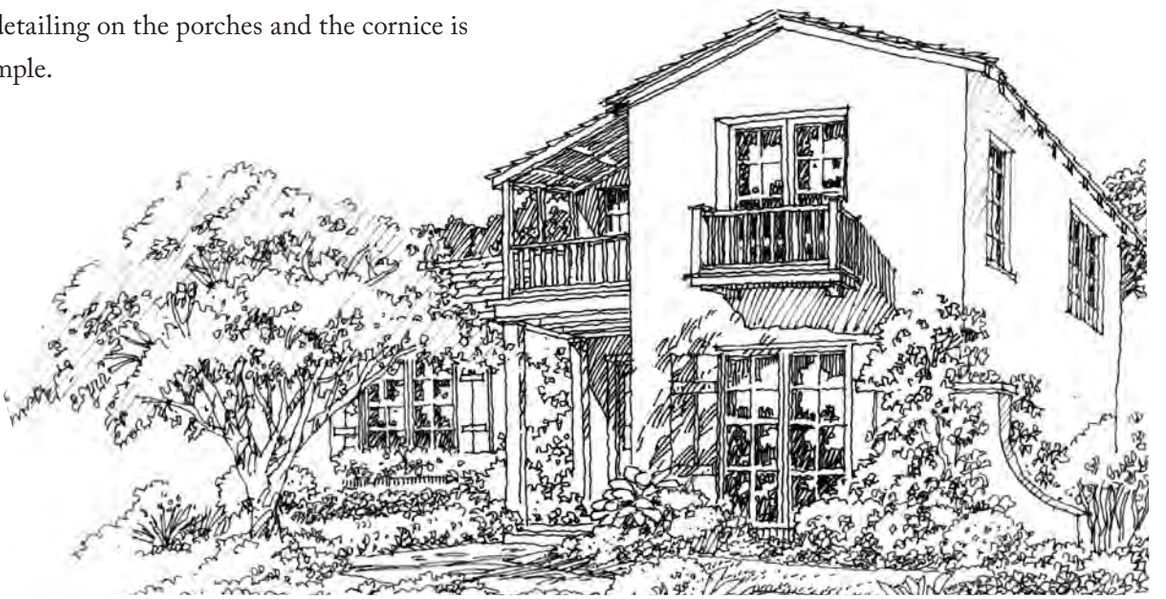
ELLIS MEDITERRANEAN REVIVAL

The Mediterranean Revival style draws on the distinctive architectural character of the Monterey Peninsula as influenced by the popular California Spanish Colonial style. The style dates back to the early nineteenth century. The first revival started around 1925 amidst a very popular renaissance of Spanish architectural forms throughout the region. The Mediterranean style emerged from Spanish adobe precedents that date between 1815 and 1860. This style combines traditional adobe construction, local to this region, with Spanish Colonial influences. The result is a distinctive architectural vocabulary, characterized by simple forms with wooden decorative details. These houses used Colonial window and door detailing borrowed from New England carpentry techniques and added a rustic timber porch with exposed rafters and joists. The roofs had a very shallow pitch, either gabled or hipped, and were covered with clay tiles or cut wooden shingles.

The signature balcony on the front of the house was a prelude to the porch that often surrounded or defined a private courtyard in the back of the house. The detailing on the porches and the cornice is extremely simple.

COMMON ELEMENTS OF ELLIS MEDITERRANEAN REVIVAL

- Simple, straightforward volumes, sometimes with a gable wing facing the street.
- Shallow sloped roofs, either hip or gable, with shingles and tile.
- Typically two-story.
- Simplified versions of double-hung Colonial windows and doors.
- Multi-pane window appearance, wide in proportion, usually with 4 over 4 or 6 over 6 pane patterns.
- Street facing, projecting timber balconies or inset porches with exposed rafters.



GALLERY OF EXAMPLES

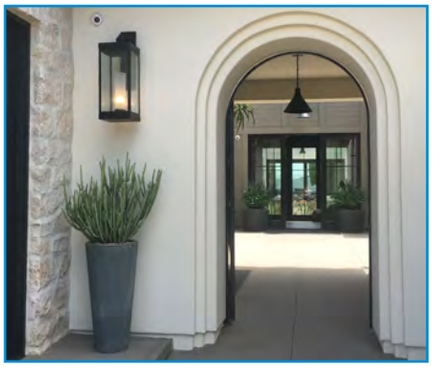


Photo Credit: AT Design Consulting

Photo Credit: Irvine Company

Photo Credit: CRMLS

Photo Credit: Studio+OneDesign

Photo Credit: AT Design Consulting

MASSING AND COMPOSITION

A TWO-STORY SIDE GABLE

Rectangular volume with a 4 to 6 in 12 roof pitch and gable or hip parallel to the street. Second floor, full-front projecting balconies or two-story full-front porches are encouraged with this massing.

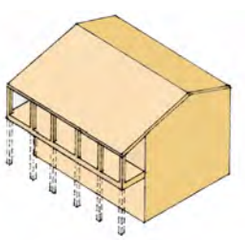
B TWO-STORY CROSS-GABLE

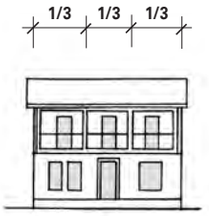
Cross-gabled volume with a 4 in 12 gable or hip facing the street. The width of the bay facing the street is typically two-fifths that of the main body. Often an in-line gabled or hipped wing added to the front leg of the L. Cantilevered balconies are encouraged.

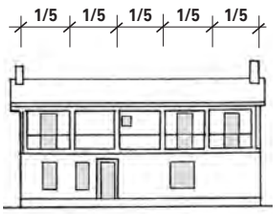
C TWO-STORY FRONT GABLE L

L-shaped volume perpendicular to the street with second-story cantilevered side porch. Hipped and gabled roofs with a 4 in 12 pitch are both permitted.

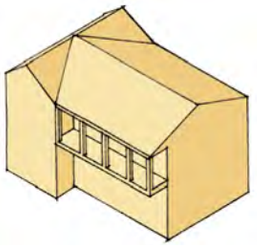
A TWO-STORY SIDE GABLE

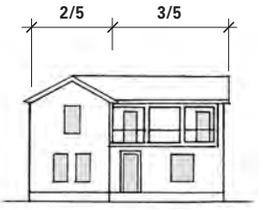




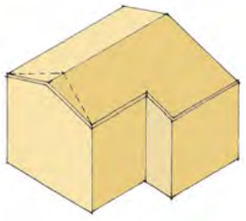


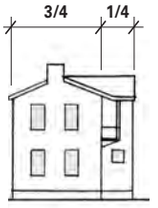
B TWO-STORY CROSS-GABLE

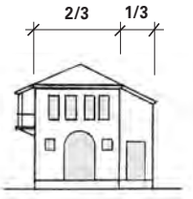


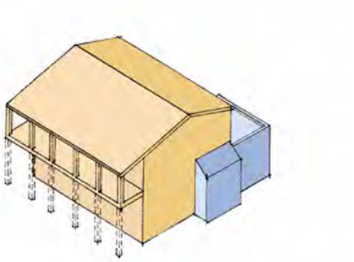


C TWO-STORY FRONT GABLE L

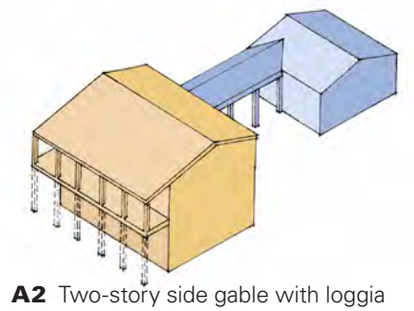




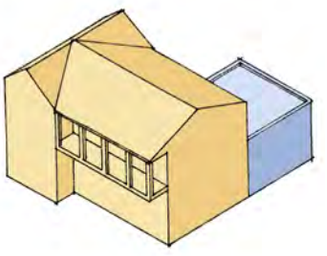




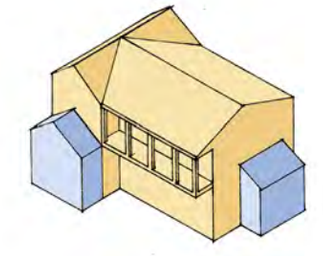
A1 Two-story side gable with a rear wing and a fireplace



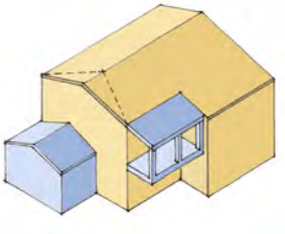
A2 Two-story side gable with loggia connecting to garage



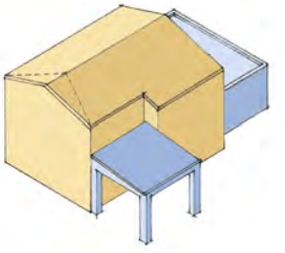
B1 Two-story cross-gable with rear wing added



B2 Two-story cross-gable with a front projecting bay and a bay window



C1 Two-story front gable L with add-on entry bay and a cantilevered side porch



C2 Two-story front gable L with a rear wing and a port cochère

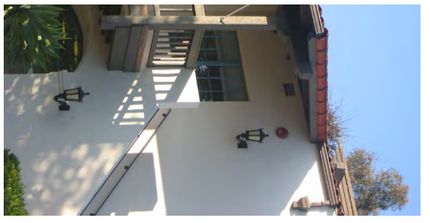
POSSIBILITIES

PRECEDENTS

TWO-STORY SIDE GABLE

TWO-STORY CROSS-GABLE

TWO-STORY GABLE FRONT L



MATERIALS

SIDING/CLADDING

» Stucco and optional second floor wood or fiber-cement clapboard

» Lace finish not permitted

ROOFING

» Concrete tile in flat or barrel profile, multiple stacked tile at eaves.

» Architectural asphalt shingles also permitted

WINDOWS

» Single or double-hung, casement, and picture units, energy-efficient wood, PVC clad, aluminum-clad, cellular PVC, aluminum or vinyl with traditional wood profiles

COLUMNS

» Stucco or composite

BALCONIES

» Wood, corbelled stucco with metal railings, or fiber cement

RAILINGS

» Wood or fiber cement top and bottom rails with square or turned balusters

EAVES

» Starter board or v-groove sheathing

EXTERIOR CEILINGS

» Plank and beam, or stucco

GUTTERS

» Half-round metal or PVC

» Fascia gutter also permitted

DOWNSPOUTS

» Round metal or PVC

SHUTTERS

» Raised or flat panel, louvered, or plank, in wood or composite material or a colored vinyl

CHIMNEYS

» Stucco

FRONT YARD FENCES

» Masonry with stucco finish, wrought iron accents permitted

» Wrought iron or aluminum permitted

REAR YARD FENCES

» Cedar or redwood, or masonry with stucco finish

» Vinyl and pressure-treated wood are permitted

COLORS

STUCCO

» Colors to be selected from the Ellis Color Palette

ROOF TILES

» Colors to be selected from the Ellis Color Palette

WINDOWS

» Colors to be selected from the Ellis Color Palette

TRIM/SHUTTERS

» Colors to be selected from the Ellis Color Palette

GUTTERS

» Colors to be selected from the Ellis Color Palette

DOWNSPOUTS

» Colors to be selected from the Ellis Color Palette

WALLS/FENCING

» Colors to be selected from the Ellis Color Palette

ELLIS SPANISH COLONIAL

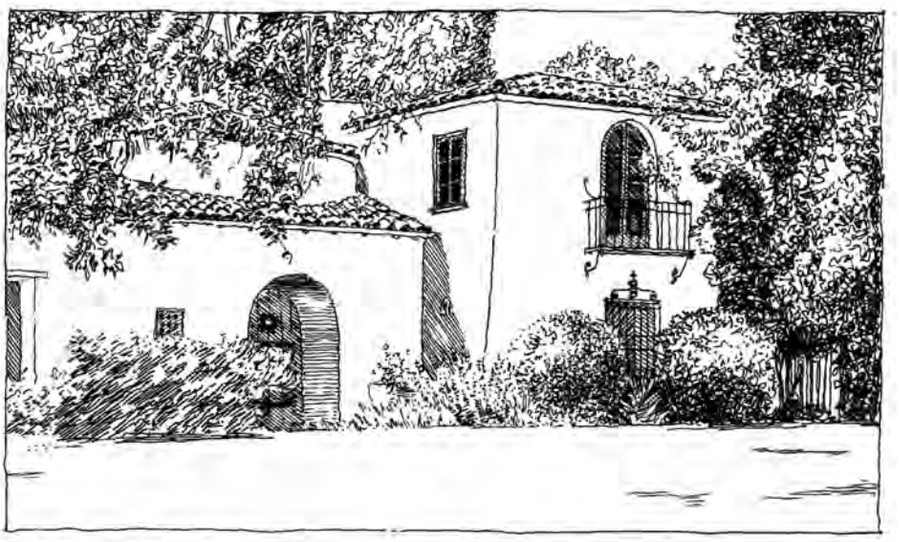
California houses of the 1920s and 1930s were designed in a wide variety of styles, yet the Spanish Revival style was by far the most popular due to its early association with the region, its adaptability to the local landscape and climate, and its charm and character. A major impetus for revival of Spanish architecture came from Bertram Goodhue's designs for the 1915 Pan Pacific Exposition in San Diego.

The Spanish Colonial style is a catalog of styles, unified by the use of arches, courtyards, strong form and mass, plain wall surfaces, and tile roofs; all are derived from Mediterranean architectural styles. Spanish Colonial style is most often characterized by an informal plan arrangement and massing.

Spanish-style houses typically have low, long spreading sweeps of wall with a minimum of penetration (constructed so as to have the appearance of thick masonry). They also have tiled, low pitched roofs (to accentuate the horizontal character); covered patios, loggias, or cloisters; and substantial doors. In a Spanish-style house, most of the effect comes from a correct use of proportion and a spare, well-placed use of ornament. The house's fundamental charm lies in the contrast of warm sunlight and cool shadows (light and shade), in the use of materials, in texture and color, and in its austere simplicity.

COMMON ELEMENTS OF ELLIS SPANISH COLONIAL

- Stucco walls with a handmade/formed appearance.
- Shallow sloped, tile roofs in variegated colors.
- Irregular window and door composition.
- Covered porches and loggias.
- Balconies with decorative ironwork.



GALLERY OF EXAMPLES

Photo Credit: AT Design Consulting

Photo Credit: PhotoTours, Inc.

Photo Credit: AT Design Consulting

Photo Credit: Design Lens

Photo Credit: Chad Mellon

Photo Credit: P Cooper Photography / The New Home Company

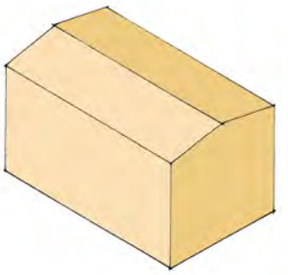
MASSING AND COMPOSITION

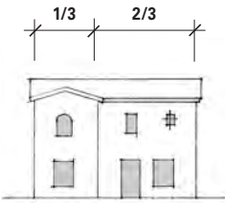
A TWO-STORY SIDE GABLE
Rectangular volume with a 3.5 in 12 roof pitch and gable or hip parallel to the street. Inset patios on first floor are common.

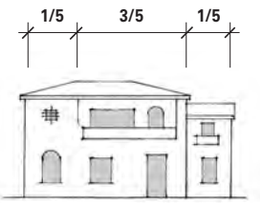
B ONE-STORY FRONT GABLE L
One- or two-story main body with a 3.5 in 12 roof pitch, and a one-story projecting wing with a gable which faces the street. Inset loggias are encouraged.

C TWO-STORY FRONT GABLE L
One- or two-story main body with a 3.5 in 12 roof pitch, and a two-story projecting wing with a gable which faces the street. The width of the street-facing bay is typically two-fifths that of the main body. Inset patios or loggias are encouraged.

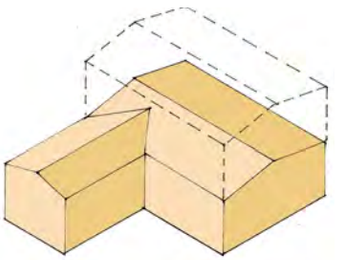
A TWO-STORY SIDE GABLE

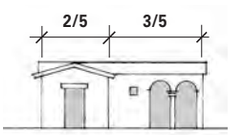


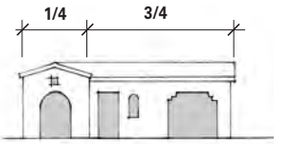




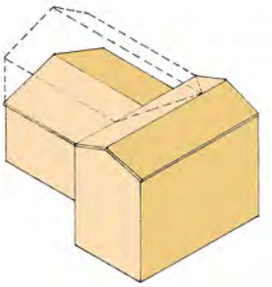
B ONE-STORY FRONT GABLE L

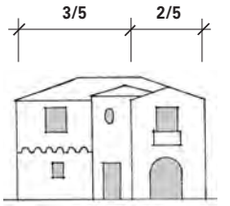


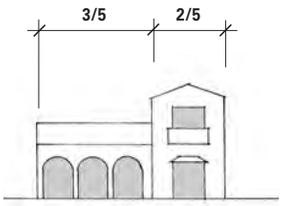


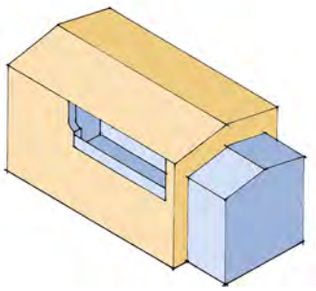


C TWO-STORY FRONT GABLE L

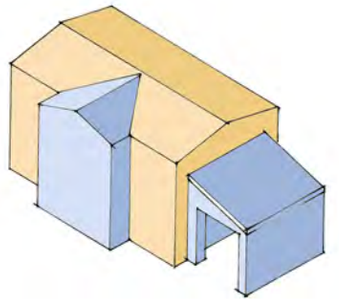




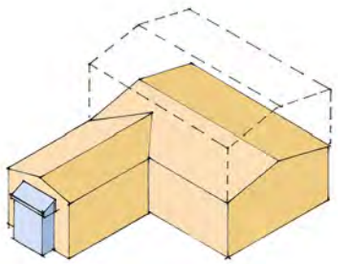




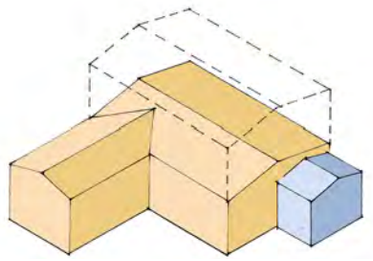
A1 Two-story side gable with inset porch and attached side wing



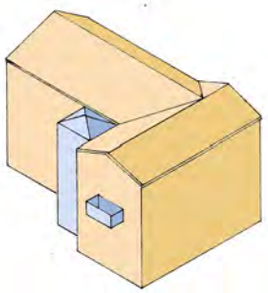
A2 Two-story side gable with attached side garage and two-story central bay



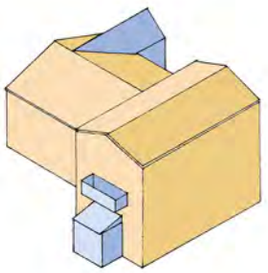
B1 One-story front gable L with side wing attached off-center



B2 One-story front gable L with protruding entry piece



C1 Two-story front gable L with street-facing balcony and a tower at the intersection of the L



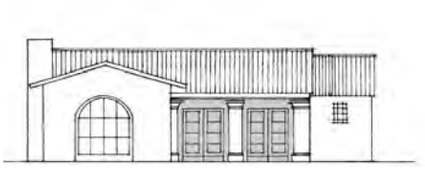
C2 Two-story front gable L with street-facing window and balcony, and additional rear wing

POSSIBILITIES

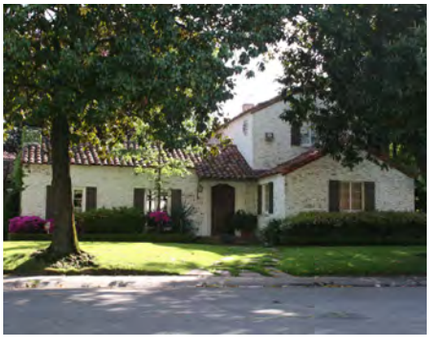
PRECEDENTS

TWO-STORY SIDE GABLE

ONE-STORY FRONT GABLE L



TWO-STORY FRONT GABLE L



MATERIALS

SIDING/CLADDING

» Stucco with handmade/formed appearance; skip-trowel not allowed

ROOFING

» Terra cotta barrel tile

» Multiple stacked tile at eaves

WINDOWS

» Energy-efficient wood, PVC clad, aluminum-clad, or aluminum

» True divided light appearance (¾-inch horizontal exterior muntins)

» Grilles shall be solid stock or wrought iron

COLUMNS AND ARCHES

» Stucco (square, rectangular, or round), or round cast stone/concrete

EXTERIOR STAIRS

» Terra cotta pavers for treads with stucco or decorative tile

» Risers, sloped or stepped stucco walls as guard-railing. Solid-stock metal rails with a wrought iron appearance are also permitted.

BALCONIES

» Metal with a wrought iron appearance or stucco with metal railings

EAVES

» V-groove sheathing with wood appearance

» Open eaves with wood appearance for rafter tails and soffit

» Stucco molded eaves are permitted.

EXTERIOR CEILINGS

» Plank and beam

GUTTERS

» Half-round metal or PVC

DOWNSPOUTS

» Round metal or PVC

SHUTTERS

» Flat paneled

» Plank

» Wrought iron hinges, shutter dogs encouraged

CHIMNEYS

» Stucco with handmade/formed appearance

FRONT YARD FENCES

» Prefinished metal, or masonry

REAR YARD FENCES

» Painted wood, prefinished metal, or masonry

COLORS

STUCCO

» Colors to be selected from the Ellis Color Palette

ROOF TILES

» Colors to be selected from the Ellis Color Palette

WINDOWS

» Colors to be selected from the Ellis Color Palette

TRIM/SHUTTERS

» Colors to be selected from the Ellis Color Palette

GUTTERS

» Colors to be selected from the Ellis Color Palette

DOWNSPOUTS

» Colors to be selected from the Ellis Color Palette

FENCING

» Colors to be selected from the Ellis Color Palette

PHOTOVOLTAIC PANEL GUIDELINES

Photovoltaics may be used in the community. Multiple application techniques are possible:

A ROOF MOUNT

Photovoltaics are mounted a few inches above the roof structure, during the initial installation of the roof. Choices about where to site panels are based on building orientation and surface pitch.

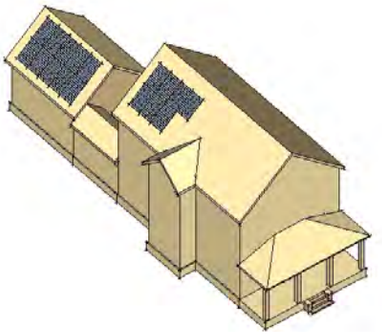
B BUILDING INTEGRATED PV ARRAY (BIPV)

Applications of photovoltaic panels may be integral to the building system. Roof materials with PV cells can replace traditional roofing materials, as long as they are stylistically appropriate.

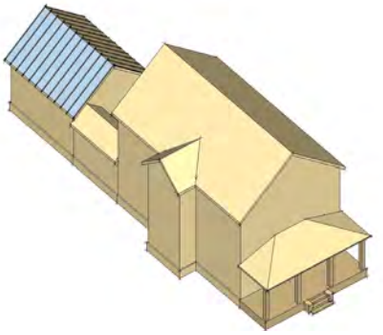
C SHADE STRUCTURE

Photovoltaic panels may be applied to roof shade structures on private lots or in public parks and spaces. The application may be either mounted or integral.

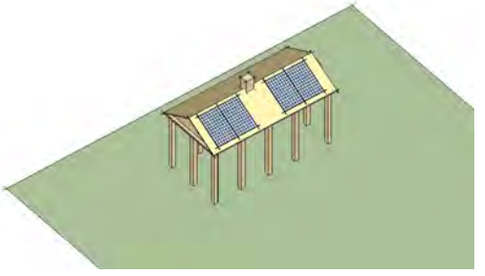
A ROOF MOUNT



B BUILDING INTEGRATED PV ARRAY (BIPV)



C SHADE STRUCTURE



	Flat	4:12	7:12	12:12	21:12	Vertical
South						
SSE, SSW						
SE, SW						
ESE, WSW						
East/West						

The graph to the right shows the optimal building orientation and photovoltaic panel pitch to maximize electrical energy generation

DESIGN CONSIDERATIONS

» Place panels on southern-most facing roof surfaces whenever possible for optimal efficiency. Pitch of roof determines optimal solar capture (see chart on page 2|116).

DESIGN CONSIDERATIONS

» Material replacement can include standing seam metal, masonry tiles, and shingles

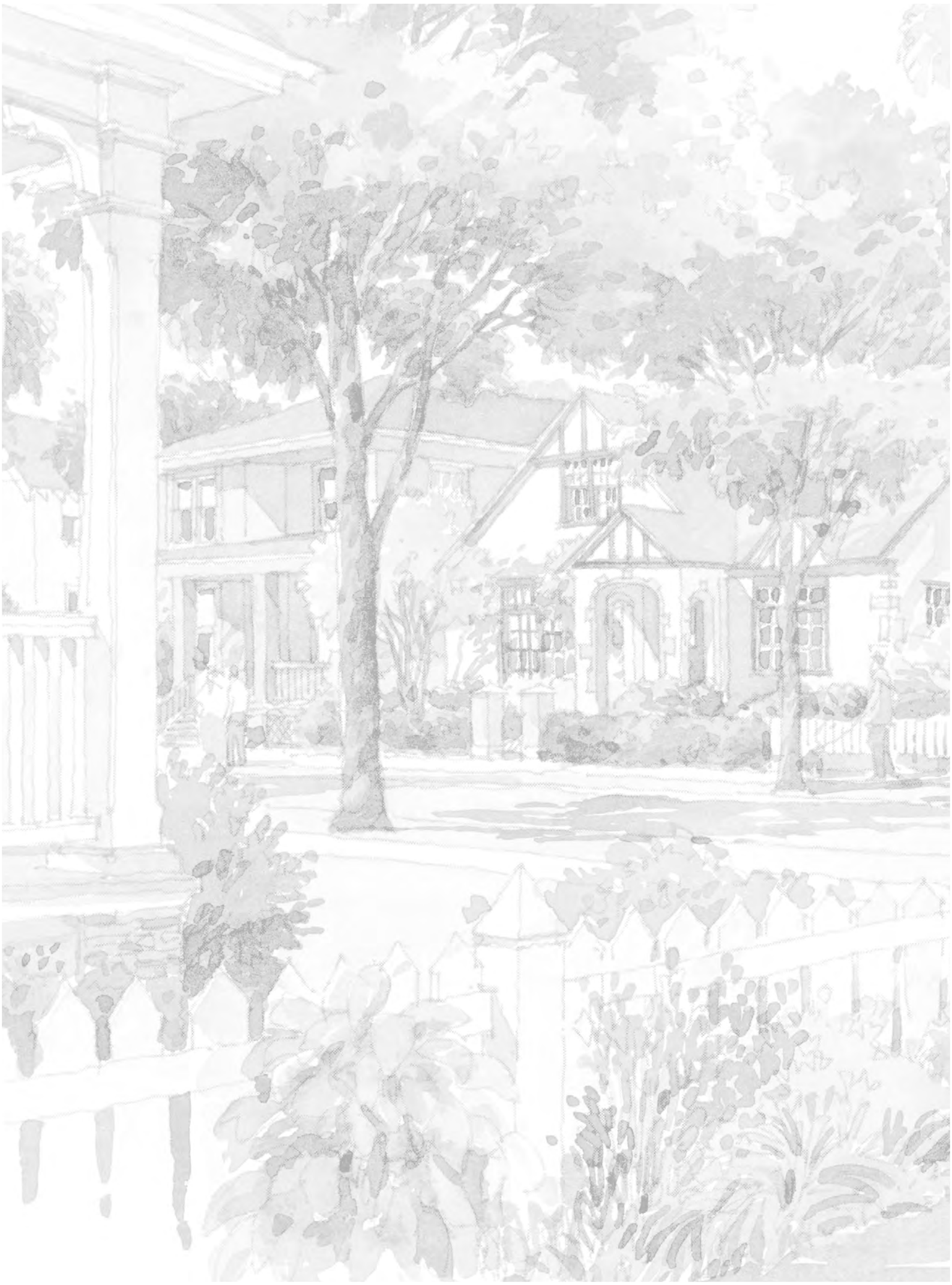
» Color and material should be follow guidelines for each style

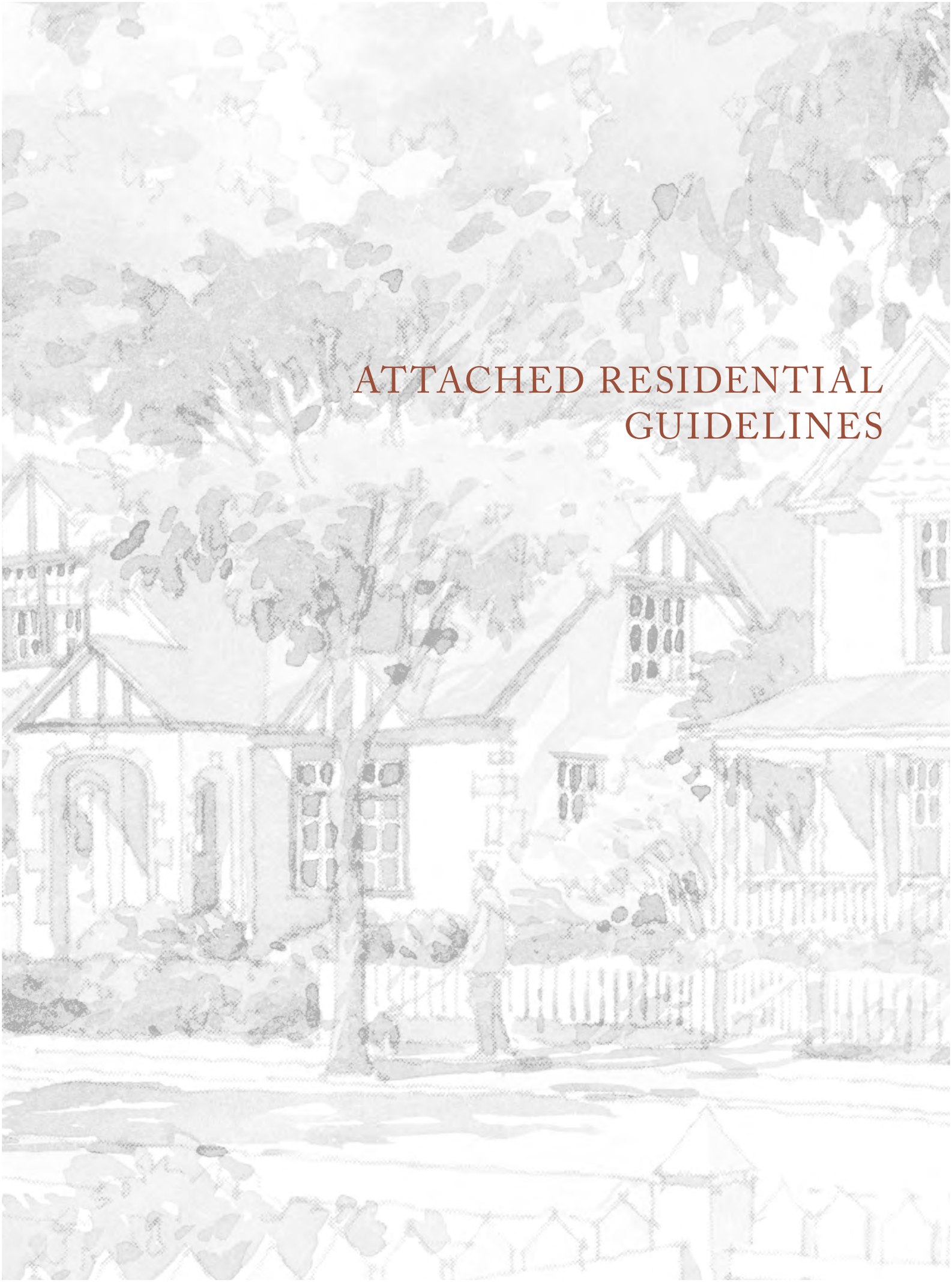
DESIGN CONSIDERATIONS

» Wiring underneath panels must be carefully concealed

» Vines and plantings must be trimmed and kept separate from wiring

» May include shading devices over rear or side porches



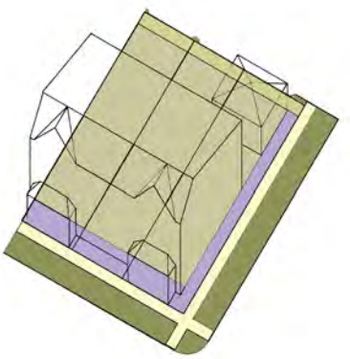


ATTACHED RESIDENTIAL GUIDELINES

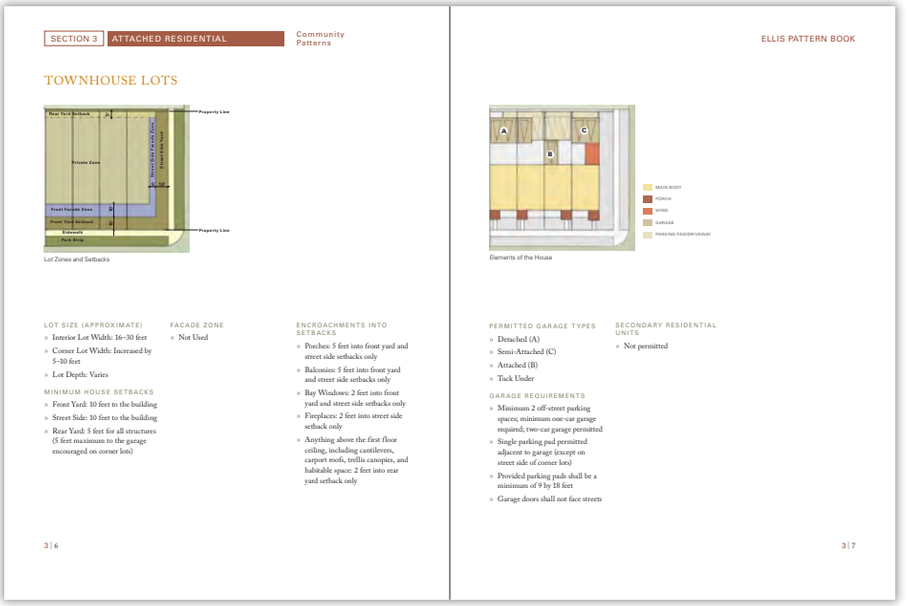
COMMUNITY PATTERNS

This Community Patterns section contains specific requirements for placing Attached Residential buildings on lot types within the plan. These guidelines were developed as part of the master planning process and are meant to ensure that the diversity and character of Ellis called for in the Modified Ellis Specific Plan is implemented and maintained.

All housing designs and site plans must be reviewed and approved via the Ellis Design Review process set forth in the Modified Ellis Specific Plan, Section 6: Plan Review.



View of a residential address at Ellis



SECTION 3 ATTACHED RESIDENTIAL Community Patterns

TOWNHOUSE LOTS

Lot Zones and Setbacks

LOT SIZE (APPROXIMATE)
- Interior Lot Width: 16–30 feet
- Corner Lot Width: Increased by 5–10 feet
- Lot Depth: Varies

MINIMUM HOUSE SETBACKS
- Front Yard: 10 feet to the building
- Street Side: 10 feet to the building
- Rear Yard: 5 feet for all structures (5 feet maximum to the garage encouraged on corner lots)

FACADE ZONE
- Not Used

ENCROACHMENTS INTO SETBACKS
- Porches: 5 feet into front yard and street side setbacks only
- Balconies: 5 feet into front yard and street side setbacks only
- Bay Windows: 2 feet into front yard and street side setbacks only
- Fireplaces: 2 feet into street side setback only
- Anything above the first floor ceiling, including cantilevers, carport roofs, trellis canopies, and habitable space: 2 feet into rear yard setback only

3 | 6

ELLIS PATTERN BOOK

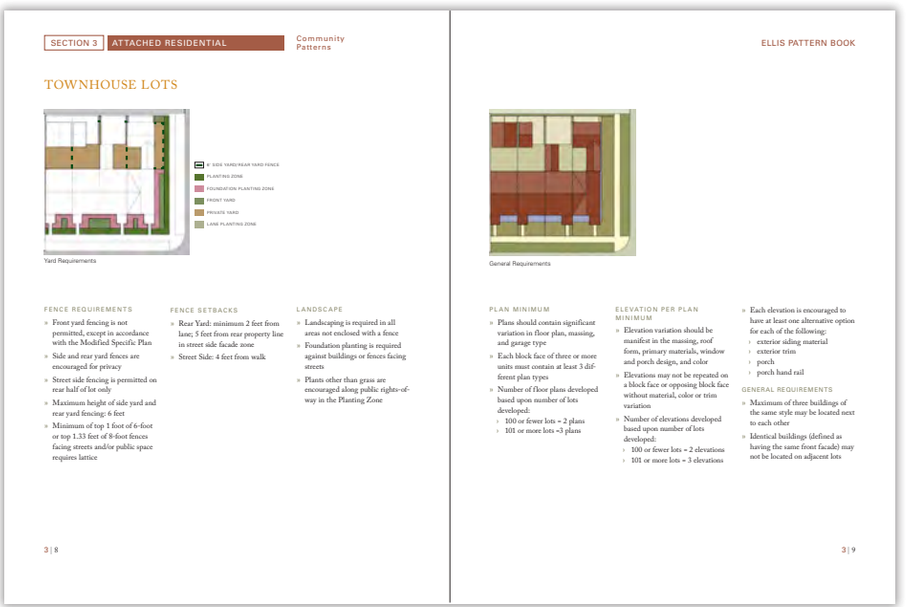
Elements of the House

PERMITTED GARAGE TYPES
- Detached (A)
- Semi-Attached (C)
- Attached (B)
- Tuck Under

GARAGE REQUIREMENTS
- Minimum 2 off-street parking spaces; minimum one-car garage required; two-car garage permitted
- Single parking pad permitted adjacent to garage (except on street side of corner lots)
- Provided parking pads shall be a minimum of 9 by 18 feet
- Garage doors shall not face streets

SECONDARY RESIDENTIAL UNITS
- Not permitted

3 | 7



SECTION 3 ATTACHED RESIDENTIAL Community Patterns

TOWNHOUSE LOTS

Yard Requirements

FENCE REQUIREMENTS
- Front yard fencing is not permitted, except in accordance with the Modified Specific Plan
- Side and rear yard fences are encouraged for privacy
- Street side fencing is permitted on rear half of lot only
- Maximum height of side yard and rear yard fencing: 6 feet
- Minimum of top 1 foot of 6-foot or top 1.33 feet of 8-foot fences facing streets and/or public space requires lattice

FENCE SETBACKS
- Rear Yard: minimum 2 feet from lane; 5 feet from rear property line in street side facade zone
- Street Side: 4 feet from walk

LANDSCAPE
- Landscaping is required in all areas not enclosed with a fence
- Foundation planting is required against buildings or fences facing streets
- Plants other than grass are encouraged along public rights-of-way in the Planting Zone

3 | 8

ELLIS PATTERN BOOK

General Requirements

PLAN MINIMUM
- Plans should contain significant variation in floor plan, massing, and garage type
- Each block face of three or more units must contain at least 3 different plan types
- Number of floor plans developed based upon number of lots developed:
  - 100 or fewer lots = 2 plans
  - 101 or more lots =3 plans

ELEVATION PER PLAN MINIMUM
- Elevation variation should be manifest in the massing, roof form, primary materials, window and porch design, and color
- Elevations may not be repeated on a block face or opposing block face without material, color or trim variation
- Number of elevations developed based upon number of lots developed:
  - 100 or fewer lots = 2 elevations
  - 101 or more lots = 3 elevations
- Each elevation is encouraged to have at least one alternative option for each of the following:
  - exterior siding material
  - exterior trim
  - porch
  - porch hand rail

GENERAL REQUIREMENTS
- Maximum of three buildings of the same style may be located next to each other
- Identical buildings (defined as having the same front facade) may not be located on adjacent lots

3 | 9

General Conditions pages for lots

Each lot type found in the Attached Residential Community Patterns Section is described by four specific diagrams:

LOT ZONES AND SETBACKS

Lot size, minimum setbacks and allowable encroachments into those setbacks, as well as the facade zones are described. These zones aid in properly situating the building with respect to its neighbors to create a harmonious streetscape.

ELEMENTS OF THE HOUSE

The main body, wings, bays, as well as the requirements for garages are described in this diagram.

YARD REQUIREMENTS

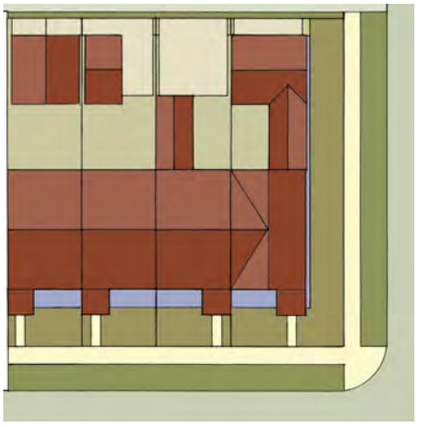
Fencing and landscape requirements are set forth in this diagram.

GENERAL REQUIREMENTS

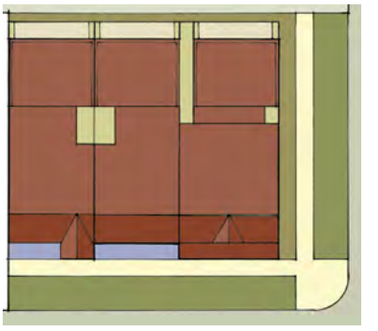
The issues of required plan types, elevations, and materials are discussed to establish a refined residential building.

LOT TYPES

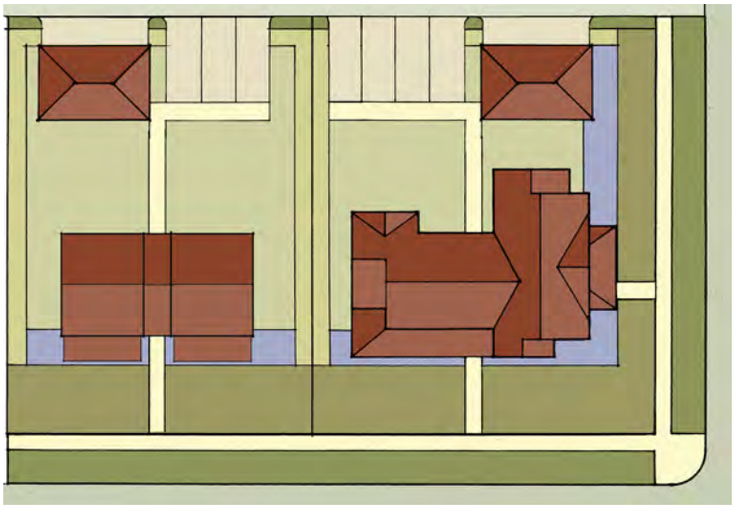
Ellis offers a variety of attached lot types, 16 feet or 30 feet wide and up. These lot types include: Townhouses, Live/Work units, and Mansion Apartments. Many of these residential types have parking accessed by a rear lane utilizing either a garage, carport, or paved parking pad, providing for continuous front yard landscaping uninterrupted by parked cars and driveways. Attached lot types are mixed throughout the community. The description of lot types on the next page are followed by a description of the conditions for each of the Attached Residential lot types beginning on page 6 of this Section.



Townhouse Lots



Live/Work Units



Mansion Apartments

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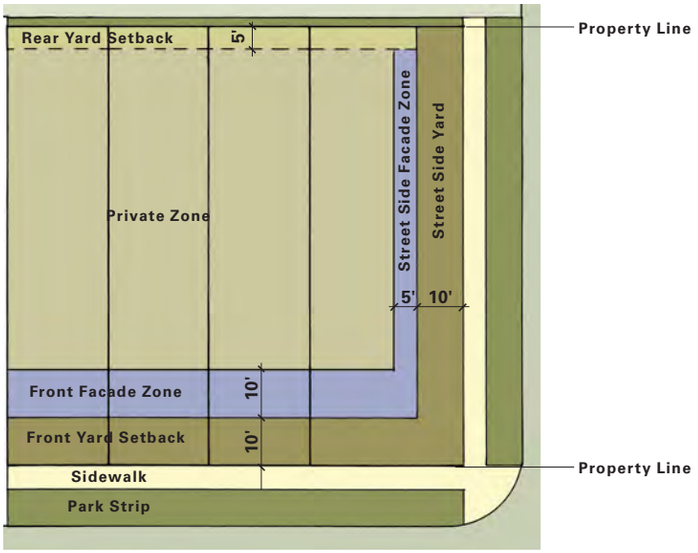
TOWNHOUSE LOTS



Lot Zones and Setbacks

LOT SIZE (APPROXIMATE)

- Interior Lot Width: 16–30 feet
- Corner Lot Width: Increased by 5–10 feet
- Lot Depth: Varies

MINIMUM HOUSE SETBACKS

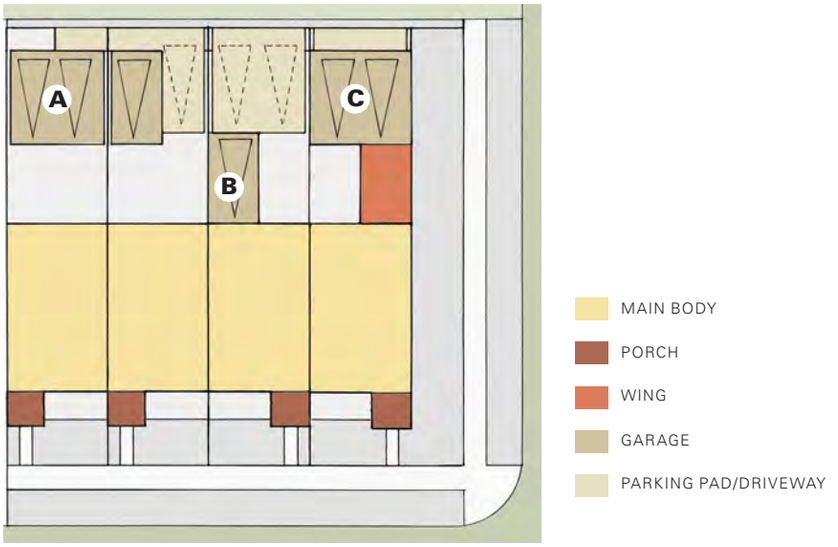
- Front Yard: 10 feet to the building
- Street Side: 10 feet to the building
- Rear Yard: 5 feet for all structures (5 feet maximum to the garage encouraged on corner lots)

FACADE ZONE

- Not Used

ENCROACHMENTS INTO SETBACKS

- Porches: 5 feet into front yard and street side setbacks only
- Balconies: 5 feet into front yard and street side setbacks only
- Bay Windows: 2 feet into front yard and street side setbacks only
- Fireplaces: 2 feet into street side setback only
- Anything above the first floor ceiling, including cantilevers, carport roofs, trellis canopies, and habitable space: 2 feet into rear yard setback only



Elements of the House

PERMITTED GARAGE TYPES

» Detached (A)

» Semi-Attached (C)

» Attached (B)

» Tuck Under

GARAGE REQUIREMENTS

» Minimum 2 off-street parking spaces; minimum one-car garage required; two-car garage permitted

» Single parking pad permitted adjacent to garage (except on street side of corner lots)

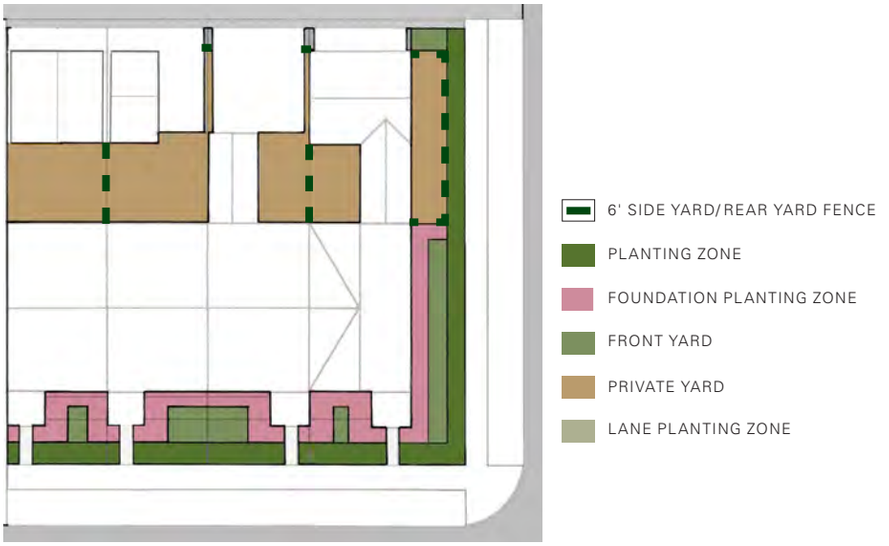
» Provided parking pads shall be a minimum of 9 by 18 feet

» Garage doors shall not face streets

SECONDARY RESIDENTIAL UNITS

» Not permitted

TOWNHOUSE LOTS



Yard Requirements

FENCE REQUIREMENTS

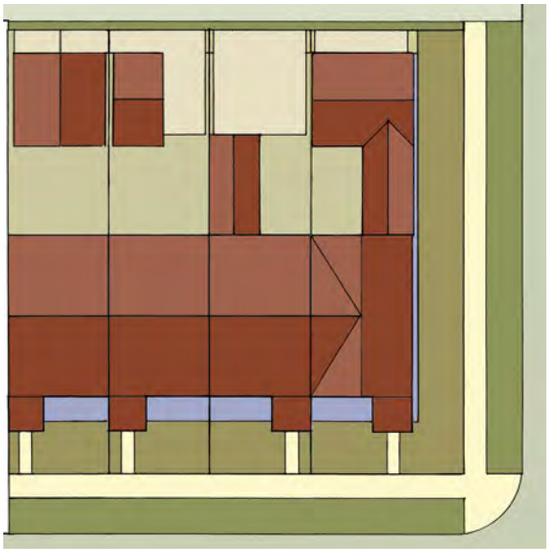
- Front yard fencing is not permitted, except in accordance with the Modified Specific Plan
- Side and rear yard fences are encouraged for privacy
- Street side fencing is permitted on rear half of lot only
- Maximum height of side yard and rear yard fencing: 6 feet
- Minimum of top 1 foot of 6-foot or top 1.33 feet of 8-foot fences facing streets and/or public space requires lattice

FENCE SETBACKS

- Rear Yard: minimum 2 feet from lane; 5 feet from rear property line in street side facade zone
- Street Side: 4 feet from walk

LANDSCAPE

- Landscaping is required in all areas not enclosed with a fence
- Foundation planting is required against buildings or fences facing streets
- Plants other than grass are encouraged along public rights-of-way in the Planting Zone



General Requirements

PLAN MINIMUM

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- Each block face of three or more units must contain at least 3 different plan types
- Number of floor plans developed based upon number of lots developed:
  - 100 or fewer lots = 2 plans
  - 101 or more lots =3 plans

ELEVATION PER PLAN MINIMUM

- Elevation variation should be manifest in the massing, roof form, primary materials, window and porch design, and color
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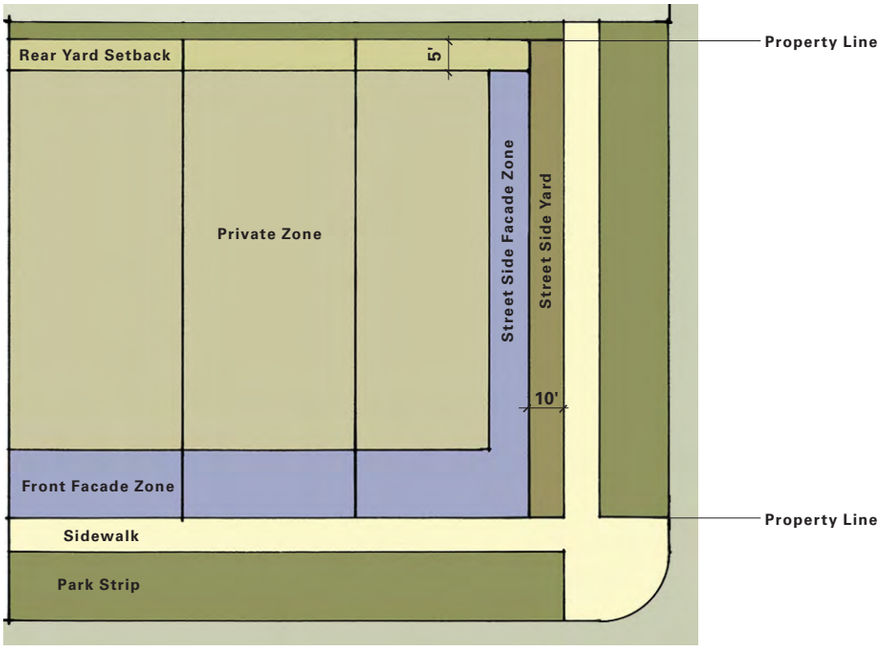
- Each elevation is encouraged to have at least one alternative option for each of the following:
  - exterior siding material
  - exterior trim
  - porch
  - porch hand rail

GENERAL REQUIREMENTS

- Maximum of three buildings of the same style may be located next to each other
- Identical buildings (defined as having the same front facade) may not be located on adjacent lots

LIVE/WORK LOTS



Lot Zones and Setbacks

LOT SIZE (APPROXIMATE)

- Interior Lot Width: 16–30 feet
- Corner Lot Width: Increased by 5–10 feet
- Lot Depth: Varies

MINIMUM SETBACKS

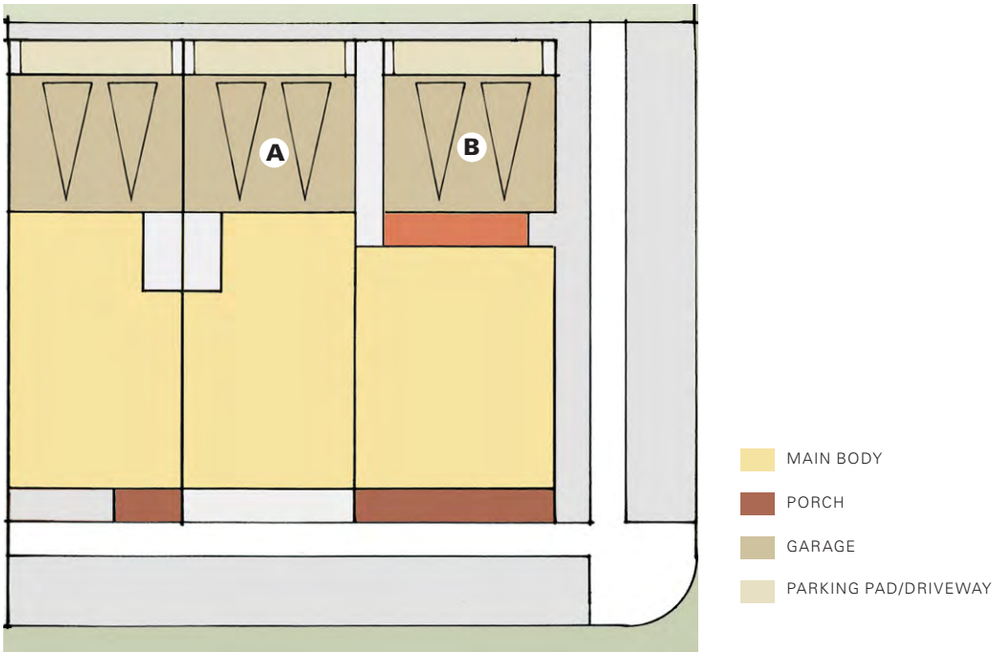
- Front Yard: 0 feet to the building
- Street Side Yard: 10 feet to the building
- Rear Yard: 5 feet for all structures (5 feet maximum to the garage encouraged on corner lots)

FACADE ZONE

- Not Used

ENCROACHMENTS INTO SETBACKS

- Balconies: 5 feet into street side setback only
- Bay Windows: 2 feet into street side setback only
- Fireplaces: 2 feet into street side setback only
- Anything above the first floor ceiling, including cantilevers, carport roofs, trellis canopies, and habitable space: 2 feet into rear yard setback only



Elements of the House

PERMITTED GARAGE TYPES

» Semi-Attached (B)

» Attached (A)

» Tuck Under

GARAGE REQUIREMENTS

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» Single parking pad permitted adjacent to garage (except on street side of corner lots)

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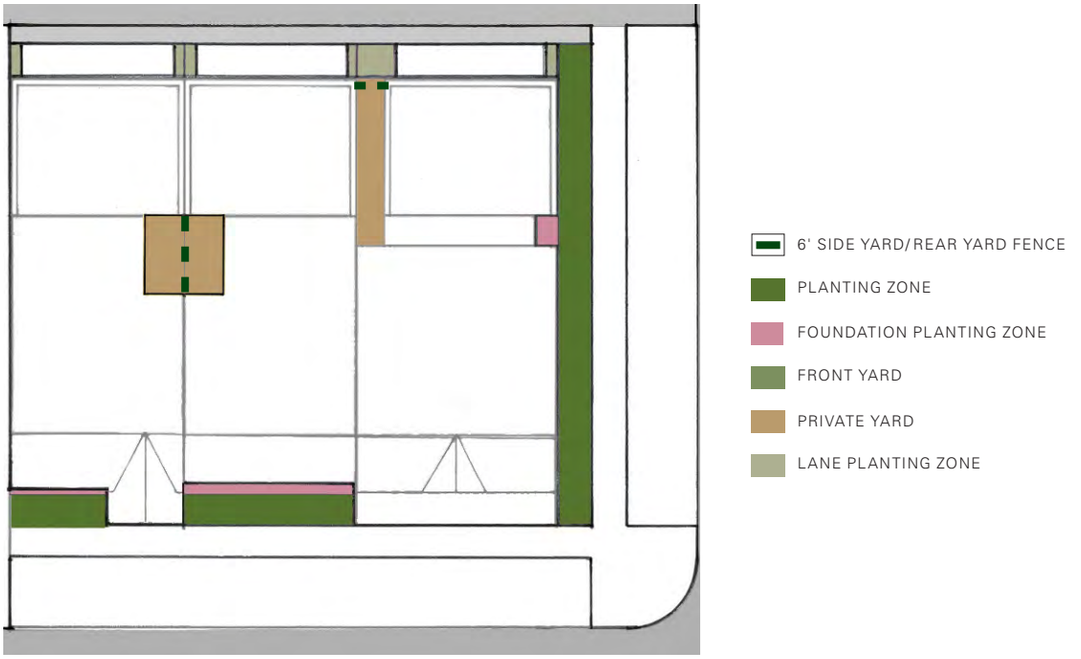
» Garage doors shall not face streets

SECONDARY RESIDENTIAL UNITS

» Not permitted

LIVE/WORK LOTS



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FENCE SETBACKS

- Rear: 1 inch from property line unless built by builder
- Street Side: 4 feet from walk

LANDSCAPE

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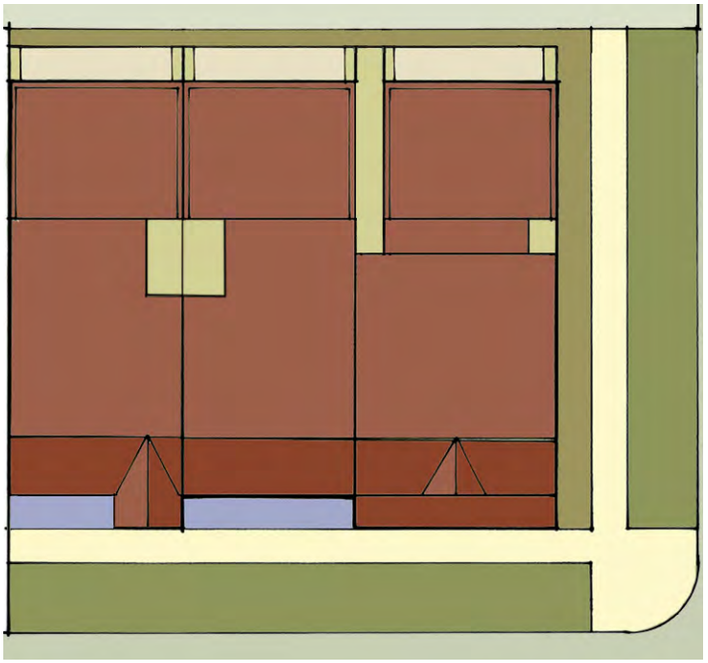
- Plants other than grass are encouraged along public rights-of-way in the Planting Zone



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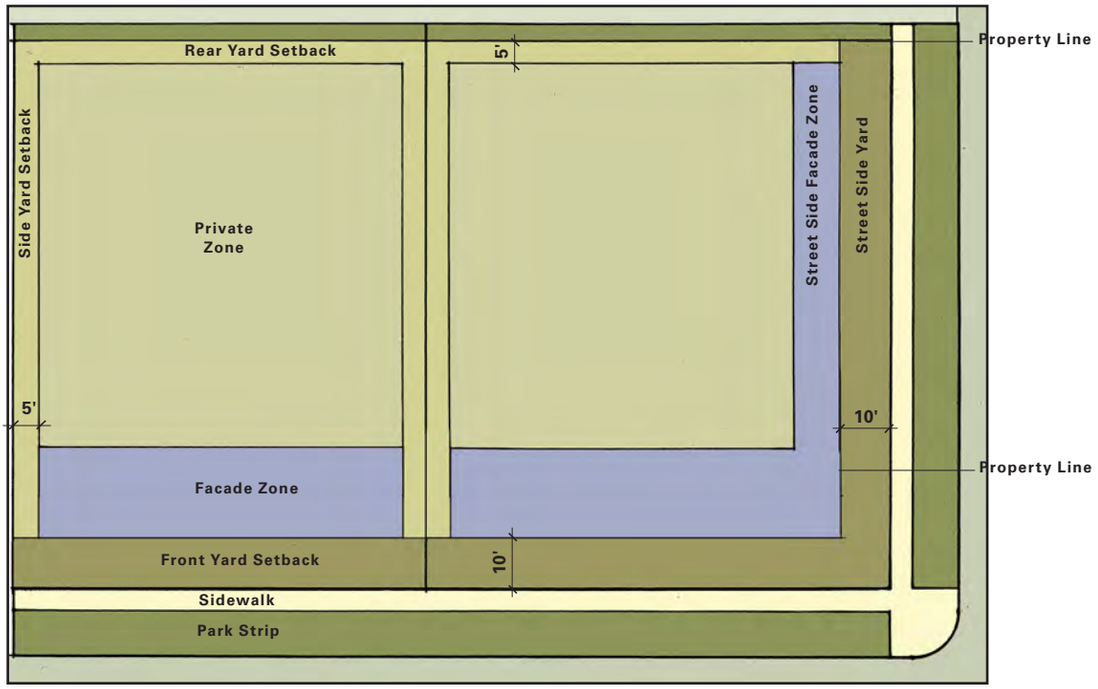
MANSION APARTMENTS



Lot Zones and Setbacks

LOT SIZE (APPROXIMATE)

» Mansion Apartment lots will vary by pad site size

MINIMUM HOUSE SETBACKS

» Front Yard: 10 feet to building

» Street Side: 10 feet to the building and any garages/carports

» Side Yard: 5 feet

» Rear Yard: 5 feet to the building and garage/carport; (10 feet maximum to the garage/carport encouraged on a corner lot)

FACADE ZONE

» Not Used

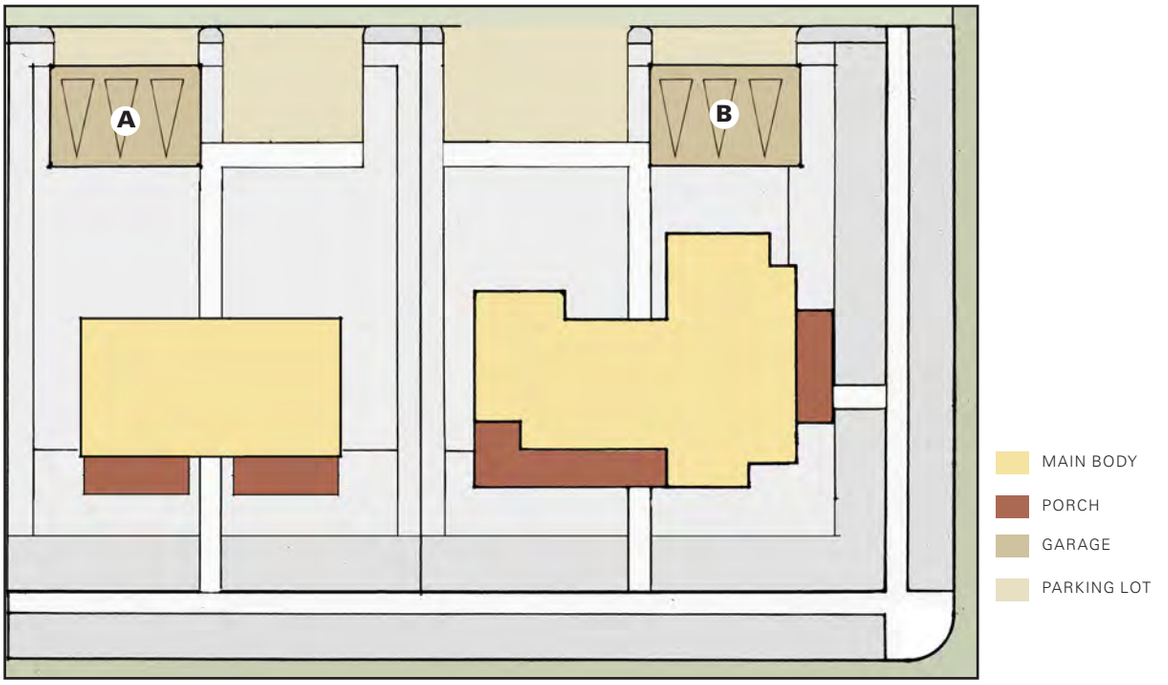
ENCROACHMENTS INTO SETBACKS

» Porches: 5 feet into front yard and street side setbacks only

» Balconies: 5 feet into front yard and street side setbacks only

» Bay Windows: 2 feet into front yard and street side setbacks only

» Fireplaces: 2 feet into street side setback only



Elements of the Building

PERMITTED GARAGE TYPES

- Tuck Under
- Attached
- Semi-Attached
- Detached (A) (lane must be on street side on corner lots (B))

GARAGE REQUIREMENTS

- Minimum 1 off-street parking space per unit (does not have to be in a garage)
- Garage doors may not face adjacent streets

SECONDARY RESIDENTIAL UNITS

- A secondary residential unit is not permitted over the garage
- A minimum of one additional off-street parking space is to be provided for the secondary residential unit (not required to be covered)

MANSION APARTMENTS

Yard Requirements

FENCE REQUIREMENTS

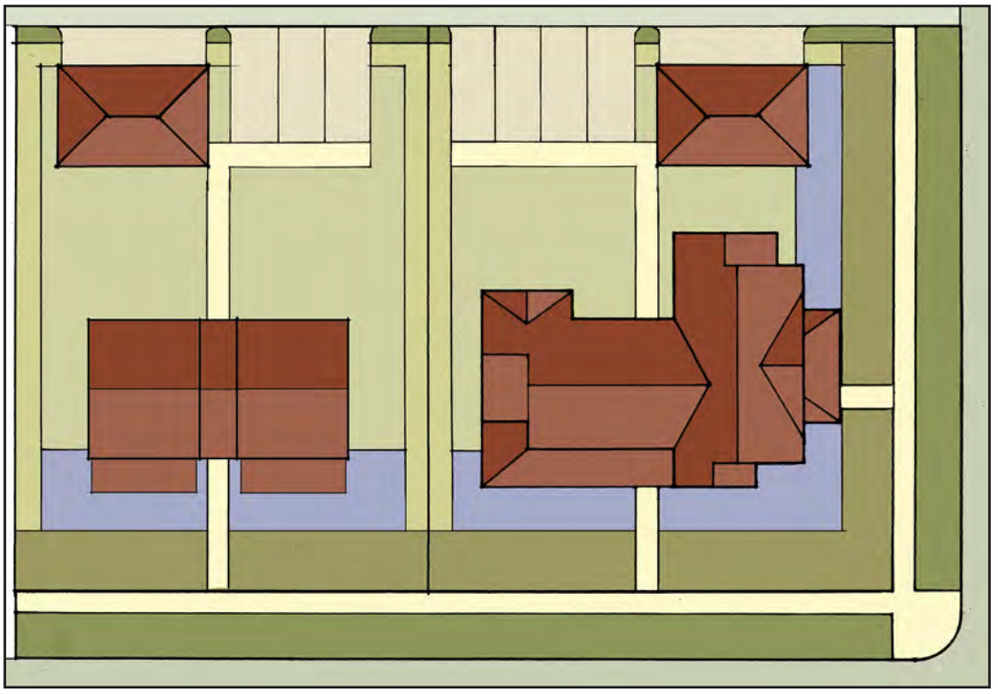
- Front yard fencing is not permitted, except in accordance with the Modified Specific Plan
- Side and rear yard fences are encouraged for privacy
- Maximum height of rear yard fences: 6 feet
- Minimum of top 1 foot of 6-foot or top 1.33 feet of 8-foot fences facing streets and/or public space requires lattice

FENCE SETBACKS

- Side Yard: 5 feet back from front facade of house; 1 inch from property line unless built by builder
- Street Side: 5 feet, permitted on rear half of lot only

LANDSCAPE

- Landscaping is required in all areas that are not enclosed with a fence
- Foundation planting is required facing streets
- Landscaping is required at the base of fencing facing streets and/or lanes and parking lots
- Plants other than grass are encouraged in the Planting Zone



General Requirements

PLAN MINIMUM

- Three unit plans minimum (with significant variation in floor plan and massing
- Each building must contain a mix of plans

ELEVATION PER PLAN MINIMUM

- Minimum of three elevation types per unit plan (manifest in the massing, roof form, primary materials, window and porch design and color)
- Elevations may not be repeated on a block face or opposing block face
- A minimum of two architectural styles must be represented
- Each elevation is encouraged to have at least one alternative option for each of the following:
  - exterior siding material
  - exterior trim
  - porch
  - porch hand rail

GENERAL REQUIREMENTS

- Maximum of three buildings of the same style may be located next to each other
- Identical buildings (defined as having the same front facade) may not be located on adjacent lots

RESIDENTIAL DEVELOPMENT STANDARDS

Lot Size	1,400 sq ft min.
Lot Width	16 ft
Lot Depth	75 ft min.
Front Yard Setback	10 ft min. [1]
Interior Side Yard Setback	0 ft min. [2]
Street Side Yard Setback	10 ft min.
Rear Yard Setback	5 ft min.
Height	35 ft max. in Residential Mixed 45 ft max. (3 stories max.) in Village Center
Lot Coverage	90% max.
Open Space	100 sq ft minimum usable open space for each of the first ten (10) dwelling units, fifty (50) square feet for each of the second ten (10) units, and twenty-five (25) square feet for each unit in excess of twenty (20). “Usable open space” shall mean an on-site ground level area, not less than twenty (20) feet in width, of lawn, pool, or garden courts accessible to all dwelling units via a walk, path, or stairway used and intended to be used by pedestrians. The space shall not include the required front yard or street side yard, off-street parking, driveways, or service areas.
Distance Between Accessory Buildings	No requirement
Distance Between Main Building and Accessory Building	No requirement
Shade Structures and Detached Accessory Buildings	Shade structures and detached accessory buildings shall meet the front, side, and rear yard setbacks unless located on the rear 1/3 of lot or 70 ft back from front property line, in which case minimum setback is 0 ft.[3]
Encroachment [4]	Porches and/or balconies: 5' into Front Yard and Street Side Setback Bay Windows: 2' into Front Yard and Street Side Setback Fireplace and/or media nook: 2' into Side Yard and Street Side Setback Air Conditioning (A/C) units: 4' into the Side Yard Setback provided that at least one side of the lot maintains the minimum setback for access to the front and rear yard.

[1] 0 ft for Live/Work Lofts
[2] 5 ft min. for Mansion Apartments
[3] This exception to minium setbacks does not apply to garages.
[4] Only permitted if not encroaching into a public utility easements.

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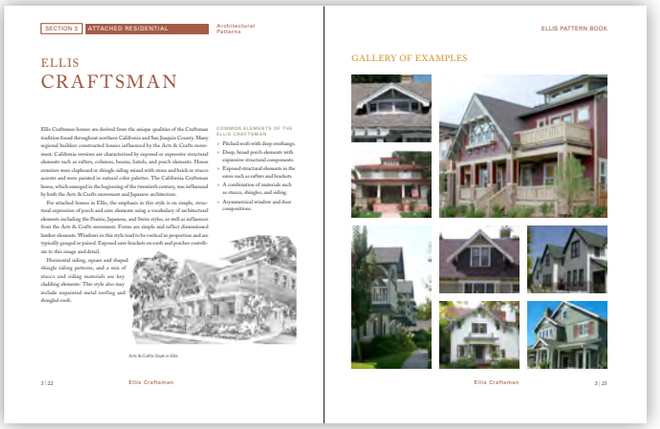
ARCHITECTURAL PATTERNS

The Architectural Patterns Section for Attached Residential units illustrates key elements and design strategies for the five permitted traditional architectural styles for attached residential units. This section provides detailed guidelines for designing within the prescribed styles while creating well-defined variations among houses and buildings. The approach used is not intended to be a comprehensive catalog of all possibilities, but rather to serve as a guide to the key components within a particular style.

Each style section begins with an overview and general description of the style followed by several pages that document key massing types, standard door and window compositions, and materials and facade possibilities based upon Ellis Pattern Book components. Variations or other alternative combinations of components are permitted so long as they generally conform to the particular style. The goal is to design within specific families of styles that are appropriate to the Ellis context, not to design historic reproductions. The style pages and the illustrated details are meant to be a menu of options for designing houses in response to market demands and cost constraints while providing a consistent quality of character and detail.



SECTION 3 ATTACHED RESIDENTIAL Architectural Patterns

ELLIS CRAFTSMAN

Ellis Craftsman houses are derived from the unique qualities of the Craftsman tradition found throughout northern California and San Joaquin County. Many regional builders constructed houses influenced by the Arts & Crafts movement. California versions are characterized by exposed or expressive structural elements such as rafters, columns, beams, lintels, and porch elements. House exteriors were clapboard or shingle siding mixed with stone and brick or stucco accents and were painted in natural color palettes. The California Craftsman house, which emerged in the beginning of the twentieth century, was influenced by both the Arts & Crafts movement and Japanese architecture.

For attached homes in Ellis, the emphasis in this style is on simple, structural expression of porch and eave elements using a vocabulary of architectural elements including the Prairie, Japanese, and Swiss styles, as well as influences from the Arts & Crafts movement. Forms are simple and reflect dimensional lumber elements. Windows in this style tend to be vertical in proportion and are typically ganged or paired. Exposed eave brackets on roofs and porches contribute to this image and detail.

Horizontal siding, square and shaped shingle siding patterns, and a mix of stucco and siding materials are key cladding elements. This style also may include unpainted metal roofing and shingled roofs.

COMMON ELEMENTS OF THE ELLIS CRAFTSMAN

- Pitched roofs with deep overhangs.
- Deep, broad porch elements with expressive structural components.
- Exposed structural elements in the eaves such as rafters and brackets.
- A combination of materials such as stucco, shingles, and siding.
- Asymmetrical window and door compositions.

Arts & Crafts Style in Ellis

3 | 22 Ellis Craftsman

ELLIS PATTERN BOOK

GALLERY OF EXAMPLES

Ellis Craftsman 3 | 23

SECTION 3 ATTACHED RESIDENTIAL Architectural Patterns

ELLIS REVIVAL

The Ellis Revival is based upon Colonial Revival styles that were prevalent throughout the country in the early 1900s. The Colonial Revival in style is evident in many California towns and cities. Interesting examples of this style can be found in the Central Valley area including regional precedents in places like Stockton, Concord, Antioch, and Livermore.

The Colonial Revival style is based on Classical design principles followed during the colonial period in this country. The interpretations, however, often reflect regional adaptations. The California examples include many houses with full front porches as well as Dutch Colonial renditions.

The attached homes are composed of simple forms with well-proportioned windows and door surrounds. These are often more horizontal in appearance with special windows appearing in the center of the house over the front door. Stockton area Colonial Revival houses typically emphasize the horizontal proportions with square, robust columns, wide corner boards, pilaster expressions, and door and window trim.

COMMON ELEMENTS OF ELLIS REVIVAL

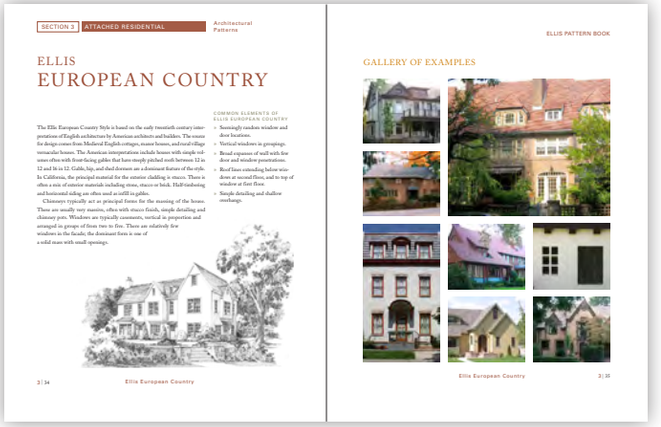
- Simple, straightforward volumes with projecting wings and porches added to make more complex shapes.
- An orderly, symmetrical relationship between windows, doors, and building mass.
- Simplified versions of Classical details and columns, occasionally with Classical orders used at the entry.
- Multi-pane windows with six-pane patterns.
- Strong horizontal lines emphasized by broad eaves and wide trim.

3 | 28 Ellis Revival

ELLIS PATTERN BOOK

GALLERY OF EXAMPLES

Ellis Revival 3 | 29



SECTION 3 ATTACHED RESIDENTIAL Architectural Patterns

ELLIS EUROPEAN COUNTRY

The Ellis European Country Style is based on the early twentieth century interpretation of English architecture by American architects and builders. The source for design comes from Medieval English cottages, manor houses, and rural village vernacular houses. The American interpretation includes houses with simple volumes often with front-facing gables that have steeply pitched roofs between 12 in 12 and 16 in 12. Gable, hip, and shed dormers are a dominant feature of the style. In California, the principal material for the exterior cladding is stucco. There is often a mix of exterior materials including stone, stucco or brick. Half-timbering and horizontal siding are often used as infill in gables.

Chimneys typically act as principal forms for the massing of the house. These are usually very massive, often with stucco finish, simple detailing and chimney pots. Windows are typically casements, vertical in proportion and arranged in groups of three two to five. There are relatively few windows in the facade; the dominant form is one of a solid mass with small openings.

COMMON ELEMENTS OF ELLIS EUROPEAN COUNTRY

- Seemingly random window and door locations.
- Vertical windows in groupings.
- Broad expanses of wall with few door and window penetrations.
- Roof lines extending below window at second floor, and to top of window at first floor.
- Simple detailing and shallow overhangs.

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ELLIS PATTERN BOOK

GALLERY OF EXAMPLES

Ellis European Country 3 | 35

SECTION 3 ATTACHED RESIDENTIAL Architectural Patterns

ELLIS MEDITERRANEAN REVIVAL

The Mediterranean Revival style draws on the distinctive architectural character of the Monterey Peninsula as influenced by the popular California Spanish Colonial style. The style dates back to the early nineteenth century. The first revival started around 1825 amidst a very popular renaissance of Spanish architectural forms throughout the region. The Mediterranean style emerged from Spanish adobe precedents that date between 1815 and 1840. This style combines traditional adobe construction, local to this region, with Spanish Colonial influences. The result is a distinctive architectural vocabulary, characterized by simple forms with wooden decorative details. These houses used Colonial window and door detailing borrowed from New England carpentry techniques and added a rustic timber porch with exposed rafters and joists. The roofs had a very shallow pitch, either gabled or hipped, and were covered with clay tiles or cut wooden shingles.

The signature balcony on the front of the house was a prelude to the porch that often surrounded or defined a private courtyard in the back of the house. The detailing on the porches and the cornice is extremely simple.

COMMON ELEMENTS OF ELLIS MEDITERRANEAN REVIVAL

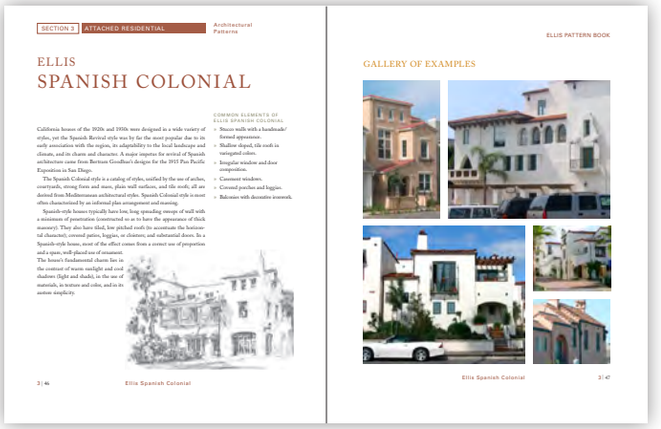
- Simple, straightforward volumes, sometimes with a gable wing facing the street.
- Shallow sloped roofs, either hip or gable, with shingles and tile.
- Typically two-story.
- Simplified versions of double hung Colonial windows and doors.
- Multi-pane window appearance that are wide in proportion, usually with 4 over 4 or 6 over 6 pane patterns.
- Street facing projecting timber balconies or steel porches with exposed rafters.

3 | 40 Ellis Mediterranean Revival

ELLIS PATTERN BOOK

GALLERY OF EXAMPLES

Ellis Mediterranean Revival 3 | 41



SECTION 3 ATTACHED RESIDENTIAL Architectural Patterns

ELLIS SPANISH COLONIAL

California houses of the 1920s and 1930s were designed in a wide variety of styles, yet the Spanish Revival style was by far the most popular due to its early association with the region, its adaptability to the local landscape and climate, and its charm and character. A major impetus for revival of Spanish architecture came from Bertram Goodhue's designs for the 1915 Pan-Pacific Exposition in San Diego.

The Spanish Colonial style is a catalog of styles, unified by the use of arches, courtyards, strong forms and mass, plain wall surfaces, and tile roofs, all are derived from Mediterranean architectural styles. Spanish Colonial style is most often characterized by an informal plan arrangement and massing.

Spanish-style houses typically have low, long sprawling sweeps of wall with a minimum of penetration (constructed so as to have the appearance of thick masonry). They also have tiled, low pitched roofs (to accentuate the horizontal character), covered patios, loggias, or cloisters; and substantial doors. In a Spanish-style house, most of the effect comes from a correct use of proportion and a spare, well-placed use of ornament.

The house's fundamental charm lies in the contrast of warm sunlight and cool shadows (light and shade), in the use of materials, in texture and color, and in its austere simplicity.

COMMON ELEMENTS OF ELLIS SPANISH COLONIAL

- Stucco walls with a handtrowled/ formed appearance.
- Shallow sloped, tile roofs in variegated colors.
- Irregular window and door composition.
- Casement windows.
- Covered porches and loggias.
- Balconies with decorative ironwork.

3 | 46 Ellis Spanish Colonial

ELLIS PATTERN BOOK

GALLERY OF EXAMPLES

Ellis Spanish Colonial 3 | 47

ELLIS CRAFTSMAN

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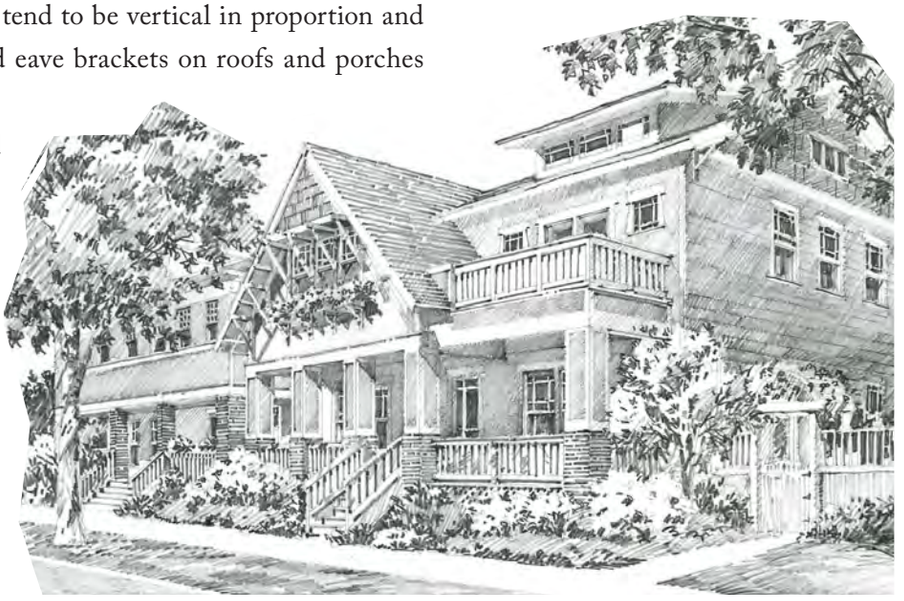
For attached homes in Ellis, the emphasis in this style is on simple, structural expression of porch and eave elements using a vocabulary of architectural elements including the Prairie, Japanese, and Swiss styles, as well as influences from the Arts & Crafts movement. Forms are simple and reflect dimensioned lumber elements. Windows in this style tend to be vertical in proportion and are typically ganged or paired. Exposed eave brackets on roofs and porches contribute to this image and detail.

Horizontal siding, square and shaped shingle siding patterns, and a mix of stucco and siding materials are key cladding elements. This style also may include unpainted metal roofing and shingled roofs.

COMMON ELEMENTS OF THE ELLIS CRAFTSMAN

- Pitched roofs with deep overhangs.
- Deep, broad porch elements with expressive structural components.
- Exposed structural elements in the eaves such as rafters and brackets.
- A combination of materials such as stucco, shingles, and siding.
- Asymmetrical window and door compositions.



Arts & Crafts Style in Ellis

GALLERY OF EXAMPLES

MASSING AND COMPOSITION

Attached units will occur in two forms: townhouses and Mansion Apartment buildings. Massing options A, B, and C may apply to townhouse rows and may be combined along a block face. Massing type D is applied to apartment buildings.

A TWO-STORY SIDE GABLE

Rectangular two-story volumes, with a 4 to 7 in 12 roof pitch. Shed front porches are common and have a shallower roof pitch. Porches may be either additive or a single integral bay.

B TWO-AND-ONE-HALF-STORY SIDE GABLE

Rectangular two- to two-and-one-half-story volume with a 4 to 7 in 12 side gabled roof. Integral front porch that ranges from half to the full length of the front facade. Symmetrically placed gabled or shed dormers with 3 to 5 in 12 roof pitch.

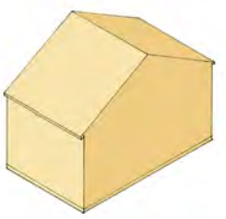
C TWO-STORY GABLE L

Cross-gabled volume with a 4 in 12 gable facing the street. Often an in-line gabled porch or wing is added to the front left of the L. Porches may also be located between the legs of the L.

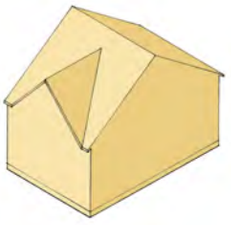
D MANSION APARTMENTS

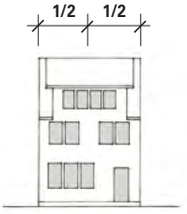
Rectangular volume with a 4 to 12 in 12 roof pitch and gable/gables facing the street. Front porches are common.

A TWO-STORY SIDE GABLE

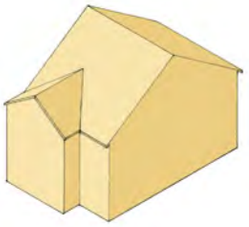


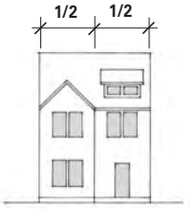
B TWO-AND-ONE-HALF-STORY SIDE GABLE



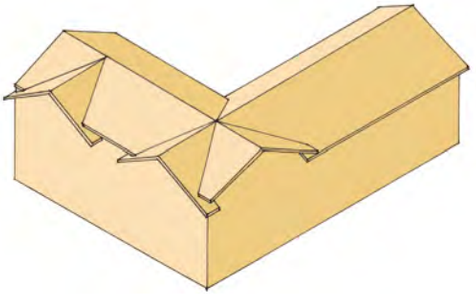


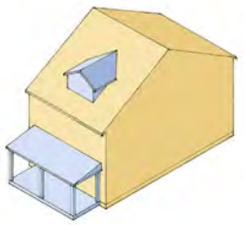
C TWO-STORY GABLE L



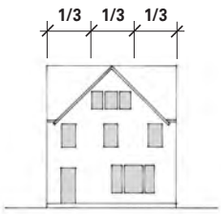


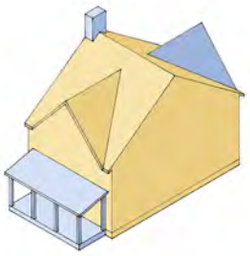
D MANSION APARTMENTS



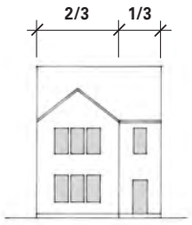


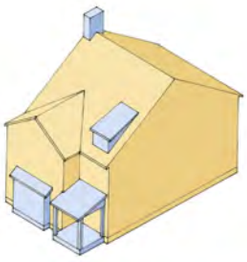
A Side gable with a front porch and street-facing dormer



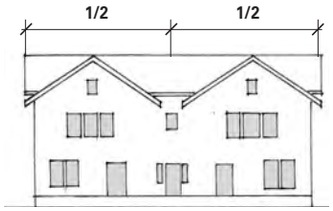


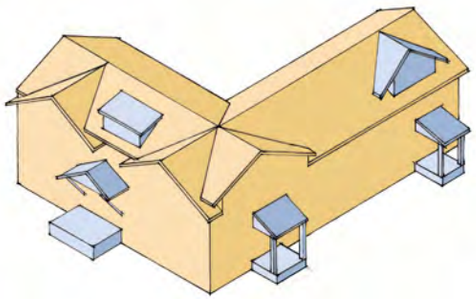
B Side gable with a front porch, a chimney and a large, rear-facing dormer





C Gable L with front entry porch, boxbay window, chimney and shed-roofed dormer





D Large side-gable building massing, with street-facing gables

POSSIBILITIES

TOWNHOUSES

TOWNHOUSES

MANSION APARTMENTS

PRECEDENTS

MATERIALS

SIDING/CLADDING

» Fiber-cement clapboard and/or stucco

» Lace finish not permitted

ROOFING

» Composition shingles, flat concrete tile, standing seam, or 5v crimp metal

WINDOWS

» Single- or double-hung

» Energy-efficient wood, PVC-clad, cellular PVC, aluminum-clad, aluminum, or vinyl

» Traditional-looking profiles

TRIM

» Stucco, wood, composition board, cellular PVC, polyurethane, or fiber cement

COLUMNS/BRACKETS

» Wood or composite

RAILINGS

» Wood or composite top and bottom rails with square balusters

» Solid railings of wood, fiber cement, cut shingle siding or manufactured stone veneer

SOFFITS AND PORCH CEILING

» Exposed rafters at soffits with starter board or v-groove sheathing

» T&G wood, beaded plywood, exterior-grade plywood, or stucco porch ceiling

GUTTERS

» Ogee or half-round primed or prefinished metal

» PVC is acceptable in a color that matches the trim

» Fascia gutter permitted

DOWNSPOUTS

» Rectangular or round

» Primed or prefinished metal

» PVC is permitted in a color that matches the trim or the stucco cladding

SHUTTERS

» Not applicable

CHIMNEYS

» Stucco, brick, or manufactured stone veneer

» Siding to match structure

FRONT YARD FENCES

» Wood, stone, or masonry with stucco finish

» Vinyl picket permitted

» Wrought iron or equivalent

REAR YARD FENCES

» Cedar, redwood, or masonry with stucco finish (if applicable)

» Vinyl and pressure treated wood are permitted

COLORS

SIDING AND TRIM

» Colors to be selected from the Ellis Color Palette

WINDOWS

» Colors to be selected from the Ellis Color Palette

ROOF SHINGLES

» Colors to be selected from the Ellis Color Palette

GUTTERS AND DOWNSPOUTS

» Colors to be selected from the Ellis Color Palette

FRONT YARD FENCES

» Colors to be selected from the Ellis Color Palette

ELLIS REVIVAL

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COMMON ELEMENTS OF ELLIS REVIVAL

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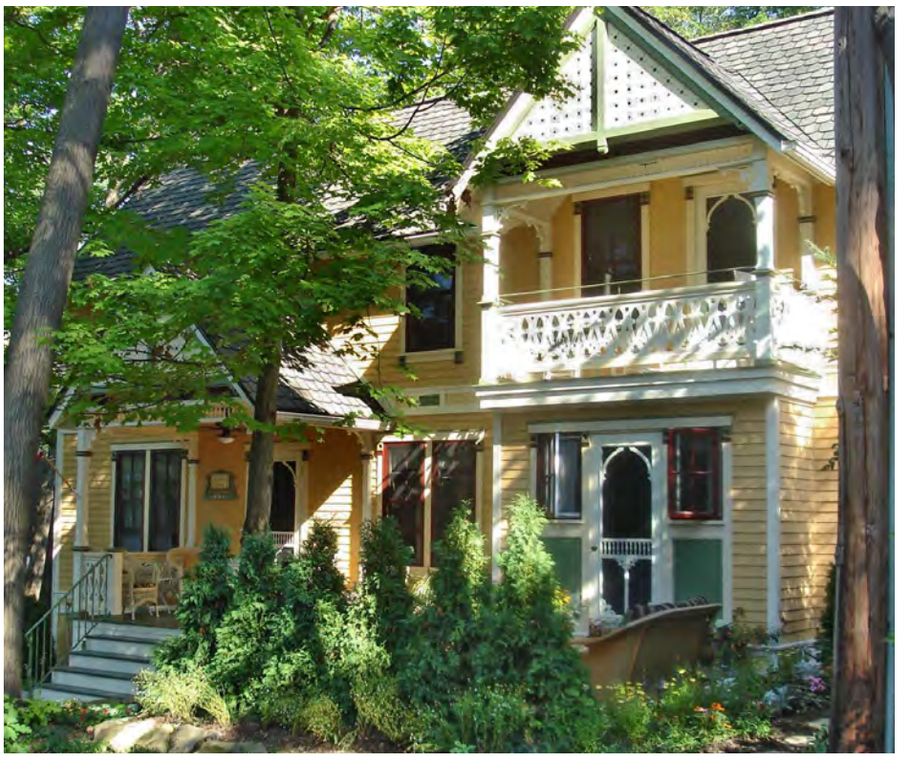
- An orderly, symmetrical relationship between windows, doors, and building mass.
- Simplified versions of Classical details and columns, occasionally with Classical orders used at the entry.
- Multi-pane windows with six-pane patterns.
- Strong horizontal lines emphasized by broad eaves and wide trim.

Ellis Revival

GALLERY OF EXAMPLES



MASSING AND COMPOSITION

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A TWO-STORY SIDE GABLE

Side-gabled rectangular volume with a roof pitch that is typically 6 to 10 in 12. Front porches often extend across the full front of the house.

B TWO-STORY GABLE L

Side-gabled rectangular volume, with a steeply-pitched, gabled wing attached to the front. The front gable roof is typically pitched at 8 to 12 in 12, and the side gable is less steeply pitched, typically 6 to 10 in 12. One- or two-story front porches often extend across the recessed portion of the house or the full front facade.

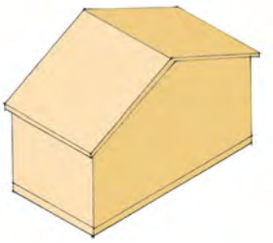
C TWO-STORY FLAT ROOF

Two-story rectangular volume with a flat roof condition. Large cornices and parapet walls are often used at the roof line. One or more bays are often extruded from the facade to create interesting volumes.

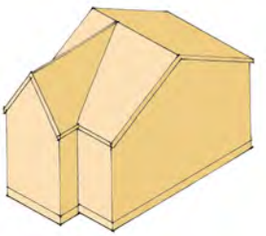
D LARGE BUILDING

Cross-gabled volume with a 6 to 10 in 12 gable facing each street. Cross-gable is typically no wider than half that of the main body. This massing often has a gable porch emphasizing the main entrance, although when used on a corner lot, both entrances should be considered important.

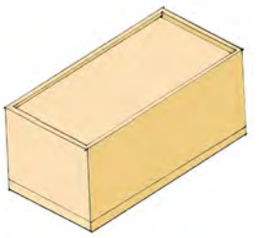
A TWO-STORY SIDE GABLE

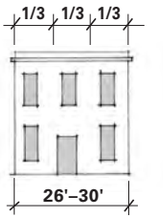


B TWO-STORY GABLE L

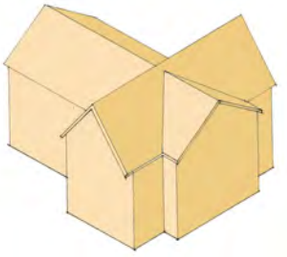


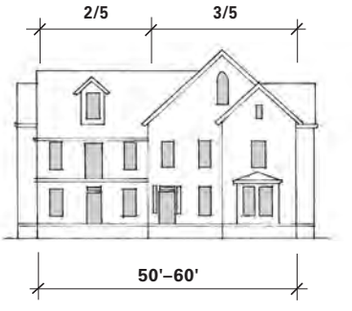
C TWO-STORY FLAT ROOF

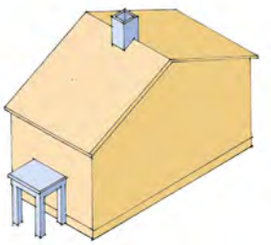




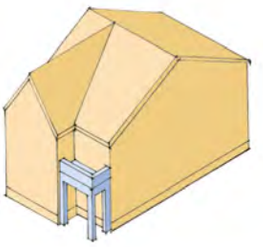
E MANSION APARTMENTS



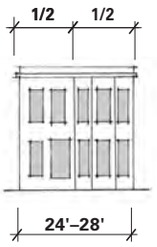


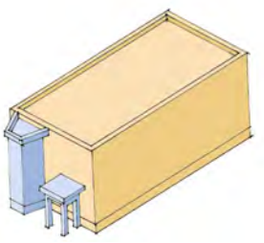


A Side gable with a chimney and a centered front entry porch

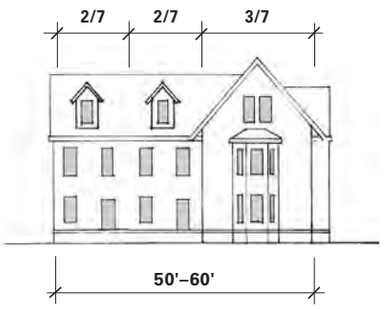


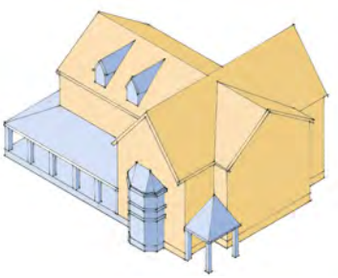
B Gable L with a two-story entry porch





C Flat roof with a two-story bay window and a flat-roofed entry porch





D Large cross gable with two-story bay window, dormers, and a wraparound porch

POSSIBILITIES

TOWNHOUSES

TOWNHOUSES

MANSION APARTMENTS

PRECEDENTS

MATERIALS

SIDING/CLADDING

» Board and batten, wood, or fiber-cement clapboard

ROOFING

» Composite shingles

» Flat concrete tile

WINDOWS

» Single- or double-hung

» Energy-efficient wood, PVC-clad, cellular PVC, aluminum-clad, aluminum or vinyl

» Traditional wood profiles

TRIM

» Wood, composition board, cellular PVC, or polyurethane

COLUMNS

» Turned or built-up wood, or composite

RAILINGS

» Wood top and bottom rails with straight, turned, or scroll cut balusters

SOFFITS AND PORCH CEILING

» Fiber-cement board, stucco, T&G wood, beaded plywood, or exterior-grade plywood

GUTTERS

» Half-round primed or prefinished metal

» PVC is acceptable in a color that matches the trim

» Fascia gutter permitted

DOWNSPOUTS

» Round

» Primed or prefinished metal

» PVC is permitted in a color that matches the trim

SHUTTERS

» Raised or flat paneled

» Louvered or plank

» Wood or composite material, or colored vinyl

» Hinges, shutter dogs, and latches are encouraged

CHIMNEYS

» Manufactured stone or brick veneer or siding to match house

FRONT YARD FENCES

» Wood picket, prefinished metal, or stone

» Vinyl picket permitted

REAR YARD FENCES

» Cedar or redwood

» Vinyl and pressure-treated wood are permitted

COLORS

SIDING, WINDOWS, AND TRIM

» Colors to be selected from the Ellis Color Palette

ROOF

» Black, dark gray, or brown

GUTTERS AND DOWNSPOUTS

» Match trim color

SHUTTERS

» Black or a color selected from the Ellis Color Palette

FRONT YARD FENCES

» Wood to be white or match trim color

ELLIS REVIVAL

The Ellis Revival is based upon Colonial Revival styles that were prevalent throughout the country in the early 1900s. The Colonial Revival is style is evident in many California towns and cities. Interesting examples of this style can be found in the Central Valley area including regional precedents in places like Stockton, Concord, Antioch, and Livermore.

The Colonial Revival style is based on Classical design principles followed during the colonial period in this country. The interpretations, however, often reflect regional adaptations. The California examples include many houses with full front porches as well as Dutch Colonial renditions.

The attached homes are composed of simple forms with well-proportioned windows and door surrounds. These are often more horizontal in appearance with special windows appearing in the center of the house over the front door. Stockton area Colonial Revival houses typically emphasize the horizontal proportions with square, robust columns, wide corner boards, pilaster expressions, and door and window trim.

COMMON ELEMENTS OF ELLIS REVIVAL

- Simple, straightforward volumes with projecting wings and porches added to make more complex shapes.
- An orderly, symmetrical relationship between windows, doors, and building mass.
- Simplified versions of Classical details and columns, occasionally with Classical orders used at the entry.
- Multi-pane window appearance with six-pane patterns.
- Strong horizontal lines emphasized by broad eaves and wide trim.

Ellis Revival

GALLERY OF EXAMPLES

MASSING AND COMPOSITION

Attached units will occur in two forms: townhouses and Mansion Apartment buildings. Massing options A, B, and C may apply to townhouse rows and may be combined along a block face. Massing type D is applied to apartment buildings.

A TWO-STORY SIDE GABLE

Side-gabled rectangular volume with a roof pitch that is typically 4 to 10 in 12. Dormer windows are often present in the roof form. Porches are additive structures that may cover all or part of the front facade.

B TWO-AND-A-HALF-STORY MANSARD

Rectangular volume, composed of a flat roof with a mansard pitch condition on the front facade. Often accompanied by a shed-roof dormer within the mansard roof condition. Porches may cover all or part of the front facade.

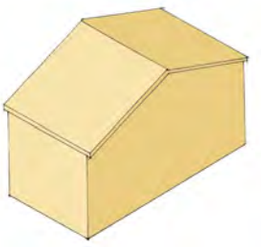
C TWO-STORY FRONT GABLE

Front-gabled rectangular volume. Gable roof pitches range from 4 to 10 in 12. As with other massing, stoops and hipped front porches are common. Porches are most often one-story, but can be two-story on townhouse units.

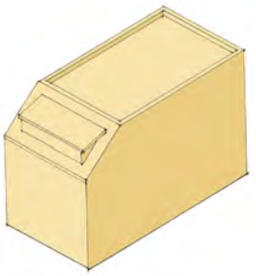
D MANSION APARTMENT

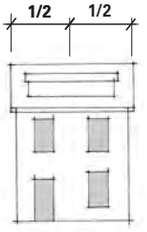
Cross-gabled volume with roof pitches ranging from 4 to 10 in 12 for front-facing gables, and a less steep pitch for side gables. One-story temple front porches are common, along with dormer windows.

A TWO-STORY SIDE GABLE



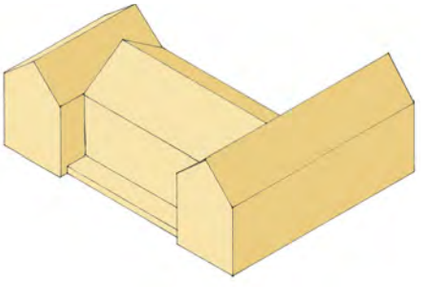
B TWO-AND-A-HALF-STORY MANSARD

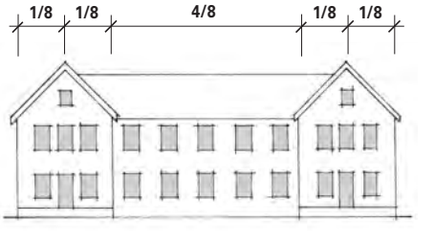


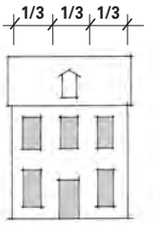


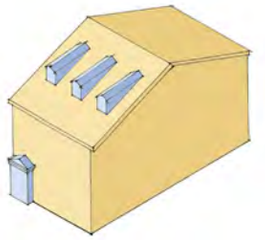
C TWO-STORY FRONT GABLE

D MANSION APARTMENTS

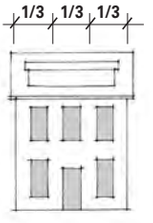


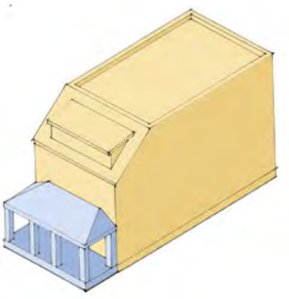




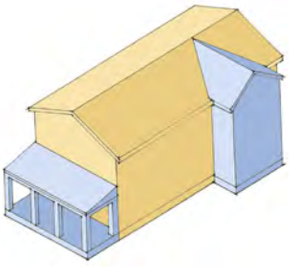


A Side gable with dormers and built-out entry bay

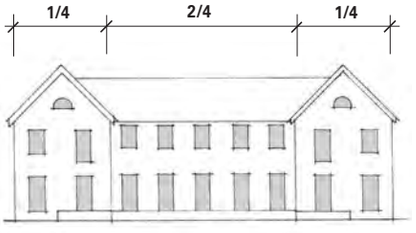


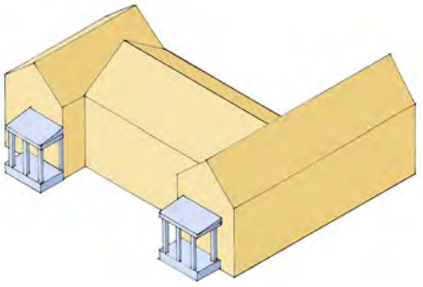


B Side gable with hipped full front porch



C Front gable with full front porch and side wing





D Large cross gables with symmetrical porch entry bays

POSSIBILITIES

PRECEDENTS

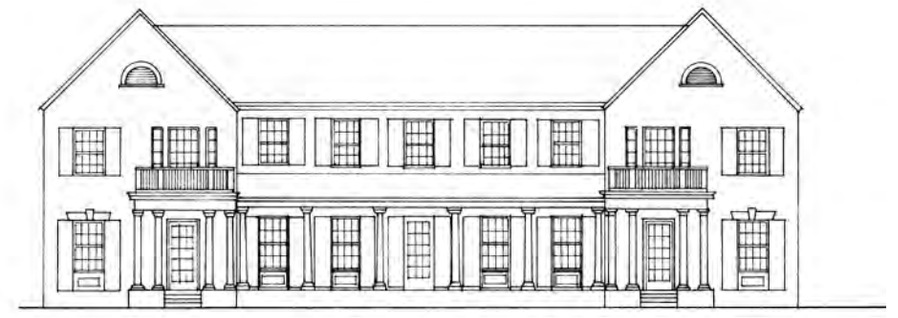
TOWNHOUSES

Elevation possibility

TOWNHOUSES

Elevation possibility

MANSION APARTMENTS



Elevation possibility

MATERIALS

SIDING/CLADDING

- Fiber-cement clapboard or stucco
- Lace finish not permitted

ROOFING

- Composition shingles or concrete tile with flat profile

WINDOWS

- Single- or double-hung and casement
- Energy-efficient wood, PVC-clad, cellular PVC, aluminum-clad, aluminum or vinyl
- Traditional wood profiles

TRIM

- Stucco, wood, composition board, cellular PVC, polyurethane, or fiber cement

COLUMNS

- Wood, or composite with Classical entasis and proportions
- Use Tuscan, Doric, or Ionic orders

RAILINGS

- Wood or composite top and bottom rails with square balusters

SOFFITS AND PORCH CEILING

- Fiber-cement board, stucco, T&G wood, beaded plywood, exterior-grade plywood, or stucco

GUTTERS

- Ogee or half-round
- Primed or prefinished metal
- PVC is acceptable in a color that matches trim
- Fascia gutter permitted

DOWNSPOUTS

- Rectangular or round
- Primed or prefinished metal
- PVC is permitted in a color that matches trim or stucco cladding

SHUTTERS

- Raised or flat paneled
- Louvered or plank
- Wood or composite materials, or colored vinyl
- Hinges, shutter dogs, and latches are encouraged

CHIMNEYS

- Stucco, brick, or manufactured stone veneer
- Siding to match house

FRONT YARD FENCES

- Painted wood, prefinished metal, stone, masonry, or stucco finish (if applicable)
- Vinyl picket also permitted

REAR YARD FENCES

- Cedar or redwood, or masonry with stucco finish
- Vinyl and pressure-treated wood are permitted

COLORS

SIDING, WINDOWS, AND TRIM

- Colors to be selected from the Ellis Color Palette

ROOF

- Colors to be selected from the Ellis Color Palette

GUTTERS AND DOWNSPOUTS

- Colors to be selected from the Ellis Color Palette

WINDOWS

- Colors to be selected from the Ellis Color Palette

SHUTTERS

- Colors to be selected from the Ellis Color Palette

FENCING

- Colors to be selected from the Ellis Color Palette

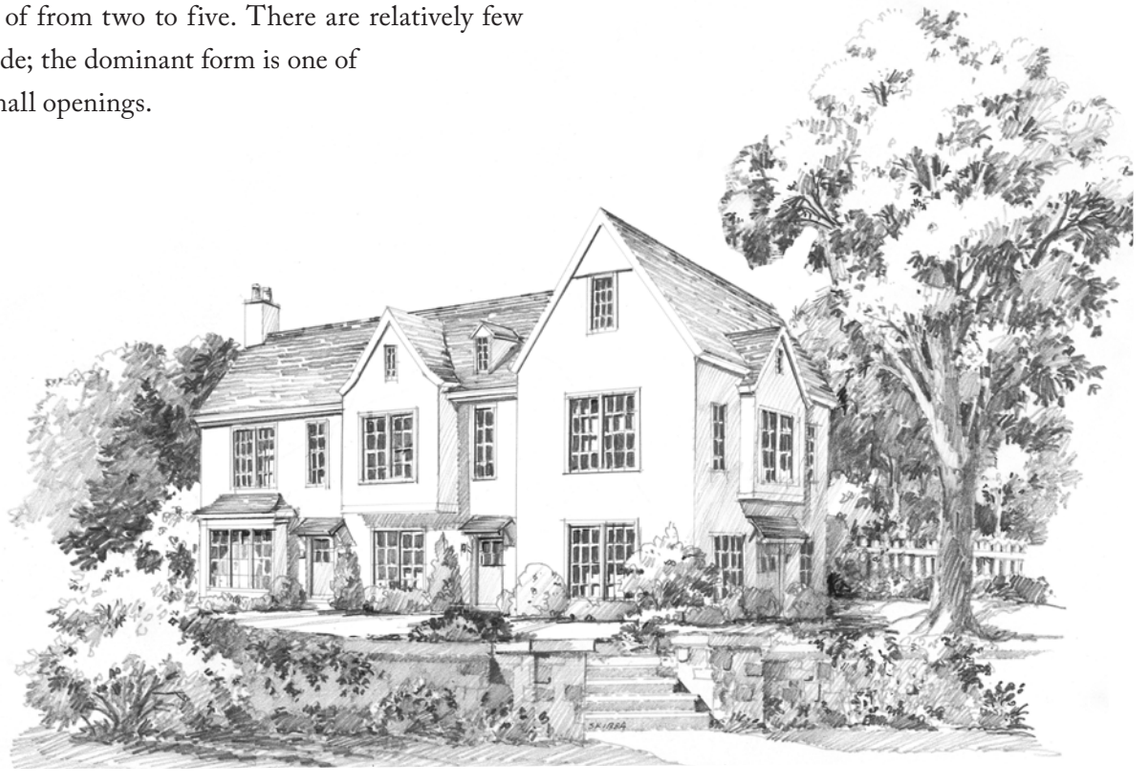
ELLIS EUROPEAN COUNTRY

The Ellis European Country Style is based on the early twentieth century interpretations of English architecture by American architects and builders. The source for design comes from Medieval English cottages, manor houses, and rural village vernacular houses. The American interpretations include houses with simple volumes often with front-facing gables that have steeply pitched roofs between 12 in 12 and 16 in 12. Gable, hip, and shed dormers are a dominant feature of the style. In California, the principal material for the exterior cladding is stucco. There is often a mix of exterior materials including stone, stucco or brick. Half-timbering and horizontal siding are often used as infill in gables.

Chimneys typically act as principal forms for the massing of the house. These are usually very massive, often with stucco finish, simple detailing and chimney pots. Windows are typically casements, vertical in proportion and arranged in groups of from two to five. There are relatively few windows in the facade; the dominant form is one of a solid mass with small openings.

COMMON ELEMENTS OF ELLIS EUROPEAN COUNTRY

- Seemingly random window and door locations.
- Vertical windows in groupings.
- Broad expanses of wall with few door and window penetrations.
- Roof lines extending below windows at second floor, and to top of window at first floor.
- Simple detailing and shallow overhangs.



GALLERY OF EXAMPLES

MASSING AND COMPOSITION

Attached units will occur in two forms: townhouses and Mansion Apartment buildings. Massing options A, B, and C may apply to townhouse rows and may be combined along a block face. Massing type D is applied to apartment buildings.

A TWO-STORY BASIC SIDE GABLE

Rectangular two- to two-and-one-half-story volume with an 4 to 10 in 12 roof pitch. Cross-gabled entry piece in 12 to 16 in 12. Only one cross gable permitted, often expressed in plan.

B TWO-STORY ASYMMETRICAL GABLE-FRONT L

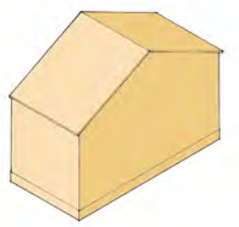
Rectangular two- to two-and-one-half-story volume with a main body roof of 6 to 16 in 12. Cross-gabled volume with an 8 to 12 in 12 roof. Cross gable is asymmetrical and may contain an inset entry porch. At times, the roof may transition to a shallower pitch over the entry porch.

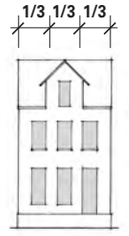
C SIDE GABLE WITH DOMINANT CROSS-GABLE

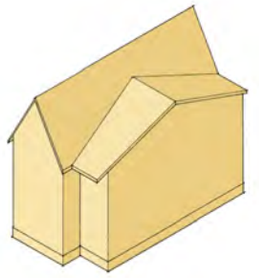
Rectangular two-story volume with an 4 to 10 in 12 roof pitch. One dominant cross gable organizes composition with a 6 to 16 in 12 pitch. Secondary and tertiary gables in the primary roof mass or as dormers are common. Element roof may be gable or side gable. Front entry is often inset into building mass.

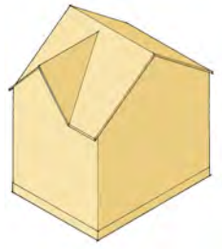
D MANSION APARTMENTS

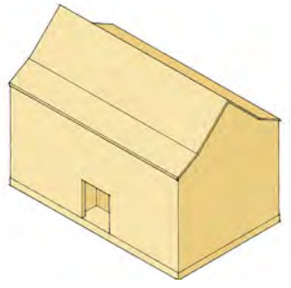
Long rectangular two- to three-story volume with 4 to 12 in 12 roof pitch.

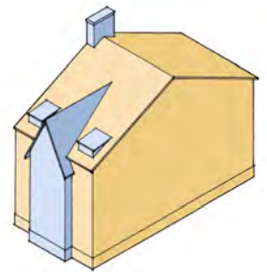




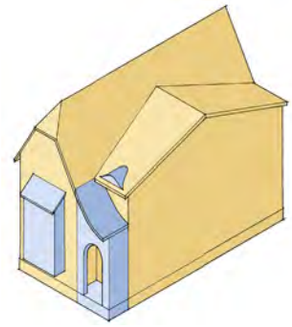




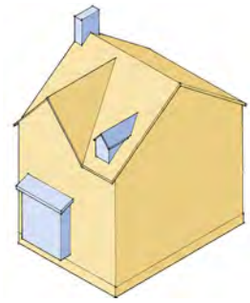




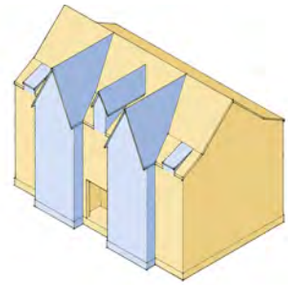
A Basic side gable with a front gable, shed-roofed dormers and a chimney



B Gable-front L with a front entry porch, an eyebrow dormer and a bay window



C Side gable with a bay window, a gable dormer, and a chimney



D Large side gable with front gables, shed dormers, and a gable dormer

POSSIBILITIES

TOWNHOUSES

TOWNHOUSES

MANSION APARTMENTS

MATERIALS

SIDING/CLADDING

» Fiber-cement clapboard or stucco
» Lace finish not permitted
» Half-timbering for second-story accents

ROOFING

» Composition shingles, concrete tile with flat profile, or manufactured slate

WINDOWS

» Single- or double-hung and casement
» Energy-efficient wood, PVC-clad, cellular PVC, aluminum-clad, aluminum or vinyl
» Traditional wood profiles

TRIM

» Stucco, wood, composition board, cellular PVC, cast stone, polyurethane, or fiber cement

COLUMNS

» Wood, or composite

RAILINGS

» Ornamental metal preferred
» Wood or composite top and bottom rails with square balusters

SOFFITS AND PORCH CEILING

» Fiber-cement board, stucco, T&G wood, beaded plywood, exterior-grade plywood, or stucco

GUTTERS

» Ogee or half-round
» Primed or prefinished metal
» PVC is acceptable in a color that matches trim
» Fascia gutter permitted

DOWNSPOUTS

» Rectangular or round
» Primed or prefinished metal
» PVC is permitted in a color that matches trim or stucco cladding

SHUTTERS

» Raised or flat paneled
» Louvered or plank
» Wood or composite materials, or colored vinyl
» Hinges, shutter dogs, and latches are encouraged

CHIMNEYS

» Stucco, brick, or manufactured stone veneer
» Siding to match house

FRONT YARD FENCES

» Painted wood, prefinished metal, stone, masonry, or stucco finish

REAR YARD FENCES

» Cedar or redwood, or masonry with stucco finish
» Vinyl and pressure-treated wood are permitted

COLORS

SIDING, WINDOWS, AND TRIM

» Colors to be selected from the Ellis Color Palette

ROOF

» Colors to be selected from the Ellis Color Palette

GUTTERS AND DOWNSPOUTS

» Colors to be selected from the Ellis Color Palette

WINDOWS

» Colors to be selected from the Ellis Color Palette

SHUTTERS

» Colors to be selected from the Ellis Color Palette

FENCING

» Colors to be selected from the Ellis Color Palette

ELLIS MEDITERRANEAN REVIVAL

The Mediterranean Revival style draws on the distinctive architectural character of the Monterey Peninsula as influenced by the popular California Spanish Colonial style. The style dates back to the early nineteenth century. The first revival started around 1925 amidst a very popular renaissance of Spanish architectural forms throughout the region. The Mediterranean style emerged from Spanish adobe precedents that date between 1815 and 1860. This style combines traditional adobe construction, local to this region, with Spanish Colonial influences. The result is a distinctive architectural vocabulary, characterized by simple forms with wooden decorative details. These houses used Colonial window and door detailing borrowed from New England carpentry techniques and added a rustic timber porch with exposed rafters and joists. The roofs had a very shallow pitch, either gabled or hipped, and were covered with clay tiles or cut wooden shingles.

The signature balcony on the front of the house was a prelude to the porch that often surrounded or defined a private courtyard in the back of the house. The detailing on the porches and the cornice is extremely simple.

COMMON ELEMENTS OF ELLIS MEDITERRANEAN REVIVAL

- Simple, straightforward volumes, sometimes with a gable wing facing the street.
- Shallow sloped roofs, either hip or gable, with shingles and tile.
- Typically two-story.
- Simplified versions of double hung Colonial windows and doors.
- Multi-pane window appearance that are wide in proportion, usually with 4 over 4 or 6 over 6 pane patterns.
- Street facing projecting timber balconies or inset porches with exposed rafters.

GALLERY OF EXAMPLES

MASSING AND COMPOSITION

Attached units will occur in two forms: townhouses and Mansion Apartment buildings. Massing options A, B, and C may apply to townhouse rows and may be combined along a block face. Massing type D is applied to apartment buildings.

A TWO-STORY SIDE GABLE

Two-story rectangular form with a 3 to 4 in 12 gabled roof pitch, and side gable facing the street. A variety of porch and balcony options exist for this massing type.

B TWO-STORY GABLE L

Two-story main body, side gable facing the street with a 3 to 4 in 12 roof pitch. A two-story wing projects forward from the main body toward the street.

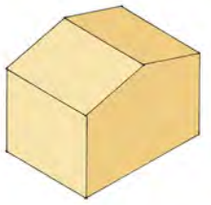
C TWO-STORY FRONT GABLE

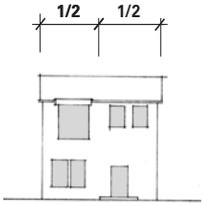
Cross-gabled volume with a 3 to 4 in 12 gable facing the street. Cantilevered balconies and one-story front additions are encouraged.

D MANSION APARTMENTS

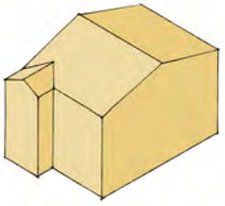
Long rectangular two- to three-story volume with 3 to 4 in 12 roof pitch. Typically two front gables project toward the street to form a courtyard for apartments. Balconies, porches, and one- or two-story additions are encouraged for architectural variety.

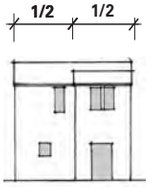
TWO-STORY SIDE GABLE



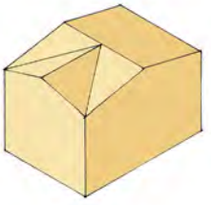


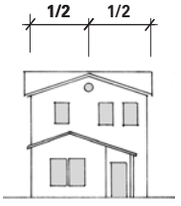
TWO-STORY GABLE L



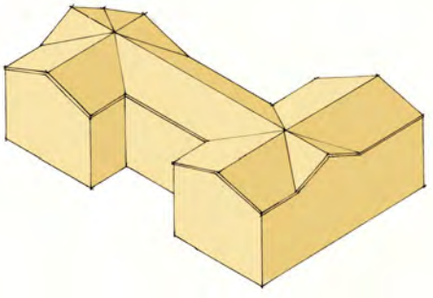


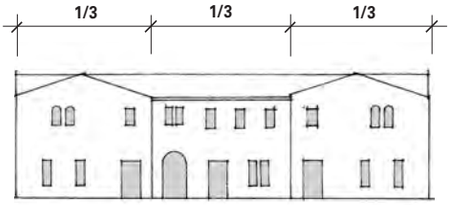
TWO-STORY FRONT GABLE

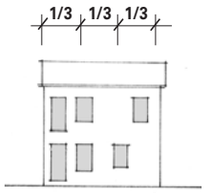


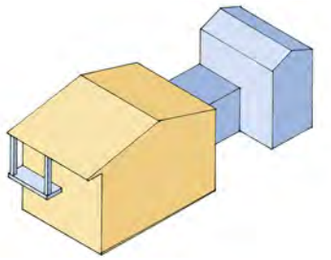


MANSION APARTMENTS

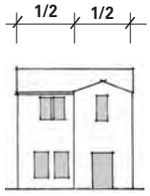


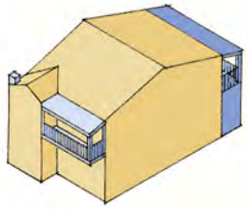




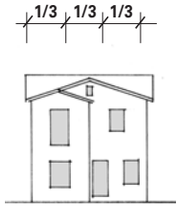


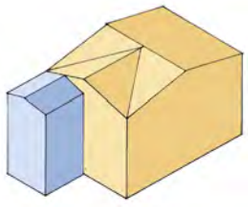
A Two-story side gable with balcony and rear wing



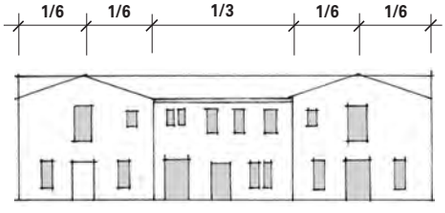


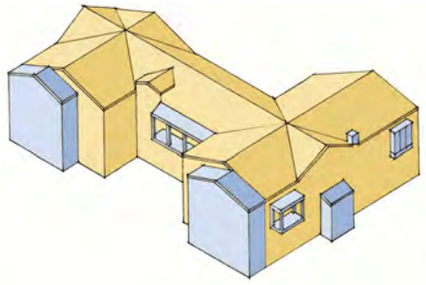
B Two-story gable L with front and rear balconies and chimney





C Two-story front gable with added front gable wing



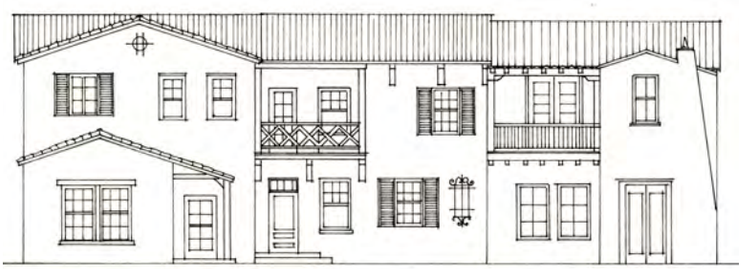


D 6-unit Mansion Apartment with front wings, balconies, chimney, and entry addition

POSSIBILITIES

TOWNHOUSES

TOWNHOUSES



MANSION APARTMENTS

PRECEDENTS

MATERIALS

SIDING/CLADDING

» Stucco and optional second floor wood or fiber-cement clapboard

» Lace finish not permitted

ROOFING

» Concrete tile in flat or barrel profile, multiple stacked tile at eaves

» Architectural asphalt shingle also permitted

WINDOWS

» Single or double-hung, casement, and picture units, energy-efficient wood, PVC clad, aluminum-clad, cellular PVC, aluminum or vinyl with traditional wood profiles

COLUMNS

» Stucco or composite

BALCONIES

» Wood, corbelled stucco with metal railings, or fiber cement

RAILINGS

» Wood or fiber cement top and bottom rails with square or turned balusters

EAVES

» Starter board or v-groove sheathing

EXTERIOR CEILINGS

» Plank and beam, or stucco

GUTTERS

» Half-round metal or PVC

» Fascia gutter also permitted

DOWNSPOUTS

» Round metal or PVC

SHUTTERS

» Raised or flat panel, louvered, or plank, in wood or composite material or a colored vinyl

CHIMNEYS

» Stucco

FRONT YARD FENCES

» Masonry with stucco finish; wrought iron accents permitted

» Wrought iron or aluminum permitted

REAR YARD FENCES

» Cedar or redwood, or masonry with stucco finish

» Vinyl and pressure-treated wood are permitted

COLORS

STUCCO

» Colors to be selected from the Ellis Color Palette

ROOF TILES

» Colors to be selected from the Ellis Color Palette

WINDOWS

» Colors to be selected from the Ellis Color Palette

TRIM/SHUTTERS

» Colors to be selected from the Ellis Color Palette

GUTTERS

» Colors to be selected from the Ellis Color Palette

DOWNSPOUTS

» Colors to be selected from the Ellis Color Palette

WALLS/FENCING

» Colors to be selected from the Ellis Color Palette

ELLIS
SPANISH COLONIAL

California houses of the 1920s and 1930s were designed in a wide variety of styles, yet the Spanish Revival style was by far the most popular due to its early association with the region, its adaptability to the local landscape and climate, and its charm and character. A major impetus for revival of Spanish architecture came from Bertram Goodhue's designs for the 1915 Pan Pacific Exposition in San Diego.

The Spanish Colonial style is a catalog of styles, unified by the use of arches, courtyards, strong form and mass, plain wall surfaces, and tile roofs; all are derived from Mediterranean architectural styles. Spanish Colonial style is most often characterized by an informal plan arrangement and massing.

Spanish-style houses typically have low, long spreading sweeps of wall with a minimum of penetration (constructed so as to have the appearance of thick masonry). They also have tiled, low pitched roofs (to accentuate the horizontal character); covered patios, loggias, or cloisters; and substantial doors. In a Spanish-style house, most of the effect comes from a correct use of proportion and a spare, well-placed use of ornament. The house's fundamental charm lies in the contrast of warm sunlight and cool shadows (light and shade), in the use of materials, in texture and color, and in its austere simplicity.

COMMON ELEMENTS OF ELLIS SPANISH COLONIAL

- Stucco walls with a handmade/formed appearance.
- Shallow sloped, tile roofs in variegated colors.
- Irregular window and door composition.
- Casement windows.
- Covered porches and loggias.
- Balconies with decorative ironwork.

GALLERY OF EXAMPLES

MASSING AND COMPOSITION

Attached units will occur in two forms: townhouses and Mansion Apartment buildings. Massing options A, B, and C may apply to townhouse rows and may be combined along a block face. Massing type D is applied to apartment buildings.

A TWO-STORY SIDE GABLE

Rectangular two-story volume with a 3 to 4 in 12 roof pitch and gable parallel to the street. Flat-roofed elements such as porches or galleries may be added to the front of the building.

B TWO-STORY BASIC DOUBLE SIDE GABLE

Two-story main body with a 3 to 4 in 12 roof pitch composed of two attached gable forms parallel to the street. Porches and entry features are common inside the L shape formed by the two gable forms.

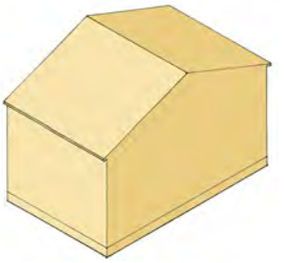
C TWO-STORY GABLE L

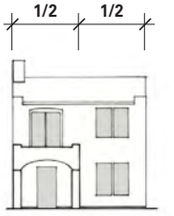
Similar to the two-story side gable but with a front-facing gable attached forming an L shape. Attached wing is usually no more than half the width of the front facade.

D MANSION APARTMENTS

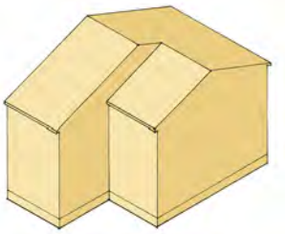
Two-story main body, gable or hip roof running parallel to the street. Typically there are projecting bays, some of which function as entries.

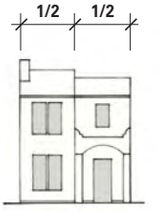
A TWO-STORY SIDE GABLE



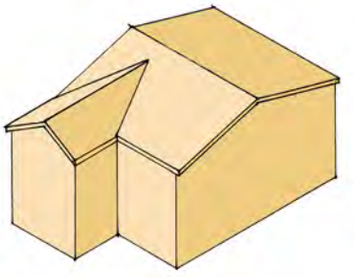


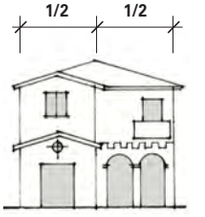
B TWO-STORY DOUBLE SIDE GABLE



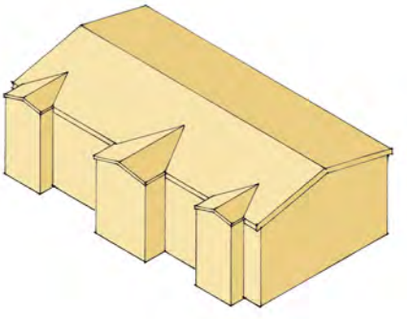


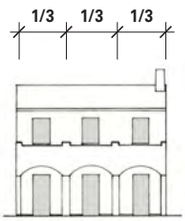
C TWO-STORY GABLE L

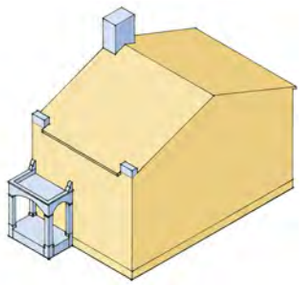




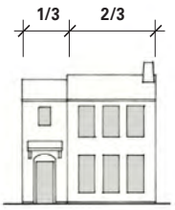
D MANSION APARTMENTS

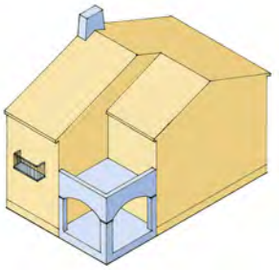




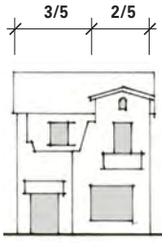


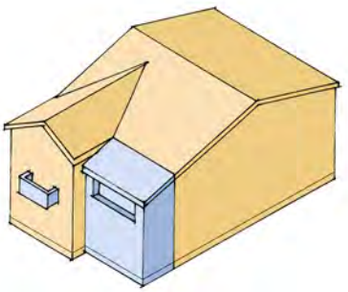
A Two-story side gable with front porch, parapet element, and chimney



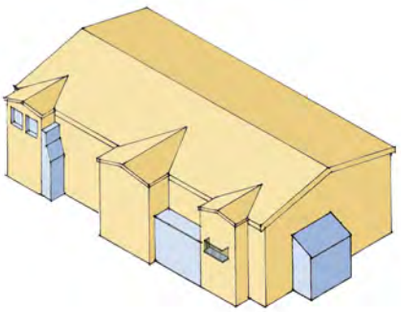


B Two-story double side gable with two story front porch, balcony, and chimney





C Two-story gable L with attached front wing with inset porch, and balcony



D Two-story Mansion Apartment with side wing entry, attached one-story bay, balcony, chimney, and second-floor loggia.

POSSIBILITIES

TOWNHOUSES

PRECEDENTS

MATERIALS

SIDING/CLADDING

» Stucco with handmade/formed appearance, skip-trowel not allowed

ROOFING

» Terra cotta barrel tile

» Multiple stacked tile at eaves

WINDOWS

» Energy-efficient wood, PVC clad, aluminum-clad, or aluminum

» True divided light appearance

» Grilles shall be solid stock or wrought iron

COLUMNS AND ARCHES

» Stucco or stucco (square, rectangular, or round), or round cast stone/concrete

EXTERIOR STAIRS

» Terra cotta pavers for treads with stucco or decorative tile

» Risers, sloped or stepped stucco walls as guard-railing. Solid-stock metal rails with a wrought iron appearance are also permitted.

BALCONIES

» Solid-stock metal with a wrought iron appearance, wood, or cover or corbelled stucco with metal railings

EAVES

» Wood s4s or v-groove sheathing, often of random width

» Stucco molded eaves are permitted.

EXTERIOR CEILINGS

» Plank and beam

GUTTERS

» Half-round metal or PVC

DOWNSPOUTS

» Round metal or PVC

SHUTTERS

» Raised or flat paneled

» Louvered or plank

» Wrought iron hinges, shutter dogs encouraged

CHIMNEYS

» Stucco with handmade/formed appearance

FRONT YARD FENCES

» Prefinished metal, or masonry

REAR YARD FENCES

» Painted wood, prefinished metal, or masonry

COLORS

STUCCO

» Colors to be selected from the Ellis Color Palette

ROOF TILES

» Colors to be selected from the Ellis Color Palette

WINDOWS

» Colors to be selected from the Ellis Color Palette

TRIM/SHUTTERS

» Colors to be selected from the Ellis Color Palette

GUTTERS

» Colors to be selected from the Ellis Color Palette

DOWNSPOUTS

» Colors to be selected from the Ellis Color Palette

FENCING

» Colors to be selected from the Ellis Color Palette

PHOTOVOLTAIC PANEL GUIDELINES

Photovoltaic panels may be used in the community. Multiple application techniques are possible:

A ROOF MOUNT

Photovoltaics are mounted a few inches above the roof structure, during the initial installation of the roof. Choices about where to site panels are based on building orientation and surface pitch.

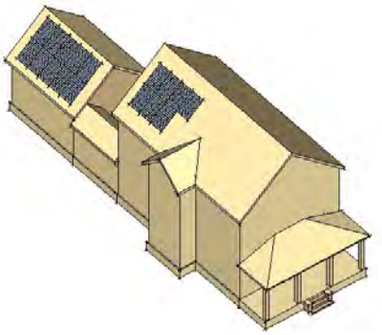
B BUILDING INTEGRATED PV ARRAY (BIPV)

Applications of photovoltaic panels may be integral to the building system. Roof materials with PV cells can replace traditional roofing materials, as long as they are stylistically appropriate.

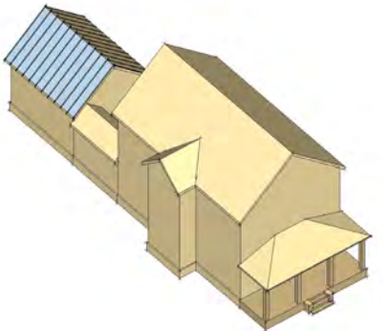
C SHADE STRUCTURE

Photovoltaic panels may be applied to roof shade structures on private lots or in public parks and spaces. The application may be either mounted or integral.

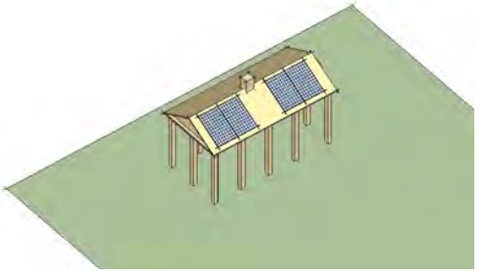
A ROOF MOUNT



B BUILDING INTEGRATED PV ARRAY (BIPV)



C SHADE STRUCTURE



	Flat	4:12	7:12	12:12	21:12	Vertical
South						
SSE, SSW						
SE, SW						
ESE, WSW						
East/West						

The graph to the right shows the optimal building orientation and photovoltaic panel pitch to maximize electrical energy generation

DESIGN CONSIDERATIONS

» Place panels on southern-most facing roof surfaces whenever possible for optimal efficiency. Pitch of roof determines optimal solar capture (see chart on page 3|58).

DESIGN CONSIDERATIONS

» Material replacement can include standing seam metal, masonry tiles, and shingles

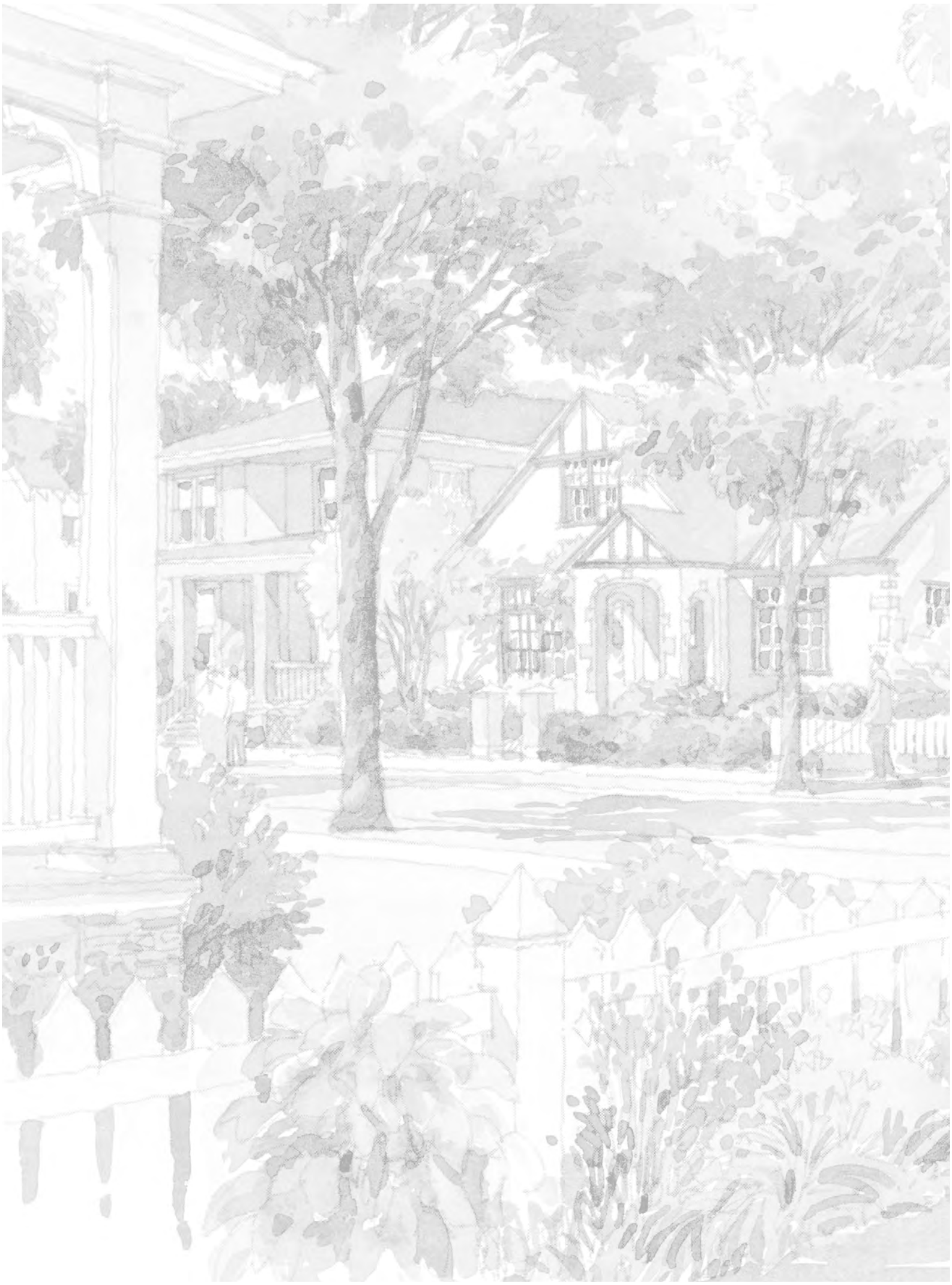
» Color and material should be follow guidelines for each style

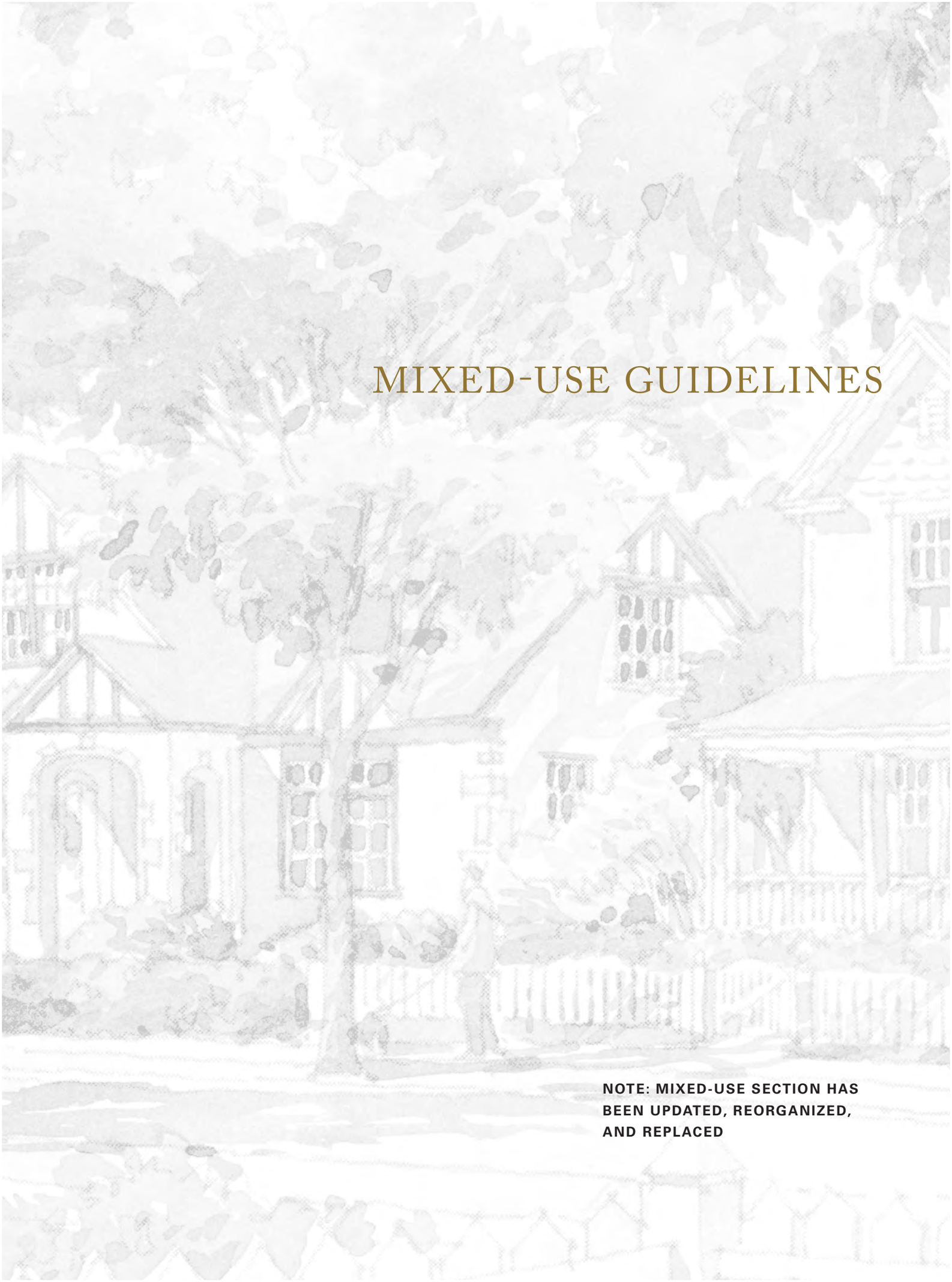
DESIGN CONSIDERATIONS

» Wiring underneath panels must be carefully concealed

» Vines and plantings must be trimmed and kept separate from wiring

» May include shading devices over rear or side porches





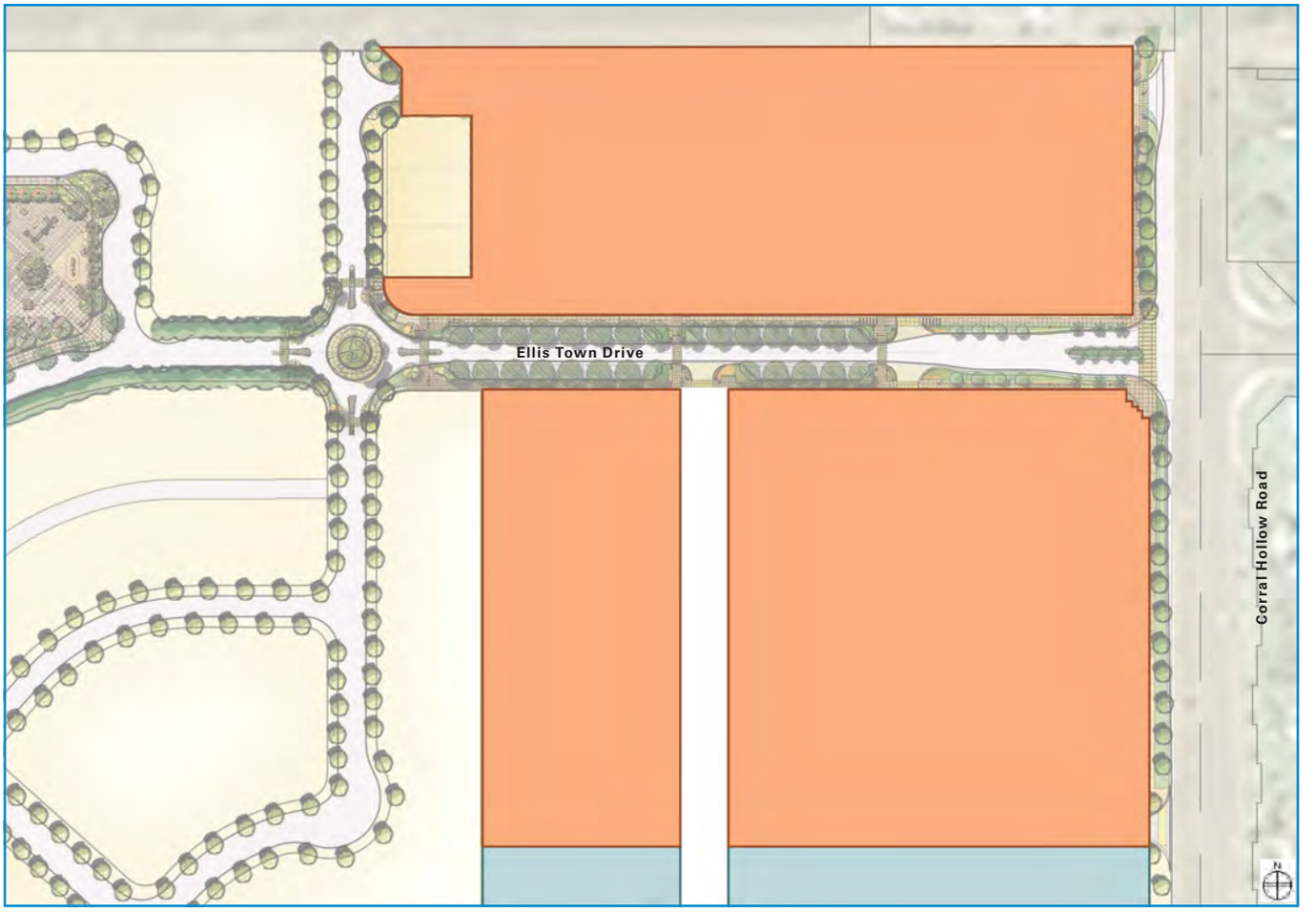
MIXED-USE GUIDELINES

NOTE: MIXED-USE SECTION HAS BEEN UPDATED, REORGANIZED, AND REPLACED

VILLAGE CENTER

Throughout the San Joaquin Valley, a number of traditional towns and villages have a memorable main street at their core. It is the center of civic life and public use for these communities, located within relatively close proximity to the surrounding residential neighborhoods. Ellis Town Drive will serve as the spine of the mixed-use core. Buildings will be organized, sited, and arranged relatively close to the street. The Village Center is designed to and proposes to accommodate a mix of uses ranging from retail, service, and office spaces to possible private residences above the public uses at street level. As such, the Village Center will fit within the regional traditions, utilizing building types appropriate for Ellis.

View of the Village Center along Ellis Town Drive



Illustrative plan of the Ellis Village Center

BUILDING PLACEMENT AND REQUIRED SETBACKS

The buildings in the Ellis Village Center will be sited and designed according to specific requirements for placement on blocks along Ellis Town Drive. This main street defines the core of the community. The guidelines which follow, developed as part of the master planning process, are meant to ensure that the diversity and character of Ellis called for in the Ellis Specific Plan are implemented and maintained.

MINIMUM BUILDING SETBACKS

- Ellis Town Drive: 0 feet
- Corral Hollow Road: 15 feet
- North Ellis Property Line: 15 feet
- Aquatic Park: 15 feet
- Residential Properties: 15 feet

FRONT FACADE ZONE

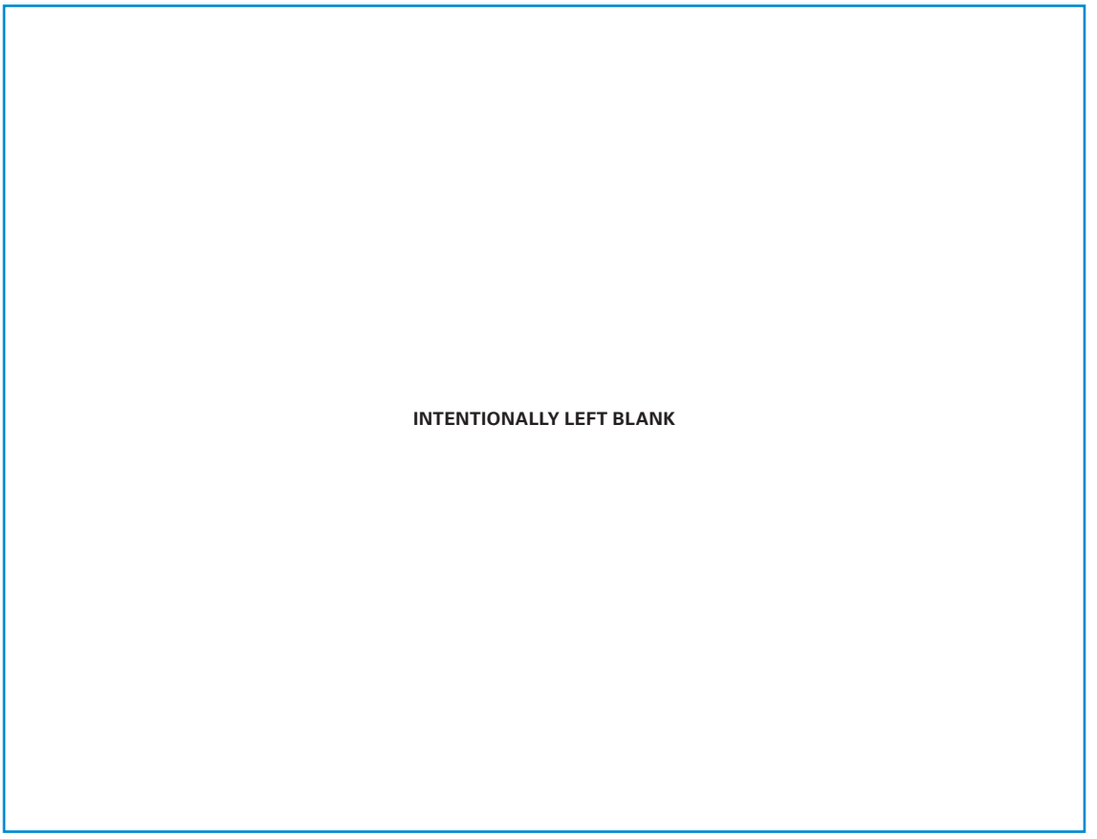
- Front Facade Zone guidelines apply only to Ellis Town Drive
- Zone: 20 feet deep
- More than 50% of the front building elevation (facing Ellis Town Drive) should be located in the Front Facade Zone

ENCROACHMENTS

- Awnings and Canopies: up to 6 feet into the public right-of-way
- Dining Patios, Bay Windows (no foundation), and Balconies: up to 2 feet into the public right-of-way

PARKING REQUIREMENTS

See Section 3.5.14 Parking/Loading/Landscaping/Pedestrian Access/Bike Parking/Pedestrian Access in the ESP.



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FENCING RECOMMENDATIONS

See Section 3.5.19 Fencing in the ESP.

OPEN SPACE REQUIREMENT

See Section 3.5.14 Parking/Loading/Landscaping/Pedestrian Access/Bike Parking in the ESP.

REFUSE STORAGE

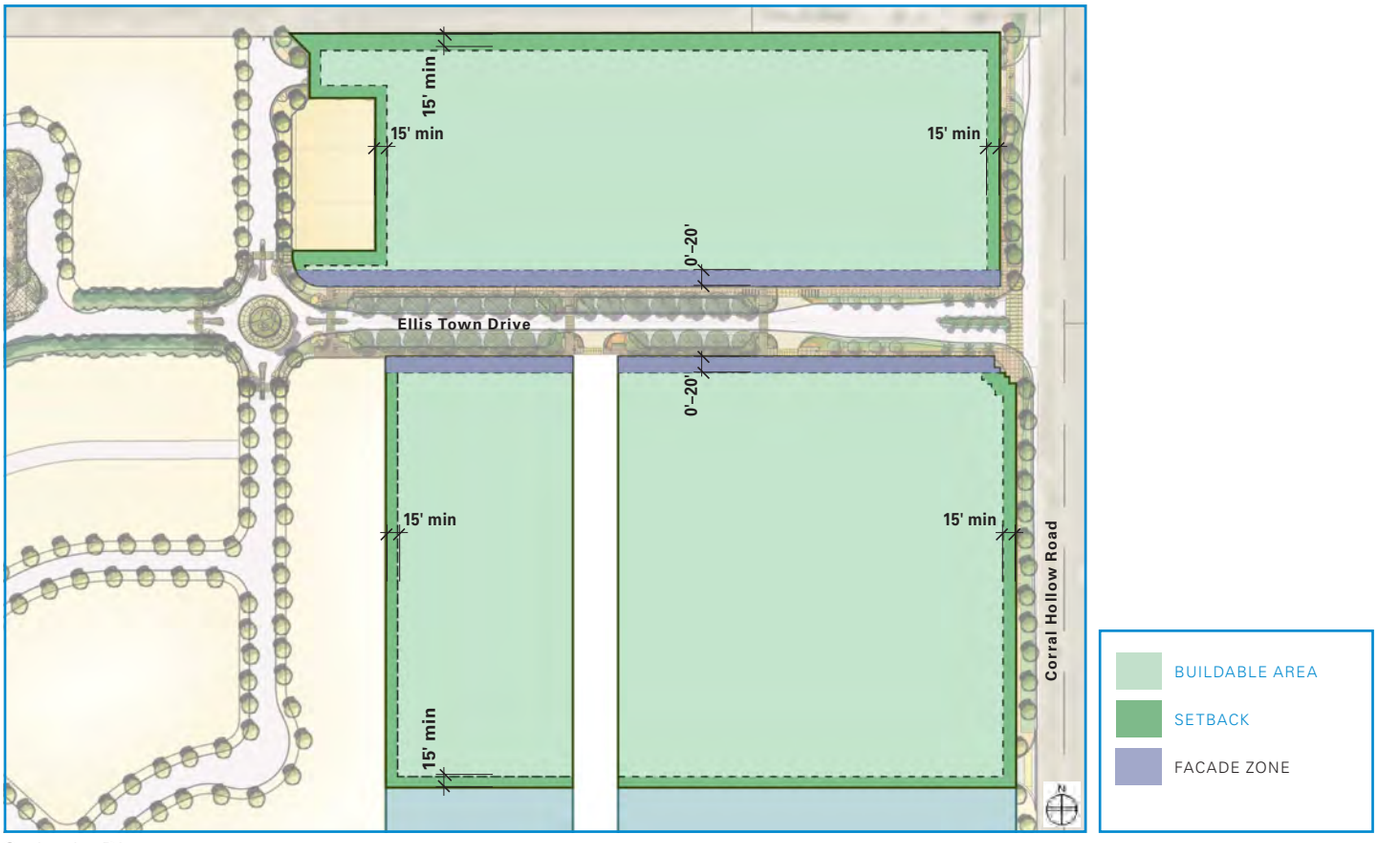
Commercial units shall maintain separate refuse and recycling storage containers from those used by residents. These containers will be integrated into off-street parking areas behind buildings. They must be of sufficient size to meet required trash and recycling needs. Refuse storage areas shall be clearly designated.

NON-RESIDENTIAL USES

~~The plan will accommodate up to 140,000 square feet of commercial uses in the Village Center.~~ See Section 3.5.2 Permitted Uses in the ESP.

RESIDENTIAL USES

~~Up to 50 high-density residential units may be located within the Village Center.~~ See Section 3.5.2 Permitted Uses in the ESP. Residential units are not permitted on the ground floor of mixed-use buildings.



Setbacks Diagram

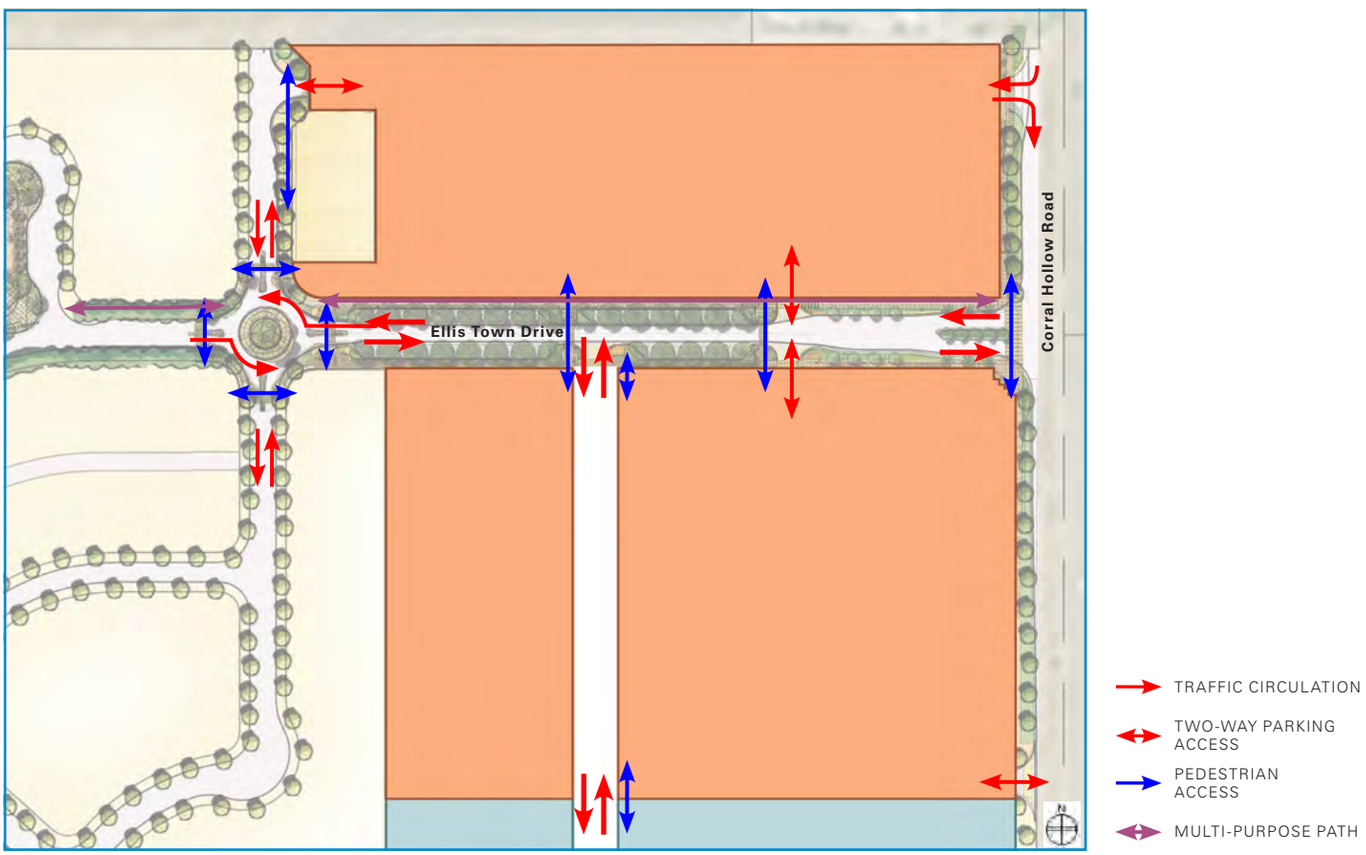
ACCESS AND CIRCULATION

The Ellis Village Center balances the pedestrian and vehicular circulation needs of the community. Streets and blocks are organized to support clear and safe access to the Village Center for residents and visitors alike.

Primary access to the Village Center is along Ellis Town Drive, Ellis's traditional main street. From greater Tracy, the Ellis Village Center is accessed from Corral Hollow Road, one of the main north/south arterials in the City.

The street network of the Village Center is designed to organize and calm traffic as it enters the community from Corral Hollow Road. Ellis Town Drive accommodates two-way traffic throughout the Village Center. Cross driveways provide access to off-street parking lots located behind buildings. Parking lots provide two-way movement to allow for an optimum number of access points and circulation options for drivers and servicing.

Parking in the Village Center is accommodated both on-street and in off-street. On-street spaces provide convenient access to shops and offices for short-term visits and errands. Off-street parking is conveniently situated behind the buildings of Ellis Town Drive. See Section 3.5.14 Parking/Loading/Landscaping/Pedestrian Access/Bike Parking in the ESP.



Access and Circulation Diagram

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PEDESTRIAN CIRCULATION

Sidewalks and park strips flank most public streets to support pedestrian circulation and safety. Sidewalks are also located in and around the parking lots to create safe access routes between vehicles and uses located on Ellis Town Drive.

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PARKING DIAGRAM

The majority of the Village Center parking is located behind buildings to create a pedestrian environment on Ellis Town Drive. Convenient on-street parking is also located along Ellis Town Drive.

VILLAGE CENTER BUILDINGS

In towns throughout the Central Valley, the downtown main street is typically lined with one- to two-story buildings that incorporate a wide range of uses. Shops and offices often occupy the ground floor, while residences or offices occupy the space above. Historic building types tend to have large glass storefront openings on the ground floor and a regular pattern of windows on the upper floors. Due to the Central Valley climate, large awnings or deep galleries are encouraged. As is common throughout the region, a mix of architectural styles, ranging from Craftsman to Colonial Revival creates a very interesting environment for all who use it. This also helps to create an image of a main street where individual buildings have been added over time.

COMMON ELEMENTS OF VILLAGE CENTER BUILDINGS

- Flat or shallow-pitched roofs
- Large, glass storefront openings
- Deep awnings or galleries to provide shade
- Large upper-floor windows (on two-story buildings)
- Well-detailed eave or cornice treatments

GALLERY OF EXAMPLES

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PRECEDENTS

Ellis Day Care

ghone indian
CARTOGRAPH
Lemon Li, a Thai
GARDEN FRESH

Kitchen Soup
zumiez

COCINA
Kitchen Soup
Moderna Eats

RASTA PASTA
RASTA PASTA
Shoe Boutique
DONA HABANA
cookiemania
True Goods

zumiez
True Goods
The Viridian
Ramen Isshin

ZAPATOS

ZAPATOS
Ellis Day Care

Pluto Woods
KITCHEN SOUP

PRECEDENTS, CONTINUED

GARDEN FRESH

GARDEN FRESH

MATERIALS

SIDING/CLADDING

» Stucco
» Brick
» Wood or fiber-cement siding
» Real or simulated stone

ROOFING

» Flat clay tile, standing seam metal, composition shingles, slate (including manufactured slate products)
» Membrane (flat roofs only)

WINDOWS

» Energy-efficient wood, PVC, aluminum-clad, or aluminum
» True divided light or storefront appearance
» Roll-up garage doors

COLUMNS

» Wood, composite posts, stucco, cast stone, real or simulated stone, metal

TRIM

» Ornamental cast stone, wood, or stucco

EAVES

» Wood sheathing with 2x, 3x, or 4x rafter tails
» Stucco molded eaves are permitted
» Break metal

EXTERIOR CEILINGS

» Plank and beam
» Stucco

GUTTERS

» Half-round metal or PVC

DOWNSPOUTS

» Round metal or PVC

SHUTTERS

» Plank/board or panel type
» Wrought iron hinges, shutter dogs, and latches are encouraged

REAR YARD FENCES AND ENCLOSURES

» Painted wood, prefinished metal, or masonry/stucco, real or simulated stone

COLORS

STUCCO

» Selected from Ellis Color Palette

HALF-TIMBERING

» Dark stain, pure color, or selected from the Ellis Color Palette

ROOF MATERIALS

» Clay tile in red or red/brown range
» Cedar shakes natural, no finish
» Slate in green/gray or green/brown ranges
» Other — selected from Ellis Color Palette

WINDOWS

» Dark stain, pure color, or selected from the Ellis Color Palette

TRIM/SHUTTERS

» Dark stain, pure color, or selected from the Ellis Color Palette

GUTTERS

» Match color of eaves

DOWNSPOUTS

» Match color of stucco substrate or trim color

FENCING

» Metals in matte brown/black, rust-red, or antiqued black
» Wood in black, black-green, brown, or green
» Or, selected from Ellis Color Palette

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AQUATIC PARK BUILDINGS

The Aquatic Park at Ellis is a regional destination and great recreational amenity for the residents of Tracy. Since the Aquatic Park is a facility that is civic in nature, close attention should be paid to its architecture and its relationship to the neighborhoods, the Village Center at Ellis, and the City of Tracy.

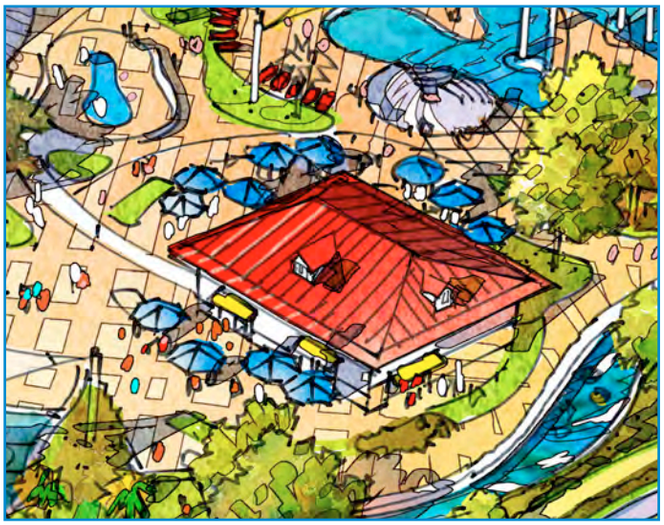
In order to celebrate the facility's public nature, an architectural vocabulary has been developed that builds upon the traditions of the region with the idea of the Aquatic Park as a resort for the residents of Tracy. As such, the imagery suggested here follows the tradition of great beach resorts found throughout California, with a focus on elements appropriate to the climate of Tracy.

Buildings will provide shade, and will be painted in white or light colors to reduce heat gain. Pergolas, fabric, and other shade structures will provide protection from the elements and will define landscaped areas as 'outdoor rooms.' Cabanas and other pavilions will be sited at the juncture of plazas and paths to connect the varying Aquatic Park experiences together, and to provide a clear system of pedestrian and user circulation.

COMMON ELEMENTS OF AQUATIC PARK BUILDINGS

- Shade structures integral to the architectural forms
- Simple, traditional architectural detailing
- Pergolas, pavilions, and cabanas that relate to the overall architectural form
- Simple roof forms with deep overhangs
- Materials that are simple and elegant, such as siding and standing seam roofs
- Seamless transition between indoor and outdoor materials and environments

GALLERY OF EXAMPLES



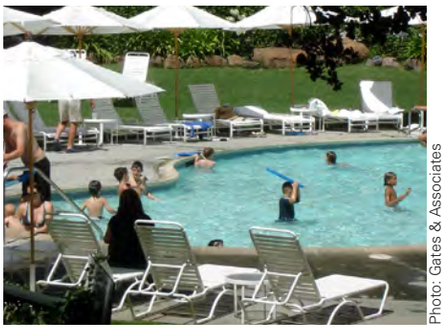


Photo: Gates & Associates

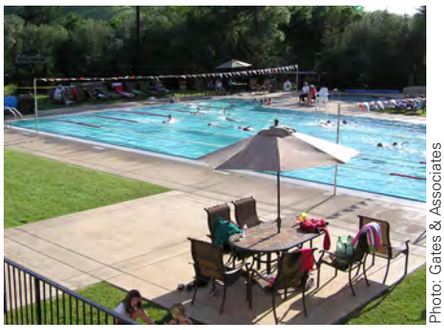


Photo: Gates & Associates

Aquatic Park Image and Character

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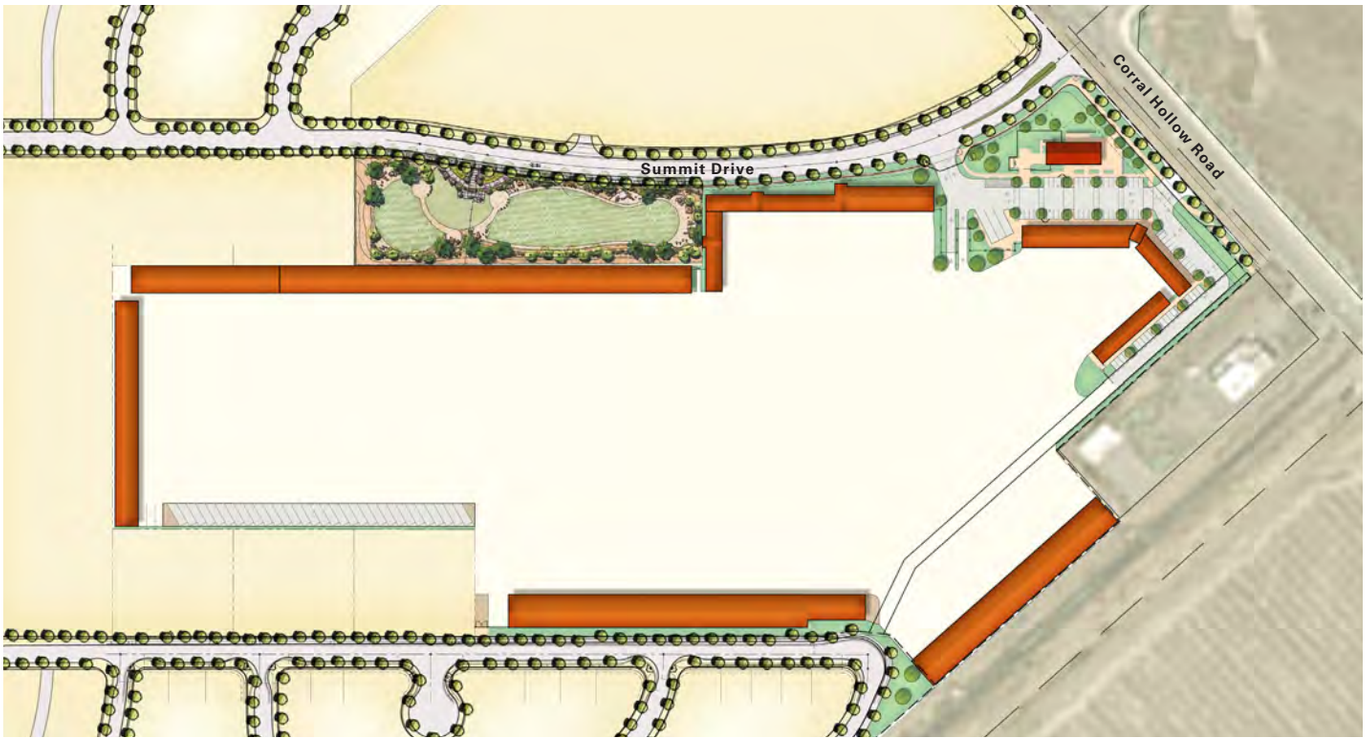
STORAGE CENTER

The Storage Center has been identified for auto-oriented uses along and just inboard of Corral Hollow Road. The development of thoughtful and integrated site plans and buildings on these sites will be critical for the image of Ellis, the urban extension of the City of Tracy. Because these parcels are a gateway to Ellis, their quality and character need to be in alignment with the traditional character of the Ellis community.

Commercial buildings on outparcels should be sited to minimize the presence of parking and associated service areas. Large and small buildings should also reduce the visual impact of both drive-throughs and parking areas through landscaping. Like all other buildings in the adjacent Ellis Village Center, these commercial buildings should address the street with attractively designed public facades.



Illustrative Plan of the Ellis Storage Center

GALLERY OF EXAMPLES

BUILDING PLACEMENT AND SETBACKS

The buildings located at the perimeter of the Storage Center will follow a pattern similar to placement on sites within the Village Center. This arrangement will create a reference to the main street character of the Village Center towards Corral Hollow Road and also serve as a secondary entrance to Ellis from the east.

MINIMUM BUILDING SETBACKS

- Ellis Public Streets, including Summit Drive: 15 feet
- Corral Hollow Road: 30 feet
- South Ellis Property Line: 0 feet
- Park Uses: 0 feet
- Residential Uses: 0 feet

FRONT FACADE ZONE

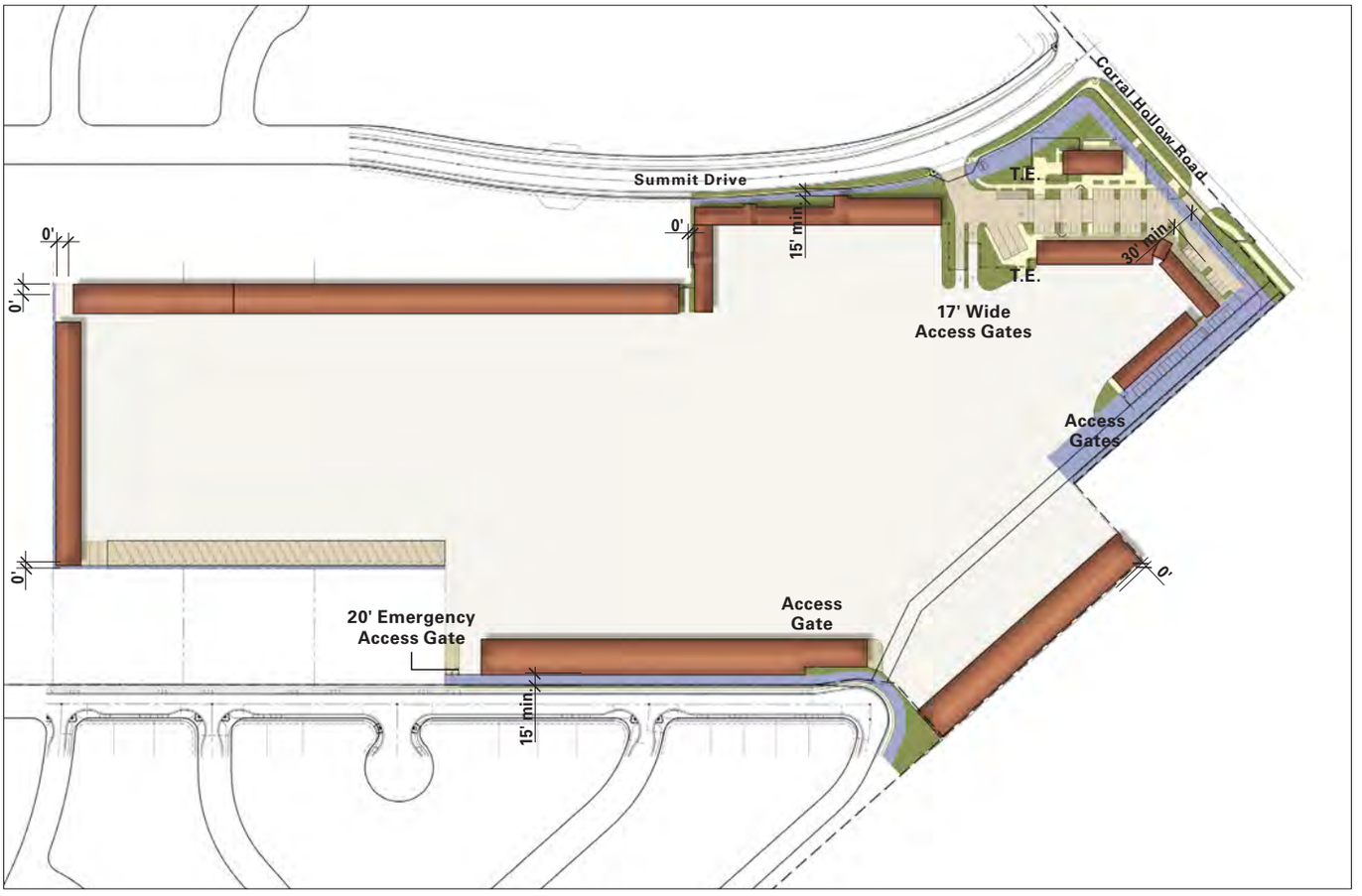
Front Facade Zone guidelines are not applicable to the Ellis Storage Center

ENCROACHMENTS

No encroachment into setbacks is permitted

PARKING REQUIREMENTS

See Section 3.5.14 Parking/Loading/Landscaping/Pedestrian Access/Bike Parking in the ESP.



Building Placement Diagram

FENCING

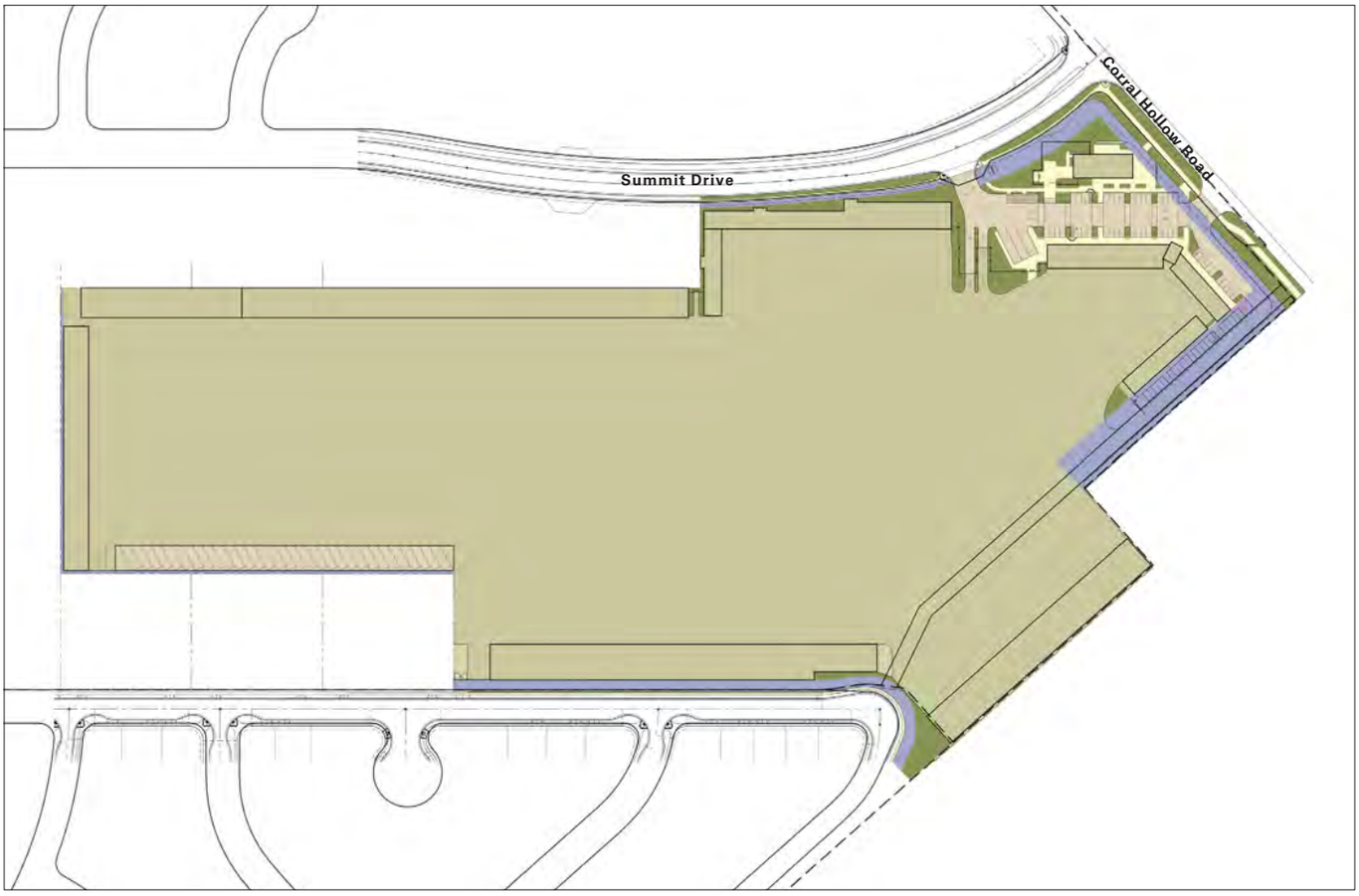
See Section 3.5.19 Fencing in the ESP.

LANDSCAPING

See Section 3.5.14 Parking/Loading/ Landscaping/Pedestrian Access/Bike Parking in the ESP.

REFUSE STORAGE

Containers will be integrated into off-street parking areas behind buildings. They must be of sufficient size to meet required trash and recycling needs. Refuse storage areas shall be clearly designated.



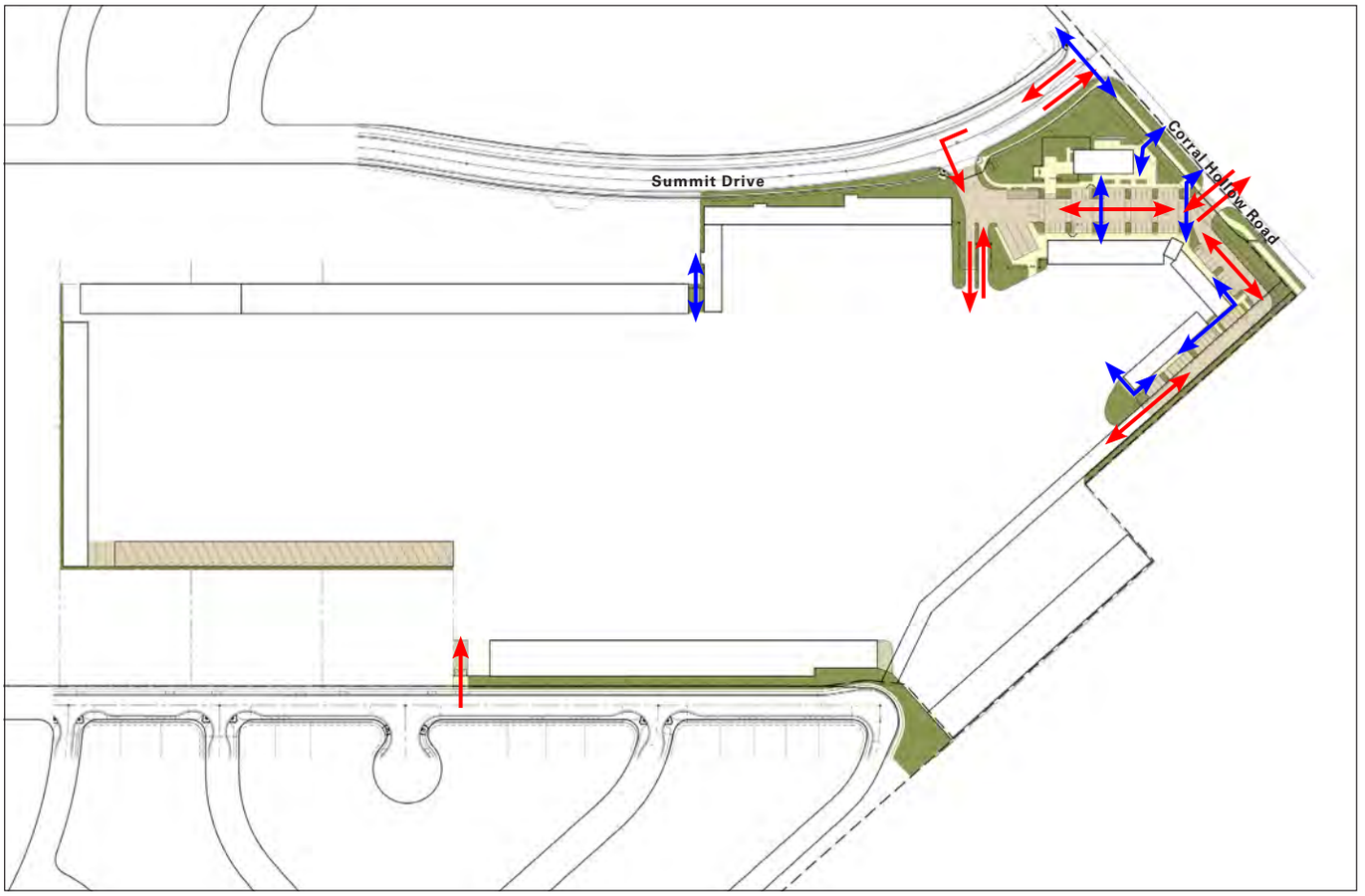
Setbacks Diagram

ACCESS AND CIRCULATION

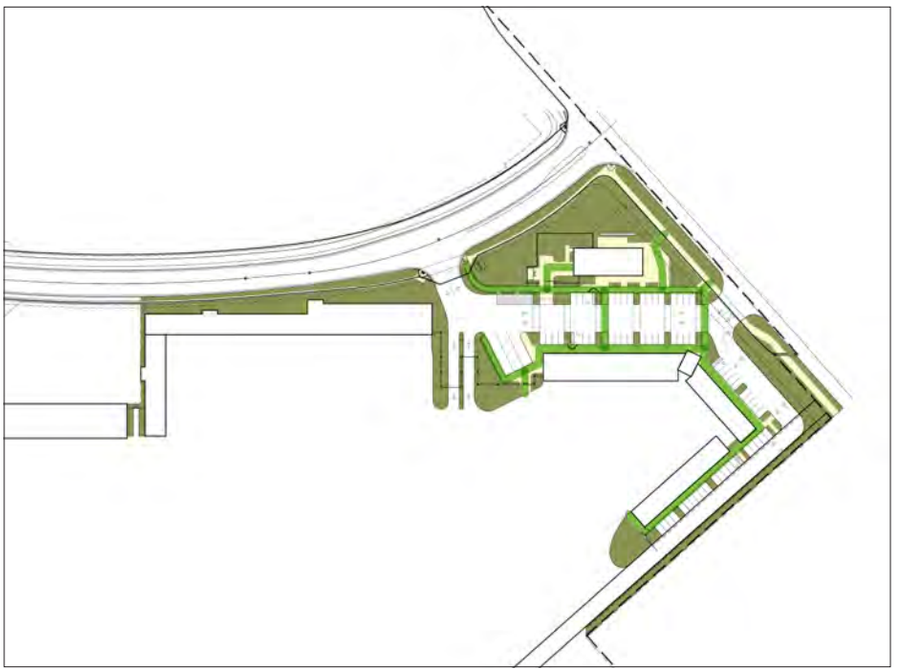
The Storage Center strikes a balanced between pedestrian and vehicular circulation needs. Drive aisles are organized to provide clear and safe access to the storefronts outside the security fence.

Primary access will be from Summit Drive and Corral Hollow Road.

Additional access for emergency vehicles will be from the southwest. See Section 3.5.14 Parking/Loading/Landscaping/Pedestrian Access/Bike Parking in the ESP for parking requirements.



Ellis Commercial Site Access, Circulation, and Parking Diagram



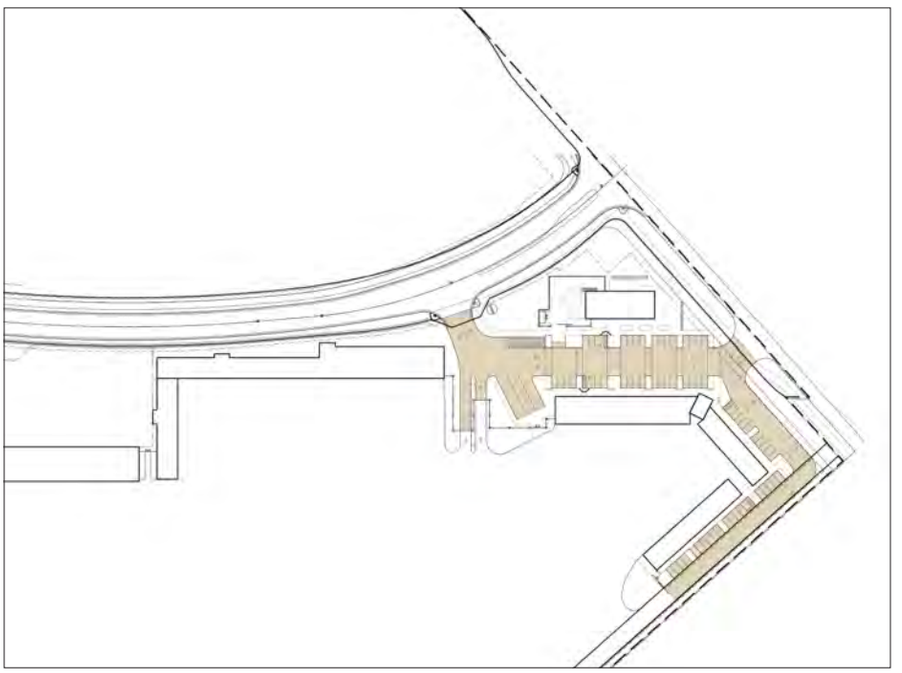
LANDSCAPING

PRIMARY PEDESTRIAN CIRCULATION

SECONDARY PEDESTRIAN CIRCULATION

PEDESTRIAN CIRCULATION

Public streets have sidewalks (yellow) and park strips (green) to create a safer pedestrian environment. Sidewalks are also located in and around the parking lots to create safe access routes between vehicles and buildings.



OFF-STREET PARKING

PARKING DIAGRAM

Parking for the Storage Center is arranged in a 'C' shape outside the security fence, adjacent to building storefronts.

PRECEDENTS

Ellis
Self Storage

PRECEDENTS, CONTINUED

Carpet Mills
Tile & Co.
Artisan Carpet
Carpenter One
Tile 4 All

Manufacture Inc.
Kitchen Design
True Goods
MASON CRAFT
Magic Cabinets

Tile 4 All
ATHLETICA
True Goods
KITCHEN SOUP
zumiez
CARTOGRAPH

PUBLIC FACILITIES

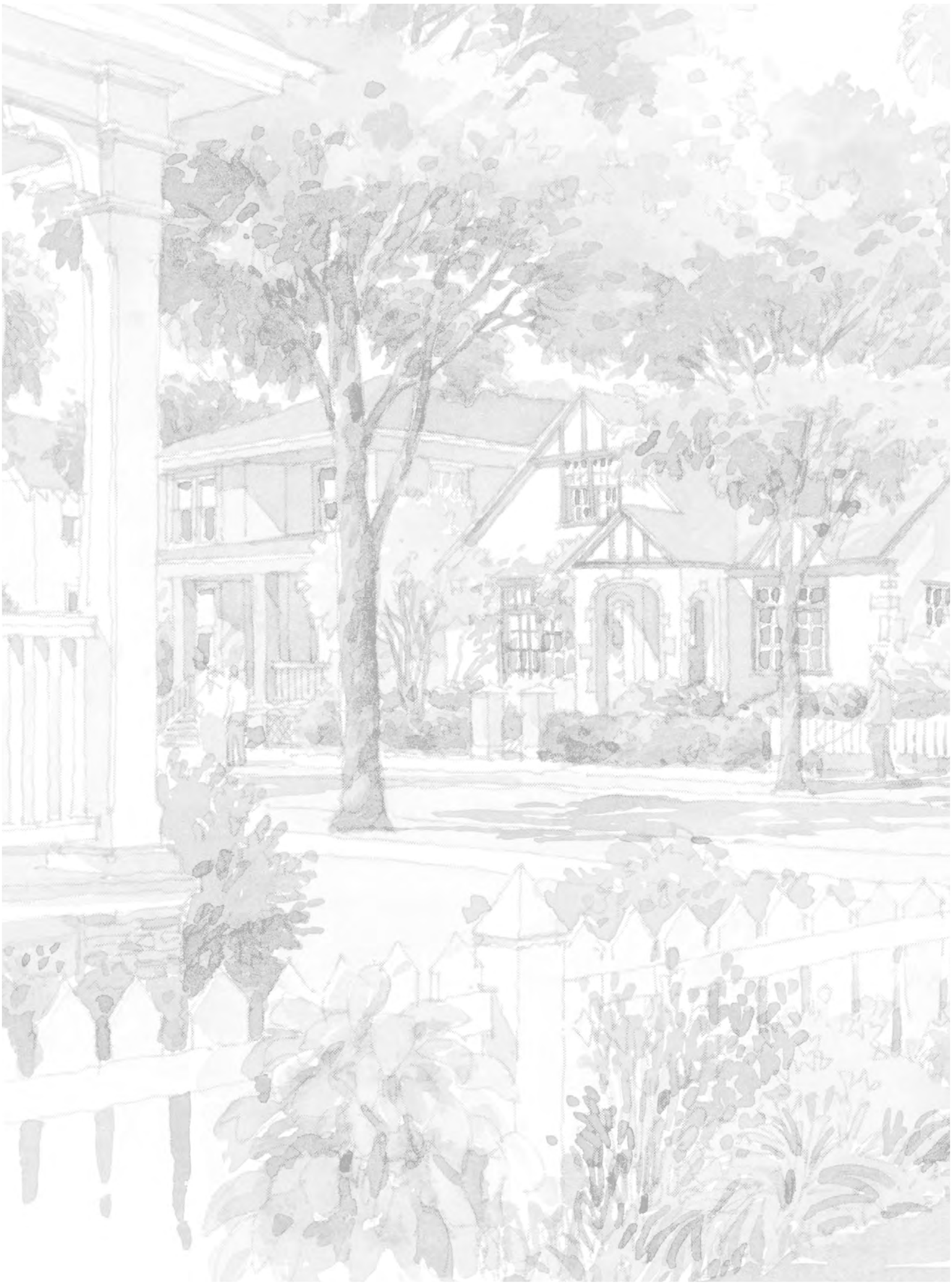
Public buildings will serve a key role in the image of Ellis and will be landmark structures around which other development is designed. Public buildings should provide public faces to all adjacent streets or park frontages. Access to the primary entrance should be clear; adequate consideration should also be given to lighting, as well as walkways and signage that are sympathetic to the surrounding uses. Many facilities create opportunities to terminate a visual axis by providing centers for the various neighborhoods and districts. Composed elevations and building massing should reflect these important locations.

All parking and service areas should be secondary to building locations and screened from public view. Civic sites should avoid fronting streets or parks with parking and service areas. Driveways and service entrances should be sited to minimize congestion and respect orientation and entrances for surrounding uses. Service areas and mechanical equipment should be screened from public view along all streets and public parks.

COMMON ELEMENTS OF PUBLIC BUILDINGS

- Should be located in prominent locations that receive large amounts of pedestrian and vehicular traffic
- Use traditional architectural styles to convey an idea of well-established community resources and institutions
- Tall floor-to-floor heights to create a significant presence on the street

GALLERY OF EXAMPLES



ELLIS

TRACY, CALIFORNIA

ADDITIONAL LANDSCAPE FEATURES/CHARACTER ELEMENTS
AND SIGN PROGRAM

APPENDIX B

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EXECUTIVE SUMMARY

EXECUTIVE SUMMARY VII

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EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

ELLIS SIGN PROGRAM IS A DESIGN GUIDELINE FOR ELLIS.

PUBLIC PROPERTY SIGNS INCLUDE SIGNS IN THE PUBLIC RIGHT-OF-WAY, IN PUBLIC PARKS, AND ON PUBLIC PROPERTY, SUCH AS SPECIAL LANDSCAPE FEATURES.

PRIVATE PROPERTY SIGNS INCLUDE SIGNS ON PRIVATE PROPERTY.

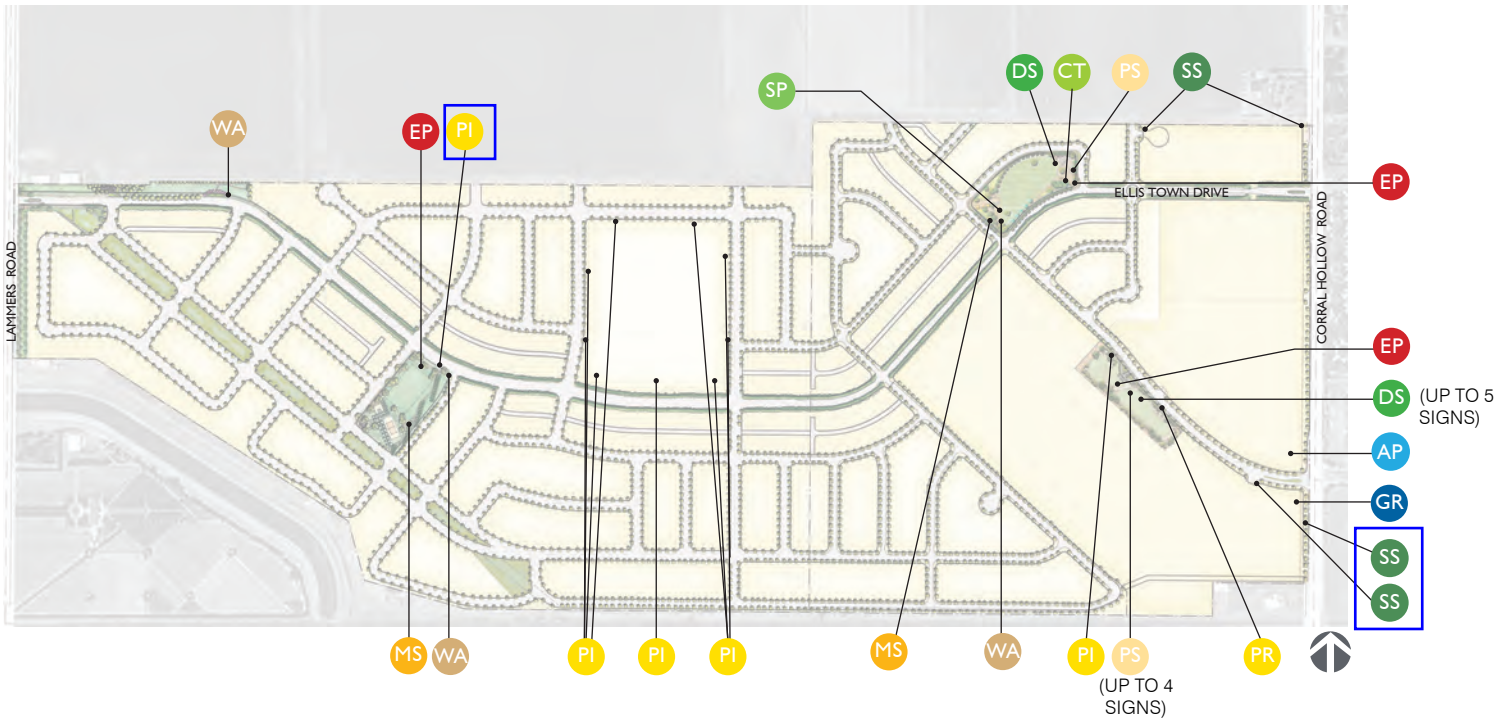
ADDITIONAL LANDSCAPE FEATURES/CHARACTER ELEMENTS AND SIGNS IN THE ELLIS SPECIFIC PLAN AREA SHALL BE REGULATED BY TITLE 10, ARTICLE 35 OF THE TRACY MUNICIPAL CODE, EXCEPT AS SPECIFIED IN SECTIONS 3.5.18 AND 4.8.2 OF THE ELLIS SPECIFIC PLAN AND THIS APPENDIX B: ADDITIONAL LANDSCAPE FEATURES/CHARACTER ELEMENTS AND SIGN PROGRAM. THE DESIGN OF ADDITIONAL LANDSCAPE FEATURES/CHARACTER ELEMENTS AND SIGNS SHALL BE PERMITTED AS SHOWN IN THE ELLIS SPECIFIC PLAN AND THIS APPENDIX B. THE APPROVAL PROCESS SHALL INCLUDE ONLY A BUILDING PERMIT, AND A SIGN PERMIT PROCESSED IN ACCORDANCE WITH TITLE 10, ARTICLE 35 OF THE TRACY MUNICIPAL CODE. FOR PURPOSES OF INDEMNIFYING THE CITY, ALL TEMPORARY SIGNAGE AND BANNERS TO BE LOCATE WITHIN STREET RIGHT-OF-WAYS, AS APPROVED IN THE ESP, WILL REQUIRE ONE ALL-INCLUSIVE ENCROACHMENT PERMIT.

ALL SIGN MATERIALS AND COLORS TO BE SELECTED BY THE DEVELOPER. ELLIS COMMERCIAL PROPERTY ASSOCIATION TO SELECT MATERIALS AS COMMERCIAL SIGNS ARE REPLACED AND EPOA TO SELECT MATERIAL AND COLORS AS BALANCE OF SIGNS ARE REPLACED.

SECTION 1: PUBLIC PROPERTY SIGNS

SIGN LOCATION PLAN

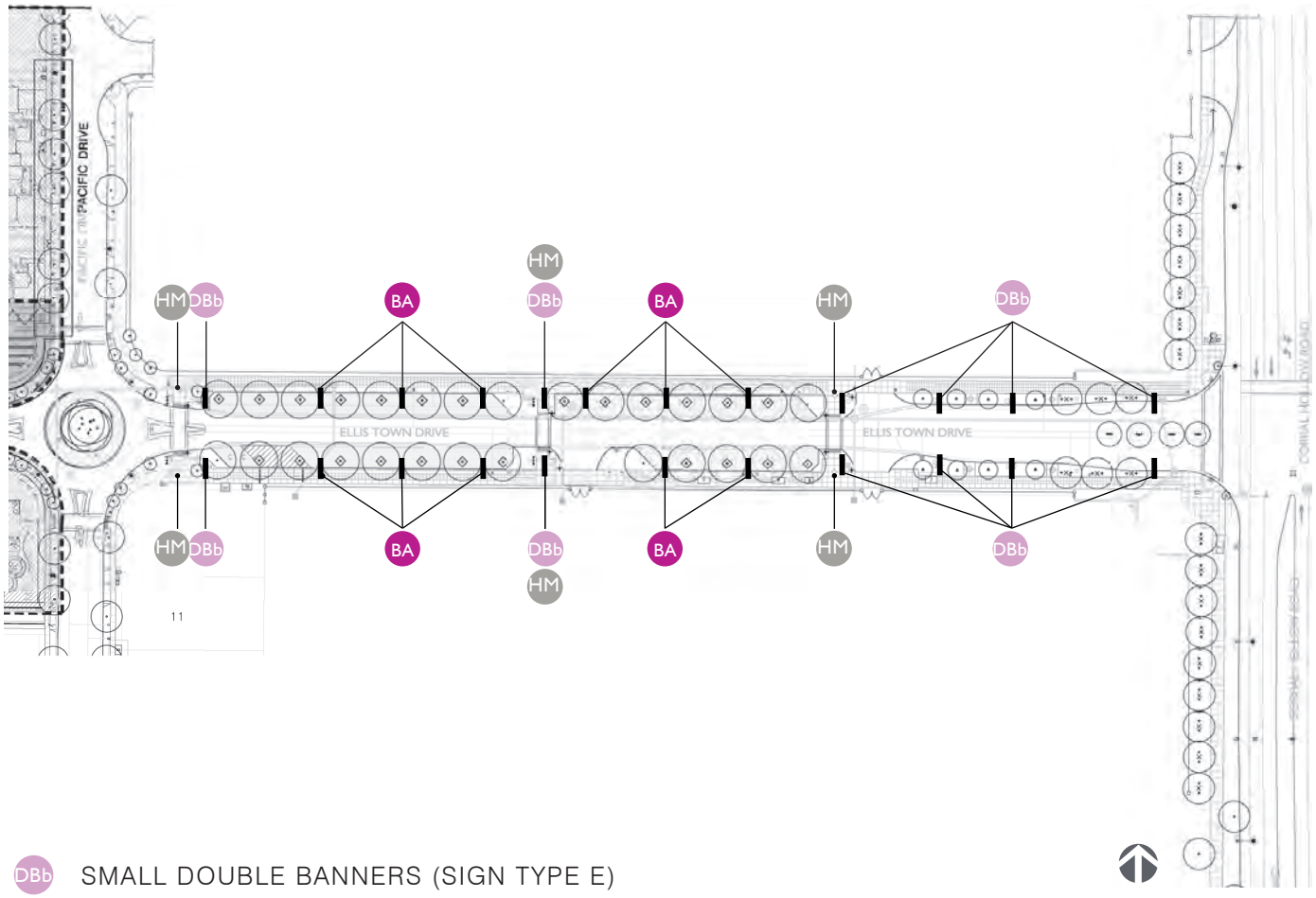
OVERALL



- AP — AQUATIC PARK
- EP — ENTRY PORTAL (SIGN TYPE G)
- WA — SIGN WALL (SIGN TYPE H)
- MS — MAILBOX SHADE STRUCTURE
- SP — SECONDARY ENTRY PORTAL
- CT — CLOCK TOWER
- SS — PRIVATE STREET SIGN
- DS — DOG STATION (SIGN TYPE I)
- PI — PARKING INFORMATIONAL
- PS — PARK SIGN

SIGN LOCATION PLAN

ELLIS TOWN DRIVE



DBb SMALL DOUBLE BANNERS (SIGN TYPE E)

BA SINGLE BANNERS (SIGN TYPE E)

HM HISTORIC MARKERS (SIGN TYPE L)

KEY

SIGN LOCATION PLAN

SIGN TYPE J J

J SIGN TYPE J MESSAGE SCHEDULE

J 1

SIDE A

^ VILLAGE CENTER
^ AQUATIC PARK
^ WESTERN PARK
^ VILLAGE GREEN
^ DOG PARK

J 2

SIDE A

< VILLAGE CENTER
> WESTERN PARK
^ AQUATIC PARK
^ DOG PARK

SIDE B

< AQUATIC PARK
< DOG PARK
> VALPICO ROAD
> CENTRAL PARK

SIDE C

< VALPICO ROAD
< CENTRAL PARK
> AQUATIC PARK
> DOG PARK

SIDE D

< WESTERN PARK
^ VALPICO ROAD
> VILLAGE CENTER
^ CENTRAL PARK

J 3

SIDE A

^ AQUATIC PARK
^ DOG PARK
^ WESTERN PARK

J 4

SIDE A

^ AQUATIC PARK
^ DOG PARK
^ VILLAGE GREEN
^ VILLAGE CENTER
^ WESTERN PARK

J 5

SIDE A

^ VILLAGE CENTER
^ VILLAGE GREEN
^ WESTERN PARK
^ AQUATIC PARK
^ DOG PARK

J 6

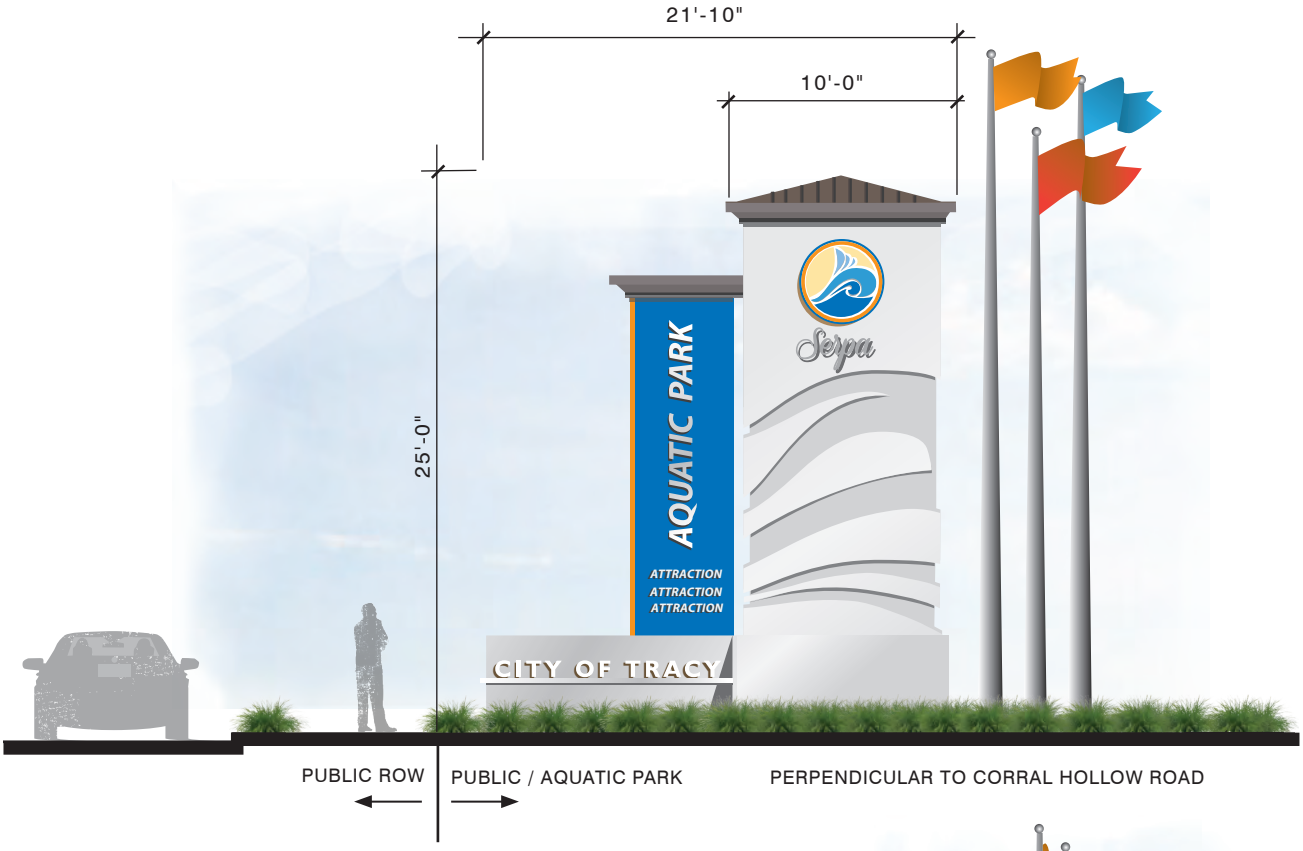
SIDE A

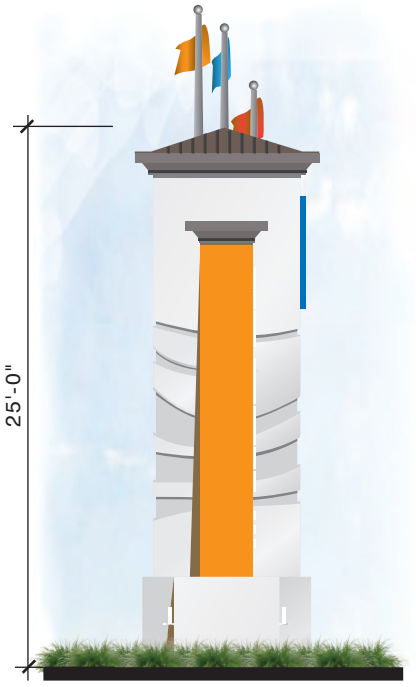
^ VILLAGE CENTER
^ VILLAGE GREEN
^ WESTERN PARK
^ AQUATIC PARK
^ DOG PARK

CHARACTER ELEMENT/SIGNS

AP AQUATIC PARK

Note: All dimensions are approximate





Note: Design for the Aquatic Park sign is conceptual. City Council shall approve final design of the character element/sign, including maximum height and sign area, as part of either Improvement Plans or Construction Documents for the Aquatic Park.

SIGN STANDARDS

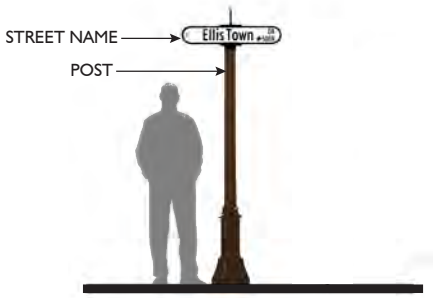
Maximum height: See note above
Maximum area: See note above
Lighting: Internally and/or externally illuminated
Location: Aquatic Park site (see Sign Location Plan: Overall)

SIGN TYPE L

HISTORIC MARKERS HM

Location: Embedded in sidewalk on Ellis Town Drive (see Sign Location Plan: Ellis Town Drive)
Material: Concrete

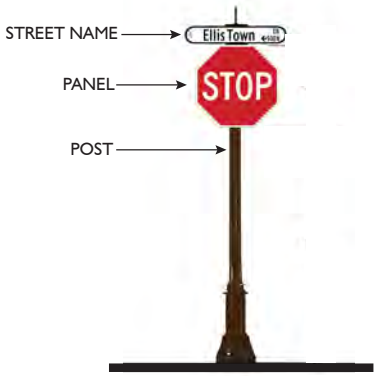
STREET NAME SIGNS & TRAFFIC CONTROL DEVICES



1. Post is 3900 RICHMOND, 4" OD shaft, fluted, dark bronze

2. Panel Support: Classic Cross (CC07) with Classic 2-Way (2W06, #2 Post Stacker (PS05)

3. Street Name Panel is .125 aluminum.
Vendor: Sherine Industries.
Background shall be reflective.
Custom artwork.
Color: White
Font: Gill Sans MT Condensed.
Letters: Black.



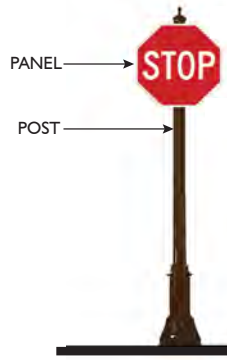
1. Post: 3900 RICHMOND, 4" OD Shaf, fluted, dark bronze

2. Panel Support: Classic Cross (CC07) with Classic 2-Way (2W06, #2 Post Stacker (PS05).
All regulatory signs shall be attached to post with part SB, Sternberg, sign bracket

3. Street Name Panel: .125 aluminum.
Vendor: Sherine Industries.
Background panel shall be reflective.
Custom artwork.
Color: White
Letters: Black.

4. Panel: 30" min. stop sign by Hawkins Traffic. Panels to be consistent with MUTCD codes.

5. Back panel color: Matthew's Paint MPC MP20308 Ancient Bronze Metallic.

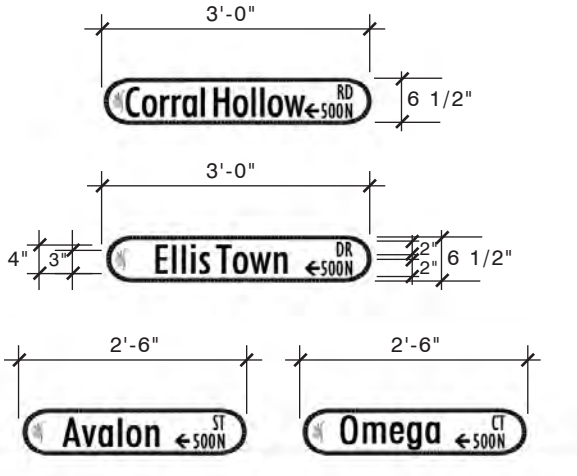


1. Post: 3900 RICHMOND, 4" OD Shaft, fluted, with BCC Ball Center Cap, dark bronze

2. Panel Support: All regulatory signs shall be attached to post with part SB, Sternberg, sign bracket

3. Panel: 30" min. stop sign by Hawkins Traffic Panels to be consistent with MUTCD codes

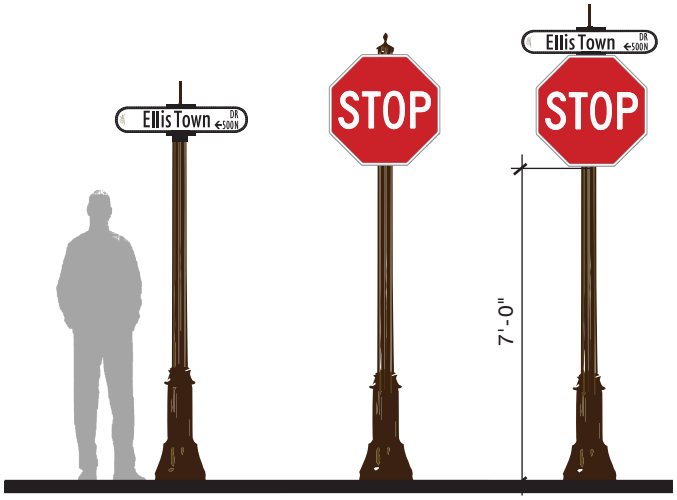
4. Back panel color: Matthew's Paint MPC MP20308 Ancient Bronze Metallic

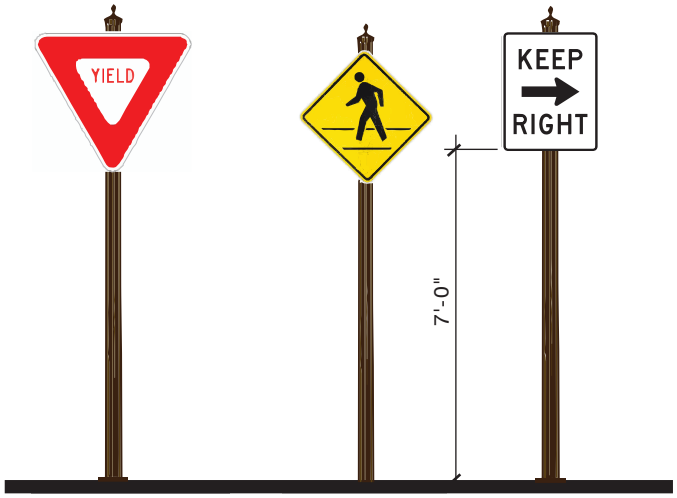


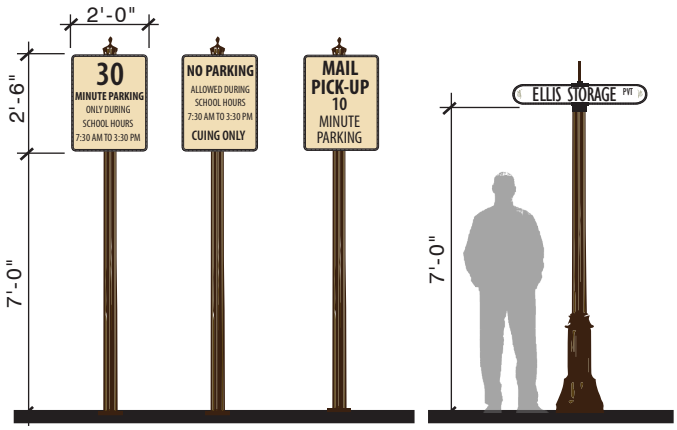
SIGN PANEL SPECIFICATIONS

STREET NAME SIGNS & TRAFFIC CONTROL DEVICES

Note: All dimensions are approximate

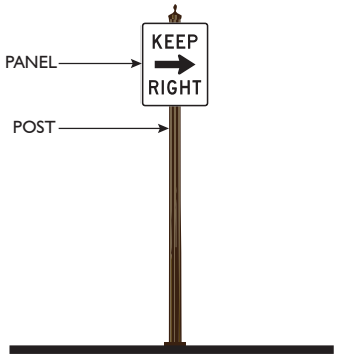






PI PARKING INFORMATIONAL

SS PRIVATE STREET SIGN



REGULATORY SIGNAGE MAY INCLUDE:

- YIELD
- SPEED LIMIT
- KEEP RIGHT
- DO NOT ENTER
- ONE WAY SIGN
- ROUNDABOUT DIRECTIONAL, 2 CHEVRONS
- NO PARKING ANYTIME
- TURN
- YIELD AHEAD
- MERGE & LANE TRANSITION
- LANE ENDS
- THRU TRAFFIC MERGE LEFT
- PEDESTRIAN CROSSING
- CROSSWALK RIGHT/LEFT ARROW

1. Post: 450 LEXINGTON 4" OD shaft, fluted, with BCC Ball Center Cap, dark bronze

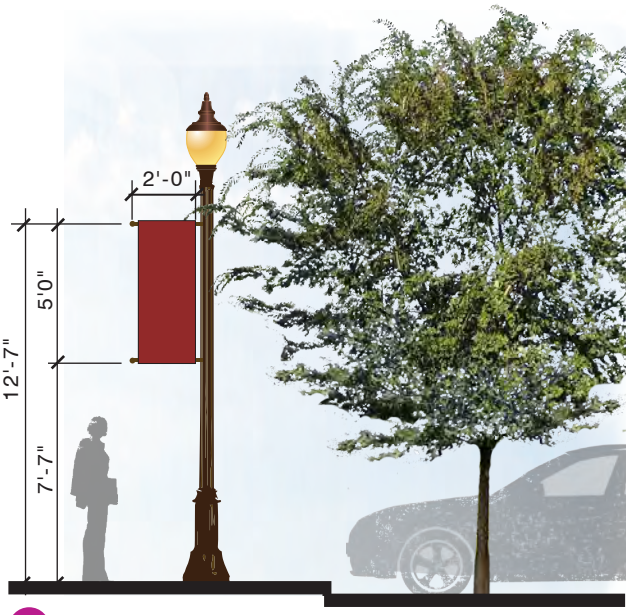
2. Panel Support: All regulatory signs shall be attached to post with part SB, Sternberg, sign bracket

3. Panel: by Hawkins Traffic **or equivalent**
Panels to be consistent with MUTCD codes

4. Back panel color: Matthew's Paint MPC MP20308 Ancient Bronze Metallic

SIGN TYPE E AND F

DBb **SMALL DOUBLE BANNERS**



BA **SINGLE BANNERS**

SIGN TYPE E

Sign Type E (Banners) are in public right-of-way. Banners are single or paired.

SIGN STANDARDS

Maximum sign area: Single banners: 10 square feet (each side), small double banners: 20 square feet (each side)
Location: Public right-of-way (see Sign Location Plan: Ellis Town Drive)

Note: Tracy Municipal Code Section 10.08.4465, Banner Signs on Public Property, shall not apply to the Ellis banner program. The Specific Plan establishes that the EPOA has the right to implement the Ellis banner program, subject to City approval of a maintenance agreement.

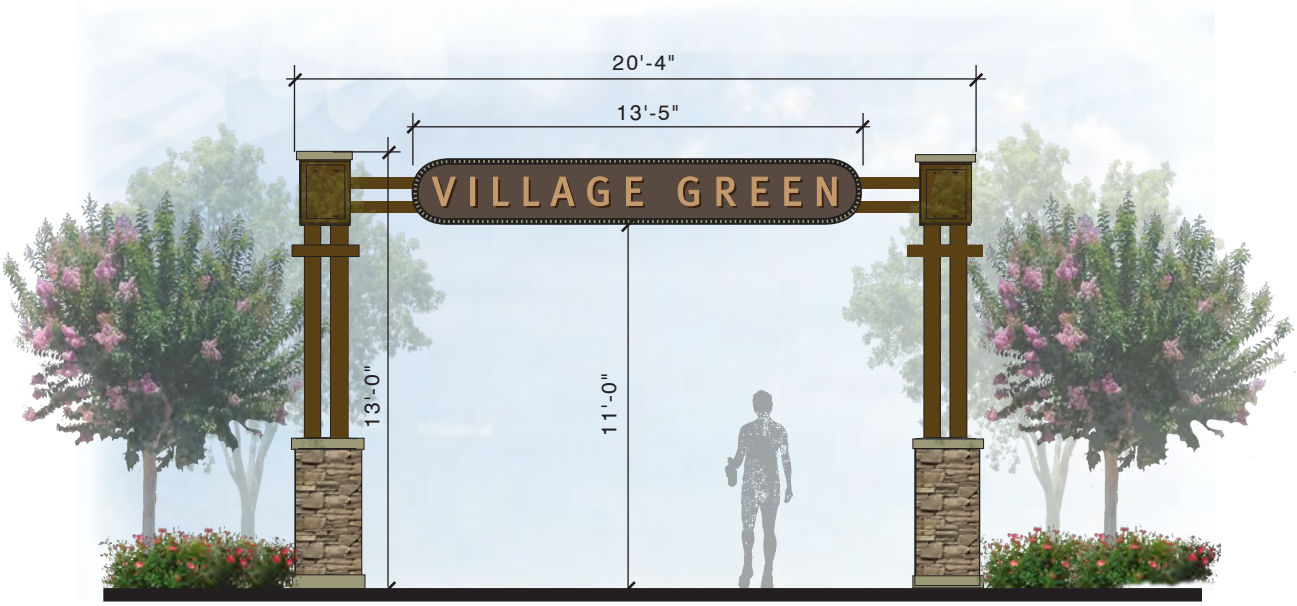
SIGN TYPE E AND F
EXAMPLES

Note: See Location Plan: Ellis Town Drive

SIGN TYPES G AND H

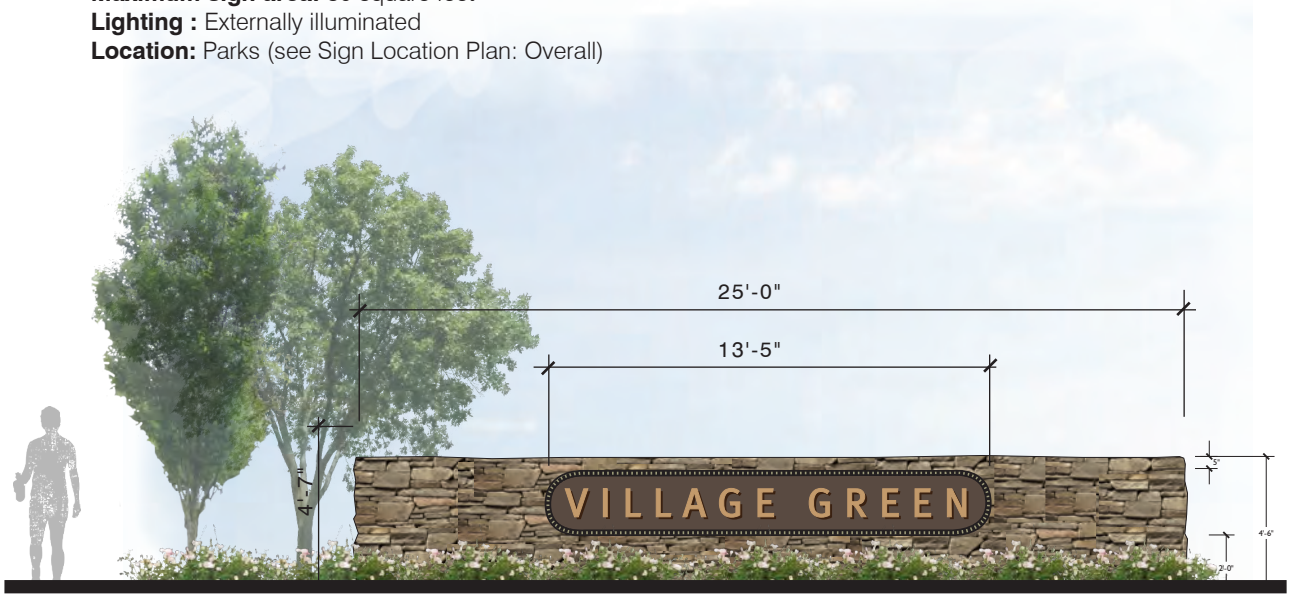
Notes: 1. All dimensions are approximate

2. These sign types will be located in parks, per the Sign Location Plan, for the purpose of identifying the park.



EP ENTRY PORTAL – SIGN TYPE G

SIGN STANDARDS
Maximum structure height: 14 feet
Maximum sign area: 30 square feet
Lighting : Externally illuminated
Location: Parks (see Sign Location Plan: Overall)



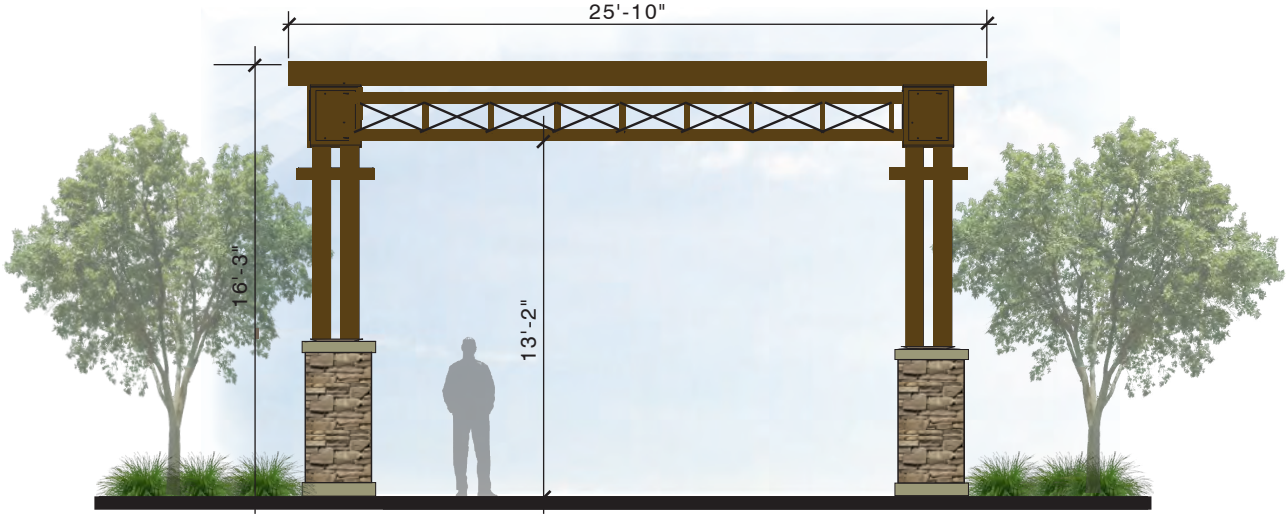
WA WALL SIGN – SIGN TYPE H

SIGN STANDARDS
Maximum structure height: 5 feet
Maximum sign area: 30 square feet
Lighting : Externally illuminated
Location: Parks (see Sign Location Plan: Overall)

PARK CHARACTER ELEMENTS AND SIGNS

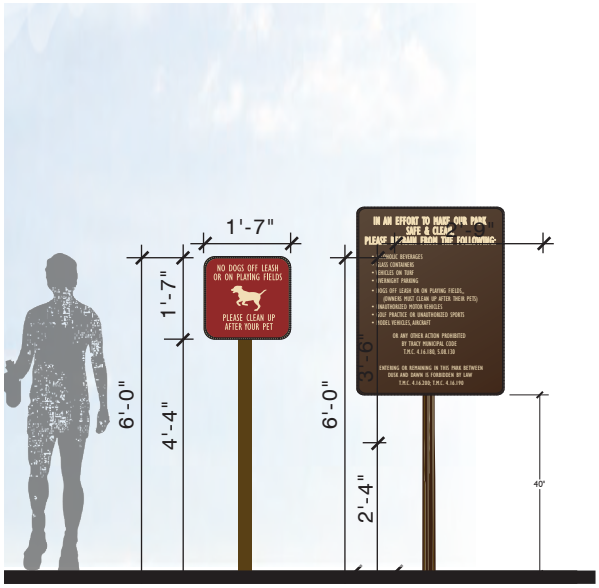
Notes: 1. All dimensions are approximate

2. These sign types will be located in parks, per the Sign Location Plan, for the purpose of identifying the park.



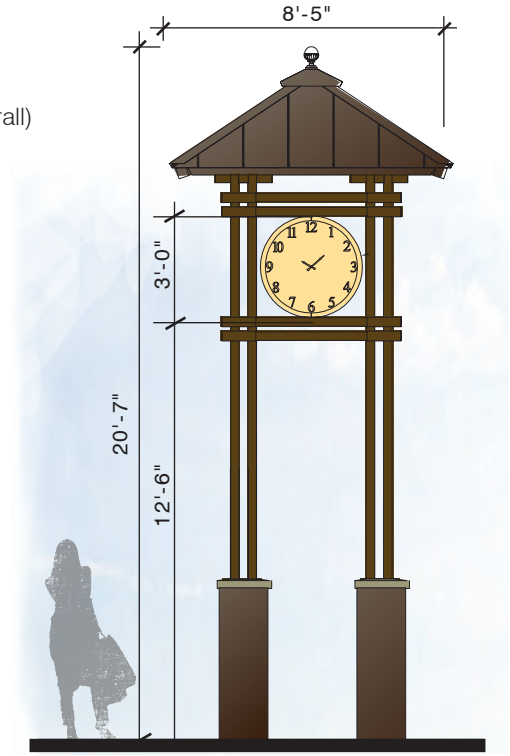
SP SECONDARY ENTRY PORTAL

SIGN STANDARDS
Maximum structure height: 20 feet
Lighting : Non-illuminated
Location: Village Green (see Sign Location Plan: Overall)



DS PS DOG STATION – SIGN TYPE I & PARK SIGN

SIGN STANDARDS
Maximum height: 6 feet
Maximum sign area: 10 square feet
Lighting : Non-illuminated
Location: Parks (see Sign Location Plan: Overall)



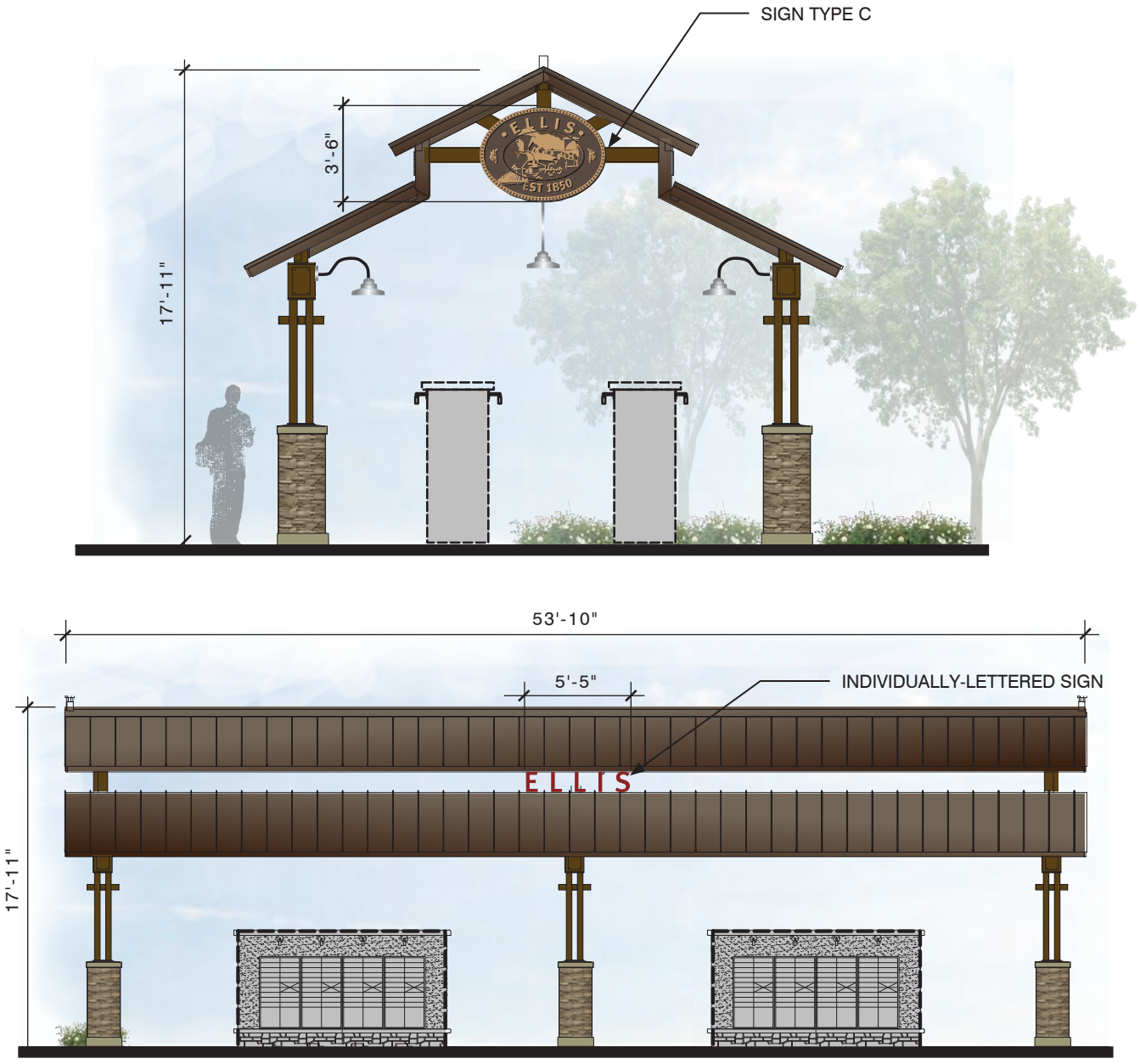
CT CLOCK TOWER

SIGN STANDARDS
Maximum structure height: 25 feet
Lighting: Internally illuminated
Location: Village Green (see Sign Location Plan)

PARK CHARACTER ELEMENTS AND SIGNS

MS MAILBOX STRUCTURE

Note: All dimensions are approximate

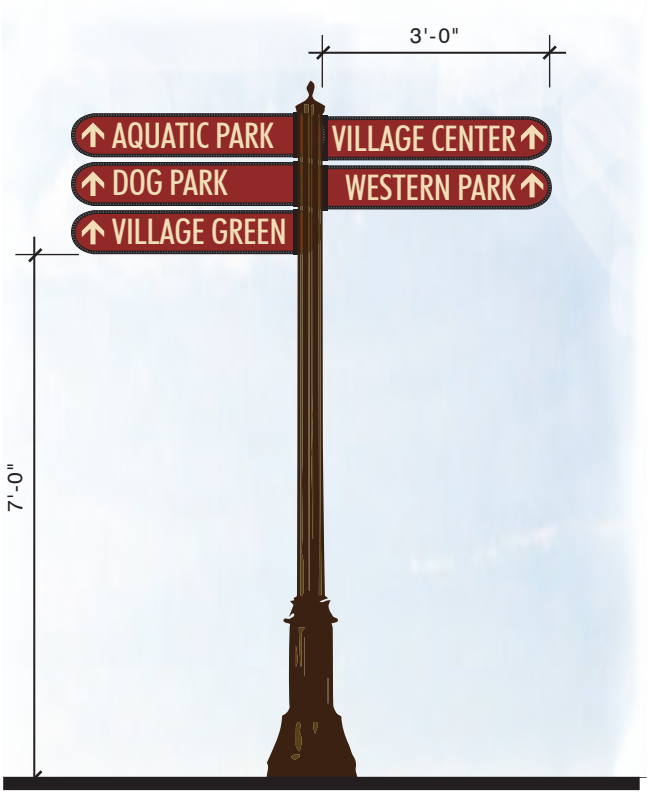


Note: Mailbox structures are typically located in special landscape features, not parks.

SIGN STANDARDS
Maximum mailbox structure height: 20 feet
Maximum Sign Type C area: 20 square feet (each end of structure) for the Mailbox Structure
Maximum individually-lettered sign area: 10 square feet (both sides)
Lighting: Externally illuminated
Location: Proximate to parks (see Sign Location Plan: Overall)

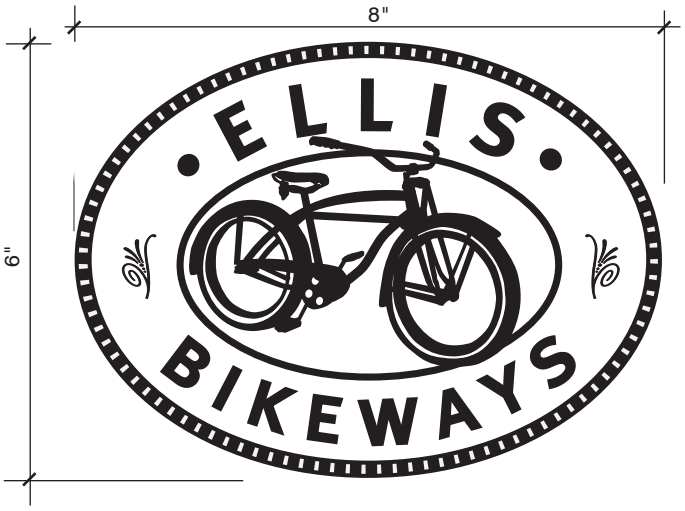
SIGN TYPES J AND K

Note: All dimensions are approximate



J **SIGN TYPE J**

SIGN STANDARDS
Height: 9-10 feet
Individual blade area: 2 square feet, up to 3 per side
Lighting: Non-Illuminated
Location: Public right of way (See Location Plan: Sign Type J)

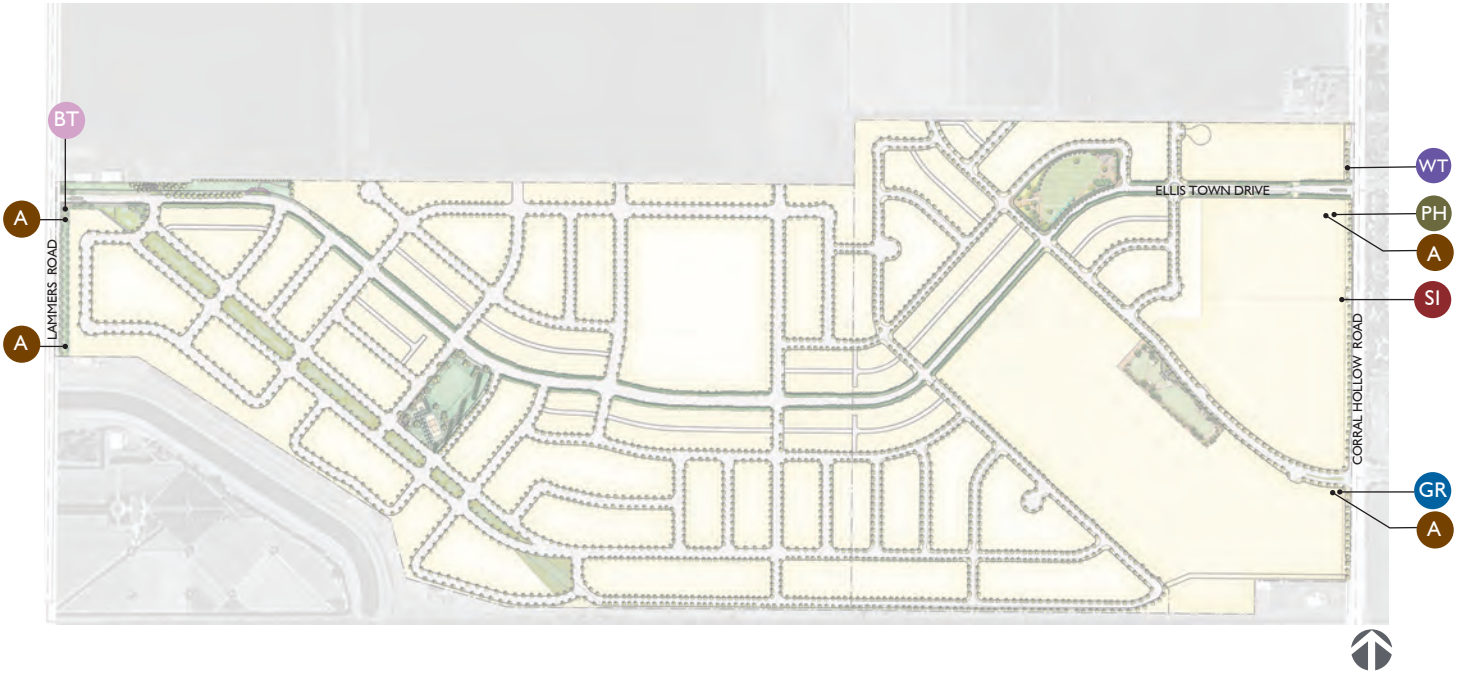


SIGN TYPE K
Location: Embedded in concrete of multi-use path, near crossings
Material: Metal

SECTION 2: PRIVATE PROPERTY SIGNS

SIGN LOCATION PLAN

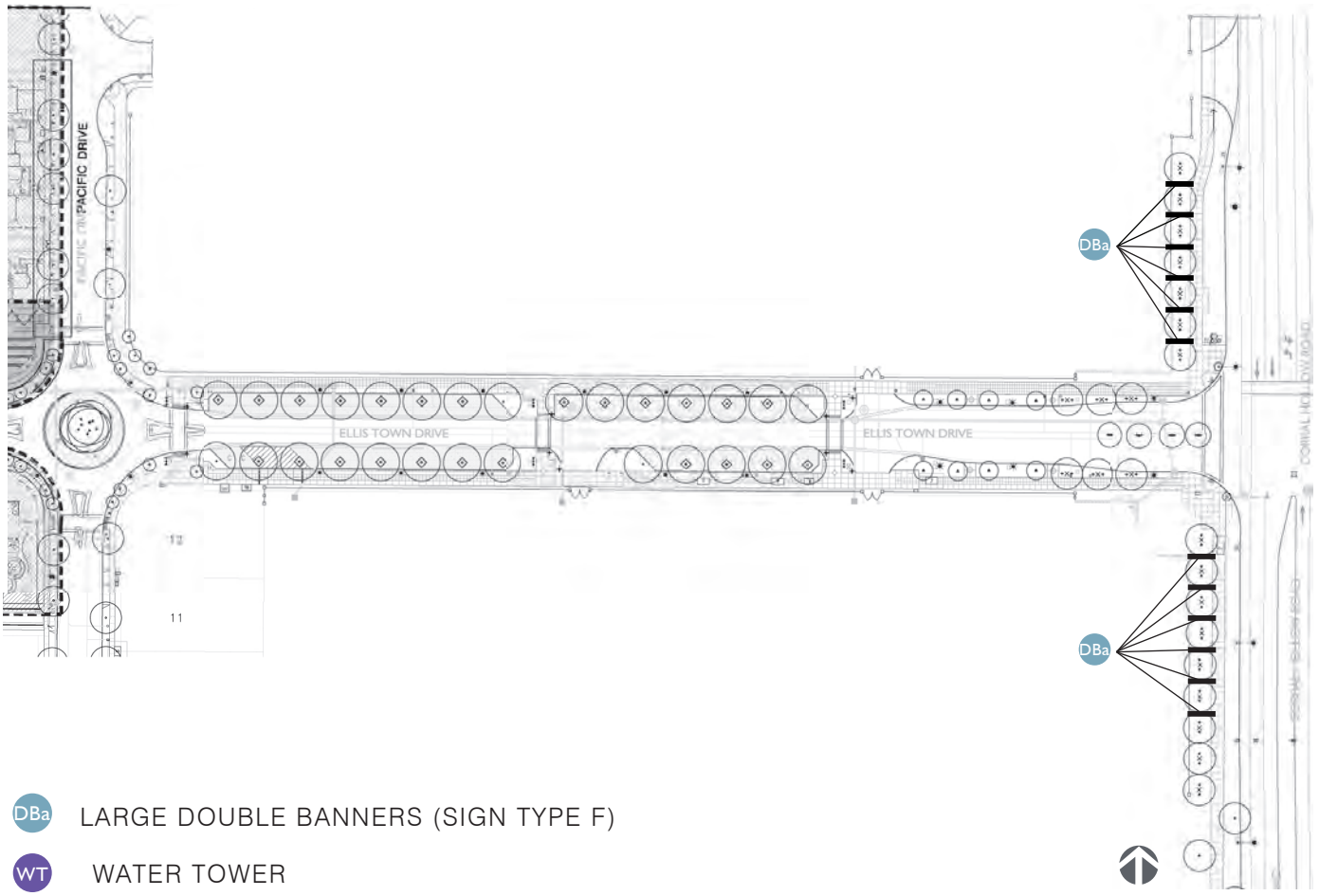
OVERALL



- WT — WATER TOWER
- PH — PUMP HOUSE
- SI — SILO
- GR — GRANARY
- BT — BLOCK AND TACKLE BUILDING
- A — SIGN TYPE A

SIGN LOCATION PLAN

ELLIS TOWN DRIVE



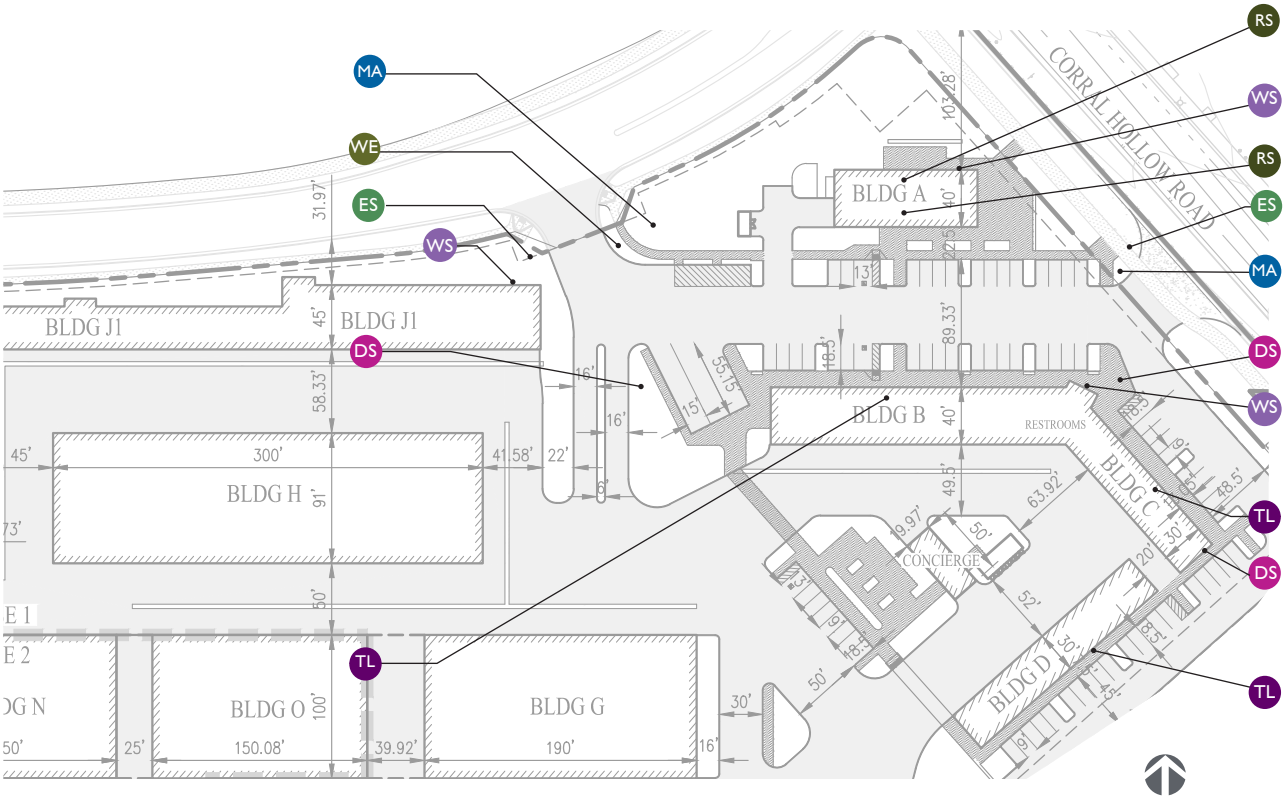
DBa LARGE DOUBLE BANNERS (SIGN TYPE F)

WT WATER TOWER

KEY

SIGN LOCATION PLAN

ELLIS STORAGE



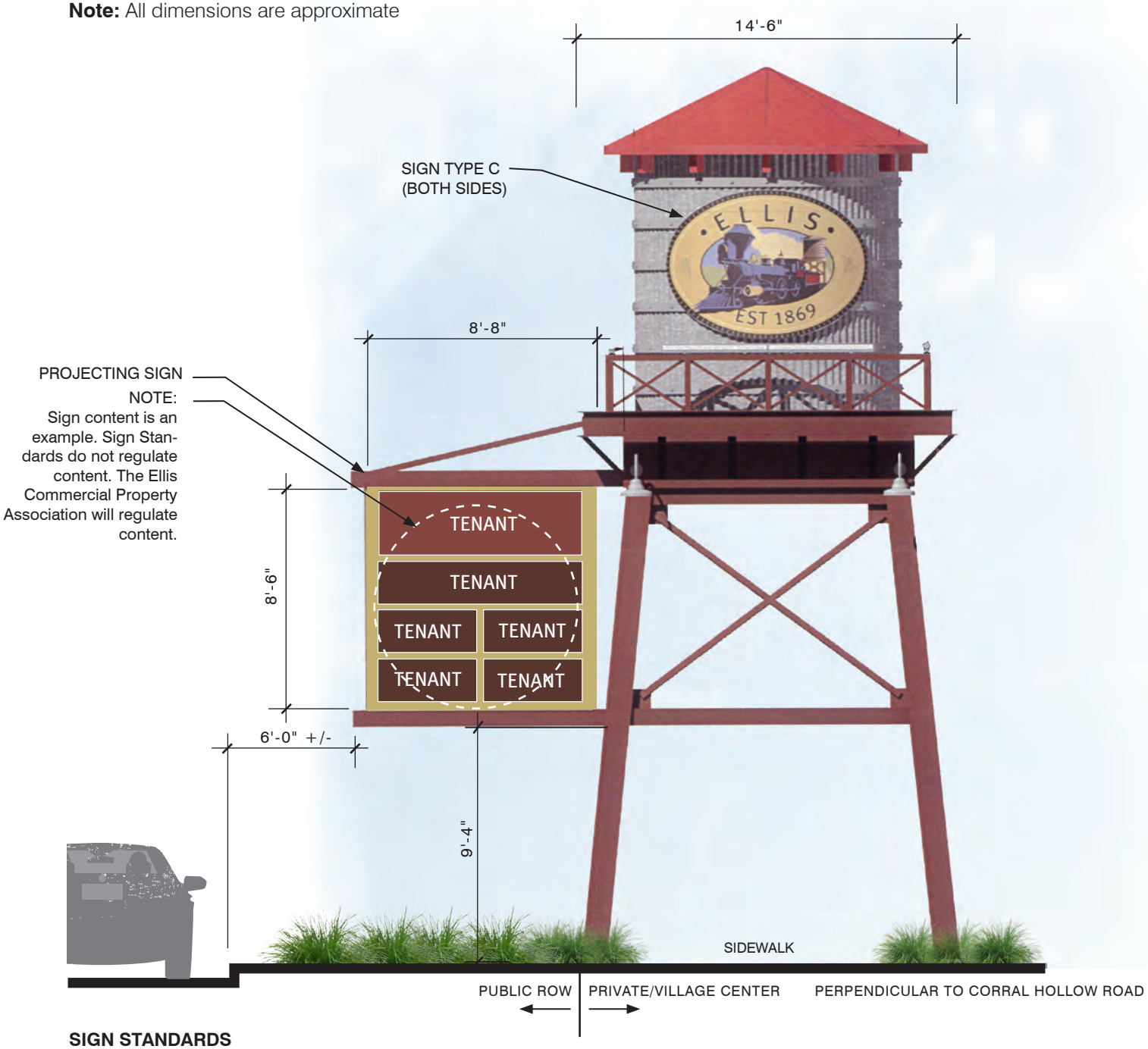
- MA — MONUMENT SIGN
- DS — DIRECTIONAL SIGNS (SIGN TYPE N)
- TL — TENANT LETTERS (QUANTITY TBD)
- ES — ELLIS STORAGE STREET SIGN
- RS — ROOF SIGN
- WS — WALL SIGN
- WE — WELCOME SIGN (SIGN TYPE M)

KEY

CHARACTER ELEMENT WITH PROJECTING SIGN

WT WATER TOWER

Note: All dimensions are approximate



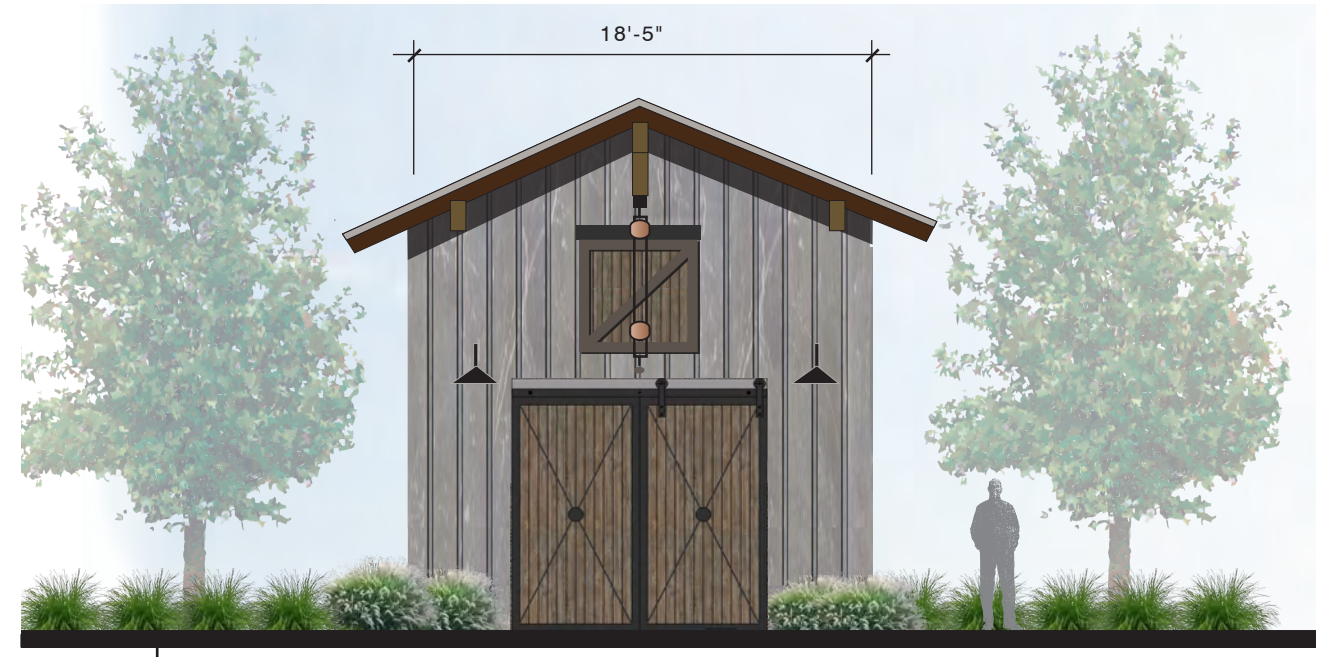
SIGN STANDARDS

Maximum character element height: 35 feet
Maximum double-sided projecting sign height: 20 feet
Maximum Sign Type C area: 50 square feet (each side) for Water Tower
Maximum double-sided projecting sign area: 80 square feet (each side)
Lighting of logo panel: Externally illuminated
Lighting of double-sided projecting sign: Internally or externally illuminated
Location: Public right-of-way (see Sign Location Plan: Overall)

CHARACTER ELEMENT WITH LOGO

BLOCK AND TACKLE BUILDING BT

Note: All dimensions are approximate



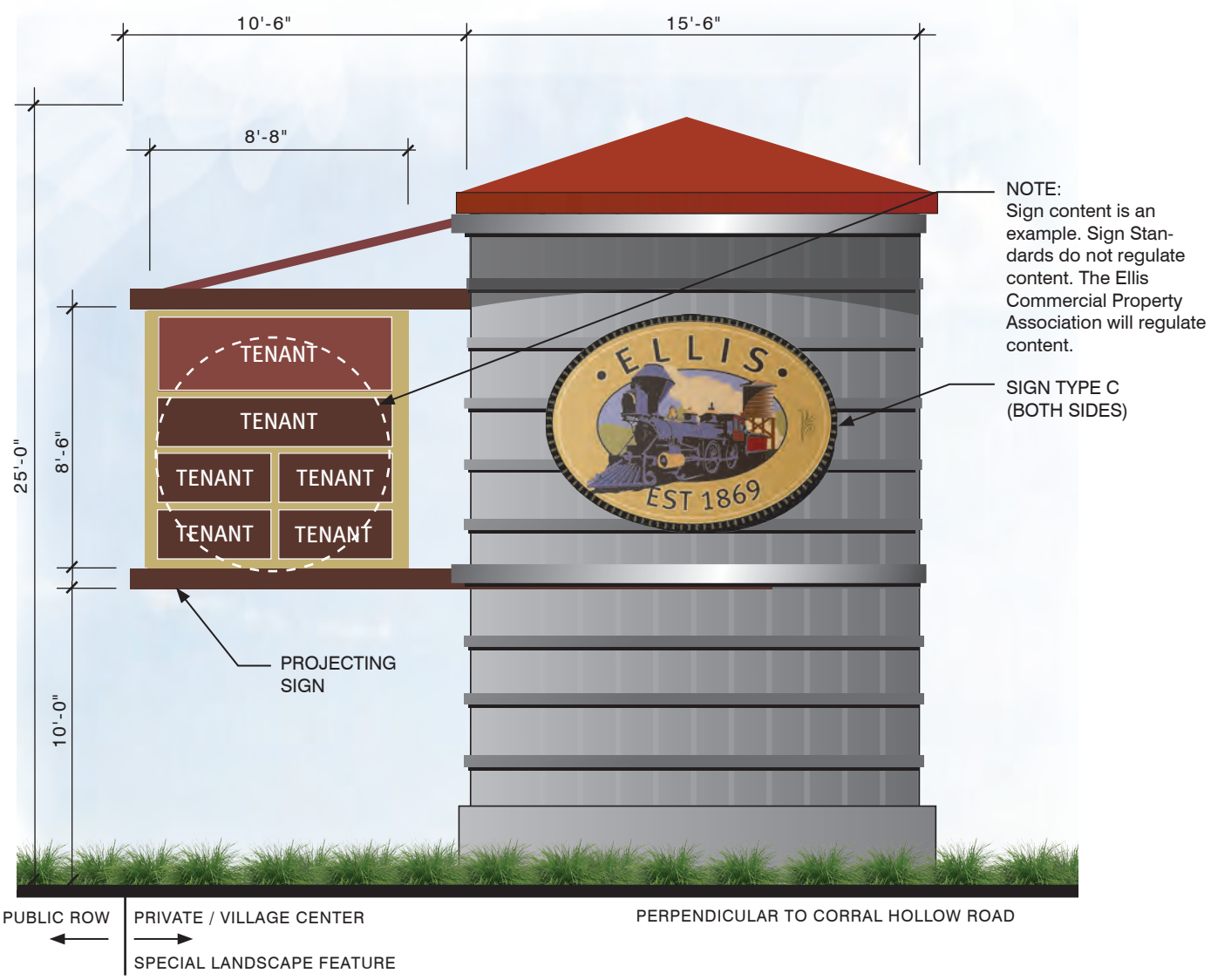
SIGN STANDARDS

Maximum character element height: 25 feet
Maximum Sign Type C area: 105 square feet (each side) for the Block and Tackle Building
Lighting: Externally illuminated
Location: Private property - special landscape feature (see Sign Location Plan: Overall)

CHARACTER ELEMENT WITH PROJECTING SIGN

SI SILO

Note: All dimensions are approximate



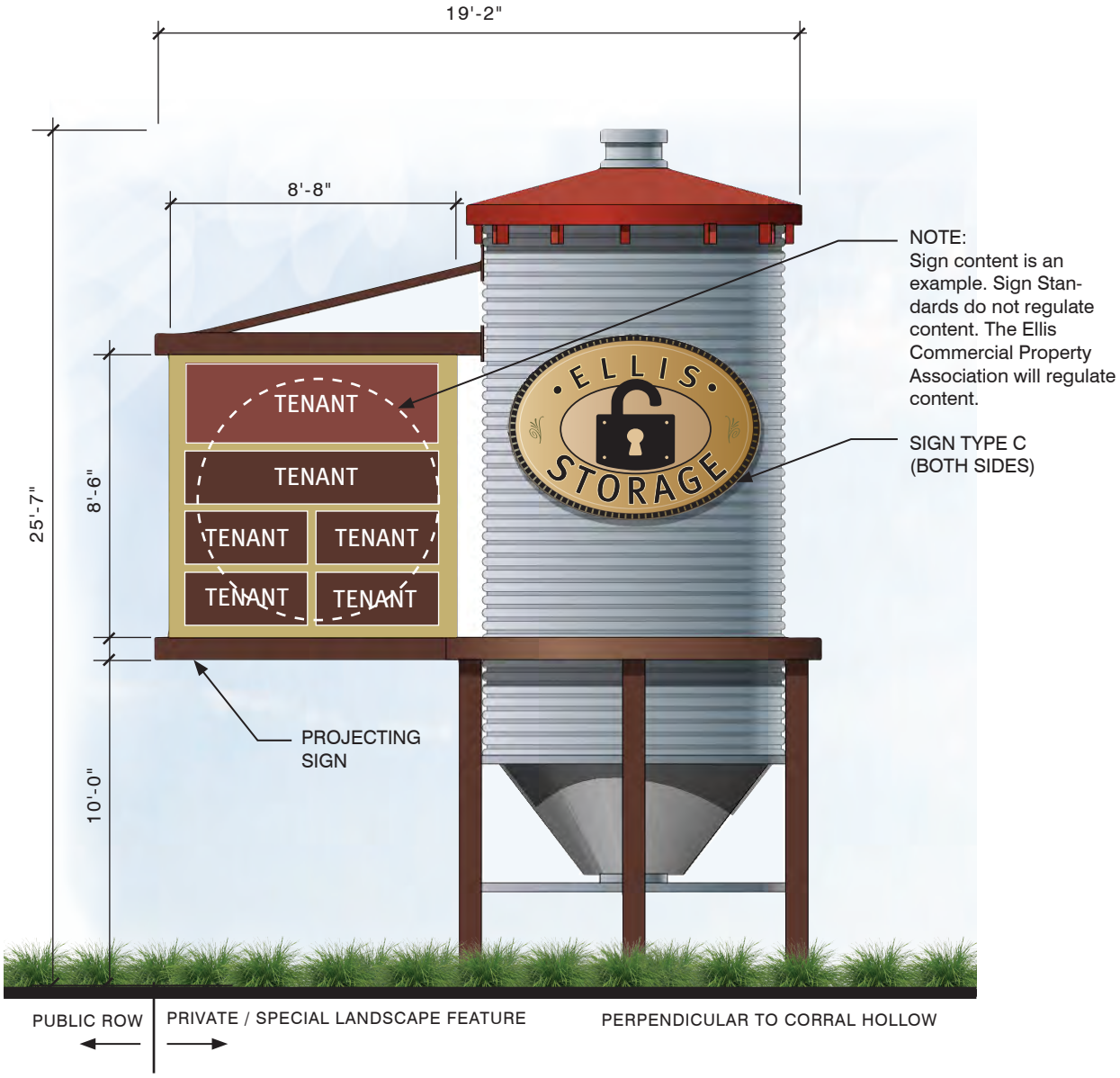
SIGN STANDARDS

Maximum character element height: 25 feet
Maximum double-sided projecting sign height: 20 feet
Maximum Sign Type C area: 70 square feet (each side) for the Silo
Maximum double-sided projecting sign area: 80 square feet (each side)
Lighting of logo panel: Externally illuminated
Lighting of double-sided projecting sign: Internally or externally illuminated
Location: Private property – Village Center (see Sign Location Plan: Overall)

CHARACTER ELEMENT WITH PROJECTING SIGN

GRANARY GR

Note: All dimensions are approximate



SIGN STANDARDS

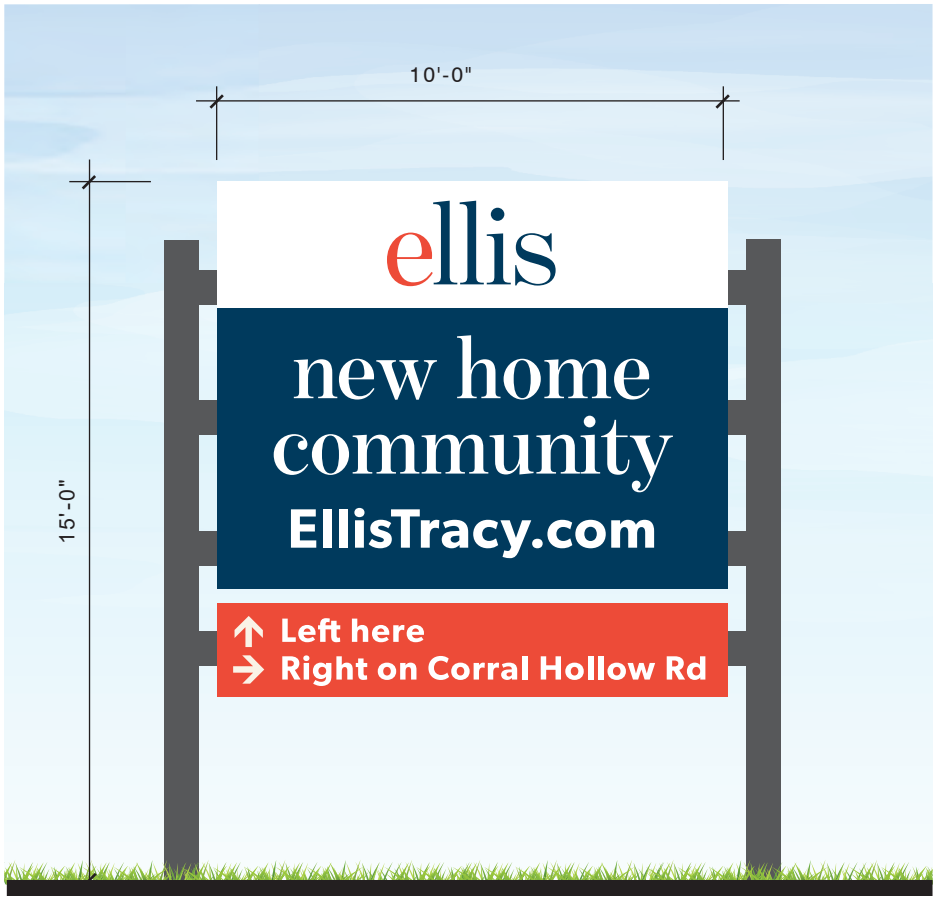
Maximum character element height: 30 feet
Maximum double-sided projecting sign height: 20 feet
Maximum Sign Type C area: 50 square feet (each side) for the Granary
Maximum double-sided projecting sign area: 80 square feet (each side)
Lighting of logo panel: Externally illuminated
Lighting of double-sided projecting sign: Internally or externally illuminated
Location: Private property - special landscape feature (see Sign Location Plan: Overall)

SIGN TYPE A

A TEMPORARY DEVELOPER SIGN

Note: 1. All dimensions are approximate

2. Sign Type A is a temporary sign.



SIGN TYPE A EXAMPLE

SIGN STANDARDS

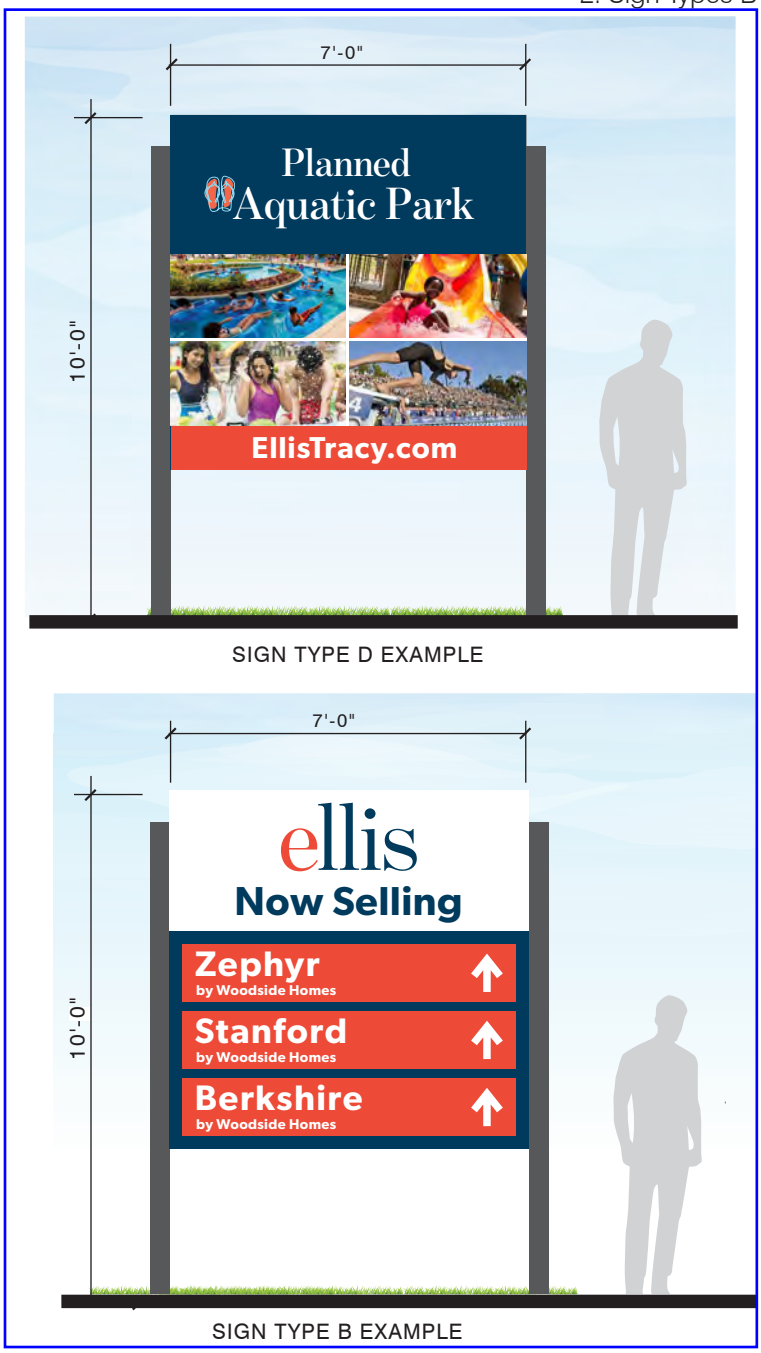
Maximum height: 15 feet
Maximum sign area: 100 square feet (each side)
Maximum number of signs permitted: 2 on each arterial or collector
Lighting: Non-illuminated or externally illuminated
Locations: Special landscape features and private property (see Sign Location Plan: Overall)

Note: Signs shall be removed after completion of sales

SIGN TYPES B AND D

Note: 1. All dimensions are approximate

2. Sign Types B and D are temporary signs



SIGN TYPE D EXAMPLE

SIGN TYPE B EXAMPLE

SIGN STANDARDS

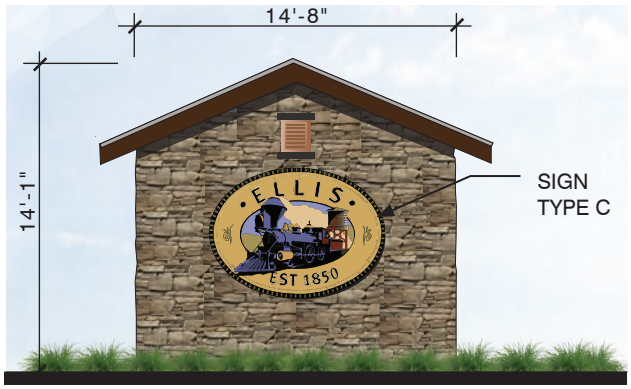
Maximum height: 10 feet
Maximum sign area: 50 square feet (each side)
Maximum number of signs permitted: 12
Lighting: Non-illuminated or externally illuminated
Locations: Public right-of-way, special landscape features and private property TBD

Note: Signs shall be removed after completion of sales

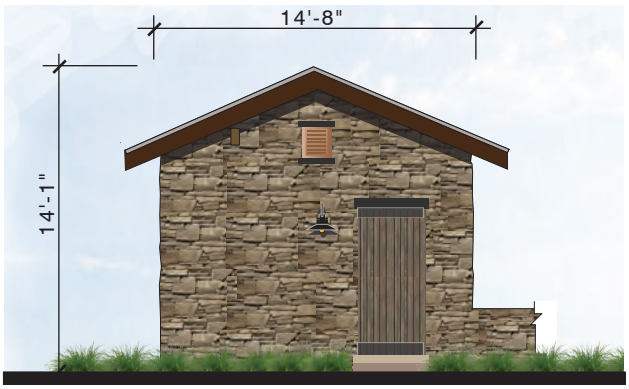
CHARACTER ELEMENT WITH SIGN TYPE C AND WALL SIGN

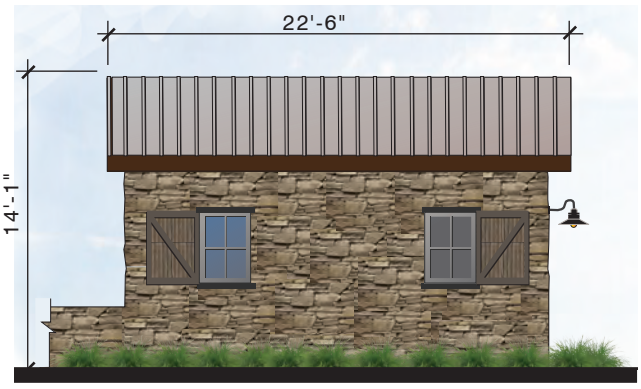
PH PUMP HOUSE

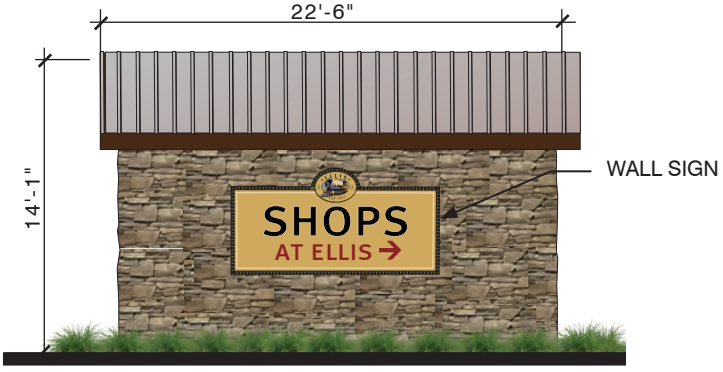
Note: All dimensions are approximate



PARALLEL TO ELLIS TOWN DRIVE







PARALLEL TO CORRAL HOLLOW ROAD

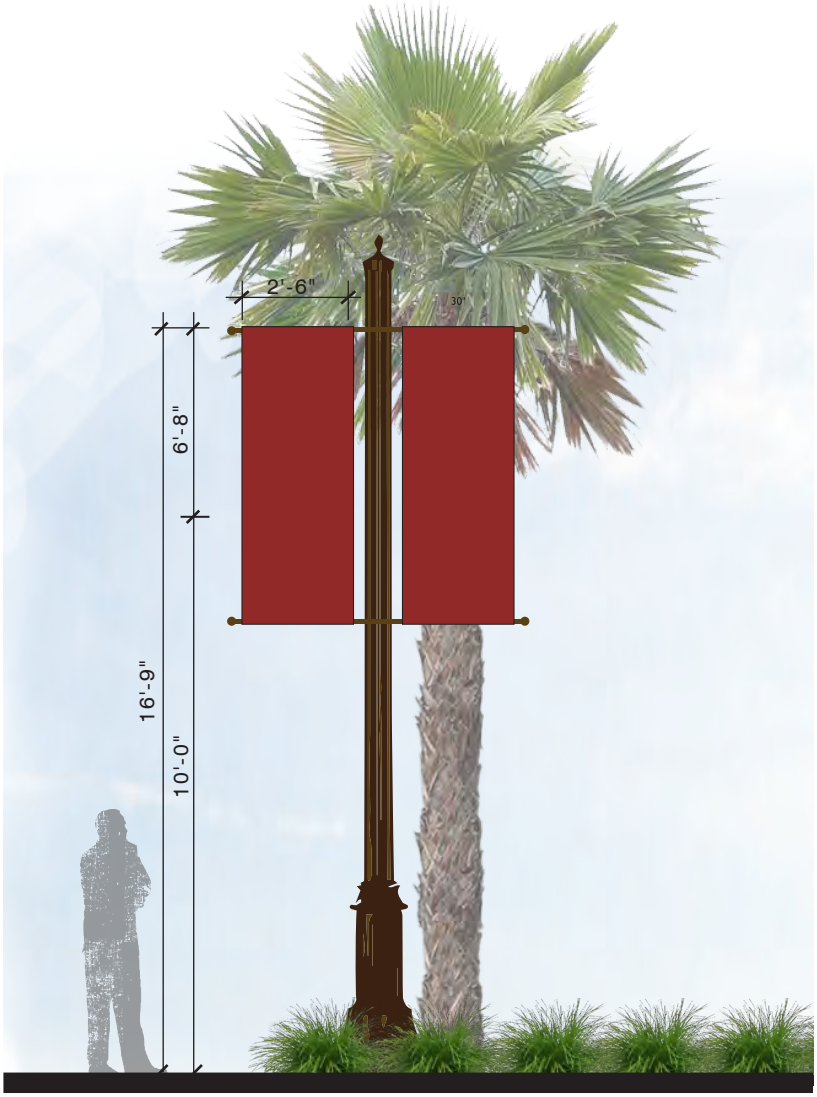
SIGN STANDARDS

Maximum character element height: 15 feet
Maximum wall sign height: Not to exceed the peak of the roof
Maximum Sign Type C area: 50 square feet for the Pump House
Maximum wall sign area: 50 square feet for the Pump House
Lighting of logo panel: Externally illuminated
Lighting of wall sign: Externally illuminated
Location: Private property – Village Center (see Sign Location Plan: Overall)

SIGN TYPE F

LARGE DOUBLE BANNERS DBa

Note: All dimensions are approximate



BANNER AREA

Sign Type F (Banners) are located on private property. Banners are paired.

SIGN STANDARDS

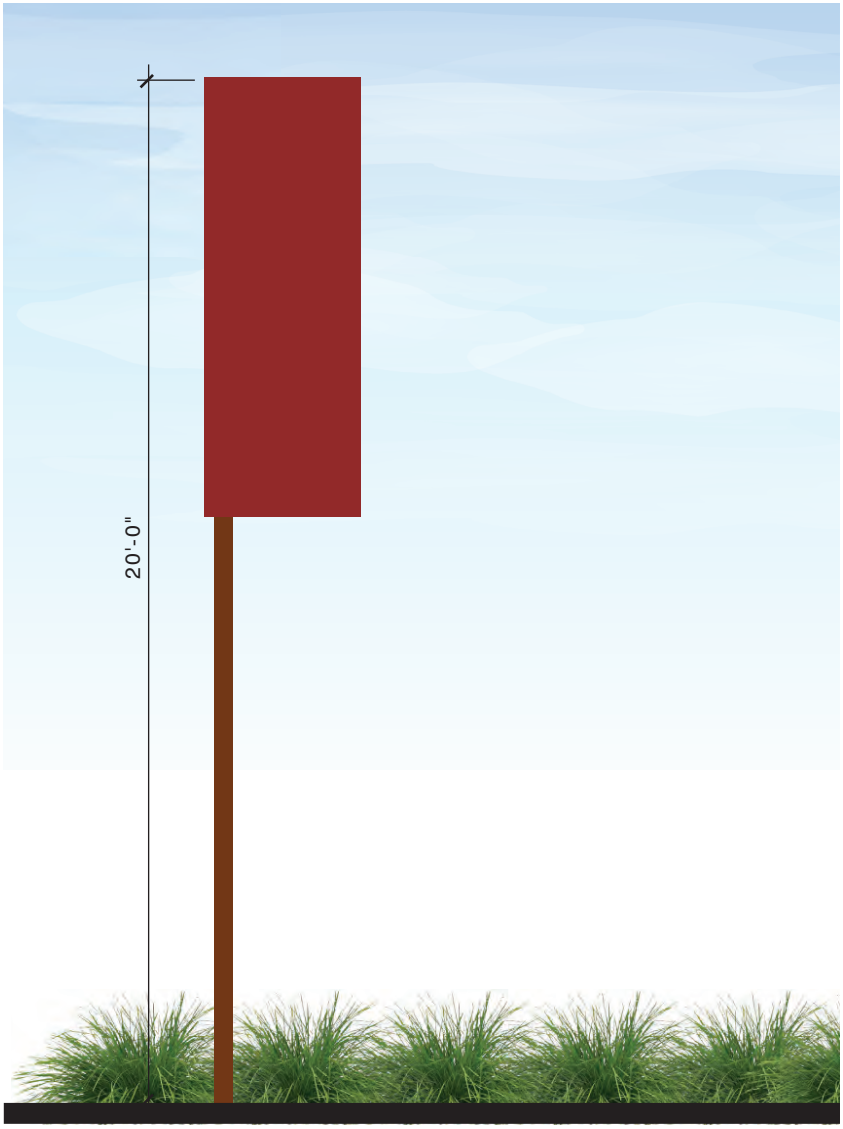
Maximum sign area: 40 square feet, double banners (each side)
Location: See Sign Location Plan: Ellis Town Drive

SIGN TYPE O

FLAG SIGN

Note: 1. All dimensions are approximate

2. Sign Type O is a temporary sign.



BANNER AREA

Sign Type O (Flag Sign) is located on private property.

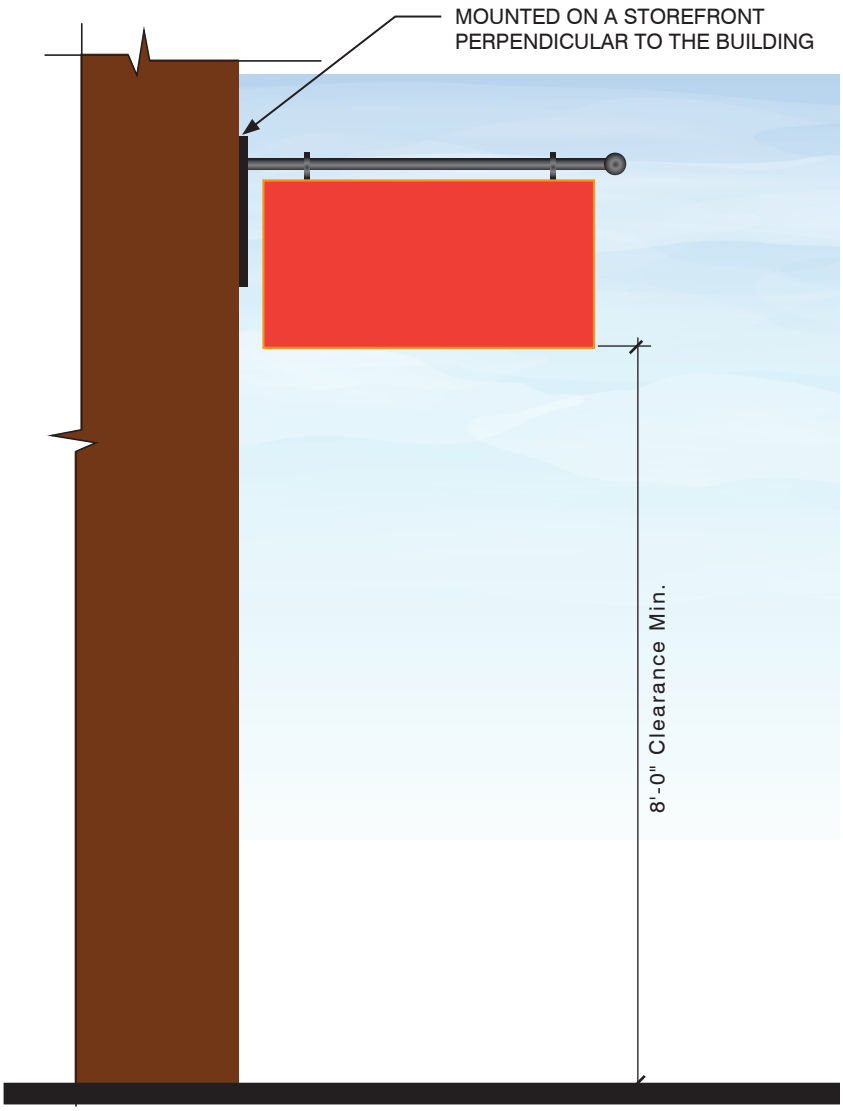
SIGN STANDARDS

Maximum area: 25 square feet (each side)
Location: Up to 10 Sign Type O signs on temporary poles are permitted at each arterial or collector entrance and each model home complex

Note: Signs shall be removed after completion of sales

SIGN TYPE P

BLADE SIGN



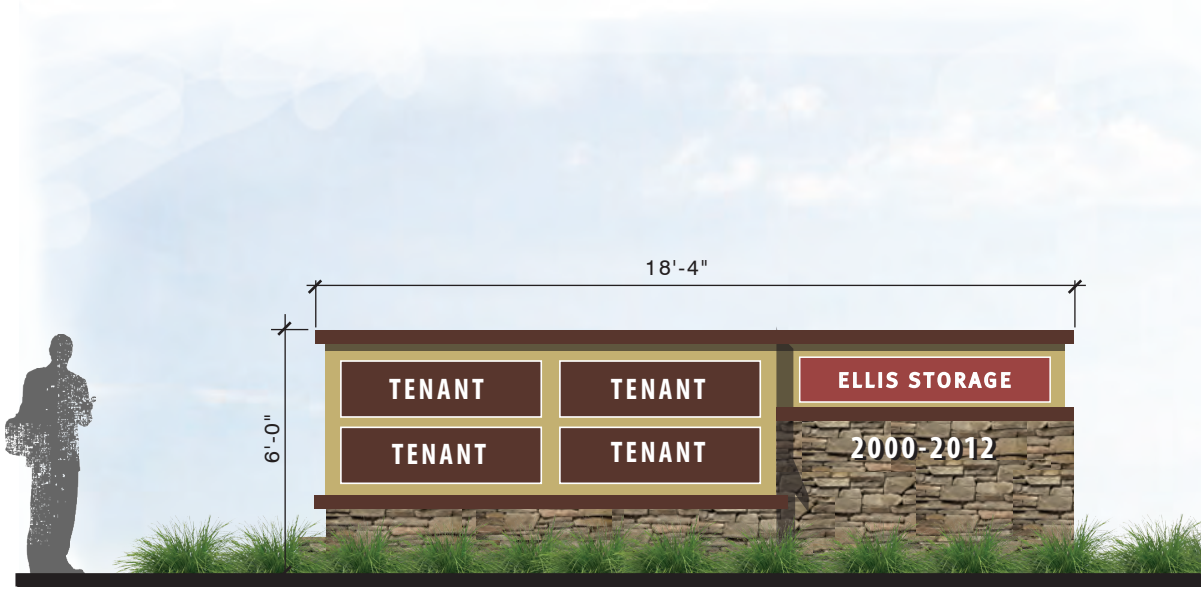
SIGN STANDARDS

Maximum Sign Type P area: 5 square feet (each side)
Lighting: Externally illuminated
Location: Commercial store fronts - maximum one per business

MONUMENT SIGN AND SIGN TYPE M

MA WE MONUMENT SIGN AND SIGN TYPE M

Note: All dimensions are approximate



MA SIGN STANDARDS

Maximum height: 6 feet
Maximum sign area: 60 square feet (each side)
Lighting: Internally or externally illuminated
Location: Ellis Storage (see Sign Location Plan: Ellis Storage)

Note:
Monument Signs - Up to two monument signs are permitted in the Village Center on each corner parcel at the proposed intersection of Corral Hollow Road and Ellis Town Drive, per Tracy Municipal Code Section 10.08.4460 - Standards by Sign Type, subparagraph "c." Furthermore, any business in the Village Center may construct and maintain one off-site monument sign in the Village Center if all provisions of subparagraph "q" are met with the exception of the recorded easement requirement. The maximum area of each sign is twenty-four (24) square feet.

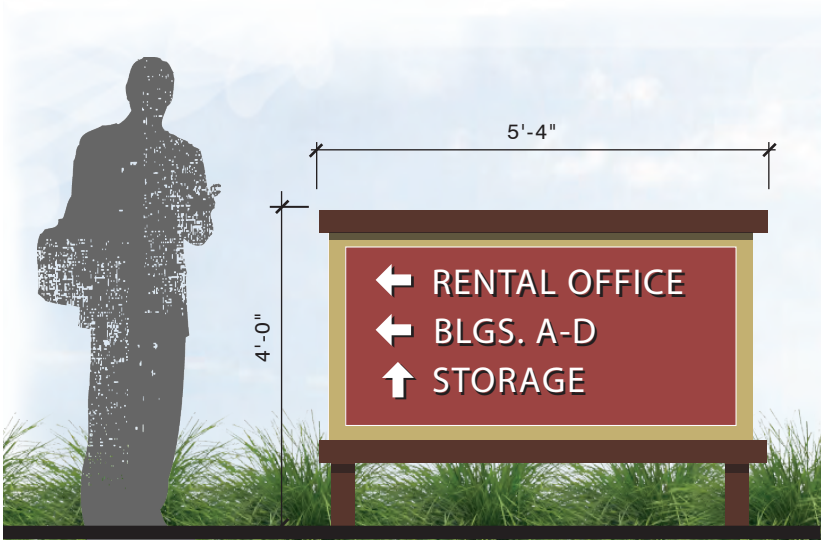
WE SIGN TYPE M SIGN STANDARDS

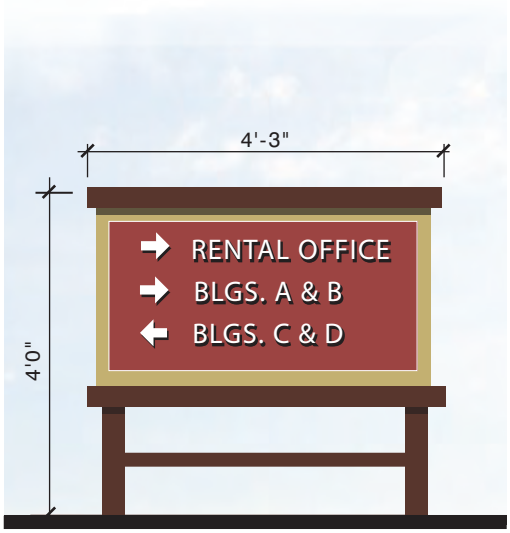
Maximum height: 4 feet
Maximum sign area: 5 square feet
Lighting: Non-illuminated
Location: Ellis Storage (see Sign Location Plan: Ellis Storage)

SIGN TYPE N

DIRECTIONAL SIGNS DS

Note: All dimensions are approximate





SIGN STANDARDS

Maximum height: 4 feet
Maximum sign area: 20 square feet (each side)
Lighting: Internally or externally illuminated
Location: Ellis Storage (see Sign Location Plan: Ellis Storage)

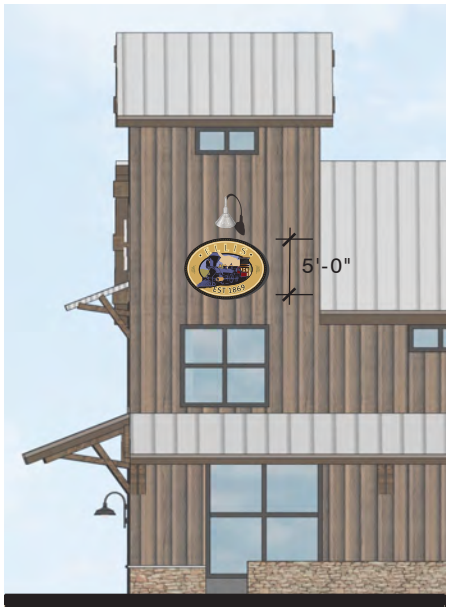
WALL SIGNS

WS INDIVIDUALLY-LETTERED SIGN

Note: All dimensions are approximate

SIGN STANDARDS

Maximum wall sign height: Not to exceed the peak of the roof
Maximum area: 20 square feet
Lighting: Externally illuminated
Location: As shown (see also Appendix A: Pattern Book)



SIGN STANDARDS

Maximum Sign Type C height: Not to exceed the peak of the roof
Maximum area: 35 square feet
Lighting: Externally illuminated
Location: As shown (see also Appendix A: Pattern Book)

ROOF SIGNS

ROOF SIGN RS

Note: All dimensions are approximate

SIGN STANDARDS

Maximum height: Not to exceed peak of roof
Maximum sign area: 100 square feet
Lighting: Internally or externally illuminated
Location: As shown above

Attachment C

AVENUES

Avenues Specific Plan

May 2018
Tracy, California

Prepared for
The City of Tracy

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01 Introduction and Site Context

1.1 Vision

The Avenues Specific Plan (ASP) is the regulating document implementing a residential neighborhood. The Avenues Specific Plan pertains to a 95-acre parcel identified as Residential Low (RL) in the City of Tracy General Plan referred to herein as the ASP Area. The ASP Area is located between Lammers Road and Corral Hollow Road along the southern side of Valpico Road.

Drawing from the City's past and looking to the City's future, the Avenues project represents an opportunity for the City of Tracy to create an integrated addition to the community based on the principles of a pedestrian-friendly, connected, planned development.

In order to achieve this vision, the ASP establishes a context for the orderly and efficient development of the ASP Area. The purpose of the ASP is fourfold:

» To incorporate the goals and objectives of the City of Tracy General Plan which provides a vision for how development should look, feel, and function in an effort to maintain the City of Tracy's unique character and sense of place.

» To fulfill the vision, implement the principles, and land uses set forth in the General Plan;

» To set forth the community character and imagery envisioned for the Avenues and to define the supporting development standards and design guidelines which will be necessary to achieve the Avenues vision; and

» To establish development standards for the Avenues that are tailored to achieve the vision.

1.1.1 Guiding Principles

Principles that have guided the development of the Avenues Specific Plan include:

» Develop and implement the Specific Plan in a way that allows the Avenues to become a unique community with a distinct character and style.

» Base development guidelines on the precedents found in traditional towns of northern California to ensure that the Avenues becomes a place of memorable beauty and lasting urban quality.

1.1.2 Objectives

The following objectives have been identified for the ASP Area and have guided preparation of the Avenues Specific Plan and its implementation program:

» Create a new public recreation space.

» Utilize a variety of architectural styles.

1.2 Project Description

The Avenues project creates a residential village. The ASP includes a comprehensive land use plan for the development of approximately 95 acres. The ASP includes residential and recreational uses. The plan will accommodate a maximum of 480 residential units (minimum 380 units) not including accessory dwelling units (ADU) and a neighborhood park.

Neighborhood

The plan contains a compact, well-organized, pedestrian-friendly neighborhood, linked by a comprehensive system of local streets, and pedestrian and bicycle paths. The ASP includes a mix of housing types.

Neighborhood Park

Public space is fundamental to the ASP. A park serves a mix of recreational needs essential to the daily life of residents.

Figure 1.1 Image of existing site looking south.

1.3 Specific Plan Authorization

1.3.1 State Authority

Specific Plans are authorized by Section 65450 et seq. of the California Government Code.

As set forth in the Government Code, Specific Plans must contain the information outlined below. The location of this information in the ASP is shown in bold following each item.

» The distribution, location, and extent of the uses of land within the area covered by the ASP. **(Section 2: Land Use and Development Standards and Section 3: Infrastructure)**

» The proposed distribution, location, and extent and intensity of major components of public and private transportation, wastewater conveyance, water drainage, solid waste disposal, energy, and other essential facilities needed to support the land uses proposed in the ASP. **(Section 3: Infrastructure)**

» Standards and Criteria by which development will proceed and standards of conservation, development, and utilization of natural resources. **(Section 2: Land Use and Development Standards and Appendix A: Avenues Pattern Book)**

» A program of implementation measures including regulations, capital improvements, public works projects, and financing measures. **(Section 2: Land Use and Development Standards and Section 4: Infrastructure Funding and Phasing)**

The ASP has two appendices:

» **Appendix A:**
Avenues Pattern Book (Appendix A: Pattern Book)

» **Appendix B:**
Avenues Additional Landscape Features/Character Elements And Sign Program (Appendix B: Sign Program)

1.3.2 City of Tracy Authority

Under Section 10.20.010 Authority for Specific Plans of the Tracy Municipal Code under the California Planning and Zoning Law, the City Council is authorized to prepare, adopt and implement a Specific Plan for any area covered by the City of Tracy General Plan. This includes areas within the City boundaries, the City's sphere of influence, or the General Plan planning area …As set forth in the General Plan, the Avenues Specific Plan's General Plan designation is RL. The Residential Low designation applies to all of the Avenues Specific Plan, which is located along the southern edge of Valpico Road, and consists of residential units and a park.

1.4 Relationship to Other Plans

1.4.1 County and City Airport Plans

The Tracy Municipal Airport is located to the southeast of the Avenues community. Land uses within certain zones in the vicinity of the airport are regulated by the San Joaquin County Airport Land Use Commission (ALUC). The San Joaquin Council of Governments serves as the ALUC and has adopted the San Joaquin County Airport Land Use Plan, the latest version of which was adopted in 2009. In 1998, the City of Tracy adopted the Master Plan for the Tracy Municipal Airport (Tracy Airport Master Plan).

It is a policy of the Safety Element of the General Plan that new development be consistent with the County and City plans. As set forth in greater detail herein, the ASP complies with all applicable sections of the City of Tracy Airport Master Plan and is in compliance with the San Joaquin County Airport Land Use Plan.

1.4.2 Zoning

This document serves as the zoning document for the property within the ASP area.

1.5 How to Use the Specific Plan, Pattern Book, and Sign Program

The Specific Plan serves as a regulatory tool in the development of the Avenues. The Specific Plan incorporates a Pattern Book that sets forth standards for the development of buildings on lots. It also incorporates a Sign Program that establishes standards for additional landscape features/character elements and signs in the ASP area. Together, the Specific Plan with the Pattern Book and Sign Program comprise the administrative document governing the development of the Avenues community. The body of the Specific Plan generally governs horizontal development of lots with their land uses, development standards, parks, public landscaping, roads, utilities, special landscape features, and character elements; the Pattern Book generally governs the vertical development on established lots, including exterior architecture of buildings; the Sign Program generally governs the design of landscape features, character elements, and signs. Section 5: Plan Review describes the process of developing the Avenues community using the Specific Plan, the Pattern Book, and Sign Program from site design through building permit.

1.6 Project Location

The ASP Area is in the City of Tracy bounded by Valpico Road on the north and Ellis subdivision on the south, Corral Hollow Road on the east, and agricultural land to the east and west. The parcel is proximate to the interstate highway system, with direct access to San Jose, San Francisco, Stockton, and Los Angeles.

1.7 Existing Land Use

The Avenues is situated on relatively flat property just north of the Coastal Range, in the heart of the Northern San Joaquin Valley. The proposed Specific Plan Area is in agricultural use and is undeveloped. North of the plan area, across Valpico Road, the area is also characterized by agriculture. Ellis, a vibrant mixed-use development, is located to the south.

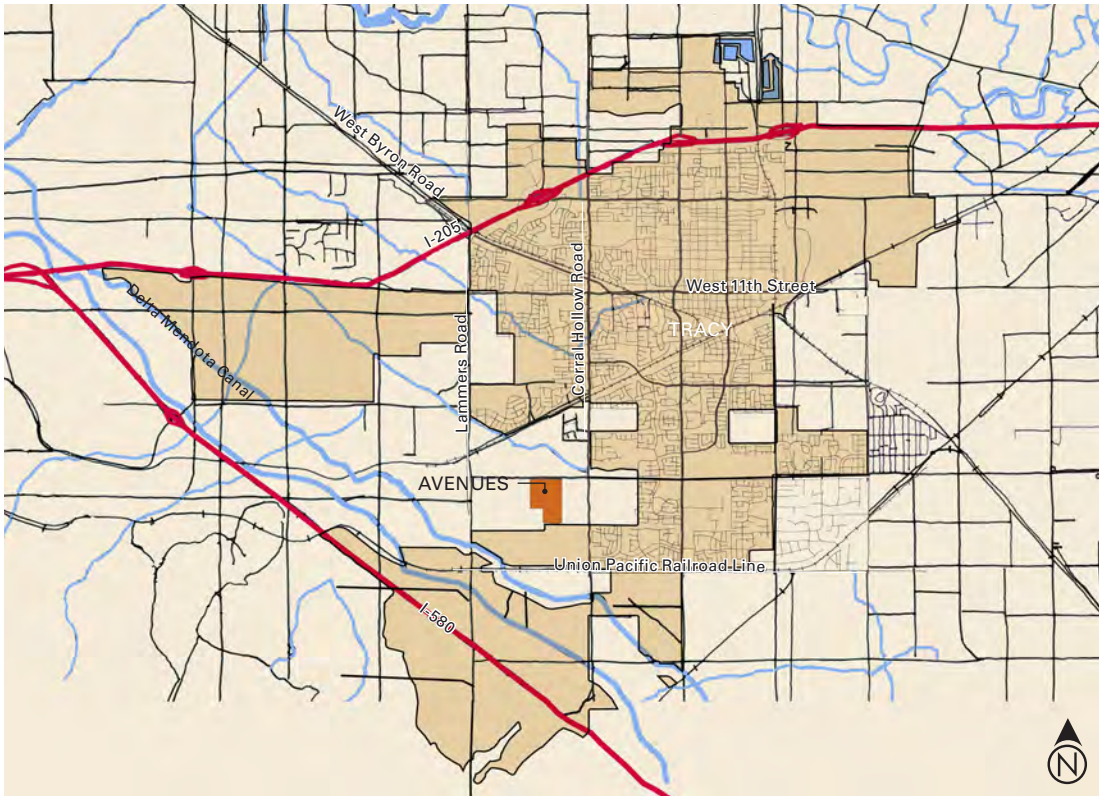

Figure 1.2 Vicinity Map

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02 Land Use and Development Standards

2.1 Land Use Concept

The Avenues neighborhood has its distinct sense of place, reinforcing the General Plan goal of creating a hometown feel. The Avenues employs traditional neighborhood design principles, utilizing a pedestrian-friendly network of streets and a centrally located park. The park is positioned to provide the neighborhood and the community with a central focus, with both active and passive recreational opportunities. Blocks are sized to support a mix of housing types and to promote walkability. Along the main thoroughfare through the neighborhood, garages will be kept off the street and will be accessed by way of rear driving lanes, also known as alleys. The architecture of buildings will represent a number of residential styles historically popular in the Tracy region, further discussed in Appendix A: Avenues Pattern Book.

2.2 Land Use Plan

The General Plan Land Use Designation for the Avenues Specific Plan area is Residential Low (RL), which permits 2.1 to 5.8 dwelling units per acre. The zoning designation is Avenues Specific Plan. The Avenues Specific Plan and Pattern Book provide the development regulations for the Avenues. Development topics not covered by the Specific Plan or the Pattern Book are regulated by Title 10 of the Tracy Municipal Code (TMC) and other City standards as applicable (See Section 5: Plan Review).

The Avenues Specific Plan area is approximately 95 gross acres designated for residential uses. The overall site density is between 4 and 5 units per gross acre. The range is provided to allow flexibility in designing and subdividing the Avenues project area. The minimum number of residential units in the Avenues shall not be lower than 380 and shall not exceed 480. These figures do not include second units.

Figure 2.1 shows the Avenues Specific Plan area, anticipated street pattern, and neighborhood park location. The precise location of such facilities will be determined in the Tentative Map (see Section 5.4). All of the streets, including alleys, will be publicly owned and maintained. Refer to Chapter 4 Infrastructure for street standards.

The Residential land use designation applies to the entire Avenues Specific Plan area and permits the following:

- Single-family detached residential
- Accessory Dwelling Units, attached or detached
- Parks and other public recreation facilities
- Community centers, senior centers, teen centers
- Community service buildings, such as Fire Stations, Police Stations, Post Offices, or other public facilities
- Public educational and institutional facilities

Consistent with City requirements, the ASP includes a park obligation of 4 acres per 1,000 people. Avenues will feature 3 park acres per 1,000 population generated of Neighborhood Parks dedication and 1 park acre per 1,000 population generated of Community Parks obligation (4 park acres per 1,000 population generated total). Population will be based on City of Tracy Parks Master Plan (new development), April 2013.

2.3 Development Standards

2.3.1 Lot development

Development standards for residential uses are established in Table 2.1. Development standards for ADUs, vision clearance for corner lots, ordinary projections into yards and courts, and pools and pool equipment shall be consistent with the TMC and the Low Density Residential (LDR) zone.

2.3.2 Parking

Off-street parking shall be provided in accordance with the TMC requirements and City standards for off-street parking. Driveways for front-loaded residential lots may be grouped together or separated.

2.3.3 Fences, Walls, and Hedges

~~Fences, walls, and hedges shall be permitted in accordance with the ASP and TMC requirements for residential lots, except that no fence, wall, or hedge shall be located within 5 feet from the back of any public sidewalk. Maximum height of front yard fencing is 3 feet. Fencing facing street sides is permitted on the rear half of the lot only. Maximum height of the side and rear yard fencing is 8 feet (6 feet preferred), except in a P.U.E., where the maximum height is 6 feet. Minimum of top 1 foot of 6-foot fences or top 1 foot 4 inches of 8-foot fences facing streets and/or public space requires lattice.~~ Refer to City of Tracy Ordinance 1266 adopted March 5, 2019, Ellis Specific Plan Amendment for fence requirements and setbacks.

Temporary model home fencing may extend into the public right of way to include public sidewalks. Sidewalks on opposite side of street must remain open for public use.

A screening fence or boundary wall, separating the Avenues from adjacent undeveloped properties is permitted. This includes temporary gates at streets to be extended off-site in the future (see 3.7.5 Agricultural Edge). The Avenues is not intended to be a gated community.

2.3.4 Landscaping

The builder shall landscape all publicly visible areas.

2.3.5 Subdivision design

The conceptual subdivision layout is shown in Figure 2.1. Typical blocks are approximately 200 feet wide by a range of approximately 400 feet to approximately 700 feet long.

For blocks containing front-loaded detached houses, the block length shall be no longer than 1,200 linear feet without a break. For rear-loaded blocks containing detached houses, the block length shall be no longer than 950 linear feet without a break. A break is defined as a physical interruption, such as a street or alley, park, public open space, or a change in lot type comprised of at least 200 linear feet. Perimeter blocks are exempt from the block length requirement.

2.3.6 Private Property Signs

Signs in the Avenues Specific Plan Area on private property shall be regulated by Title 10, Article 35 of the Tracy Municipal Code, except as specified in Section 2.3.6 of the Avenues Specific Plan and Appendix B: Sign Program. The signs included in this Avenues Sign Program shall be permitted as shown. The approval process shall include only a building permit, and a sign permit processed in accordance with Title 10, Article 35 of the Tracy Municipal Code. Regulatory signs not approved as part of the ASP shall comply with City Standards or California Department of Transportation (Caltrans/California Manual on Uniform Traffic Control Devices (CA-MUTCD) standards where applicable.

In addition, the design of the landscape features/character elements in Appendix B: Sign Program shall be permitted as shown.

2.3.7 Utilities

All utility distribution facilities (including, but not limited to, electric, gas, water, communication, and cable television lines), including utility service laterals and equipment, installed in and for the purpose of supplying service to any building or property shall be vaulted, except equipment appurtenant to the underground facilities, such as risers from concealed ducts and poles supporting street lights.

AVENUES SPECIFIC PLAN RESIDENTIAL DEVELOPMENT STANDARDS		
DEVELOPMENT STANDARDS	**FRONT-LOADED LOTS, DETACHED**	**REAR-LOADED LOTS, DETACHED**
Lot Size	4,500 sq ft min	3,600 sq ft min.
Lot Width	45 ft min.; provided, however, lots on cul-de-sacs or knuckles shall have a minimum width of 35' at the front property line	38 ft min.; provided, however, lots on cul-de-sacs or knuckles shall have a minimum width of 35' at the front property line
Lot Depth	90 ft min.	80 ft min.
Front Yard Setback	10 ft. min. Face of garage: 18 ft min.	10 ft min. Garages shall be within rear 1/3 of the lot accessed from alley
Interior Side Yard Setback	5 ft min.	5 ft min.
Street Side Yard Setback	10 ft min.	10 ft min.
Rear Yard Setback	House: 10 ft min. Garage: 5 ft min.	House: 10 ft min. Garage: 5 ft min.
Height	2½ stories or 35 feet, whichever is less	2½ stories or 35 feet, whichever is less
Lot Coverage	55% max	55% max
Open Space in Rear of front-loaded lots and Interior Yard of rear-loaded lots	750 sq ft min.	550 sq ft min.
Distance Between Accessory Buildings	No requirement	No requirement
Distance Between Main Buildings	No requirement	No requirement
Shade Structures	Shade structures and detached accessory buildings shall meet the front, side, and rear yard setbacks unless located on the rear 1/3 of lot or 70 ft back from front property line, in which case minimum rear setback and interior side yard setback is 0 ft. [2]	Shade structures and detached accessory buildings shall meet the front, side, and rear yard setbacks unless located on the rear 1/3 of lot or 70 ft back from front property line, in which case minimum rear setback and interior side yard setback is 0 ft. [2]
Encroachment [1]	Porches and/or balconies: 5' into Front Yard and Street Side Setback Bay Windows: 2' into Front Yard and Street Side Setback Fireplace and/or media nook: 2' into Side Yard and Street Side Setback Air Conditioning (A/C) units: 4' into the Side Yard Setback, provided that at least one side of the lot maintains the minimum setback for access to the front and rear yards.	Porches and/or balconies: 5' into Front Yard and Street Side Setback Bay Windows: 2' into Front Yard and Street Side Setback Fireplace and/or media nook: 2' into Side Yard and Street Side Setback Air Conditioning (A/C) units: 4' into the Side Yard Setback, provided that at least one side of the lot maintains the minimum setback for access to the front and rear yards.

[1] Only permitted if not encroaching into a public utility easement.
[2] This exception to minimum setbacks does not apply to garages.

Table 2.1 Residential Development Standards

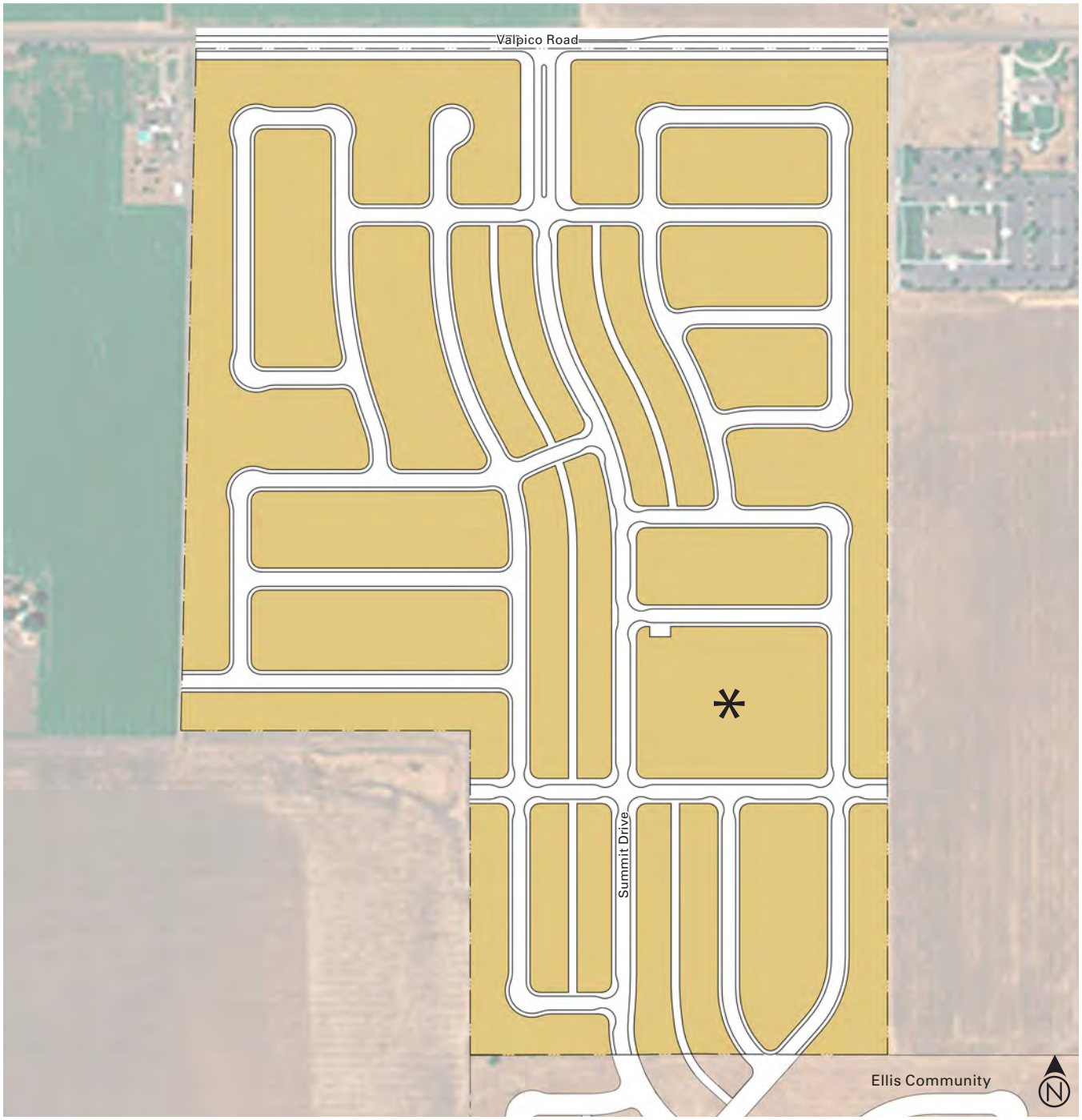


Figure 2.1 ASP Subdivision Layout/Zoning

Note 1: Pursuant to the City of Tracy General Plan, parks and special landscape features are allowed within residential land use designations. For an illustration showing the prescribed location of the park and special landscape features, see Section 3, Figure 3.18.
Note 2: Pursuant to the City of Tracy General Plan, lanes are allowed within residential land use designations. The precise location of such facilities will be determined upon the approval of detailed plans. Diagrams in the ASP are illustrative and not intended to indicate the percent or location of lane loaded lots. In general, lanes are encouraged parallel to higher traffic interior streets and along view corridors.

03 Infrastructure

3.1 Vehicular Access

The Avenues is located in the southeastern area of the City of Tracy, south of Valpico Road and west of Corral Hollow Road. The Avenues is in close proximity to Interstate 580, which connects the Central Valley with the East Bay and the Bay Area farther to the west. The Avenues also has access to Interstate 205, running east/west, and has access to Interstate 5, running north to Sacramento and to Los Angeles and other points south. More immediate to the Avenues parcel, the area is connected to the City of Tracy by Valpico Road and Summit Drive. Urbanization of the Avenues will require improvements to streets both within and beyond its boundary, particularly Valpico Road.

The Avenues contains a framework for circulation consisting of both a Community and a Neighborhood Streets Network (Figure 3.3). Primary access to the community is provided by the main entrance at Valpico Road. Summit Drive connects this entrance to the Ellis subdivision to the south.

3.1.1 Street Network and Hierarchy

A grid pattern of different street types (see Figure 3.3 Street Hierarchy), each with a different character and function, serves the transportation needs of the community. With sidewalks on all streets and a multi-purpose path on some, the streets are the armature for the pedestrian and bicycle network as they connect the residential neighborhoods and park within the Avenues.

The Avenues street network includes pedestrian/bicycle safety and traffic calming measures. Roadways are designed to reduce motor vehicle speeds and encourage pedestrian and bicycle trips by featuring traffic calming measures. The menu of ASP traffic calming measures includes traffic signals, all-way stop signs, two-way stop signs, on-street parking, bulb-outs at intersections, knockdowns, etc. Figure 3.2 illustrates some of these techniques. The final type and location of all traffic-calming elements will be determined at the time of Tentative Map approval, with bulb-outs being as per the ASP. Any traffic calming measures used shall not result in a travel way less than 22 feet, with the exception of alleyways as detailed in figure 3.13 Proposed Section and Plan: Lane A. All streets will be publicly owned and maintained. Streets will be built to the standards established by applicable City Engineering Design and Construction Standards and Standard Plans, except as modified by the ASP. All landscaping, medians, and special landscape features shall be maintained by the Ellis Property Owners Association (EPOA) and funded by the Ellis Community Facilities District (ECFD). The park shall be maintained by the City and funded by the ECFD.

Figures 3.4 through 3.13 identify streets by type: Regional Arterial, Entry, Community, Neighborhood, and Lanes. The lengths shall be established through the approvals of a Tentative Map and Final Map.

Figure 3.1 Multi-purpose path

Controlling Vehicle Movement

All-way Stop Sign

Two-way Stop Sign

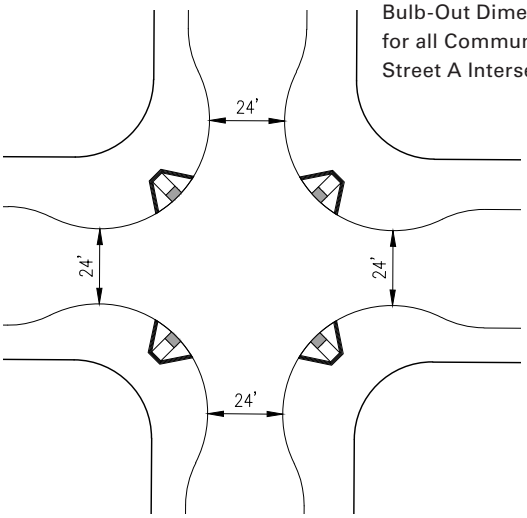
Narrowing the Street

On-street Parking

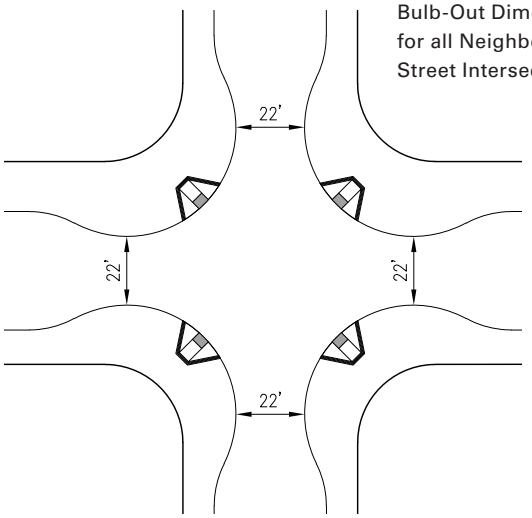
Bulb-out Intersection (intersection of Summit Drive and a Neighborhood Street)

Any traffic calming measures used shall not result in a travel way less than 22 feet, with the exception of alleyways as detailed in figure 3.13 Proposed Section and Plan: Lane A

Bulb-out



Bulb-out/Community Street A



Bulb-out/Neighborhood Street

Figure 3.2 Traffic-Calming Measures

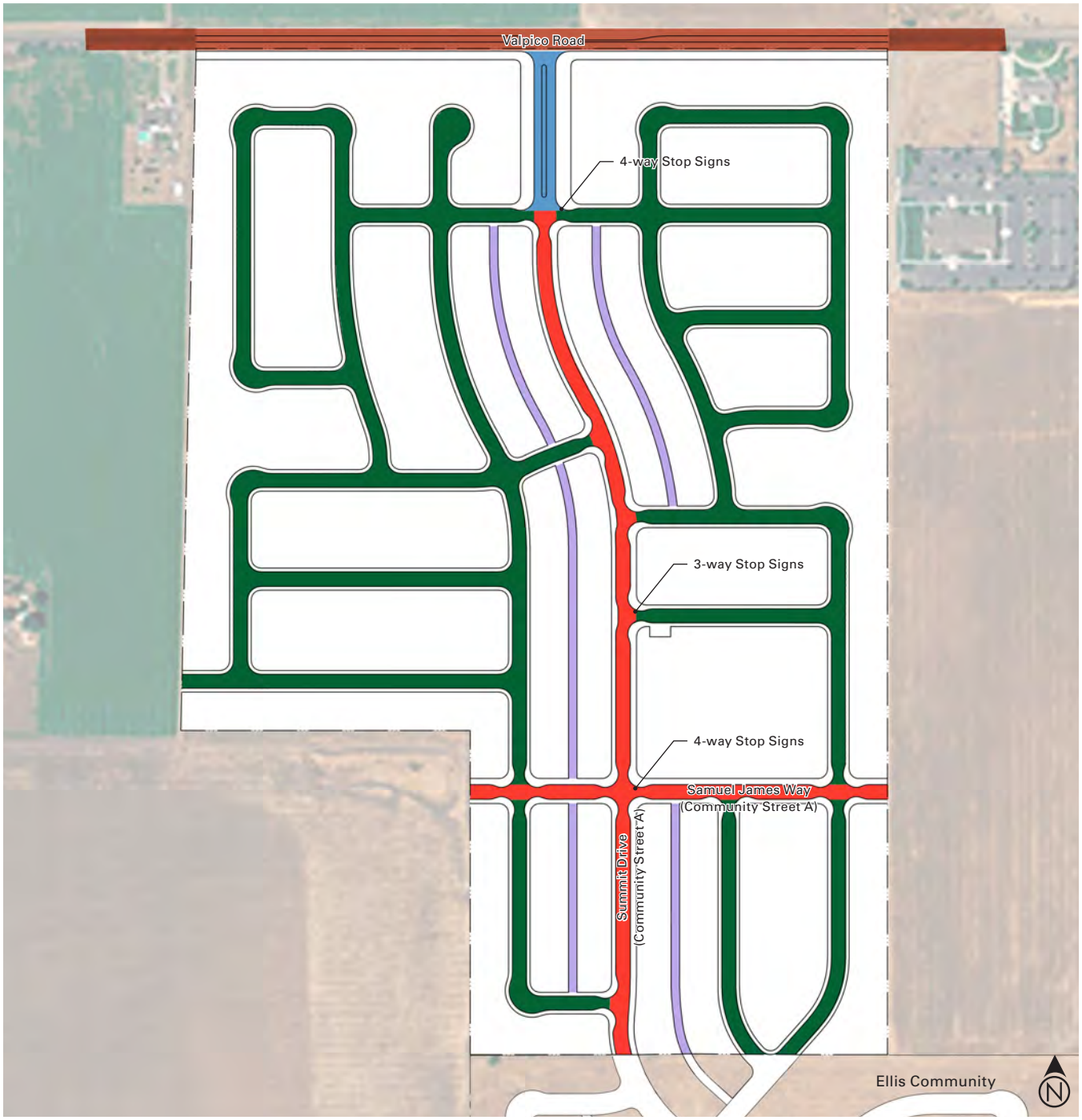


Figure 3.3 Street Hierarchy

The precise location of streets will be determined upon the approval of detailed plans. Diagrams in the ASP are illustrative and not intended to indicate the percent or location of lane loaded lots. In general, lanes are encouraged parallel to higher traffic interior streets and along view corridors.

3.1.2 Regional Arterial: Valpico Road

Designation: A (Final Build-out)

Definition

Valpico Road is an existing roadway that serves as a major east/west connection for the City of Tracy. Along the northern boundary of the ASP, Valpico Road is an undivided two-lane roadway with curb, gutter, and multi-use path along the southern edge. The posted speed limit along the project frontage is 45 miles per hour. Valpico Road is designated as a major arterial in the City of Tracy General Plan. Major arterials are intended to serve as the major routes of travel within the city. Arterials can provide some direct but limited access to adjacent parcels. These limitations can include restrictions on spacing and turn movements into and out of driveway locations. Major arterials can also serve as bicycle and pedestrian routes. In its final build-out, this road has dedicated left and right turn lanes in both directions. A turn out may be installed along the south side of Valpico road for potential future service of Tracy Transit, and would be located in the general area of the street section marker show on Figure 3.4 of Valpico Road. Only street improvements would be provided.

Per the City of Tracy Roadway Master Plan, the developer will be responsible for frontage improvements along Valpico Road adjacent to the project. The frontage improvement includes landscape (sidewalk) in the R/W, curb/gutter, and the first travel lane. The frontage improvements will be required as Final Maps are approved fronting Valpico Road. Any other Valpico improvements funded or constructed by developer shall be considered master plan improvements subject to credit and reimbursement.

Figure 3.4 Key Plan: Regional Arterial – Valpico Road, Designation A (Final Build-out)

Movement Free

Design Speed 45 MPH

Travel Lanes Two-way divided roadway, four lanes with dedicated turn lanes at intersection

Parking None

R.O.W. Width 99 feet

Travel Lane Width 11 to 13 feet

Curb Type Raised

Sidewalk Width 10-foot multi-use path on the south side, 5-foot sidewalk on the north side

Park Strip 7 feet at the curb and 20-foot dedicated landscape zone behind sidewalk on the south side, existing park strips on the east side are of variable width

Landscape Street trees with a row of evergreen background trees; underplanted with low water use grasses, shrubs, and/or groundcover (irrigated); planted median with trees (irrigated); see Section 3.7 and Tables 3.2 to 3.5

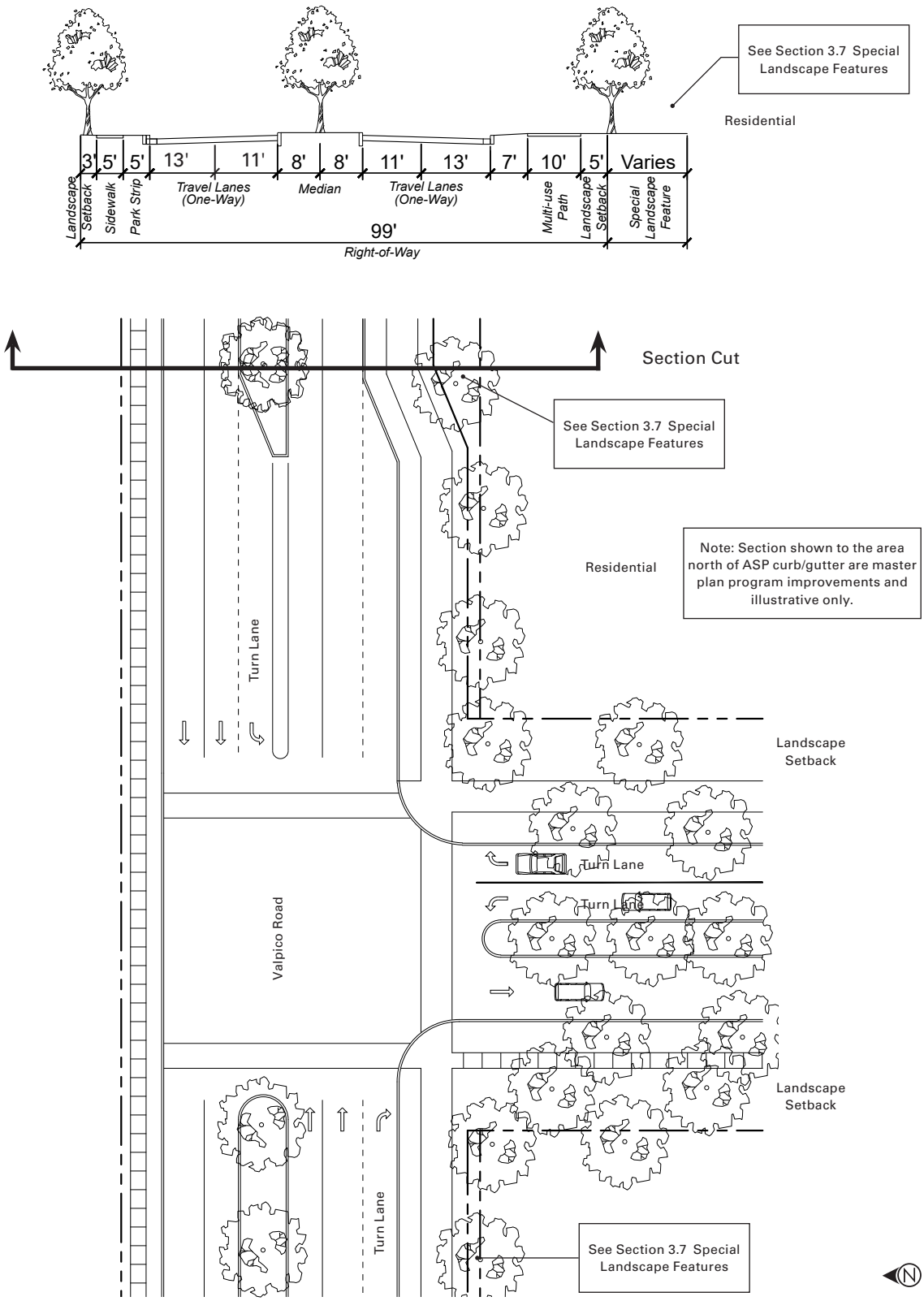


Figure 3.5 Section and Plan: Regional Arterial – Valpico Road, Designation A (Final Build-out)

3.1.3 Entry Street

Designation: A

Definition

The Summit Drive Entry is the primary access point accommodating moderate traffic volumes entering and exiting the community from Valpico Road. Large trees in both the median and the park strips help mark the entrance. No on-street parking is permitted.

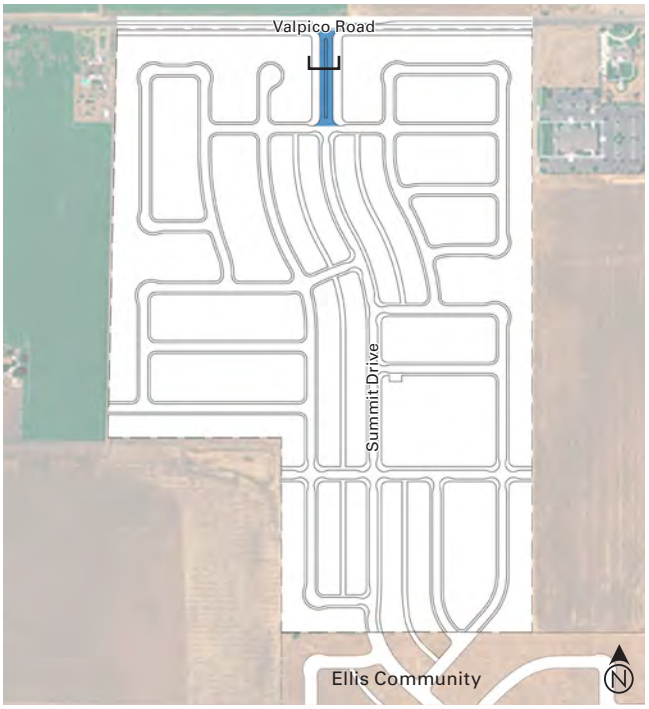


Figure 3.6 Key Plan: Entry Street A

Movement Free

Design Speed 25 MPH

Travel Lanes Two-way divided roadway, three lanes

Parking None

R.O.W. Width 91 feet

Travel Lane Width 12 feet minimum

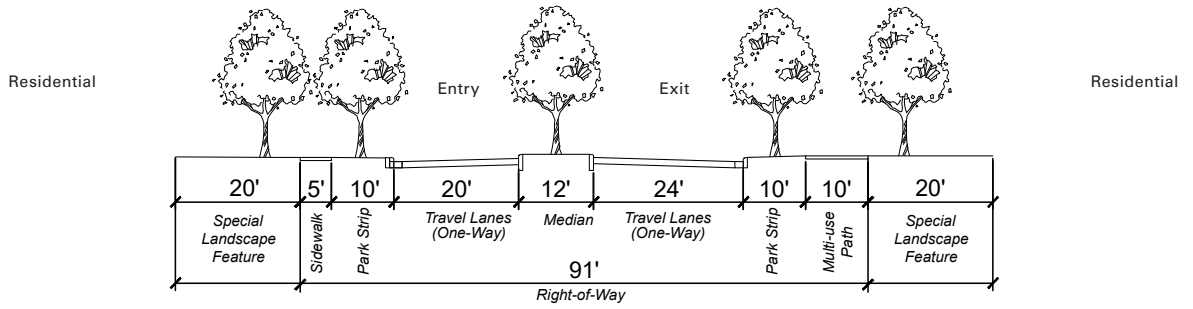
Curb Type Raised

Sidewalk Width 10-foot multi-use path on one side; 5-foot sidewalk on other side

Bicycle Lane Class 1, one side

Park Strip 10 feet, both sides

Landscape 20-foot special landscape strip (irrigated); see Section 3.7 and Tables 3.2 to 3.5



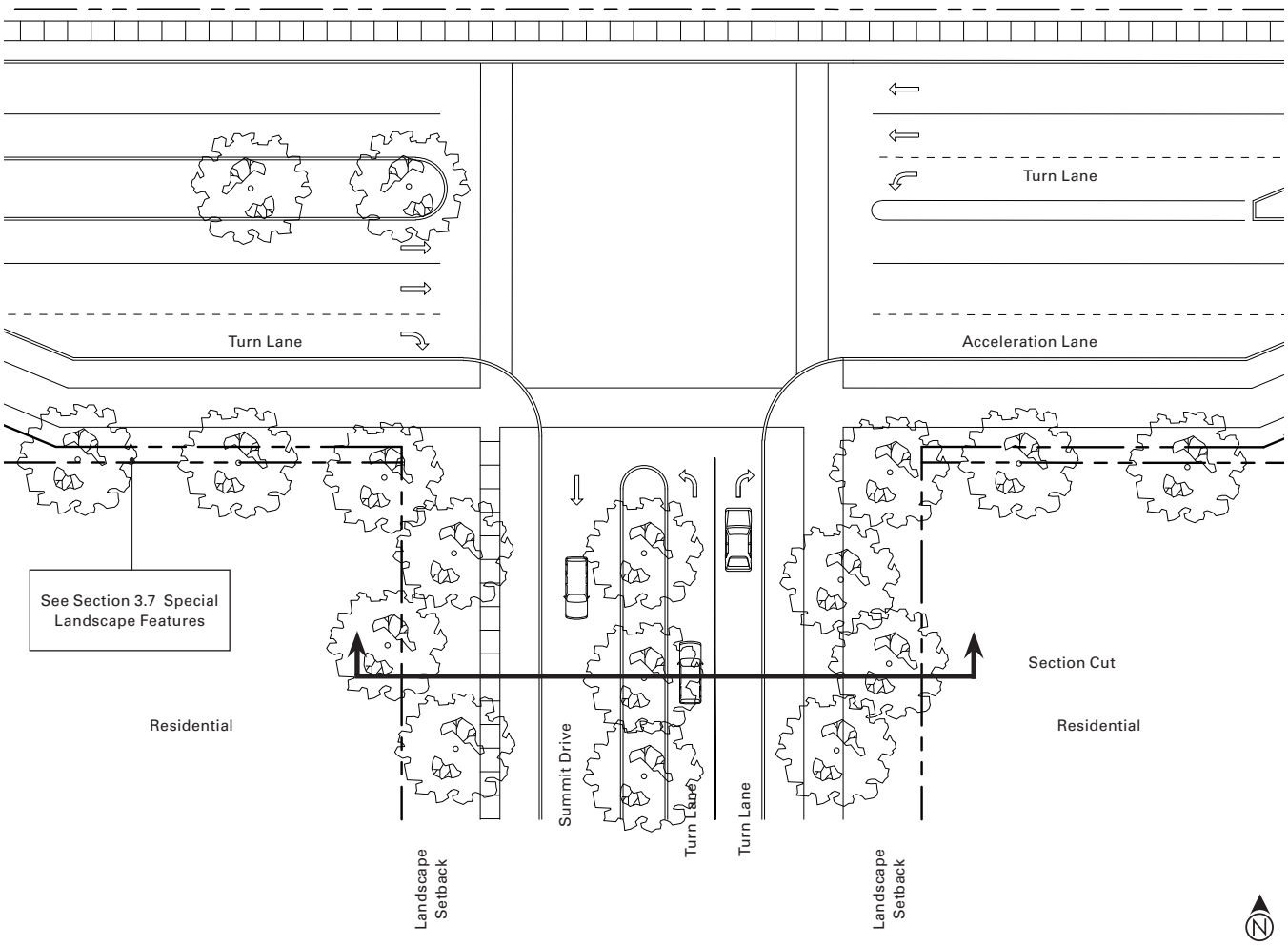


Figure 3.7 Proposed Section and Plan: Entry Street B

3.1.4 Community Street

Designation: A

Definition

As a street running along the edges of neighborhoods and through the community, its adjacent land uses include various types of residences, as well as a park and special landscape features. In addition to providing connectivity, the Summit Drive extension links Ellis to Valpico Road. On-street parking is provided on both sides of Community Streets. A Class 1 bicycle lane on one side is provided along the length of the street as part of the multi-purpose path network.

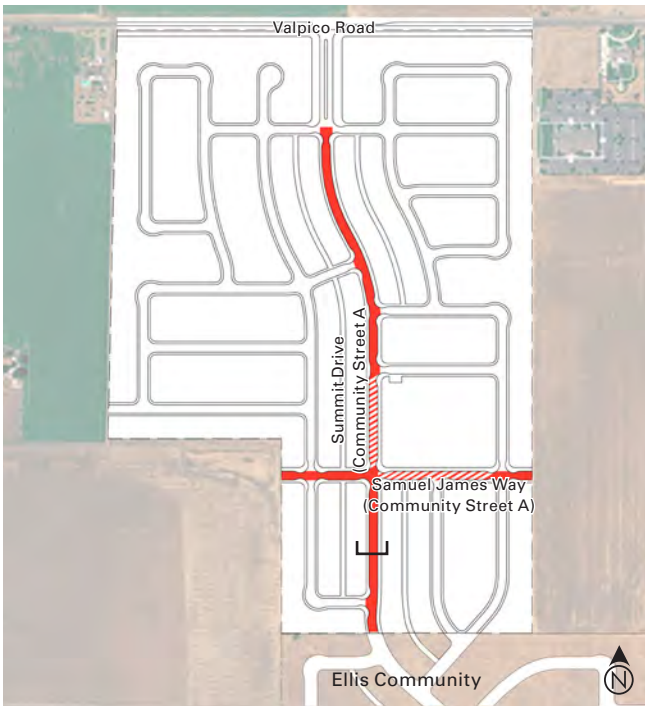


Figure 3.8 Key Plan: Summit Drive

COMMUNITY STREET A

PARK ALTERNATIVE COMMUNITY STREET A

Movement Free

Design Speed 25 MPH

Travel Lanes Two-way, two lanes

Parking Parallel, both sides; offset by park strip on opposite side

R.O.W. Width 65 feet

Travel Lane Width 11 feet

Curb Type Raised

Sidewalk Width 5 feet on one side; 10-foot multi-use path on the other

Bicycle Lane Class 1, one side as part of the multi-purpose path

Park Strip 6 feet, both sides, except park alternative

Landscape Single row of street trees with low water use grasses, shrubs, and groundcover (irrigated); pedestrian access through landscape strip to be provided as necessitated by parking; see Tables 3.2 to 3.5

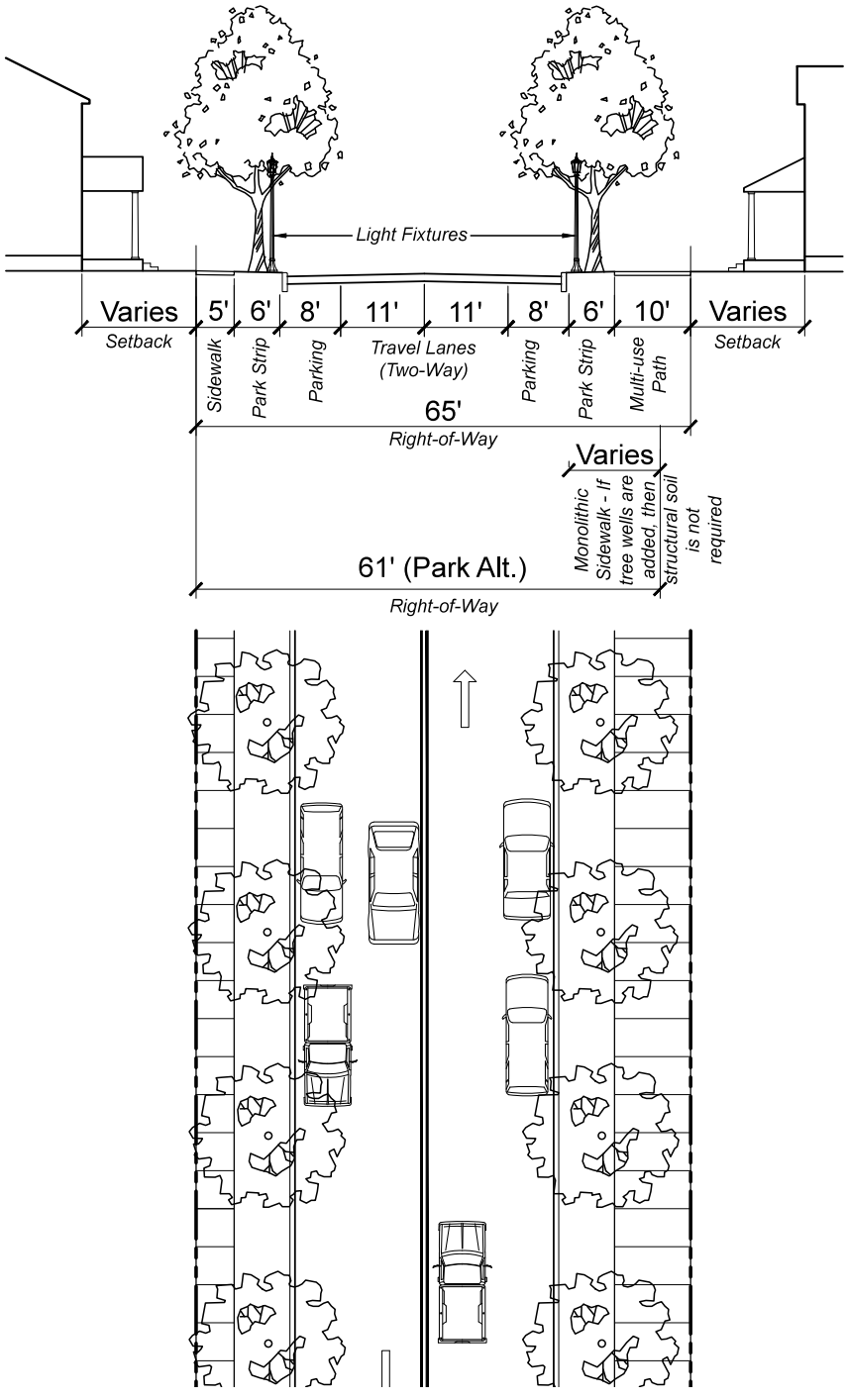


Figure 3.9 Proposed Section and Plan: Summit Drive

3.1.5 Neighborhood Street

Designation: A

Definition
A moderate-scale street providing local access throughout the community. It accommodates on-street parking on both sides.

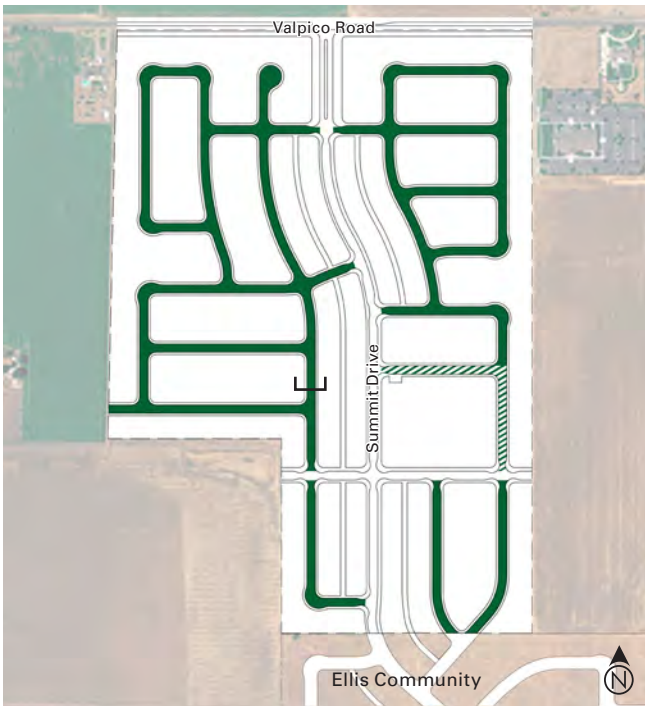


Figure 3.10 Key Plan: Neighborhood Street A

NEIGHBORHOOD STREET A
PARK ALTERNATIVE NEIGHBORHOOD STREET A

Movement Free

Design Speed 25 MPH

Travel Lanes Two-way, two lanes

Parking Parallel, both sides

R.O.W. Width 56 feet

Travel Lane Width 10 feet

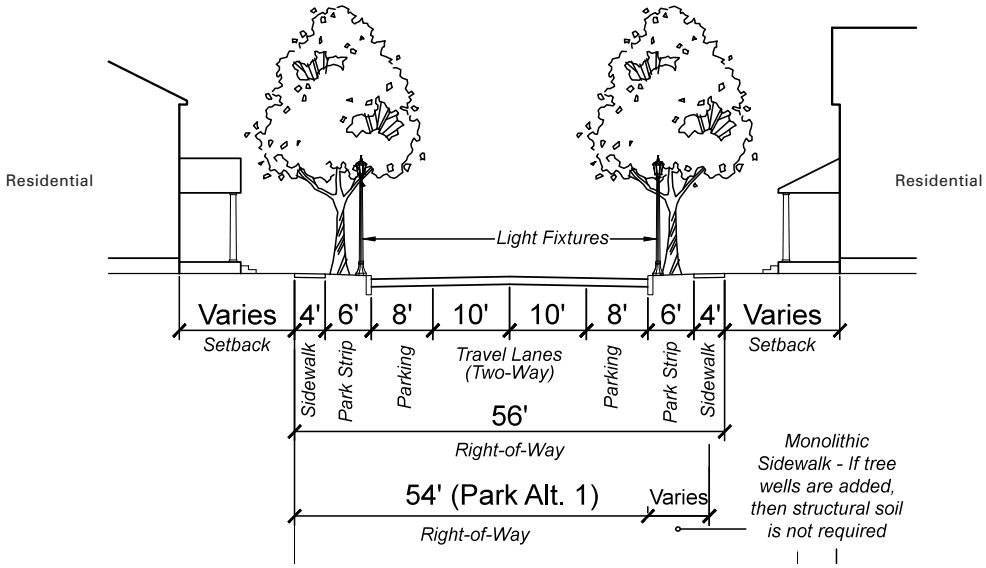
Curb Type Raised

Sidewalk Width 4 feet, both sides; except park alternative

Bicycle Lane None

Park Strip 6 feet, both sides; except park alternative

Landscape Single row of street trees with low water use grasses, shrubs, and groundcover (irrigated); pedestrian access through landscape strip to be provided as necessitated by parking; see Tables 3.2 to 3.5



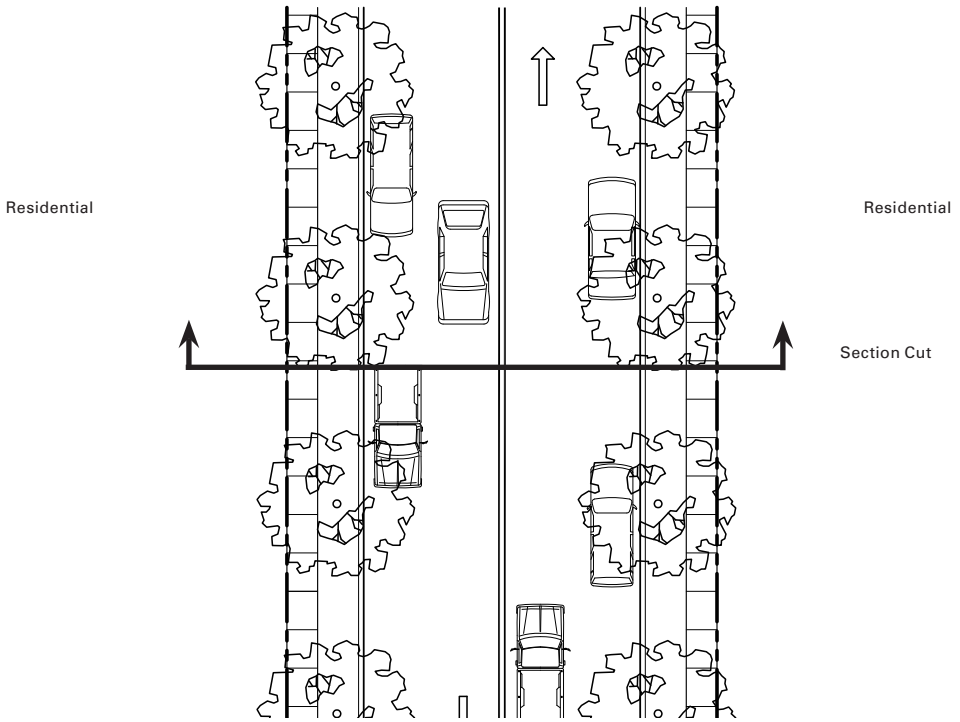


Figure 3.11 Proposed Section and Plan: Neighborhood Street A

3.1.6 Lane

Designation: A

Definition

Primary access to residential off-street parking. Lanes are designed to accommodate trash collection and dry utilities. Dead-end lanes may not extend farther than 150 feet from a public street. Fire hydrant spacing shall be 500 feet maximum for all streets and lanes. The curb on each side of the lane entrance shall be painted red 10 feet in both directions.

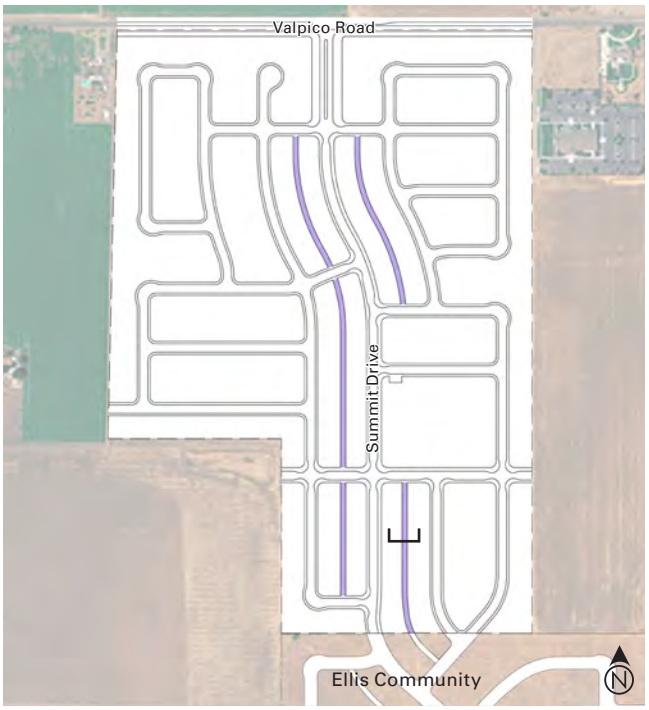


Figure 3.12 Key Plan: Lane A

Pursuant to the Citywide Transportation Master Plan, alleys are a permitted street type. The precise location of such facilities will be determined upon the approval of a tentative map. Diagrams in the ASP are illustrative and not intended to indicate the percent or location of lane loaded lots.

Movement Yield

Design Speed 10 MPH

Travel Lanes One-way

Parking None

R.O.W. Width 22 feet

Travel lane width 14 feet

Curb Type Spill

Sidewalk Width None

Bicycle Lane None

Park Strip 3.5 feet, both sides

Landscape Low water use grasses, shrubs, and ground-cover in park strip (irrigated)

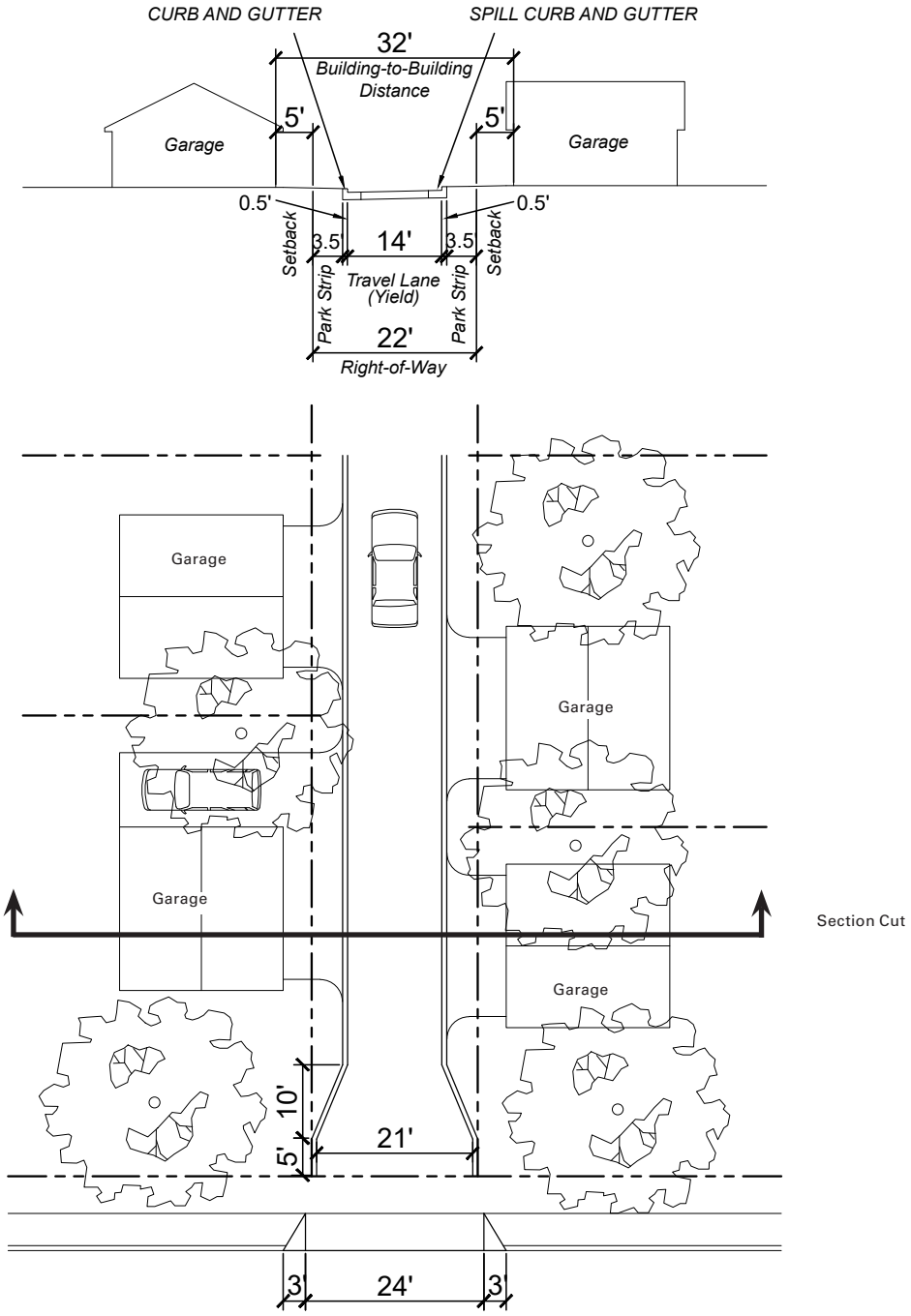


Figure 3.13 Proposed Section and Plan: Lane A

3.2 Pedestrian System Plan

The streets, blocks, and park of the Avenues are designed to accommodate the needs of pedestrians and cyclists (Figure 3.14).

The Avenues has a diverse and well-developed pedestrian circulation network. All streets in the community have sidewalks on both sides. The network of sidewalks connects all areas of the residential neighborhood. This system is enhanced by multi-use paths (trails) along primary streets that link residents to the park and the regional network.

The pedestrian network is enhanced by traffic-calming strategies at critical locations. Traffic calming elements are placed to help mitigate pedestrian/automobile conflicts. Landscape strips between back of curb and multipurpose path and/or sidewalk shall have designated pedestrian crossings retained on either side with steel headers.

The ASP shall provide sidewalks for pedestrian connection to Ellis with the first phase of construction.

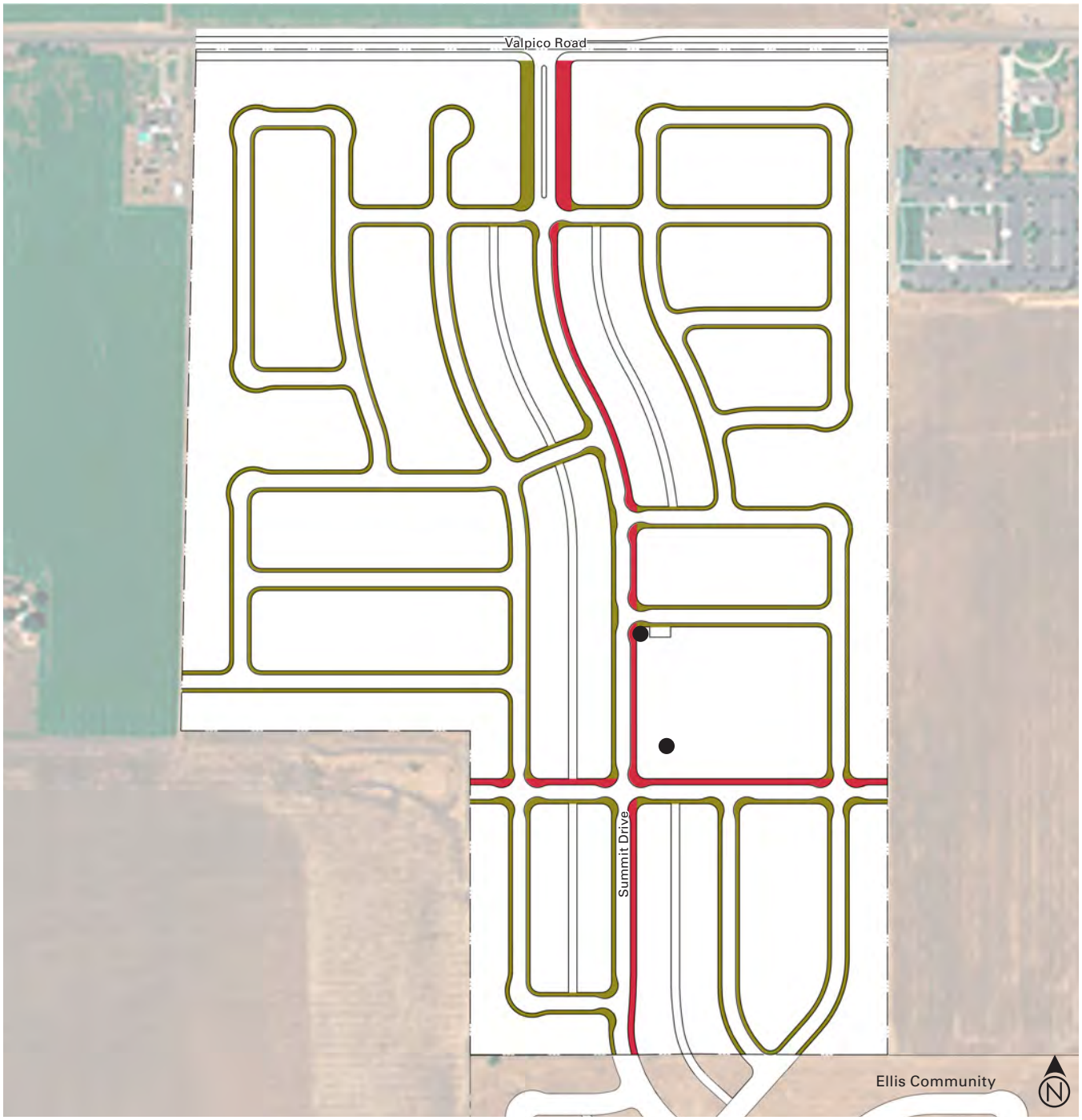


Figure 3.14 Pedestrian and Trail Systems Plan

3.3 Bicycle System Plan

A 10-foot, multi-use bike/pedestrian path (trail) forms a cross in the community to facilitate and encourage non-vehicular travel. Bike racks will be located in the park.

Canopy trees will be planted the length of paths for shade.

The bicycle network will link to the broader City of Tracy and San Joaquin County Bikeway Systems.

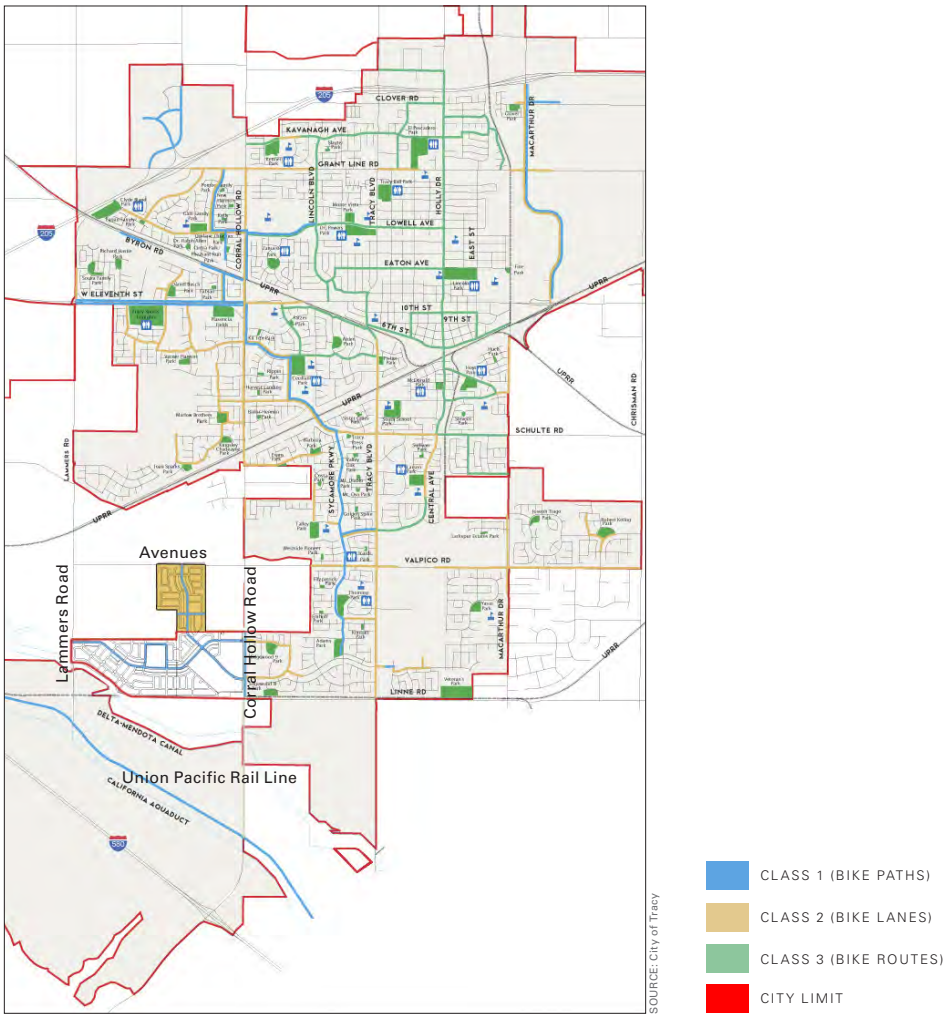


Figure 3.15 Avenues as it relates to existing bikeways in the City of Tracy

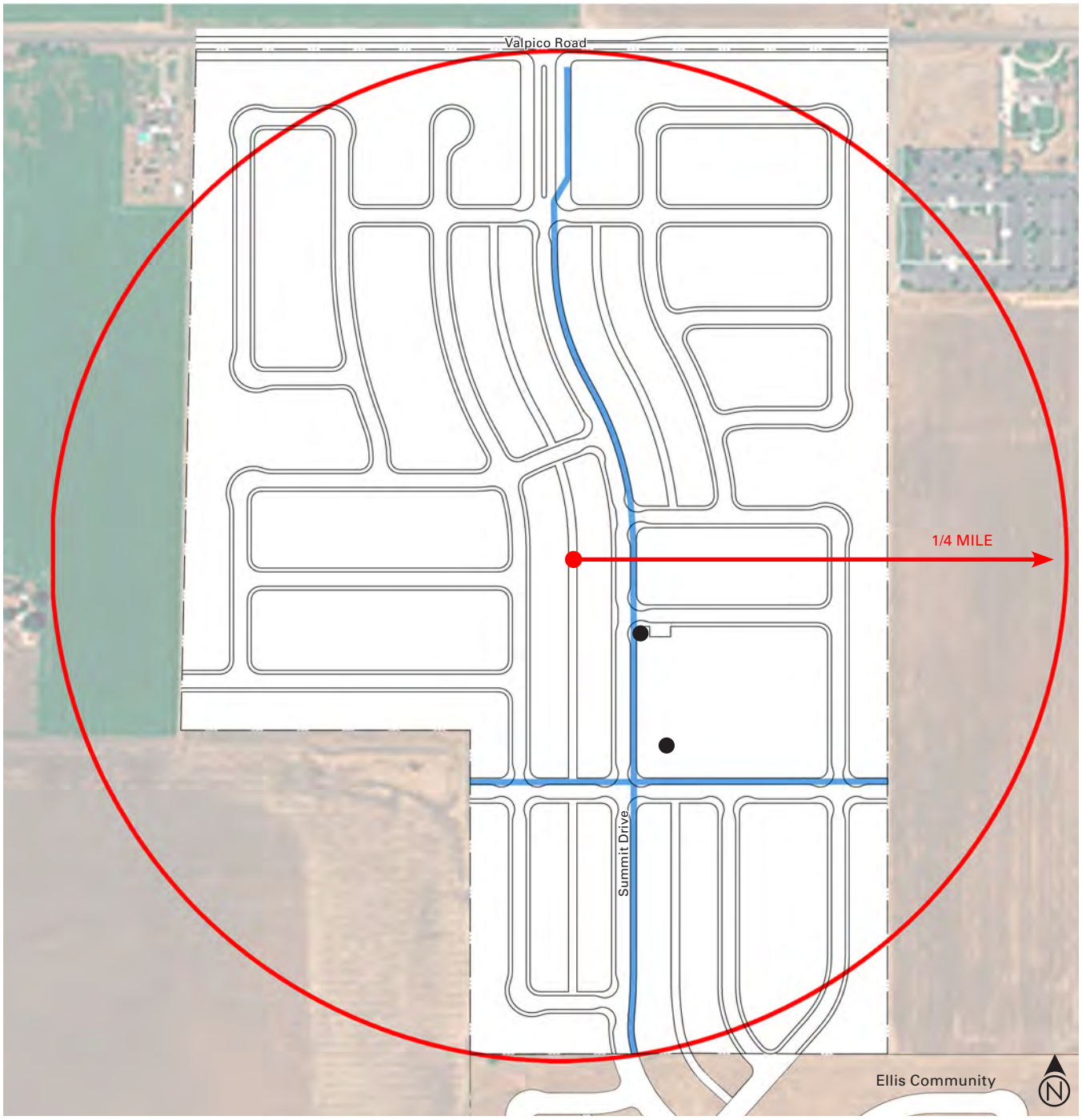


Figure 3.16 Bicycle Systems Plan

3.4 Public Transportation

The Avenues is served by a variety of public transportation options.

At a regional scale, the community is served by the Altamont Commuter Express (ACE) which is a passenger rail line running between Stockton and San Jose, with a BART connection to the Bay area from Pleasanton. Regional bus service is also available within San Joaquin County, through the San Joaquin Regional Transit District, Greyhound, and Amtrak California.

Transit access to the Avenues subdivision may be provided in the future by the City's TRACER bus system. The TRACER provides service to the City of Tracy Transit Station with connecting service to the Altamont Commuter Express (ACE) rail, San Joaquin Regional Transit District (SJRTD) regional bus service including connections to BART, Greyhound, and the proposed future high-speed rail service and BART connections to the Bay Area and beyond.

Future updates to the City of Tracy's Short Range Transit Plan (SRTP) may take into account providing future public transportation access to this development. A turn out in Valpico Road may be provided as per the ASP 3.1.2 in Regional Arterial: Valpico Road (see Figure 3.4).

3.5 Parking Network

Residential parking is on and off-street, some parking may be accessed by way of residential driveways and the proposed rear lane network. Most street types include on-street visitor parking as well. To encourage walking and biking to parks, no additional parking shall be provided over and above on-street parking on neighborhood streets.

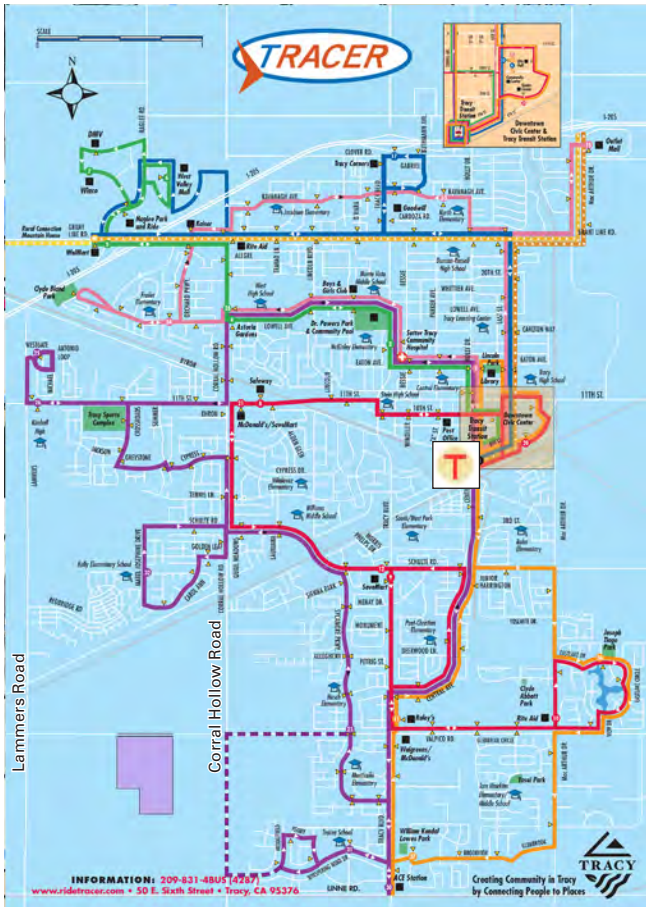


Figure 3.17 Regional Transit Map

3.6 Parks Network

The Avenues park is designed to provide a wide array of active and passive recreation opportunities to meet the range of needs within the community. Consistent with City requirements, the ASP is subject to park obligation of 4 acres per 1,000 people. Avenues will feature 3 park acres per 1,000 population generated of Neighborhood Parks dedication and 1 park acre per 1,000 population generated of Community Parks obligation (4 park acres per 1,000 population generated total). Population will be based on City of Tracy Parks Master Plan (new development), April 2013.

The intention in the design of the park is to create a public space that offers:

1. A variety of active and passive recreational opportunities for all age groups;
2. Recreational amenities within walking distance of residents' homes;
3. Integration with the adjacent multi-use path (trail) system; and
4. Access to multiple public streets.

The park shall be maintained by the City. All other open space, landscape strips, parkways, medians and special landscape features accepted by the City will be maintained through the funding provided by the ECFD with maintenance implemented by the EPOA. ASP parks shall be designed and developed in conformance with the Specific Plan and shall be maintained as prescribed in the Ellis Maintenance Agreement (EMA) between the City and the EPOA. Park design and amenities were first reviewed by the Parks Commission prior to approval by City Council.

Homes front on the park creating a unique and desirable residential design. To enhance park safety, the project shall endeavor to have streets surrounding all sides of the park so that more eyes are viewing the park. Group mailboxes may be located in or adjacent to the park but will not be counted as part of Neighborhood Park credit.

The park has an individual character and distinct features designed to create a strong sense of place. The extensive multi-use path system encourages residents to walk or bicycle between the park and neighborhoods. On-street parking is provided. The park name shall be "Central Park."

The Illustrative Parks Plan (Figure 3.18) shows the general location of the park.

The park as a part of this Specific Plan which includes neighborhood park concept plans (park components, elements, size, name, theme) for the neighborhood park, shall be built by the project, according to the specific plan concept plan as approved by City Council, with no other modifications. Any additional cost caused by project proponent such modification shall be the responsibility of the project, and funded by the project. To encourage walking and biking to parks, no additional parking shall be provided in excess of typical neighborhood street parking within the residential neighborhood.

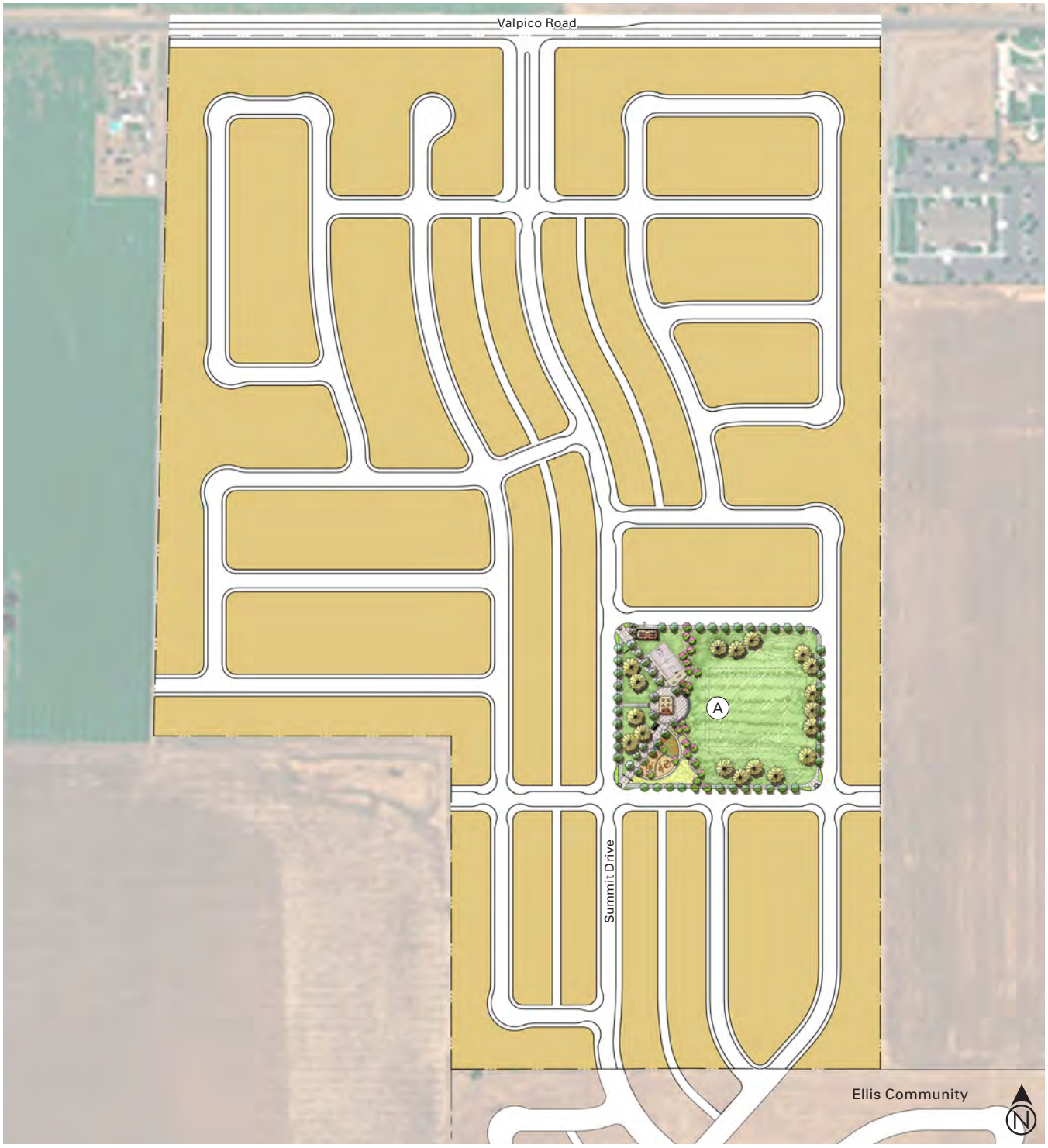


Figure 3.18 Illustrative Park Plan

Ⓐ CENTRAL PARK

3.6.1 Central Park

Central Park is the visual and recreational focal point of the neighborhood. Enhanced planting in bulb-outs creates a strong and inviting presence on Summit Drive. Two park sign entry features are placed on the northern and southern corners of the park (see Appendix B: Sign Program). Uses are oriented around two tree-lined promenades and include a picnic area with shade structure, play areas for both 2- to 5-year-olds and 5- to 12-year-olds, a basketball court and a multi-use youth soccer/ballfield. The Central Park shall be a minimum of 4 acres.

Additional smaller lawn areas are available for informal play, picnicking, and relaxation. Low berms planted with shade trees enclose the park and provide a comfortable viewing area for games and activities. Below is an illustration of the Central Park design.

Type

Neighborhood Park

Uses/Features

1. Entry portal
2. 2- to 5-year play
3. 5- to 12-year play
4. Bike parking
5. Trash/recycling/ dog waste station
6. Restroom (2 unisex stalls) and drinking fountain
7. Group picnic with shade structure
8. Basketball/multi-purpose
9. Connectivity path
10. Park entry sign
11. Multi-purpose field
    - › Youth soccer
    - › Infield practice baseball
12. Low berms
13. Mail pick up (two 10-minute parking spots)
14. Concrete stepped wall
15. Outdoor workout station
16. Seat wall
17. Fence at playground
18. Special landscape feature (not included as part of Neighborhood Park credit)
19. Light pole at all main walkways
20. Planting buffer (no spray irrigation)

Figure 3.19 Illustrative plan

Figure 3.20 Multi-purpose field

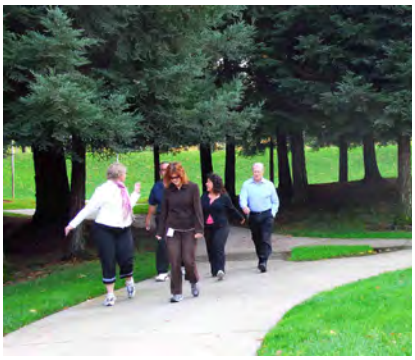


Figure 3.21 Connectivity path

Figure 3.22 5- to 12-year play

Figure 3.23 Undulating, rubber-surfaced mounds

Figure 3.24 Multi-purpose field

Figure 3.25 Seat wall

Figure 3.26 Multi-purpose field

Figure 3.27 2- to 5-year play

Figure 3.28 Workout station

Figure 3.29 Restrooms

Figure 3.30 Seat wall

Figure 3.31 Seat wall

3.7 Special Landscape Features

The ASP includes an enhanced iconic entry at Valpico Road, generously landscaped street frontage and carefully designed interfaces with agricultural edges. These will contribute to both the desirability and livability of the new community. The character of these features reflects the agrarian heritage of the site. No fee credit or park credit will be given for these amenities.

3.7.1 Summit Drive at Valpico Road

The Summit Drive entry at Valpico Road is an inviting gateway to the community. A stone entry building on the west side and a walk-through portal on the east are surrounded by flowering orchard trees and create a rustic, agrarian feel. Stone columns, accent planting at corners, enhanced paving at crossings, and columnar trees in the median provide formality to the entry. Broadleaf evergreen trees in a triangulated pattern soften the theme wall along Summit Drive, while more informal evergreen masses screen the wall along Valpico. Street trees and groundcovers or grasses in the parkway strips create a comfortable, pedestrian-scaled streetscape.

Temporary banner poles and banners may be located along Valpico Road and Summit Drive to be used for home sales banners. This signage will be maintained by project proponent. See Appendix B: Sign Program for additional details.

Conceptual Program

1. Entry monument building with lighted signage
2. Entry column
3. Walk-through entry portal and low stone wall (may have lighted signage)
4. Accent planting
5. Orchard-like trees
6. Columnar trees
7. Broadleaf evergreen trees

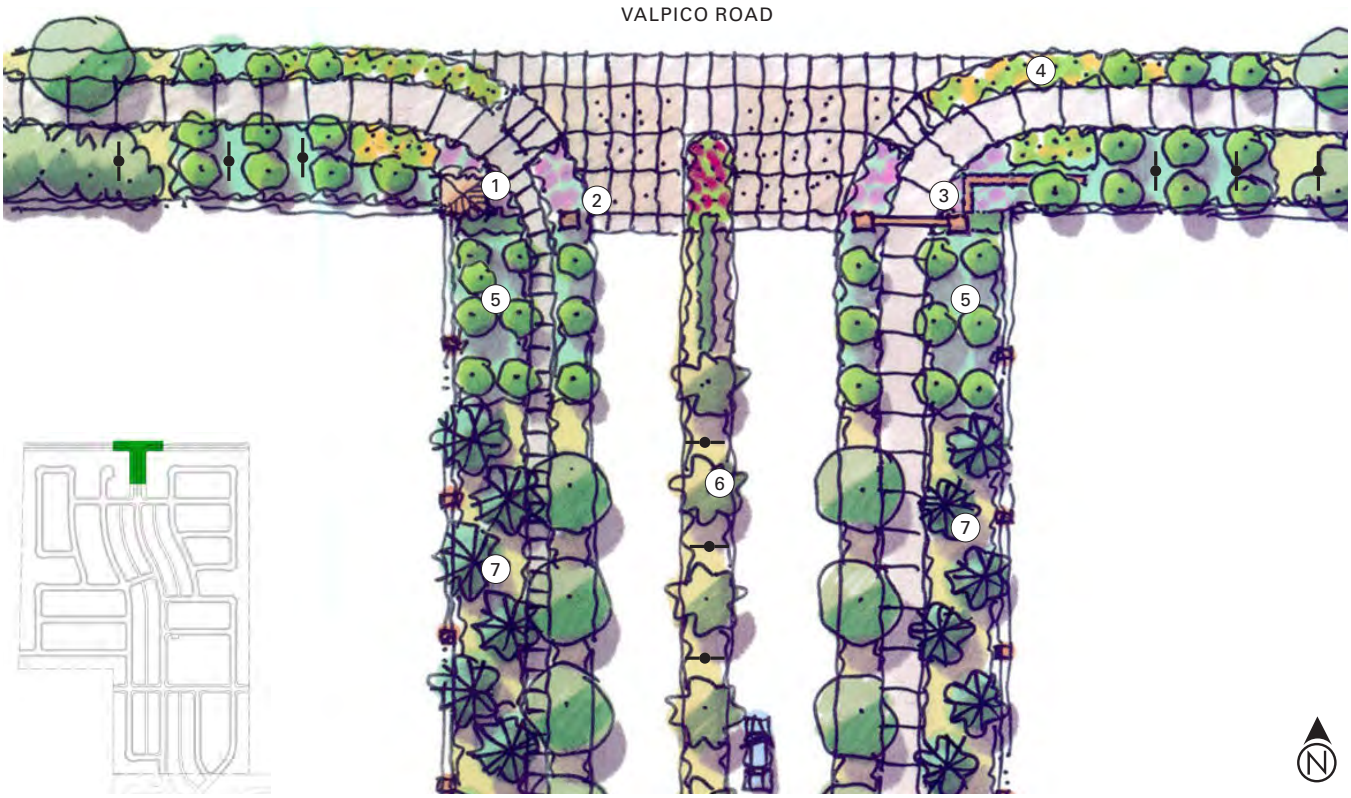


Figure 3.32 Key plan

Figure 3.33 Illustrative plan

Figure 3.34 Avenues Entry at Valpico Road and Summit Drive

Figure 3.35 Entry Monumental Building (Pump House)

Photo: Gates & Associates

Figure 3.36 Pump House character precedent

3.7.2 Valpico Road Streetscape

The Valpico Road streetscape includes a parkway strip with street trees underplanted with drought tolerant, groundcovers, shrubs and/or grasses. The landscape strip on the south side includes informal masses of trees, shrubs, hedges, and/or vines to screen the 8-foot masonry wall. For graffiti protection, coating should be applied to all visible sides of the theme walls. The median is planted with trees and drought tolerant shrubs, grasses, and/or groundcovers.

Conceptual Program

1. Street trees
2. Tree and/or shrub masses
3. Median tree with shrubs and groundcovers
4. Eight-foot theme wall

Figure 3.37 Street tree and median tree with shrubs and groundcovers

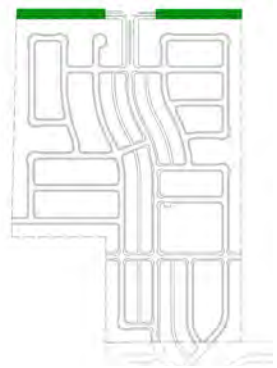


Figure 3.38 Key plan

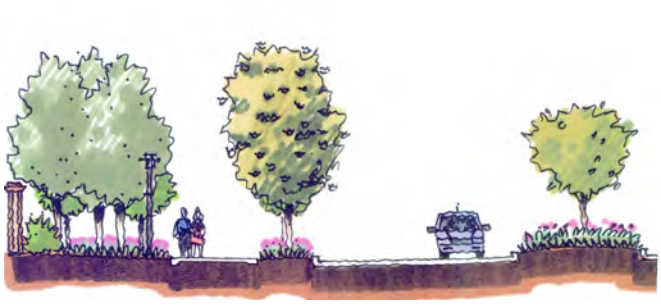


Figure 3.39 Valpico Road section

Figure 3.40 Valpico Road plan

3.7.3 Valpico Road Streetscape — Interim Condition

Valpico Road will initially be installed in an interim condition. At this time, a landscape strip will be planted between the multipurpose path and the street. When the ultimate condition is installed, the temporary landscape strip will be reduced to the 7-foot parkway strip shown for the permanent Valpico Road condition. The plantings will be consistent with the design described for the final Valpico condition. Plantings include tree masses along the theme wall with drought-tolerant shrubs, groundcovers and grasses as understory. No trees will be planted in the temporary landscape area.

Conceptual Program

1. Street trees
2. Tree and/or shrub masses
3. Eight-foot theme wall
4. Temporary landscape strip

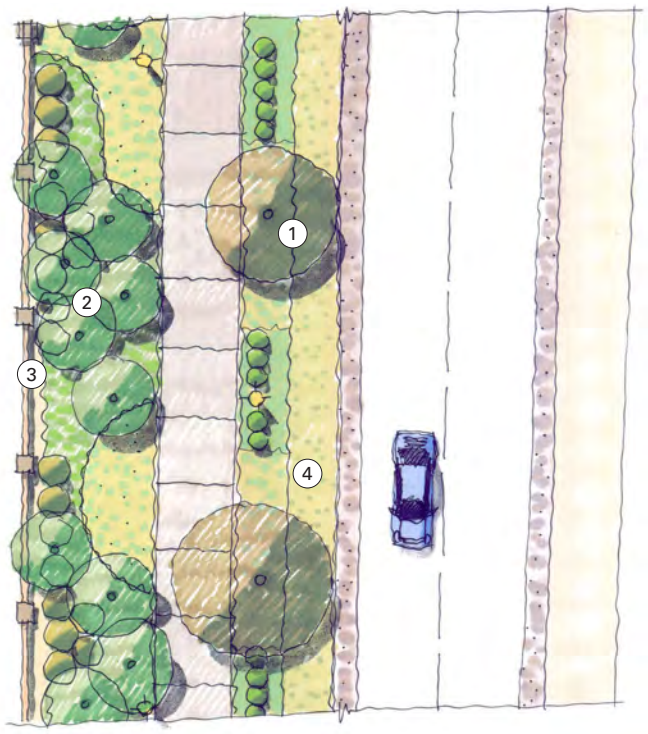


Figure 3.41 Illustrative plan

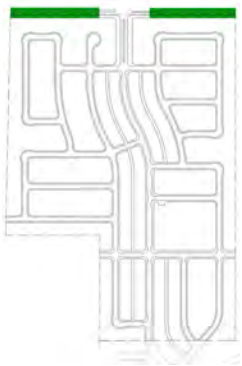


Figure 3.42 Key plan

3.7.4 Summit Drive

The 6-foot landscape strips on Summit Drive are planted with street trees and low, drought tolerant groundcovers and grasses. Trees are spaced at minimum 30 feet on-center where there are no conflict with utilities for an inviting streetscape aesthetic. Pedestrian walk-throughs are provided in planting strips to facilitate access from on-street parking to alley loaded lots and at key locations where crossings would be needed to access the park or multi-purpose path. Pedestrian walk-throughs may include stepping stones, pavers, or decomposed granite.

Bulb-outs enhance key intersections, slowing traffic and creating a more intimate, neighborhood feel. Enhanced pavers at crosswalks further emphasize crossings, slow traffic, and create a visually appealing streetscape.

Figure 3.44 Decorative pavers at crosswalks

Conceptual Program

1. Street trees, drought-tolerant planting in landscape strip
2. Pedestrian access through landscape strip
3. Bulb out with accent planting at intersection
4. Decorative pavers at pedestrian crossings

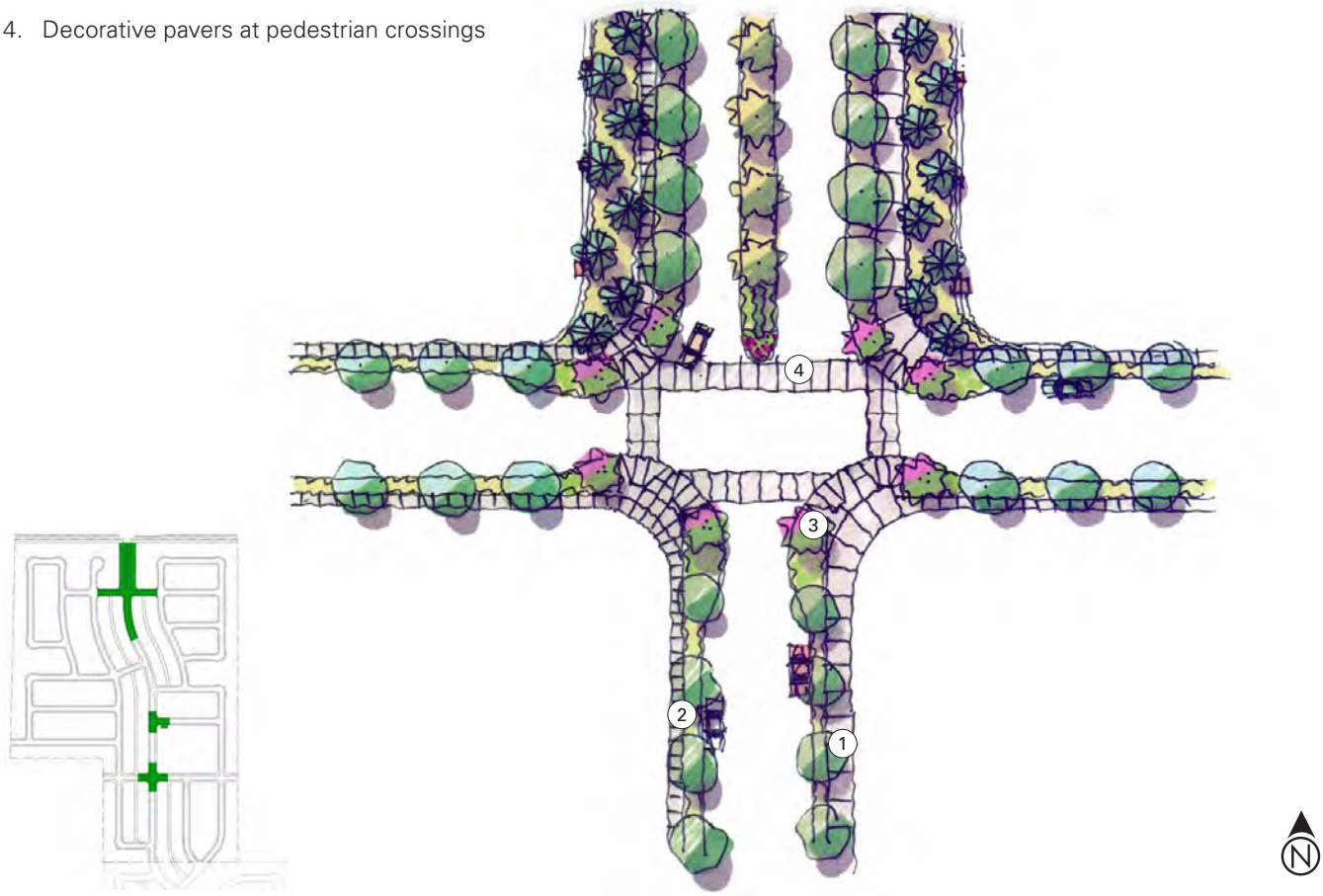


Figure 3.43 Key plan

3.7.5 Agricultural Edge

The edges of the community adjacent to existing agricultural uses will be defined with 8-foot wood privacy fences or boundary walls. Where streets terminate at site boundaries, barriers shall be City standard (guard rails), or at the developer's option, temporary gates for enhanced visual effect and to minimize the intrusion of dust from undeveloped properties. Gates will be designed to allow for emergency vehicle access if needed. Gates may be wood, metal, or comparable material.

Temporary gates shall be removed at the time development occurs adjacent to the Specific Plan area, when roadways are connected to these streets. The subdivision is not intended to be a gated community.

Conceptual Program

1. 8-foot privacy fence or boundary wall
2. 8-foot rolling temporary gate

Figure 3.45 Eight-foot privacy fence

Figure 3.47 Eight-foot rolling gate

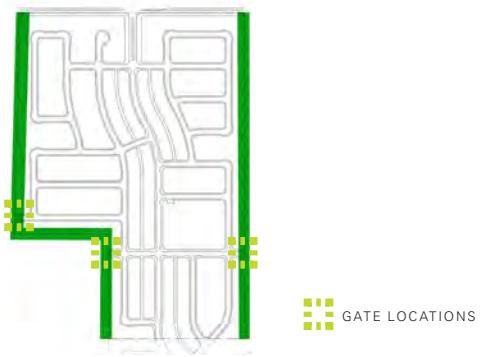


Figure 3.46 Key plan

3.8 Lighting, Signage, and Furnishings

3.8.1 Lighting

Ornamental street lights shall be traditional in character and at a pedestrian-scale. They are used for all streets, parks, trails, bike paths, and walkways. The style of street lights shall be the same as street lights found in Ellis. Maintenance will be in accordance with the ECFD and EMA. All streets and parks shall be lit to provide safe evening passage.

Special ornamental lighting may also be incorporated into thematic monuments and signs at park entries.

All fixtures will be cut-off luminaires to control light and glare. The lighting specified, although traditional in appearance, shall have state-of-the-art luminaires for lighting efficiency and glare reduction.

Light fixtures shall direct lighting patterns downward in either a symmetrical or asymmetrical lighting pattern on the ground with very little glare. The post lights, specified to be mounted at the height of 14 feet, are scaled to pedestrians. This is an optimal height which balances lighting efficiency and performance, while providing direct illumination of pedestrian areas for facial illumination, thereby providing a safe nighttime environment.

The lighting shall be spaced along the street and between the street trees. Street trees are specified to have a minimum 10-foot clearance to street lights in order to provide adequate room for the proper lighting performance.

Figure 3.48 Sign Type J

3.8.2 Public Property Signs

Signs in the Avenues Specific Plan Area in the public right-of-way, the public parks, or on public property, shall be regulated by Title 10, Article 35 of the Tracy Municipal Code and CalTrans regulations, except as specified in Section 3.8.2 of the Avenues Specific Plan and Appendix B: Sign Program. The signs included in this Avenues Sign Program shall be permitted as shown. The approval process shall include only building permit, and a sign permit processed in accordance with Title 10, Article 35 of the Tracy Municipal Code. For purposes of indemnifying the City, all temporary signage to be located within street right-of-ways, as approved in the ASP, will require one all-inclusive encroachment permit. Regulatory signs not approved as part of the ASP shall comply with City Standards or California Department of Transportation (Caltrans/California Manual on Uniform Traffic Control Devices (CA-MUTCD) standards where applicable.

In addition, the design of the landscape features/character elements in Appendix B: Sign Program shall be permitted as shown.

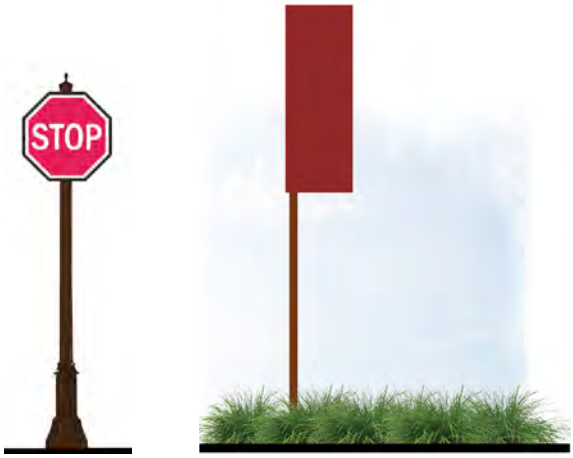


Figure 3.49 Regulatory signage and Flag signs

Figure 3.50 Wall Sign — Sign Type H

3.8.3 Furnishings

Site furnishings shall include a simple palette of durable traditional street and park furnishings, including bike racks, trash receptacles, and benches. The selection of site furniture should incorporate elements found throughout Ellis, to provide a visual connection between the Avenues and the Ellis community.

Park furnishings and equipment should be thoroughly evaluated for durability, ADA compliance, and consistency with visual character. Maintenance of furnishings will be the responsibility of the EPOA except in the park which shall be maintained by the City, and shall be funded by the ECFD.

AVENUES SPECIFICATIONS		
ELEMENTS	**DESCRIPTION**	**MANUFACTURER,MODEL, FINISH, COLOR**
Street Lighting	Ornamental Traditional Acorn	Sternberg Birmingham series, Dark Bronze Textured, LED
Street/Wayfinding Poles	Ornamental Traditional	Sternberg Richmond and/or Lexington series, Dark Bronze Textured, LED
Street/Wayfinding Signs	Custom metal panel	Custom artwork on aluminum panel; Panel: reflective to match Pantone 155C; Lettering: 4", Gill Sans MT Condensed, black
Regulatory Sign Poles	Ornamental	Sternberg Richmond or Lexington series, Dark Bronze Textured
Banner Poles	Ornamental Traditional	Sternberg Birmingham series with Sternberg Banner Arms, Dark Bronze Textured
Enhanced Crosswalk Paving	Decorative Unit Pavers with Colored Concrete Band	Ackerstone, Holland Stone1, Carmel with CA del Mar aggregate FM mix, grind finish. Concrete accent band in Davis color 8084 (Silversmoke), sandblast finish
Stone Elements (Buildings, Walls, Portals, Signage)	Stone Veneer	El Dorado Natural Stone - Profile: Cliffstone; Color: Montecito; Stone Variety: Pennsylvania Fieldstone; Grout Style: Dry Stack
Pet Station/ Other Community Signs	Decorative metal panel	Custom artwork on aluminum panel with vynl letters. Panel color: SW2912 Chanticlear (PMS 7623c) Lettering color: SW6385 Dover White, Text per City Standards
Benches	Ornamental Traditional	Dumor 140/144 series, black powdercoat with custom lettering
Trash/Recycling	Ornamental Traditional	Dumor 148 series, trash and recycle separate
Bike Rack	Traditional	Maglin MBR200 series with custom lettering, black powdercoat
Bike Rack	Decorative	Huntco, The VELO or approved equal, color RAL 3003 Ruby Red
Tree Guard	Ornamental	Iron Age Designs Basic, Powdercoat, Special Rust #47
Drinking Fountain	Ornamental Traditional	MDF Most Dependable Fountains, 2008SM w/valve faucet, black
Picnic Tables	Ornamental	Dumor, 448 and 443 series, black
Shade Structure	Decorative	May be prefabricated or custom; materials will may be metal, stone or stone veneer, may include logo or lettering, may be solid or perforated as necessary to provide adequate shade.
Restroom	Prefabricated	Public Restroom Company; model PS 111; ADA accessible with enhanced finishes: board and batten with ledgestone, standing seam hip roof
Play Equipment/Elements	Thematic,Educational, Innovative Play Elements	Play equipment and elements may be themed, custom or prefabricated; primary materials to be metal with steel, steel-reinforced cables, GFRC or other with limited use of water, sand or wood for play value.

Table 3.1 Avenues specifications (or equal as approved by the developer)

Figure 3.51 Bench

Figure 3.52 Bike rack

Figure 3.53 Picnic table

Figure 3.54 Trash

Figure 3.55 Bike rack

Figure 3.56 Tree grate

Figure 3.57 Pet station

Figure 3.58 Shade structure

Figure 3.59 Play equipment

Figure 3.60 Play equipment

Figure 3.61 Shade structure

Figure 3.62 Play equipment

Figure 3.63 Play equipment

3.8.4 Streetscape Types

The streetscapes of the Avenues vary. Primary streets will have landscaped park strips between the sidewalk and curb. These park strips shall be planted with ornamental, drought-tolerant landscape materials, the park strips or landscape strips will be planted with trees which shall be counted as a City tree for each lot/residence, no residential front yard City trees shall be required. Where parking is provided on streets with alley-loaded homes, pedestrian access through the park strips must be provided at a minimum of every residence. Where parking is provided along park frontage, park strips may be eliminated or limited to facilitate access.

Sustainable Landscape Design

The landscape system shall comply with the current Department of Water Resources Water Efficient Landscape Ordinance and CalGreen Building Code. Landscape should be designed to reflect current best practices in landscape sustainability, including some or all of the following:

- Emphasize drought tolerant, native or climate-adapted plants
- Use California native plants where possible
- Minimize the use of lawn, except for recreational purposes
- Group plants by water use, i.e., hydrozones.
- Design high efficiency, weather-based irrigation systems
- Space plants to avoid the need for shearing
- Choose diverse plant palettes
- Design high-efficiency landscape lighting systems
- Minimize light pollution and trespass

3.8.5 Street Trees

The landscape system is designed to honor the small-town agrarian history of the area with shady, pedestrian-friendly streets and a diverse, drought tolerant plant palette which complements the architectural character of the houses. It is expected that recycled water will be available for irrigation of public streets, including Summit Drive, and common areas in the future. Street trees have been carefully selected for recycled water tolerance. Street trees located in landscape strips shall meet the requirement of a City tree located in residential lot/home front yards. Proponent may adjust street tree spacing to avoid constraints, such as utilities.

- Large canopy trees will line the community streets. Medium-sized canopy trees will enclose the neighborhood streets.
- Accent trees will be used to define the community, neighborhood intersections, and pedestrian street crossings, as well as identify entries to the park.
- Orchard-like grid tree planting may be used in the entry areas to reinforce the agrarian theme. Trees in the orchard may be flowering, non-fruit-producing trees.
- The park will be planted with a diversity of trees to provide shade and seasonal interest, as well as to define outdoor rooms within the parks.

TREES			
STREET	**USE**	**BOTANICAL NAME**	**COMMON NAME**
Valpico Road	Street Tree	Pistacia chinensis 'Keith Dave'	Chinese Pistache
		Quercus agrifolia	Coast Live Oak
	Background Trees	Quercus ilex	Holly Oak
	Accent Tree	Lagerstroemia indica	Crape Myrtle
Entry at Valpico	Street Tree	Ulmus parvifolia	Chinese Elm
		Lagerstroemia indica	Crape Myrtle
	Accent Tree	Chitalpa tashkentensis	Pink Dawn Chitalpa
	Columnar Tree	Carpinus betulus 'Fastigiata'	Southern Live Oak
	Evergreen	Arbutus 'Marina'	Arbutus Marina
Summit Drive	Street Trees	Quercus palustris	Pin Oak
	Accent Trees	Lagerstroemia indica	Crape Myrtle
		Chitalpa tashkentensis	Chitalpa
Neighborhood Streets	Street Tree	Ulmus parvifolia 'Allée'	Chinese Elm

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TREES			
STREET	USE	BOTANICAL NAME	COMMON NAME
Park And Special Landscape Feature Trees		Aesculus x. carnea 'Briotii'	Red Horse Chestnut
		Carpinus betulus	European Hornbeam
		Catalpa speciosa	Western Catalpa
		Cedrus deodara	Deodar Cedar
		Chionanthus retusus	Chinese Fringe Tree
		Cinnamomum camphora	Camphor Tree
		Crinodendron patagua	Lily of the Valley Tree
		Fagus sylvatica	European Beech
		Magnolia grandiflora	Southern Magnolia
		Melaleuca quinquenervia	Cajeput Tree
		Nyssa sylvatica	Sour Gum
		Olea europaea 'Swan Hill'	Olive
		Podocarpus species	Fern Pine
		Quercus sp.	Oak
		Quercus rubra	Northern Red Oak
		Sapium sebiferum	Chinese Tallow Tree
		'Swan Hill'	Swan Hill
		Tipuana tipu	Tipu Tree
		Ulmus parvifolia	Chinese Evergreen Elm
		Ulmus sp.	Elm
		Zelkova 'Green Vase'	Japanese Zelkova
		Zelkova 'Village Green'	Japanese Zelkova
		Zelkova serrata	Sawleaf Zelkova

Table 3.2 Tree List (to be adapted to respond to the specifics of each individual site and use)

SHRUBS AND PERENNIALS	
BOTANICAL NAME	**COMMON NAME**
Abelia sp.	Abelia
Acacia species	Acacia
Acanthus mollis	Bear's Breech
Agapanthus species	Lily-of-the-Nile
Arbutus unedo 'Compacta'	Dwarf Strawberry Tree
Arctostaphylos species	Manzanita
Buxus species	Boxwood
Calamagrostis 'Karl Foerster'	Reed Grass
Callistemon 'Little John'	Weeping Bottlebrush
Camellia species	Camellia
Carex	Berkeley Sedge
Carpenteria californica	Bush Anemone
Ceanothus species	Wild Lilac
Cistus species	Rockrose
Coleonema species	Breath of Heaven
Dietes sp.	Iris
Erigeron karvinskianus	Fleabane
Escallonia sp.	Escallonia
Euonymus sp.	Euonymus
Euryops pectinatus	Golden Bush Daisy
Festuca californica	'Elijah Blue' California Fescue
Galvezia speciosa	Island Bush Snapdragon
Gazania sp.	—
Geranium sp.	Cranesbill
Helictorichon sempervirens	Blue Oat Grass
Hemerocallis sp.	Day Lily
Heteromeles arbutifolia	Toyon
Heuchera sanguinea	Coral Bells
Hydrangea sp.	Hydrangea
Ilex aquifolium	Holly
Iris douglasiana	Douglas Iris
Juncus patens 'Elk Blue'	California Gray Rush
Lantana species	Lantana
Lavandula sp.	Lavender
Leymus 'Canyon Prince'	Canyon Prince Wild Rye
Liriope muscari	Big Blue Lilyturf
Lomandra longifolia	Draft Mat Rush
Loropetalum chinense	Red Fringe Flower
Mahonia repens	—
Mimulus sp.	Monkey Flower
Miscanthus sinensis 'Adagio'	(no common name)
Muhlenbergia rigens	Deer Grass
Myrica californica	Pacific Wax Myrtle
Myrtus communis	Myrtle
Nandina sp.	Heavenly Bamboo
Nerium oleander	Oleander
Phormium tenax	New Zealand Flax

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SHRUBS AND PERENNIALS	
BOTANICAL NAME	**COMMON NAME**
Pittosporum crassifolium	—
Pittosporum tenuifolium	—
Polystichum muniturm	Western Sword Fern
Rhamnus 'Eve Case'	Coffeeberry
Rhododendron	Rhododendron
Rosa sp.	Rose
Rosmarinus sp.	Rosemary
Salvia sp.	Sage
Santolina sp.	Lavender Cotton
Senecio cineraria	Dusty Miller
Sollya heterophylla	Australian Creeper
Spirea sp.	Spirea
Syringa vulgaris	Lilac
Teucrium sp.	Germander
Viburnum sp.	Viburnum
Wistringia fruticosa	Coast Rosemary
Xylosma congestum	Shiny Xylosma

Table 3.3 Recommended Shrubs/Perennials

GROUNDCOVERS	
BOTANICAL NAME	**COMMON NAME**
Bergenia crassifolia	Winter-BloomingBergenia
Ceanothus species	Wild Lilac
Convolvulus mauritanicus	Ground Morning Glory
Coprosma 'Verde Vista'	—
Dymondia margaretae	—
Festuca sp.	Fescue
Fragaria chiloensis	Wild Strawberry
Gazania sp.	—
Helictotrichon sempervirens	Blue Oat Grass
Hemerocallis sp.	Day Lily
Iris douglasiana	Douglas Iris
Lantana sp.	Lantana
Liriope muscari	Lily Turf
Myoporum parvifolium	—
Osteospermum fruticosum	Trailing African Daisy
Rosmarinus officinalis 'Prostratus'	Prostrate Rosemary
Scaevola 'Mauve Clusters'	—
Stipa pulchra	Purple Needlegrass
Trachelospermum asiaticum	—
Vinca minor	Dwarf Periwinkle

Table 3.4 Recommended Groundcovers

VINES	
BOTANICAL NAME	**COMMON NAME**
Campsis radicans	(no common name)
Clematis armandii	Evergreen Clematis
Clytostoma callistegiodes	Lavender Trumpet Vine
Distictis sp.	Trumpet Vine
Hardenbergia violacea	Happy Wanderer
Jasminum polyabthum	Jasmine
Parthenocissus tricuspidata	Boston Ivy
Solanum jasminoides	Potato Vine
Wisteria sinensis	Chinese Wisteria

Table 3.5 Recommended Vines

3.9 UTILITIES

The City of Tracy Master Plans identify the improvements required for the maximum buildout of the Avenues. Existing utility systems that are of adequate capacity will be utilized to serve the Avenues. In the event that the existing infrastructure does not have sufficient capacity to serve the project, additional improvements will be constructed to supplement or provide additional capacity.

3.9.1 Domestic Water

Service Provider

The City of Tracy provides potable water service in the City of Tracy.

Water Supply

The City of Tracy has multiple sources of water including groundwater wells and surface water from the Central Valley Project and the South County Water Supply Project. The City treats the surface water obtained from the Central Valley Project at its John Jones Water Treatment Plant located near the airport in the southeast portion of the City. The surface water obtained from the South County Water Supply Project is treated and delivered to the City by the South San Joaquin Irrigation District.

Existing Facilities

The City's water system is comprised of two existing Pressure Zones (One and Two) and a planned third zone (Three). Avenues is located in Pressure Zone Two which serves areas between elevation 75 and 150.

Treated water leaves the City's water treatment plant at Zone 2 Pressure. There is an existing 24" Zone 2 water main in Corral Hollow Road and an existing 16" water main in Valpico Road. There is also a planned 12" Zone 3 water main in Summit Drive, under construction by Ellis, which will extend to the south side of the project.

Master Plan Improvements

The City of Tracy completed the Citywide Water System Master Plan in December 2012. The Master Plan identified the required potable and recycled water system facilities required to serve the buildout of the City's General Plan including existing and future service areas within the Sphere of Influence. Avenues was included as a future project in the Master Plan.

The Master Plan recommended treatment, storage, pumping, and piping improvements as well as new groundwater wells to support the General Plan buildout of the City. These improvements include the improvements needed for Avenues, which is the extension of a 12" water main in Summit Drive through Avenues with an emergency PRV at the connection to the planned 12" Zone 3 water main, under construction by Ellis, at the southerly project boundary to the existing 16" water main in Valpico Road.

Avenues will participate in the implementation of the water system Master Plan through the payment of fees, and/or the construction of improvements, which will include a credit and reimbursement agreement.

Projected Water Demand

The projected water demand was calculated for Avenues using the water demand factors contained in the Master Plan. Table 3.6 shows the projected water demand of 232,065 gpd based on the Master Plan Generation factors.

Specific Plan Improvements

The proposed water improvements for Avenues will consist of a conventional on-site water system with mains, services and fire hydrants designed in accordance with the City of Tracy Design Standards.

3.9.2 Wastewater Treatment

Service Provider

The City of Tracy provides wastewater collection and treatment in the City of Tracy.

Existing Facilities

There is a proposed 8" sanitary sewer main in Summit Drive, under construction by Ellis, on the south side of the project that is not intended to serve Avenues. There is an existing 18" sanitary sewer main in Corral Hollow Road near the intersection of Parkside Drive which flows northerly in Corral Hollow Road increasing in size and eventually reaching the City of Tracy Wastewater Treatment Plant located near Holly Drive and W. Larch Road north of Interstate 205. The Avenues, upon Final Map approval, is expected to be allocated existing capacity if available for development.

PROJECTED WATER DEMAND

Land Use	Acres (ac)	Dwelling Units (du)	Demand Factor (gpd/du or ac)	Average Daily Demand (gpd)
Residential	90.5	480	450	216,000
Park[1]	4.5	—	3,570[1]	16,065
TOTAL	**95**	**480**		**232,065**

1 Park Demand Factor is based on 4 acft/AC/year from the Master Plan

Table 3.6 Projected Water Demand

Master Plan Improvements

The City of Tracy completed a Wastewater Master Plan in December 2012. The Master Plan identified infrastructure requirements for both wastewater treatment and conveyance based on wastewater flows from existing and future service areas. Avenues was included as future residential in the Master Plan.

The Master Plan recommends a phased expansion of the existing wastewater treatment plant from its current capacity of 10.8 mgd to 21.0 mgd and also recommends conveyance improvements for the east and west catchment areas in the City. Avenues is located in the west catchment area which will include an extension of the existing Corral Hollow Road Sewer from Parkside Drive to W. Linne Road as well as upgrades to increase the capacity of the existing Corral Hollow Road Sewer, a new Lammers Road Sewer and other downstream improvements.

Construction plans for the first phase of upgrades to the existing Corral Hollow Road sewer, downstream from Parkside Drive, and the extension of the Corral Hollow Road sewer, from Parkside Drive to Linne Road have been completed. Construction of both of these projects is expected to occur in 2017/2018 and be available to serve the Avenues project.

Avenues will participate in the implementation of the Wastewater Master Plan through the payment of fees and/or the construction of Master Plan facilities with corresponding fee credit and reimbursement agreement.

Projected Wastewater Demand

The projected wastewater demand was calculated for Avenues using the wastewater generation factors contained in the Master Plan. Table 3.7 shows a projected wastewater demand of 126,720 gpd.

Specific Plan Improvements

The proposed wastewater improvements for Avenues will consist of a conventional on-site gravity sanitary sewer system with mains, manholes, and laterals designed in accordance with the City of Tracy Design Standards. The on-site sanitary sewer mains will collect wastewater from the homes and direct it towards Summit Drive and then from south to north in Summit Drive towards Valpico Road.

The proposed wastewater improvements will also include an off-site sanitary sewer main in Valpico Road that will convey wastewater from Avenues and connect to the extension of the proposed Corral Hollow Road Sewer as described in the Tracy Wastewater Master Plan. In the event that the Corral Hollow Road Sewer has not been extended from Parkside Drive to Valpico Road, Avenues may construct it and enter a fee credit and reimbursement agreement with the City of Tracy.

3.9.3 Recycled Water

Service Provider

The City of Tracy is planning to provide recycled water services to portions of the City of Tracy.

Existing Facilities

There is a planned 8" recycled water main in Summit Drive, under construction by Ellis, on the south side of the project.

Master Plan Improvements

The City of Tracy has a Citywide Water System Master Plan. The Master Plan identified the potable and recycled water system facilities required to serve the buildout of the City's General Plan including existing and future service areas within the sphere of influence. Avenues was included as future residential as part of the Master Plan.

The City plans to distribute tertiary treated effluent from its Wastewater Treatment Plant located on Holly Drive.

The Master Plan recommends a main pump station and storage tank at the wastewater treatment plant, three additional pump stations, two additional storage tanks, and recycled water mains to distribute recycled water to four planned pressure zones throughout the City of Tracy. These improvements will include a 30" main in Corral Hollow Road and an 8" main along the project frontage on Valpico Road.

Avenues will participate in the implementation of the recycled water system through the payment of fees and/or construction of Master Plan facilities with a corresponding fee credit and reimbursement agreement.

PROJECTED WASTEWATER DEMAND

Land Use	Acres (ac)	Dwelling Units (du)	Demand Factor (gpd/du or ac)	Average Daily Demand (gpd)
Residential	90.5	480	264	126,720
Park	4.5	—	—	0
TOTAL	**95**	**480**	**264**	**126,720**

Table 3.7 Projected Wastewater Demand

Projected Recycled Water Demand

The proposed project landscaping areas which may be irrigated with recycled water include the entry, along the Valpico Road frontage, Summit Drive landscape strips and medians, and the proposed park.

Specific Plan Improvements

The proposed recycled water improvements will consist of an 8" recycled water main in Summit Drive that will provide a connection from the 8" recycled water main at the southern end of the project, under construction by Ellis, to the proposed recycled water main in Valpico Road. The recycled water main will be connected to the potable water system until recycled water is available.

3.9.4 Storm Drain

Topography/Watershed

The Avenues site slopes gently from south to north at approximately 1% and has an elevation change of approximately 25'. The site is bordered by Valpico Road to the north, agricultural land to the east and west and Ellis, to the south.

Existing Facilities

There is an existing 54" storm drain in Summit Drive, recently constructed by Ellis, on the south side of the project. This storm drain main will drain to an interim retention basin located to the west until Detention Basin 3A (discussed below) and an extension of the storm drain is constructed through Avenues.

Master Plan Improvements

The City of Tracy adopted the City of Tracy Citywide Storm Drainage Master Plan (SDMP) in November 2012. The SDMP identified new storm drainage infrastructure needed to serve new development included in the City's General Plan as well as to correct existing deficiencies. Impacts associated with the implementation of improvements included in the SDMP were evaluated in the City of Tracy Citywide Storm Drainage Master Plan IS/MND adopted by the City in November 2012.

The City is comprised of a number of watersheds. Avenues lies within the Westside Channel Watershed which includes a portion of the West Side Irrigation District (WSID) main channel, the Westside Open Channel, several large diameter pipes, and a number of detention basins.

STORMWATER SYSTEM DEMAND AND CAPACITY REQUIREMENTS — ULTIMATE SITE				
10 YEAR EVENT — EXISTING SITE				
Using Rational Method (Q=CIA)				
Time of Concentration (t_C) = 67 min				
Intensity (I) = 0.32 in/hr				
	C Value	**I**	**Area**	**Volume**
Description		**in/hr**	**ac**	**cfs**
Existing Site	0.25	0.32	95.04	7.60
			Q_E (Peak Flow)	8
10 YEAR EVENT — PROPOSED SITE				
Using Rational Method (Q=CIA)				
10 Year Event, tc = 42 min				
Intensity (I) = 0.42 in/hr				
	C Value	**Total Rainfall**	**Area**	**Volume**
Description		**feet**	**ac**	**cfs**
Total Area			95.0	
Residential Lots	0.35	0.42	74.0	10.88
Parks	0.20	0.42	4.0	0.34
Roads	0.95	0.42	17.0	6.79
			Q_P (Peak Flow)	18.01
			Q_P (Peak Flow)	18

Notes
C Values are per the City of Tracy Design Standards, December 2008.
Residential Lots = Low Density (Single Family) C=0.35
Parks = Lawn or Landscaping C=0.20
Roads = Paving C=0.95

Table 3.8 Stormwater System Demand and Capacity Requirements

A portion of the Westside Channel Watershed lies within the Ellis Program subbasin which is generally bordered by Corral Hollow Road on the east, the Delta Mendota Canal on the south, Lammers Road on the west and Valpico Road on the north. Avenues is included, and development has been planned for in the Ellis Program.

The Ellis Program includes two detention basins, a storm drain with the equivalent capacity of a 12" storm drain extending from the South Linne detention basin to Valpico Road, a 42" storm drain from Valpico Road to the 3A detention basin and an 18" storm drain from the 3A detention basin that will connect to an existing 30" storm drain north of the Union Pacific Rail Road tracks. These improvements were evaluated in the City of Tracy Citywide Storm Drainage Master Plan IS/MND adopted by the City in November 2012.

Avenues will participate in the implementation of the Ellis Program through the payment of fees and/or the construction of facilities with corresponding credits and reimbursements agreement.

Specific Plan Improvements

The proposed storm drain system for Avenues will consist of a conventional on-site storm drain system with mains, catch basins, and manholes designed in accordance with the SDMP and City of Tracy design standards.

The storm drain improvements will include the extension of the existing 54" storm drain main in Summit Drive, recently constructed by Ellis, to Valpico Road.

Benefit for South County Fire Authority

For the benefit of the City of Tracy and the South County Fire Authority (SCFA), the Avenues shall with the first phase of site improvements install, and connect to Ellis, the storm drain pipeline and waste water collection pipeline in Summit Drive beginning from the south boundary of the Avenues to the northern boundary of the Avenues at Valpico Road. The project shall also extend the storm drain east on Valpico Road to the point of design of the ultimate storm drain system for basin 3A, and shall extend the wastewater collection pipeline from Summit Drive to Corral Hollow Road, and make connection to the Corral Hollow Road wastewater collection pipeline. The portion of the improvements that are beyond the Avenues project responsibility, including program or public, shall be subject to a credit and reimbursement agreement.

3.9.5 Stormwater Quality

In 2015, the City of Tracy along with four other municipal agencies, including San Joaquin County, collaborated together to develop the "Multi-Agency Post-Construction Stormwater Standards Manual" (Manual), dated June 2015. This Manual was developed to comply with post-construction requirements from the State Water Resources Control Board under the National Pollutant Discharge Elimination System Phase II Small Municipal Separate Storm Sewer System General Permit (Phase II Permit). The Manual requires full hydromodification for developments that create and/or replace one acre or more of impervious surface. The Phase II Permit requires that the post-construction stormwater runoff flow rate shall not exceed the estimated pre-project flow rate for the 2-year, 24-hour design storm event. Further, the Manual requires bio-retention as the standard, or baseline, stormwater quality treatment measure; however, upon approval by the Utilities Division, alternative measures may be used if they meet the criteria provided on page 6-3 of the Manual and are at least as effective as bioretention. On-site pre-treatment is required by the Manual and shall be incorporated unless it is determined by the Utilities Division that stormwater treatment including pre-treatment is provided elsewhere, such as Detention Basin 3A as discussed below.

The SDMP does not include the additional capacity needed to incorporate stormwater quality treatment and/or full hydromodification within Detention Basin 3A. For this reason, the City shall complete a study to determine additional cost for compliance with the Manual at Detention Basin 3A. Financial plan/fee structure for Avenues shall address fair share cost of such improvements applicable to Avenues, if Detention 3A is to be used for compliance with the Manual.

3.9.6 Solid Waste Disposal

The Avenues will generate solid waste. Based on the City of Tracy General Plan EIR, capacity at the Foothill Sanitary Landfill that serves the City is currently available and is anticipated to accommodate the Avenues through the life of the General Plan. Tracy Delta Solid Waste Management, Inc. is currently the City's service provider for the collection, transportation, and disposal of refuse and garbage, including the collection of recyclable material and would serve the Avenues.

3.9.7 Energy

Pacific Gas and Electric provides electricity and natural gas to the residents and businesses within both the City and County. The Avenues will utilize energy-saving technologies through implementing sustainable building practices including materials and mechanical systems that reduce energy consumption. Active Solar Energy Systems will be offered as an option on all homes.

In addition, the Avenues is proximate to numerous amenities that will encourage residents to bike or walk versus driving:

» Central Park — center of ASP

» Proposed City Swim Center — approx. 1/4 mile south of southern boundary

» Proposed Ellis Village Center — approx. 1/4 mile southeast of Central Park

» Ellis Village Park — approx. 1/4 mile southeast of Central Park

» Ace Train Stop — approx. 11/2 miles southeast of ASP area

» Future Tracy Tracer stop — approx. 3/8 mile east of Valpico Road Entrance

» Sidewalks on both sides of all streets

» Multi-use paths that connect to off-site network

04 Infrastructure Funding and Phasing

4.1 Introduction

Certain public and capital facilities are required to support the development of the Avenues. Various items of off-site public utility infrastructure may need to be expanded, upgraded, or developed. All utilities need an extension of conveyance facilities to the Avenues site. Development also necessitates a complete road network within the Avenues to allow access to all parts of the neighborhood, as well as sidewalks, bike paths, and street features to ensure that the community retains a pedestrian-friendly quality. Beyond these basic needs, the project may also place demands on other public facilities. The Avenues will include internal public facilities such as a central park that will make the community distinctive and will ensure a high quality of community life as the Avenues develops. This section describes the funding alternatives and phasing for these facilities.

4.2 Public Facilities Funding Sources

All public infrastructure necessary for the development of the Avenues will be constructed through a combination of funding sources including, but not limited to, the following:

- Private capital from developer in the form of development impact fees and in-kind facilities development
- Bond proceeds
- Utility connection charges, and rates charged to end-users
- Assessments on the Avenues real property (including Community Facilities Districts) related to Avenues park and landscape maintenance, or facilities identified in the Specific Plan
- Credits and reimbursements related to oversizing, including public infrastructure improvements and facilities, etc.,
- Other partnerships with public and private entities
- Grants and/or other funding sources

To the extent that sufficient funding is not available from other sources, private capital from the developer will cover all infrastructure funding requirements.

The park and landscape systems will be incrementally implemented over time to match the needs of the growing community.

The project shall construct the park. Construction of the park will start no later than issuance of the 200th building permit, and the entirety of the park will be constructed at one time.

The ASP provides regulations on the character and amenities proposed for parks. As the park system is implemented, detailed designs will be developed for the construction of the park based on this specific plan.

4.3 Uses Of Public Facilities Funds

The public improvements and capital facilities that may be required and may be financed to support the development of the Avenues include:

- Water supply from the City for the project
- Project's share of the City's domestic John Jones Water Treatment Facility
- Domestic water conveyance (on-site and off-site)
- Project's share of expanding the City's existing Wastewater Treatment Facility
- Wastewater conveyance (on-site and off-site)
- Recycled water conveyance within the Avenues project
- Off-site stormwater detention facility
- Stormwater conveyance
- Dry utilities (on-site and off-site)
- Off-site road improvements
- On-site roads, sidewalks, and trails
- Monuments and the park
- Public area landscape and lighting

» Parks and signage
» Project's share of regional transportation facilities
» Project's share of school facilities
» Project's share of all public and public safety facilities
» Project's share of library facilities

4.4 Maintenance and Operations

The maintenance of the roads, parks, and other public amenities, detailed in the ASP will be funded through a combination of any and all of the following:

» Standard City maintenance responsibility
» Community Facilities District
» Payment by residents of the Avenues for City water and wastewater conveyance user fees
» Other utilities (such as electricity, natural gas, and telephone) and services (such as solid waste collection) will be maintained through fees and charges of the appropriate service providers.

The streetscape system, park system, and visual icons are integral components of the Avenues community character. To ensure the desired quality of the maintenance and management of the landscape and park system, a Community Facilities District (CFD) will be utilized. The Avenues will be annexed into the EPOA. The Avenues will participate in the ECFD to support EPOA maintenance. The EPOA will implement the maintenance of:

» Frontage along Valpico Road
» Interior streetscape system within the public right-of-way
» Special landscape feature areas
» Public art (if applicable)
» Signage elements in the public right-of-way which are non-regulatory
» Temporary rolling gates (Figure 3.47)

The project shall pay park impact fees pursuant Tracy Municipal Code and adopted City Council resolutions, and submit bonds with park improvement agreement. The park agreement will address park fee credits and/or reimbursements in compliance with City regulations. City will cooperate with the developer in timely review and approval of park improvement plans and park improvement agreement. With an approved park improvement agreement, the developer will not be required to pay park impact fees. The regular street tree pattern may be interrupted at parks to announce them as special features along the street, creating visual interest and variety.

The CFD will include a comprehensive identification of long-term replacement costs, escalation factors, and ultimate build-out of the total landscape system in determining the assessment fee. This anticipatory approach will ensure that appropriate maintenance levels are preserved.

The City and EPOA have or shall enter into a maintenance agreement to set forth and facilitate among other things the required maintenance obligations, standards for maintenance, and other associated obligations(s) as well as compliance with the Avenues operations and maintenance manual, to ensure the long-term maintenance of all public park and landscape areas, and other public improvements within the ECFD boundaries. The City shall maintain all parks and enhanced crosswalk paving; the EPOA shall maintain all other public landscaping. The City and Owner or EPOA may amend and make changes agreed upon to the maintenance agreement, maintenance responsibility, and the Avenues operations and maintenances manual upon mutual consent.

4.5 Fire Station Funding and Infrastructure Construction

Prior to the issuance of the first building permit within the project, the developer will pay to the City their full share of the Public Safety impact fees for the Avenues project. The first tentative map approved within the plan area shall also be conditioned to require the Subdivider to design, construct, and install the wastewater collection line from Corral Hollow Road and storm transmission lines under Valpico Road from Summit Drive to a Fire Station site location, consistent with the City's applicable Master Plans. The City shall request these improvements and costs in writing following submittal of the first tentative map, and include designated locations for these improvements, if the Master Plans have been updated to include these improvements, and costs. The improvements shall be installed as part of the first phase of project improvements, provided the location of the Fire Station site is identified within 30 days of submittal of the improvement plans and the City provides all easements, right of ways, encroachment permits,any other permits, or other approvals as needed for the improvements. The advanced Public Safety impact fees and the storm drainage, wastewater improvements shall be eligible for reimbursement and/or fee credits pursuant to applicable law once the improvement agreement(s) is effective. The City and Subdivider shall use best faith efforts to form a community facilities district for the Avenues to, among other things, fund an amount equal to the full build out amount of the Public Safety fee, and other impact fees for the Avenues project.

4.6 Implementation

Implementation of the Financing Plan may require the execution of several elements including, but not limited to, the following:

» Reimbursement and fee credit agreements
» Covenants, conditions, and restrictions
» Applications and grants for State and Federal funding
» Bond financing
» A Community Facilities District (CFD)
» Property Owners Association (POA)

05 Plan Review

5.1 Entitlement Process

This Specific Plan and accompanying approvals provide the basic authority of the development of residential units and neighborhood parks.

5.2 Subdivisions

All subdivisions maps shall be processed in accordance with State law, the Tracy Municipal Code, applicable City Standards, the Subdivision Map Act, and Applicable Law.

All streets, sidewalks, landscaping, and other public property improvements shall be consistent with regulations and guidelines of the ASP, Pattern Book (incorporated by reference), and Sign Program (incorporated by reference). All subdivision maps shall be processed in accordance with State law, the Tracy Municipal Code, applicable City Standards, the Subdivision Map Act, and Applicable Law. Each tentative map application shall demonstrate substantial compliance with the street sections, lot sizes, and other standards of the ASP, to the extent applicable on the tentative map. Prior to approval of each final map, the final map and associated improvement plans shall demonstrate substantial compliance with the street sections, ASP lot sizes, and any other applicable City Standards.

5.3 Development Review

Before a building permit may be obtained for any building or improvement within the Avenues plan area, the applicant must first obtain Development Review approval in accordance with the Tracy Municipal Code and Applicable Law. Improvements are subject to the regulations contained in the ASP and the design guidelines established in the Pattern Book.

The Entry Monument Building (Pump House) (Figure 3.35) shall be permitted as depicted in the Sign Program, without Development Review.

5.4 Tentative Map

A Tentative Subdivision Map shall be submitted to the Development Services Department in accordance with State Law, the Tracy Municipal Code, applicable City standards, and Subdivision Map Act and Applicable Law.

The submittal requirement of conceptual architectural elevations for vesting or non-vesting Tentative Subdivision Maps has been satisfied by the ASP, and Appendix A: Avenues Pattern Book. Review of the architectural elevations for specific development proposals will be addressed through the Development Review process.

The form and content of the Final Map shall conform to the requirements of the Tracy Municipal Code, State law, and Applicable Law.

5.5 Amendments to the ASP

Any proposed amendment to the ASP, Pattern Book, and/or Sign Program shall be processed in accordance with the applicable State Government Code sections, applicable Tracy Municipal Code sections for Specific Plan Amendments, and Applicable Law.

It is the intent of the ASP that the Avenues analyses and studies may serve, without further studies, as the documentation for the Specific Plan amendments, other than major amendments, as appropriate under the California Environmental Quality Act. Applications for Specific Plan amendments shall be made to the City in writing.

5.6 Specific Plan Compliance and Enforcement

The City is responsible for enforcing the provisions of the Tracy Municipal Code Title 10, Applicable Law, and the ASP. The regulatory elements of the ASP are enforceable pursuant to the enforcement requirements of the Tracy Municipal Code and Applicable Law.

Appendix A

TRACY | CALIFORNIA

AVENUES PATTERN BOOK

Guidelines for a New Neighborhood

MAY 2018

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SECTION 1 INTRODUCTION

1|2 OVERVIEW
1|3 The Architectural Styles of Avenues
1|4 Avenues Houses

SECTION 2 DETACHED RESIDENTIAL

2|2 ARCHITECTURAL PATTERNS
2|4 Avenues Craftsman
2|6 Massing and Composition
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2|10 Avenues Farmhouse Victorian
2|12 Massing and Composition
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2|20 Possibilities, Precedents, Materials, and Colors
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2|40 Photovoltaic Panel Guidelines

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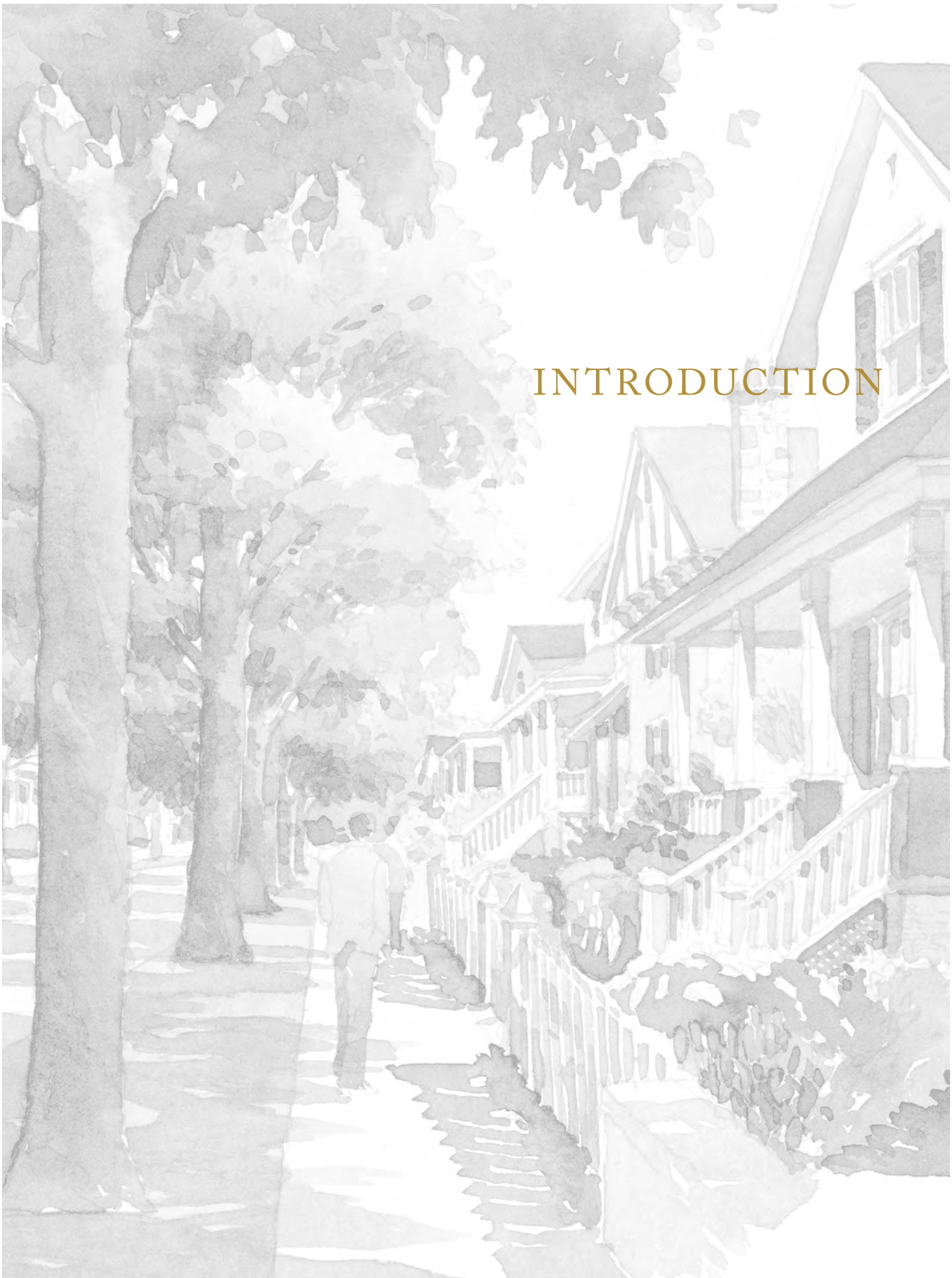


INTRODUCTION

OVERVIEW

Six architectural styles have been selected for Avenues residential development: Avenues Craftsman, Avenues Farmhouse Victorian, Avenues Revival, Avenues European Country, Avenues Mediterranean Revival, and Avenues Spanish Colonial. The Architectural Patterns sections provide information regarding each of these styles, including a description of the history and character of the particular style, a gallery of built examples, the style's basic massing and composition, as well as possibilities for designs using a standard palette of materials. This kit-of-parts approach provides architects, builders, and homebuyers with examples for designing and personalizing a new Avenues home.

The Avenues community will be an extension of the urban fabric of the City of Tracy.

This Pattern Book serves as the basis for Development Review and implementation. Amendments to the Pattern Book are subject to City Council approval.

THE ARCHITECTURAL STYLES OF AVENUES

Avenues Craftsman

Avenues Farmhouse Victorian

Avenues European Country

Avenues Revival

Avenues Mediterranean Revival

Avenues Spanish Colonial

AVENUES HOUSES

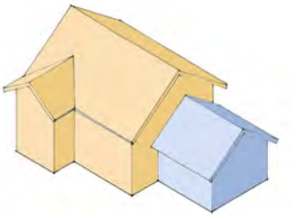
In traditional neighborhoods, the front portion of the house is the most dominant feature and must be responsive to adjacent houses and the overall character of the neighborhood. The landscaping of the front yard, setbacks from the street, size and placement of the house on the lot, and the front porch are all shared elements that form 'the streetscape'.

Dwellings and garages shall be representative of the architectural styles described in this Pattern Book. The architectural style shall be clearly identified on all sides of the building, including the roof, consistent with the City of Tracy Design Goals and Standards.

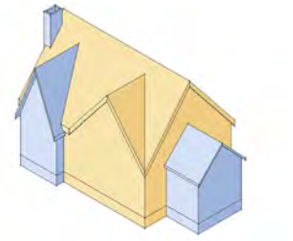
Enhanced architectural emphasis should be applied to facades facing streets. For example, stronger adherence to the architectural style, including: building relief, roof line variation, gables, window trims, ornamental accents, and materials.

All material transition points should carry around corners to an architectural stopping point, such as a pop-out or recess in the building.

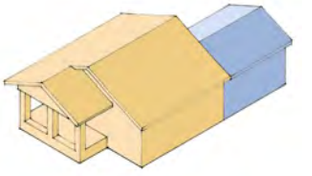
In no case shall the Avenues Pattern Book be less restrictive than the City of Tracy Design Goals and Standards, including the variety of floor plans requirement.



Gable-L house

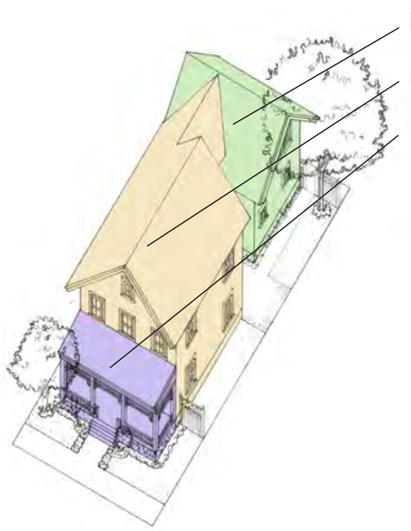


Side gable house with dominant cross gable

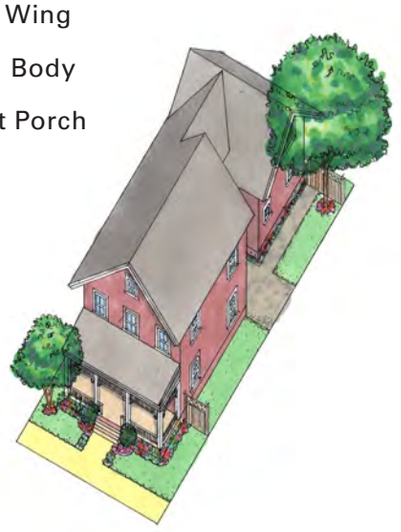


Front gable house

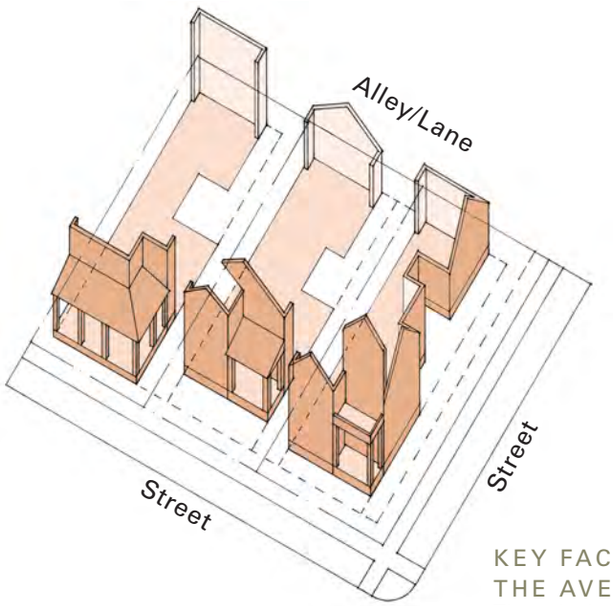
Illustrative view of an Avenues residential street



THE AVENUES HOUSE
Simple, dignified massing with porch and rear wing added



ELEMENTS OF THE AVENUES HOUSE
The Main Body is the largest and most visible element with the most specific design requirements. Side or rear wings, porches, and architectural elements, provide a menu of additional massing options for the homebuilder.



KEY FACADES OF THE AVENUES HOUSE
The principal elevations of the Avenues house are facades facing streets, alleys/lanes, and public spaces

PRINCIPAL ELEMENTS

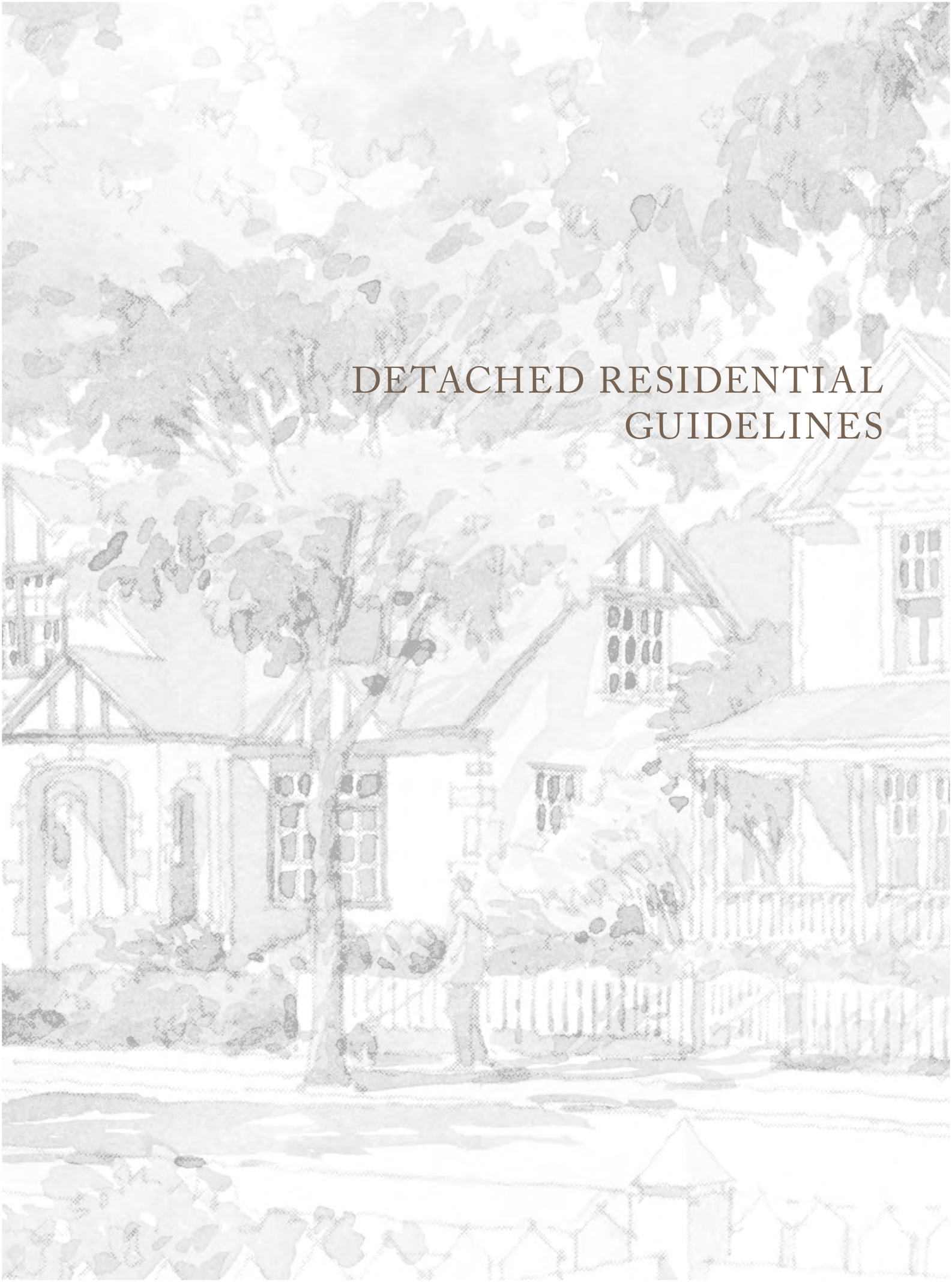
Avenues houses include the following principal elements:

The **Main Body** of the house, which is the principal mass and includes the front door.

Side and Rear Wings, which are one or two stories high and connected to the Main Body. These optional additions are smaller than the Main Body and are set back from the front facade.

Front and Side Porches create exterior amenity space. Possibilities include full-facade front porches, wraparound porches, porticos, and side porches. Some architectural styles also have inset porches.

Note: Side Wings, Rear Wings, and Porches are part of a menu of options. These element as illustrated in the Pattern Book are suggestions, not required as shown. However, simple box dwellings are not permitted.



DETACHED RESIDENTIAL GUIDELINES

ARCHITECTURAL PATTERNS

The Architectural Patterns Section for Detached Residential units illustrates key elements and design strategies for the six permitted traditional styles for Avenues residential architecture. This section provides detailed guidelines for designing within the prescribed styles while creating well-defined variations among houses and buildings. The approach used is not intended to be a comprehensive catalog of all possibilities, but rather to serve as a guide to the key components within a particular style while providing a consistent quality of character and detail.

Variations or other alternative combinations of components may be acceptable so long as they generally conform to the particular style. The goal is to design within specific families of styles that are appropriate to the Avenues context, not to design historic reproductions.

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AVENUES CRAFTSMAN

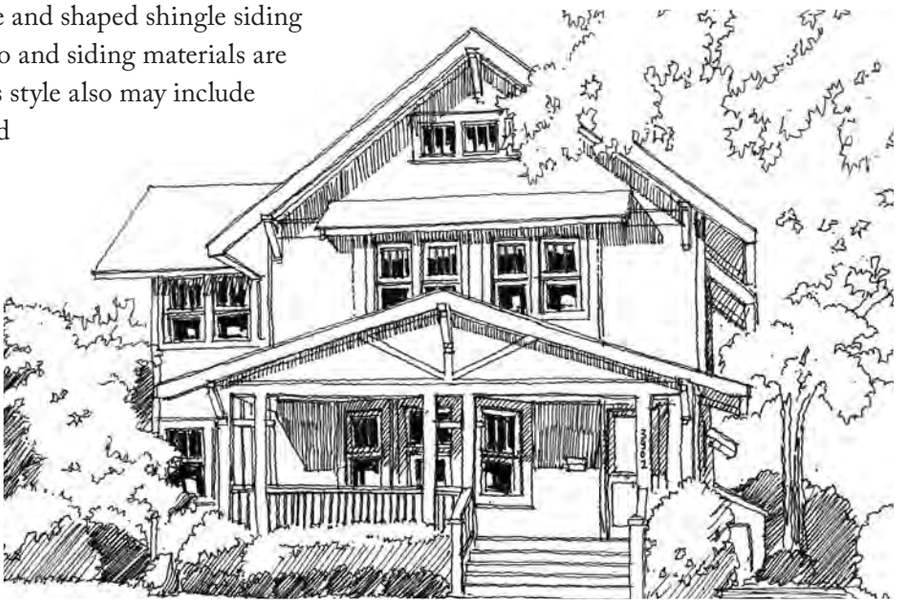
Avenues Craftsman houses are derived from the unique qualities of the Craftsman tradition found throughout northern California and San Joaquin County. Many regional builders constructed houses influenced by the Arts & Crafts movement. California versions are characterized by exposed or expressive structural elements such as rafters, columns, beams, lintels, and porch elements. House exteriors were clapboard or shingle siding mixed with stone and brick or stucco accents and were painted in robust color palettes. The California Craftsman house, which emerged in the beginning of the twentieth century, was influenced by both the Arts & Crafts movement and Japanese architecture.

For houses in Avenues, the emphasis in this style is on simple, structural expression of porch and eave elements using a vocabulary of architectural elements including the Prairie, Japanese, and Swiss styles, as well as influences from the Arts & Crafts movement. Forms are simple and reflect dimensioned lumber elements. Windows in this style tend to be vertical in proportion and are typically ganged or paired. Exposed eave brackets on roofs and porches contribute to this image and detail.

Horizontal siding, square and shaped shingle siding patterns, and a mix of stucco and siding materials are key cladding elements. This style also may include unpainted metal roofing and shingled roofs.

COMMON ELEMENTS OF THE AVENUES CRAFTSMAN

- Pitched roofs with deep overhangs.
- Deep, broad porch elements with expressive structural components.
- Exposed structural elements in the eaves such as rafters and brackets.
- A combination of materials such as stucco, shingles, and siding.
- Asymmetrical window and door compositions.



GALLERY OF EXAMPLES

Photo Credit: AT Design Consulting

Photo Credit: Design Lens

Photo Credit: First Lamp

Photo Credit: Alan Mascord Design Associates

Photo Credit: R.W. Anderson Homes

Photo Credit: urbanSTIX Architecture

Photo Credit: AT Design Consulting

MASSING AND COMPOSITION

A TWO-STORY HIP

Hipped rectangular volume. Hip roof pitch is typically 3 to 7 in 12. Hipped front porches are common and have a shallower roof pitch. Porches may be either additive or a single integral bay.

B ONE-AND-ONE-HALF-STORY SIDE GABLE

Square volume with a 3 to 5 in 12 side gabled roof. Integral front porch that ranges from half to the full length of the front facade. Symmetrically placed gabled or shed dormers with 4 in 12 roof pitch.

C TWO-STORY GABLE L

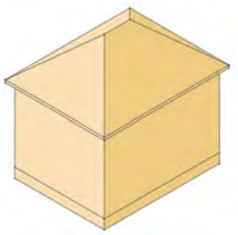
Cross-gabled volume with a 3 to 4 in 12 gable facing the street. Often an in-line gabled porch or wing is added to the front left of the L. Porches may also be located between the legs of the L.

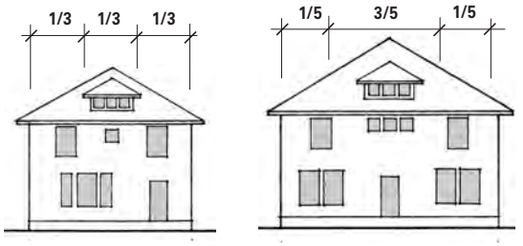
D ONE-AND-ONE-HALF-STORY FRONT GABLE WITH ADD-ON

Rectangular volume with a 3 to 5 in 12 roof pitch and gable facing the street. Asymmetrically placed gable and front porch is common.

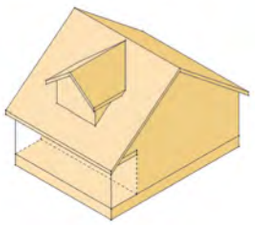
Note: In general, main roof pitches are 4 to 5 in 12 and secondary roof pitches are 3 to 5 in 12.

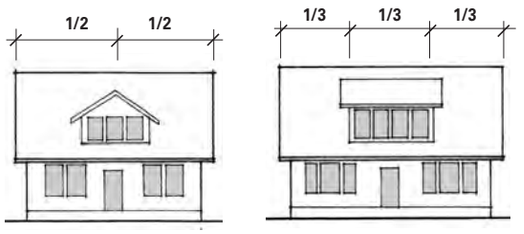
A TWO-STORY HIP



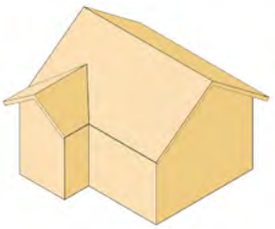


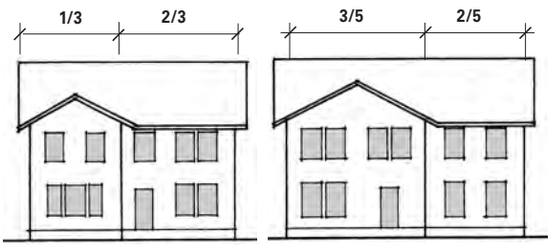
B ONE-AND-ONE-HALF-STORY SIDE GABLE



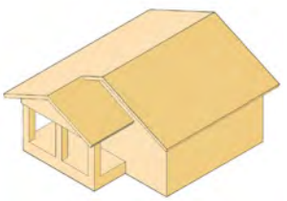


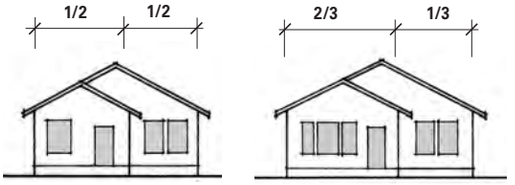
C TWO-STORY GABLE L

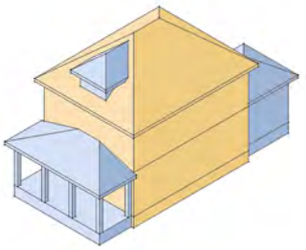




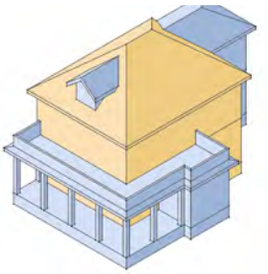
D ONE- AND-ONE-HALF-STORY FRONT GABLE WITH ADD-ON



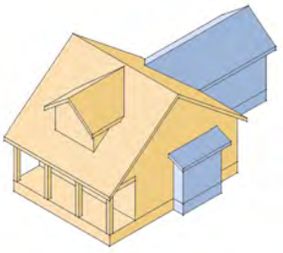




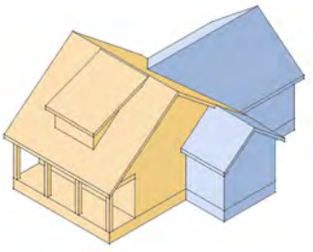
A1 Hipped roof with add-on porch, a rear wing and a street-facing dormer



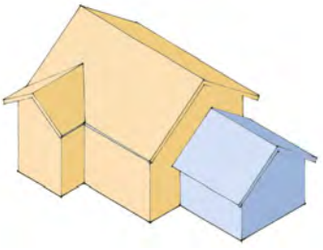
A2 Hipped roof with wraparound porch, a rear wing and a street-facing dormer



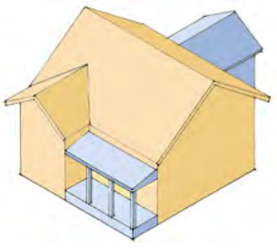
B1 Side gable with an integral porch, a rear wing and side bay window



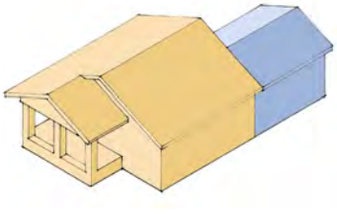
B2 Side gable with an integral porch, a rear wing and a side wing



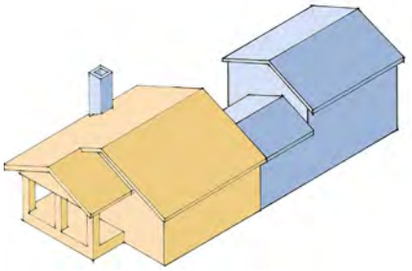
C1 Side gable L with side wing



C2 Side gable with add-on porch and rear wing



D1 Front gable and add-on massing with rear wing



D2 Front gable and add-on massing with one-story connection to two-story carriage unit

POSSIBILITIES

PRECEDENTS

TWO-STORY HIP

ONE-AND-ONE-HALF-STORY SIDE GABLE

TWO-STORY GABLE L

ONE-AND-ONE-HALF-STORY FRONT GABLE WITH ADD-ON

MATERIALS

SIDING/CLADDING

» Wood shingle; fiber-cement clapboard, composite and/or stucco

» Lace finish not permitted

ROOFING

» Composition shingles, flat concrete tile, standing seam, or 5v crimp metal

WINDOWS

» Single- or double-hung

» Fixed accent windows (limited)

» Energy-efficient wood, PVC-clad, cellular PVC, aluminum-clad, aluminum, or vinyl

» Traditional-looking profiles

TRIM

» Stucco, wood, composition board, cellular PVC, polyurethane, or fiber cement

COLUMNS/BRACKETS

» Wood or composite

RAILINGS

» Wood or composite top and bottom rails with square balusters

» Solid railings of wood, fiber cement, cut shingle siding or manufactured stone veneer

SOFFITS AND PORCH CEILING

» Exposed rafters at soffits with starter board or v-groove sheathing

» T&G wood, beaded plywood, exterior-grade plywood, or stucco porch ceiling

GUTTERS

» Ogee or half-round primed or prefinished metal

» PVC is acceptable in a color that matches the trim

» Fascia gutter permitted

DOWNSPOUTS

» Rectangular or round

» Primed or prefinished metal

» PVC is permitted in a color that matches the trim or the stucco cladding

SHUTTERS

Not applicable

CHIMNEYS

» Stucco, brick, or manufactured stone veneer

» Siding to match structure

FRONT YARD FENCES

» Wood, stone, or masonry with stucco finish

» Vinyl picket permitted

» Wrought iron or equivalent

REAR YARD FENCES

» Cedar, redwood, or masonry with stucco finish (if applicable)

» Vinyl and pressure treated wood are permitted

COLORS

Colors to be selected from the approved Ellis Color Palette. The Ellis Color Palette includes a minimum of three colors for each house: main body, trim, and accent.

AVENUES
FARMHOUSE VICTORIAN

The Avenues Farmhouse Victorian style builds on the early Carpenter Gothic cottages built in the western region of the United States from early pattern books. While the Victorian style became fashionable in the 1800s in the Bay Area, its popularity grew and spread outward from San Francisco. Style books published by Andrew Jackson Downing were the source of many early examples. Publications such as *The Horticulturist* influenced the preferences of the public and provided an especially dramatic contrast to the inherited Spanish and adobe building types prevalent at the time. Many early religious camp settlements adopted the style with more and more exotic variations that included Eastlake, Queen Anne, and Italianate detailing.

The Farmhouse Victorian style is centered on simple, elegant forms to create more informal houses on small lots. This style has expressive porch elements, decorative trim elements, and vertical windows and doors.

COMMON ELEMENTS OF AVENUES FARMHOUSE VICTORIAN

- Moderate to steeply pitched, front-facing gable roofs.
- Cut wood ornament, often with natural forms such as leaves and vines.
- Clapboard or cut shingle siding.
- Vertical proportions for windows and doors.
- Box bay and cutaway bay windows.
- Expressive porch elements

GALLERY OF EXAMPLES

Photo Credit: Su Casa Designs

Photo Credit: AT Design Consulting

Photo Credit: Alturas Homes

Photo Credit: Union Studio, Architecture and Community Design

Photo Credit: The Creativity Exchange

Photo Credit: Lindsay Stetson Thompson / Pinnacle Residential

Photo Credit: Laurey W. Glenn / Pursley Dixon Architecture

Photo Credit: AT Design Consulting / William Lyon Homes

MASSING AND COMPOSITION

A TWO-STORY SIDE GABLE

Side-gabled rectangular volume, often with a steeply-pitched, gabled dormer flush to the front facade. Front gable roof pitch is typically 3 to 12 in 12, and the side gable is less steeply pitched, typically 4 to 10 in 12. One- or two-story front porches often extend across the full front of the house.

B ONE-AND-ONE-HALF-STORY HIP L

One-and-one-half-story hipped volume with a one-story front or hipped gable extending beyond the main body. Roof pitches are typically 3 to 12 in 12. One-story integral or shed porches are most common.

C TWO-STORY HIP L

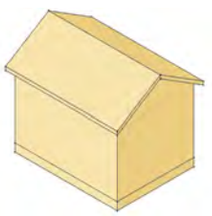
Two-story rectangular volume with hipped roof and a front gable which can extend beyond the front facade of the main body a maximum of 3 feet. Roof pitch is typically 3 to 12 in 12. A one- or two-story front wraparound porch with shed roof is common.

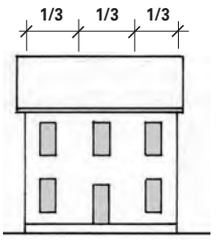
D GABLE L

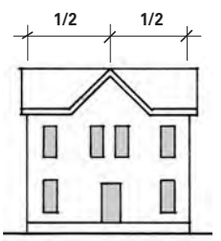
Cross-gabled volume with a 3 to 12 in 12 gable facing the street. Cross-gable is typically equal or steeper than the roof of the primary mass and no wider than half that of the main body. This massing often has a gable porch emphasizing the entrance.

Note: In general, main roof pitches are 5 to 8 in 12 and secondary roof pitches are 3 to 9 in 12.

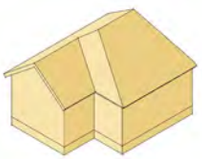
A TWO-STORY SIDE GABLE

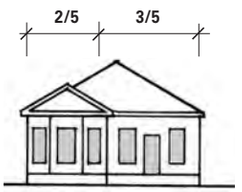




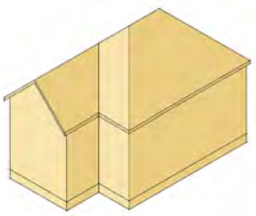


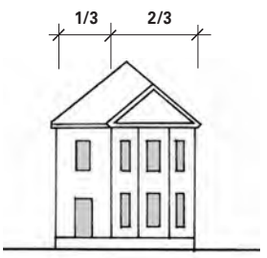
B ONE-AND-ONE-HALF-STORY HIP L

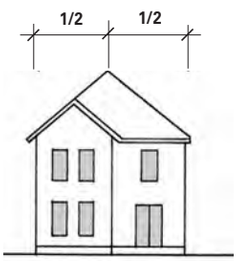




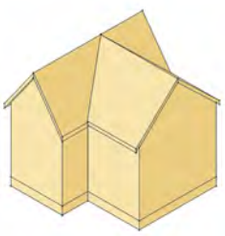
C TWO-STORY HIP L

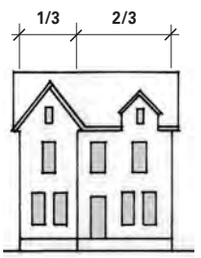


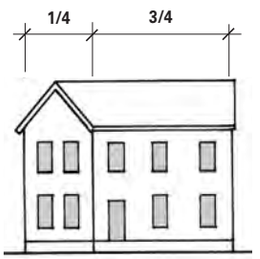


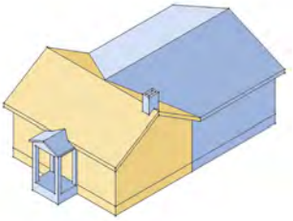


D GABLE L

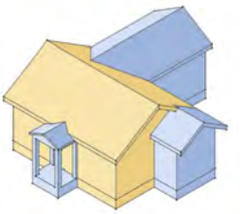






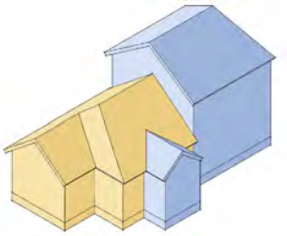


A1 Broad front with large rear wing, a chimney centered on gable ridge and a centered entry porch

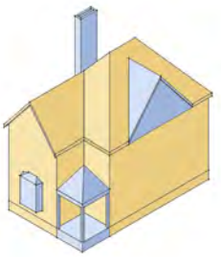


A2 Broad front with rear wing, a side wing and a centered entry porch

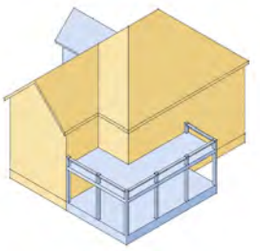
B1 One-story hip L with street-facing bay window and hipped-roof entry porch



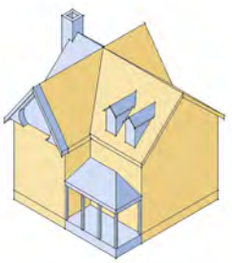
B2 One-story hip L with a side wing and two-story rear wing



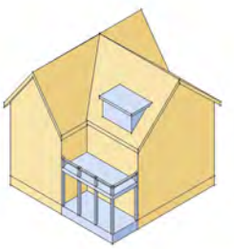
C1 Two-story hip L with side-facing gable dormer, a street-facing bay window, a chimney, and a hipped-roof entry porch



C2 Two-story hip L with a two-story wraparound porch, and a side wing



D1 Gable L with continuous cross gable and chimney, double street-facing dormers, hipped-roof entry porch, and glazing with street-facing projecting gable



D2 Gable L with continuous shed dormer and flat-roof entry porch

POSSIBILITIES

PRECEDENTS

TWO-STORY SIDE GABLE

ONE-AND-ONE-HALF-STORY HIP L

TWO-STORY HIP L

Photo Credit: Design Lens

GABLE L

MATERIALS

SIDING/CLADDING

» Board and batten, wood, or fiber-cement clapboard

ROOFING

» Composite shingles

» Flat concrete tile

WINDOWS

» Single- or double-hung

» Energy-efficient wood, PVC-clad, cellular PVC, aluminum-clad, aluminum or vinyl

» Traditional wood profiles

TRIM

» Wood, composition board, cellular PVC, or polyurethane

COLUMNS

» Turned or built-up wood, or composite

RAILINGS

» Wood or composite top and bottom rails with straight, turned, or scroll cut balusters

SOFFITS AND PORCH CEILING

» Fiber-cement board, stucco, T&G wood, beaded plywood, or exterior-grade plywood

GUTTERS

» Half-round primed or prefinished metal

» PVC is acceptable in a color that matches the trim

» Fascia gutter permitted

DOWNSPOUTS

» Round

» Primed or prefinished metal

» PVC is permitted in a color that matches the trim

SHUTTERS

» Raised or flat paneled

» Louvered or plank

» Wood or composite material, or colored vinyl

» Hinges, shutter dogs, and latches are encouraged

CHIMNEYS

» Manufactured stone or brick veneer or siding to match house

FRONT YARD FENCES

» Wood picket, prefinished metal, or stone

» Vinyl picket permitted

REAR YARD FENCES

» Cedar or redwood, or masonry with stucco finish

» Vinyl and pressure-treated wood are permitted

COLORS

Colors to be selected from the approved Ellis Color Palette. The Ellis Color Palette includes a minimum of three colors for each house: main body, trim, and accent.

AVENUES REVIVAL

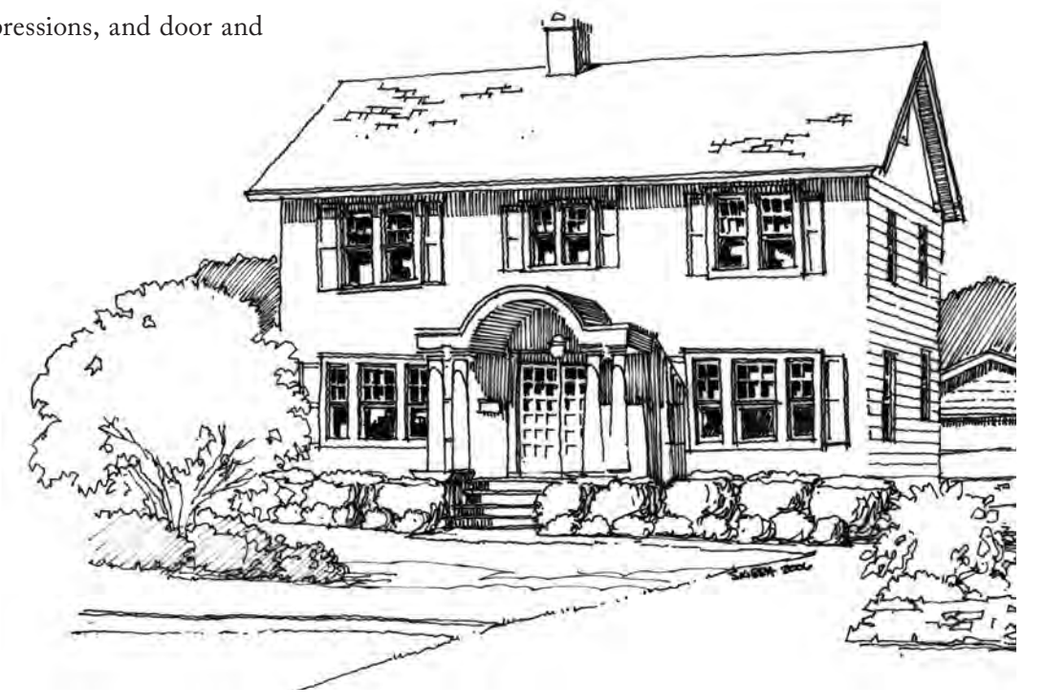
The Avenues Revival style is based upon Colonial Revival styles that were prevalent throughout the country in the early 1900s. The Colonial Revival style is evident in many California towns and cities. Interesting examples of this style can be found in the Central Valley area including regional precedents in places like Stockton, Concord, Antioch, and Livermore.

The Colonial Revival style is based on Classical style design principles followed during the colonial period in this country. The interpretations, however, often reflect regional adaptations. The California examples include many houses with full front porches as well as Dutch Colonial renditions.

The houses are composed of simple forms with well-proportioned windows and door surrounds. These are often more horizontal in appearance with special windows appearing in the center of the house over the front door. Stockton area Colonial Revival houses typically emphasize the horizontal proportions with square, robust columns, wide corner boards, pilaster expressions, and door and window trim.

COMMON ELEMENTS OF AVENUES REVIVAL

- Simple, straightforward volumes with projecting wings and porches added to make more complex shapes.
- An orderly, symmetrical relationship between windows, doors, and building mass.
- Simplified versions of Classical style details and columns, occasionally with Classical orders used at the entry.
- Multi-pane window appearance with six-pane patterns.
- Strong horizontal lines emphasized by broad eaves and wide trim.



GALLERY OF EXAMPLES

Photo Credit: Tatum Brown Custom Homes

Photo Credit: Prestige Window Systems

Photo Credit: Overmyer Architects

Photo Credit: Michelle Matsan

Photo Credit: Chris Little / Peace Design

Photo Credit: James Hardie

MASSING AND COMPOSITION

A ONE-AND-ONE-HALF-STORY SIDE GABLE AND HIP

Side-gabled or hipped rectangular volume. Hip roof pitch is typically 4 to 10 in 12. Dormer windows and shed roofs are often present in the roof form. Porches are additive structures that may cover all or part of the front facade.

B TWO-STORY HIP

Hipped rectangular volume. Hip roof pitch is typically 4 to 10 in 12. One-story hipped front porches are common and have a shallower roof pitch. Porches vary between covering the full facade and defining the central portico.

C TWO-STORY FRONT GABLE

Front-gabled rectangular volume. Gable roof pitches range from 4 to 10 in 12. As with other massing, stoops and hipped front porches are common. Porches are most often one-story. Integral two-story porches are reserved for front-gabled houses no greater than 30 feet wide.

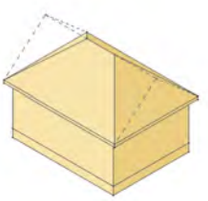
D ONE-AND-ONE-HALF-STORY GAMBREL

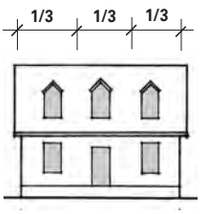
(Not required, but possible accent articulation)

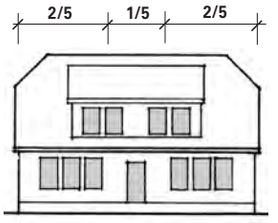
Rectangular volume with a gambrel roof parallel to the street. Roof pitch is nearly vertical on the lower slope and 4 to 6 in 12 at the top. One-story temple front porches centered on the facade extending one-third to one-fourth of the front are typical. Shed roofs are present in the bottom portion of the gambrel roof and dormer windows are also common.

Note: In general, main and secondary roof pitches are 4 to 10 in 12.

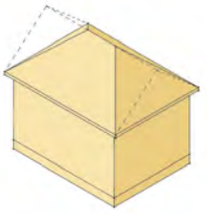
A ONE-AND-ONE-HALF-STORY SIDE GABLE AND HIP

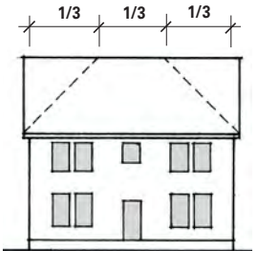


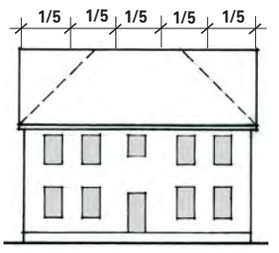




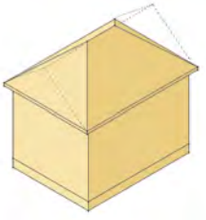
B TWO-STORY HIP

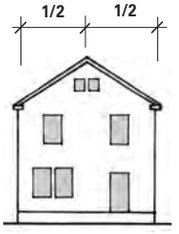


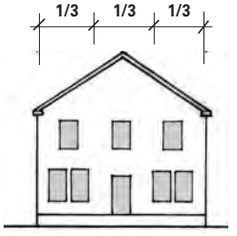




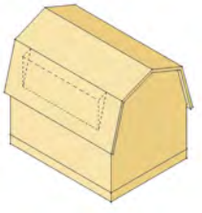
C TWO-STORY FRONT GABLE

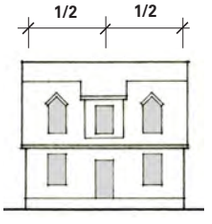


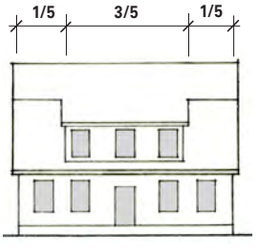


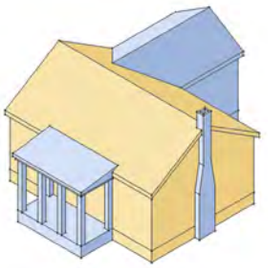


D ONE-AND-ONE-HALF-STORY GAMBREL

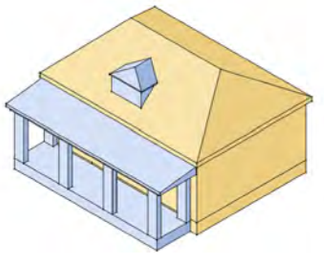




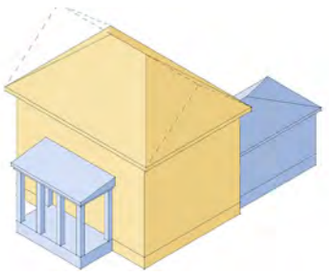




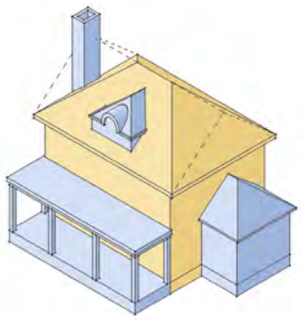
A1 Broad front with add-on porch, a rear wing, and a fireplace



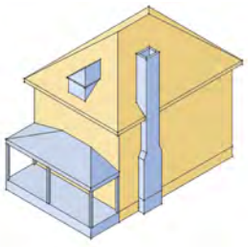
A2 Broad front hipped roof with add-on full front porch and dormer window



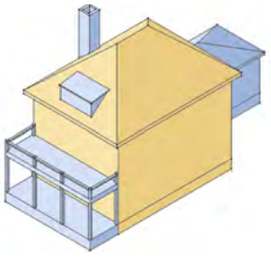
B1 Broad front hipped roof with add-on central porch and hipped rear wing



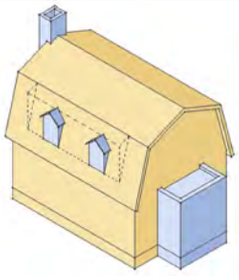
B2 Broad front hipped roof with add-on full front porch, a side wing, a central hipped dormer, and a fireplace



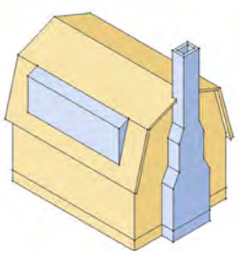
C1 Narrow front hipped roof with add-on full front porch, a central dormer, and a fireplace



C2 Narrow front hipped roof with add-on full front porch, a central shed dormer, a rear wing, and a fireplace



D1 Broad front gambrel with dormers, a roofed side wing, and a fireplace



D2 Broad front gambrel with a broad shed dormer and a prominent fireplace

POSSIBILITIES

PRECEDENTS

ONE-AND-ONE-HALF-STORY SIDE GABLE AND HIP

TWO-STORY HIP

TWO-STORY FRONT GABLE

ONE-AND-ONE-HALF-STORY GAMBREL

MATERIALS

SIDING/CLADDING

- Fiber-cement clapboard or stucco
- Lace finish not permitted

ROOFING

- Composition shingles or concrete tile with flat profile

WINDOWS

- Single- or double-hung and casement
- Energy-efficient wood, PVC-clad, cellular PVC, aluminum-clad, aluminum or vinyl
- Traditional wood profiles

TRIM

- Stucco, wood, composition board, cellular PVC, polyurethane, or fiber cement

COLUMNS

- Wood, or composite with Classical entasis and proportions
- Use Tuscan, Doric, or Ionic orders

RAILINGS

- Wood or composite top and bottom rails with square balusters

SOFFITS AND PORCH CEILING

- Fiber-cement board, stucco, T&G wood, beaded plywood, exterior-grade plywood, or stucco

GUTTERS

- Ogee or half-round
- Primed or prefinished metal
- PVC is acceptable in a color that matches trim
- Fascia gutter permitted

DOWNSPOUTS

- Rectangular or round
- Primed or prefinished metal
- PVC is permitted in a color that matches trim or stucco cladding

SHUTTERS

- Raised or flat paneled
- Louvered or plank
- Wood or composite materials, or colored vinyl
- Hinges, shutter dogs, and latches are encouraged

CHIMNEYS

- Stucco, brick, or manufactured stone veneer
- Siding to match house

FRONT YARD FENCES

- Painted wood, prefinished metal, stone, masonry, or stucco finish (if applicable)
- Vinyl picket also permitted

REAR YARD FENCES

- Cedar or redwood, or masonry with stucco finish
- Vinyl and pressure-treated wood are permitted

COLORS

Colors to be selected from the approved Ellis Color Palette. The Ellis Color Palette includes a minimum of three colors for each house: main body, trim, and accent.

AVENUES
EUROPEAN COUNTRY

The Avenues European Country Style is based on the early twentieth century interpretations of English architecture by American architects and builders. The source for design comes from Medieval English cottages, manor houses, and rural village vernacular houses. The American interpretations include houses with simple volumes often with front-facing gables. Dormers — gable, hip, and shed — are a dominant feature of the style. In California, the principal material for the exterior cladding is stucco. There is often a mix of exterior materials including stone, stucco or brick. Half-timbering and horizontal siding are often used as infill in gables.

Chimneys typically act as principal forms for the massing of the house. These are usually very massive, often with stucco finish, simple detailing and chimney pots. Windows are typically casements, vertical in proportion and arranged in groups of from two to five. There are relatively few windows in the facade; the dominant form is one of a solid mass with small openings.

COMMON ELEMENTS OF AVENUES EUROPEAN COUNTRY

- Seemingly random window and door locations.
- Vertical windows in groupings.
- Broad expanses of wall with few door and window penetrations.
- Roof lines extending below windows at second floor, and to top of window at first floor.
- Simple detailing and shallow overhangs.

GALLERY OF EXAMPLES

Photo Credit: Tommy Daspit / Willow Homes

Photo Credit: Michael Woodall

Photo Credit: Amanda Orr Architects

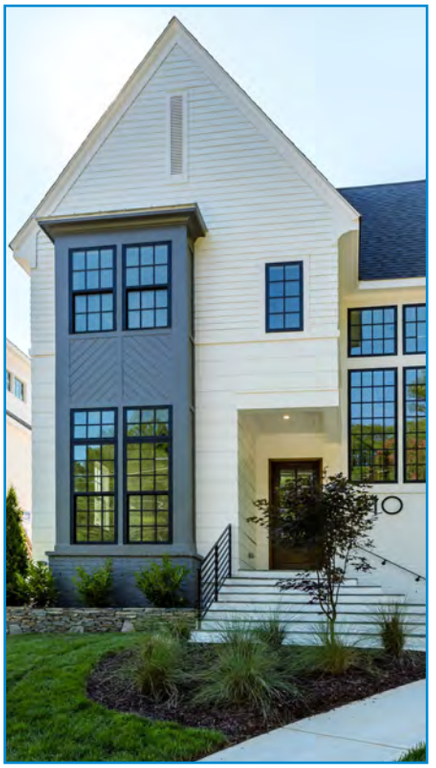


Photo Credit: Frazier Home Designs

Photo Credit: AT Design Consulting

Photo Credit: Unknown

Photo Credit: Gunnar & Grace

Photo Credit: AT Design Consulting

MASSING AND COMPOSITION

A TWO-STORY BASIC

Rectangular two-story volume with an 4 to 10 in 12 roof pitch. Cross gable entry piece in 3 to 16 in 12. Only one cross gable permitted, often expressed in plan.

B TWO-STORY ASYMMETRICAL GABLE-FRONT L

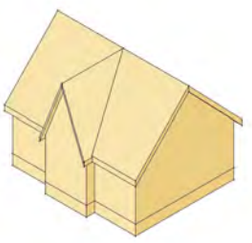
Rectangular two-story volume with a main body roof of 4 to 12 in 12 with either a gable or a hipped roof. Cross-gable volume with a 3 to 16 in 12 roof. Cross gable is asymmetrical and contains an inset entry porch. At times, the roof may transition to a shallower pitch over the entry porch.

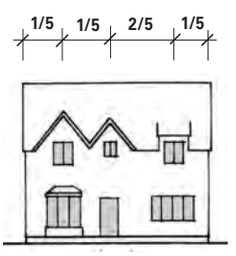
C SIDE GABLE WITH DOMINANT CROSS-GABLE

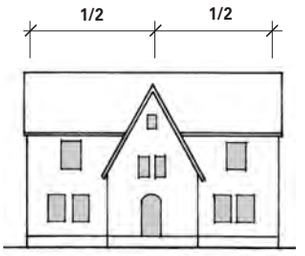
Rectangular two-story volume with a 4 to 10 in 12 roof pitch. One dominant cross gable organizes composition with a 3 to 16 in 12 pitch. Secondary and tertiary gables in the primary roof mass, or as dormers, are common. Element roof may be gable, hip, or partial hip. Front entry is often inset into building mass.

Note: In general, main roof pitches are 5 to 9 in 12 and secondary roof pitches are 3 to 9 in 12.

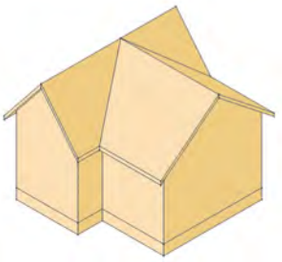
A TWO-STORY BASIC

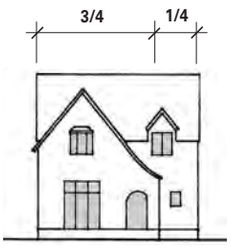


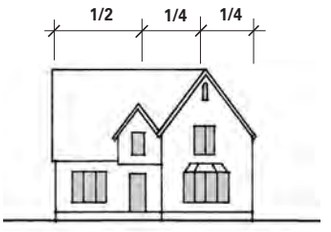




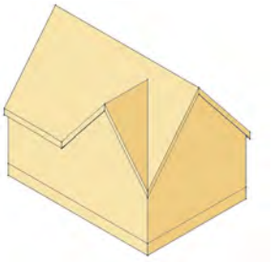
B TWO-STORY ASYMMETRICAL GABLE-FRONT L

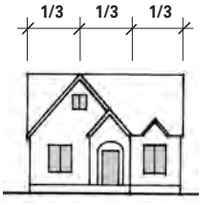


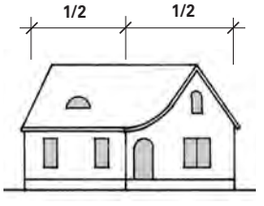


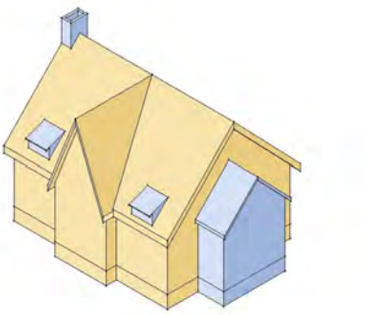


C SIDE GABLE WITH DOMINANT CROSS-GABLE

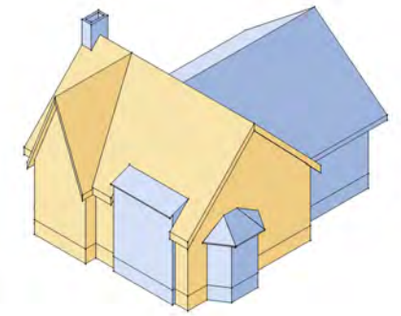




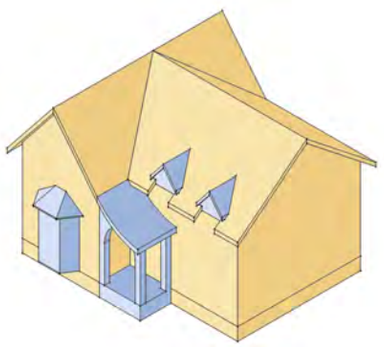




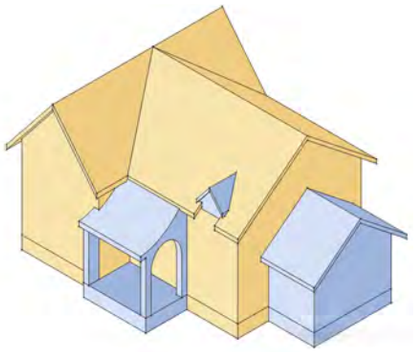
A1 Side gable with symmetrically placed dormers, a chimney centered on the gable ridge and a side wing



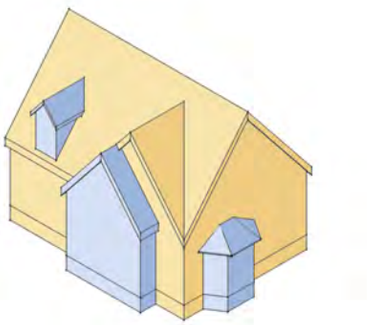
A2 Side gable with off-center cross gable, street-facing dormer, a chimney centered on the gable ridge, a side bay window, and rear wing



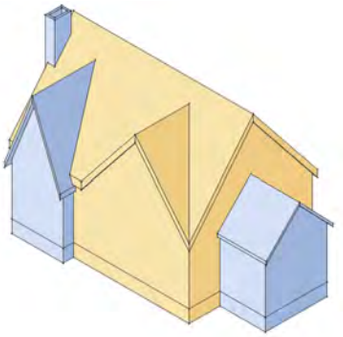
B1 Side gable L with street-facing bay window, street-facing dormers and inset entry porch



B2 Side gable L with street-facing dormer, a side wing and entry porch



C1 Side gable with nested street-facing gable, a street-facing dormer and side bay window



C2 Side gable with multiple street-facing gables, a chimney placed off-center of gable and a side wing

POSSIBILITIES

PRECEDENTS

TWO-STORY BASIC

TWO-STORY ASYMMETRICAL GABLE-FRONT L

SIDE GABLE WITH DOMINANT CROSS-GABLE

MATERIALS

SIDING/CLADDING

» Fiber-cement clapboard or stucco
» Half-timbering for second-story accents

ROOFING

» Composition shingles, concrete tile with flat profile, or manufactured slate

WINDOWS

» Single- or double-hung and casement
» Energy-efficient wood, PVC-clad, cellular PVC, aluminum-clad, aluminum or vinyl
» Traditional wood profiles

TRIM

» Stucco, wood, composition board, cellular PVC, cast stone, polyurethane, or fiber cement

COLUMNS

» Wood or composite

RAILINGS

» Ornamental metal preferred
» Wood or composite top and bottom rails with square balusters

SOFFITS AND PORCH CEILING

» Fiber-cement board, stucco, T&G wood, beaded plywood, exterior-grade plywood, or stucco

GUTTERS

» Ogee or half-round
» Primed or prefinished metal
» PVC is acceptable in a color that matches trim
» Fascia gutter permitted

DOWNSPOUTS

» Rectangular or round
» Primed or prefinished metal
» PVC is permitted in a color that matches trim or stucco cladding

SHUTTERS

» Raised or flat paneled
» Louvered or plank
» Wood or composite materials, or colored vinyl
» Hinges, shutter dogs, and latches are encouraged

CHIMNEYS

» Stucco, brick, or manufactured stone veneer
» Siding to match house

FRONT YARD FENCES

» Painted wood, prefinished metal, stone, masonry, or stucco finish

REAR YARD FENCES

» Cedar or redwood, or masonry with stucco finish
» Vinyl and pressure-treated wood are permitted

COLORS

Colors to be selected from the approved Ellis Color Palette. The Ellis Color Palette includes a minimum of three colors for each house: main body, trim, and accent.

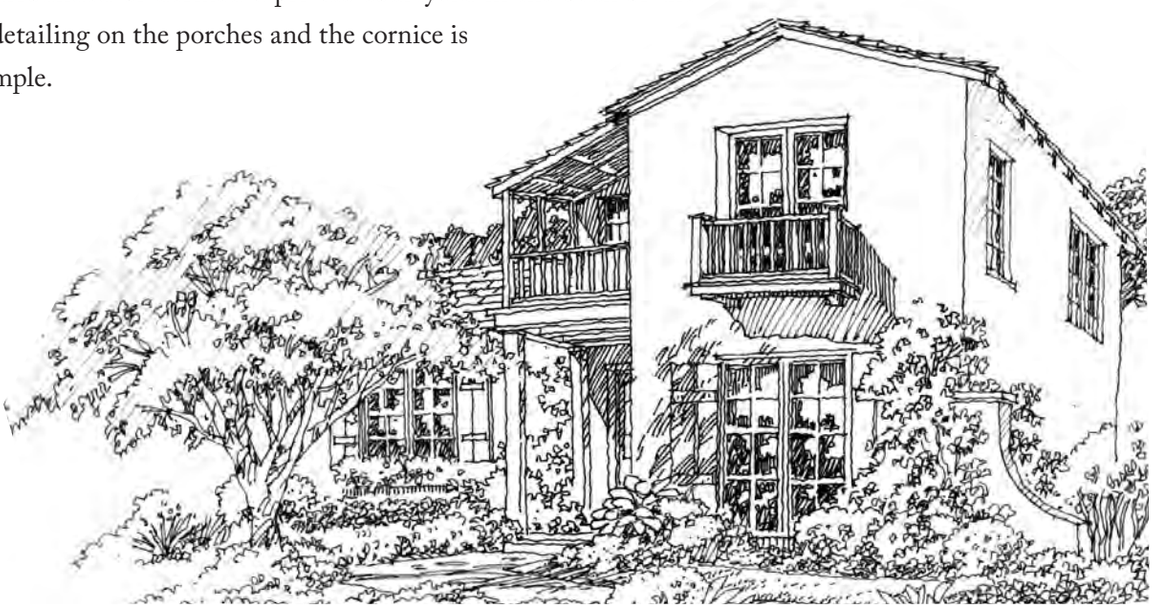
AVENUES MEDITERRANEAN REVIVAL

The Mediterranean Revival style draws on the distinctive architectural character of the Monterey Peninsula as influenced by the popular California Spanish Colonial style. The style dates back to the early nineteenth century. The first revival started around 1925 amidst a very popular renaissance of Spanish architectural forms throughout the region. The Mediterranean style emerged from Spanish adobe precedents that date between 1815 and 1860. This style combines traditional adobe construction, local to this region, with Spanish Colonial influences. The result is a distinctive architectural vocabulary, characterized by simple forms with wooden decorative details. These houses used Colonial window and door detailing borrowed from New England carpentry techniques and added a rustic timber porch with exposed rafters and joists. The roofs had a very shallow pitch, either gabled or hipped, and were covered with clay tiles or cut wooden shingles.

The signature balcony on the front of the house was a prelude to the porch that often surrounded or defined a private courtyard in the back of the house. The detailing on the porches and the cornice is extremely simple.

COMMON ELEMENTS OF AVENUES MEDITERRANEAN REVIVAL

- Simple, straightforward volumes, sometimes with a gable wing facing the street.
- Shallow sloped roofs, either hip or gable, with shingles and tile.
- Typically two-story.
- Simplified versions of double-hung Colonial windows and doors.
- Multi-pane window appearance, wide in proportion, usually with 4 over 4 or 6 over 6 pane patterns.
- Street facing, projecting timber balconies or inset porches with exposed rafters.



GALLERY OF EXAMPLES

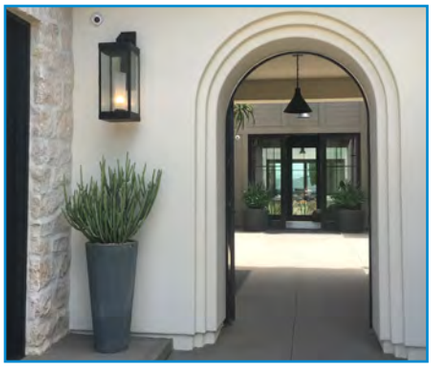


Photo Credit: AT Design Consulting

Photo Credit: Irvine Company

Photo Credit: CRMLS

Photo Credit: Studio+OneDesign

Photo Credit: AT Design Consulting

MASSING AND COMPOSITION

A TWO-STORY SIDE GABLE

Rectangular volume with a 3 to 6 in 12 roof pitch and gable or hip parallel to the street. Second floor, full-front projecting balconies or two-story full-front porches are encouraged with this massing.

B TWO-STORY CROSS-GABLE

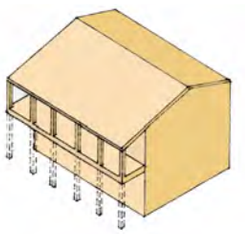
Cross-gabled volume with a 3 in 12 gable or hip facing the street. The width of the bay facing the street is typically two-fifths that of the main body. Often an in-line gabled or hipped wing added to the front leg of the L. Cantilevered balconies are encouraged.

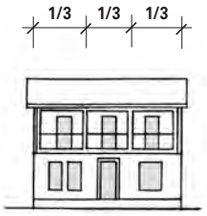
C TWO-STORY FRONT GABLE L

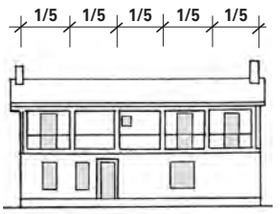
L-shaped volume perpendicular to the street with second-story cantilevered side porch. Hipped and gabled roofs with a 3 in 12 pitch are both permitted.

Note: In general, main and secondary roof pitches are 3 to 6 in 12.

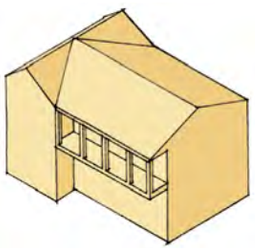
A TWO-STORY SIDE GABLE

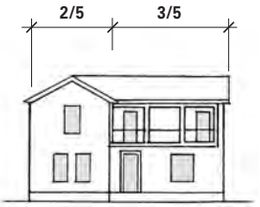




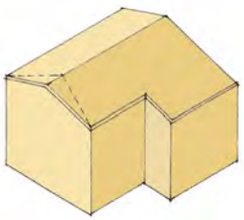


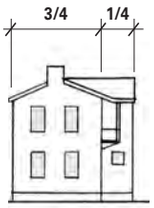
B TWO-STORY CROSS-GABLE

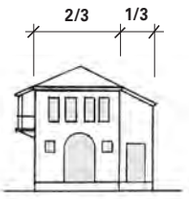


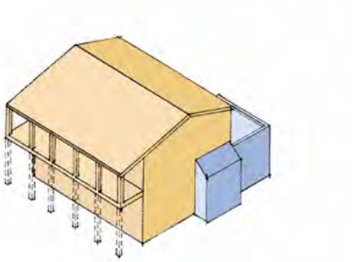


C TWO-STORY FRONT GABLE L

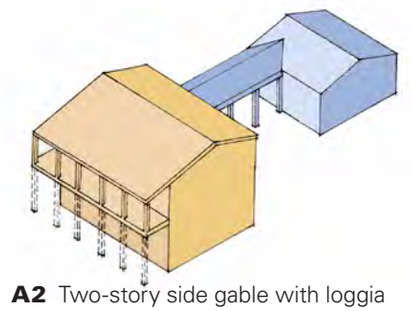




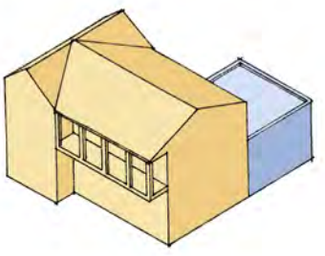




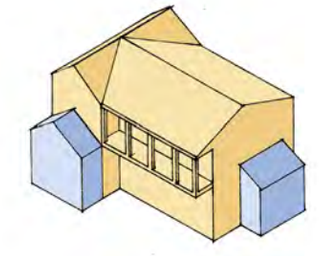
A1 Two-story side gable with a rear wing and a fireplace



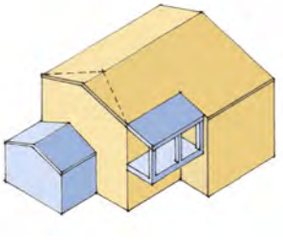
A2 Two-story side gable with loggia connecting to garage



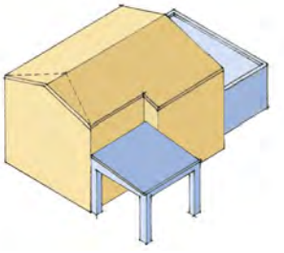
B1 Two-story cross-gable with rear wing added



B2 Two-story cross-gable with a front projecting bay and a bay window



C1 Two-story front gable L with add-on entry bay and a cantilevered side porch



C2 Two-story front gable L with a rear wing and a port cochère

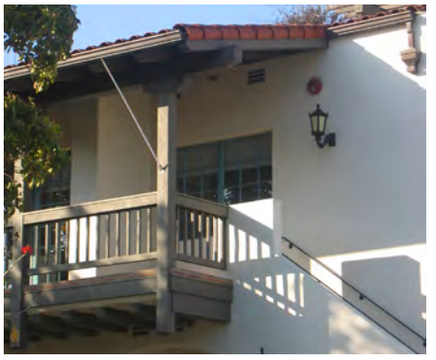
POSSIBILITIES

PRECEDENTS

TWO-STORY SIDE GABLE

TWO-STORY CROSS-GABLE

TWO-STORY GABLE FRONT L



MATERIALS

SIDING/CLADDING

» Stucco and optional second floor wood or fiber-cement clapboard

» Lace finish not permitted

ROOFING

» Concrete tile in flat or barrel profile, multiple stacked tile at eaves.

» Architectural asphalt shingles also permitted

WINDOWS

» Single or double-hung, casement, and picture units, energy-efficient wood, PVC clad, aluminum-clad, cellular PVC, aluminum or vinyl with traditional wood profiles

COLUMNS

» Stucco or composite

BALCONIES

» Wood, corbelled stucco with metal railings, or fiber cement

RAILINGS

» Wood or fiber cement top and bottom rails with square or turned balusters

EAVES

» Starter board or v-groove sheathing

EXTERIOR CEILINGS

» Plank and beam, or stucco

GUTTERS

» Half-round metal or PVC

» Fascia gutter also permitted

DOWNSPOUTS

» Round metal or PVC

SHUTTERS

» Raised or flat panel, louvered, or plank, in wood or composite material or a colored vinyl

CHIMNEYS

» Stucco

FRONT YARD FENCES

» Masonry with stucco finish, wrought iron accents permitted

» Wrought iron or aluminum permitted

REAR YARD FENCES

» Cedar or redwood, or masonry with stucco finish

» Vinyl and pressure-treated wood are permitted

COLORS

Colors to be selected from the approved Ellis Color Palette. The Ellis Color Palette includes a minimum of three colors for each house: main body, trim, and accent.

AVENUES
SPANISH COLONIAL

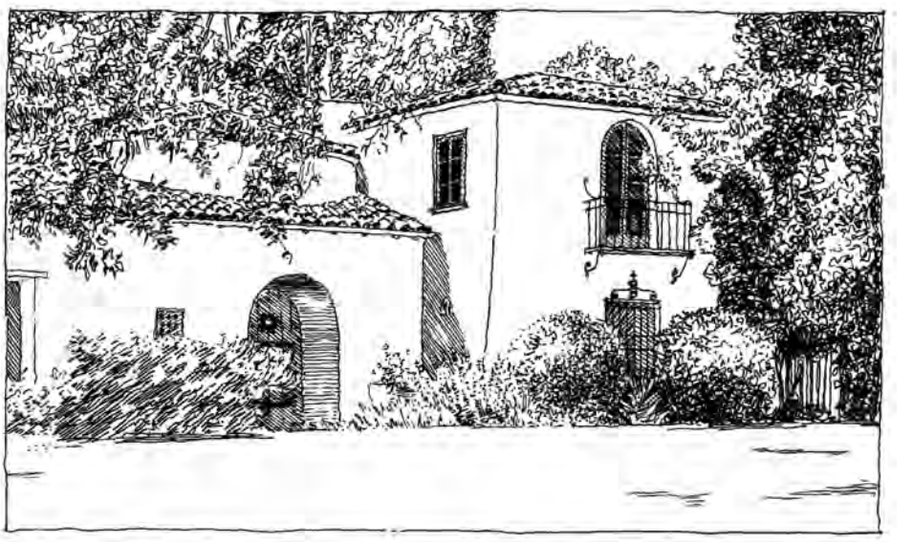
California houses of the 1920s and 1930s were designed in a wide variety of styles, yet the Spanish Revival style was by far the most popular due to its early association with the region, its adaptability to the local landscape and climate, and its charm and character. A major impetus for revival of Spanish architecture came from Bertram Goodhue's designs for the 1915 Pan Pacific Exposition in San Diego.

The Spanish Colonial style is a catalog of styles, unified by the use of arches, courtyards, strong form and mass, plain wall surfaces, and tile roofs; all are derived from Mediterranean architectural styles. Spanish Colonial style is most often characterized by an informal plan arrangement and massing.

Spanish-style houses typically have low, long spreading sweeps of wall with a minimum of penetration (constructed so as to have the appearance of thick masonry). They also have tiled, low pitched roofs (to accentuate the horizontal character); covered patios, loggias, or cloisters; and substantial doors. In a Spanish-style house, most of the effect comes from a correct use of proportion and a spare, well-placed use of ornament. The house's fundamental charm lies in the contrast of warm sunlight and cool shadows (light and shade), in the use of materials, in texture and color, and in its austere simplicity.

COMMON ELEMENTS OF AVENUES SPANISH COLONIAL

- Stucco walls with a handmade/formed appearance.
- Shallow sloped, tile roofs in variegated colors.
- Irregular window and door composition.
- Covered porches and loggias.
- Balconies with decorative ironwork.



GALLERY OF EXAMPLES

Photo Credit: AT Design Consulting

Photo Credit: PhotoTours, Inc.

Photo Credit: AT Design Consulting

Photo Credit: Design Lens

Photo Credit: Chad Mellon

Photo Credit: P Cooper Photography / The New Home Company

MASSING AND COMPOSITION

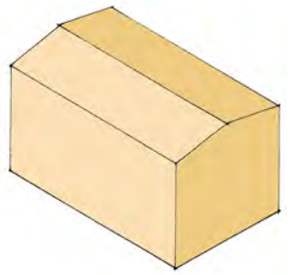
A TWO-STORY SIDE GABLE
Rectangular volume with a 3 in 12 roof pitch and gable or hip parallel to the street. Inset patios on first floor are common.

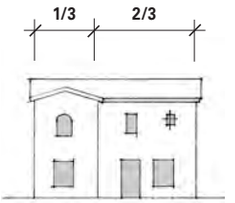
B ONE-STORY FRONT GABLE L
One- or two-story main body with a 3 in 12 roof pitch, and a one-story projecting wing with a gable which faces the street. Inset loggias are encouraged.

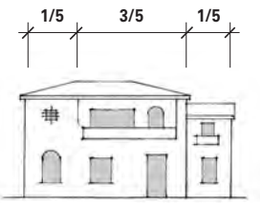
C TWO-STORY FRONT GABLE L
One- or two-story main body with a 3 in 12 roof pitch, and a two-story projecting wing with a gable which faces the street. The width of the street-facing bay is typically two-fifths that of the main body. Inset patios or loggias are encouraged.

Note: In general, main roof pitches are 4 to 5 in 12 and secondary roof pitches are 3 to 5 in 12.

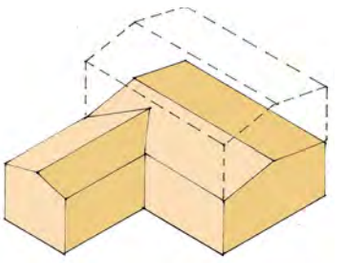
A TWO-STORY SIDE GABLE

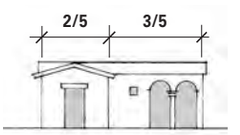


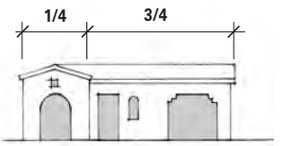




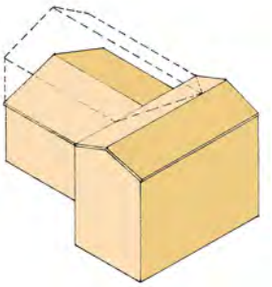
B ONE-STORY FRONT GABLE L

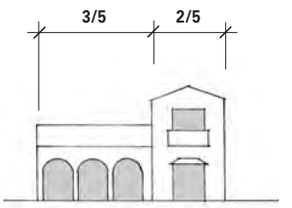


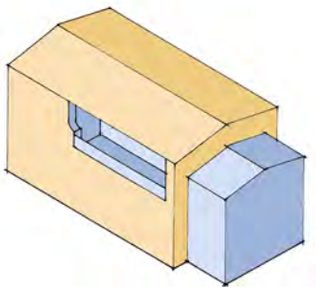




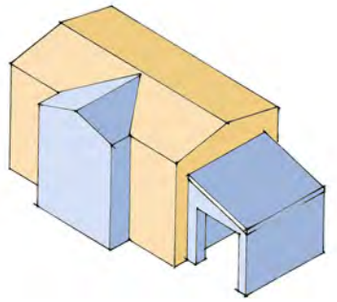
C TWO-STORY FRONT GABLE L



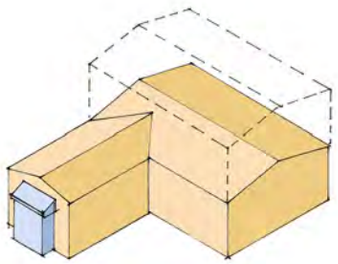




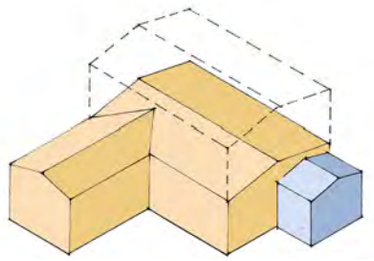
A1 Two-story side gable with inset porch and attached side wing



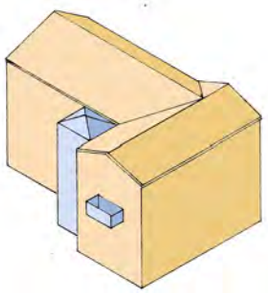
A2 Two-story side gable with attached side garage and two-story central bay



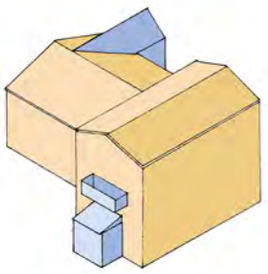
B1 One-story front gable L with side wing attached off-center



B2 One-story front gable L with protruding entry piece



C1 Two-story front gable L with street-facing balcony and a tower at the intersection of the L



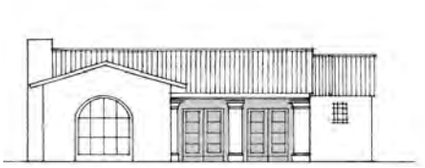
C2 Two-story front gable L with street-facing window and balcony, and additional rear wing

POSSIBILITIES

PRECEDENTS

TWO-STORY SIDE GABLE

ONE-STORY FRONT GABLE L



TWO-STORY FRONT GABLE L

MATERIALS

SIDING/CLADDING

» Stucco with handmade/formed appearance; skip-trowel not allowed

ROOFING

» Terra cotta barrel tile

» Multiple stacked tile at eaves

WINDOWS

» Energy-efficient wood, PVC clad, aluminum-clad, or aluminum

» True divided light appearance (¾-inch horizontal exterior muntins)

» Grilles shall be solid stock or wrought iron

COLUMNS AND ARCHES

» Stucco (square, rectangular, or round), or round cast stone/concrete

EXTERIOR STAIRS

» Terra cotta pavers for treads with stucco or decorative tile

» Risers, sloped or stepped stucco walls as guard-railing. Solid-stock metal rails with a wrought iron appearance are also permitted.

BALCONIES

» Metal with a wrought iron appearance or stucco with metal railings

EAVES

» V-groove sheathing with wood appearance

» Open eaves with wood appearance for rafter tails and soffit

» Stucco molded eaves are permitted.

EXTERIOR CEILINGS

» Plank and beam

GUTTERS

» Half-round metal or PVC

DOWNSPOUTS

» Round metal or PVC

SHUTTERS

» Flat paneled

» Plank

» Wrought iron hinges, shutter dogs encouraged

CHIMNEYS

» Stucco with handmade/formed appearance

FRONT YARD FENCES

» Prefinished metal, or masonry

REAR YARD FENCES

» Painted wood, prefinished metal, or masonry

COLORS

Colors to be selected from the approved Ellis Color Palette. The Ellis Color Palette includes a minimum of three colors for each house: main body, trim, and accent.

PHOTOVOLATIC PANEL GUIDELINES

Photovolatics may be used in the community. Multiple application techniques are possible:

A ROOF MOUNT

Photovolatics are mounted a few inches above the roof structure, during the initial installation of the roof. Choices about where to site panels are based on building orientation, surface pitch.

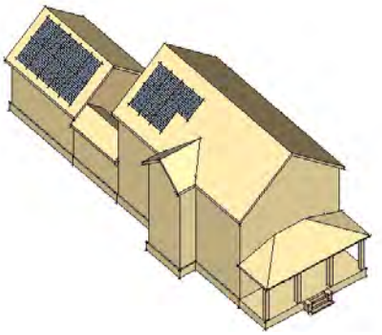
B BUILDING INTEGRATED PV ARRAY (BIPV)

Applications of photovolatic panels may be integral to the building system. Roof materials with PV cells can replace traditional roofing materials, as long as they are stylistically appropriate.

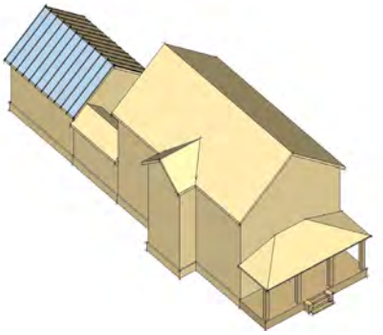
C SHADE STRUCTURE

Photovolatic panels may be applied to roof shade structures on private lots or in public parks and spaces. The application may be either mounted or integral.

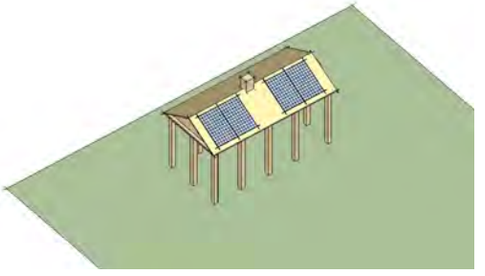
A ROOF MOUNT



B BUILDING INTEGRATED PV ARRAY (BIPV)



C SHADE STRUCTURE



	Flat	4:12	7:12	12:12	21:12	Vertical
South						
SSE, SSW						
SE, SW						
ESE, WSW						
East/West						

The graph to the right shows the optimal building orientation and photovolatic panel pitch to maximize electrical energy generation

DESIGN CONSIDERATIONS

» Place panels on southern-most facing roof surfaces whenever possible for optimal efficiency. Pitch of roof determines optimal solar capture (see chart on page 2|40).

DESIGN CONSIDERATIONS

» Material replacement can include standing seam metal, masonry tiles, and shingles

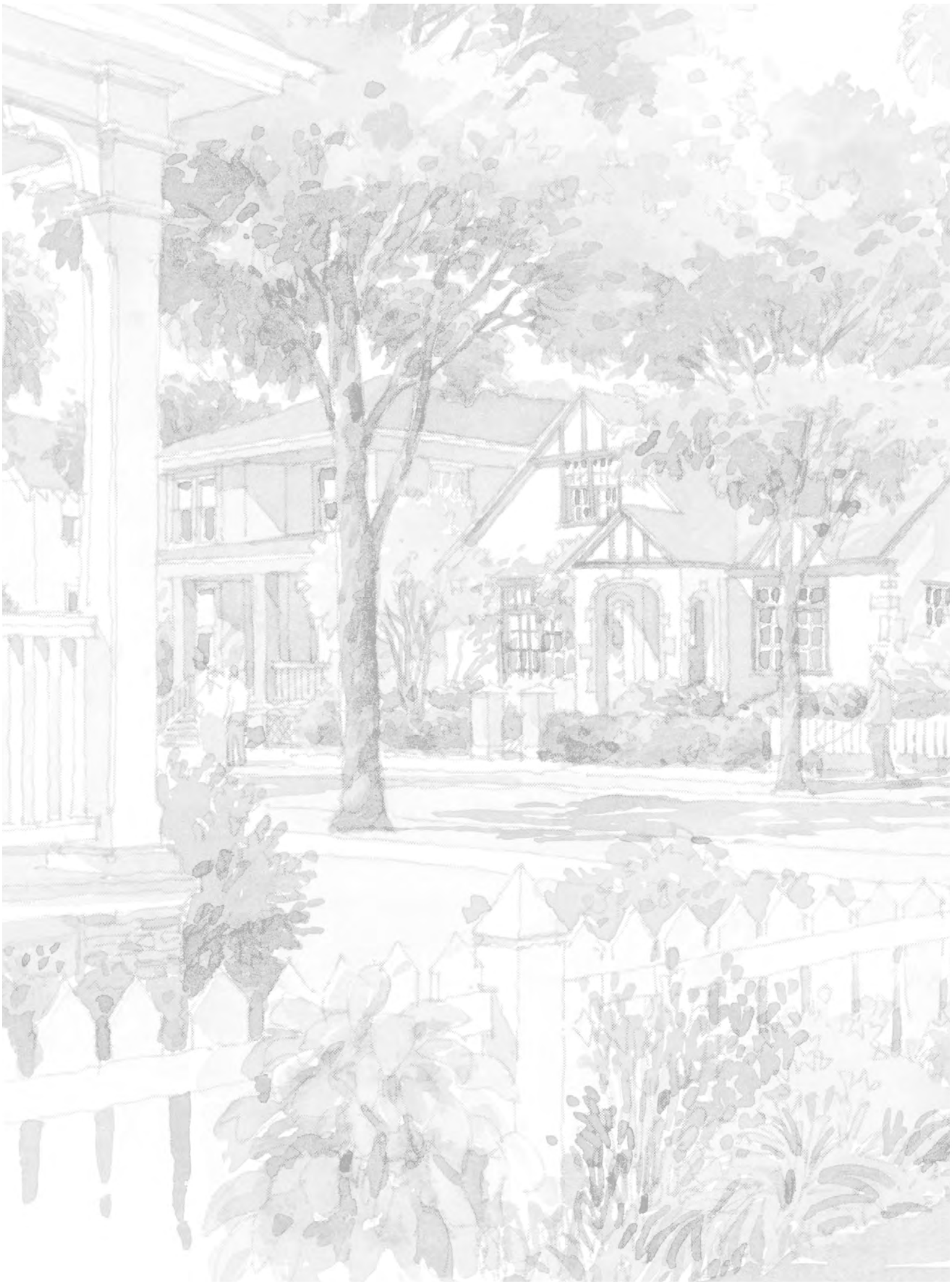
» Color and material should be follow guidelines for each style

DESIGN CONSIDERATIONS

» Wiring underneath panels must be carefully concealed

» Vines and plantings must be trimmed and kept separate from wiring

» May include shading devices over rear or side porches



AVENUES

AVENUES

TRACY, CALIFORNIA

AVENUES
ADDITIONAL LANDSCAPE FEATURES/CHARACTER ELEMENTS AND SIGN PROGRAM

APPENDIX B

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EXECUTIVE SUMMARY VII

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EXECUTIVE SUMMARY | AVENUES

EXECUTIVE SUMMARY

AVENUES SIGN PROGRAM IS A DESIGN GUIDELINE FOR THE AVENUES.

PUBLIC PROPERTY SIGNS INCLUDE SIGNS IN THE PUBLIC RIGHT-OF-WAY, IN PUBLIC PARKS, AND ON PUBLIC PROPERTY, SUCH AS SPECIAL LANDSCAPE FEATURES.

PRIVATE PROPERTY SIGNS INCLUDE SIGNS ON PRIVATE PROPERTY.

ADDITIONAL LANDSCAPE FEATURES/CHARACTER ELEMENTS AND SIGNS IN THE ELLIS SPECIFIC PLAN AREA SHALL BE REGULATED BY TITLE 10, ARTICLE 35 OF THE TRACY MUNICIPAL CODE, EXCEPT AS SPECIFIED IN SECTIONS 3.5.18 AND 4.8.2 OF THE AVENUES SPECIFIC PLAN AND THIS APPENDIX B: ADDITIONAL LANDSCAPE FEATURES/CHARACTER ELEMENTS AND SIGN PROGRAM. THE DESIGN OF ADDITIONAL LANDSCAPE FEATURES/CHARACTER ELEMENTS AND SIGNS SHALL BE PERMITTED AS SHOWN IN THE AVENUES SPECIFIC PLAN AND THIS APPENDIX B. THE APPROVAL PROCESS SHALL INCLUDE ONLY A BUILDING PERMIT, AND A SIGN PERMIT PROCESSED IN ACCORDANCE WITH TITLE 10, ARTICLE 35 OF THE TRACY MUNICIPAL CODE. FOR PURPOSES OF INDEMNIFYING THE CITY, ALL TEMPORARY SIGNAGE AND BANNERS TO BE LOCATED WITHIN STREET RIGHT-OF-WAYS, AS APPROVED IN THE ESP, WILL REQUIRE ONE ALL-INCLUSIVE ENCROACHMENT PERMIT.

ALL SIGN MATERIALS AND COLORS TO BE SELECTED BY THE DEVELOPER EPOA TO SELECT MATERIALS AND COLORS AS SIGNS ARE REPLACED.

SECTION 1: PUBLIC PROPERTY SIGNS

SIGN LOCATION PLAN

OVERALL

G SIGN TYPE G – ENTRY PORTAL

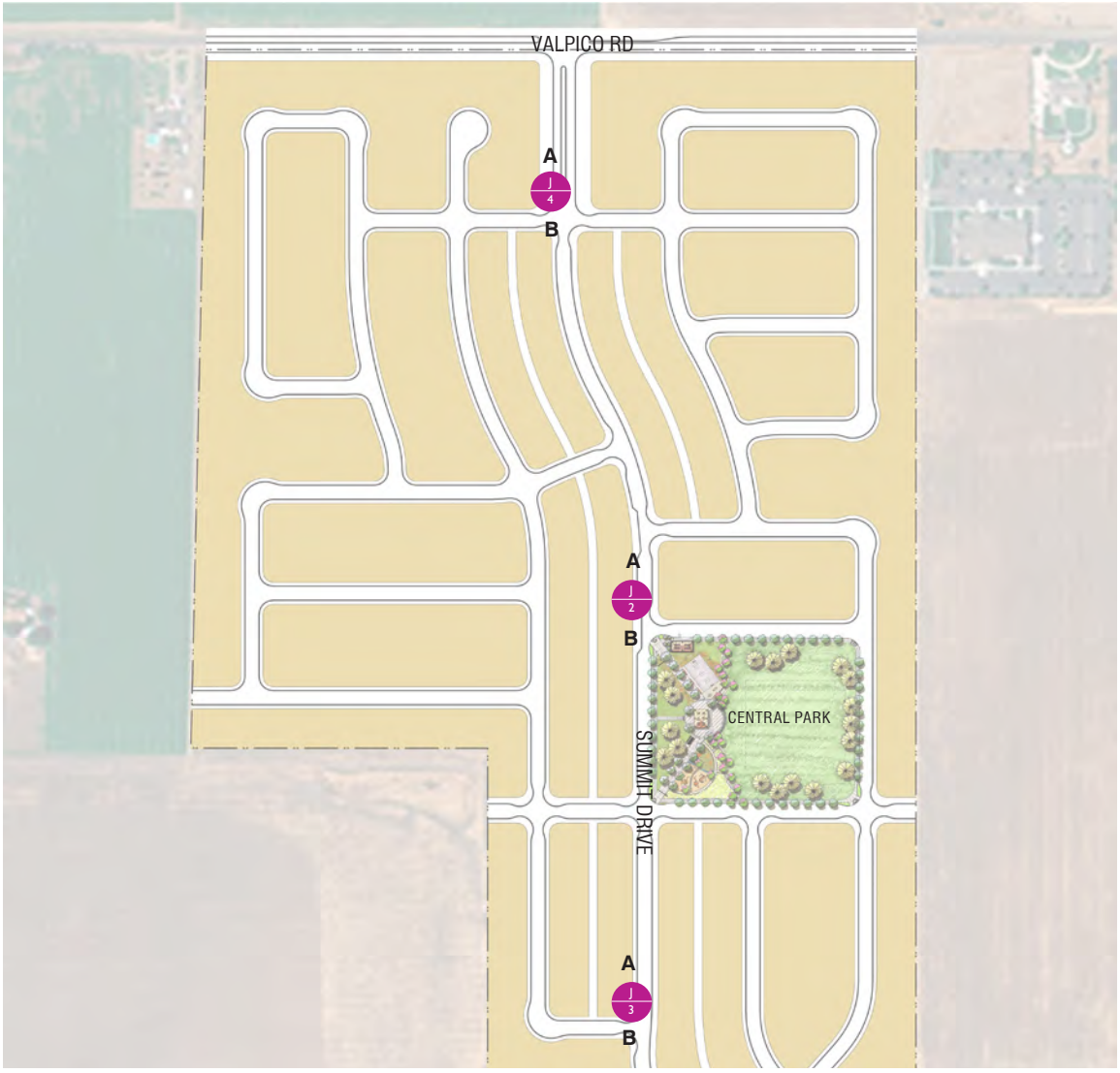
H SIGN TYPE H – SIGN WALL

MS MAILBOX SHADE STRUCTURE

PR PARKING REGULATORY, LOCATIONS TBD

SIGN LOCATION PLAN

J SIGN TYPE J



SIGN TYPE J MESSAGE SCHEDULE

J 4

SIDE A
^CENTRAL PARK | ^AQUATIC PARK
^VILLAGE CENTER | ^ DOG PARK

SIDE B
^ VALPICO ROAD

J 3

SIDE A
^VILLAGE CENTER | ^AQUATIC PARK
^WESTERN PARK | ^ DOG PARK

SIDE B
^ CENTRAL PARK
^ VALPICO ROAD

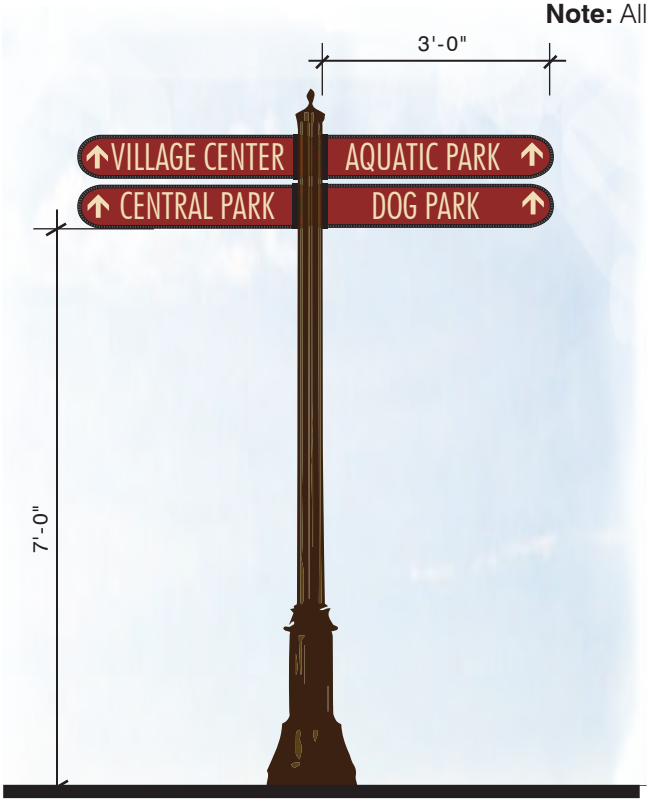
J 2

SIDE A
< CENTRAL PARK | ^AQUATIC PARK
^VILLAGE CENTER | ^ DOG PARK

SIDE B
^ VALPICO ROAD

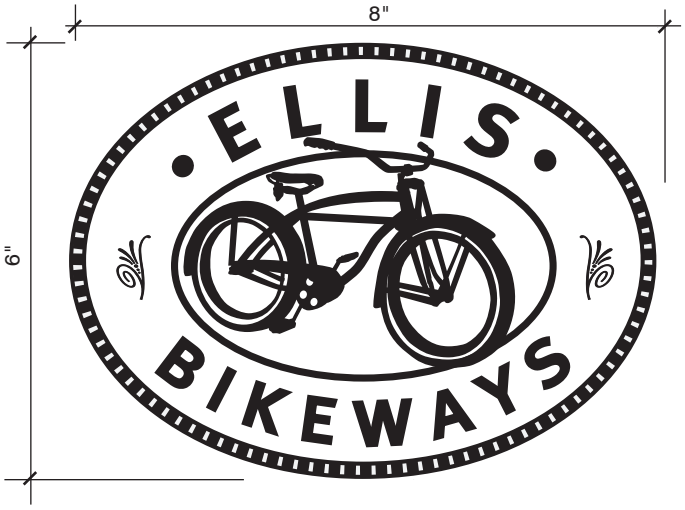
SIGN TYPES J, K, AND Q

Note: All dimensions are approximate



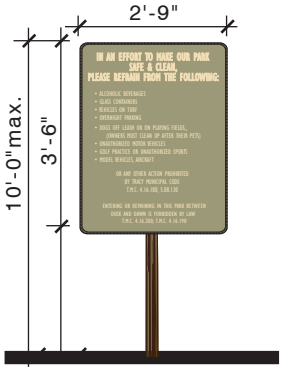
J SIGN TYPE J

SIGN STANDARDS
Height: 9-10 feet
Individual blade area: 2 square feet, up to 3 per side
Lighting: Non-illuminated
Location: Public right-of-way (See Sign Location Plan: Sign Type J)



SIGN TYPE K

Location: Embedded in concrete of multi-use path, near crossings
Material: Metal

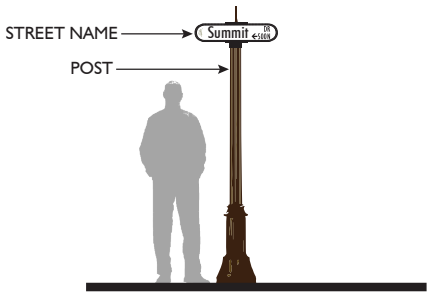


Q SIGN TYPE Q

SIGN STANDARDS
Maximum height: 10 feet
Maximum sign area: 10 square feet
Lighting : Non-illuminated
Location: Public right-of-way, special landscape features and parks. Locations TBD. No maxiumum number.

STREET NAME SIGN & REGULATORY SIGNS

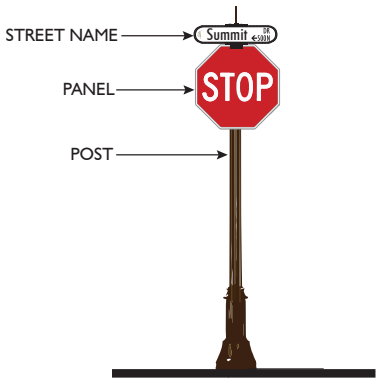
Note: All dimensions are approximate



1. Post: 3900 RICHMOND, 4" OD shaft, fluted, dark bronze

2. Panel Support: Classic Cross (CC07) with Classic 2-Way (2W06, #2 Post Stacker (PS05)

3. Street Name Panel is .125 aluminum
Vendor: Sherine Industries
Background shall be reflective
Custom artwork
Color: White
Font: Gill Sans MT Condensed
Letters: Black



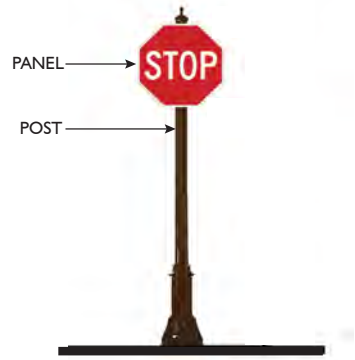
1. Post: 3900 RICHMOND, 4" OD Shaf, fluted, dark bronze

2. Panel Support: Classic Cross (CC07) with Classic 2-Way (2W06, #2 Post Stacker (PS05)
All regulatory signs shall be attached to post with part SB, Sternberg, sign bracket

3. Street Name Panel: .125 aluminum
Vendor: Sherine Industries
Background panel shall be reflective
Custom artwork
Color: White
Letters: Black

4. Panel: 30" min. stop sign by Hawkins Traffic. Panels to be consistent with MUTCD codes

5. Back panel color: Matthew's Paint MPC MP20308 Ancient Bronze Metallic

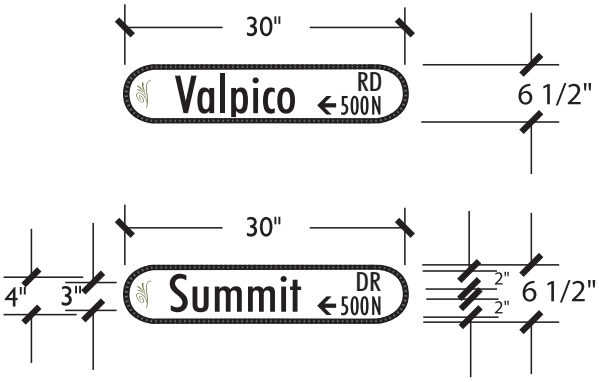


1. Post: 3900 RICHMOND, 4" OD Shaft, fluted, with BCC Ball Center Cap, dark bronze

2. Panel Support: All regulatory signs shall be attached to post with part SB, Sternberg, sign bracket

3. Panel: 30" min. stop sign by Hawkins Traffic Panels to be consistent with MUTCD codes

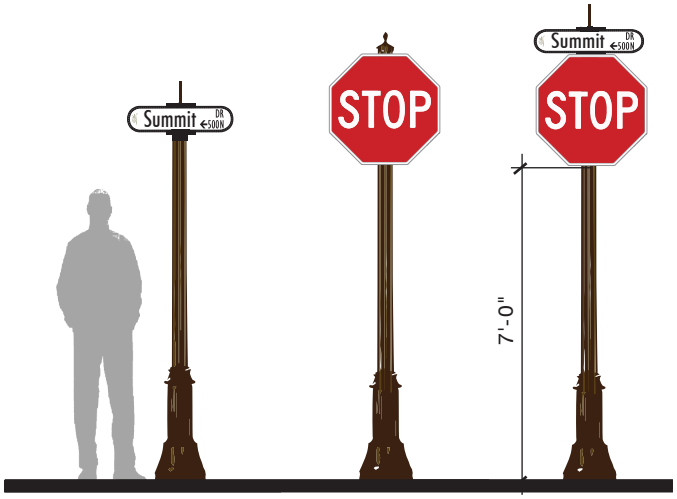
4. Back panel color: Matthew's Paint MPC MP20308 Ancient Bronze Metallic

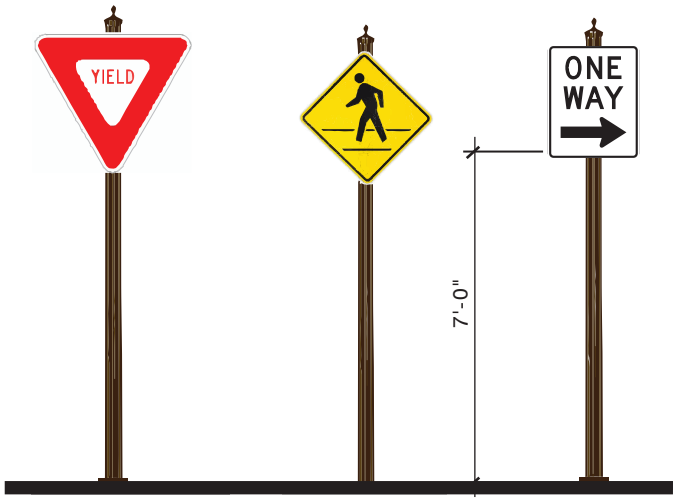


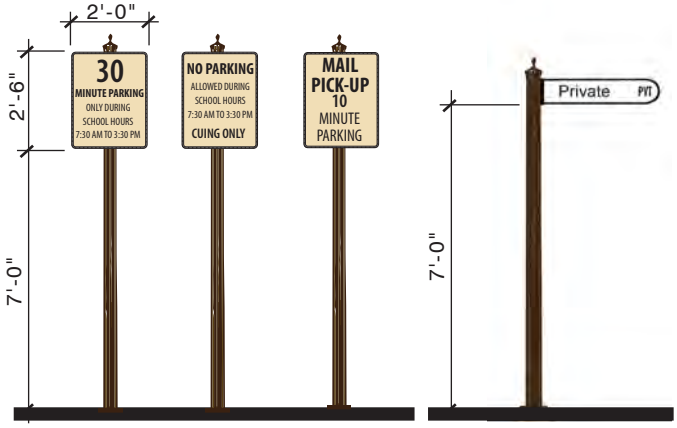
SIGN PANEL SPECIFICATIONS

STREET NAME SIGN & REGULATORY SIGNS

Note: All dimensions are approximate

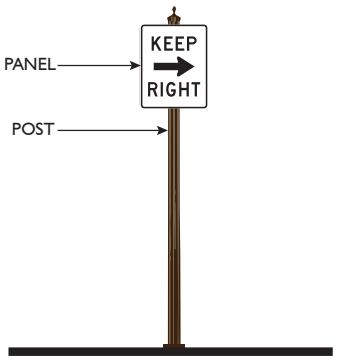






PR PARKING REGULATORY

PS PRIVATE STREET SIGN



REGULATORY SIGNAGE MAY INCLUDE:

- YIELD
- SPEED LIMIT
- KEEP RIGHT
- DO NOT ENTER
- ONE WAY SIGN
- ROUNDABOUT DIRECTIONAL, 2 CHEVRONS
- NO PARKING ANYTIME
- TURN
- YIELD AHEAD
- MERGE & LANE TRANSITION
- LANE ENDS
- THRU TRAFFIC MERGE LEFT
- PEDESTRIAN CROSSING
- CROSSWALK RIGHT/LEFT ARROW

1. Post: 450 LEXINGTON 4" OD shaft, fluted, with BCC Ball Center Cap, dark bronze

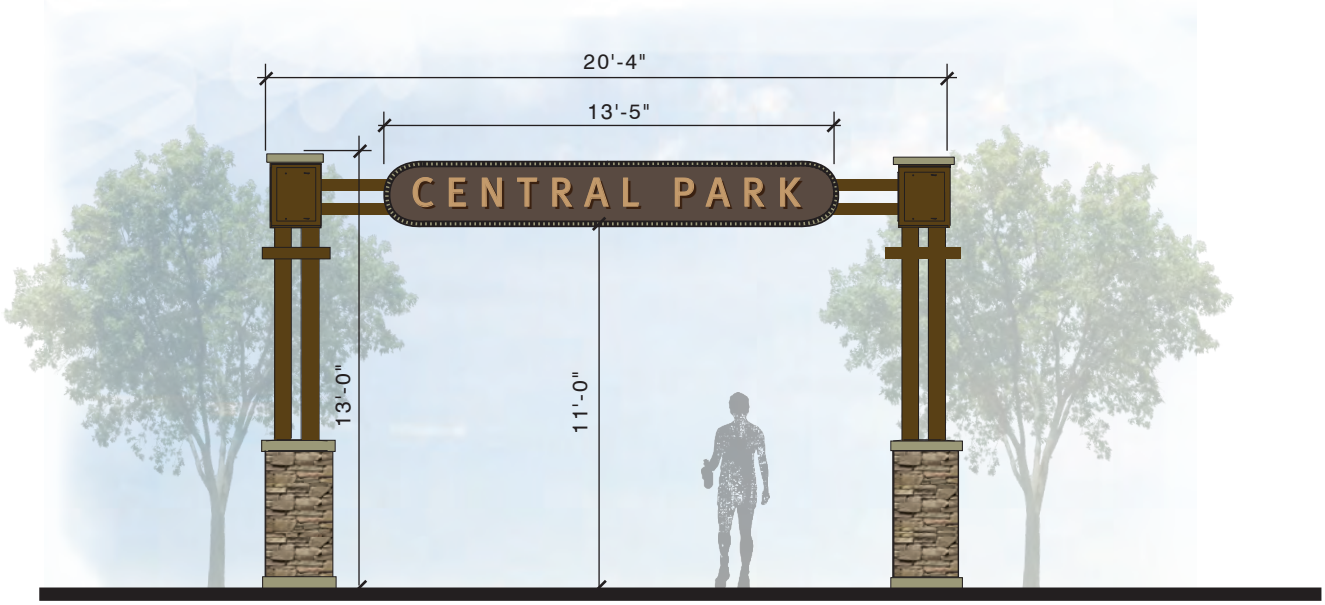
2. Panel Support: All regulatory signs shall be attached to post with part SB, Sternberg, sign bracket

3. Panel: by Hawkins Traffic
Panels to be consistent with MUTCD codes

4. Back panel color: Matthew's Paint MPC MP20308 Ancient Bronze Metallic

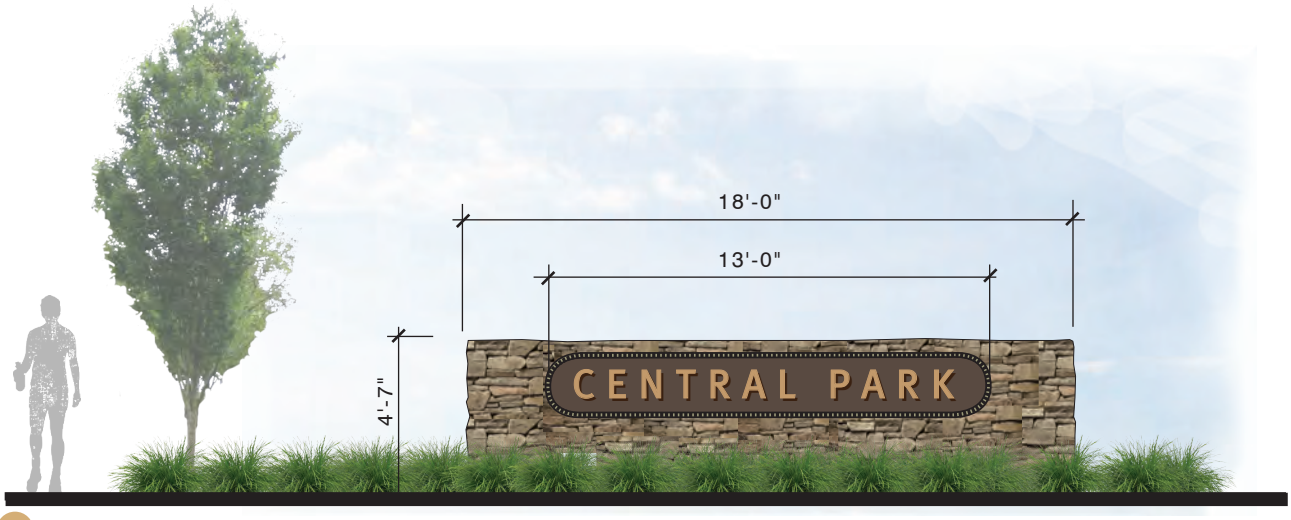
SIGN TYPES G AND H

Notes: 1. All dimensions are approximate
2. These sign types will be located in parks, per the Sign Location Plan, for the purpose of identifying the park.



G ENTRY PORTAL – SIGN TYPE G

SIGN STANDARDS
Maximum structure height: 14 feet
Maximum sign area: 30 square feet
Lighting : Externally illuminated
Location: Parks (see Sign Location Plan: Overall)



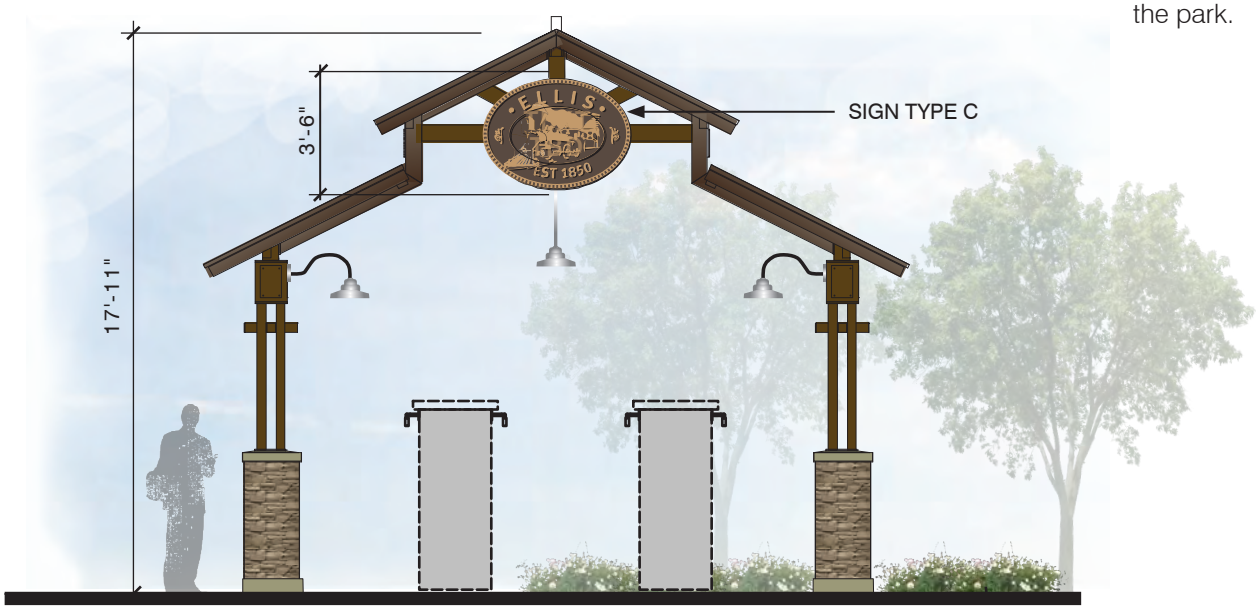
H WALL SIGN – SIGN TYPE H

Maximum structure height: 5 feet
Maximum sign area: 30 square feet
Lighting : Externally illuminated
Location: Parks (see Sign Location Plan: Overall)

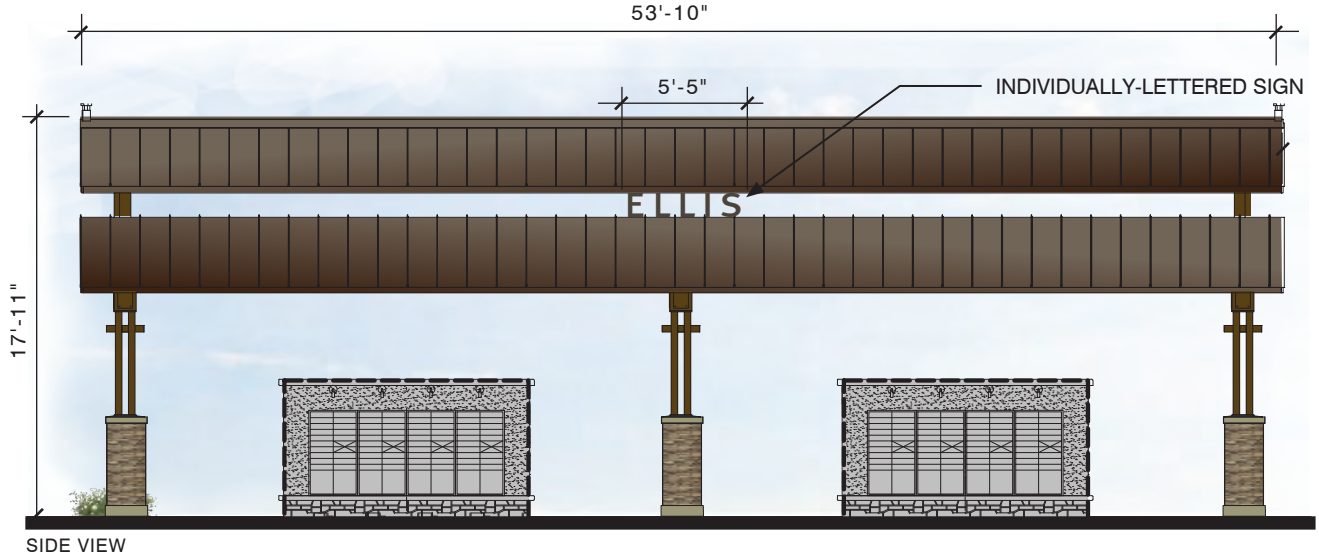
PARK CHARACTER ELEMENTS AND SIGNS

MAILBOX STRUCTURE MS

Note: 1. All dimensions are approximate
2. These sign types will be located in parks, per the Sign Location Plan, for the purpose of identifying the park.



FRONT VIEW



SIDE VIEW

Note: Mailbox structures are typically located in special landscape features, not parks.

SIGN STANDARDS
Maximum mailbox structure height: 20 feet
Maximum Sign Type C area: 20 square feet (each end of structure) for the Mailbox Structure
Maximum individually-lettered sign area: 10 square feet (both sides)
Lighting: Externally illuminated
Location: Proximate to parks (see Sign Location Plan: Overall)

SECTION 2: PRIVATE PROPERTY SIGNS

AVENUES

SIGN LOCATION PLAN

OVERALL

ES VALPICO ENTRY STRUCTURE

EP VALPICO ENTRY PORTAL

O SIGN TYPE O – FLAG SIGNS, LOCATIONS TBD

A SIGN TYPE A – TEMPORARY DEVELOPER SIGN

ENTRY AT VALPICO

EP VALPICO ENTRY PORTAL

Note: All dimensions are approximate

ELEVATION

VIEW LOOKING SOUTH FROM VALPICO ROAD

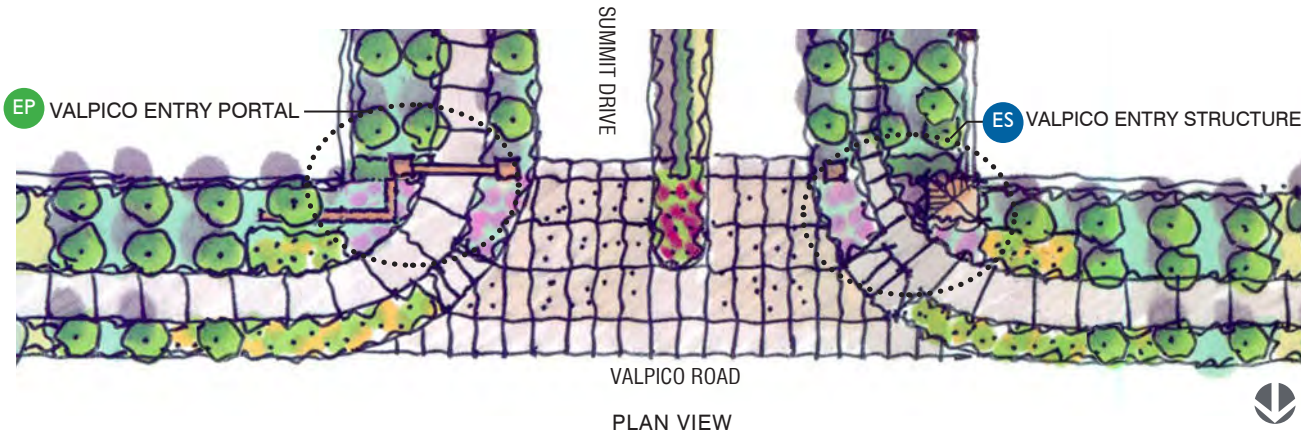
SIGN STANDARDS

Maximum structure height: 15 feet
Lighting: Non-illuminated
Location: Special landscape feature (see Sign Location Plan: Overall)

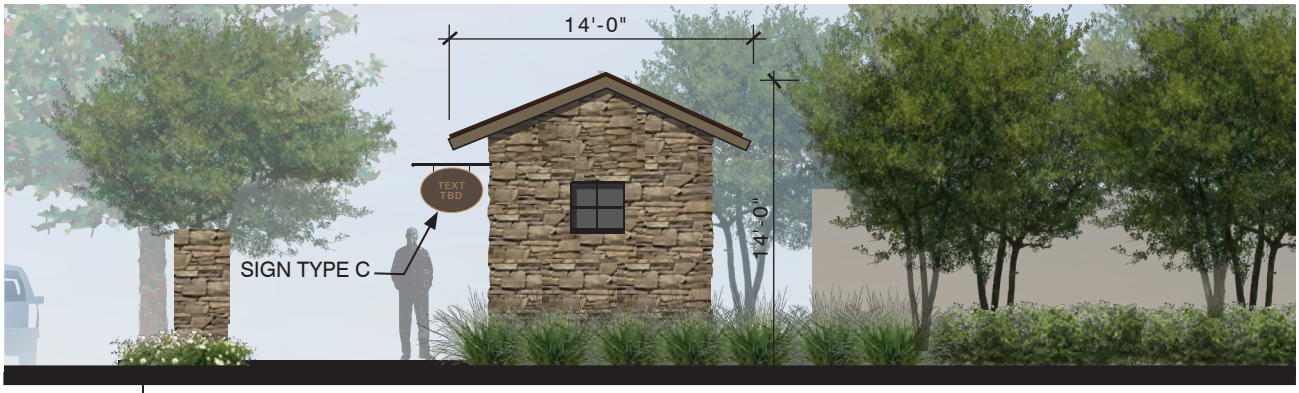
CHARACTER ELEMENT WITH LOGO

VALPICO ENTRY STRUCTURE ES

Note: All dimensions are approximate

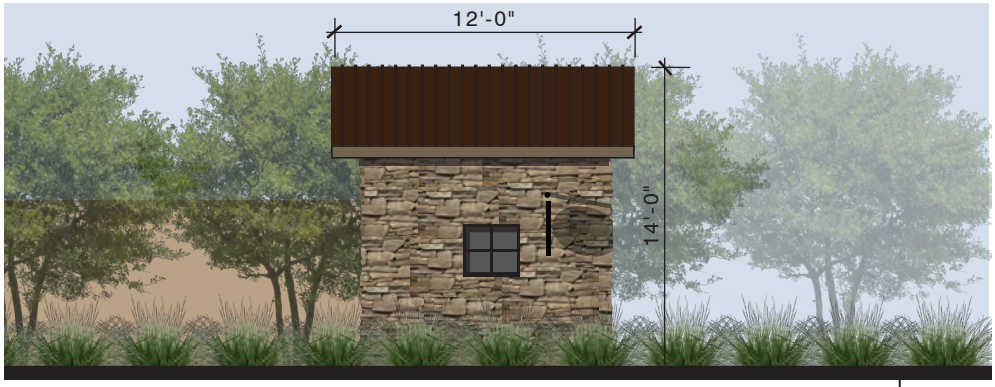


PLAN VIEW



PUBLIC ROW ← | → SPECIAL LANDSCAPE FEATURE

VIEW LOOKING SOUTH FROM VALPICO ROAD
Opposite side shall be substantially the same in design



VIEW LOOKING WEST FROM SUMMIT DRIVE
Opposite side shall be substantially the same in design

SPECIAL LANDSCAPE FEATURE ← | → PUBLIC ROW

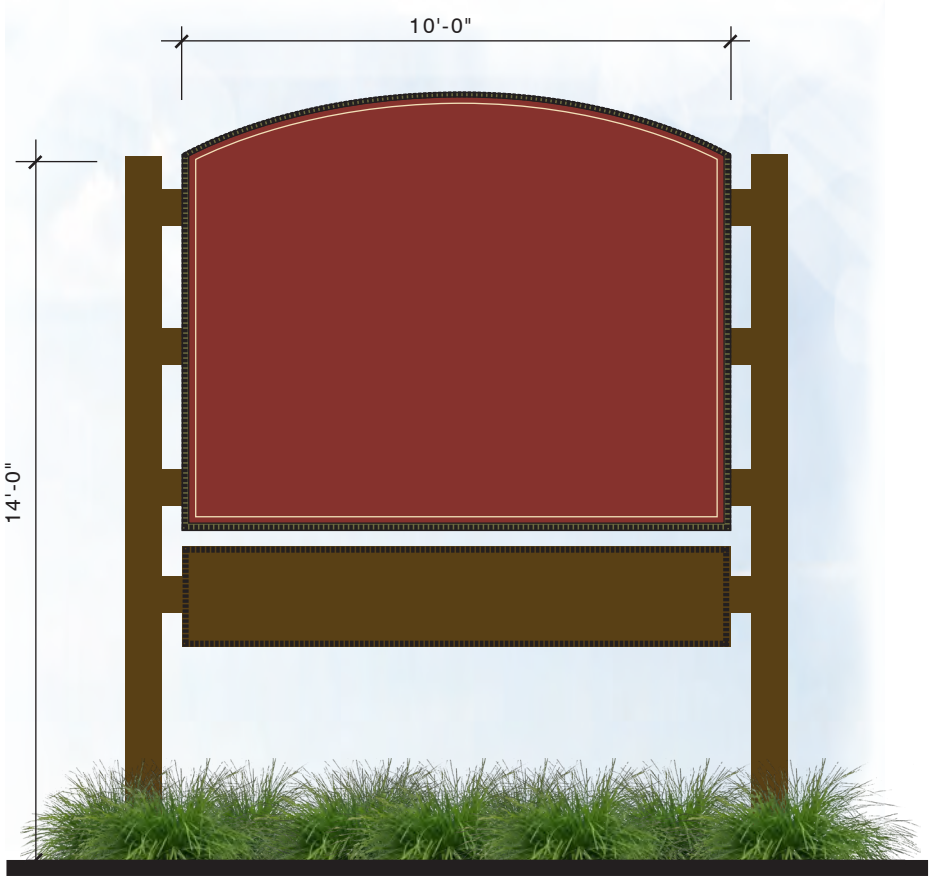
SIGN STANDARDS

Maximum character element height: 15 feet
Maximum Sign Type C area: 10 square feet (both sides)
Lighting of logo panel: Externally illuminated
Location: Special landscape feature (see Sign Location Plan: Overall)

SIGN TYPE A

A TEMPORARY DEVELOPER SIGN

Note: 1. All dimensions are approximate
2. Sign Type A is a temporary sign.



SIGN TYPE A EXAMPLE

SIGN STANDARDS

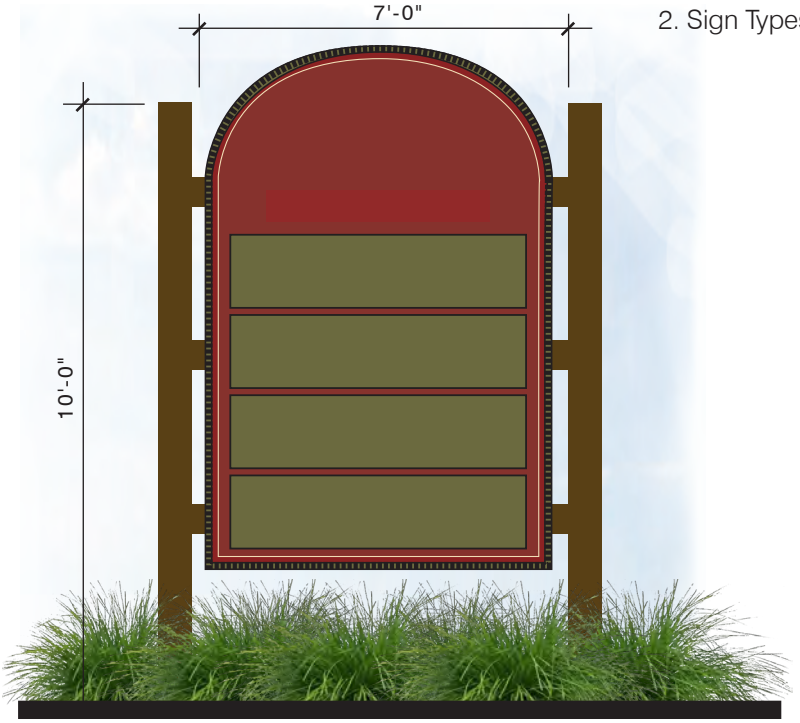
Maximum height: 15 feet
Maximum sign area: 100 square feet (each side)
Maximum number of signs permitted: 2 on each arterial or collector
Lighting: Non-illuminated or externally illuminated
Locations: Special landscape features and private property

Note: Signs shall be removed after completion of sales

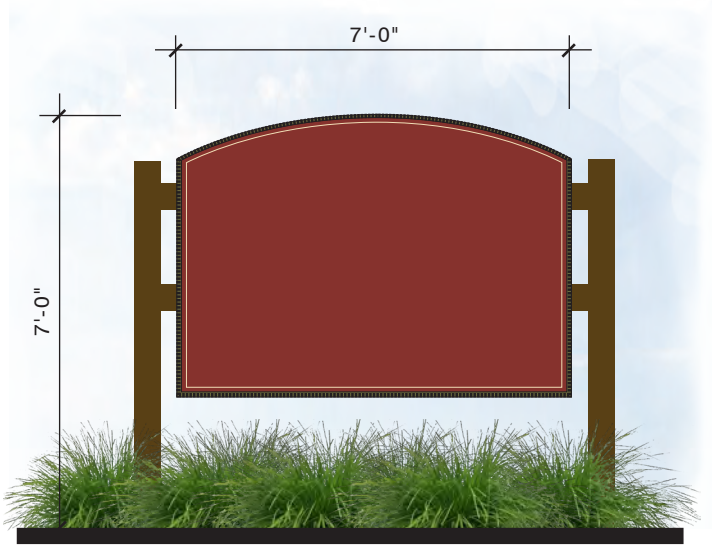
SIGN TYPES B AND D

TEMPORARY DEVELOPER SIGN

Note: 1. All dimensions are approximate
2. Sign Types B and D are temporary signs



SIGN TYPE B EXAMPLE



SIGN TYPE D EXAMPLE

SIGN STANDARDS

Maximum height: 10 feet
Maximum sign area: 50 square feet (each side)
Maximum number of signs permitted: 12
Lighting: Non-illuminated or externally illuminated
Locations: Public right-of-way, special landscape features and private property TBD

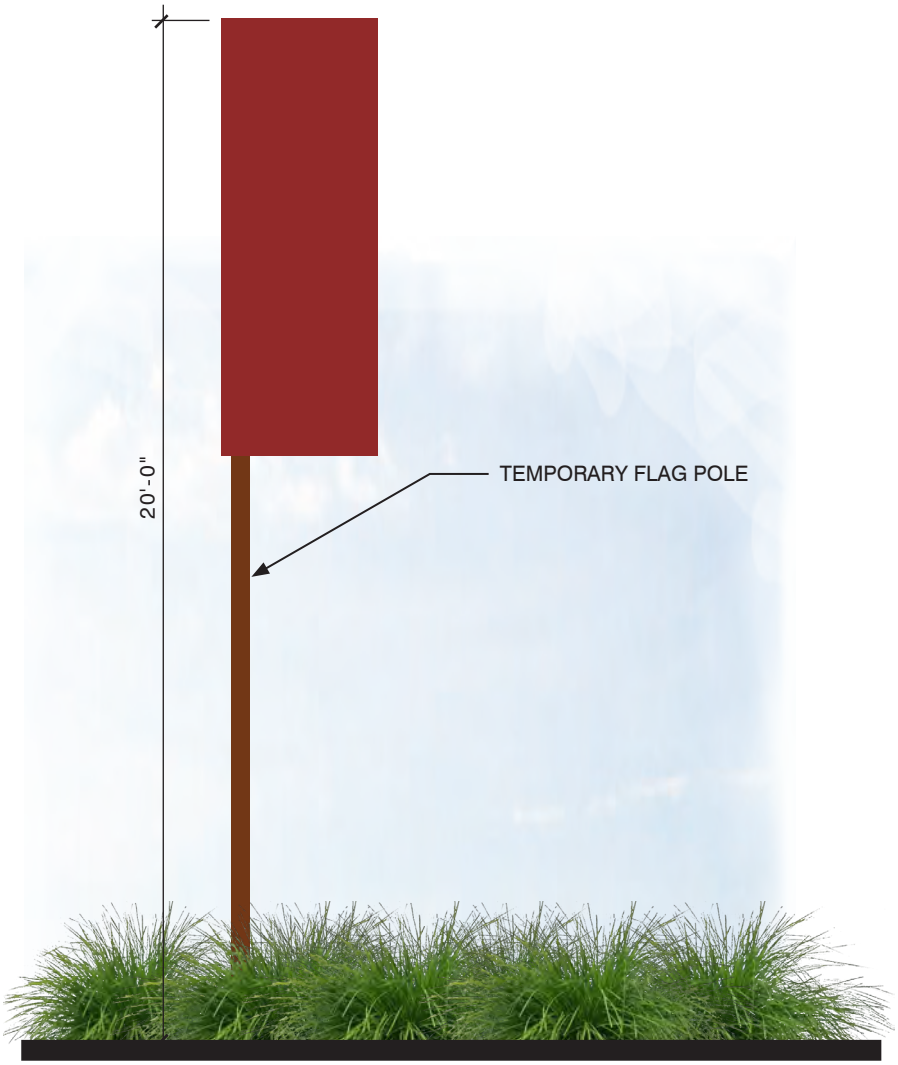
Note: Signs shall be removed after completion of sales

SIGN TYPE O

O FLAG SIGN

Note: 1. All dimensions are approximate

2. Sign Type O is a temporary sign.



SIGN STANDARDS

Maximum height: 20 feet
Maximum sign area: 25 square feet (each side)
Lighting: Non-illuminated
Locations: Up to 10 Sign Type O signs on temporary poles are permitted at each arterial or collector entrance and at each model home complex in public right-of-way, special landscape features, and on private property.

Note: Signs shall be removed after completion of sales

ELLIS SPECIFIC PLAN

Tracy, California

Prepared for
The City of Tracy

Submitted by
The Surland Companies

Ellis APPROVED
Application No. SPA11-0002, Tracy Resolution 2013-012, January 22, 2013

Ellis AMENDED
Application No. SPA15-0003, Tracy Ordinance 1251, April 3, 2018 (incorporated herein)
Application No. SPA19-0001, Tracy Ordinance 1266, March 5, 2019 Amendment to Fence Regulations and Minimum Lot Width Requirements (attached hereto)

Avenues APPROVED
Application No. SPA16-0003, Tracy Ordinance 1262, September 18, 2018

Ellis and Avenues AMENDED
Application No. SPA20-0007, Tracy Ordinance _____, _____ __, 2021

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A2 Ellis Additional Landscape Features/Character Elements And Sign Program: Gates+Associates

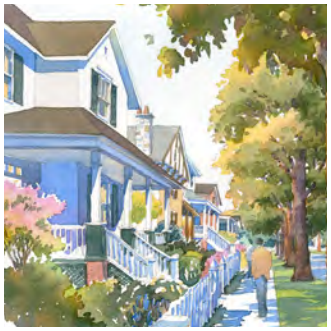
B1 Avenues Pattern Book: Urban Design Associates

B2 Avenues Additional Landscape Features/Character Elements And Sign Program: Gates+Associates

C Ellis Specific Plan Area

D Amendments

Chapter 1. Introduction



1.1 Background

Ellis is a planned mixed-use community being built in Tracy, California. The original Ellis Specific Plan was approved by the Tracy City Council on January 22, 2013 by City Council Resolution 2013-012. The Avenues Specific Plan was approved by the Tracy City Council on September 18, 2018 by City Ordinance 1262. On March 16, 2021, the Tracy City Council approved certain amendments to the Ellis Specific Plan to merge the Avenues Specific Plan area into the Ellis Specific Plan. The City Council approval formally dissolved the Avenues Specific Plan as an adopted, statutory specific plan area under Article 8 of Title 7 of the Government Code, and added the approximately 95-acre Avenues area to the existing approximately 321-acre Ellis Specific Plan area, thereby expanding the Ellis Specific Plan area to comprise the entire combined 416-acre area. The amended Ellis Specific Plan supersedes the previously approved Ellis Specific Plan and the previously approved Avenues Specific Plan.

As amended, the Ellis Specific Plan area is now comprised of two "Neighborhoods", the Ellis Neighborhood and the Avenues Neighborhood, which are described in Chapter Two and Chapter Three of this Ellis Specific Plan. Although both Neighborhoods are now part of the Ellis Specific Plan, the development rules and regulations and zoning designations for each Neighborhood have not changed from rules, regulations and designations that applied in the previous specific plans. Merging the Avenues Specific Plan area into the Ellis Specific Plan was intended to, among other things, simplify the administration of the two projects and facilitate the inclusion of the Avenues Specific Plan area in the Ellis Property Owners Association (EPOA).

Figure 1.1 The Vision for Ellis

1.2 Specific Plan Authorization

Figure 1.2 View of the proposed Aquatic Park

1.2.1 STATE AUTHORITY

Specific Plans are authorized by Section 65450 et seq. of the California Government Code. As set forth in the Government Code, Specific Plans must contain the information outlined below. The location of this information in each Chapter for each Neighborhood in the ESP is shown in bold following each item.

- The distribution, location, and extent of the uses of land within each Neighborhood.
  - › Chapter 2: Sections 2.1–2.2 for the Ellis Neighborhood
  - › Chapter 3: Sections 3.1–3.2 for the Avenues Neighborhood
- The proposed distribution, location, and extent of major components of public and private transportation, wastewater conveyance, water drainage, solid waste disposal, energy, and other essential facilities.
  - › Chapter 2: Section 2.2 for the Ellis Neighborhood
  - › Chapter 3: Section 3.2 for the Avenues Neighborhood

Figure 1.3 Pedestrian-oriented spaces create a hometown feel.

Figure 1.4 View of the Ellis site

- Standards and Criteria by which development will proceed and standards of conservation, development, and utilization of natural resources.
  - › Chapter 2, Section 2.3 and Appendix A1 for the Ellis Neighborhood
  - › Chapter 3, Section 3.3 and Appendix B1 for the Avenues Neighborhood
- A program of implementation measures including development regulation, capital improvements, public works projects, and financing measures.
  - › Chapter 2, Section 2.1 and 2.3 for the Ellis Neighborhood
  - › Chapter 3, Section 3.1 and 3.3 for the Avenues Neighborhood

The ESP has two appendices for each Neighborhood:

- **APPENDIX A1** Ellis Pattern Book: Urban Design Associates
- **APPENDIX A2** Ellis Additional Landscape Features/Character Elements And Sign Program: Gates+Associates
- **APPENDIX B1** Avenues Pattern Book: Urban Design Associates
- **APPENDIX B2** Avenues Additional Landscape Features/Character Elements and Sign Program: Gates+Associates

1.2.2 CITY OF TRACY AUTHORITY

Under Section 10.20.010 Authority for Specific Plans of the Tracy Municipal Code under the California Planning and Zoning Law, the City Council is authorized to prepare, adopt, and implement a Specific Plan for any area covered by the City of Tracy General Plan. (Gov't Code 65450 and following. This includes areas within the City boundaries, the City's sphere of influence, or the General Plan planning area. (Ord. No. 1126, § 1, 11-18-2008)

Figure 1.5 Front porches create a sense of community.

Figure 1.6 View of the multi-use Village Center

1.3 Relationship to Other Plans

As set forth in greater detail herein, this Specific Plan fulfills the goals, objectives, and policies of the General Plan. It is also consistent with the San Joaquin County Airport Land Use Plan, and the 1998 Master Plan for the Tracy Municipal Airport. The ESP contains considerable detail related to the regulations and guidelines required to implement the vision of a new community at Ellis.

1.3.1 CITY OF TRACY GENERAL PLAN

The General Plan was adopted by the City Council in July 2006 and amended in February 2011. In a departure from the previous General Plan adopted in 1993, the General Plan envisions that the City will preserve its 'hometown feel' by creating residential neighborhoods with a sense of place that are diverse, attractive, safe, walkable, and affordable. In pursuit of this vision, the updated General Plan contains an extensive *Community Character Element*. It is a primary objective of the ESP not only to comply with the General Plan, but also to become a project for the implementation of the General Plan with its *Community Character Element*.

Figure 1.7 Landscaped, pedestrian-friendly streets create memorable places (Highland Avenue, Tracy).

1.3.2 CITY OF TRACY INFRASTRUCTURE MASTER PLANS

The City is in the process of updating its master plans for water, wastewater, stormwater, and roads to be consistent with, and to implement, the General Plan. However, the original Ellis Specific Plan was adopted prior to the City's initiation of its master plan updates, and as a result, the Ellis Neighborhood is subject to a City-approved Finance and Implementation Plan (FIP) that establishes the Ellis Neighborhood's fair share of development impact fees and addresses the infrastructure needs of the Ellis Neighborhood in such a manner as to correspond to the updated infrastructure master plans to the extent practicable. The

proponents of the original Ellis Specific Plan worked closely with the City to ensure that development of the Ellis Neighborhood would be incorporated in the baseline assumptions of the infrastructure master plans that were under development at that time.

In contrast, the Avenues Specific Plan was prepared and adopted after the City initiated its master plan updates, and development of the Avenues Neighborhood will be subject to conformance with the City's updated infrastructure master plans.

1.3.3 COUNTY AND CITY AIRPORT PLANS

The Tracy Municipal Airport is located to the southeast of the Ellis Specific Plan area. Land uses within certain zones in the vicinity of the airport are regulated by the San Joaquin County Airport Land Use Commission (ALUC). The San Joaquin Council of Governments serves as the ALUC and has adopted the San Joaquin County Airport Land Use Plan, the latest version of which was adopted in 2009. In 1998, the City of Tracy adopted the Master Plan for the Tracy Municipal Airport (Tracy Airport Master Plan).

It is a policy of the Safety Element of the General Plan that new development be consistent with the County and City airport plans. As set forth in greater detail herein, the amended ESP complies with all applicable sections of the City of Tracy Airport Master Plan and the San Joaquin County Airport Land Use Plan.

1.3.4 ZONING

This document serves as the zoning document for all property within the amended ESP area.

1.4 How to Use the Neighborhood Plans and Pattern Books

This ESP will serve as a regulatory tool in the development of Ellis Specific Plan area. It is a document to be used by designers, developers, builders, planners, and regulators. The ESP incorporates Pattern Books (Appendices A1 and B1) for each Neighborhood that set forth standards for the development of buildings on lots. Together, the ESP with the Pattern Books comprise the administrative document governing the development of the two Neighborhoods. The body of the ESP generally governs horizontal development of lots with their land uses, parks, public landscaping, roads, and utilities; the Pattern Books generally govern the vertical development on established lots, including the placement of buildings on lots and the exterior architecture of buildings. Chapter 4. Plan Review describes the process of developing the Ellis community using the ESP and the Pattern Books, from site design through building permit.

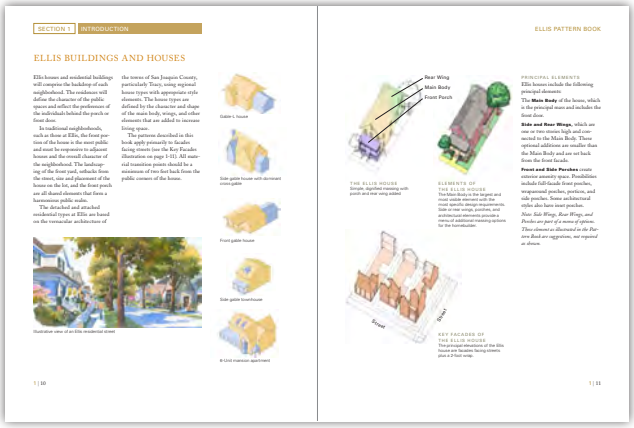


Figure 1.8 Example page from the Ellis Pattern Book (Appendix A1)

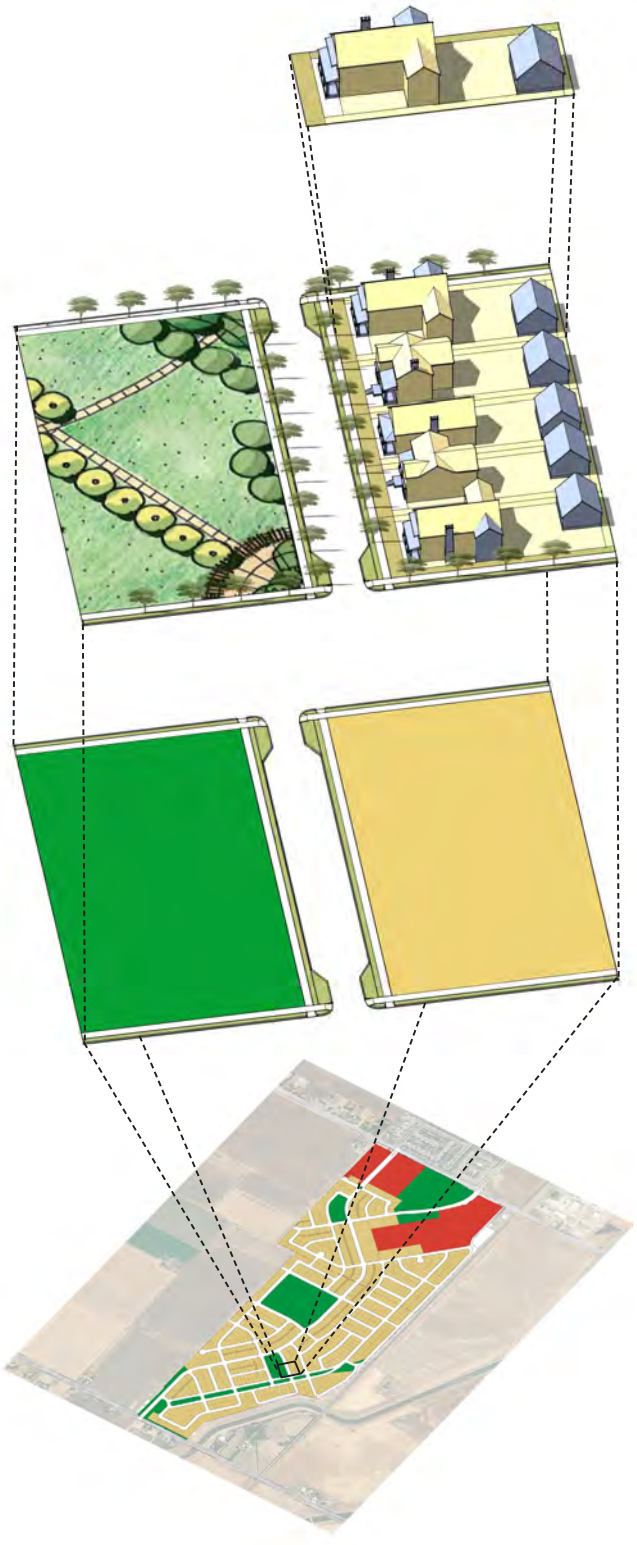


Figure 1.9 From House to Community

ELLIS SPECIFIC PLAN ZONING SUMMARY

LAND USE DESIGNATION	GROSS ACRES	UNITS / GROSS ACRES***	RANGE OF UNITS ALLOWED / MAXIMUM NON-RESIDENTIAL SF
Residential Estate	17	*****	1 to 9.4*****
Residential Mixed*	260	4 to 9	1,000 to 2,250
Village Center*	14	0 to 25	0 to 50 units/ 140,000 sf ******
Limited Use*	30	NA	430,000 sf of self-storage 40,000 sf of office****
Total	**321**		**ESP includes 1,000 and maximum of 2,250 residential units ** and 180,000 SF non-residential**

* Acres for public rights-of-way, parks, and special landscape features are included within Gross Acres Calculations designations

** Not including secondary residential units

*** Units per gross acre is to be calculated less Aquatic Park, School Site, Outer Approach Zone, and Pipeline encumbered acres

**** 430,000 square feet of self-storage and boats and recreational vehicles (passive uses) and 40,000 square feet of office uses, subject to ALUCP restrictions

***** Development is limited in the 2009 ALUCP Outer Approach/Departure Zone to 1 residential unit per 5 acres, which equates to a maximum of 9.4 residential units based on 47 total acres in the Outer Approach/Departure Zone.

******The total traffic count generated by the Village Center will not exceed that of 140,000 sf of non-residential and 50 units of residential without additional traffic analysis.

Note Consistent with City requirements, the ESP includes a park dedication of 4 acres per 1,000 people. Ellis will feature 3 park acres per 1,000 population generated of Neighborhood Parks and 1 park acre per 1,000 population generated of Community Parks (4 park acres per 1,000 population generated total).

Table 1.1 ESP Zoning Summary

Chapter 2.
Ellis Neighborhood Plan

2.1 Land Use and Development Standards

Figure 2.1 The Ellis Village Center

2.1.1 LAND USE CONCEPT

The proposed project is a comprehensive land use plan (Specific Plan per Government Code Section 65450 et seq.) for the development of approximately 321 acres primarily defined in the City of Tracy General Plan as TR-Ellis (Figure 2.2). The Ellis Neighborhood includes a broad mix of residential housing types and densities, neighborhood parks, a Village Center, ancillary and low intensity commercial uses, and an opportunity to include a Family-Oriented Aquatic Park (Aquatic Park) serving as a Community Park. A multimodal transit hub (Transit Center), with ACE train and Tracer bus service will be incorporated in the event such a use becomes desirable and feasible.

The plan will accommodate a minimum of 1,000 to a maximum of 2,250 residential units, not including secondary residential units; 180,000 square feet of retail, civic, office, and other commercial uses; 430,000 square feet of self-storage and boats and recreational vehicles (passive uses); and, consistent with City requirements, 4 acres per 1,000 people of parks.

The Ellis Neighborhood includes 1,000 to 2,250 residences (as noted above) to be built on 321 gross acres. The overall site density will be between 4 and 9 units per gross acre.

Three residential neighborhoods, the Village Neighborhood, Garden Neighborhood, and Town & Country Neighborhood, will comprise Ellis (Figure 2.3). Each neighborhood will have its own distinct sense of place, reinforcing the General Plan goal of creating a hometown feel. All neighborhoods will have a grid of pedestrian-scaled streets. A system of neighborhood parks will be integrated into the residential street grid.

Blocks are sized to support a mix of housing types all designed to meet a wide range of income and family needs. When completed, the three neighborhoods

will include a spectrum of housing opportunities and neighborhood parks.

The community will be constructed using traditional neighborhood design principles, creating a pedestrian-friendly network of streets and parks. In certain cases, garages will be kept off the street and will be accessed by way of rear driving lanes, also known as alleys. The architecture of all buildings will represent a number of residential styles historically popular in the Tracy region.

The Ellis Pattern Book (architectural and site design guidelines) was created to guide the design of all buildings (see Appendix A1). This document calls for a mix of regional vernacular architectural styles such as: Craftsman, Farmhouse Victorian, Colonial Revival, European Country, Mediterranean Revival, and Spanish Colonial.

A system of parks will provide the community with both active and passive recreation opportunities. Generally, parks range in character from urban to rural, and in use from active to passive. These amenities vary in scale and are designed to provide a sense of place.

All of the streets will be publicly owned and maintained. These streets will be built to the standards established by the ESP.

Table 2.1 on page 8 of this section provides a summary of the proposed land use designations at Ellis.

2.1.2 LAND USE PLAN

2.1.2.1 General Description

The General Plan Land Use Designation for the residential uses in the Ellis Neighborhood area is primarily Traditional Residential-Ellis (TR-Ellis), depicted in the General Plan Land Use Designations (Figure 2.4). The Ellis Neighborhood Zoning summary (Figure 2.6) illustrates the general location and relationship of all the primary land use areas. This Land Use Designations diagram will serve as the main reference and guideline for all future planning work and implementation activities in the Ellis Neighborhood Area.

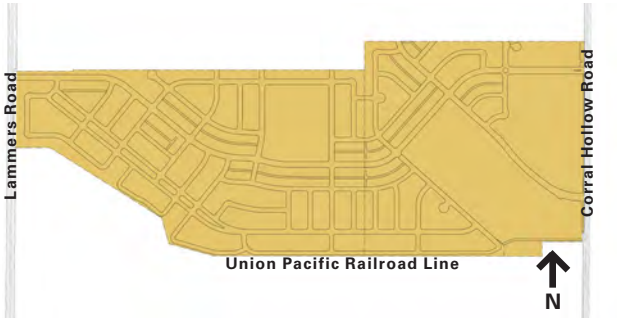


Figure 2.2 Ellis Property Boundary, 321 Acres

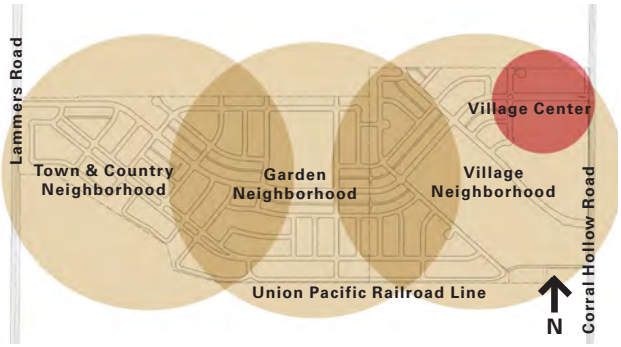


Figure 2.3 Ellis' three neighborhoods and Village Center

The Ellis Neighborhood Plan proposes a residential community that will provide a wide variety of housing types and lifestyle choices. Residential is the predominant land use. The residential land uses will be supported by parks, commercial uses, and a mixed-use Village Center.

All residential units are planned at a low to high density to facilitate the construction of a broad range of housing types.

The Ellis Neighborhood Plan and the Pattern Book (Appendix A1) provide the development regulations for Ellis. Development topics not covered by the Ellis Neighborhood Plan or the Pattern Book (Appendix A1) are regulated by Title 10 of the Tracy Municipal Code (TMC) or other City standards as applicable (See Section 4.8 of the ESP).

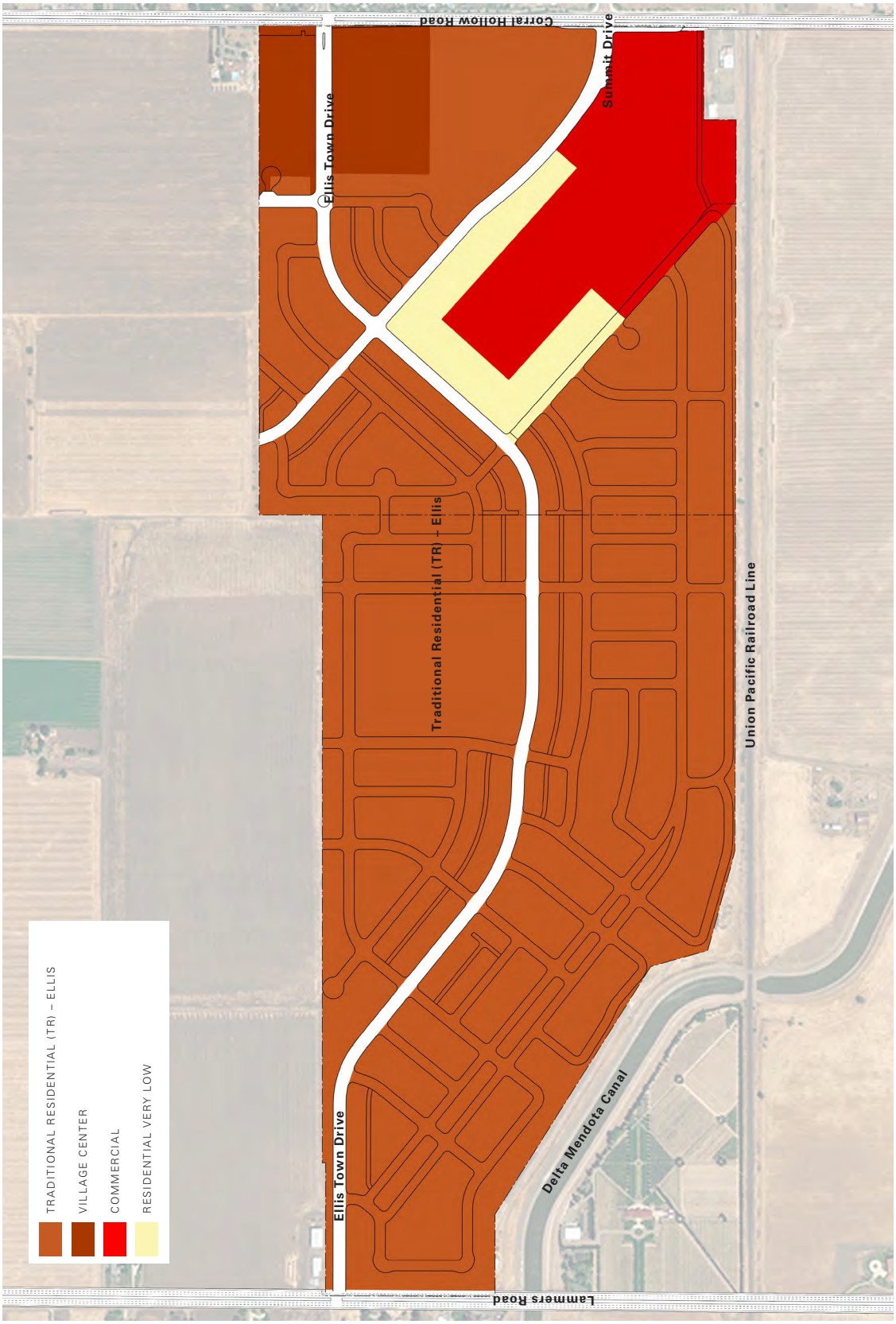


Figure 2.4 General Plan Land Use Designations

Figure 2.5 Illustration of Ellis neighborhood

2.1.2.2 Residential Land Use

The goal of mixing residential densities is to provide a range of housing choices to the residents of Tracy. The Ellis community will be characterized by three residential neighborhoods: the Village Neighborhood, Garden Neighborhood, and Town & Country Neighborhood. The Village Center will be built out over time in response to market demand.

The primary Residential Land Use Designation for Ellis is Traditional Residential–Ellis (TR-Ellis). Per the General Plan, TR areas consist of a mix of residential densities and housing types reminiscent of traditional neighborhoods, ranging from single-family detached housing to attached medium and high density housing types, sometimes adjacent to (or above) retail, commercial, or other compatible uses. TR allows a mix of a wider range of housing types, lot sizes, and density ranges compared with typical Residential Very Low (RVL), Residential Low (RL), Residential Medium (RM), and Residential High (RH).

Residential Mixed

The primary zoning for Ellis is Residential Mixed. Consistent with TR-Ellis, Residential Mixed requires lot types to be intermixed. The resulting community character will project a "hometown feel," including moderate building setbacks, variety in house size, sitting porches, and a mix of architectural styles. Lot types range from narrow lots to wide lots. The exact location of each lot type shall be established at the time of Tentative Map approval, based on the mixing criteria in the Ellis Neighborhood Plan and Pattern Book (Appendix A1). These mixing criteria are documented in 2.1.4.6 Residential Lot Type Diversity. Zoning standards are documented in the Pattern Book. For development standards not addressed by the Ellis Neighborhood Plan for the area designated Residential Mixed, the requirements applicable to the Medium Density Cluster Zone (MDC) in the Tracy Municipal Code shall apply.

Residential Estate

In addition to Residential Mixed, Ellis has an area (approximately 17 acres) that is designated Residential Estate. The vision for the Residential Estate area is to have 9 large lots each ranging in size from approximately one to two acres. The General Plan designation for this area is Residential Very Low, which has a density range of 0.1 to 2.0 dwelling units per gross acre. The area designated Residential Estate is limited by the San Joaquin County Airport Land Use Plan (ALUCP) Outer Approach/Departure Zone to a maximum of 9 residential units.

Zoning standards shall be associated with the Residential Estate lot type documented in the Pattern Book. For any development standards not addressed by the Ellis Neighborhood Plan for the area designated Residential Estate, the requirements applicable to the Residential Estate Zone in the Tracy Municipal Code shall apply.

Housing Diversity by Design

All residential land uses are planned around a concept known as 'diversity by design.' Diversity by design is achieved by emphasizing a variety of housing types and sizes, classic architecture in simple forms, wonderful public space, and walkable access to parks. Diversity is thus accomplished without sacrificing the kinds of amenities that today's homebuyers and renters desire.

Blocks in Ellis are sized to support a mix of housing types all designed to meet a wide range of income and family needs. When completed, Ellis will have a spectrum of housing opportunities.

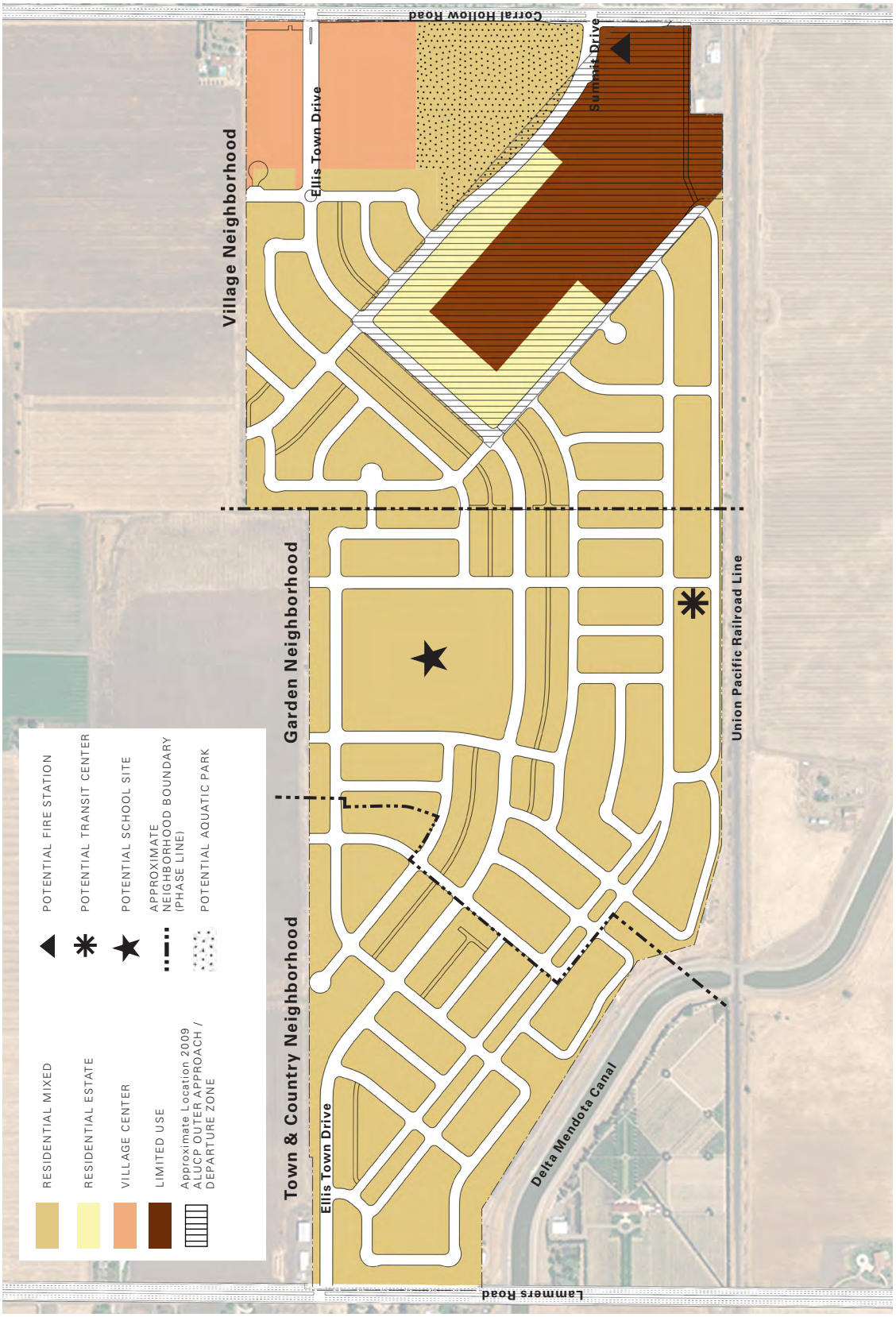


Figure 2.6 Ellis Neighborhood Zoning
Note 1: Pursuant to the City of Tracy General Plan, parks and special landscape features are allowed within residential land use designations. For an illustration showing the prescribed location of parks and special landscape features, see Section 2, Figure 2.71.
Note 2: Pursuant to the City of Tracy General Plan, lanes are allowed within residential land use designations. The precise location of such facilities will be determined upon the approval of detailed plans. Diagrams in the ESP are illustrative and not intended to indicate the percent or location of lane loaded lots. In general, lanes are encouraged parallel to higher traffic interior streets and along view corridors.

ELLIS SPECIFIC PLAN ZONING SUMMARY

LAND USE DESIGNATION	GROSS ACRES	UNITS/GROSS ACRES***	RANGE OF UNITS ALLOWED/ MAXIMUM NON-RESIDENTIAL SF
Residential Estate	17	*****	1 to 9.4*****
Residential Mixed*	260	4 to 9	1,000 to 2,250
Village Center*	14	0 to 25	0 to 50 units/ 140,000 sf ******
Limited Use*	30	NA	430,000 sf of self-storage 40,000 sf of office****
Total	**321**		**ESP includes 1,000 and maximum of 2,250 residential units ** and 180,000 SF non-residential**

* Acres for public rights-of-way, parks, and special landscape features are included within Gross Acres Calculations designations

** Not including secondary residential units

*** Units per gross acre is to be calculated less Aquatic Park, School Site, Outer Approach Zone, and Pipeline encumbered acres

**** 430,000 square feet of self-storage and boats and recreational vehicles (passive uses) and 40,000 square feet of office uses, subject to ALUCP restrictions

***** Development is limited in the 2009 ALUCP Outer Approach/Departure Zone to 1 residential unit per 5 acres, which equates to a maximum of 9.4 residential units based on 47 total acres in the Outer Approach/Departure Zone.

******The total traffic count generated by the Village Center will not exceed that of 140,000 sf of non-residential and 50 units of residential without additional traffic analysis.

Note Consistent with City requirements, the ESP includes a park dedication of 4 acres per 1,000 people. Ellis will feature 3 park acres per 1,000 population generated of Neighborhood Parks and 1 park acre per 1,000 population generated of Community Parks (4 park acres per 1,000 population generated total).

Table 2.1 Ellis Neighborhood Plan Zoning Summary

2.1.2.3 Village Center

Permitted uses for the Village Center are described in 2.1.4.2 Permitted Uses and listed in Table 2.2. The plan will accommodate up to 140,000 square feet of non-residential uses in the Village Center, as well as up to 50 high-density residential units, possibly in a mixed-use configuration with residential over commercial. Residential units in the Village Center may be apartments, townhouses, condominiums, and/or live/work units (see 2.1.4.2 Permitted Uses).

Access to the Village Center for most vehicles will be by way of Ellis Town Drive. Visitor parking will be on-street and behind shops and connected to Ellis Town Drive via pathways. Sidewalks will link the Village Center directly to adjacent residential neighborhoods and the bikeway network.

Zoning standards for the Village Center shall be as documented in the Pattern Book (Appendix A1). For any development standards not addressed by the Ellis Neighborhood Plan for the area designated Village Center, the requirements applicable to the Community Shopping Center Zone in the Tracy Municipal Code shall apply.

2.1.2.4 Limited Use

The Limited Use designation is intended to allow for up to 40,000 square feet of office uses and business services, and 430,000 square feet of self-storage and storage of boats and recreational vehicles (passive uses), including a unit for Ellis Storage Managers Living Quarters as a part of the Ellis Storage Office, subject to restrictions of the San Joaquin County Airport Land Use Compatibility Plan (ALUCP) Outer Approach/ Departure Zone. See 2.1.4.2 Permitted Uses.

Zoning standards for the Limited Use area shall be as documented in the Pattern Book. For any development standards not addressed by the Ellis Neighborhood Plan for the area designated as Limited Use, the requirements applicable to the General Highway Commercial Zone in the Tracy Municipal Code shall apply.

Figure 2.7 Illustration of the Village Center

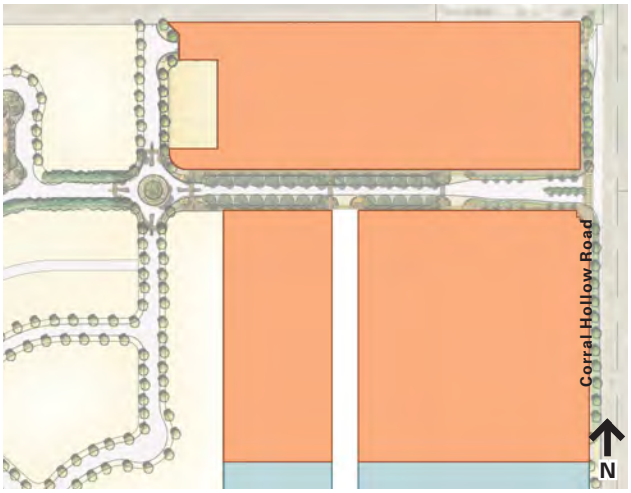


Figure 2.8 Illustrative Plan of the Village Center

2.1.2.5 Public Facilities

A minimum of 4 acres per 1,000 people will be dedicated to public use as parks based on 3.21 residents per residential unit (see Table 2.1). A description of all of the public facilities, public uses, and associated land use designations for Ellis follows.

POLICE: The Tracy Police Department will serve Ellis.

FIRE: The South County Fire Authority will serve Ellis.

TRANSIT CENTER: The ACE Train and Tracer bus service may serve Ellis via a multimodal transit hub. The Ellis Neighborhood Plan includes a potential 5-acre site along the existing rail line, approximately halfway between Corral Hollow and Lammers Roads within the TR-Ellis area. Uses on this site would include a train stop, bus transfer stop, and commuter parking spaces sufficient to serve the transportation uses.

SCHOOLS: The Jefferson School District and Tracy Unified School District are responsible for providing elementary schools for the residents of Ellis. The construction of a new elementary school may be necessary to serve the residents of Ellis. If the District determines that an elementary school in the Ellis area is necessary, Ellis will provide a potential 12- to 16-acre site for purchase by the District within the Ellis Neighborhood Plan boundary.

On-site school drop off loops shall be designed and installed by the school district at the time of school construction. Access drives shall be provided from the streets to serve on-site drop off loops.

PARKS (P): A portion of the Ellis Neighborhood Area is reserved for parks. Consistent with City requirements, the Ellis Neighborhood Plan includes a park dedication of 4 acres per 1,000 people. Ellis will feature 3 park acres per 1,000 population generated of Neighborhood Parks and 1 park acre per 1,000 population generated of Community Parks (4 park acres per 1,000 population generated total) based on 3.21 residents per residential unit. The Aquatic Park will be used as credit for the Community Park requirement if the land dedication offer is accepted.

The park system is designed to serve a broad cross-section of residents by providing a diverse mix of active and passive recreational opportunities. It is also designed to be in compliance with the City of Tracy General Plan requirements and State of California's Quimby Act.

The proposed Aquatic Park is an allowable use in Residential Mixed. Uses in the Aquatic Park may include a competition swimming pool, recreation pool, wet play structures, recreational rivers, and support facilities.

Neighborhood parks are also an allowable use in Residential Mixed and Residential Estate. Figure 2.70 shows an illustrative distribution of neighborhood parks including the prescribed location. The precise location of such facilities will be determined upon submittal of detailed plans.

For illustrative descriptions of the parks, see Section 2.2.6 Parks Network.

2.1.3 PHASING

2.1.3.1 Description of Phases (Neighborhoods)

The Ellis Neighborhood Plan Area is divided into three neighborhoods defined by density, intensity, and character. The neighborhood boundaries, development ideas, and land uses are summarized in this section. In general, each neighborhood approximately represents a phase of development. Development is expected to begin in the respective neighborhoods in the order indicated, but the build-out of the neighborhoods is expected to overlap significantly. The Ellis Pattern Book (Appendix A1) provides development standards and design guidance. The neighborhoods described in this section are subject to future refinements as detailed development plans are finalized.

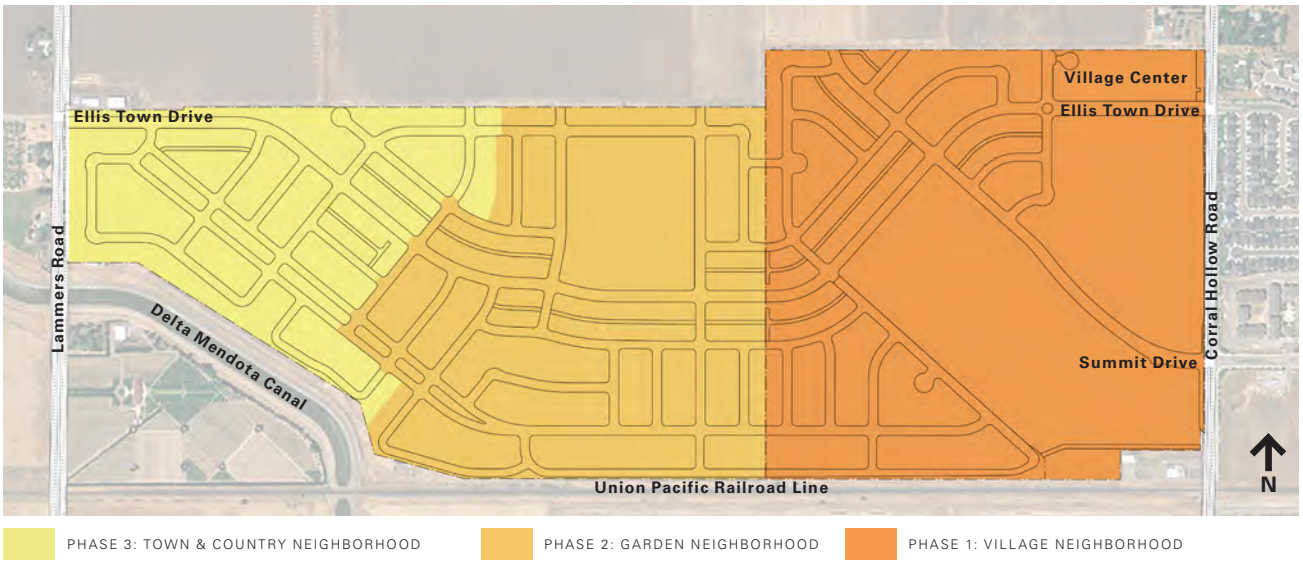


Figure 2.9 Illustrative Phasing Diagram

Figure 2.10 Illustrative View of Village Center

Figure 2.11 Illustrative View of the Village Neighborhood

2.1.3.2 Village Neighborhood (Phase 1)

General Description

The Village Neighborhood will include the land in the eastern portion of the Plan Area. Phase 1 is adjacent to Corral Hollow Road to the east, the railroad line to the south, Phase 2 to the west, and agricultural land to the north.

The non-residential program will be built out over time in response to market demand.

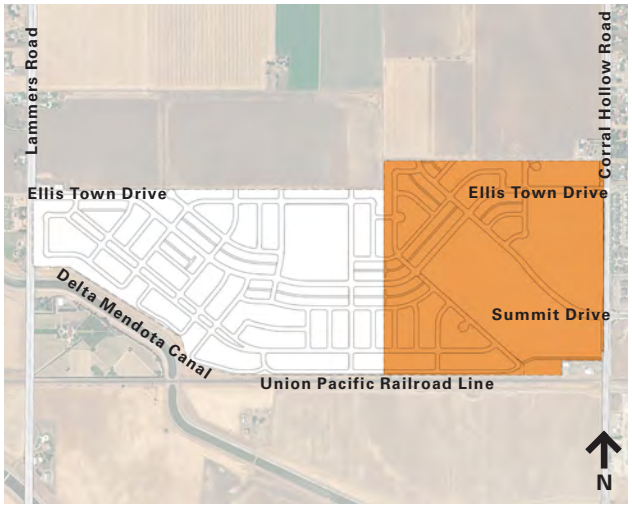


Figure 2.12 Village Neighborhood (Phase 1)

Land Use

This section of the community will contain a mix of uses. The Ellis Neighborhood Plan will accommodate up to 140,000 square feet of non-residential space in pedestrian-oriented buildings in the Village Center.

Housing in the Village Center may occur in attached unit types and/or mixed-use or live/work buildings.

The Village Neighborhood may also contain the Aquatic Park. Public parks will be the primary gathering places for Ellis residents and the citizens of Tracy. They will serve as a venue for hosting competitions, community events, concerts, and festivals. Defining elements of the neighborhood include:

- Aquatic Park
- Neighborhood retail
- A mix of residential uses
- Neighborhood parks

Figure 2.13 Illustrative View of the Garden Neighborhood

2.1.3.3 Garden Neighborhood (Phase 2)

General Description

The Garden Neighborhood will be located in the central portion of the Plan Area. This Phase is adjacent to the Union Pacific Railroad line to the south and agricultural land to the north.

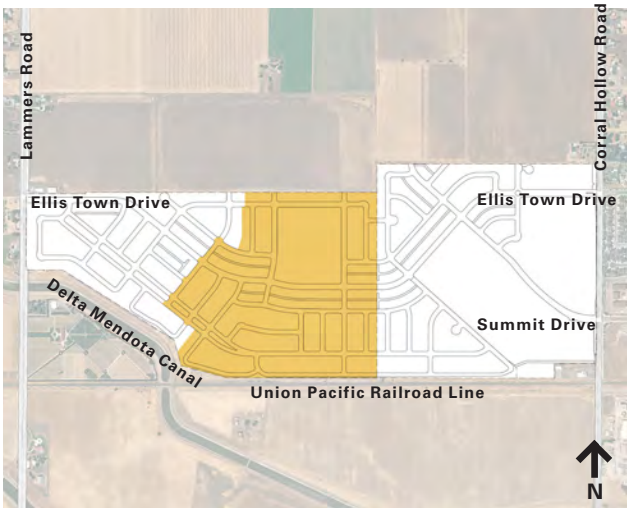


Figure 2.14 Town & Country Neighborhood (Phase 2)

Land Use

The Garden Neighborhood will include a mix of single-family detached unit types. Units will be organized around a series of centrally-located neighborhood parks and connected to the Village Center by community and neighborhood streets, sidewalks, and paths. Supporting uses will include both active and passive recreational uses.

Primary access to the neighborhood will be from the main east-west Community Streets. These streets provide direct connections to Lammers and Corral Hollow Roads. Defining elements of the neighborhood include:

- Interconnected street network
- A mix of housing types and lot sizes
- School site
- Neighborhood park

Figure 2.15 Illustrative View of Town & Country Neighborhood

2.1.3.4 Town & Country Neighborhood (Phase 3)

General Description

The Town & Country Neighborhood will be located in the western portion of the Ellis Neighborhood Plan Area. Phase 3 is defined by Lammers Road to the west, agricultural land to the north, Phase 2 to the east, and the Delta Mendota Canal to the south.

Land Use

The Town & Country Neighborhood will include single-family residential uses adjacent to parks and open spaces.

Primary access to the neighborhood will be from Lammers Road. Defining elements of the neighborhood include:

- Quiet residential streets
- Rural landscape design
- Neighborhood park

Figure 2.16 Garden Neighborhood (Phase 3)

2.1.4 GENERAL LAND USE REGULATIONS

2.1.4.1 Purpose and Applicability

The purpose of this section is to provide land use development standards that apply throughout the Ellis Neighborhood Plan Area. The following sections describe property development standards including permitted uses, height limits, parking, underground utilities, resource conservation measures, sign regulations, fencing, and special landscape requirements. Design guidelines are included in the Ellis Pattern Book (Appendix A1). All improvements shall follow the Tracy Municipal Code (TMC) unless specified herein. The permit review process however is described in ESP Section 4: Plan Review.

It is anticipated and understood that, in order to meet the objectives of the *Community Character Element* of the General Plan and fully implement the objective of a mix of housing types, there may be minor variations to both the ESP and Pattern Book as the ESP moves through the implementation process. Any variation other than a minor variation as determined by the Development and Engineering Services Director must receive Planning Commission and City Council review in accordance with the TMC as a Specific Plan Amendment.

2.1.4.2 Permitted Uses

This section sets forth the uses permitted within each of the land use designations listed below and described in Section 3. 2.

For the purposes of this ESP, all permitted and conditionally permitted uses are described in Table 2.2. All uses listed are permitted by right, except those uses specifically listed as *Conditional*. Conditional uses are defined as those which require special consideration of their impacts on the neighborhood and land uses in the vicinity and/or of their physical organization and design. A conditional use shall obtain Conditional Use Permit (CUP) approval in accordance with the TMC.

All permitted uses are allowed either alone or in combination with any other permitted uses within a parcel. If a proposed use is not explicitly listed below, the Development and Engineering Services Director may determine the use is permitted, conditionally permitted, or prohibited, based on the purpose and intent of this Ellis Neighborhood Plan and the proposed use's similarity to the listed uses which are described on the following pages.

Uses [1]	Village Center	Residential Mixed	Residential Estate	Limited Use
Retail and consumer services, such as grocery stores, drug stores, hardware stores, clothing and shoe stores, department stores, miscellaneous retail (excluding boats, automobiles, and other motorized vehicles), gas stations/ service stations (not including repair work), veterinary clinics, pet grooming, photography studios, and personal services (e.g., hair, nail and tanning salons, and garment pressing, repairs, and alterations)	P	NP	NP	NP
Eating and/or drinking establishments (with or without entertainment) without serving alcohol and providing entertainment after 11:00 p.m. [2]	P	NP	NP	NP
Eating and/or drinking establishments that serve alcohol and provide entertainment after 11:00 p.m. [2]	C	NP	NP	NP
Recreational uses, such as instructional dance studios, gymnastics studios, martial arts studios, fitness clubs, video arcades, bowling alleys, sports training facilities, and bounce houses/ trampoline parks	P	NP	NP	NP
Business services, such as computer and office supply, duplication, mailing/shipping, and print shops	P	NP	NP	P[3]
Offices, such as business and professional offices, administrative offices, medical and dental offices, banks, and pharmacies	P	NP	NP	P[3]
Lodging, such as hotels and motels	P	NP	NP	NP
Public facilities, such as schools, fire stations, parks, athletic fields, aquatic parks (as noted on Fig. 3.6), recreation centers, art galleries and museums, performing arts centers, transit facilities and stations, libraries, and meeting halls	P	P	P[3]	NP
Educational, cultural, and institutional uses, such as private schools and day care centers, places of assembly, private meeting halls, and private museums	P	C	NP	NP
Self-storage/mini-storage and storage of boats, recreational vehicles, trailers, vehicles, and contractor trucks/ vehicles	NP	NP	NP	P[3, 4]
Agricultural crops	NP	NP	NP	P[3]
Vehicle Sales, Service, & Rental	NP	NP	NP	NP
Multi-family dwellings / Attached Residential [5, 6]				
Live/work units [7]	P[9]	NP	NP	NP
Townhouses [10]	P	P	NP	NP
Mansion Apartments [11]	P	P	NP	NP
Single-family dwellings / Detached Residential [12]	NP	P	P[3]	NP
Public Utilities	P	P	P[3]	P[3]

Table 2.2 Permitted and Conditionally Permitted Uses

P = Permitted
C = Conditionally Permitted (CUP required, per TMC)
NP = Not Permitted

Accessory uses and temporary uses shall be allowed as provided in the Tracy Municipal Code (TMC).

Notes:

1. Outdoor merchandise sales and displays, or storage of merchandise, equipment, supplies (including automobiles, trailers, and other vehicles or containers), or other materials, are not permitted, unless approved by Ellis Pattern Book Certification/Development Review or Temporary Use Permit.
2. "Entertainment" means such uses as live music, disc jockeys, dancing, karaoke, comedy shows, modeling, or live performances.
3. Permitted, subject to restrictions of the San Joaquin County Aviation System Airport Land Use Compatibility Plan (ALUCP)
4. Storage or parking of semi-trucks and semi-trailers is not permitted. Manager living quarters is permitted as an accessory use. Washing, cleaning, and light maintenance/servicing of motor homes, travel trailers, boats, and rental moving vans is permitted for owners, customers, and clients of the Ellis storage facility.
5. "Intentionally left blank."
6. See Appendix A1: Ellis Pattern Book, Section 3, Attached Residential
7. Residential living space that also includes an integrated work space principally used by one or more residents. Work activity shall be limited to office, the making of arts and crafts, including painting, graphic production, photography, print, ceramics, sculpture, needlework, tapestry making, pottery making, hand weaving, and other activities compatible with residential use. Primary access from the public sidewalk to residential living space shall be provided through the work space. Permitted work activities shall be classified as a business.
8. "Intentionally left blank."
9. Work activities that require hazardous assembly, including fabrication, manufacturing, and repair or processing operations, such as welding and woodworking, require approval of a conditional use permit.
10. Buildings used as a residence for multiple households where all dwelling units have a dedicated entrance accessed directly from the public sidewalk or publicly accessible open space.
11. Buildings used as a residence for multiple households where dwelling units are accessed from a common lobby or shared hallway.
12. See Appendix A1: Ellis Pattern Book, Section 2, Detached Residential

2.1.4.3 Height Limits

This section sets forth the building height limit within each of the land use designations described in Section 2.1.2 Land Use Plan. Ellis building height regulations are documented in Table 2.3.

BUILDING HEIGHT LIMITS

LAND USE DESIGNATIONS	DESCRIPTION	MAXIMUM HEIGHT(1)
RE	Residential Estate	35 feet
RM	Residential Mixed	35 feet (2)(4)
VC	Village Center	45 feet (4)(5)
LU	Limited Use	35 feet (5)

TABLE CATEGORY KEY

NOTES

(1) Measurement of buildings heights shall be as defined by the Tracy Municipal Code (TMC)
(2) No maximum height limit for the Aquatic Park
(3) One freestanding water tower landmark may extend up to 40 feet high
(4) Flag poles and banner poles are permitted in Village Center, Limited Use, and Aquatic Park at heights up to 50 feet
(5) Towers and other architectural or ornamental features may extend above the permitted building height by up to 10 feet. All roof-mounted mechanical equipment, including but not limited to: HVAC equipment, vents, skylights, fans, hoods, antennas, satellite dishes, and access hatches or ladders shall be at or below the height of the exterior parapet wall and not visible from any public right-of-way

Table 2.3 Height Limits

2.1.4.4 Parking/Loading/Landscaping/Pedestrian Access/Bike Parking

Off-Street Parking Requirements

Off-street parking shall be provided in the Ellis Neighborhood Plan in accordance with the City of Tracy off-street parking requirements (Tracy Municipal Code, Article 26) except as otherwise specified below. The standard parking requirements shall be modified per Table 2.4.

Loading Space

Loading spaces shall be provided in the ESP in accordance with the City of Tracy loading space requirements (Tracy Municipal Code, Article 26) except as otherwise specified below.

Loading spaces for uses within the Village Center (VC), and Limited Use (LU) land use areas will be provided for in accordance with the following allowances and requirements:

1 No off-street loading spaces for non-residential uses are required for occupancy of 8,000 square feet or less of gross floor area.

2 Loading and unloading areas must be designated and posted.

PARKING SPACES REQUIRED

USES	MINIMUM PARKING SPACES REQUIRED
Multi-family Residential in the Village Center	1.25 space per unit, including guest parking
Cafes, restaurants and other establishments for the sales and consumption of food and beverages in the Village Center	One space per 250 square feet of gross non-residential floor area. On-street parking spaces along Ellis Town Drive, that are within 300 feet of the Village Center, may be counted towards meeting the minimum number of parking spaces required. (For any non-residential uses in the Village Center)
Self Storage	One space for the manager and one space per 400 gross square feet of any office or retail components

Table 2.4 Parking Spaces Required

Landscaping Requirements for Parking Areas

1 Landscaping in parking areas shall be provided in the Ellis Neighborhood Plan in accordance with the City of Tracy landscaping requirements (Tracy Municipal Code, Article 26) except as otherwise specified below.

2 The minimum width of any landscape area within a parking lot shall be 5 feet.

3 In all landscape areas, low shrubs, ornamental grasses, perennials, annuals, and/or groundcover must be installed in addition to canopy trees. Turf is not permitted. All landscape areas within a parking lot must be irrigated.

4 Landscaping shall consist of plant materials and special hardscape, and shall include a combination of trees, shrubs, ground cover, and may include enhanced paving on walking surfaces.

5 Landscaping requirements for parking areas shall not apply to storage uses inside the security fence boundary.

Bicycle Parking Areas

Designated bicycle parking areas for Village Center (VC), Limited Use (LU), and Multi-Family within Residential Mixed (RM) zoning, and for the Aquatic Park, shall be provided in accordance with the following standards:

A Required number of slots:

- **MULTI-FAMILY** – 0.5 spaces per multiple-family unit
- **VILLAGE CENTER (VC)** – 1 space per 20 required parking spaces
- **AQUATIC PARK (P)** – 1 space per 20 required parking spaces

B A sidewalk or hard surface is required to connect bike parking areas to bike lanes and/or bike trails.

C Equipment racks that allow the bike frame and at least one wheel to be locked to the rack are required.

D Bicycle parking areas should be as well-lit as vehicle parking lots and should be located in areas visible from paved sidewalks and the intended destination.

E Bicycle parking shall be located on the site within two-hundred (200') feet of the public entrance to each building or use.

2.1.4.5 Underground Utilities

All utility distribution facilities (including but not limited to electric, gas, water, communication, and cable television lines), including utility service laterals and equipment, installed in and for the purpose of supplying service to any building or property shall be vaulted, except equipment appurtenant to underground facilities, such as risers from concealed ducts and poles supporting street lights.

2.1.4.6 Residential Lot Type Diversity

Residential diversity refers to the criteria that will be used to establish the location of various residential lot types to encourage an interesting and compatible neighborhood mix and to discourage the domination of a sub-area by only one or only a few lot types. The Ellis Neighborhood residential mixing requirements are as follows:

Attached Types

1 No more than 200 apartment units or condominium units located together.

2 No more than 800 linear feet of one lot type along the same street face without a break. A break is defined as a physical interruption. Breaks must be a minimum of 200 linear feet and can be created by the use of a park or another lot type.

Detached Types

1 No more than 1,200 linear feet of one lot type along the same street face without a break. A break is defined as a physical interruption. Breaks must be a minimum of 200 linear feet and can be created by use of a park or another lot type. Street rights-of-way can also be part of a break.

Note:

1 Within each neighborhood (Village, Garden, and Town & Country) there shall be a minimum of four different lot types. A single lot type may represent up to 50% of the lot mix.

2 Approved lot types are documented in the Pattern Book. Front-loaded versus Rear-loaded lots constitutes two different lot types.

3 For housing diversity requirements please refer to Pattern Book.

TR-ELLIS – RESIDENTIAL MIXED			
LOT TYPE	RESIDENTIAL MIXED LOW	RESIDENTIAL MIXED MEDIUM	RESIDENTIAL MIXED HIGH
Townhouse			X
Live/Work			X
Mansion Apartments			X
Courtyard			X
Green Court			X
30 R			X
40 R		X	
45 R		X	
50 R		X	
50 F		X	
55 R		X	
55 F		X	
60 R		X	
60 F		X	
65 R	X		
65 F	X		
70 F	X		
80 F	X		
100 F	X		

GENERAL DIVERSITY REQUIREMENTS

Single-Family Lots
30 or fewer lots = 1 floor plan/2 elevations
31 to 50 lots = 2 floor plans/2 elevations
51 or more lots = 3 floor plans/3 elevations

Courtyard and Green Court Lots
52 or fewer lots = 2 floor plans/2 elevations
53 or more lots = 3 floor plans/3 elevations

Table 2.5 TR-Ellis – Residential Mixed

2.1.4.7 Resource Conservation Measures

Ellis has been designed and planned with environmental sustainability measures in mind. Such measures include compliance with new water efficiency standards for landscaping, walking paths, community connectivity, and Class 1 bike paths. Non-residential development will be consistent with the requirements for Neighborhood Electric Vehicles (NEV). Ellis is also located on a commuter rail line with a current transit stop less than two miles away.

Building plans shall show characteristics of each feature, material, component and manufactured devices proposed to be installed to meet current building energy efficiency standards.

2.1.4.8 Private Property Signs

Signs in the Ellis Neighborhood Plan Area on private property shall be regulated by Title 10, Article 35 of the Tracy Municipal Code, except as specified in Section 2.1.4.8 of the Ellis Specific Plan and Appendix A2: Ellis Additional Landscape Features/Character Elements And Sign Program. The signs included in this Ellis Sign Program shall be permitted as shown. The approval process shall include only building permit, and a sign permit processed in accordance with Title 10, Article 35 of the Tracy Municipal Code.

In addition, the design of the landscape features/character elements in Appendix A2: Ellis Additional Landscape Features/Character Elements And Sign Program shall be permitted as shown. All signs including monument signs are permitted according to Appendix A2: Ellis Additional Landscape Features/Character Elements And Sign Program.

Sign Area

The maximum allowed sign area shall be based on building frontage and calculated as described in Title 10, Article 35, of the Tracy Municipal Code. As it pertains to calculating sign area, "building frontage" shall mean the building elevations facing a street, plaza, mall, or parking area. Where the building contains multiple uses, "building frontage" shall mean the linear frontage of that portion of the building between the occupancy separation walls.

Projecting Signs (along Corral Hollow Road)

One projecting sign is permitted on each character element (silo and granary) along Corral Hollow Road. The maximum area of each face of each sign is eighty (80) square feet. Signs may be internally or externally lit.

2.1.4.9 Fencing

Fencing shall be provided in the Ellis Neighborhood Plan in accordance with the City of Tracy fencing requirements (Tracy Municipal Code, Article 24) except as otherwise specified in the Ellis Specific Plan as amended by Tracy Ordinance 1266, March 5, 2019. The permitted maximum height within any required front yard shall be no greater than three feet measured vertically from the top of the fence to the grade of the sidewalk nearest the property line. Model home fencing may extend into the public right-of-way to include public sidewalks in fenced areas.

A screening fence or boundary wall six feet (6') to twelve feet (12') in height, measured from the finished grade of the commercial property line, separating the commercial zone property from adjoining zones, shall be permitted around both permanent and temporary outdoor/self storage uses.

2.1.4.10 Outdoor Merchandise Display or Storage

Permanent outdoor display or storage of merchandise, equipment, supplies (including automobiles, trailers, and other vehicles), or other material is prohibited unless explicitly approved by the City through Pattern Book Certification or approved through a Temporary Use Permit, regulated under the TMC. An exception is for Ellis Storage moving trucks, which may be parked at the Ellis storage site.

2.1.4.11 Special Requirements

Railroad

The minimum permitted setback to habitable space from the centerline of the Union Pacific Railroad track shall be 100 feet.

Pipelines

The minimum permitted setback to habitable space from the centerline of the combined existing Pacific Gas & Electric (PG&E) and Chevron easements shall be 100 feet.

2.1.4.12 Subdivision

All subdivisions shall be generally conforming to the layout on Figure 2.6 Ellis Neighborhood Zoning Summary. Diagrams in the Ellis Neighborhood Plan Area are illustrative and not intended to represent the precise final layout. The exact location of blocks, streets, lanes, and public facilities will be determined upon the approval of detailed plans. In general, typical blocks will be approximately 200 feet wide by 500 feet long and streets/lanes are based on the types documented in Section 2.2.

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2.2 Infrastructure

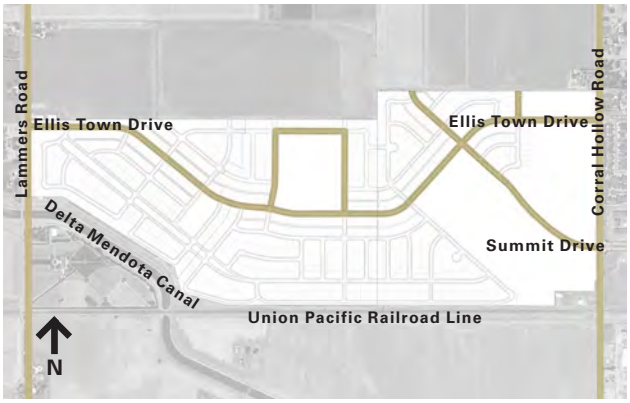


Figure 2.17 Primary Street Network

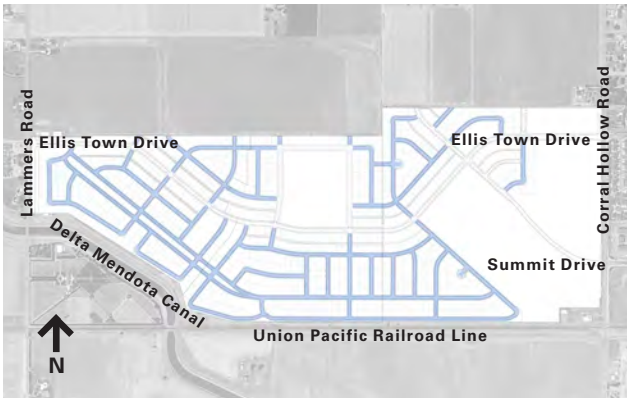


Figure 2.18 Internal Street Network

2.2.1 VEHICULAR ACCESS

Ellis is located adjacent to the current City limit of the City of Tracy and will be annexed into the City. Ellis has close proximity to Interstate 580, which connects the Central Valley with the East Bay and the Bay Area farther to the west. Ellis also has access to Interstate 205, running east/west, and has access to Interstate 5, running to Los Angeles and other points south. More immediate to the Ellis parcel, the area is connected to the City of Tracy by Lammers Road and Corral Hollow Road. Corral Hollow is a city arterial, however Lammers Road currently terminates at the southwestern edge of Ellis, near the Delta Mendota Canal. Lammers Road is planned to be improved to a six-lane expressway in the future. Urbanization of Ellis will require improvements to streets both within and beyond its boundary, particularly Lammers Road. East/west community streets will also provide main connections for the Ellis community to Corral Hollow and Lammers Roads, and therefore connectivity to the City of Tracy itself.

The land use concept for Ellis contains a framework for circulation consisting of both a Primary Street Network and an Internal Street Network (Figure 2.17 and Figure 2.18). Proposed access to the community will be provided by new main entrances from Corral Hollow Road and Lammers Road, the main north / south arterials defining the edges of Ellis. A main community street, named Ellis Town Drive, will align with Peony Road, connecting the new community to the residential development to the east. Ellis Town Drive will lead from the Village Center and proposed Aquatic Park to Lammers Road. Lammers Road will provide access to Ellis on the western edge of the community. A second main community street will align with the existing signaled intersection of Corral Hollow Road and Middlefield Road. The new street will be called Summit Drive and will lead from

Corral Hollow Road to the north, through the Village Neighborhood, and may eventually connect to future community streets to the north of the Ellis Neighborhood Plan area. Through the environmental review process, including the City's certification of the ESP Revised Environmental Impact Report (Revised EIR), mitigation measures will be adopted and incorporated into the project to ensure compliance with, and implementation of, the City's General Plan goals, objectives, and policies concerning traffic congestion and other circulation issues, in accordance with the Ellis Program's Finance and Implementation Plan.

2.2.1.1 Street Network and Hierarchy

A grid pattern of different street types (see Figure 2.23 Street Hierarchy), each with a different character and function, will serve the transportation needs of the community. With sidewalks on all streets, and bikeways on many, the streets will become the armature for the pedestrian and bicycle network as they connect the residential neighborhoods, and parks within and beyond Ellis.

All streets will accommodate movement of emergency vehicles (including Fire and Public Safety vehicles).

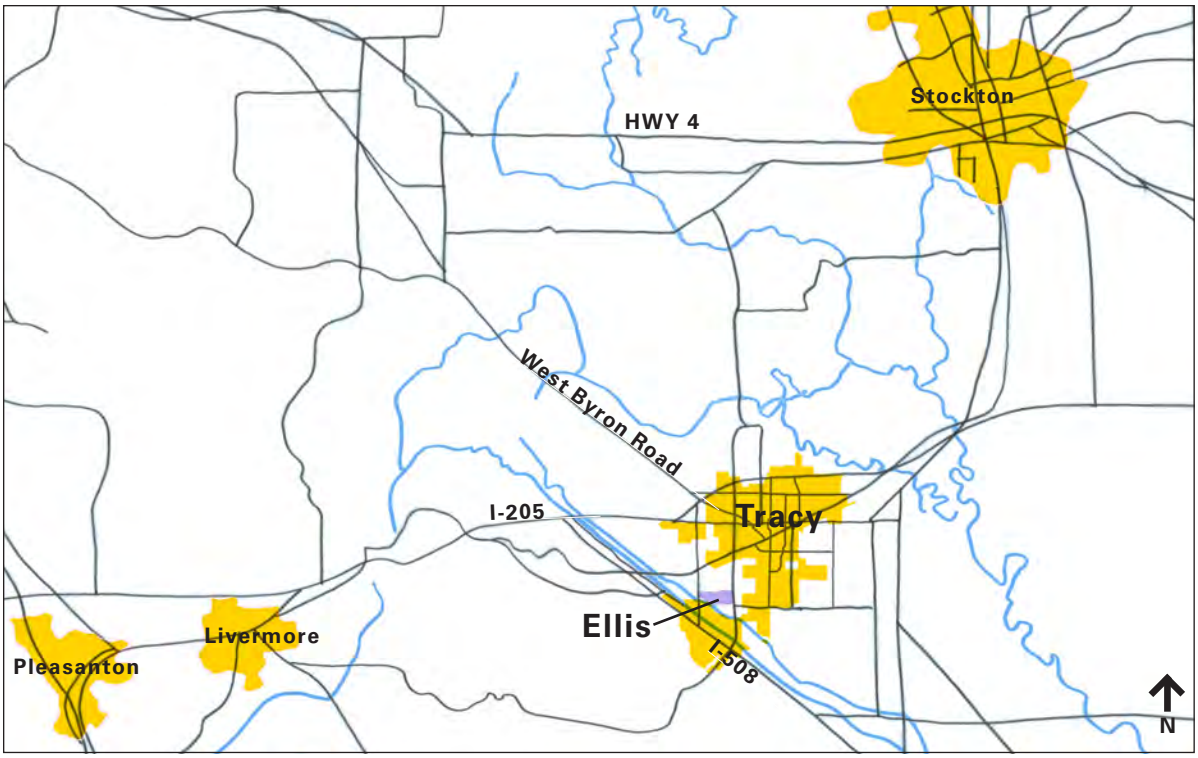


Figure 2.19 Regional Roads

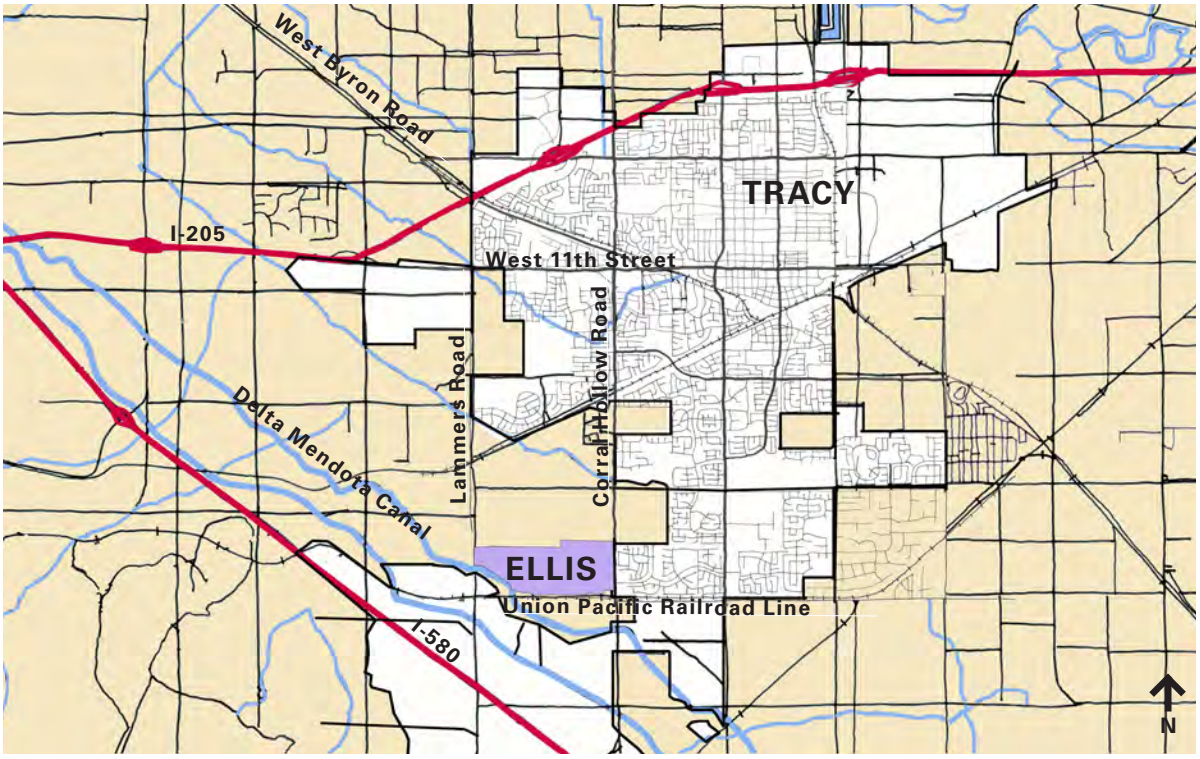


Figure 2.20 Vicinity Roads

In order to create pedestrian-friendly streets, the project design includes pedestrian/bicycle safety and traffic calming measures in excess of jurisdiction requirements. Roadways are designed to reduce motor vehicle speeds and encourage pedestrian and bicycle trips by featuring traffic calming measures. The Ellis Neighborhood Plan traffic calming menu of measures includes: traffic signals, all-way stop signs, two-way stop signs, on-street parking, bulb-outs at intersections, speed tables, traffic circle with all-way stops, knockdowns, chicanes, medians, closures (cul-de-sacs), diverters, education, forced turn lanes, etc. Figure 2.21 illustrates some of these techniques. More detailed measures may be utilized in specific areas, such as specially lit crosswalks in the Village Center, to promote safety. 100% of streets and intersections will be considered for improvements. The final type and location of all traffic-calming elements will be determined at the time of Vesting and Tentative Map approval. All streets will be publicly owned and maintained. Streets will be built to the standards established by applicable City Engineering Design and Construction Standards and Standard Plans, except as modified by the ESP.

Figure 2.24 through Figure 2.29 identify streets by type: Regional Arterial, Entry, Community, Village Center, Neighborhood, and Lanes. The City is to accept dedicated streets and lanes, with the final location to be determined during Vesting and Tentative Map development.

Controlling Vehicle Movement

Traffic Signal

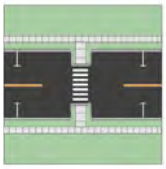
All-way Stop Sign

Two-way Stop Sign

Narrowing the Street

On-street Parking

Bulb-out Intersection (intersection of a Community Street and a Neighborhood Street)



Speed Table

Deflecting the Vehicle Path

Traffic Circle with All-way Stop

Knockdown (intersection of two Community Streets)

Chicane/ Deflection

Figure 2.21 Traffic-Calming Measures

Figure 2.22 Pedestrian-friendly Streets

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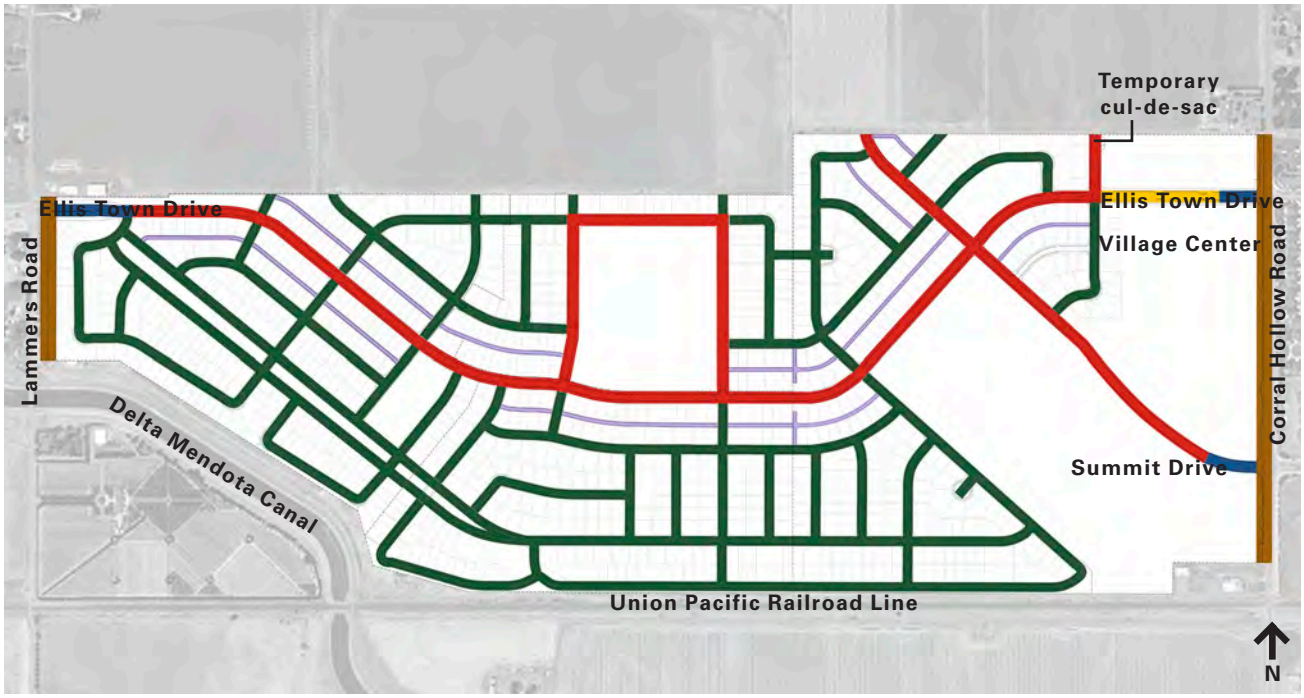


Figure 2.23 Street Hierarchy

Figure 2.24 Regional Arterial Streets

REGIONAL ARTERIAL A ULTIMATE
REGIONAL ARTERIAL A PARTIAL ULTIMATE IMPROVEMENT
REGIONAL ARTERIAL B

Figure 2.25 Entry Streets

ENTRY STREET A
ENTRY STREET B
ENTRY STREET C

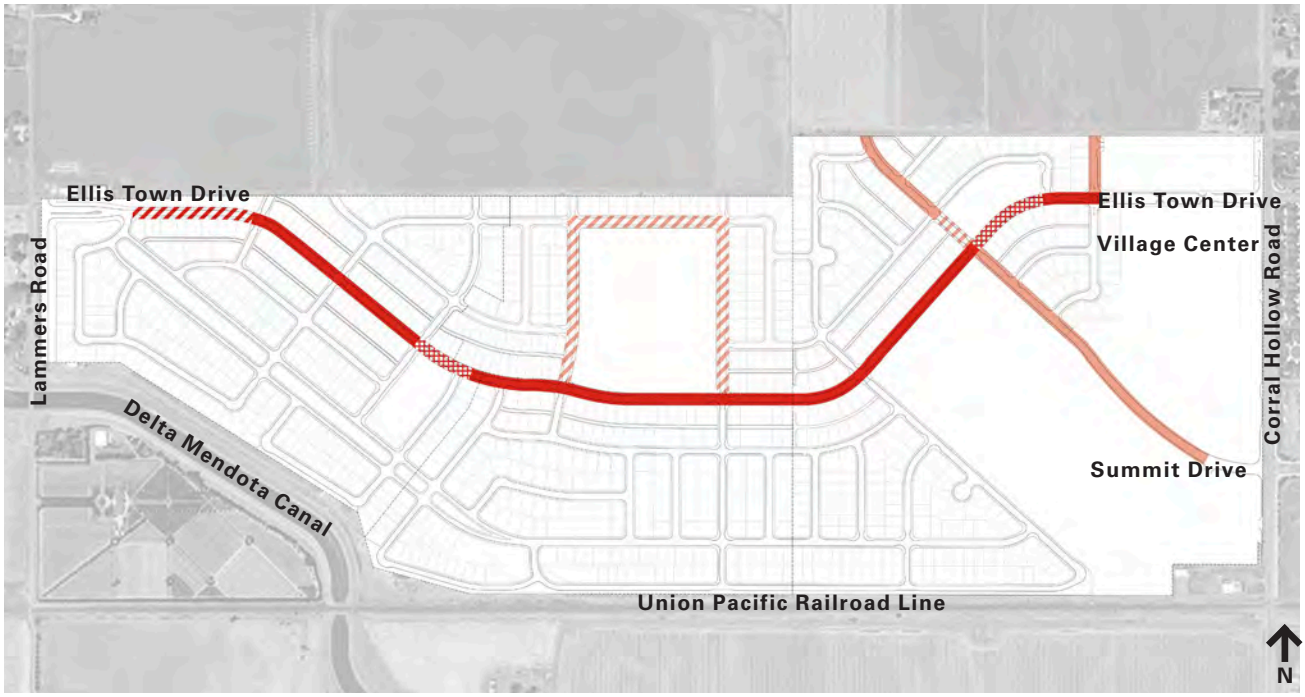


Figure 2.26 Community Streets

Figure 2.27 Village Center Street

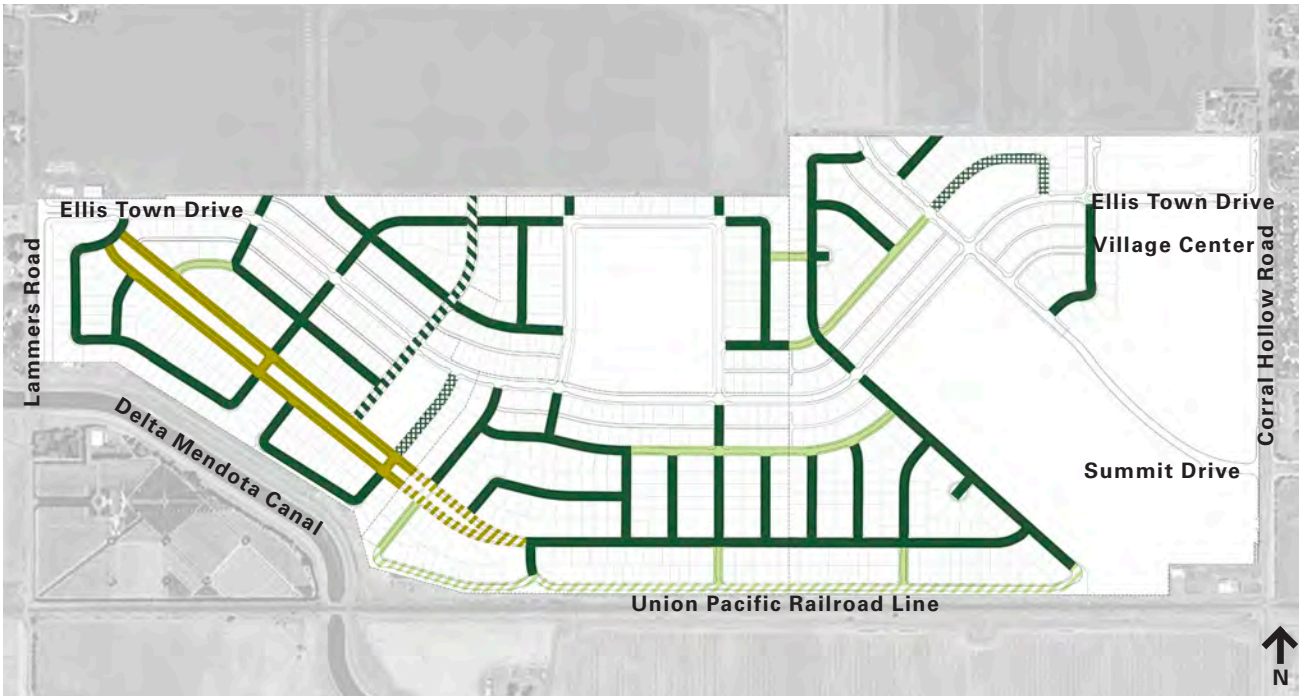


Figure 2.28 Neighborhood Streets

Figure 2.29 Lanes

Pursuant to the City of Tracy General Plan, lanes are allowed within residential land use designations. The precise location of such facilities will be determined upon the approval of detailed plans. Diagrams in the ESP are illustrative and not intended to indicate the percent or location of lane loaded lots. In general, lanes are encouraged parallel to higher traffic interior streets and along view corridors.

2.2.1.2 Regional Arterial: Lammers Road

Designation: A (Cross-section at the time of connection of Ellis Town Drive to Lammers Road)

Definition

Lammers Road is an existing undivided two lane roadway that serves as a major north/south connection for the City of Tracy and is located on the western boundary of the City's existing developed area. The only on-street bicycle lanes within Lammers Road are located on the eastern side of the roadway in the segment north of Eleventh Street. The posted speed limit within the City is 45 miles per hour. Lammers Road is designated as a future expressway in the 1994 Roadway Master Plan. The Ellis project will be responsible for construction of the connection of Ellis Town Drive to Lammers Road per street section shown in Figure 2.31.

MOVEMENT Free

DESIGN SPEED 45 MPH

TRAVEL LANES Two-way, two lanes; dedicated turn lane at intersection

PARKING None

R.O.W. WIDTH 180 feet

TRAVEL LANE WIDTH 12 feet

CURB TYPE None

SIDEWALK WIDTH None

BICYCLE LANE None

PARK STRIP None

LANDSCAPE A row of street trees underplanted with low water use grasses with backdrop of columnar trees planted in a windrow; transitional area to be planted with low water use grasses and/or shrubs (irrigated); see Section 2.2.7.3, 2.2.7.6 and Table 2.6, Table 2.7, and Table 2.8

Figure 2.30 Key Plan: Regional Arterial – Lammers Road, Designation A (Cross-section at the time of connection of Ellis Town Drive to Lammers Road)

REGIONAL ARTERIAL A (AT TIME OF CONNECTION)

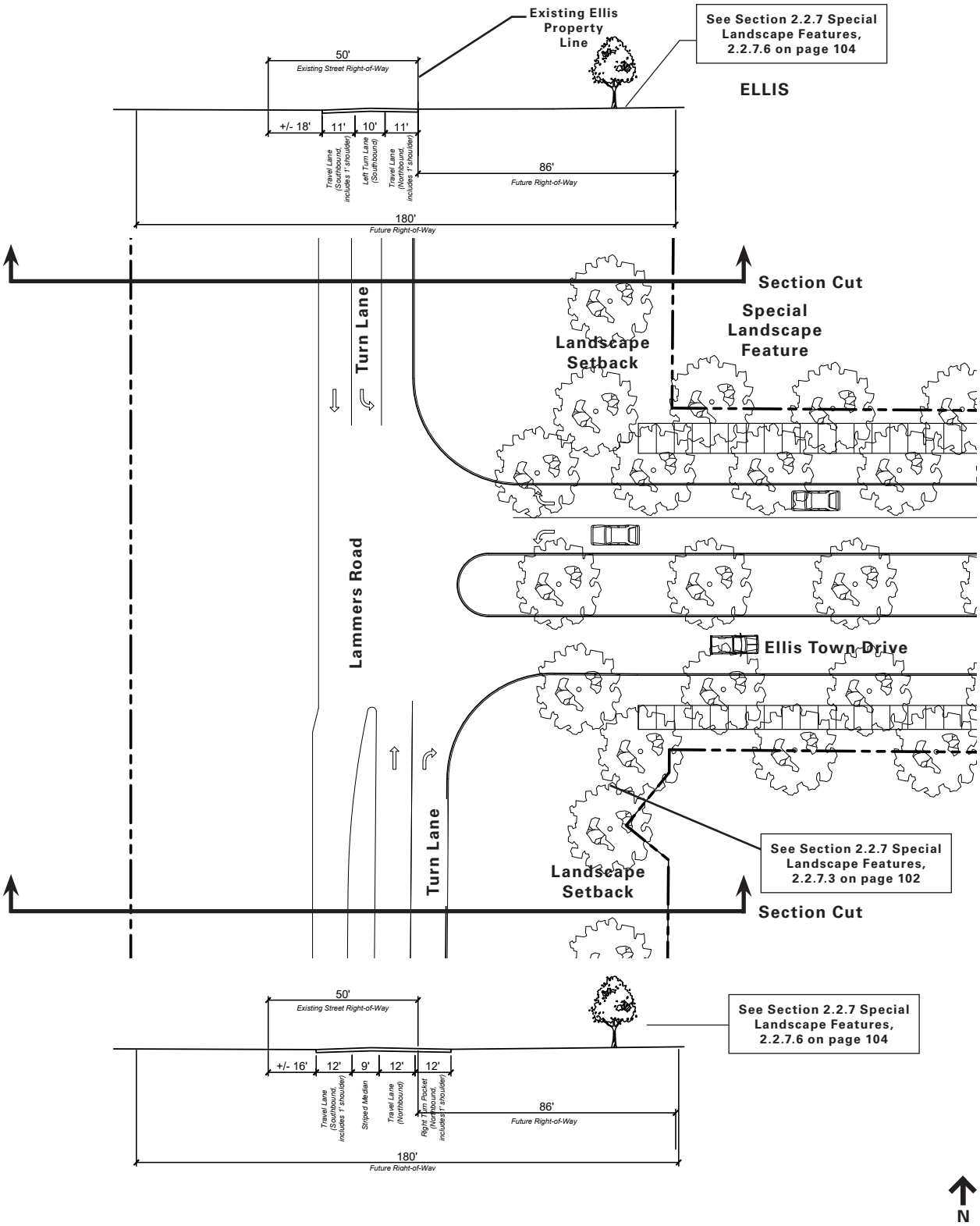


Figure 2.31 Existing Section and Plan: Regional Arterial – Lammers Road, Designation A (Cross-section at the time of connection of Ellis Town Drive to Lammers Road)

Designation: A (Final Build-out)

Definition

Lammers Road is designated as a future expressway and may be built to such standards in final build-out. According to the City of Tracy General Plan, expressways are designed to prioritize traffic movement with very limited access. This type of road has a 1/4 mile minimum spacing of access points and traffic control at major intersections provided by grade-separated facilities.

MOVEMENT Free

DESIGN SPEED 45 MPH

TRAVEL LANES Two-way divided roadway, six lanes with dedicated turn lane at intersection

PARKING None

R.O.W. WIDTH 180 feet

TRAVEL LANE WIDTH 12 feet

CURB TYPE Raised

SIDEWALK WIDTH 10-foot multi-use path, one side

BICYCLE LANE Class 2, both sides

PARK STRIP 6 feet at curb and 30 foot dedicated landscape setback behind sidewalk on the east side only

LANDSCAPE A row of street trees underplanted with low water use grasses and/or shrubs, and backed by a windrow of columnar trees (irrigated); see Section 2.2.7.6 and Table 2.6, Table 2.7, and Table 2.8

Figure 2.32 Key Plan: Regional Arterial – Lammers Road, Designation A (Final Build-out) REGIONAL ARTERIAL A (FINAL BUILD-OUT)

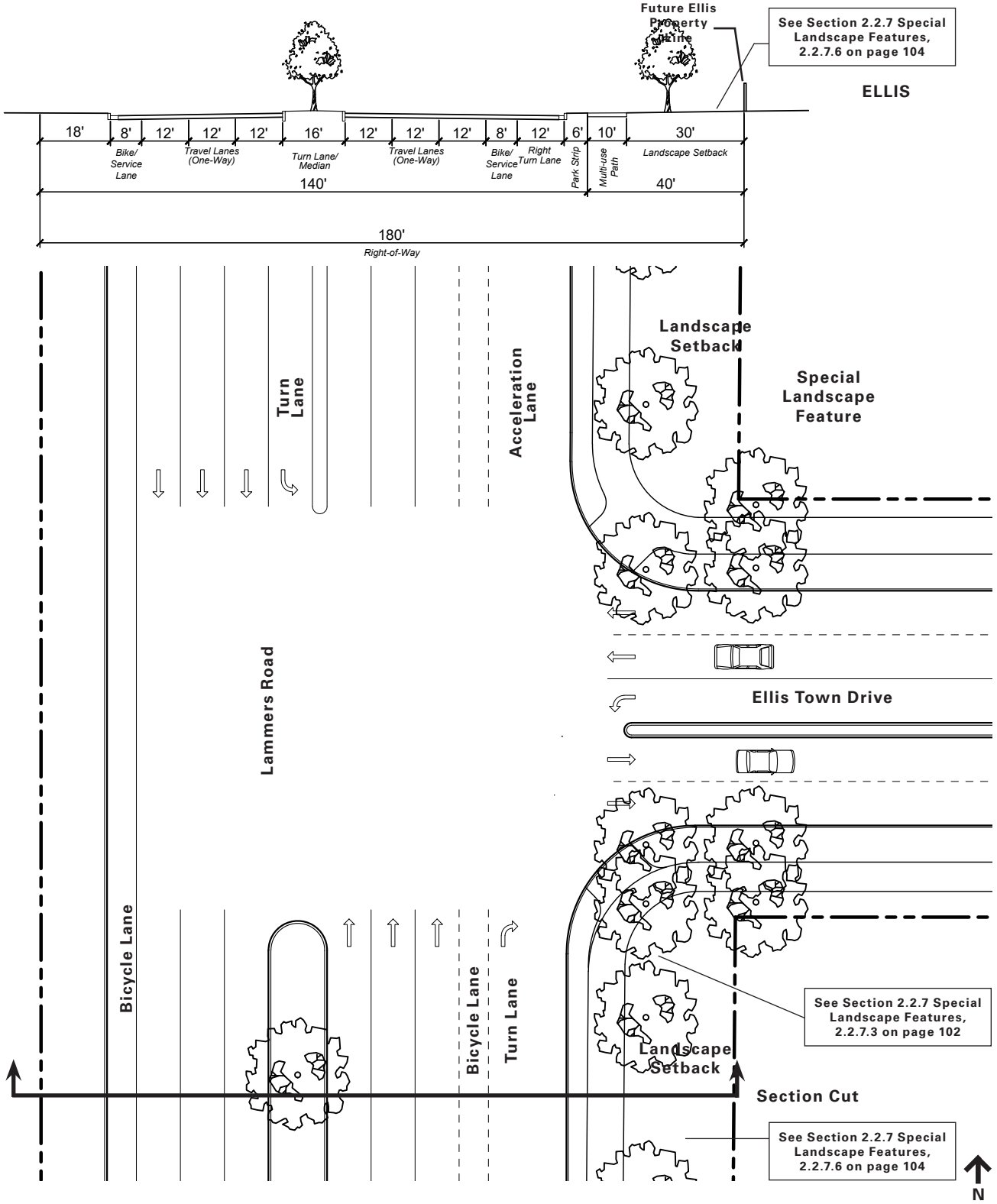


Figure 2.33 Build-out Section and Plan: Regional Arterial – Lammers Road, Designation A (Final Build-out)

2.2.1.3 Entry Street

Designation: A

Definition

Ellis Town Drive will be a primary entrance accommodating the largest traffic volumes entering and exiting the community from Lammers Road. Adjacent uses include special landscape features and residences. This street will have large trees in both the median and the park strip to celebrate the entrance. No on-street parking is allowed. A signal will be constructed by others at this new intersection prior to final build-out of Lammers Road.

MOVEMENT Free

DESIGN SPEED 25 MPH

TRAVEL LANES Two-way, two lanes maximum

PARKING None

R.O.W. WIDTH 86 feet

TRAVEL LANE WIDTH 12 feet minimum

CURB TYPE Raised

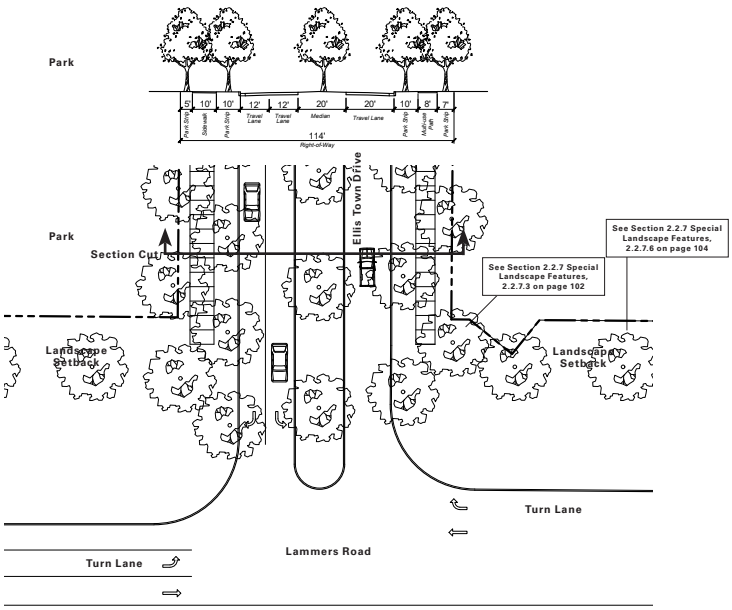
SIDEWALK WIDTH 8 feet on one side; 10-foot multi-use path on the other side

BICYCLE LANE Class 1, one side

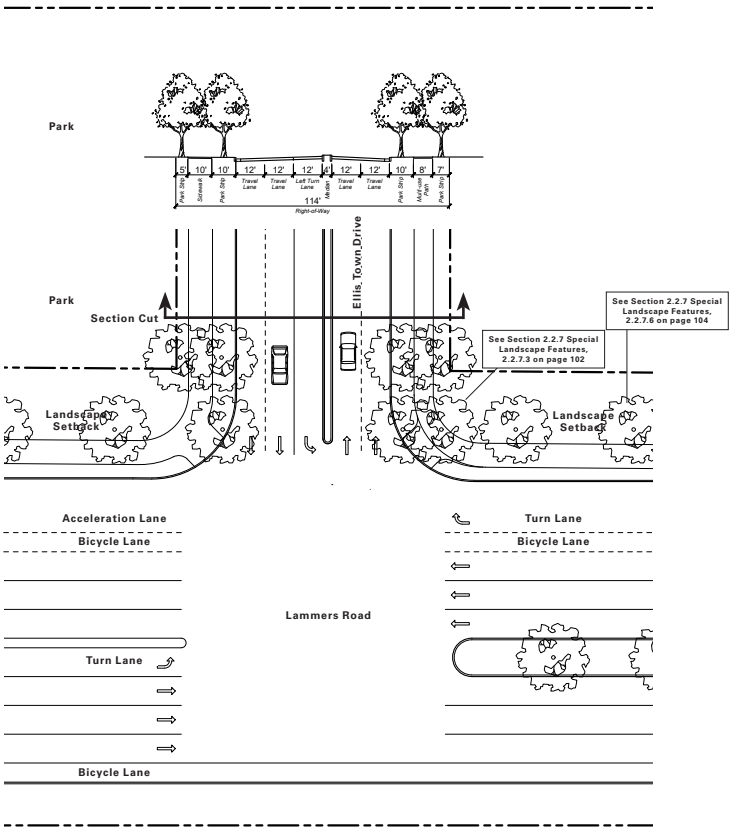
PARK STRIP 10 feet at curb on both sides

LANDSCAPE Double row of street trees underplanted with low water use grasses, shrubs, and/or groundcover (irrigated); planted median with trees (irrigated); see Section 2.2.7.3 and Table 2.6, Table 2.7, and Table 2.8

Figure 2.34 Key Plan: Entry Street A



Partial Ultimate Improvements



Ultimate Improvements

N

Figure 2.35 Proposed Section and Plan: Entry Street A

Potential for separate through, left, and right turn lanes for the westbound traffic at Lammers Road may be evaluated based on a City traffic analysis funded by the City Master Plans or other public source. City shall initiate such an analysis no later than within thirty (30) days of submittal of a tentative map, including this cross section, and shall complete the analysis within ninety (90) days from time of initiation. Any cost increases, aside from dedications of right-of-way, related to this cross section shall be reimbursable by the City Master Plans or other public source.

2.2.1.4 Regional Arterial: Corral Hollow Road

Designation: B (Partial Ultimate Improvement Condition)

Definition

Corral Hollow Road is an existing roadway that serves as a major north/south connection for the City of Tracy. Along the eastern boundary of the ESP, Corral Hollow Road is an undivided two lane roadway with an on-street bike lane, curb, gutter and sidewalk along the western side of the roadway. The posted speed limit along the project frontage is 45 miles per hour. Corral Hollow Road is designated as a major arterial in the City of Tracy General Plan. Major arterials are intended to serve as the major routes of travel within the city. Arterials can provide some direct but limited access to adjacent parcels. These limitations can include restrictions on spacing and turn movements into and out of driveway locations. Major arterials can also serve as bicycle and pedestrian routes. In its final build-out, this road has dedicated left and right turn lanes in both the north and southbound directions.

MOVEMENT Free

DESIGN SPEED 45 MPH

TRAVEL LANES Two-way divided roadway, four lanes with dedicated turn lanes at intersection

PARKING None

R.O.W. WIDTH 130 to 150 feet

TRAVEL LANE WIDTH 11 to 12 feet

CURB TYPE Raised

SIDEWALK WIDTH 10-foot multi-use path on the west side, 5-foot existing sidewalk on the east side

BICYCLE LANE Class 2, both sides

PARK STRIP 8 feet at the curb and 12-foot dedicated landscape zone behind sidewalk on the west side, existing park strips on the east side are of variable width

LANDSCAPE Double row of street trees with single row of evergreen background trees; underplanted with low water use grasses, shrubs, and/or groundcover (irrigated); tree pattern broken in areas to allow views into commercial sites; planted median with trees (irrigated); see Sections 2.2.7.4, 2.2.7.5 and Table 2.6, Table 2.7, and Table 2.8

Figure 2.36 Key Plan: Regional Arterial B – Corral Hollow Road, Designation B (Partial Ultimate Improvement Condition)

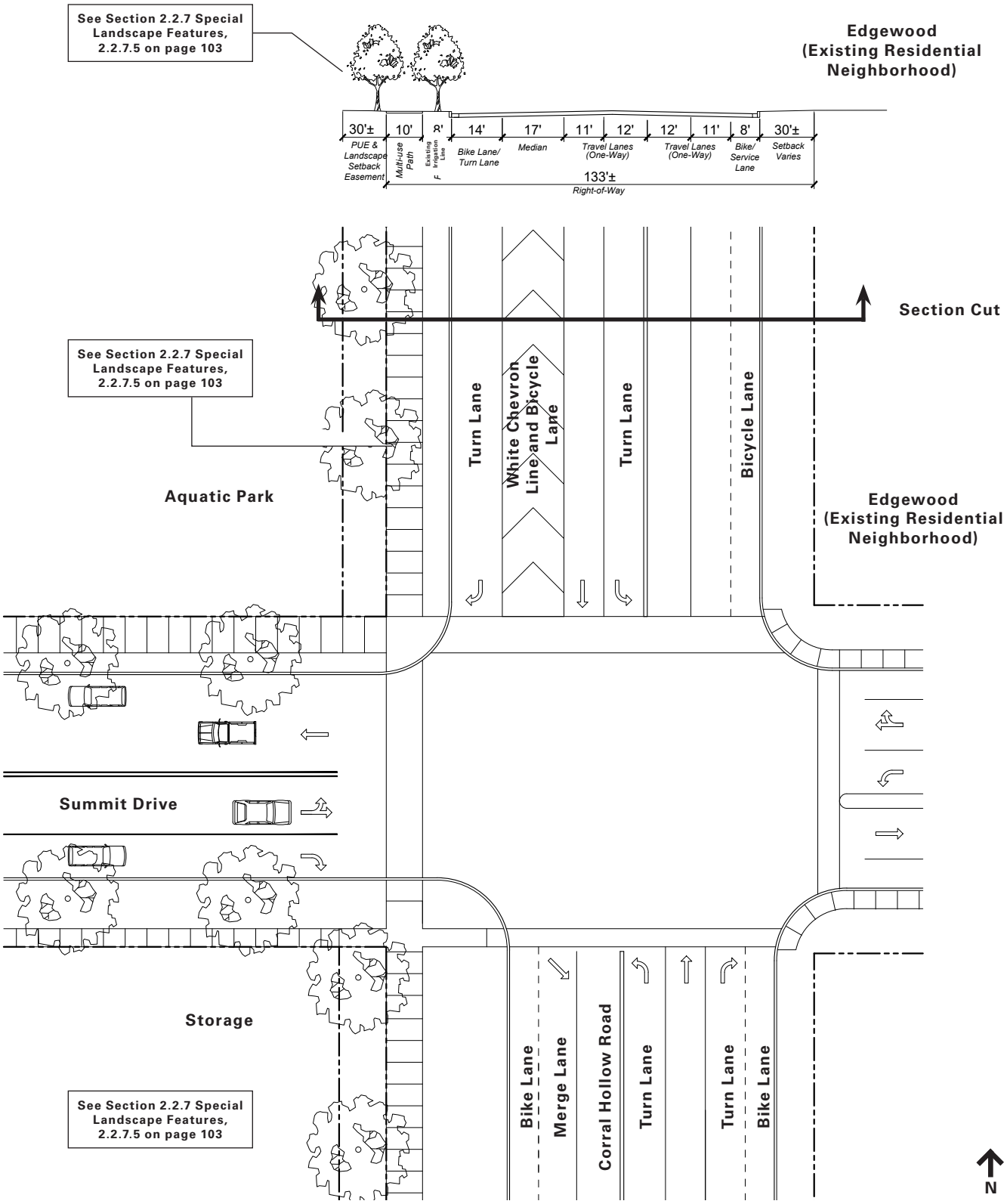


Figure 2.37 Partial Ultimate Improvement Section and Plan: Regional Arterial – Corral Hollow Road, Designation B (Partial Ultimate Improvement Condition)

2.2.1.5 Entry Street

Designation: B

Definition

Summit Drive will be a primary entrance accommodating high traffic volumes entering and exiting the community from Corral Hollow Road. This street will have large trees in the park strips to celebrate the entrance. No on-street parking is provided. Summit Drive within the ESP will extend existing Middlefield Road from its current terminus at the existing signalized intersection with Corral Hollow Road to the west and north through the Village Neighborhood.

MOVEMENT Free

DESIGN SPEED 25 MPH

TRAVEL LANES Two-way, three lanes

PARKING None

R.O.W. WIDTH 91 feet

TRAVEL LANE WIDTH 12 feet minimum

CURB TYPE Raised

SIDEWALK WIDTH 10-foot multi-use path on one side; 5-foot sidewalk on other side

BICYCLE LANE Class 1, one side

PARK STRIP 6-foot park strip on north side and width varies on south side

LANDSCAPE Special landscape treatment featuring palms, accent planting and iconic elements (irrigated); see Section 2.2.7.2 and Table 2.6, Table 2.7, and Table 2.8

Figure 2.38 Key Plan: Entry Street B

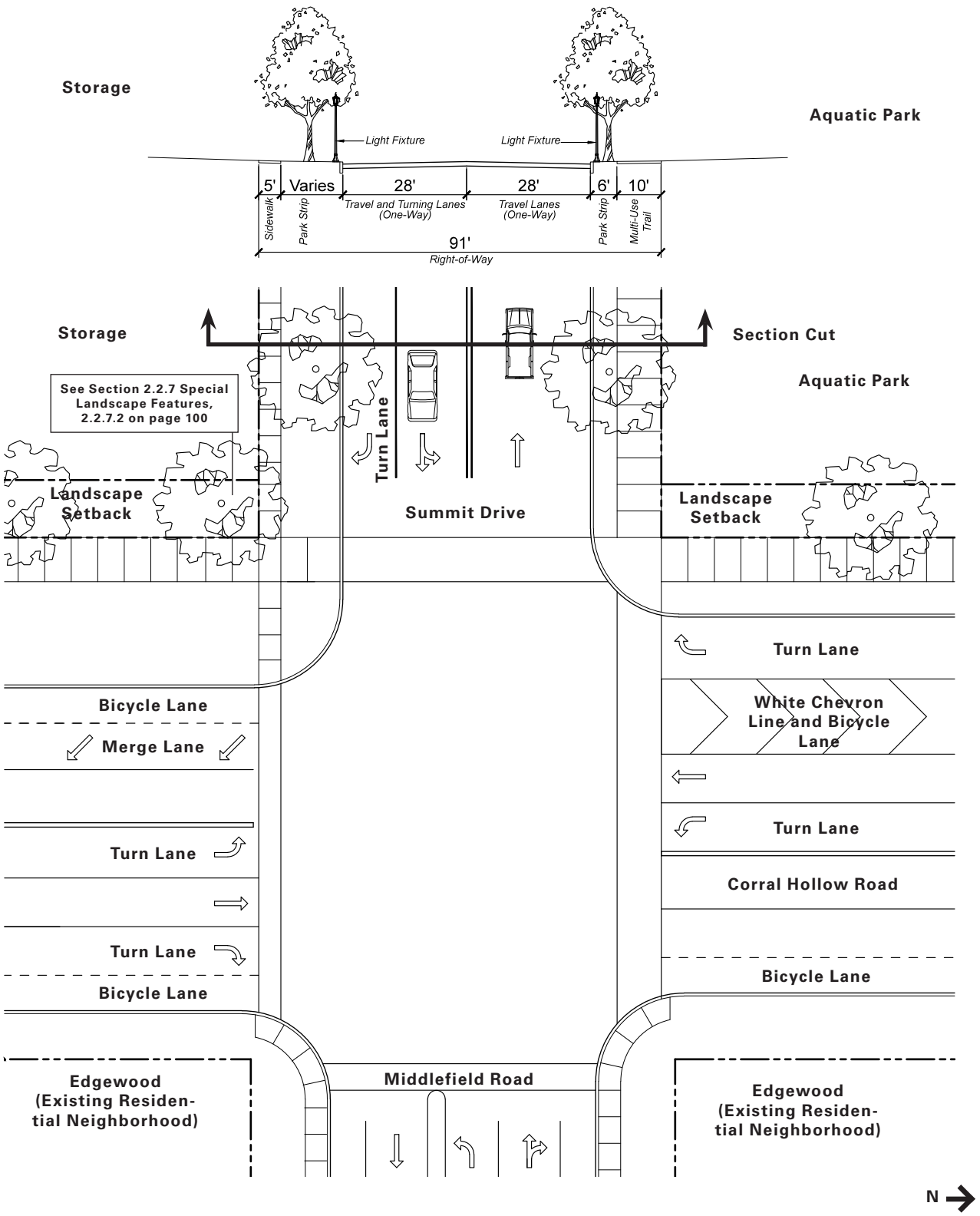


Figure 2.39 Proposed Section and Plan: Entry Street B

2.2.1.6 Entry Street

Designation: C (Ellis Town Drive)

Definition

Ellis Town Drive will be a primary entrance accommodating high traffic volumes entering and exiting the community from Corral Hollow Road. Adjacent uses include the Village Center. This street will have large trees in both the median and the park strip to celebrate the entrance and organize traffic entering the Village Center and this street will align with the existing non-signalized intersection at Peony Drive. A signal will be constructed by the City at this expanded intersection prior to the final build out of Corral Hollow Road.

MOVEMENT Free

DESIGN SPEED 25 MPH

TRAVEL LANES Two-way divided, three lanes

PARKING None

R.O.W. WIDTH 86 feet

TRAVEL LANE WIDTH 12 feet minimum

CURB TYPE Raised

SIDEWALK WIDTH 10-foot multi-use path on one side; 10-foot sidewalk on other side

BICYCLE LANE Class 1, one side

PARK STRIP varies, both sides

LANDSCAPE Special landscape treatment featuring palms, accent planting, and iconic elements (irrigated); see Section 2.2.7.1 and Table 2.6, Table 2.7, and Table 2.8

Figure 2.40 Key Plan: Entry Street C (Ellis Town Drive)

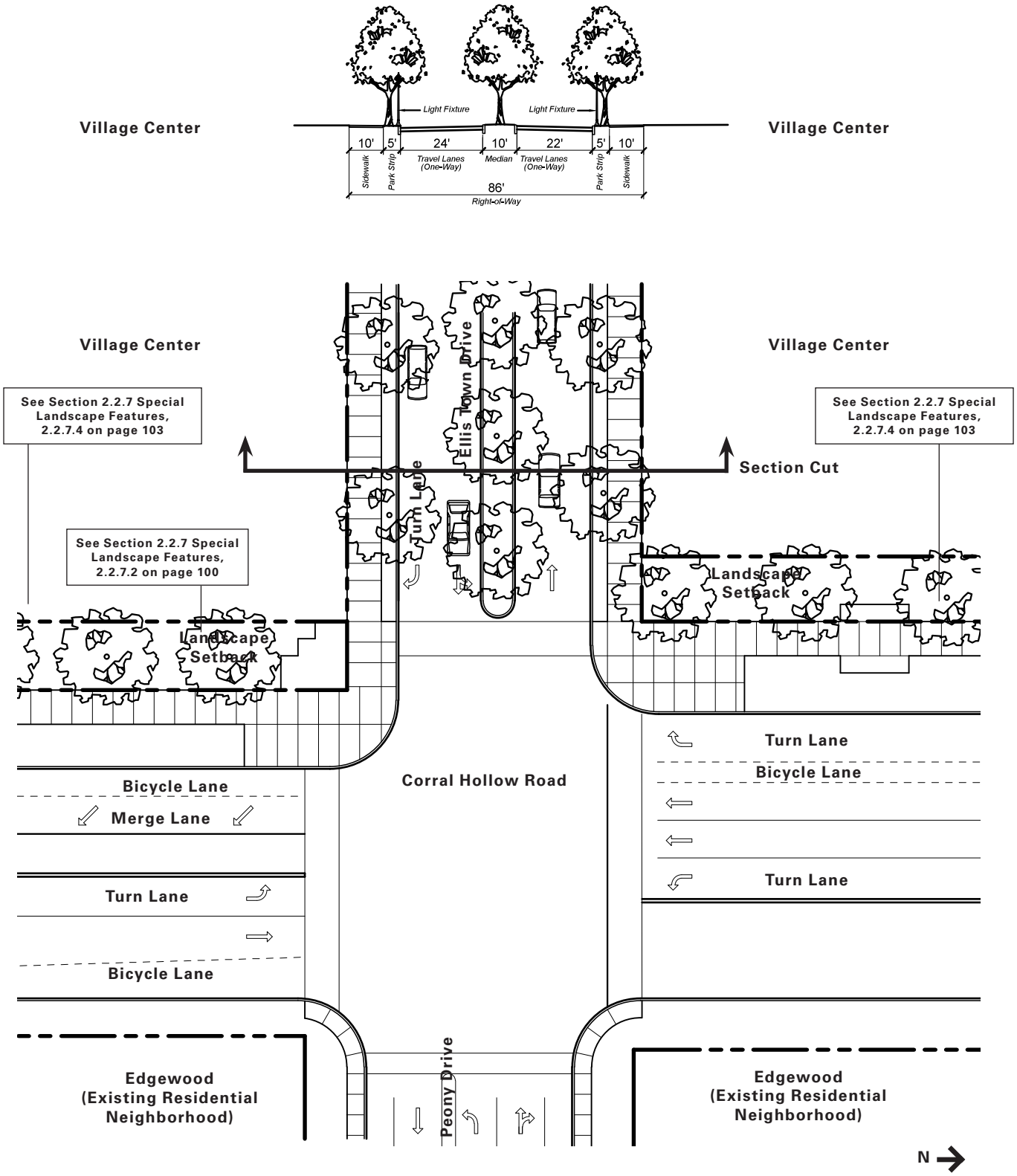


Figure 2.41 Proposed Section and Plan: Entry Street C (Ellis Town Drive)

2.2.1.7 Community Street

Designation: A

Definition

This street will be a link providing the main access for vehicles and bicycles across the community. Adjacent land uses will include residences and parks. On-street parking will be permitted on both sides of the street. A Class 1 bicycle lane on one side will be provided along the length of the street. This street shall employ several traffic control measures (as defined in Figure 2.21) in order to facilitate pedestrian connectivity as it creates the signature address of the community.

MOVEMENT Free

DESIGN SPEED 25 MPH

TRAVEL LANES Two-way, two lanes

PARKING Parallel, both sides

R.O.W. WIDTH 68 feet

TRAVEL LANE WIDTH 11 feet

CURB TYPE Raised

SIDEWALK WIDTH 8 feet on one side; 10-foot multi-use path on other side

BICYCLE LANE Class 1, one side

PARK STRIP 6 feet, both sides; except park alternatives

LANDSCAPE Single row of street trees with low water use grasses, shrubs, and groundcover (irrigated); pedestrian access through landscape strip to be provided as necessitated by parking; see Table 2.6, Table 2.7, and Table 2.8

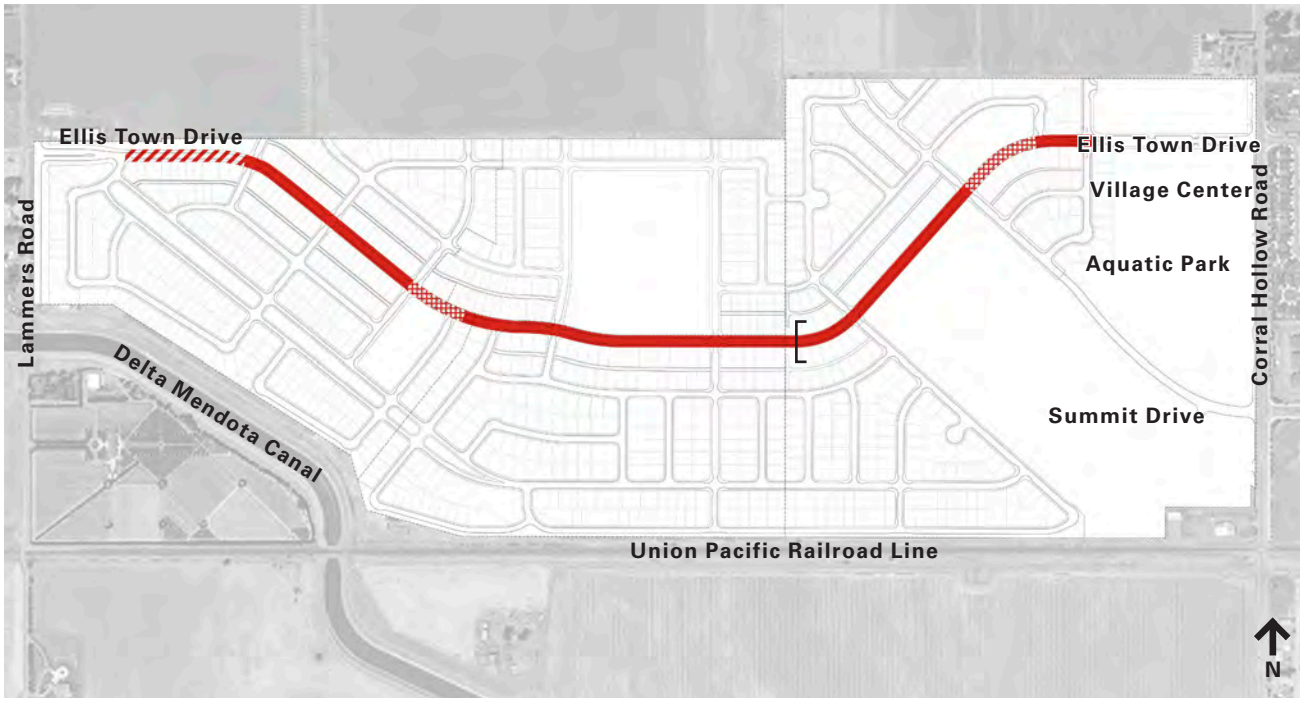


Figure 2.42 Key Plan: Community Street A

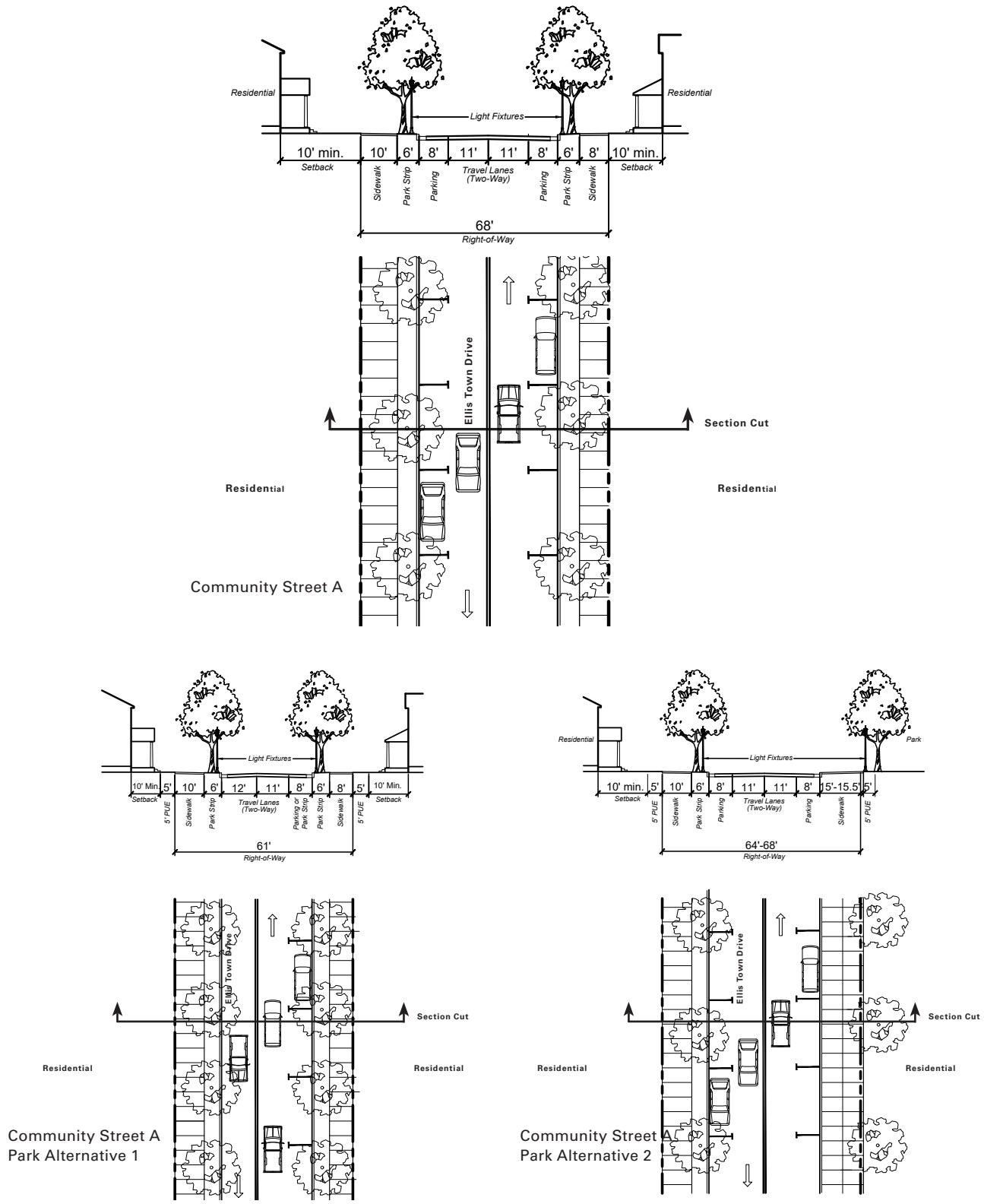


Figure 2.43 Proposed Section and Plan: Community Street A

2.2.1.8 Community Street

Designation: B

Definition

As a street running along the edges of neighborhoods and through the community, its adjacent land uses will include various types of residences, as well as parks and special landscape features. In addition to providing connectivity, the street is designed to connect to potential future development north of Ellis. On-street parking will be provided on both sides. A Class 1 bicycle lane on one side will be provided along the length of the street.

MOVEMENT Free

DESIGN SPEED 25 MPH

TRAVEL LANES Two-way, two lanes

PARKING Parallel, both sides; offset by park strip on opposite side

R.O.W. WIDTH 65 feet

TRAVEL LANE WIDTH 11 feet

CURB TYPE Raised

SIDEWALK WIDTH 5 feet on one side; 10-foot multi-use path on the other

BICYCLE LANE Class 1, one side

PARK STRIP 6 feet, both sides; except park alternative

LANDSCAPE Single row of street trees with low water use grasses, shrubs, and groundcover (irrigated); pedestrian access through landscape strip to be provided as necessitated by parking; see Table 2.6, Table 2.7, and Table 2.8

Figure 2.44 Key Plan: Community Street B

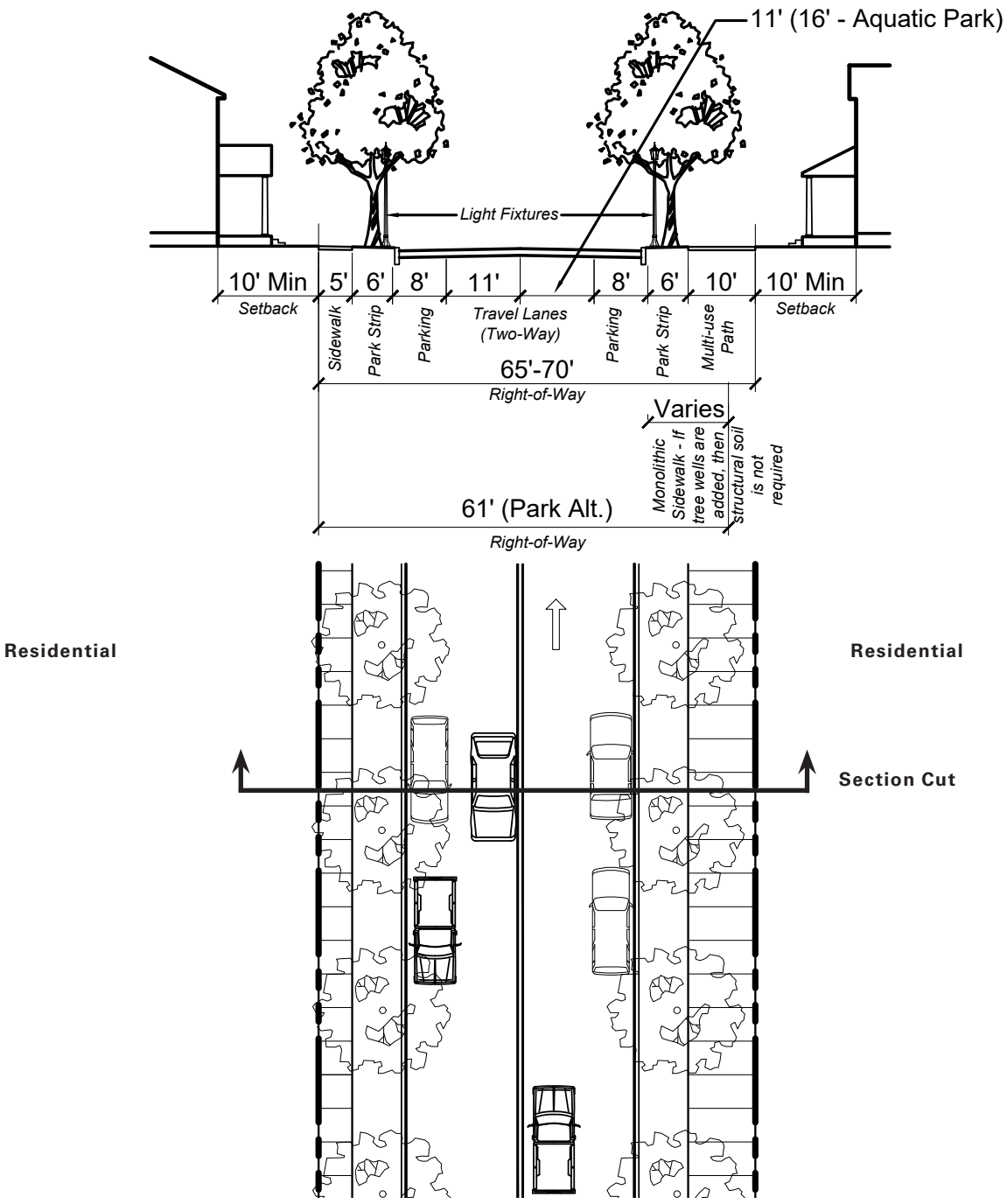


Figure 2.45 Proposed Section and Plan: Community Street B

2.2.1.9 Community Street

Designation: C

Definition

As a street running near the edges of the community, its adjacent land uses will include various types of residences, as well as parks and special landscape features. The street is designed to provide main connections through the community. On-street parking will be provided on both sides. A Class 1 bicycle lane on one side will be provided along the length of the street.

MOVEMENT Free

DESIGN SPEED 25 MPH

TRAVEL LANES Two-way, two lanes

PARKING Parallel, both sides

R.O.W. WIDTH 63 feet

TRAVEL LANE WIDTH 10 feet

CURB TYPE Raised

SIDEWALK WIDTH 5 feet on one side; 10-foot multi-use path on the other

BICYCLE LANE Class 1, one side

PARK STRIP 6 feet, both sides

LANDSCAPE Single row of street trees with low water use grasses, shrubs, and groundcover (irrigated); pedestrian access through landscape strip to be provided as necessitated by parking; see Table 2.6, Table 2.7, and Table 2.8

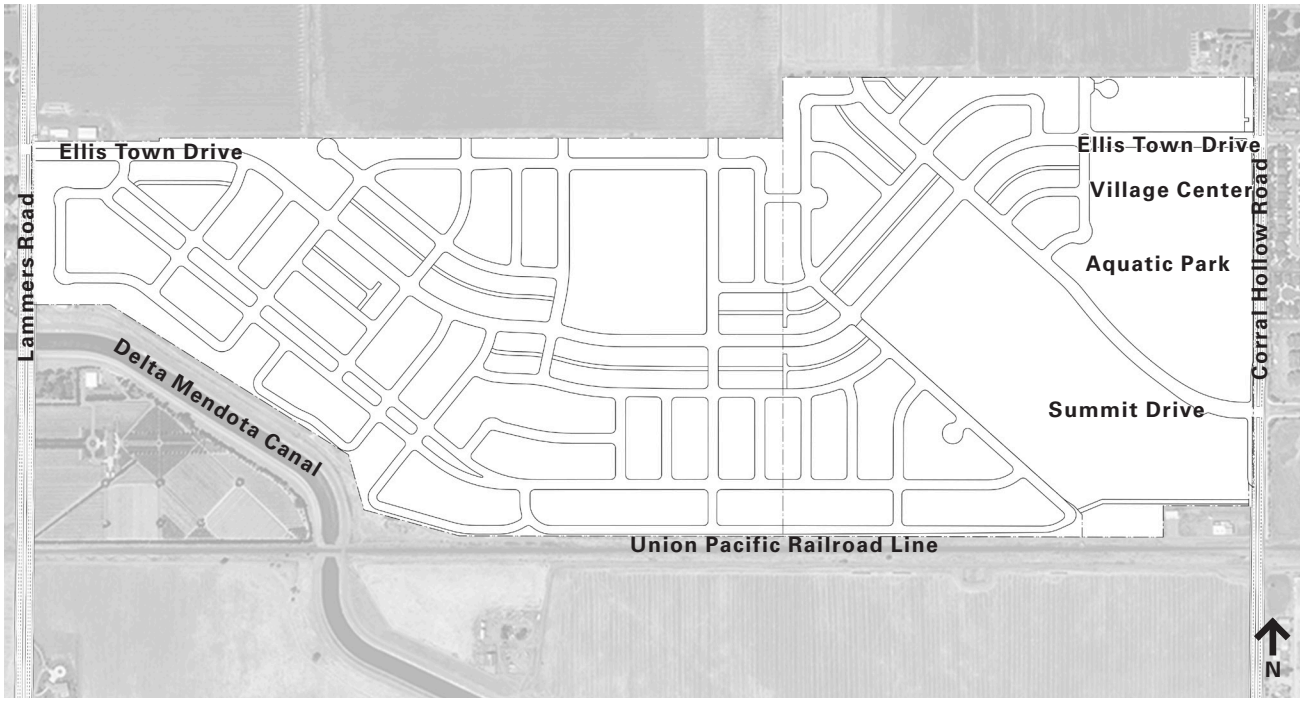


Figure 2.46 Key Plan: Community Street C

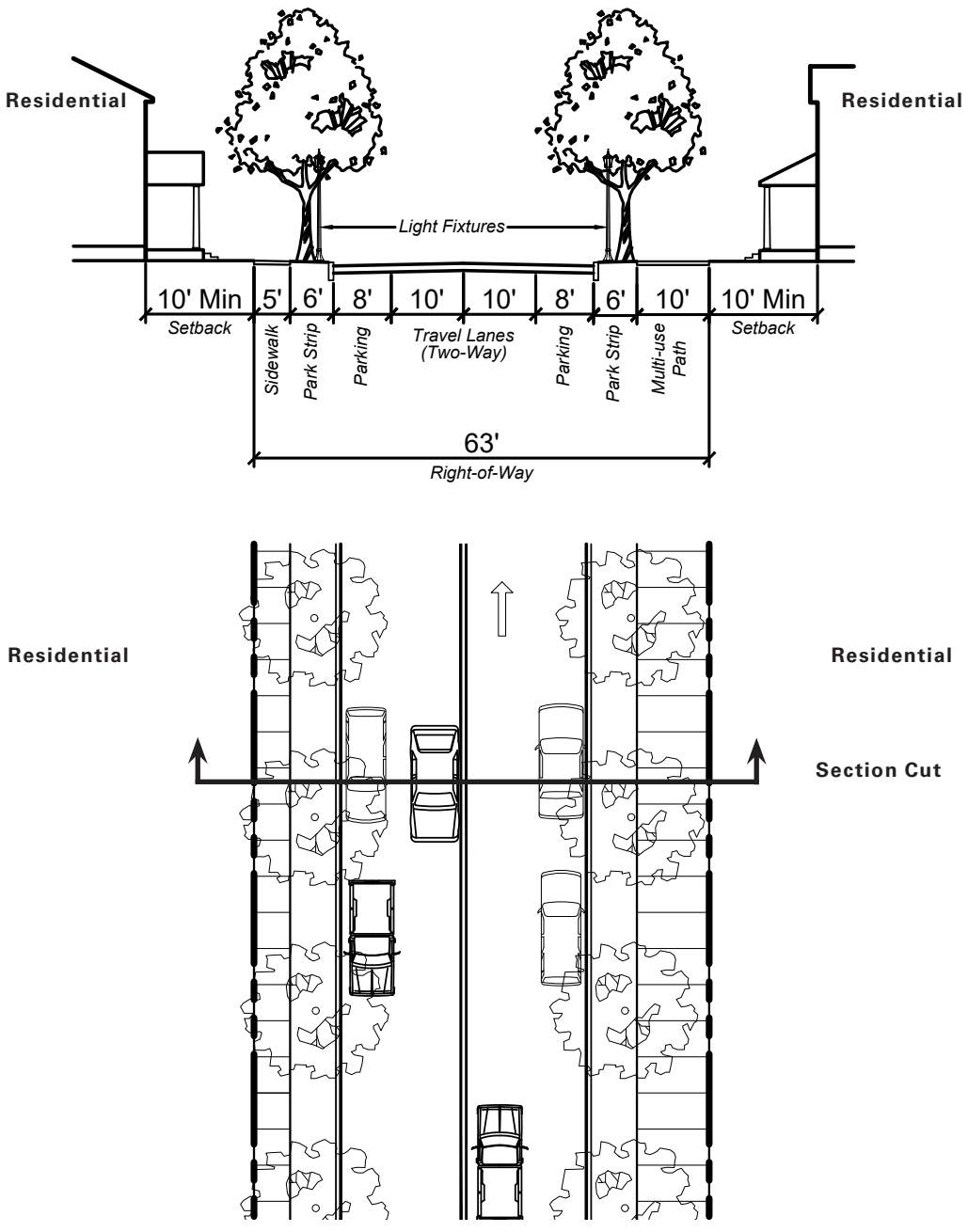


Figure 2.47 Proposed Section and Plan: Community Street C

2.2.1.10 Village Center Street

Designation: A

Definition

This street is designed to encourage pedestrian and commercial activity in the heart of the Village Center. Adjacent land uses will include retail, civic, office, and residential uses. Diagonal on-street parking is provided to support active uses and create a main street environment. Wide sidewalks will be located in front of Village Center buildings to accommodate outdoor dining and other such uses. Trees near curbs will provide shade without reducing the usable width for pedestrians. Bulbouts and associated crosswalks, located at corners and mid-block, will facilitate pedestrian street crossings and will help calm traffic.

MOVEMENT Free

DESIGN SPEED 25 MPH

TRAVEL LANES Two-way, two lanes maximum

PARKING Diagonal, both sides

R.O.W. WIDTH 86 feet

TRAVEL LANE WIDTH 12 feet

CURB TYPE Raised

SIDEWALK WIDTH 13 feet on both sides

BICYCLE LANE Class 1, one side

PARK STRIP None

LANDSCAPE Double row of street trees (irrigated) in grates and islands; see Table 2.6, Table 2.7, and Table 2.8

Figure 2.48 Key Plan: Village Center Street A

VILLAGE CENTER STREET A

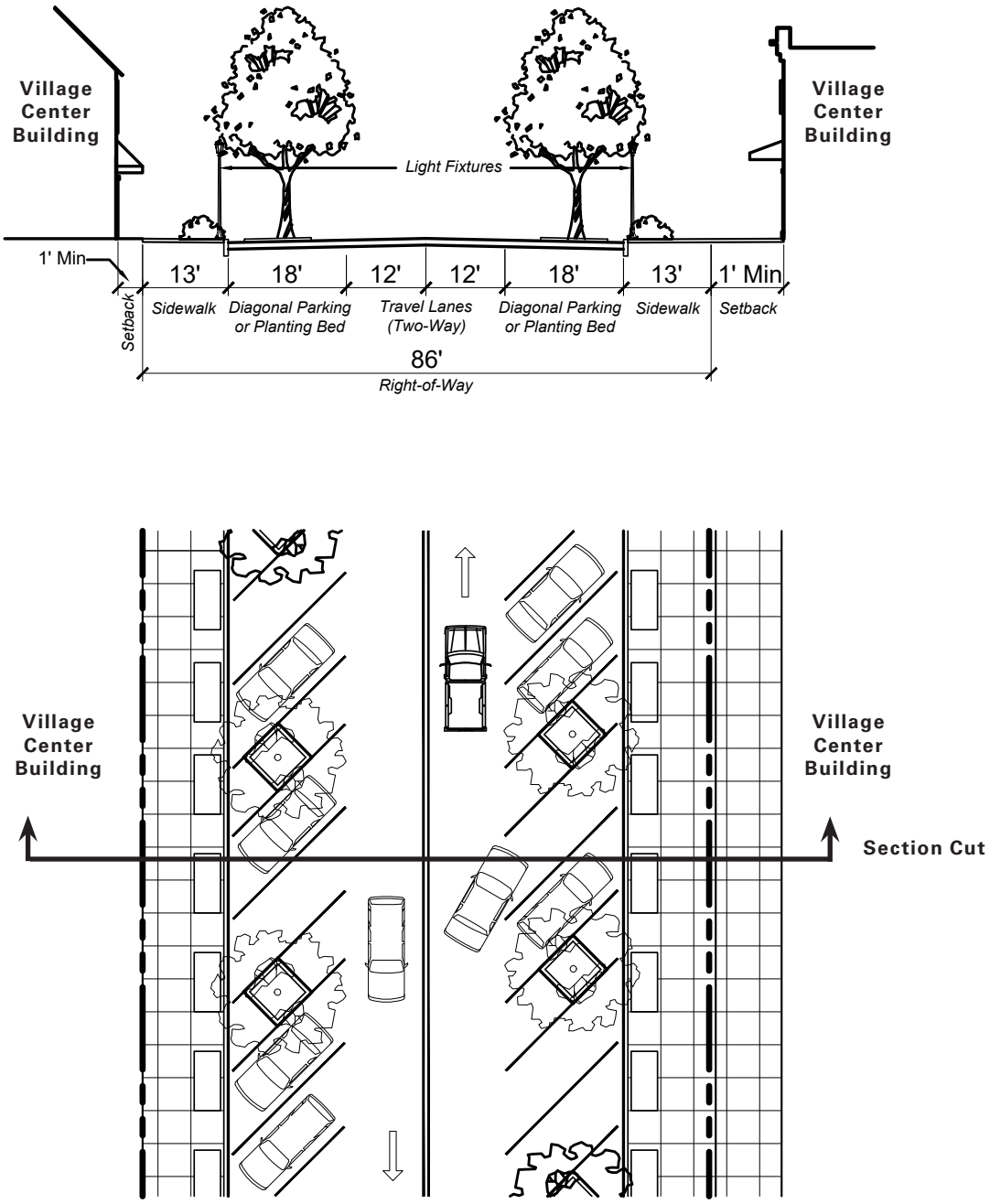


Figure 2.49 Proposed Section and Plan: Village Center Street A

2.2.1.11 Neighborhood Street

Designation: A

Definition

This will be a moderate-scale street providing local access throughout the community. It accommodates on-street parking on both sides.

MOVEMENT Free

DESIGN SPEED 25 MPH

TRAVEL LANES Two-way, two lanes

PARKING Parallel, both sides

R.O.W. WIDTH 56 feet

TRAVEL LANE WIDTH 10 feet

CURB TYPE Raised

SIDEWALK WIDTH 4 or 5 or 8 feet, both sides; except park alternatives

BICYCLE LANE None

PARK STRIP 5 or 6 feet, both sides; except park alternatives

LANDSCAPE Single row of street trees with low water use grasses, shrubs, and groundcover (irrigated); pedestrian access through landscape strip to be provided as necessitated by parking; see Table 2.6, Table 2.7, and Table 2.8

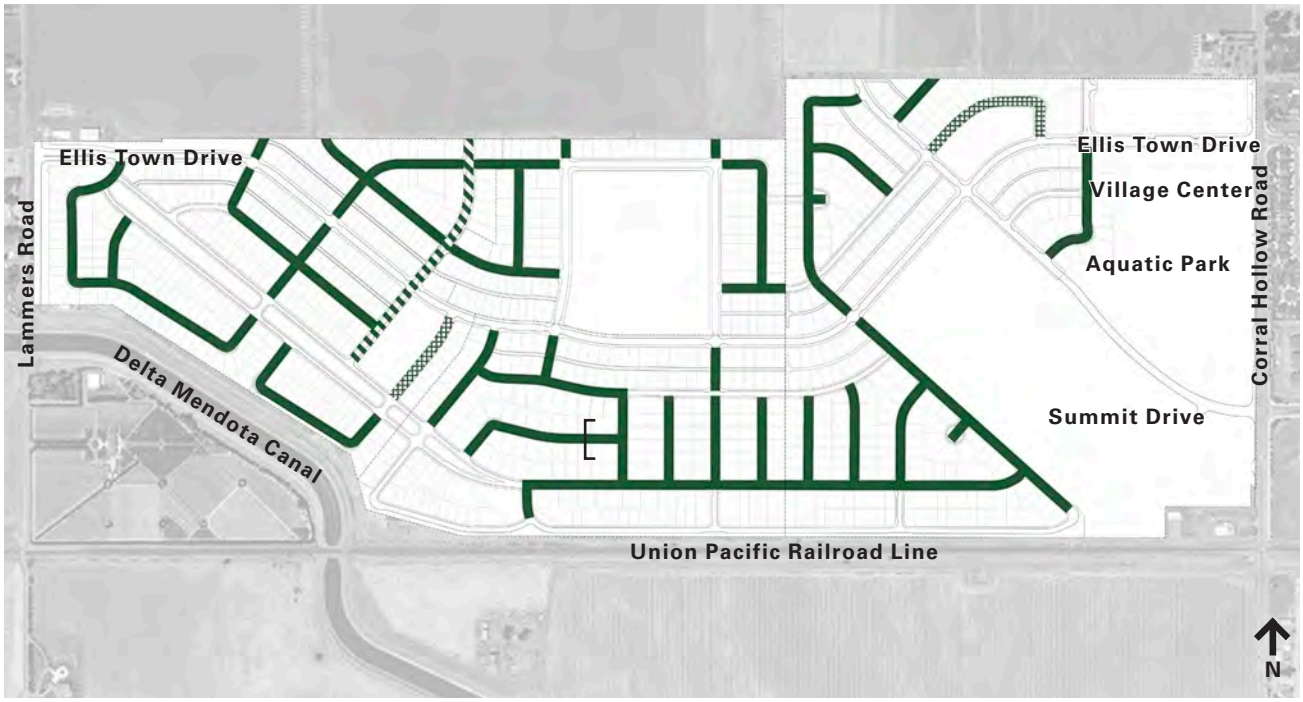


Figure 2.50 Key Plan: Neighborhood Street A

NEIGHBORHOOD STREET A

NEIGHBORHOOD STREET A ALTERNATIVE

NEIGHBORHOOD STREET A PARK ALTERNATIVE

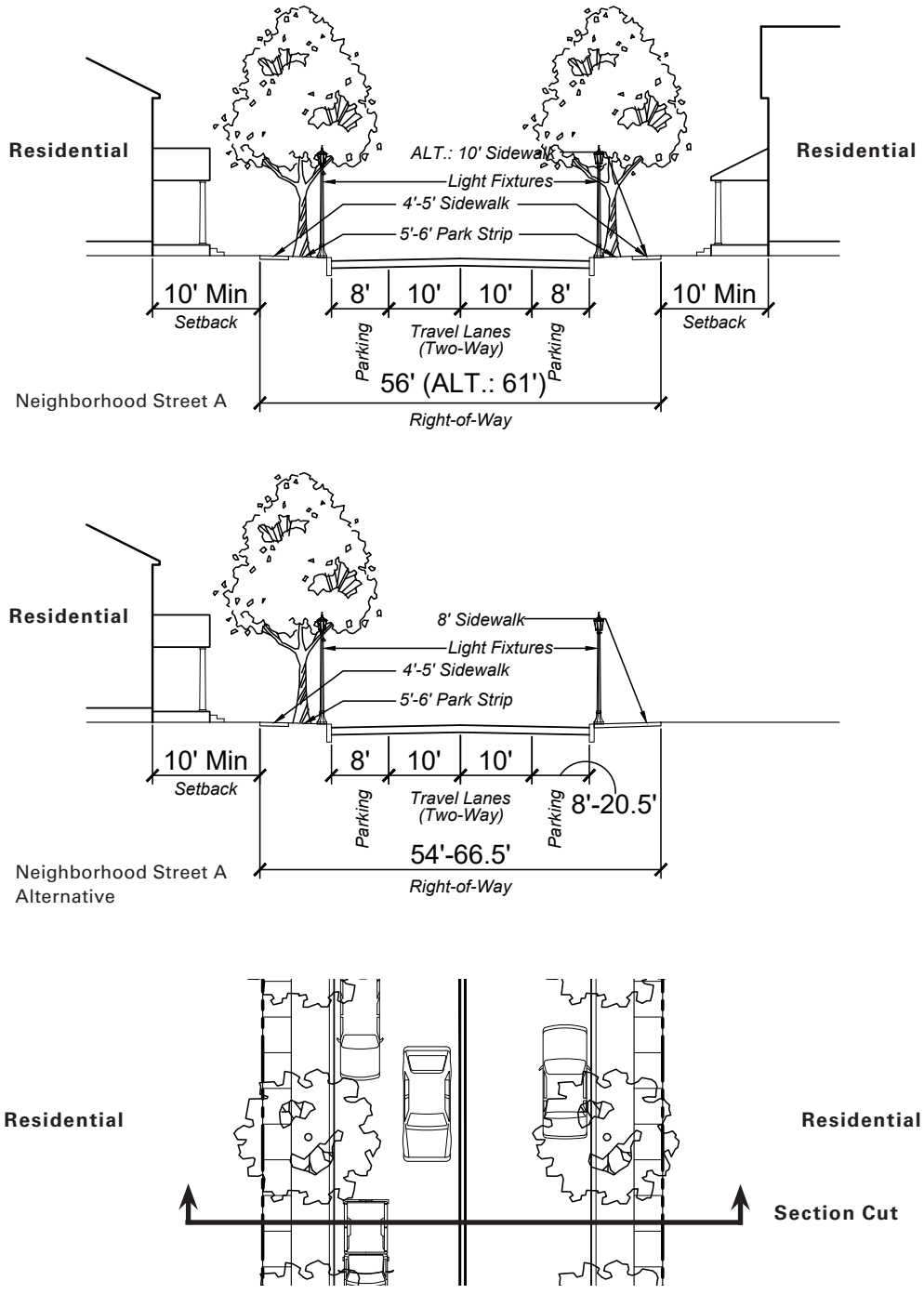


Figure 2.51 Proposed Section and Plan: Neighborhood Street A

2.2.1.12 Neighborhood Street

Designation: B

Definition

This local street will be a small-scale street providing access throughout the community. The street accommodates on-street parking on one side. Street cross-section B may replace street cross-section A when traffic volumes permit.

MOVEMENT Free

DESIGN SPEED 25 MPH

TRAVEL LANES Two-way, two lanes

PARKING Parallel, one side

R.O.W. WIDTH 48 feet

TRAVEL LANE WIDTH 10 feet

CURB TYPE Raised

SIDEWALK WIDTH 4 to 5 feet, both sides; except railroad alternative

BICYCLE LANE None

PARK STRIP 5 to 6 feet, both sides; except railroad alternative

LANDSCAPE Single row of street trees with low water use grasses, shrubs, and groundcover (irrigated); pedestrian access through landscape strip to be provided as necessitated by parking; see Table 2.6, Table 2.7, and Table 2.8

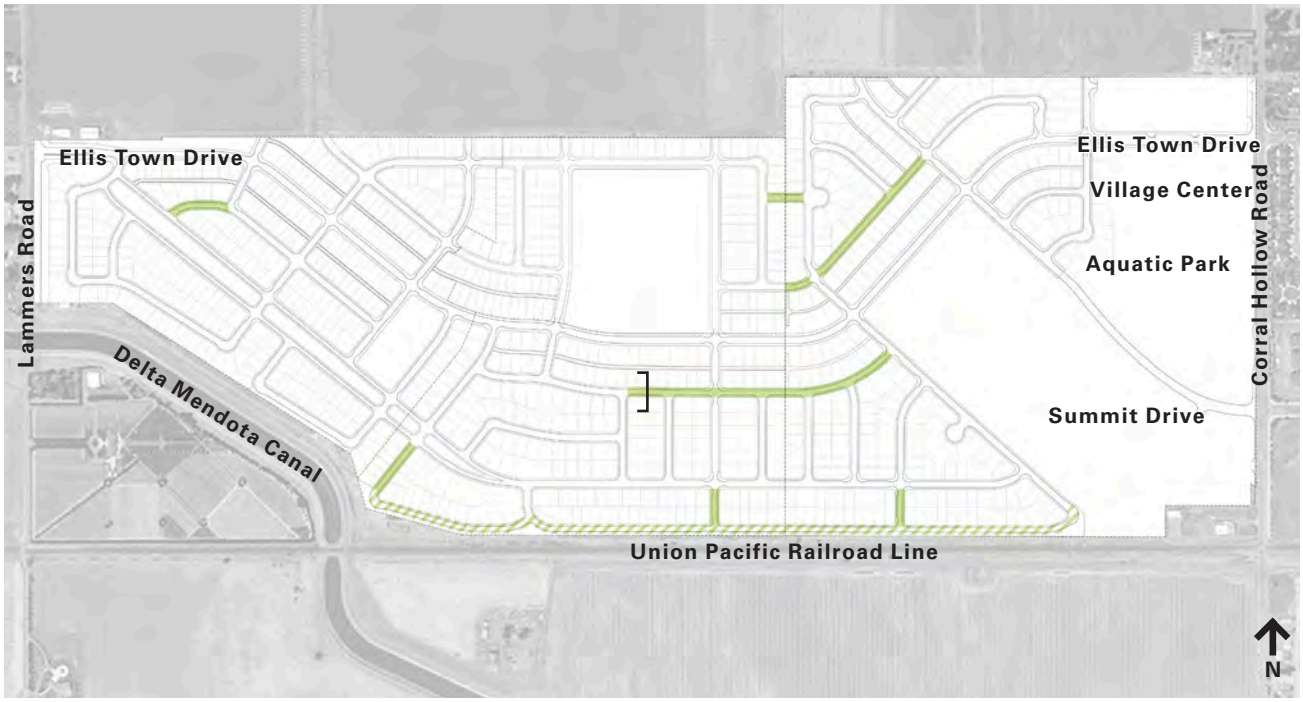
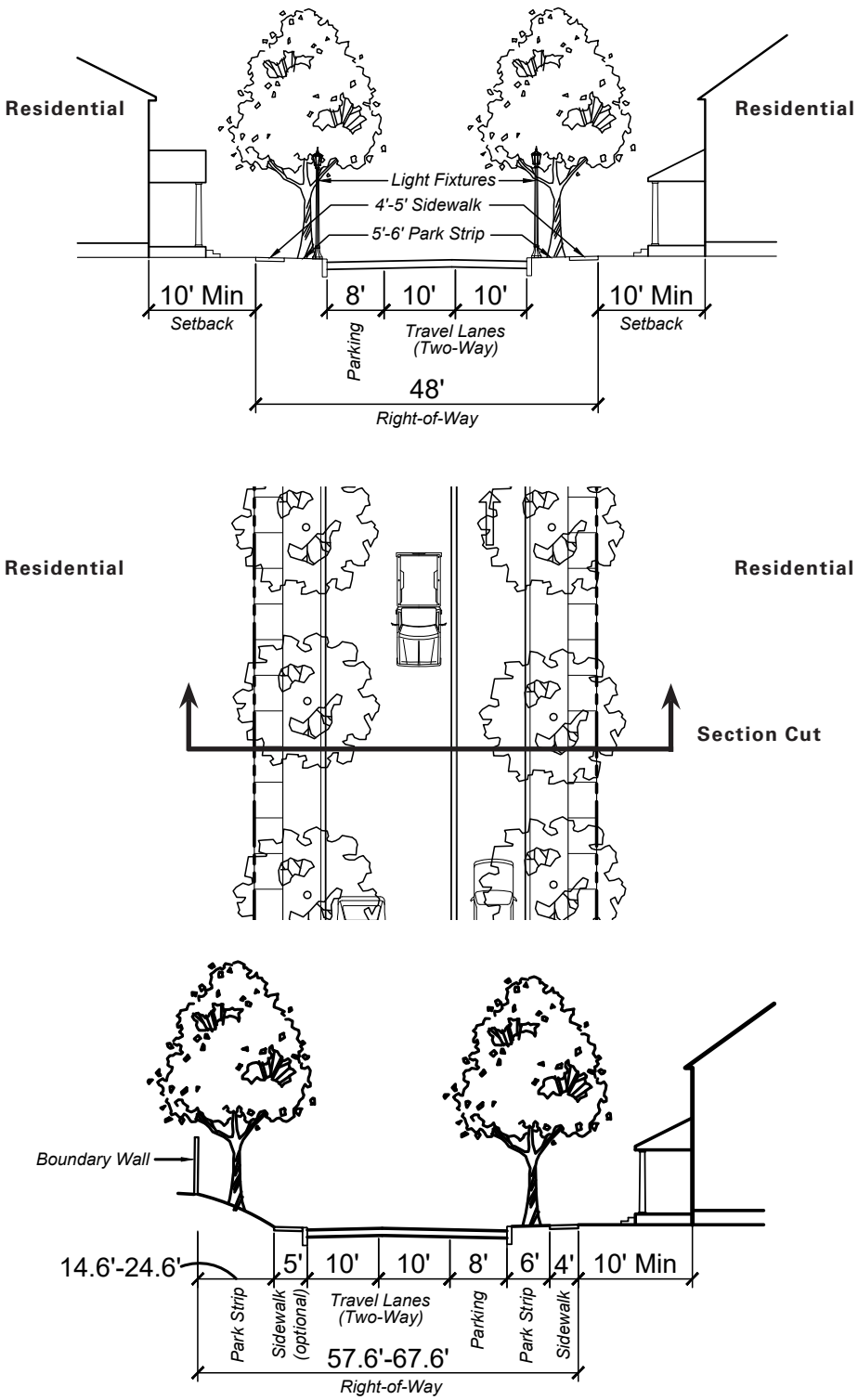


Figure 2.52 Key Plan: Neighborhood Street B



Railroad Alternative

Figure 2.53 Proposed Section and Plan: Neighborhood Street B

2.2.1.13 Neighborhood Street

Designation: E

Definition

This residential boulevard has one lane of one-way traffic on either side of an area classified as open space and named the "Native Preserve," as well as parallel parking along its length. The Native Preserve, is located within the public right-of-way, with no sidewalks on its edges.

MOVEMENT Free

DESIGN SPEED 25 MPH

TRAVEL LANES One-way, one lane on either side of the Native Preserve

PARKING Parallel, one side each direction

R.O.W. WIDTH Varies (due to width of Native Preserve)

TRAVEL LANE WIDTH 16 feet (including flush curb)

CURB TYPE Raised

SIDEWALK WIDTH 4 to 5 feet, one side each direction; except park alternative

BICYCLE LANE None

PARK STRIP 6 to 7 feet, both sides in both directions; except park alternative

LANDSCAPE Single row of street trees with low water use grasses, shrubs, and groundcover (irrigated); pedestrian access through landscape strip to be provided as necessitated by parking; see Section 2.2.6.8 and Table 2.6, Table 2.7, and Table 2.8

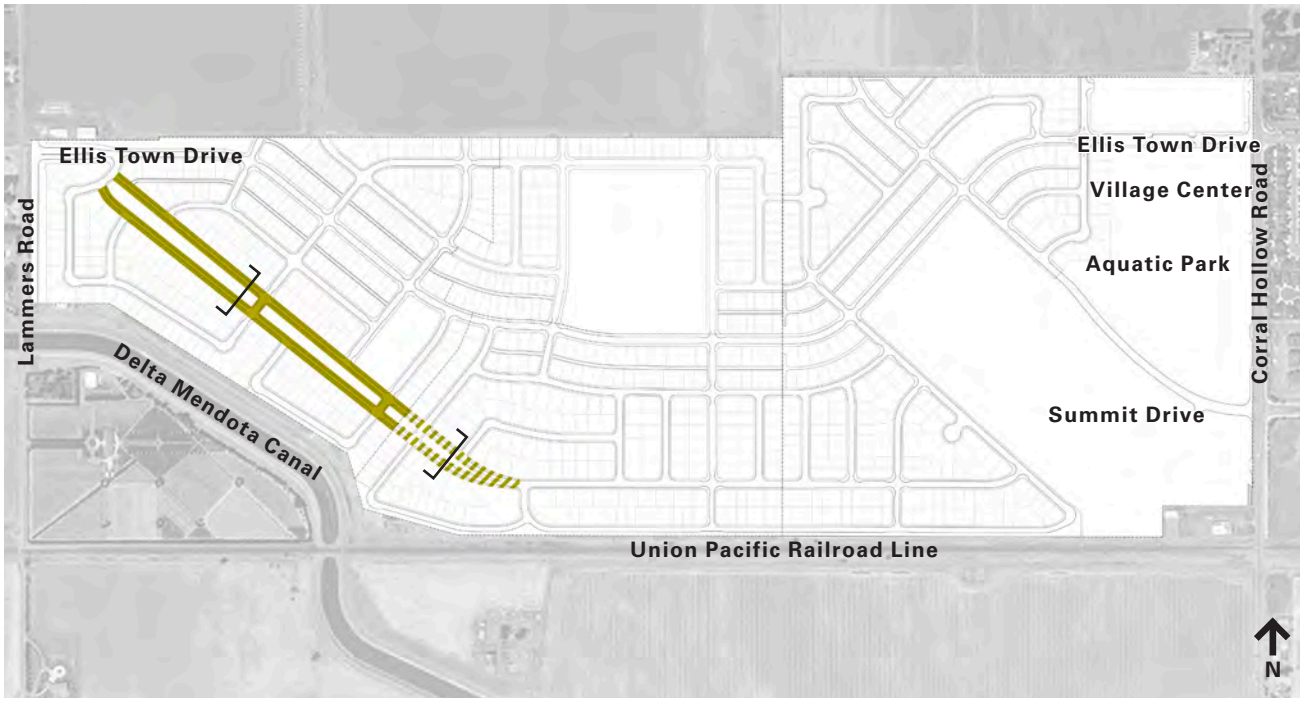
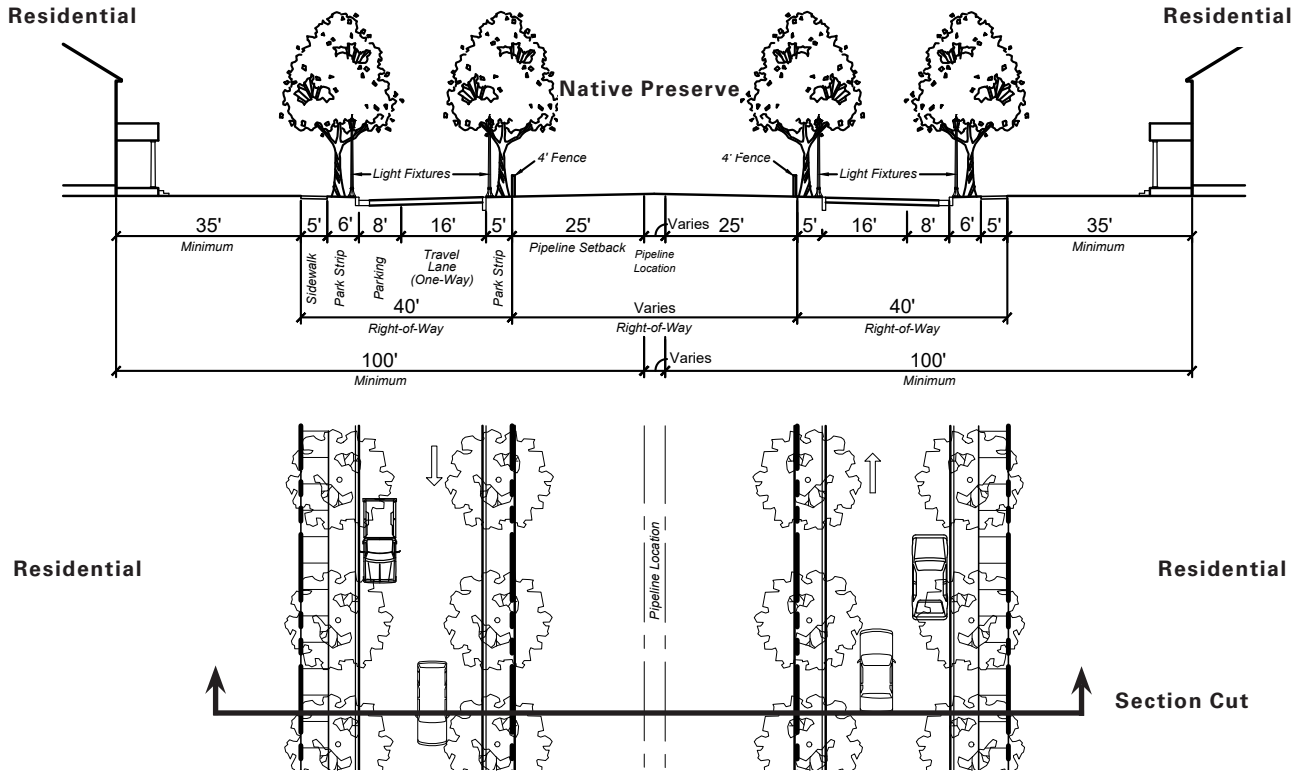
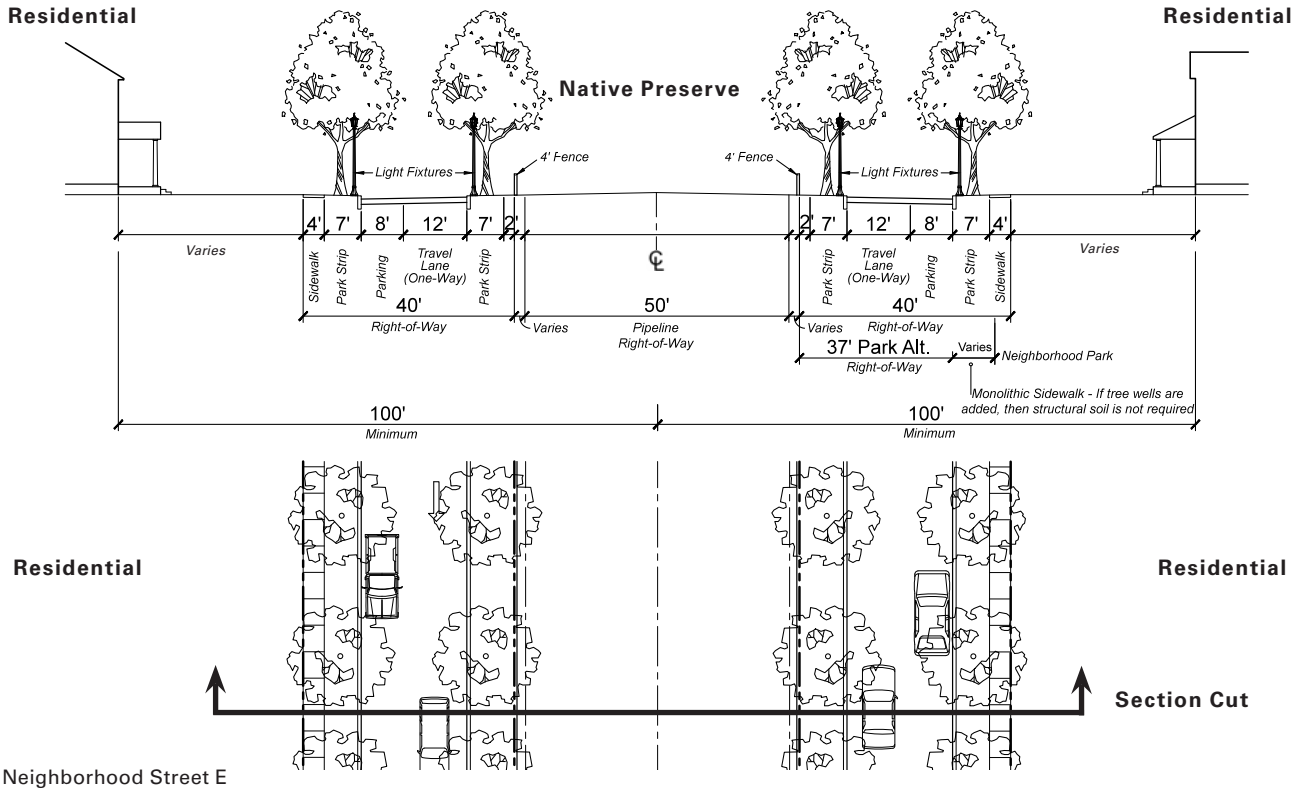


Figure 2.54 Key Plan: Neighborhood Street E



Neighborhood Street E



Neighborhood Street E
(Eastern)

Figure 2.55 Proposed Section and Plan: Neighborhood Street E

2.2.1.14 Neighborhood Street

Designation: H

Definition

This local street will be a small-scale, one-way street providing access throughout the community. The street accommodates on-street parking on both sides.

MOVEMENT Free

DESIGN SPEED 25 MPH

TRAVEL LANES One-way

PARKING Parallel, both sides

R.O.W. WIDTH 46 feet

TRAVEL LANE WIDTH 10 feet

CURB TYPE Raised

SIDEWALK WIDTH 4 feet, both sides

BICYCLE LANE None

PARK STRIP 6 feet, both sides

LANDSCAPE Single row of street trees with low water use grasses, shrubs, and groundcover (irrigated); pedestrian access through landscape strip to be provided as necessitated by parking; see Table 2.6, Table 2.7, and Table 2.8

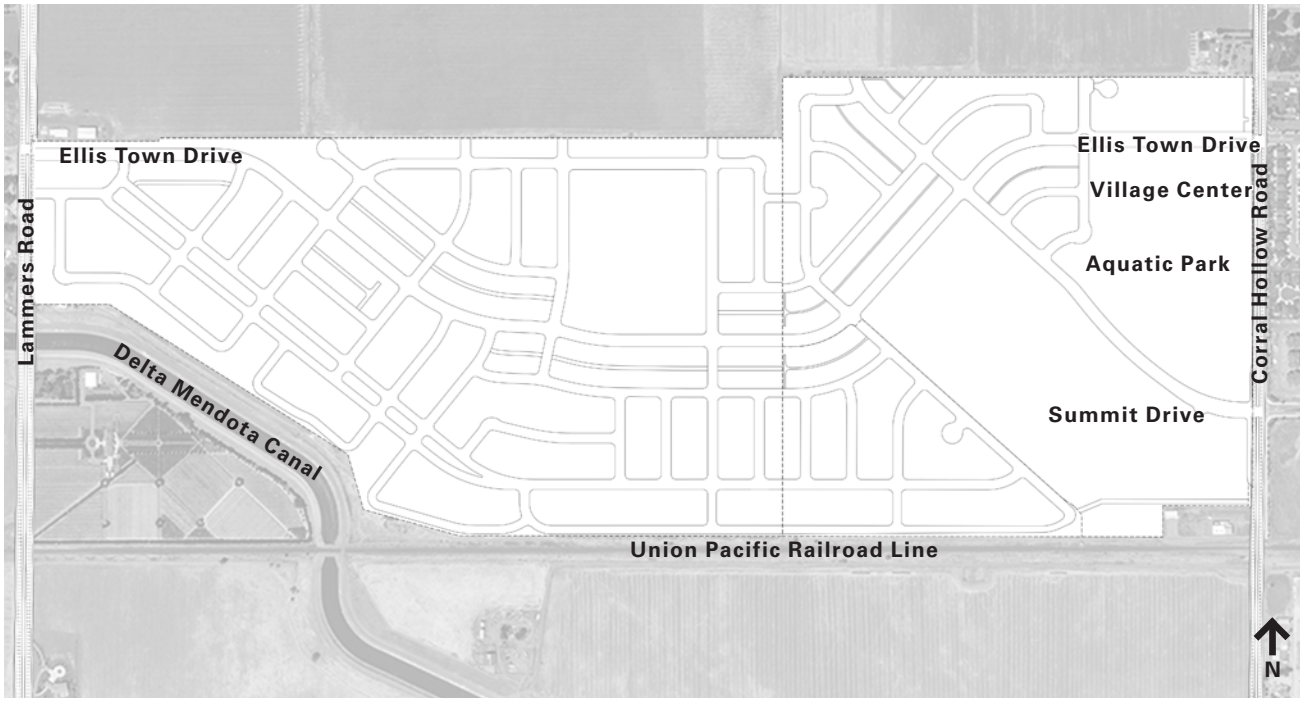


Figure 2.56 Key Plan: Neighborhood Street H
Location of street sections will require review and approval by the City in applicable tentative map(s).

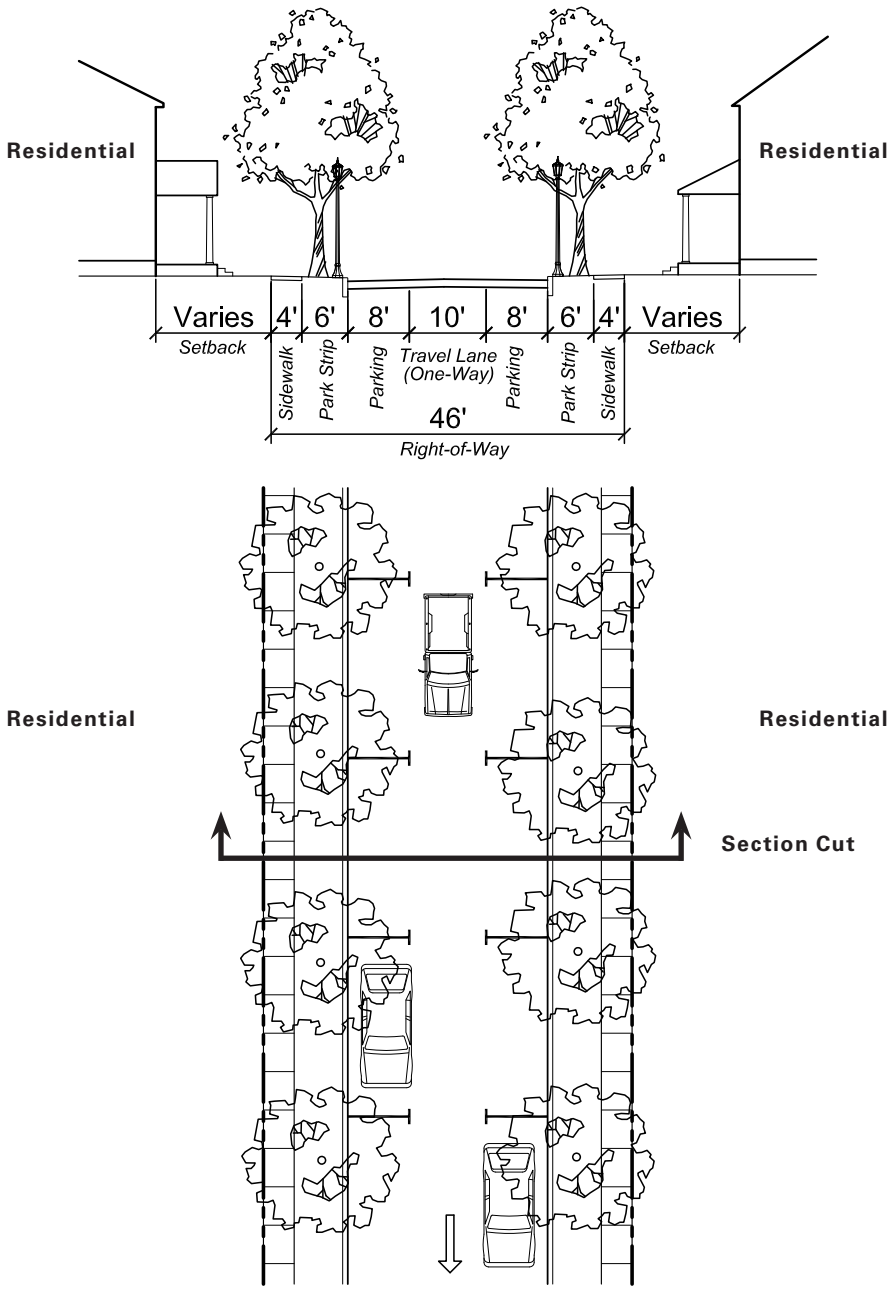


Figure 2.57 Proposed Section and Plan: One-Way Street Parking Both Sides

2.2.1.15 Neighborhood Street

Designation: I

Definition

This local street will be a small-scale, one-way street providing access throughout the community. The street accommodates on-street parking on one side.

MOVEMENT Free

DESIGN SPEED 25 MPH

TRAVEL LANES One-way

PARKING Parallel, one side

R.O.W. WIDTH 38 feet

TRAVEL LANE WIDTH 10 feet

CURB TYPE Raised

SIDEWALK WIDTH 4 feet, both sides

BICYCLE LANE None

PARK STRIP 6 feet, both sides

LANDSCAPE Single row of street trees with low water use grasses, shrubs, and groundcover (irrigated); pedestrian access through landscape strip to be provided as necessitated by parking; see Table 2.6, Table 2.7, and Table 2.8

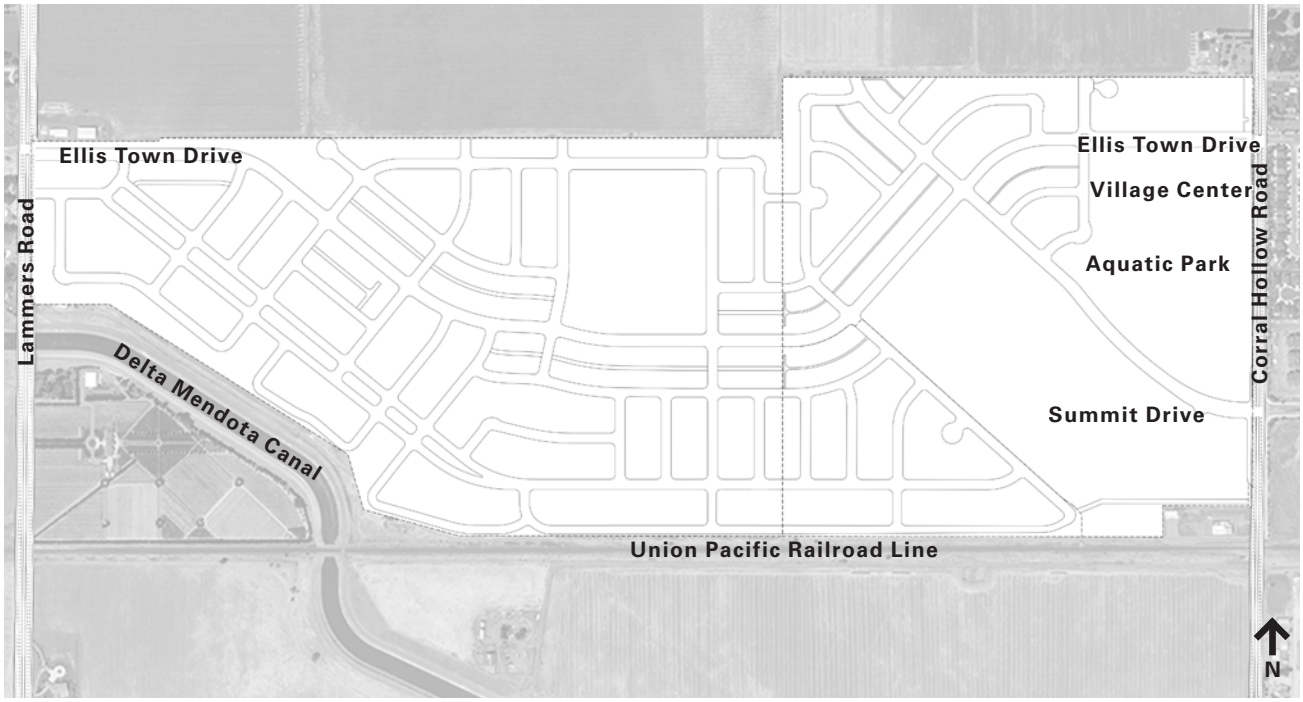


Figure 2.58 Key Plan: Neighborhood Street I
Location of street sections will require review and approval by the City in applicable tentative map(s).

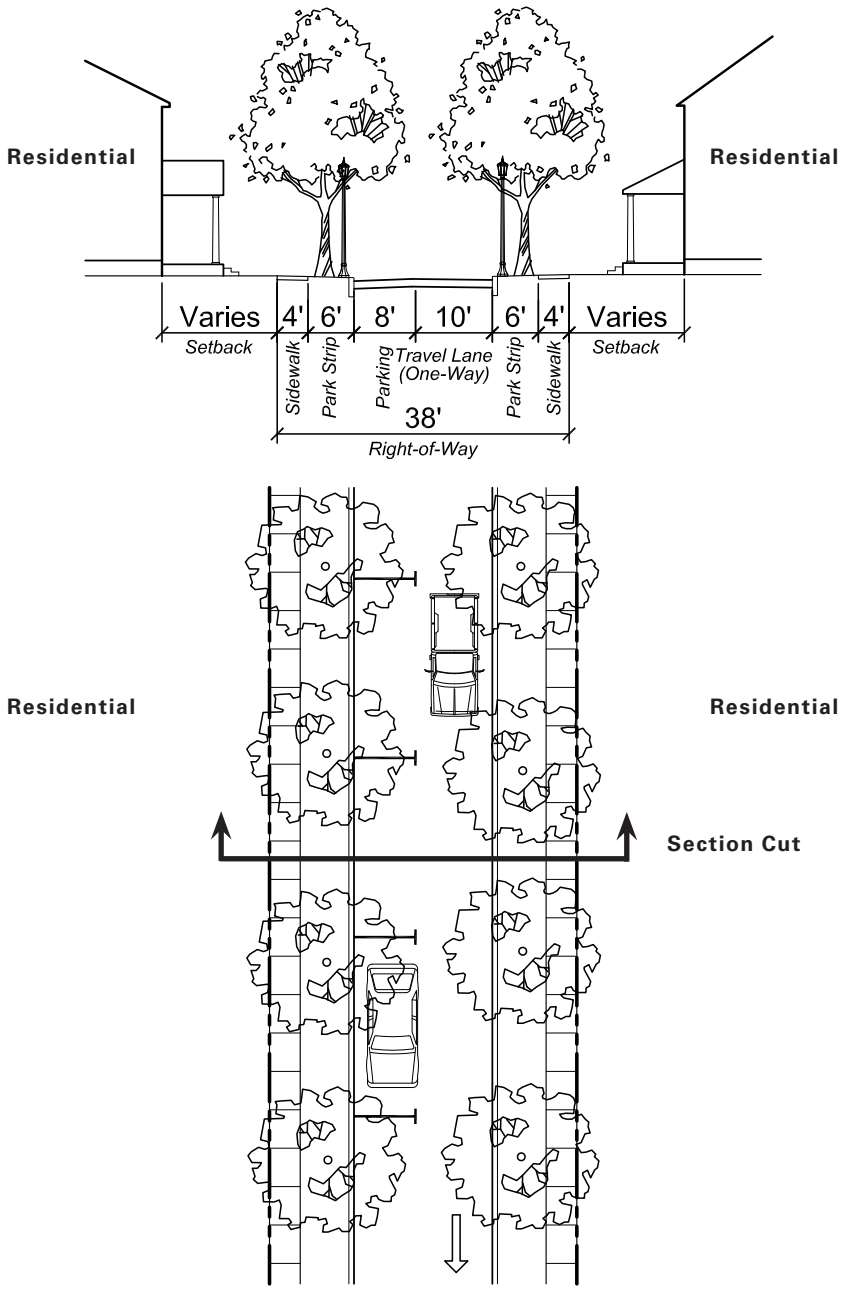


Figure 2.59 Proposed Section and Plan: One-Way Street Parking One Side

2.2.1.16 Neighborhood Street

Designation: J

Definition

This local street will be a small-scale street providing access throughout the community. The street does not accommodate on-street parking.

MOVEMENT Free

DESIGN SPEED 25 MPH

TRAVEL LANES Two-way, two lanes

PARKING None

R.O.W. WIDTH 40 feet

TRAVEL LANE WIDTH 10 feet

CURB TYPE Raised

SIDEWALK WIDTH 4 feet, both sides

BICYCLE LANE None

PARK STRIP 6 feet, both sides

LANDSCAPE Single row of street trees with low water use grasses, shrubs, and groundcover (irrigated); see Table 2.6, Table 2.7, and Table 2.8

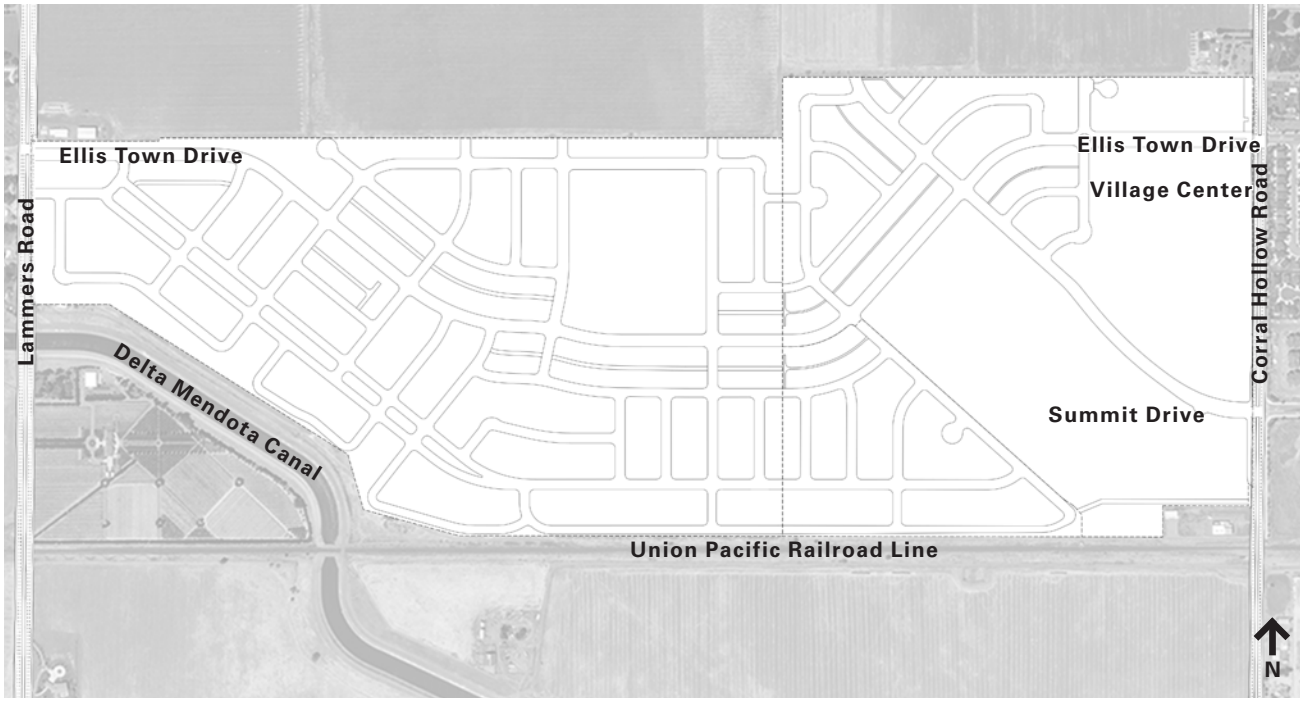


Figure 2.60 Key Plan: Neighborhood Street J
Location of street sections will require review and approval by the City in applicable tentative map(s).

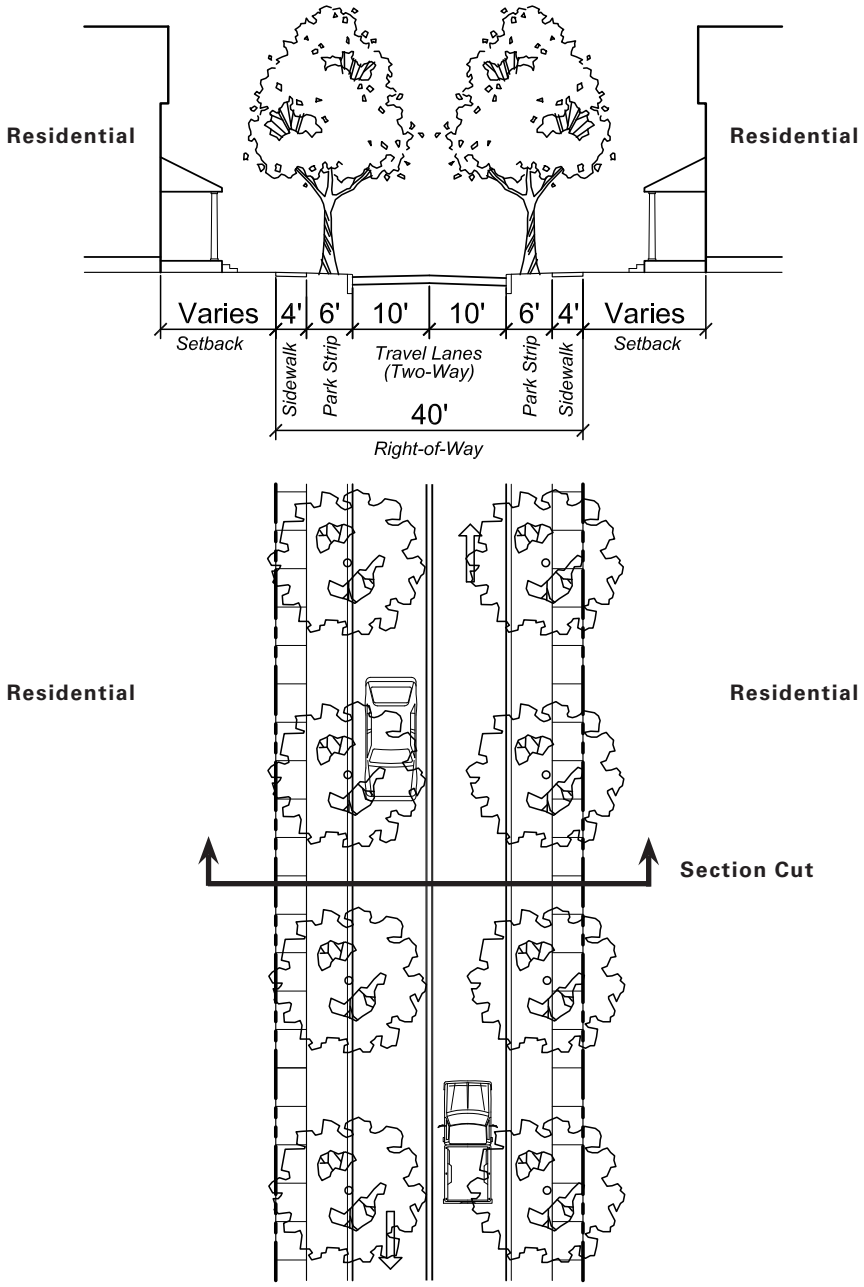


Figure 2.61 Proposed Section and Plan: No Parking C

2.2.1.17 Lane

Designation: A

Definition

The lane will provide primary access to off-street residential parking. Lanes are designed to accommodate trash collection and dry utilities. Dead-end lanes may not extend farther than 150 feet from a public street.

MOVEMENT Yield

DESIGN SPEED 10 MPH

TRAVEL LANES One-way

PARKING None

R.O.W. WIDTH 22 feet

TRAVEL LANE WIDTH 13 to 14 feet

CURB TYPE Spill or Standard

SIDEWALK WIDTH None

BICYCLE LANE None

PARK STRIP 3.5 feet, both sides

LANDSCAPE Low water use grasses, shrubs, and groundcover in park strip (irrigated)

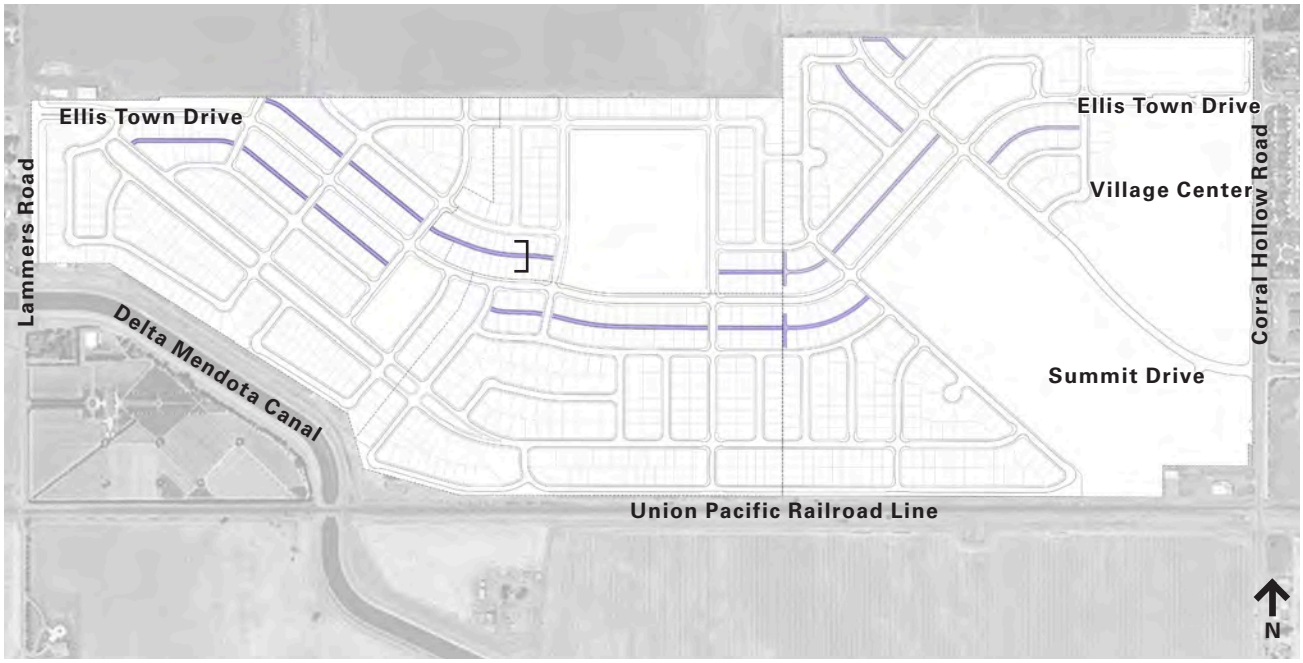
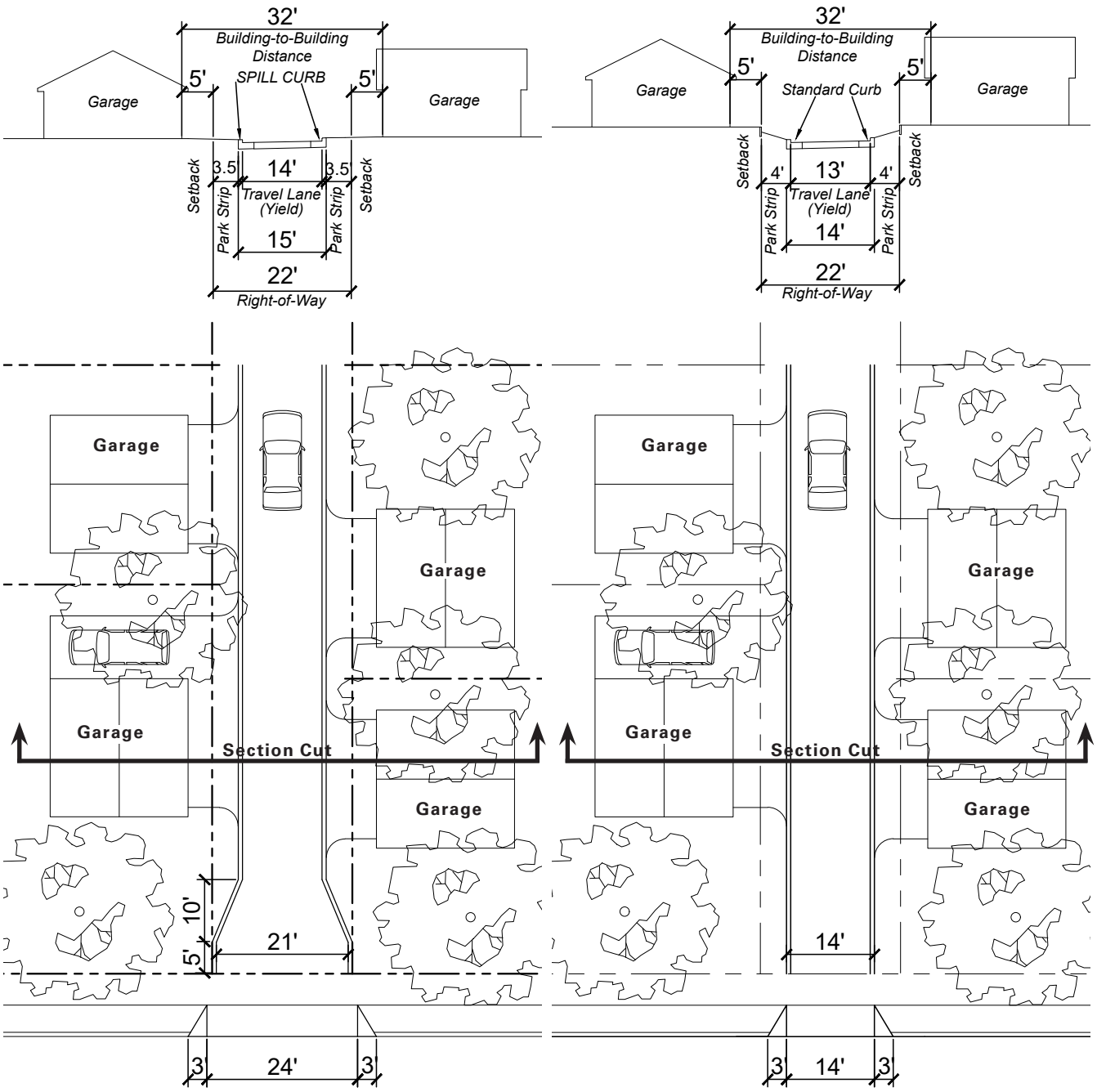


Figure 2.62 Key Plan: Lane A

Pursuant to the City of Tracy General Plan, lanes are allowed within residential land use designations. The precise location of such facilities will be determined upon the approval of detailed plans. Diagrams in the ESP are illustrative and not intended to indicate the percent or location of lane loaded lots.



Lane A (Village 1B, Gardens, and Town & Country)

Lane A Alternate (Village 1A)

Figure 2.63 Proposed Section and Plan: Lane A

2.2.2 PEDESTRIAN SYSTEM PLAN

The streets, blocks, and parks of Ellis will be designed to accommodate the needs of pedestrians and cyclists (Figure 2.64 Area Wide Pedestrian Plan and Figure 2.65 Pedestrian and Trail Systems Plan).

Ellis will have a diverse and well-developed pedestrian circulation network. All streets in the community will have sidewalks on at least one side; many will have sidewalks on both sides. The network of sidewalks and paths will connect the Village Center with the residential neighborhoods. Paths and trails will extend the pedestrian system through the natural areas and parks.

The pedestrian network will be enhanced by traffic-calming strategies at critical locations. The traffic calming will occur where pedestrians might conflict with automobiles. Landscape strips between back of curb and multipurpose path and/or sidewalk shall have designated pedestrian crossings retained on either side with steel headers.

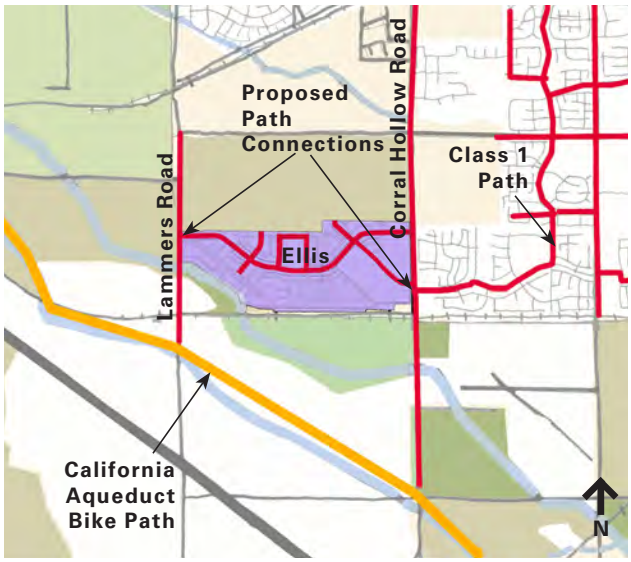


Figure 2.64 Area Wide Pedestrian Plan

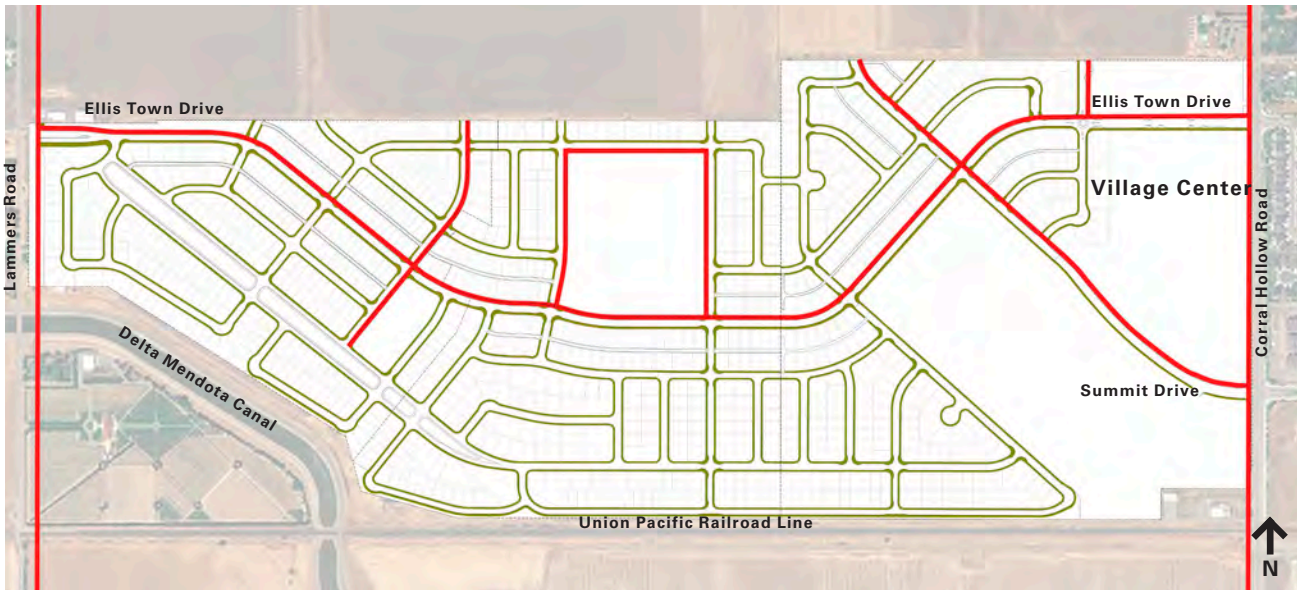


Figure 2.65 Pedestrian and Trail Systems Plan

2.2.3 BICYCLE SYSTEM PLAN

A comprehensive bicycle circulation network plays an integral role in making Ellis an exceptionally livable community.

A 10-foot, multi-use bike/pedestrian path runs through portions of the community to facilitate and encourage non-vehicular travel among neighborhoods and parks. Many parks will have bike racks.

Canopy trees will be planted the length of paths for shade.

The trail system necessitates multiple street crossings. In some cases, crossings may occur mid-block. To ensure safe crossings, special planting to maximize visibility, bollards, traffic-calming devices, and signage may be used to slow both vehicular traffic on streets and pedestrian/bike traffic on paths. Signage may indicate that cyclists have the right-of-way.

The bicycle network will link to the broader City of Tracy and San Joaquin County Bikeway Systems. Bike rack parking for cyclists will be provided as part of the joint use Village Center parking reservoir.

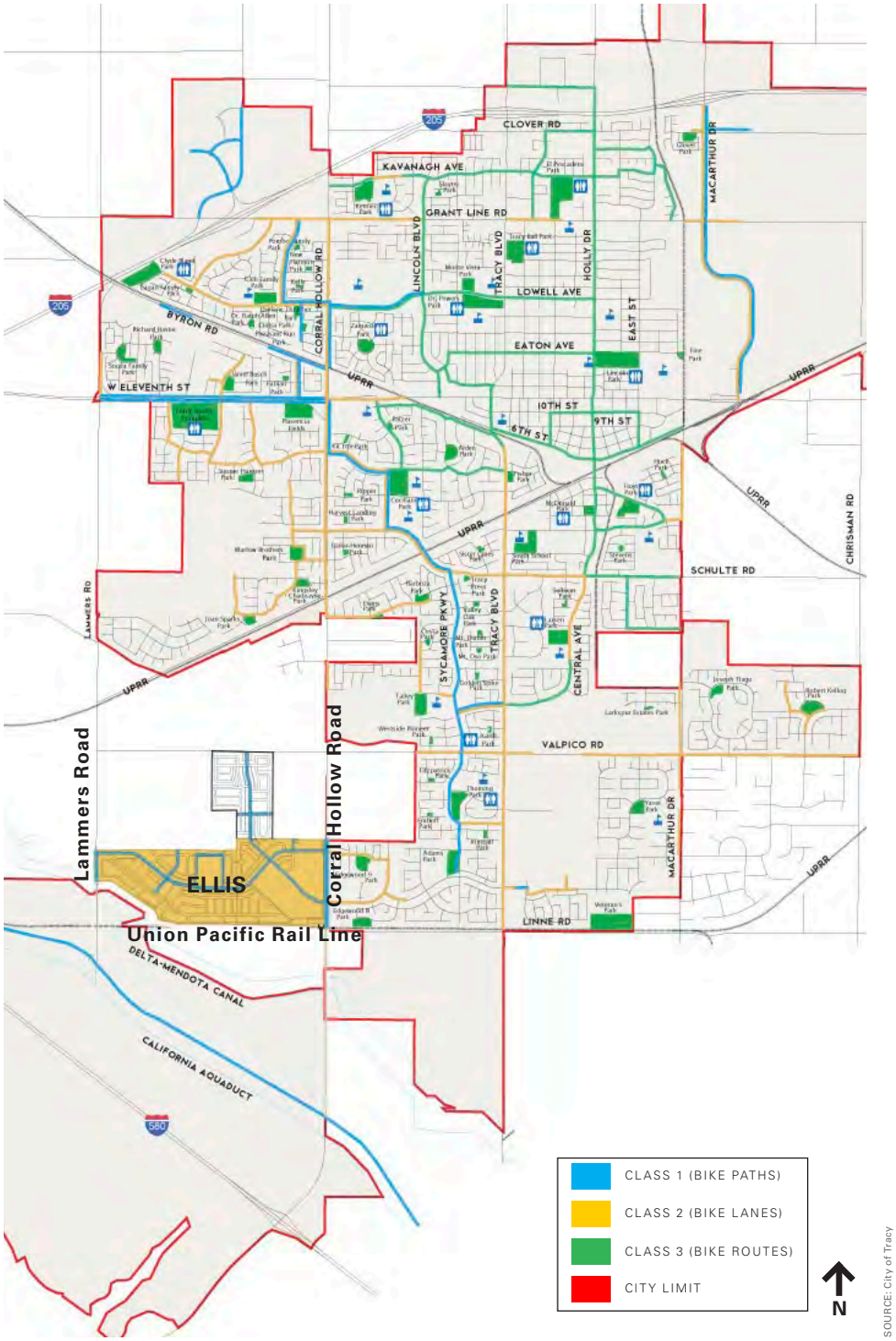


Figure 2.66 Ellis as it relates to existing bikeways in the City of Tracy

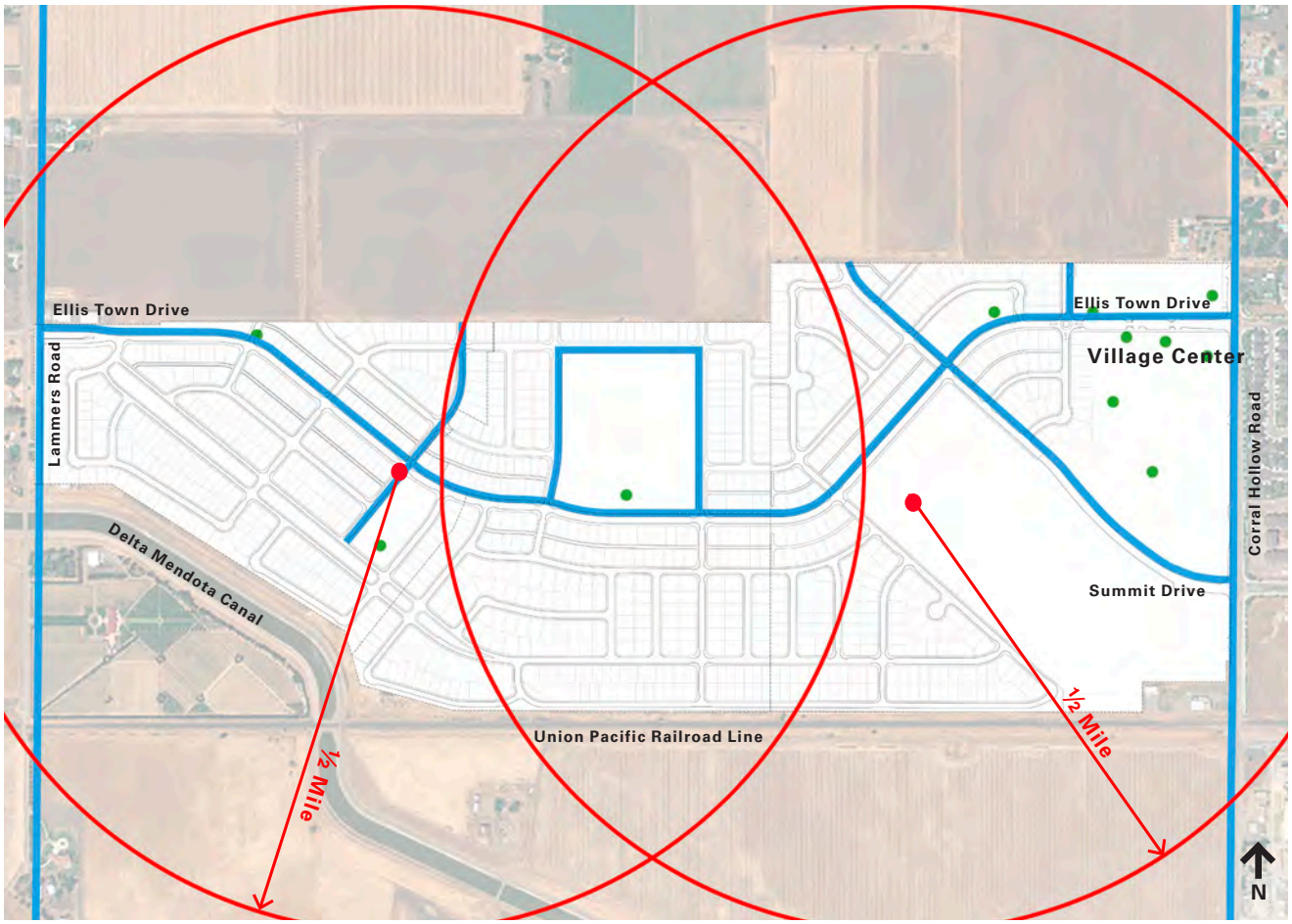


Figure 2.67 Bicycle Systems Plan

CLASS 1 (BIKE PATHS)

APPROXIMATE LOCATION OF PROPOSED BIKE RACKS (IN PARKS AND VILLAGE CENTER)

2.2.4 PUBLIC TRANSPORTATION

Ellis will be a walkable, human-scaled, community characterized by a hometown feel that makes it memorable. Ellis will be served by a variety of public transportation options, accommodating the needs of a wide variety of users.

At a regional scale, the community will be served by the Altamont Commuter Express (ACE) which is a passenger rail line running between Stockton and San Jose, with a BART connection to the Bay area from Pleasanton. The ACE transportation system was jointly created by many transit organizations in 1997 to best serve the communities along its rail. One can connect to ACE service through the SMART/ACE General Public Dial-A-Ride, an on-call service that picks up commuters at individual addresses and transports them to the ACE station. Regional bus service is also available within San Joaquin County, through the San Joaquin Regional Transit District, County Area Transit, the San Joaquin Commuter bus, Greyhound, and Amtrak California.

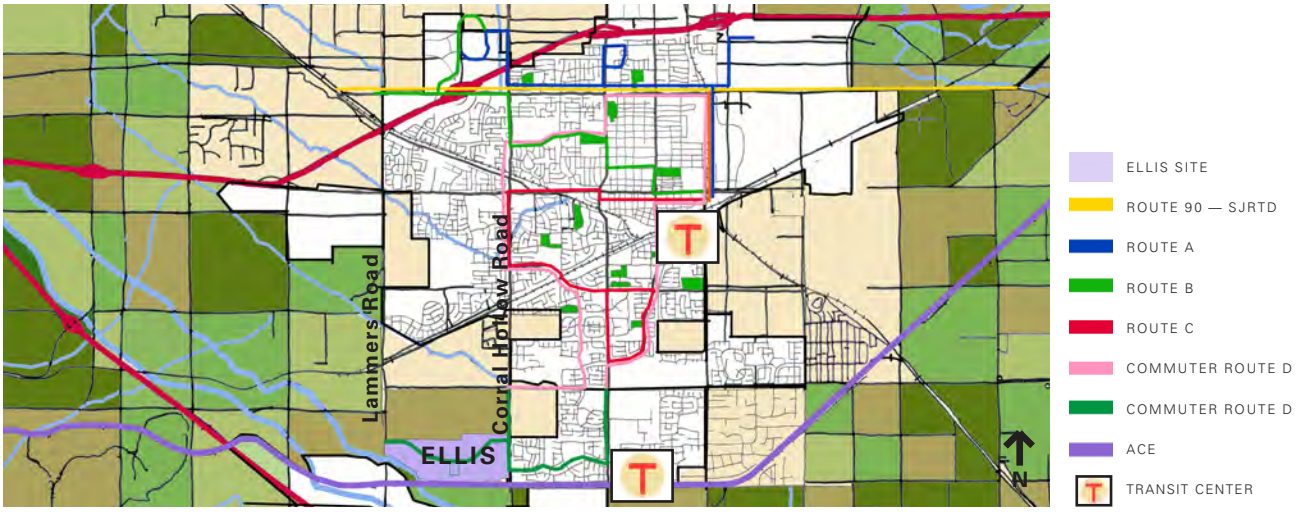


Figure 2.68 Regional Transit Map

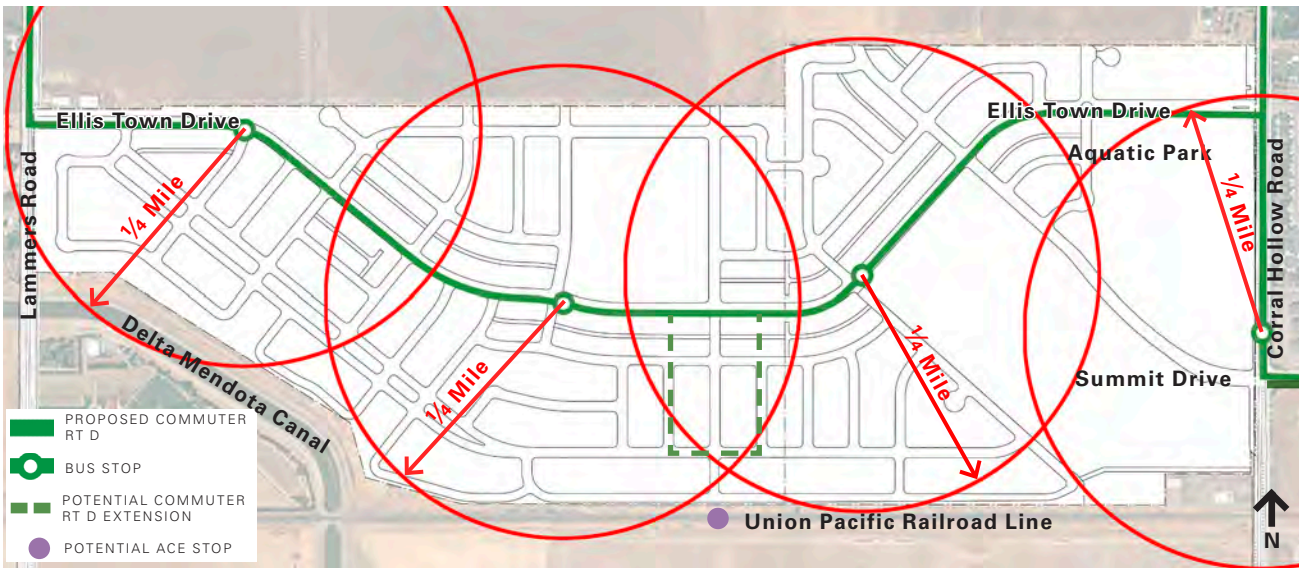


Figure 2.69 Public Transportation Plan

Transit access to the Ellis site will be provided by the City's TRACER bus system. TRACER will provide a proposed commuter route along Ellis Town Drive through the ESP area with four major stops. A potential commuter route connection to provide access to a potential Altamont Commuter Express (ACE) stop will be provided just south of the Ellis property boundary. The TRACER service will provide service to the City of Tracy Multimodal Transit Center with connecting service to the Altamont Commuter Express (ACE) rail, San Joacquin County Regional Transit (SJRTD) regional bus service, Greyhound, and the proposed future high speed rail service and BART connections to the Bay Area and beyond. As the City further develops to the south and the west, the bus service will be extended along Ellis Town Drive to Lammers Road and bus stops/pull outs will be located at intersections and provide for a 1/4 mile to 1/2 mile walking distance from origins and destinations within the ESP to the bus stops to promote transit travel.

2.2.5 PARKING NETWORK

Residential parking will be on and off-street, some parking may be accessed by way of residential driveways and the proposed rear lane network. Most street types include on-street visitor parking as well. Neighborhood parks are typically served by on-street parking.

Both the Village Center and proposed Aquatic Park will be served by a series of designated lots and on-street convenience parking. Together these elements create a parking reservoir that is designed to efficiently accommodate long-, medium-, and short-term needs, as well as multi-use parking. Village Center off-street parking will be shared use. Shared-use parking refers to spaces that are available to multiple functions. Employees will park in designated areas behind mixed-use buildings. Shoppers and visitors will park in short-term spaces directly behind the stores and in on-street spaces marked for rapid turnover.

2.2.6 PARKS NETWORK

The Ellis parks network is designed to provide a wide array of active and passive recreation opportunities to meet the range of needs within the community. Consistent with City requirements, the Ellis Neighborhood Plan includes a park dedication of 4 acres per 1,000 people. Ellis will feature 3 park acres per 1,000 population generated of Neighborhood Parks and 1 park acre per 1,000 population generated of Community Parks (4 park acres per 1,000 population generated total). The proposed Aquatic Park will be used as credit for the Community Park requirement if built at Ellis.

The intention in the design of parks is to create public spaces that offer:

1 A variety of active and passive recreational opportunities for all age groups;

2 Recreational amenities within walking distance of residents' homes;

3 Integration with the local and regional trail and bike path system; and

4 Access to at least one public street.

A pro rata share of parks will be built as needed to serve the eventual number of units developed. Parks will be a minimum of one acre, or less if approved by the Parks Commission.

Each neighborhood park provides a selection of amenities. Together, they offer a range of active and passive recreation opportunities traditionally found in larger parks. These amenities may include walking paths, sports fields, play areas, court games, and community gathering spaces. The Ellis Community Facilities District (ECFD) has been formed specific to Ellis and will collect assessment fees sufficient to ensure a high standard of maintenance for this innovative approach to park design and integration (see Section 2.3.5). All parks and open space dedicated to the City will be accepted by the City with maintenance funding provided through ECFD and maintained as prescribed in the Ellis Maintenance Agreement (EMA) between the City and the EPOA with the exception of the Aquatic Park. Ellis Neighborhood Plan parks shall be developed in conformance with the Ellis Neighborhood Plan and City construction standards.

The anticipated surrounding density of use has been considered in the programming of each park. Over time, amenities offered in a park may be adjusted to reflect changing recreation trends and demographics with agreement between the EPOA and City.

In some cases, homes front on the parks creating a unique and desirable residential design. These parks feature more passive and social uses, such as open greens and bocce. Landscape buffers, including low walls, fences, and planting separate public from private spaces. Sports and other more active park uses are located in parks separated from residences by streets.

Each park has an individual character and distinct features designed to create a strong sense of place. The extensive multi-use path system encourages residents to walk or bicycle between parks and neighborhoods. A unifying visual theme throughout Ellis ensures that residents feel at home in all of the parks in the community. On-street parking is available as part of the neighborhood residential parking for those who choose to drive. The regular street tree pattern may be interrupted at parks to announce them as special features along the street, creating visual interest and variety. Where residential neighborhood parking is provided located along park frontage, landscape strips are removed to facilitate access. All park names shall be as approved by City Council as part of the ESP, the park names in the ESP to be used at the parks may be changed by mutual agreement of the City and EPOA.

Group mailboxes may be located adjacent to parks but will not be counted as recreation amenities or count toward park acre requirements.

All Ellis neighborhood parks shall be built by the Ellis project. Ellis parks as a part of this Neighborhood Plan which include neighborhood park concept plans (park components, elements, size, name, theme) for neighborhood parks, shall be built by the project,

according to the specific plan concept plan as approved by City Council, with no other modifications, if the project proponent proposes a modification, any additional cost caused by such modification shall be the responsibility of the project, and funded by the project. To encourage walking and biking to parks no additional parking shall be provided in excess of typical neighborhood street parking within the residential neighborhood. Neighborhood parks total park acreage requirement shall be based on three acres per 1,000 residents established by the overall specific plan total residents (total residents shall be 3.21 per single family detached unit, 2.0 for attached residential units of 6 units or less, and 1.6 for attached residential units of 100 or more), final total acreage of parks must equal three acres per thousand for the number of final residential units at build out of the Ellis Neighborhood Plan, if there is a shortfall of acreage the project shall pay the neighborhood park fee established in the specific plan or finance plan per unit for additional units. Parks may be one to three acres in size, and shall be included in the ECFD for maintenance and repair funding. Both linear and special use parks as defined in the Specific Plan are eligible in the ESP as neighborhood parks. The project shall provide a bond to the City in the amount of $500,000 for each park acre appearing on an approved final map for residential units, and/or improvement plans. The project shall start construction of the first neighborhood park by the 400th building permit, and shall start construction of an additional neighborhood park by each 400th building permit thereafter. All parks shall be maintained in accordance with the Ellis maintenance manual. The maintenance manual will be updated by developer periodically to include improvements which have been installed in public parks, landscape areas, and other public improvements within the ECFD boundaries, and updated versions shall be provided to the City and EPOA. The City and EPOA may amend and make changes to existing improvements standards or guidelines which are part of the manual upon mutual agreement.

The Illustrative Parks, Preserve, and Special Landscape Feature Plan (Figure 2.70) illustrates the neighborhood park concept system. Individual elements of this system are listed below. Parks listed but not shown in Figure 2.71 may be located and used at a later date anywhere within the Ellis Neighborhood Plan Area, as approved by the City through a Tentative Map process.

A The proposed Aquatic Park is a regional aquatic facility, which may include a 25-yard indoor pool, 25- to 50-meter outdoor pool, children's pool and spray pad, lazy river, slides, cabanas, fitness center, locker rooms and restrooms. It is designed to minimize hardscape, maximize green space, and help buffer winds. The range of activities makes it a family recreation destination.

B The Village Green anchors the Village Center and acts as a portal to the Ellis residential neighborhoods. Located just west of the Village Center on "Ellis Town Drive," the Village Green has a strong visual presence when entering the community from Corral Hollow Road. The park serves as the ceremonial center of Ellis and features a multi-purpose lawn, play area, bocce court, and picnic areas.

C Not Used

D The Dog Park includes areas for shaded seating and public art as well separated small and large dog areas. A landscape strip buffers and screens adjacent residences. The perimeter of the park is fenced for safety.

E Homestead Park provides a recreation hub for multiple generations. Features a train themed play area, picnic area with shade structure and open green for informal games and relaxation. The park also promotes neighborhood gathering with a focal element expressing the railway theme.

F Western Park includes play areas, a multi-purpose field suitable for youth soccer or baseball and a group picnic area with shade structure.

G Schoolhouse Park includes play area with shaded picnic area, a multi-purpose lawn and main promenade that connects multi-purpose path with school entry.

H The Orchard evokes the agrarian character of the community with a windrow of columnar trees, and orchard grid planting interspersed with open lawn. An ornamental garden area is located at the eastern end of the park.

I Native Preserve is a linear Special Landscape Feature that runs the length of the Pacific Gas and Electric (PG&E) and Chevron easements. This area will be fenced off and planted with drought tolerant grasses or other compatible plantings. Alternatively, this area may be leased to an entity and put to compatible uses such a vineyard.

J Boulder Park provides a rock-themed play element, small picnic area and an open green suitable for games such as volleyball or badminton. A focal element and ornamental garden reinforce the theme.

K Sports Park includes a basketball court, multi-use sports field, play area and picnic area with shade structure.

L Railroad Park features a train themed play area, picnic area with shade structure and open green for informal games and relaxation. The park also promotes neighborhood gathering with a focal element expressing the railway theme.

M Nature Park is designed to serve multiple generations with a themed play area, picnic area with shade structure, tennis court, multi-use sports field, and skate feature. A focal element reinforces the nature theme.

N Butterfly Park offers a tranquil neighborhood setting with an ornamental garden, fountain or gazebo, bocce court and information kiosk. A water play element is also provided. Park elements reinforce the butterfly theme.

Figure 2.70 Illustrative Parks, Preserve, and Special Landscape Features Plan

2.2.6.1 Aquatic Park
(Figure 2.70, A)

The Aquatic Park is a family-friendly recreation destination. The facility may include indoor and outdoor pools, a fitness center, children's pool, sprayground, lazy river and slides, as well as support facilities including cabanas, and restrooms/locker rooms with showers. It will have controlled access and may be rented for events, serving as a revenue-generating amenity. Cross-fencing is used to control access to portions of the Aquatic Park as seasons or events require.

The architecture is traditional, elegant, and reminiscent of a coastal Victorian-style resort.

A gateway element on Corral Hollow Road creates awareness of the Aquatic Park for vehicles approaching the entry.

CONCEPTUAL PROGRAM ELEMENTS

TYPE Park

USES/FEATURES

A 25 yard indoor pool
B Fitness center/courts/exercise rooms
C Event/party/meeting spaces
D Restrooms/locker rooms
E Staff areas
F 25-yard x 50 meter outdoor pool with inflatable adventure course
G Toddler pool with water features and water slides
H Children's pool and spray pad
I Lazy River
J Speed and tube slides
K Family raft ride
L Cabanas
M Aquatic Park Signage
N Parking
O Maintenance facilities
P Wet Deck with Interactive Water Play Structure
Q Whirlpool spas and Water Features
R Flow Rider Surf Simulator
S Tot River

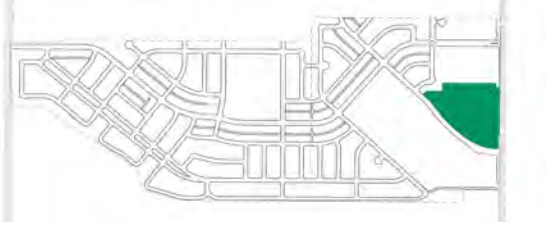


Figure 2.71 Key Plan

Figure 2.72 Aquatic Park Initial Phase Site Plan

Figure 2.73 Conceptual Aquatic Park Sign (See Ellis Sign Program for details, final design may vary)

Figure 2.75 View of concept for the Aquatic Park

Figure 2.74 Traditional architecture example

Photo: Water Technology

Figure 2.76 Wet deck with interactive play structure example

Vehicles enter the Aquatic Park from Summit Drive. Parking is located along the western length of the facility.

The aquatic facilities are separated by landscape buffers to ensure a visually pleasant environment throughout the facility, and within each activity area. Lush landscaping cools the area by minimizing hardscape and providing ample shade. A planted berm screens views of the parking area from Summit Drive.

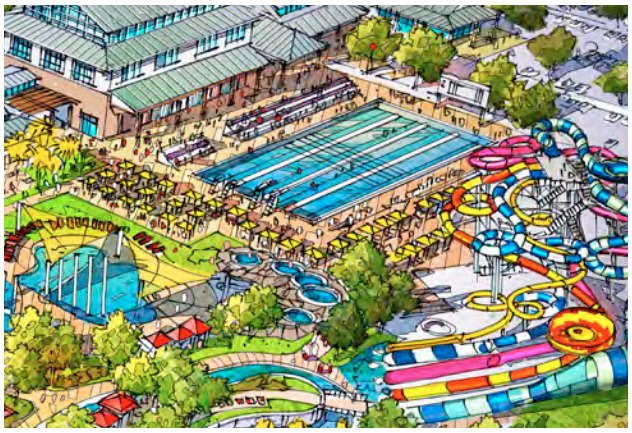


Figure 2.77 Conceptual proposed Aquatic Park

Figure 2.79 Outdoor pool example

Photo: Water Technology

Figure 2.78 Lazy river example

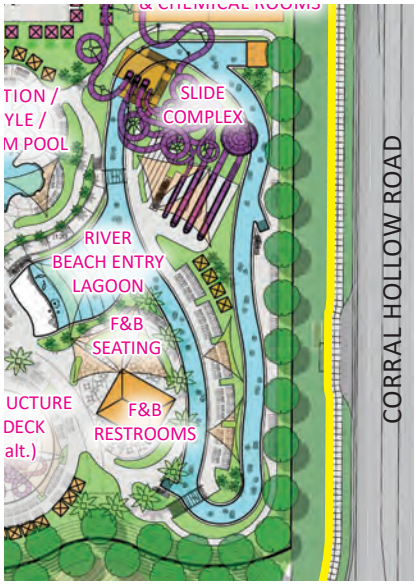


Figure 2.80 Conceptual lazy river and slides
Note: Configuration and amenities to be based on final design

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2.2.6.2 Village Green
(Figure 2.70, B)

This park is located at the western edge of the Village Center. It creates a transitional gateway between the Village Center and the residential neighborhoods of Ellis.

An entry portal and clock tower create a strong focal point visible when entering the community along Ellis Town Drive. A plaza and promenade area with benches and shade trees provides a space for organized events, such as farmers market, art fairs, flea markets, and other community functions and celebrations. An open multi-purpose lawn provides flexible space for sports, games, parties, and gatherings, with a portal at one end that doubles as a screen for movies in the park. Terraced steps provide informal seating at the edge of the lawn. The park offers play areas for both 2 to 5 and 5 to 12 year-olds, bocce courts, and ornamental planting areas. Picnic tables, shade structures, and a range of seating options are provided throughout the park. Railway-themed elements add character throughout the park.

The neighborhood's mailboxes are located under an iconic shade structure at the western edge of the park.

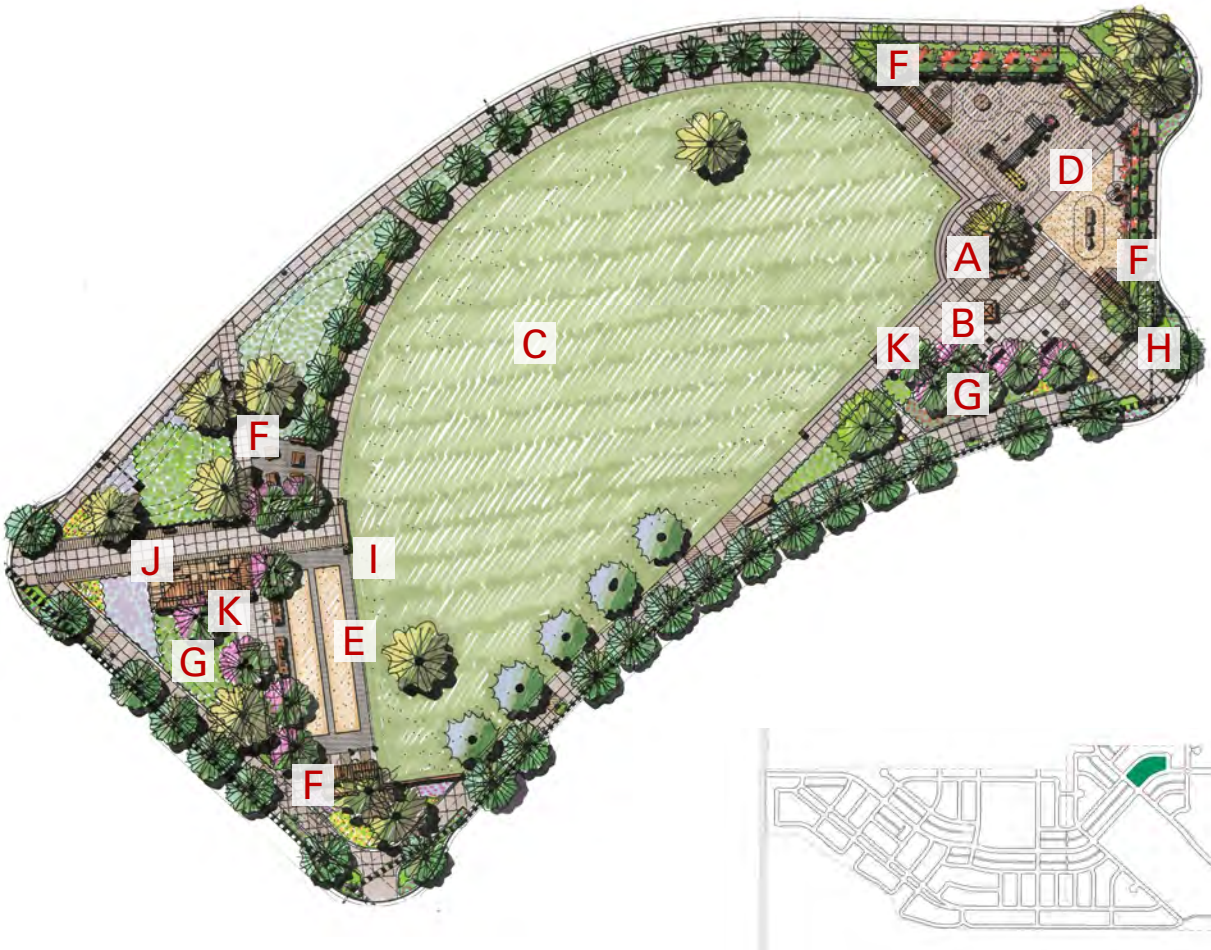

Figure 2.81 Illustrative Plan

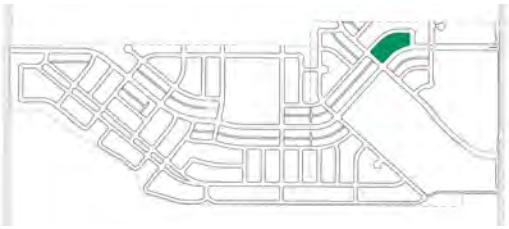

Figure 2.82 Key Plan

CONCEPTUAL PROGRAM

TYPE Neighborhood Park

USES/FEATURES

A Specimen Tree
B Clock Tower/Information Kiosk
C Multi-purpose Lawn
D Play Areas (2–5 and 5–12)
E Bocce Courts
F Picnic with Shade
G Ornamental Planting
H Portal and Park Sign (Large)
I Portal (Removable Movie Screen)
J Mailboxes/Iconic Shade Structure
K Bike Racks

Photo: Gates & Associates

Figure 2.85 Ornamental planting

Photo: Gates & Associates

Figure 2.83 Railway themed play example

Photo: Gates & Associates

Figure 2.86 Bocce courts example

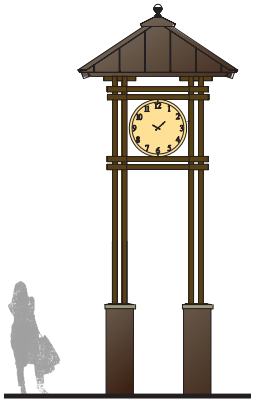

Figure 2.84 Clock tower

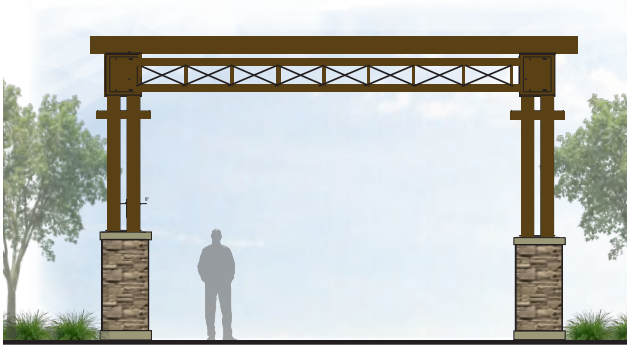

Figure 2.87 Portal/movie screen

2.2.6.3 Dog Park
(Figure 2.70, D)

The Dog Park provides separate areas, each with double gated entries, for small and large dogs. Each area includes a drinking fountain with dog bowl, dog waste stations, and may offer dog agility features and water mist elements. A plaza between the two areas provides seating and an community information board. Shaded seating and tables are located throughout the park. Pathways and seating areas may be paved with concrete or decomposed granite. Furnishings and elements may include metal, wood, concrete or GFRC (glass fiber reinforced concrete). Shade trees are dotted throughout the park, creating an attractive edge and cool areas for the dogs. A 30-foot landscaped buffer screens adjacent residences. A 10-foot buffer is provided along the south edge of the park. The park is fenced for safety. Public art and boulders may also be included as part of the park. Parallel ADA-accessible parking to be provided on-street.

CONCEPTUAL PROGRAM

TYPE Park

USES/FEATURES

A Small Dog Area
B Large Dog Area
C 5-Foot Perimeter Fence
D Seating Area
E Boulders
F Water Play Feature
G Lounge Chair
H 30-Foot Landscape Buffer
I 10-Foot Landscape Buffer
J Picnic Table With Shade Structure
K Park Sign
L Trash And Recycling Receptacle
M Leash Holder
N Kiosk
O Bike Rack
P Double Entry Gate With Regulatory Signage
Q Not used
R Drinking Fountain With Dog Bowl
S Maintenance Access Gate Through Dividing Fence
T Decomposed Granite Paving
U Natural Turf
V Connection to Storage Site
W Trees over mulch
X Not used
Y Dog Play Area
Z Not used

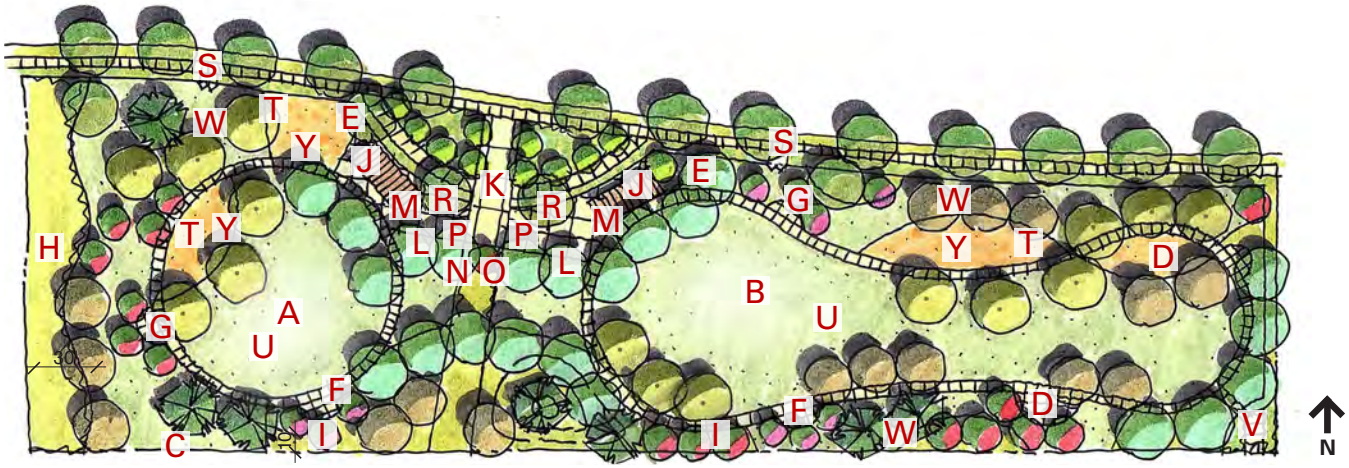

Figure 2.88 Illustrative Plan

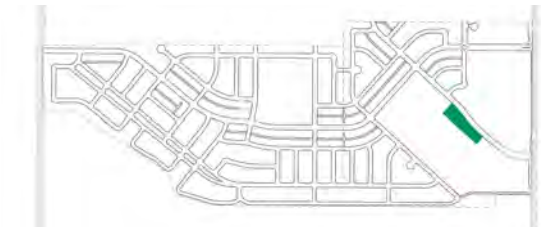

Figure 2.89 Key Plan

Photo: Gates & Associates

Figure 2.90 Mister example

Photo: Gates & Associates

Figure 2.91 Naturalistic agility structures

2.2.6.4 Homestead Park

Homestead Park provides a recreation hub for multiple generations. The park offers a small play element and water play feature, a basketball court, a small skate feature and an open green for volleyball, badminton or other informal activities.

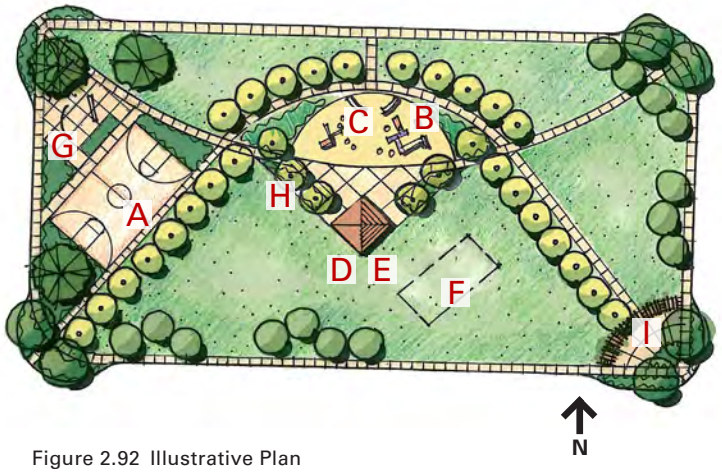

Figure 2.92 Illustrative Plan

Figure 2.93 Water play feature example

CONCEPTUAL PROGRAM

TYPE Neighborhood Park

USES/FEATURES

A Full Basketball Court
B Play Element
C Water Play Element
D Picnic (Large)
E Shade Structure
F Open Green/Volleyball/Badminton
G Skate Spot
H Drinking Fountain
I Park Sign (Large)

Photo: Gates & Associates

Figure 2.94 Basketball example

2.2.6.5 Western Park
(Figure 2.70, F)

Western Park offers active recreation including a multi-use soccer/youth ballfield and a large play area. The park also features a shaded picnic area and plaza with focal element for neighborhood gathering. Parallel ADA-accessible parking to be provided on-street.

CONCEPTUAL PROGRAM

TYPE Neighborhood Park

USES/FEATURES

A Play Area (Full) and Activity Courts
B Picnic (Large)
C Shade Structure
D Soccer/T-ball Multi-Use Field and Viewing Steps
E Drinking Fountain
F Focal Element (Allowance)
G Park Sign (Large) and/or Kiosk
H Bike Racks
I Special Landscape Feature (see Section 2.2.7.9)
J Pickleball Court
K Game Zone
L Kiosk
M Amphitheater Steps

Figure 2.95 Illustrative Plan

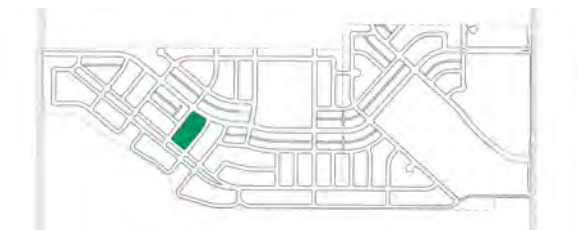

Figure 2.96 Key Plan

Photo: Gates & Associates

Figure 2.97 Multi-use field example

2.2.6.6 Schoolhouse Park

(Figure 2.70, G)

This park is generally located at north-east edge of the school. It provides a different type of play experience for users between Village Green Park and Western Park.

At the entry there is sign wall that invites you to the promenade with double row of trees and benches. The park offers a play area for both 2 to 5 and 5 to 12 year-olds. An open multi-purpose lawn provides a flexible extension of the play area. Shaded picnic area and seat wall will provide a range of seating options around the park. Parallel ADA-accessible parking to be provided on-street or part of the school parking lot.

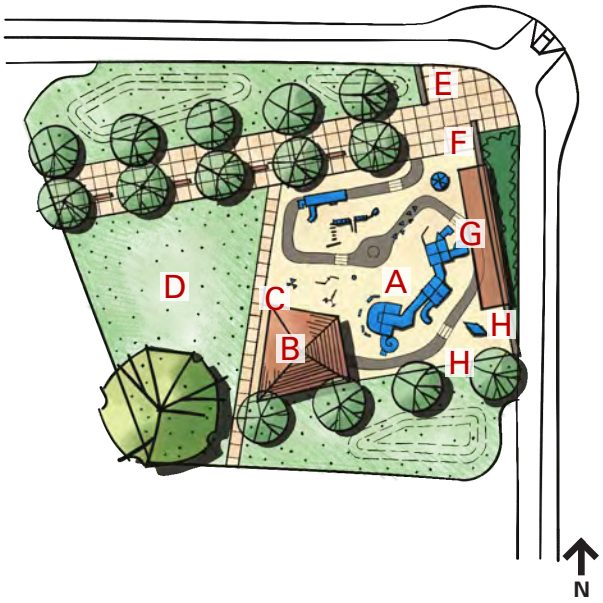

Figure 2.98 Illustrative Plan

CONCEPTUAL PROGRAM

TYPE Neighborhood Park

USES/FEATURES

A Play Area (full)
B Picnic
C Drinking Fountain
D Multi-use Lawn
E Park Sign
F Bike Racks
G Shade Structure
H Seat Wall/Fence

Figure 2.100 Play area example

Figure 2.99 Key Plan

Figure 2.101 Play area example

2.2.6.7 The Orchard

(Figure 2.70, H)

The Orchard runs along the north side of Ellis Town Drive east of Lammers Road. The Orchard acts as a gateway for visitors, and provides a serene homecoming for busy residents at day's end. A windrow of columnar trees creates a backdrop for open lawn.

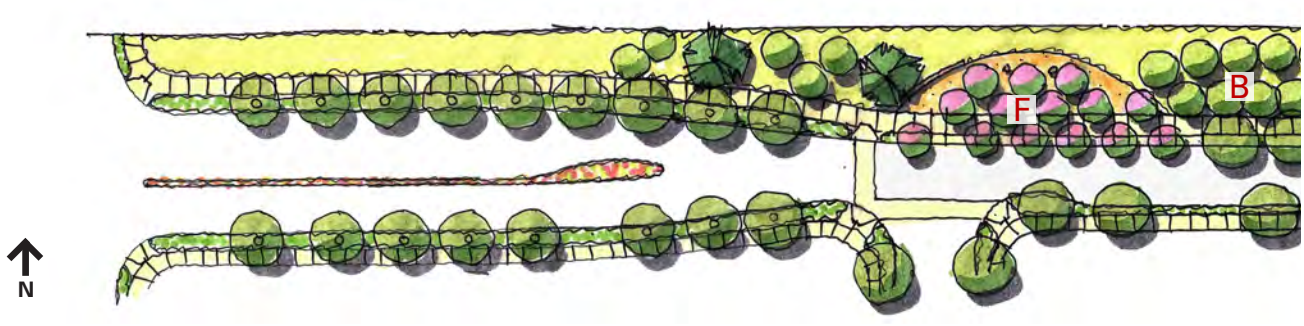

Figure 2.102 Illustrative Plan

CONCEPTUAL PROGRAM

TYPE Neighborhood Park

USES/FEATURES

A Park Sign (Small)
B Ornamental orchard/demonstration garden
C Fitness stations
D Multipurpose lawn
E Gazebo
F Picnic area

Photo: Gates & Associates

Figure 2.104 Gazebo example

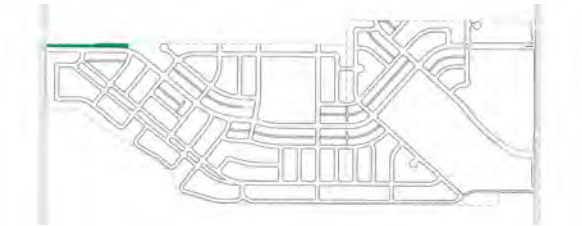

Figure 2.103 Key Plan

Photo: Gates & Associates

Figure 2.105 Orchard example

The Orchard (continued)

The linear nature of the park makes it ideal for walking. A multi-use path runs the entire length of the park.

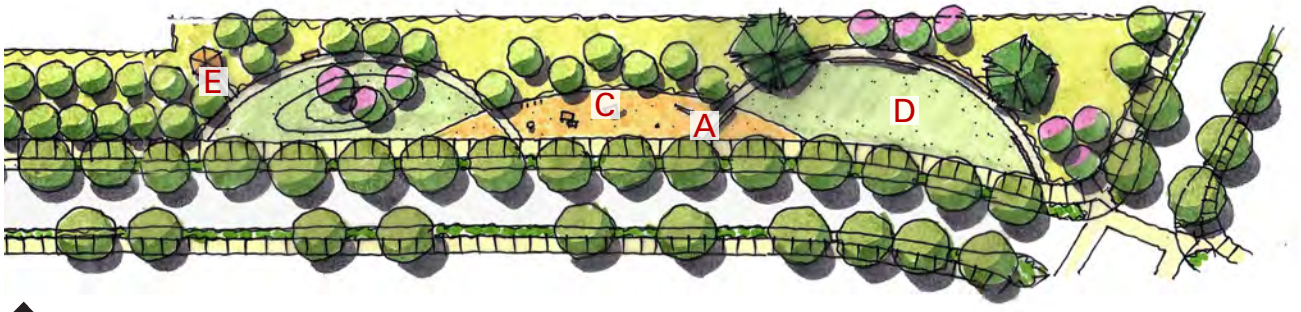

Figure 2.106 Illustrative Plan

Photo: Gates & Associates

Figure 2.107 Demonstration garden example

Photo: Gates & Associates

Figure 2.108 Fitness Stations example

2.2.6.8 Native Preserve
(Figure 2.70, I)

The Native Preserve runs the length of the Pacific Gas and Electric (PG&E) and Chevron pipeline easements. The Native Preserve will be a significant visual amenity. It will be enclosed with a split rail fence and planted with low, drought tolerant ornamental grasses and perennials. The split rail fence may be concrete or vinyl. Barrier plants, such as, but not limited to Carpet Rose and Berberis may be planted along the edge to discourage access and use. Alternatively, the area of the Native Preserve may be leased to an entity and put to compatible uses such as a vineyard. In this case all plantings and structures will reflect easement restrictions. Management and maintenance agreements would ensure appropriate caretaking of the property. No trees are planted within the easement, however street trees are located in the adjacent park strip. A maintenance access gate is provided at each median segment.

Figure 2.110 Native Preserve concept

Figure 2.111 Key Plan

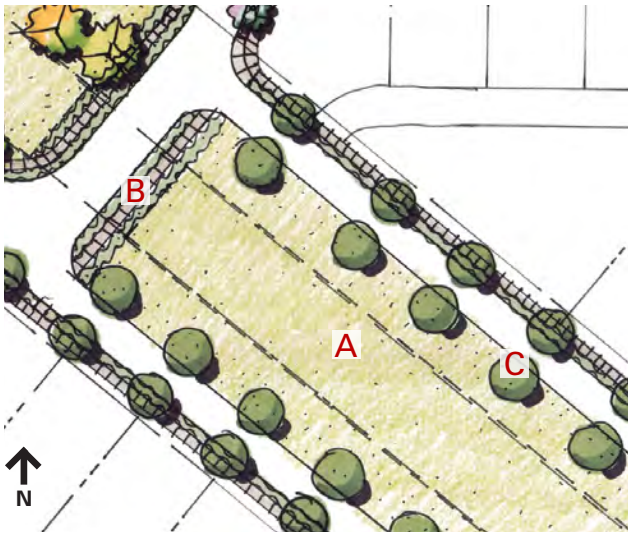

Figure 2.109 Illustrative Plan, typical

Photo: Gates & Associates

Figure 2.112 Split rail fence example

Photo: Gates & Associates

Figure 2.113 Split rail fence example

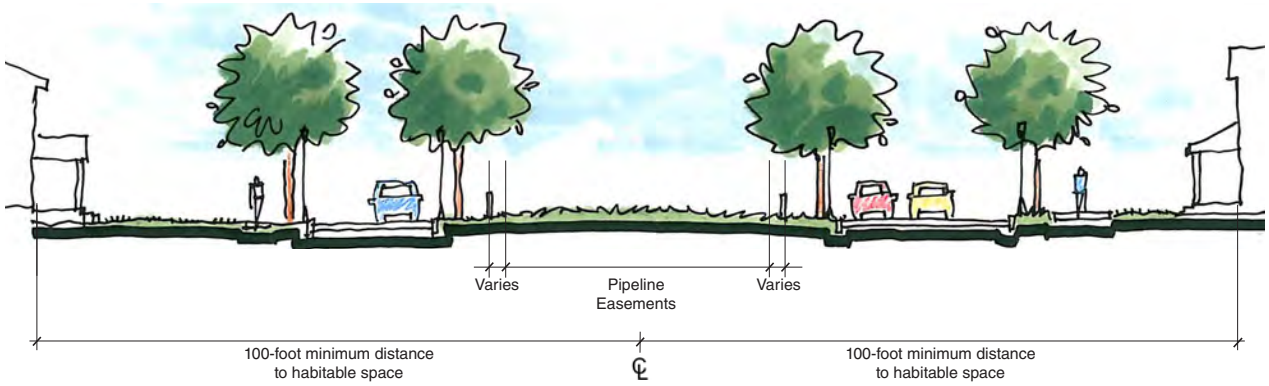

Figure 2.114 Illustrative section of the Native Preserve

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Figure 2.115 Key Plan

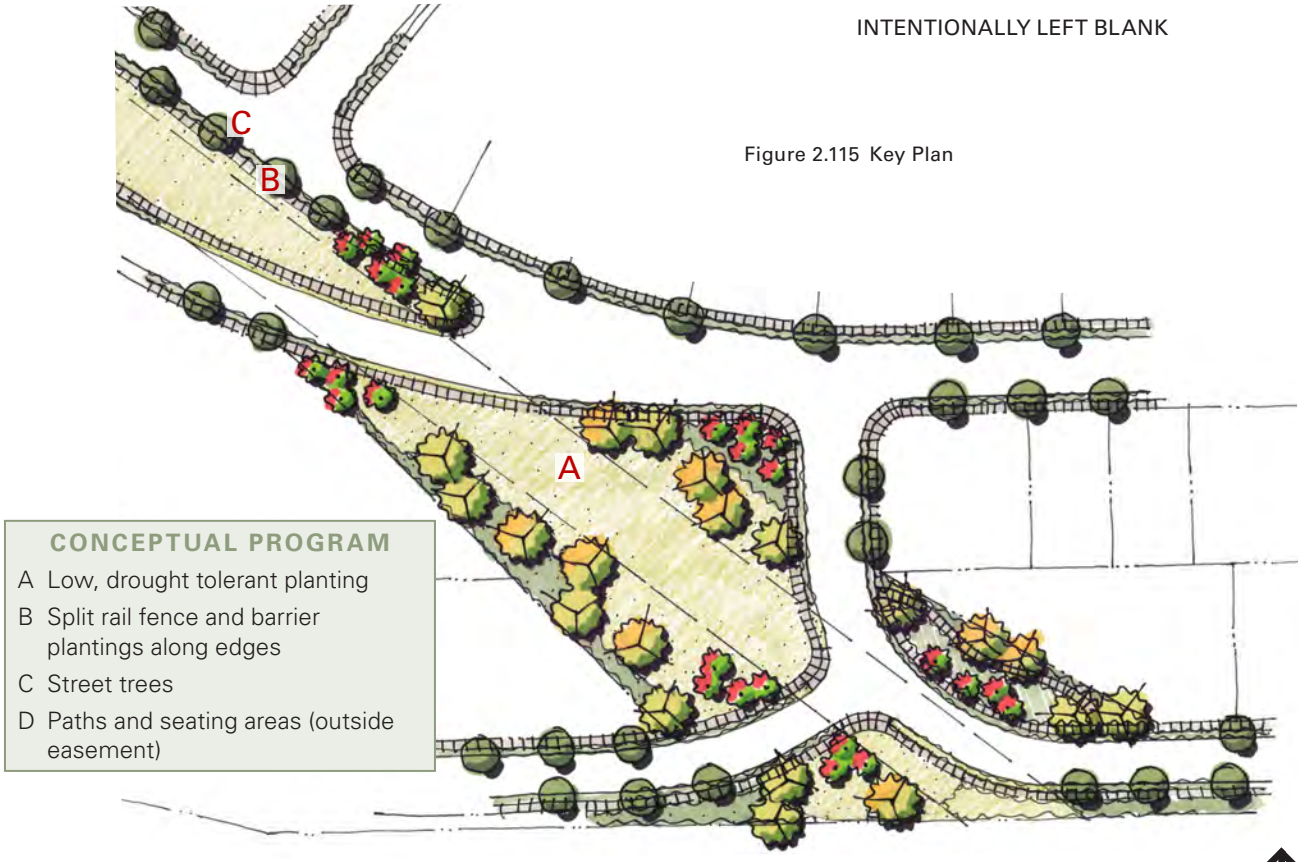


Figure 2.116 Illustrative Plan of the southern edge

2.2.6.9 Boulder Park

Boulder Park features a rock themed play element, a picnic area and an open green suitable for volleyball, badminton, informal play or relaxation. An ornamental rock garden reinforces the park theme.

CONCEPTUAL PROGRAM

TYPE Neighborhood Park

USES/FEATURES

A Play Element
B Picnic Small
C Open Green/Volleyball/ Badminton
D Focal Element (Allowance)
E Ornamental Garden
F Park Sign (Small)

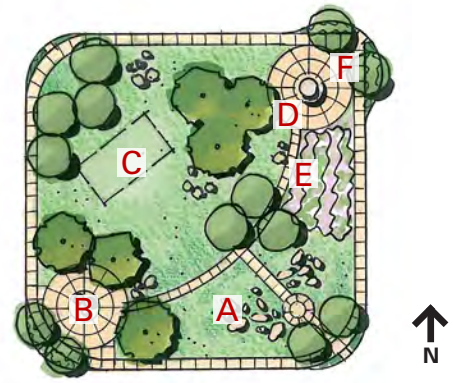


Figure 2.117 Illustrative Plan

Photo: Gates & Associates

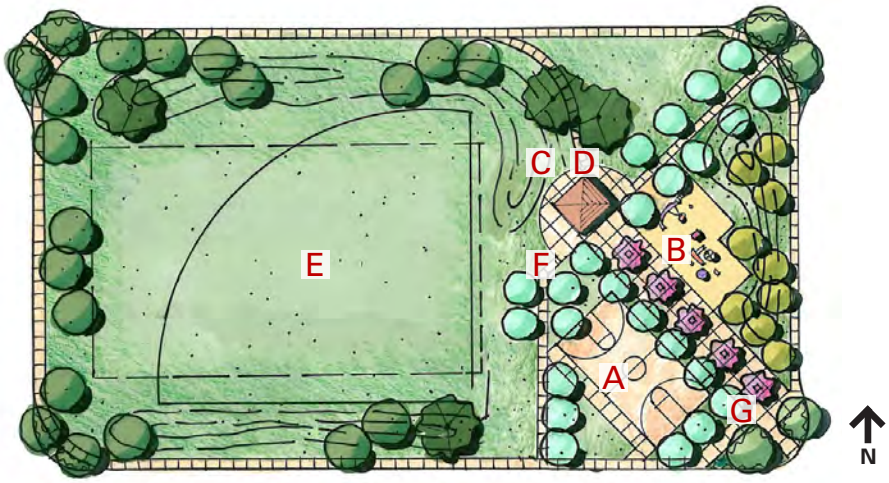
Figure 2.118 Open green, volleyball, and badminton example

Photo: Gates & Associates

Figure 2.119 Play element example

2.2.6.10 Sports Park

Sports Park provides active recreation opportunities including basketball and a multi-use soccer/youth ballfield. A full play area and picnic area with shade structure are also included.



CONCEPTUAL PROGRAM

TYPE Neighborhood Park

USES/FEATURES

A Full Basketball Court
B Play Area (Full)
C Picnic Large
D Shade Structure
E Soccer/T-ball Multi-Use Field
F Drinking Fountain
G Park Sign (Large)

Figure 2.120 Illustrative Plan

Photo: Gates & Associates

Figure 2.121 Multi-use field example

2.2.6.11 Railroad Park

This park celebrates local railroad history with a train themed play area, picnic area with shade structure and open green for informal play. A plaza with a focal element makes this park ideal for neighborhood gatherings.

CONCEPTUAL PROGRAM

TYPE Neighborhood Park

USES/FEATURES

A Play Area (Small)
B Picnic Large
C Shade Structure
D Open Green/Volleyball/ Badminton
E Drinking Fountain
F Focal Element (Allowance)
G Park Sign (Large)

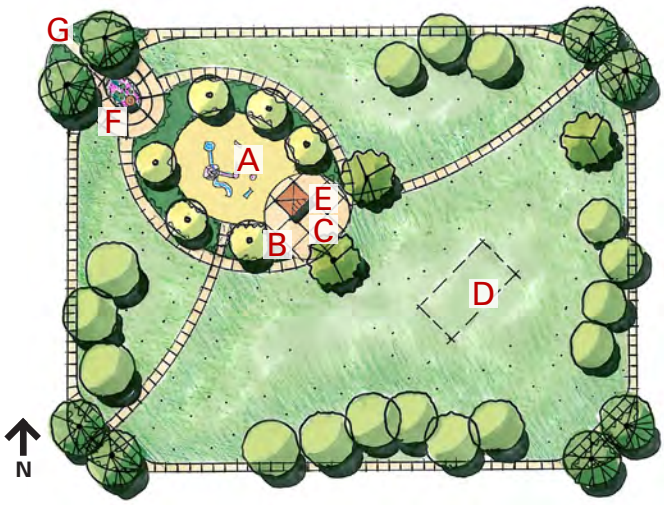


Figure 2.122 Illustrative Plan

Photo: Gates & Associates

Figure 2.123 Themed play structure example

2.2.6.12 Nature Park

Nature Park celebrates natural systems while providing a wide range of recreational uses. The park includes a themed play area, picnic area with shade structure, tennis court and multi-use sports field. A small skate feature and a dog park are also provided. A focal element, such as an interactive sundial, animal footprints or faux fossils, reinforces the theme.

CONCEPTUAL PROGRAM

TYPE Neighborhood Park

USES/FEATURES

A Play Area (Full)
B Picnic Large
C Shade Structure
D Tennis
E Soccer/T-ball Multi-Use Field
F Skate Spot
G Drinking Fountain
H Focal Element (Allowance)
I Park Sign (Large)

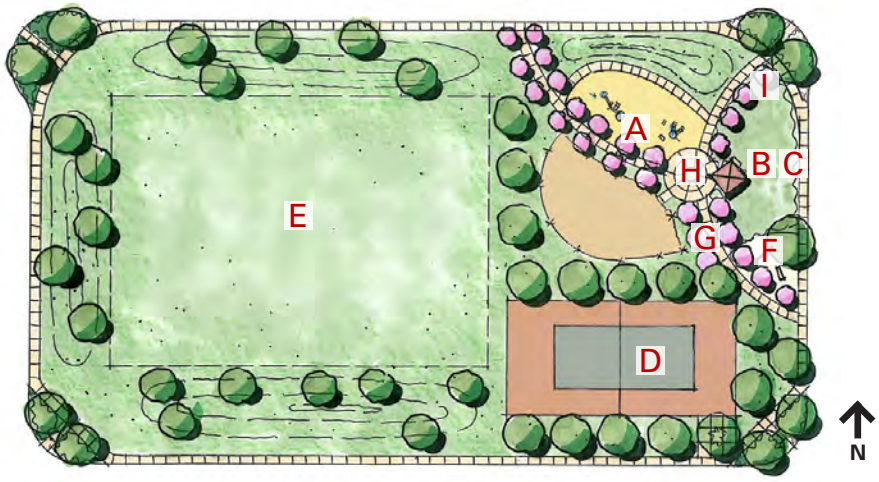


Figure 2.124 Illustrative Plan

Photo: Gates & Associates

Figure 2.125 Play area example

2.2.6.13 Butterfly Park

This tranquil park features an ornamental garden to attract butterflies. A bocce court, water play element, information kiosk and a focal element, such as a fountain or gazebo all promote neighborhood gathering. A small picnic area and open green are also included.

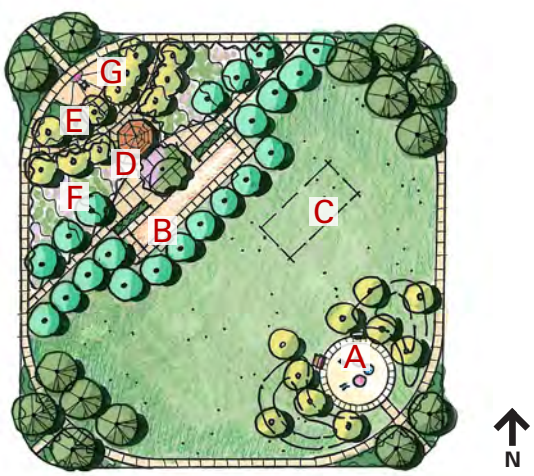


Figure 2.126 Illustrative Plan

CONCEPTUAL PROGRAM

TYPE Neighborhood Park

USES/FEATURES

A Water Play Element
B Bocce
C Open Green/Volleyball/Badminton
D Fountain/Gazebo
E Informational Kiosk
F Ornamental Garden
G Park Sign (Small)

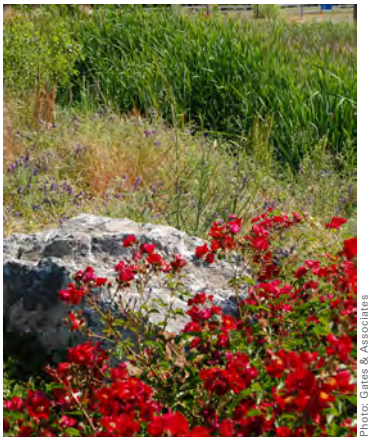


Photo: Gates & Associates

Figure 2.127 Butterfly-friendly landscaping example

Photo: Gates & Associates

Figure 2.128 Water play element example

Photo: Gates & Associates

Figure 2.129 Butterfly landscape art example

2.2.7 SPECIAL LANDSCAPE FEATURES

The Ellis Neighborhood Plan includes numerous special landscape features that will contribute to both the desirability and livability of the new community. These special landscape features include distinct community entries, generously landscaped street frontage and intersection nodes, landscape buffers and edges, pedestrian links, and common areas.

The character of these special-use areas reflects the agrarian heritage of the site as well as the historic elements of the original settlement at Ellis, established in 1869.

2.2.7.1 Ellis Town Drive Entry at Corral Hollow Road

This is the primary entry for the Ellis community and is also the entry to the Village Center. As such, it plays a key role in establishing the character for the community. The northwest corner of the intersection may feature a landmark Water Tower bearing the Ellis logo to announce the community. A sign projecting from the tower is described in Appendix A2: Ellis Additional Landscape Features/Character Elements And Sign Program. A subordinate Silo element with a similar projecting sign will be located at the secondary Village Center entrance (see Figure 2.135). The Water Tower, Silo, and low stone walls appear as remnants of a historic California settlement as a reference to Ellis' agrarian history.

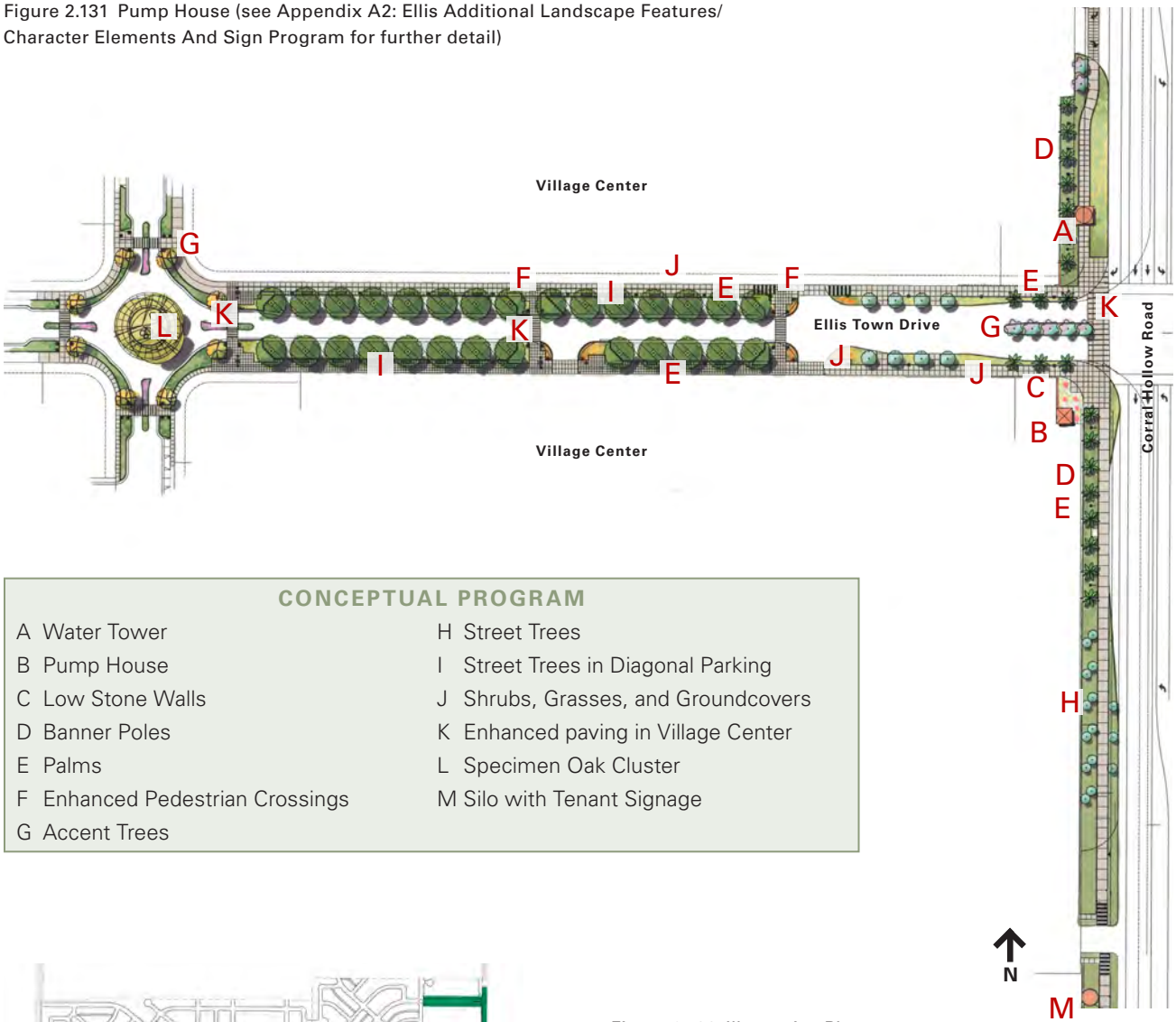
The Water Tower includes painted and galvanized metal. The Water Tower spans the sidewalk. The Water Tower will be externally lit to illuminate the Ellis name and logo. The signage on both may be internally or externally lit. Sign structures (poles) with banners line Corral Hollow Road north and south of the Water Tower.

The southwest corner of the intersection includes an iconic Pump House feature. Like the Water Tower, the Pump House is a reference to the area's agrarian history. The Pump House is shown in Figure 2.131. The Pump House will be externally lit. The Pump House will be located on private property.

Date palms planted in a row create a distinctive backdrop for the Water Tower and Pump House and continue along Ellis Town Drive into the Village Center. A low stone wall (which may be partially removed based on Village Center building locations) and planted median further highlight the entry.

Figure 2.130 Water Tower landmark element (See Appendix A2: Ellis Additional Landscape Features/Character Elements And Sign Program for further detail)

Figure 2.131 Pump House (see Appendix A2: Ellis Additional Landscape Features/ Character Elements And Sign Program for further detail)



CONCEPTUAL PROGRAM

A Water Tower	H Street Trees
B Pump House	I Street Trees in Diagonal Parking
C Low Stone Walls	J Shrubs, Grasses, and Groundcovers
D Banner Poles	K Enhanced paving in Village Center
E Palms	L Specimen Oak Cluster
F Enhanced Pedestrian Crossings	M Silo with Tenant Signage
G Accent Trees	

Figure 2.133 Illustrative Plan

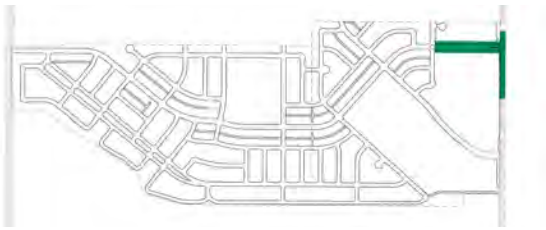


Figure 2.132 Key Plan

Photo: Gates & Associates

Figure 2.134 Low stone wall example

Figure 2.135 Silo (see Appendix A2: Ellis Additional Landscape Features/Character Elements And Sign Program for further detail)

2.2.7.2 Summit Drive Entry at Corral Hollow Road

The Summit Drive entry will express the character of the community with rural agrarian style plantings and monumentation. A row of palms line Corrall Hollow Road near Summit Drive echoing the entry at Ellis Town Drive to the north. Entry monument signage at the Aquatic Park is located on Corral Hollow Road north of Summit Drive.

The storage office with historical theme and a granary element bearing the Ellis logo are located on the south side of Summit Drive. The storage office and granary design character may be natural, stained or colored painted wood look or galvanized metal. The storage office may include signage. See Appendix A2: Ellis Additional Landscape Features/Character Elements And Sign Program for further details.

The Ellis logo or lettering on the storage office and storage identification signage may be externally lit. The granary features a projecting sign that may be either externally or internally lit. Tree planting will be carefully located to preserve sight lines to signage.

CONCEPTUAL PROGRAM

- A Aquatic Park Entry Monument (Sign)
- B Feather Palms
- C Accent Planting
- D Low Stone Wall
- E Iconic Granary Element with Logo
- F Barn/Self Storage Office, Signage
- G Trees in Orchard Grid
- H Signs for Self Storage

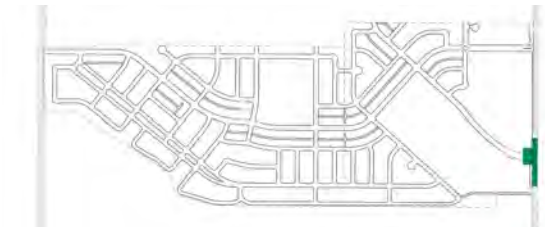


Figure 2.136 Key Plan

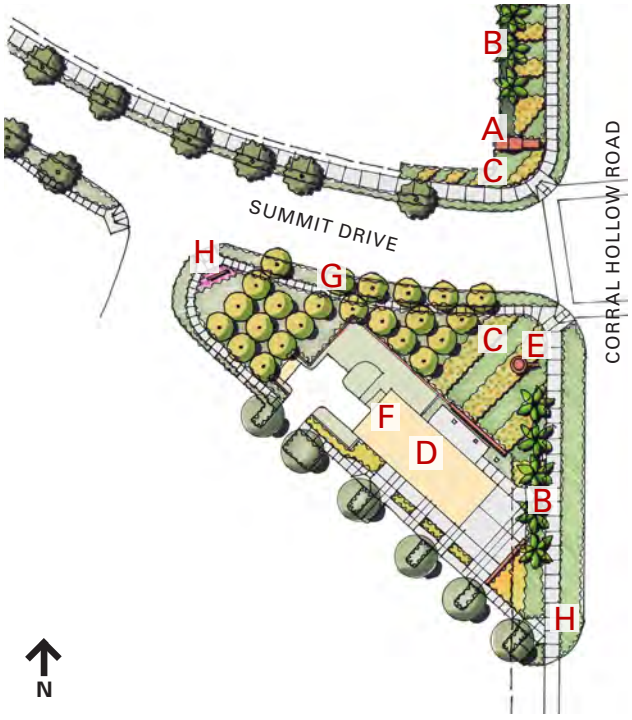


Figure 2.137 Illustrative Plan

Figure 2.138 Iconic Barn Feature — North Elevation

Figure 2.139 Aquatic Park Entry Monument (See Appendix A2: Ellis Additional Landscape Features/Character Elements And Sign Program for further details, final design may vary)

Figure 2.140 Granary with signage (See Appendix A2: Ellis Additional Landscape Features/Character Elements And Sign Program for further detail)

2.2.7.3 Lammers Road Entry at Ellis Town Drive

The Lammers Road Entry supports the rural theme of Ellis with a barn-like entry structure (Block and Tackle Building), accent planting and large shade trees. The Ellis community logo will be placed on the side elevations. The structure's design character may include a natural, stained or colored painted wood look or galvanized metal. See Appendix A2: Ellis Additional Landscape Features/Character Elements And Sign Program for further details. The Lammers Streetscape includes a double row of trees underplanted drought tolerant groundcovers and/or grasses and backed by a windrow of columnar trees, such as Carpinus. Planting at the corners is located to protect sight lines and allow views into Orchard Park from the south and the entry structure from the north.

Figure 2.141 Block and Tackle Building, Lammers Road elevation

Figure 2.142 Entry Building, Ellis Town Drive elevation

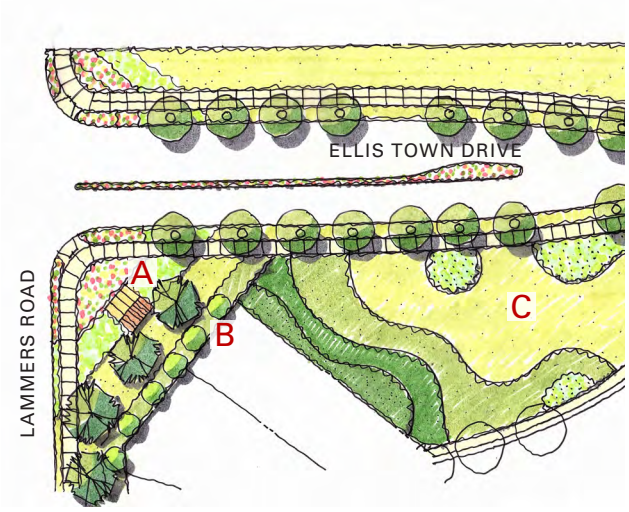


Figure 2.143 Illustrative Plan

CONCEPTUAL PROGRAM

A Block and Tackle Building
B Orchard-like Planting
C Native Preserve

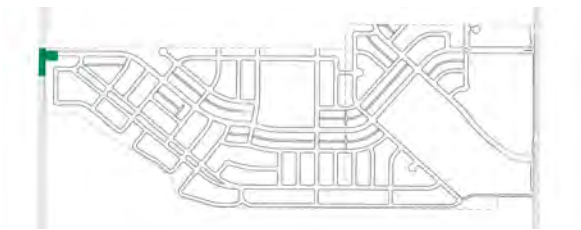


Figure 2.144 Key Plan

2.2.7.4 Corral Hollow Road Streetscape at Commercial Edge

The typical street tree pattern will be broken along Corral Hollow Road at the Village Center to announce the commercial area and allow views toward the commercial uses.

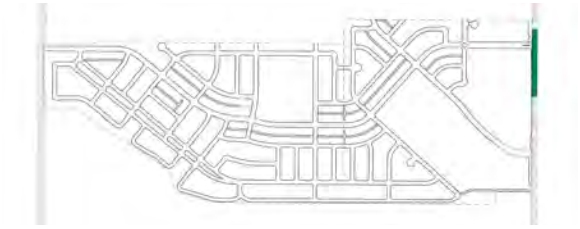


Figure 2.145 Key Plan

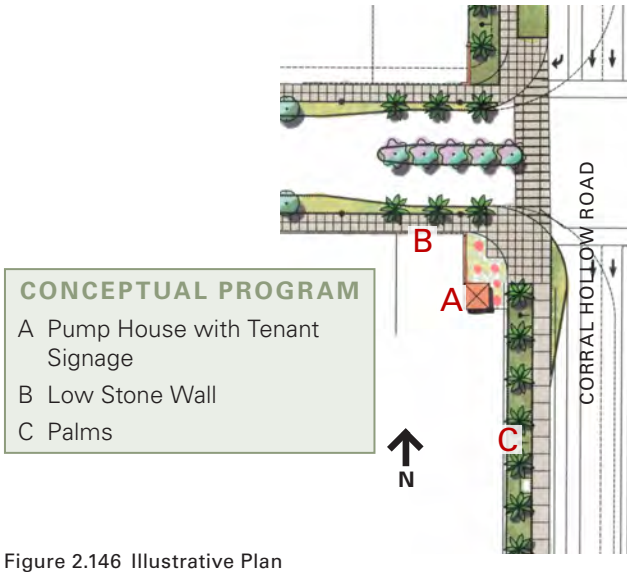


Figure 2.146 Illustrative Plan

2.2.7.5 Corral Hollow Road Streetscape at Aquatic Park

Corral Hollow Road is informally planted with a single row of evergreen trees as a backdrop and deciduous street trees for seasonal interest. At the Aquatic Park, an 8- to 10-foot fence or theme wall screened with vines or shrubs provides privacy and softens noise from the street. A bus turnout and transit shelter are located along the Aquatic Park Frontage. The model of the shelter is per City of Tracy Standards. Color may vary to be consistent with Ellis character, advertising panel(s) within the shelter shall be used for Aquatic Park.

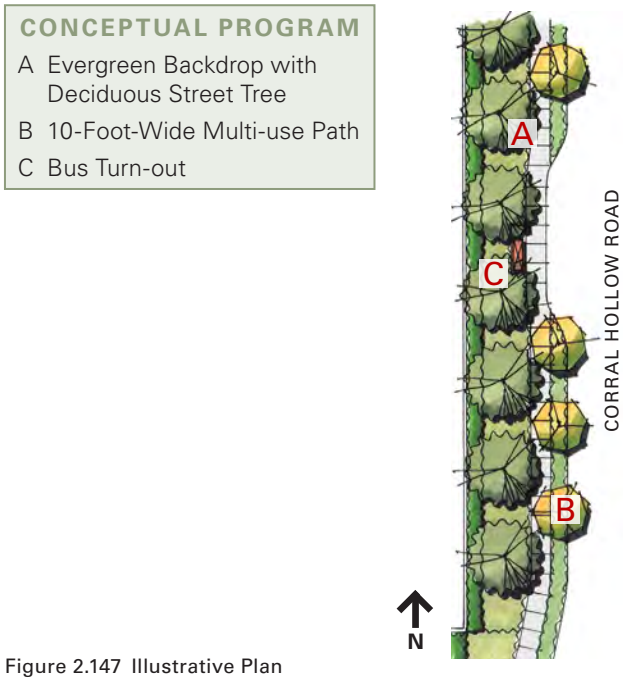


Figure 2.147 Illustrative Plan

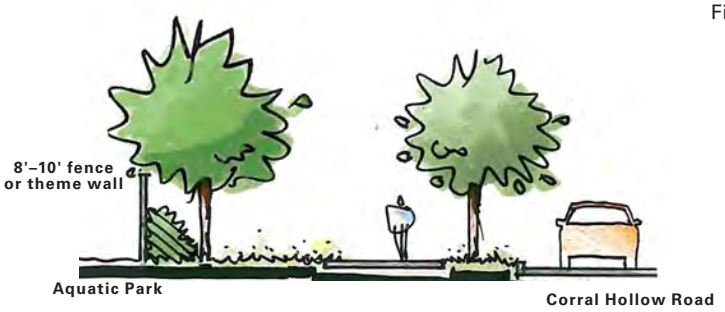


Figure 2.148 Corral Hollow Drive at Aquatic Park

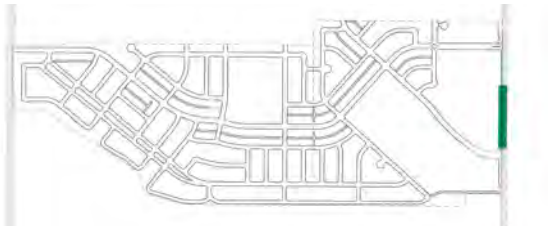


Figure 2.149 Key Plan

2.2.7.6 Lammers Road Streetscape

The Ellis community is anticipated to develop from east to west, thus it will be several years before the Ellis Town Drive entrance from Lammers Road will be constructed. When the initial connection of Ellis Town Drive is made at Lammers Road, an orchard-like grid of trees against a backdrop of columnar trees, such as Carpinus, will be planted in front of a 6-8-foot-tall community Theme Wall. A transition zone will be planted with fescue that can be partially mowed in curved patterns to create interest. As Lammers Road is constructed to its ultimate width, this no-mow fescue transition zone will be removed.

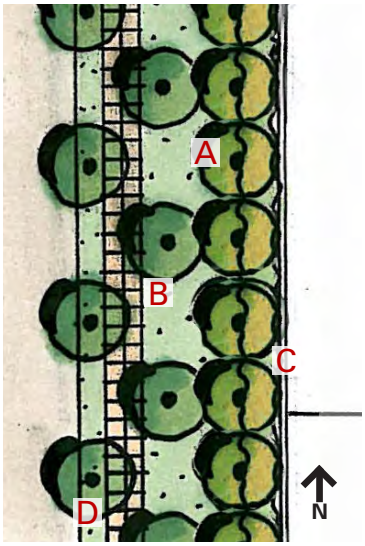


Figure 2.150 Illustrative Plan

CONCEPTUAL PROGRAM

A Planting
B Mowed and/or Unmowed Fescue
C Theme Wall
D Multi-use Path

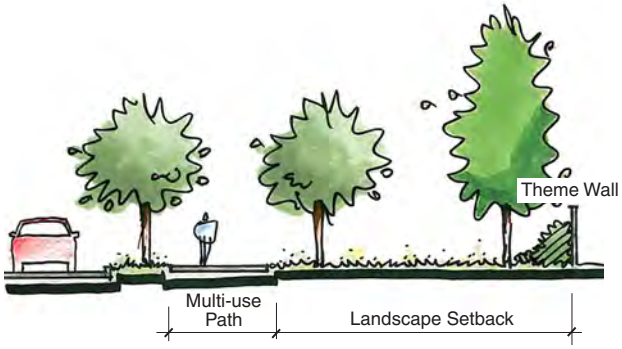


Figure 2.151 Lammers Road streetscape

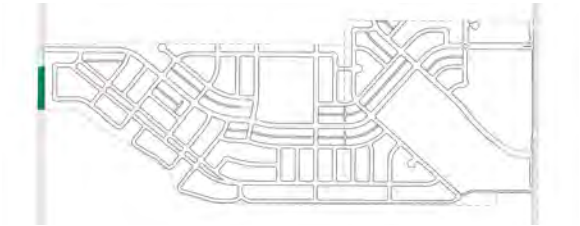


Figure 2.152 Key Plan

Photo: Gates & Associates

Figure 2.153 Orchard-like planting and theme wall

2.2.7.7 Northern Edge

The northern edge of the site at the Village Center and along Ellis Town Drive at the entry from Lammers Road may include a 4- to 6-foot view fence and may include a windrow of trees. This creates a green edge as vehicles approach the site from the north. Where the northern edge is at rear yards of homes there will be 6- to 8-foot wood fence or masonry wall.

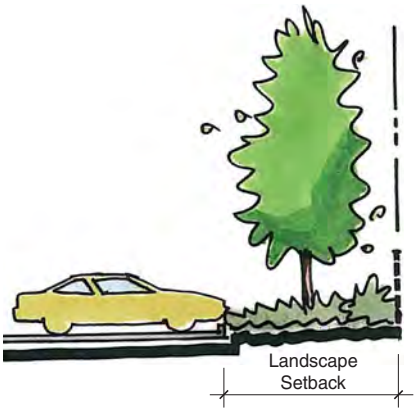


Figure 2.154 Landscape edge at Village Center

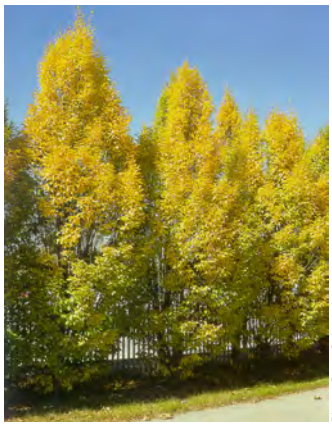


Photo: Gates & Associates

Figure 2.155 Landscape buffer

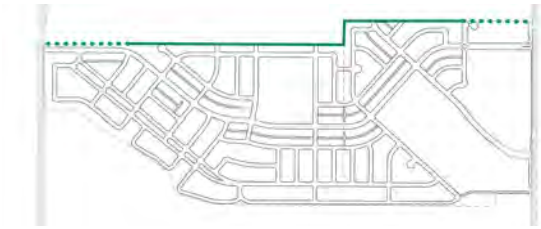


Figure 2.156 Key Plan

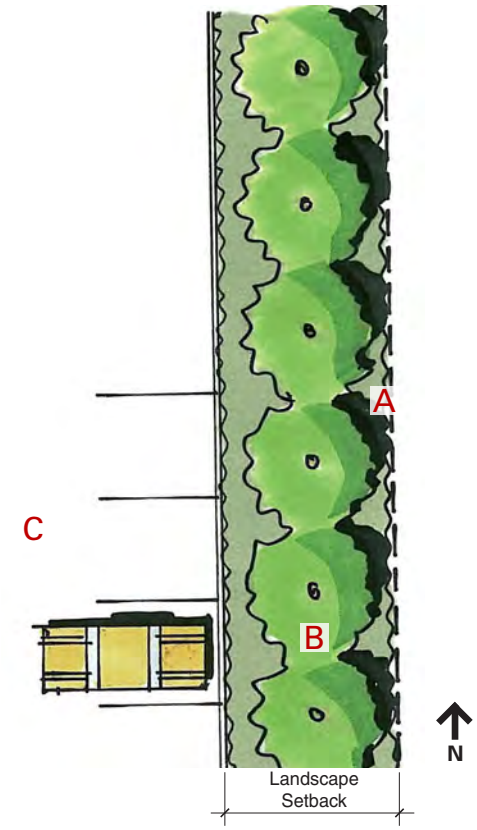


Figure 2.157 Illustrative Plan

CONCEPTUAL PROGRAM

A Fence

B Windrow of Trees

C Village Center and Commercial Parking

Photo: Gates & Associates

Figure 2.158 View fence

2.2.7.8 Union Pacific Railroad Edge

A 10-foot wall will run along the southern property edge from Lammers Road to the western edge of the storage building. A segment of the storage site will also have the 10- to 12-foot wall. A fifty-foot minimum setback is required from the Ellis property line to any habitable structure.

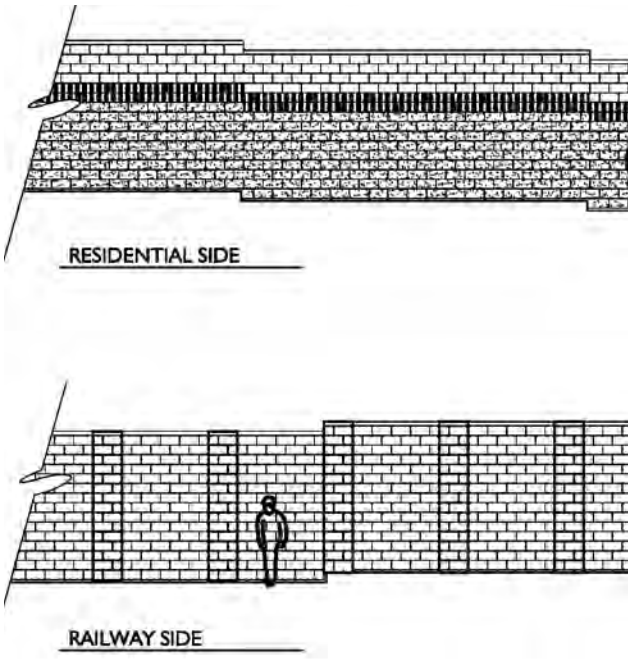


Figure 2.159 Boundary wall design concept (Village Neighborhood only)

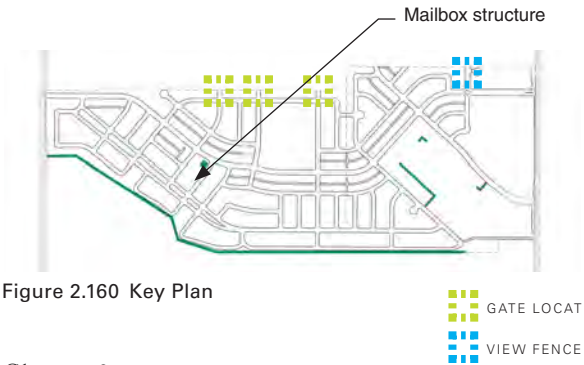


Figure 2.160 Key Plan

2.2.7.9 Mailbox Structure

A mailbox structure with community mailboxes will be located adjacent to Western Park. See also Appendix A2: Ellis Additional Landscape Features/Character Elements And Sign Program for pavilion and sign design.

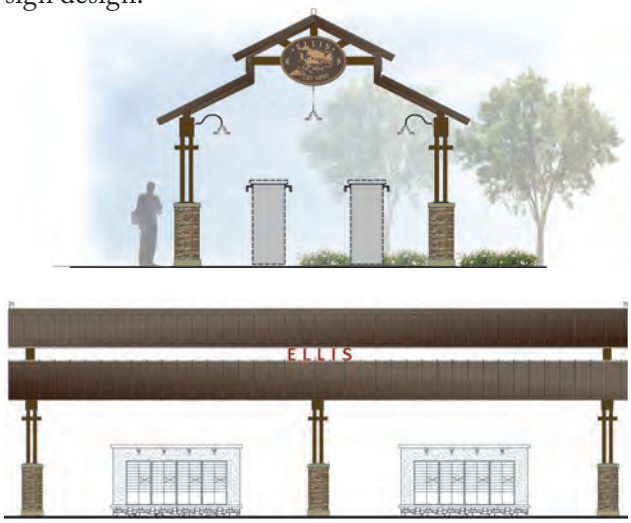


Figure 2.161 Mailbox structure

2.2.7.10 Agricultural Edge

The edges of the community adjacent to existing agricultural uses will be defined with 8-foot privacy fences, or a view fence (where access is not available for vehicles). Where streets terminate at site boundaries, operational gates will be used in lieu of guardrails to provide for emergency vehicle access if needed.

These fences shall be removed at the time development occurs adjacent to the Neighborhood Plan area when roadways are connected to these streets.

Conceptual Program

1 8-foot privacy fence
2 8-foot rolling gate

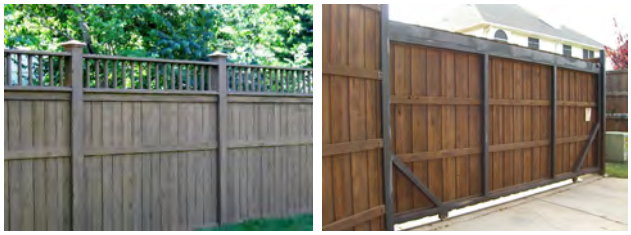


Figure 2.162 Eight-foot privacy fence and eight-foot rolling gate

2.2.8 LIGHTING, SIGNAGE AND FURNISHINGS

The streetscapes, parks, and public open spaces of Ellis will have a rich array of signs, furnishings, and landscape elements that will provide a unified community feel. Emphasis is on a palette of materials that reflect Ellis' heritage as a small town agrarian community. The detailing and textural character should reinforce the pedestrian-friendly orientation of the Ellis community.

2.2.8.1 Lighting

Ornamental street lights will be traditional in character and at a pedestrian-scale. They will be used for all streets, parks, public open spaces, trails, bike paths, and walkways. Parking lot lighting will also be ornamental but taller. The style of street lights shall be similar to street lights found in Downtown Tracy. All streets and parks shall be lit to provide safe evening passage. While parks are not lit for evening use, where houses front onto the parks, the pedestrian access to residences shall be lit.

In the Village Center, light standards may be double-headed. Light standards shall be located with sufficient clearance provided to ensure that light accessories do not project into parking. Provision may also be made in the Village Center for 'twinkle' lighting of street trees and holiday lighting of trees in the Village Green. Bollard lighting in the same style as street lighting may be used. Sternberg banner arms should be used where banners are to be located.

Lighting on the paseos or connections between Ellis Town Drive and the rear parking areas of the Village Center may include decorative ornamental lights mounted on buildings or overhead arbors. Special ornamental lighting may also be incorporated into thematic monuments at park entries.

All fixtures will be cut-off luminaires to control light and glare. The lighting specified, although traditional in appearance, will have state-of-the-art luminaires for lighting efficiency and glare reduction.

Light fixtures will direct lighting patterns downward in either a symmetrical or asymmetrical lighting pattern on the ground with very little glare. The post lights, specified to be mounted at a height of 14 feet, are scaled to pedestrians. This is an optimal height which balances lighting efficiency and performance, while providing direct illumination of pedestrian areas for facial illumination, thereby providing a safe night-time environment.

The lighting will be evenly spaced along the street and between the street trees. Closer spacing will be required in the Village Center and similar areas requiring more illumination. Street trees are specified to have a 7- to 8-foot clearance to street lights in order to provide adequate room for the proper lighting performance.

Figure 2.163 Ornamental pedestrian street lighting

Figure 2.164 Typical street lamp example

2.2.8.2 Public Property Signs

Signs in the Ellis Neighborhood Plan Area in the public right-of-way, the public parks, or on public property, shall be regulated by Title 10, Article 35 of the Tracy Municipal Code and CalTrans regulations, except as specified in Section 2.2.8.2 of the Ellis Specific Plan and Appendix A2: Ellis Additional Landscape Features/Character Elements And Sign Program. The signs included in this Ellis Sign Program shall be permitted as shown. The approval process shall include only building permit, and a sign permit processed in accordance with Title 10, Article 35 of the Tracy Municipal Code. For purposes of indemnifying the City, all temporary signage to be located within street right-of- ways, as approved in the Ellis Neighborhood Plan, will require one all-inclusive encroachment permit.

In addition, the design of the landscape features/ character elements in Appendix A2: Ellis Additional Landscape Features/Character Elements And Sign Program shall be permitted as shown.

Signage within all common areas of Ellis, such as the streetscape, parks, and special landscape features, should be minimized to that which is essential for safety, orientation, and identification. Signage should be integrated into the overall design of the park or streetscape. Where appropriate, street lights may incorporate street signage to minimize visual clutter. Park entries will incorporate identity signage. Park signage may also be incorporated into thematic elements within the park, such as low walls or thematic monuments.

See Appendix A2: Ellis Additional Landscape Features/Character Elements And Sign Program for further details.

Figure 2.165 Examples of signs in the public right-of-way

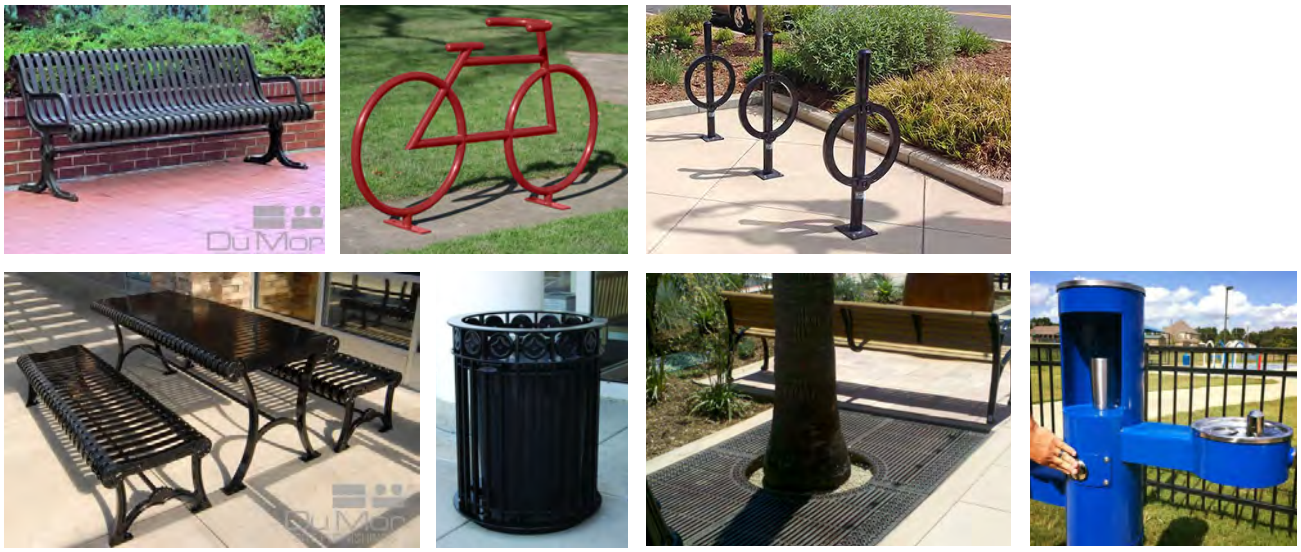


Figure 2.166 Site furnishings

Elements	Description	Manufacturer,Model, Finish, Color
Street Lighting	Ornamental Traditional Acorn	Sternberg Birmingham series, Dark Bronze Textured, LED, or equal
Street/Wayfinding Poles	Ornamental Traditional	Sternberg Richmond and/or Lexington series, Dark Bronze Textured, LED, or equal
Street/Wayfinding Signs	Decorative metal panel	Custom color, font and design to complement Ellis logo
Banner Poles	Ornamental Traditional	Sternberg Birmingham series with Sternberg Banner Arms, Dark Bronze Textured, or equal
Pet Station/Other Community Signs	Decorative metal panel	Custom color, font and design to complement Ellis logo
Benches	Ornamental Traditional	Dumor 140 series, black powdercoat with custom lettering, or equal
Trash/Recycling	Ornamental Traditional	Dumor 148 series or equal
Bike Rack	Traditional	Maglin MBR200 series with custom lettering, black powdercoat, or equal
	Custom, Decorative	Decorative bike rack with custom coloring to match Ellis logo, Huntco Bicycle-B Rack, or approved equal
Tree Grate	Ornamental Iron	Iron Age Designs Interlaken, natural finish, or equal
Tree Guard	Ornamental	Iron Age Designs Basic, Powdercoat, Special Rust #47, or equal
Drinking Fountain with bottle filler and hose bibb	Ornamental Traditional	MDF Most Dependable Fountains, 10145SM with attached pet fountain, recessed hose bibb and lock door, black, or equal
Picnic Tables	Ornamental	Dumor, 448 and 443 series, black, or equal
Shade Structure	Decorative	May be prefabricated or custom; materials may include wood, metal, stone, stone veneers, may include Ellis logo or lettering, may be solid, perforated or slatted
Play Equipment/ Elements	Thematic,Educational, Innovative Play Elements	Play equipment and elements may be themed, custom or prefabricated; materials may include metal, wood, GFRC or other materials, sand and water may be used judiciously for play value.
Spray Fire Hydrant	Dog Play Amenity	Dog-On-It Item #7270
Drinking Fountain w/ bottle filler & bucket filler	Pedestal Bottle Filler	MDF: 10155 SM with optional jug filler in black
Seatwall	Custom cast-in-place concrete seatwalls	Custom cast-in-place concrete seatwalls
Adirondack Chairs	Adirondack chairs	Loll Designs: Tall Adirondack chair, white
Picnic Table	3 or 4 seat tables	Wabash Valley: PODP51, Portage Collection 46" square table with 4 seats, inground mount, round perforation, in silver. For accessible table, order PODP61, Portage Collection 46" Accessible Square Table with 3 seats, inground mount , in silver (table top, leg, and seats)
Light colored bench	Steel mesh bench	Wabash Valley: C01111C, Covington Collection Bench with back, 6' long, surface mount, round perforation, in silver (bench and leg)
Shade structure	Shade structure	May be prefabricated or custom; materials may include wood, metal, stone veneer, with solid roof for maximum sun protection, approximately 16' x 34'
Leash holder	Dog Leash Holder	BYO Recreation: Dog Leash Holder, Model: 2619-UP, green
5' tall Omega Fence	5' tall mesh fence system	Omega Architectural Fence system: square cap, 3x3 post, 5' tall, black powder coat
Message Kiosk	Message Kiosk	OCC Outdoors: Kiosk-2633, 2 sided, 42" wide x 78.5" tall x 3" thick

Figure 2.167 Ellis specifications (or equal as approved by the developer)

Figure 2.168 Play equipment and elements

2.2.8.3 Furnishings

Site furnishings will include a simple palette of durable traditional street and park furnishings, including bike racks, trash receptacles, and benches. The selection of site furniture will incorporate elements found throughout Tracy, to provide a visual connection between Ellis and the Tracy community.

While there is a consistent vocabulary of street furniture and lighting proposed for Ellis, it is also a key concept that each park will have its own identity within the park system. To this end, unique play equipment, shade structures, and other park furnishings may be specified to enhance a particular park theme. Park furnishings and equipment should be thoroughly evaluated for durability, ADA compliance, and consistency with visual character.

2.2.8.4 Streetscape Types

The streetscapes of Ellis will vary. Primary streets will have landscaped park strips between the sidewalk and curb. These park strips will be planted with ornamental, drought-tolerant landscape materials, the park strips or landscape strips will be planted with trees which shall be counted as a City tree for each lot/residence, no residential front yard City trees shall be required. Where parking is provided on streets with alley-loaded homes, pedestrian access through the park strips must be provided at a minimum of every 40 feet. Where parking is provided along park frontage, park strips may be eliminated to facilitate access.

Sustainable Landscape Design

Some streets will include more intimate, narrow rights-of-way with travel lanes having sidewalks at curb edges. On these streets, landscaped front yards with regularly-spaced shade and ornamental trees will provide scale and beauty.

The landscape system will be designed to reflect current best practices in landscape sustainability, including some or all of the following:

- Emphasize drought tolerant native or climate adapted plants
- Use California native plants where possible
- Minimize the use of lawn, except for recreational purposes
- Group plants by water use, i.e. hydrozones.
- Design high efficiency, weather-based irrigation systems
- Space plants to avoid the need for shearing
- Choose diverse plant palettes
- Incorporate on-site landscape stormwater management wherever feasible, including vegetated bioswales, rain gardens, infiltration planters, pervious paving, etc.
- Use recycled content landscape materials and furnishings
- Design high efficiency landscape lighting systems
- Minimize light pollution and trespass

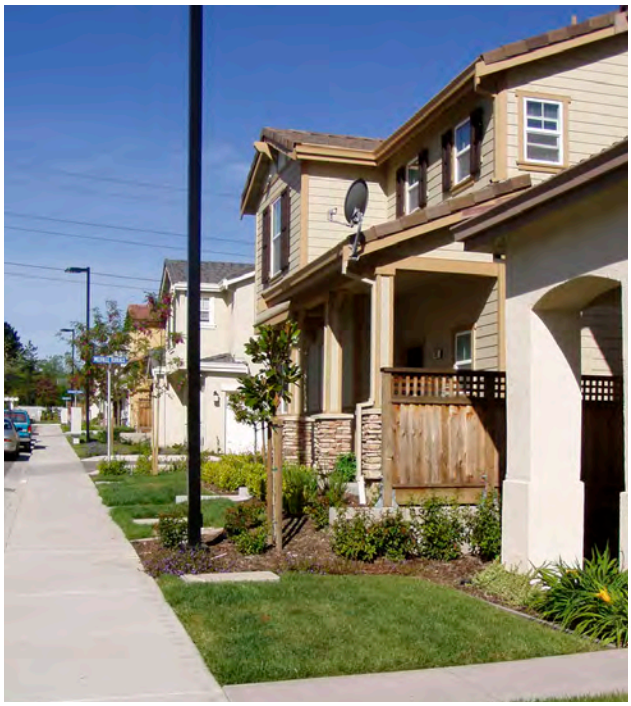


Photo: Gates & Associates

Figure 2.170 Neighborhood street without a landscaped park strip

2.2.8.5 Street Trees

The landscape system will reflect the Ellis community vision of shady, pedestrian-friendly streets, remnants of agrarian planting palettes consistent with the heritage of the site, and a diverse plant palette which complements the architectural character of the houses. It is expected that recycled water will be available for irrigation of public streets, including Ellis Town Drive, Summit Drive, and common areas in the future. Street trees have been carefully selected for recycled water tolerance.

- Large canopy trees will line the community streets. Medium-sized canopy trees will enclose the neighborhood streets.
- Accent trees will be used to define the community, neighborhood intersections, and pedestrian street crossings, as well as identify entries to parks.
- Orchard-like grid tree planting may be used in the entry areas to reinforce the agrarian theme. Trees in the orchard may be flowering, non-fruit-producing trees.
- The parks will be planted with a diversity of trees to provide shade and seasonal interest, as well as to define outdoor rooms within the parks.

STREET	USE	BOTANICAL NAME	COMMON NAME
CORRAL HOLLOW ROAD			
	Street Tree	Fraxinus pennsylvanica	Green Ash
	Background Trees	Elaeocarpus decipiens	Japanese Blueberry Tree
		Phoenix dactylifera 'Medjool'	Medjool Date Palm
LAMMERS ROAD			
	Street Tree	Pistacia chinensis 'Keith Davey'	Chinese Pistache
	Accent Tree	Quercus wislizenii	Interior Live Oak
		Chionanthus retusus	Chinese Fringe Tree
		Quercus virginiana	Southern Live Oak
	Columnar Tree	Carpinus betulus 'Fastgiata'	Hornbeam
ELLIS TOWN DRIVE			
	Street Tree	Ulmus parvifolia	Chinese Evergreen Elm
	Accent Trees	Pistacia chinensis 'Keith Davey'	Chinese Pistache
		Lagerstroemia indica	Crape Myrtle
		Cercis canadensis	Eastern Redbud
ELLIS TOWN DRIVE ENTRY		Phoenix dactylifera 'Medjool'	Medjool Date Palm
	Median	Zelkova serrata 'Musashino'	Sawleaf Zelkova
	Accent	Pistacia chinesis 'Keith Davey'	Chinese Pistache
		Quercus wislizenii	Interior Live Oak
SUMMIT DRIVE			
	Street Trees	Quercus palustris	Pin Oak
	Accent Trees	Arbutus 'Marina'	Arbutus Marina
		Chionanthus retusus	Chinese Fringe Tree
		Laurus nobilis 'Saratoga'	Saratoga Laurel

Table 2.6 Tree List (to be adapted to respond to the specifics of each individual site and use)

STREET	USE	BOTANICAL NAME	COMMON NAME
PARK AND SPECIAL LANDSCAPE FEATURE TREES		Acer sp.	Maple
		Arbutus Marina	Arbutus
		Carpinus betulus 'Frans Fontaine'	European Hornbeam
		Cedrus deodara	Deodar Cedar
		Cercis occidentalis	Western Redbud
		Ceonothus 'Standard'	California Lilac
		Chionanthus retusus	Chinese Fringe Tree
		Chitalpa x. tshkentensis	(no common name)
		Cinnamomum camphora	Camphor Tree
		Citrus	
		Cupressocyparis leylandii	Leyland Cypress
		Cupressus sempervirens	Italian Cypress
		Dodonea viscosa 'Standard'	Hopseed Bush
		Geijera parviflora	Australian Willow
		Koelreuteria paniculata	Chinese Flame Tree
		Laurus saratoga	Saratoga Bay Laurel
		Lophotstemon confertus	Brisbance Box
		Magnolia grandiflora	Southern Magnolia
		Melaleuca quinquenervia	Cajeput Tree
		Nyssa sylvatica	Sour Gum
		Olea europaea (fruitless varieties)	Olive
		Phoenix dactylifera 'Medjool'	Medjool Date Palm
		Pistacia chinensis	Chinese Pistache
		Podocarpus species	Fern Pine
		Quercus sp.	Oak
		Sapium sebiferum	Chinese Tallow Tree
		Sophora japonica	Japanese Pagoda Tree
		Tilia cordata	Little Leaf Linden
		Ulmus parvifolia	Chinese Evergreen Elm
		Ulmus sp.	Elm
		Vitex agnus-castus	Chaste Tree
		Zelkova serrata	Sawleaf Zelkova

Table 2.6 Tree List continued

BOTANICAL NAME	COMMON NAME
Abelia sp.	Abelia
Acacia species	Acacia
Acanthus mollis	Bear's Breech
Adenanthos	(no common name)
Agapanthus species	Lily-of-the-Nile
Agave attenuata	Fox Tail Agave
Alyogyne huegelii	Blue Hibiscus
Anigozanthos	Kangaroo Paw
Arbutus unedo 'Compacta'	Dwarf Strawberry Tree
Arctostaphylos species	Manzanita
Baccharis pilularis	Dwarf Coyote Brush
Berberis	Barberry
Buddleja davidii	Butterfly Bush
Buxus species	Boxwood
Calamagrostis 'Karl Foerster'	Reed Grass
Callistemon 'Little John'	Weeping Bottlebrush
Camellia species	Camellia
Carex	Berkeley Sedge
Carpenteria californica	Bush Anemone
Ceanothus species	Wild Lilac
Chaenomeles	Flowering Quince
Cistus species	Rockrose
Coleonema species	Breath of Heaven
Coreopsis	(no common name)
Correa pulchella	(no common name)
Dietes sp.	Iris
Erigeron karvinskianus	Fleabane
Escallonia sp.	Escallonia
Euonymus sp.	Euonymus
Euryops pectinatus	Golden Bush Daisy
Festuca californica	California Fescue
Galvezia speciosa	Island Bush Snapdragon
Geranium sp.	Cranesbill
Grevillea	(no common name)
Hebe species	Hebe
Helictorichon sempervirens	Blue Oat Grass
Hemerocallis sp.	Day Lily
Hesperaloe parviflora	Red Yucca
Heteromeles arbutifolia	Toyon
Heuchera sanguinea	Coral Bells
Hydrangea sp.	Hydrangea
Ilex aquifolium	Holly
Iris douglasiana	Douglas Iris
Juncus patens 'Elk Blue'	California Gray Rush

BOTANICAL NAME	COMMON NAME
Kniphofia	Red Hot Poker Plant
Lantana species	Lantana
Lavandula sp.	Lavender
Ligustrum sp.	Privet
Leymus 'Canyon Prince'	Canyon Prince Wild Rye
Lomandra longifolia	(no common name)
Loropetalum chinense	Red Fringe Flower
Liriope muscari	Big Blue Lily Turf
Mahonia repens	(no common name)
Mimulus sp.	Monkey Flower
Miscanthus sinensis 'Adagio'	(no common name)
Muhlenbergia rigens	Deer Grass
Myrica californica	Pacific Wax Myrtle
Myrtus communis	Myrtle
Nandina sp.	Heavenly Bamboo
Nepeta faassenii	Catmint
Nerium oleander	Oleander
Olea 'Little Ollie'	Olive
Osteopermum sp.	African Daisy
Penstemon sp.	Beardtongue
Pennisetum sp.	Fountain Grass
Phormium tenax	New Zealand Flax
Pittosporum crassifolium	(no common name)
Pittosporum tenuifolium	(no common name)
Polystichum muniturm	Western Sword Fern
Rhamnus 'Eve Case'	Coffeeberry
Rhaphiolepis sp	Indian Hawthorn
Rhododendron	Rhododendron
Rosa sp.	Rose
Rosmarinus sp.	Rosemary
Salvia sp.	Sage
Santolina sp.	Lavender Cotton
Scaevola sp.	(no common name)
Senicio cineraria	Dusty Miller
Sollya heterophylla	Australian Creeper
Spirea sp.	Spirea
Syringa vulgaris	Lilac
Teucrium sp.	Germander
Trachelospermum jasminoides	Star Jasmine
Tulbaghia violacea	Society Garlic
Viburnum sp.	Viburnum
Westringia fruticosa	Coast Rosemary
Xylosma congestum	Shiny Xylosma
Zauschneria californica	California Fuchsia

Table 2.7 Recommended Shrubs /Perennials

BOTANICAL NAME	COMMON NAME
Arctotheca calendula	Cape Weed
Bergenia crassifolia	Winter-Blooming Bergenia
Ceanothus species	Wild Lilac
Convolvulus mauritanicus	Ground Morning Glory
Coprosma 'Verde Vista'	(no common name)
Dymondia margaretae	(no common name)
Festuca sp.	Fescue
Fragaria chiloensis	Wild Strawberry
Gazania sp.	(no common name)
Helictotrichon sempervirens	Blue Oat Grass
Hemerocallis sp.	Day Lily
Iris douglasiana	Douglas Iris
Lantana sp.	Lantana
Liriope muscari	Lily Turf
Myoporum parvifolium	(no common name)
Osteospermum fruticosum	Trailing African Daisy
Rosmarinus officinalis 'Prostratus'	Prostrate Rosemary
Scaevola 'Mauve Clusters'	(no common name)
Stipa pulchra	Purple Needlegrass
Trachelospermum asiaticum	(no common name)
Vinca minor	Dwarf Periwinkle

Table 2.8 Recommended Groundcovers

BOTANICAL NAME	COMMON NAME
Campsis radicans	(no common name)
Clematis armandii	Evergreen Clematis
Clytostoma callistegioides	Lavender Trumpet Vine
Distictis sp.	Trumpet Vine
Hardenbergia violacea	Happy Wanderer
Jasminum polyanthum	Jasmine
Parthenocissus tricuspidata	Boston Ivy
Solanum jasminoides	Potato Vine
Wisteria sinensis	Chinese Wisteria

Table 2.9 Recommended Vines

2.2.9 UTILITIES

To the extent available, existing systems that are of adequate capacity will be utilized to serve the Ellis project. In the event that the existing infrastructure does not have sufficient capacity to serve the project, additional improvements will be constructed to supplement or provide additional capacity.

Ellis will be served from the City's existing water supply sources as indicated in the *Water Supply Assessment* (WSA) by West Yost Associates.

The City's existing water supplies are sufficient to meet the City's water needs.

The Ellis Program water improvements required for the Ellis Neighborhood Plan maximum buildout have been completed and no further water improvements except typical in-tract water lines are required. All program improvements including PRV's shall be program costs.

2.2.9.1 Domestic Water Distribution

The City of Tracy has established three pressure zones for its treated water distribution system; Zones 1, 2, and 3. Two additional zones (Zones 4 and 5) have been proposed for future use to support proposed development in the foothills. The project is located in both the Zone 2 and 3 pressure zones.

Zone 2 has a service elevation range of 75–150 ft and a static pressure range of 40–85 psi. The existing 20-inch water main within Corral Hollow Road is a Zone 2 facility. This 20-inch main will serve as the distribution pipe for the Ellis Neighborhood Plan.

Zone 3 serves above elevation 150, however it is currently an isolated system serving only the Patterson Pass Business Park and the Prologis Business Park through the Patterson Pass booster pump station several miles west of the project site. A new Zone 3 booster pump station will be constructed at the City's water treatment plant. A pressure reducing station is located near Summit Drive at the northern Ellis Neighborhood Plan boundary.

Initial Project Phases

Each phase of development with the Ellis Neighborhood Plan will need to complete a water line loop within the development area. Water mains within Phase 1 of the Ellis Neighborhood Plan connects directly to the existing 20-inch main in Corral Hollow Road.

Ultimate Project Build-out

The Ellis Neighborhood Plan's water distribution network is part of the Westside Planning Area Pressure Zone 3. At project build-out, redundant loops will be provided between Corral Hollow Road and a future 20-inch water transmission main to be constructed within the Ellis Neighborhood Plan from Corral Hollow Road to a connection point near Lammers Road to serve Ellis and other properties.

2.2.9.2 Wastewater Generation

Average Dry Weather Flow (ADWF): The ADWF is the average daily wastewater flow generated by the project. Residential lot types are divided into three categories: residential mixed low, residential mixed medium, and residential mixed high.

Peak Wet Weather Flow (PWWF): The Peak Wet Weather Flow is the peak flow that will occur on a typical day based on normal variation in wastewater flow generation. A peaking factor of 2.5 is used to convert the ADWF to a peak flow per the City of Tracy Design Standards.

Initial Project Phases

The average daily project wastewater generated for subsequent phases of development will depend on the phasing limits and the amount of residential units proposed to be built.

Ultimate Project Build-out

The estimated average daily project wastewater generation is shown on Table 2.10. The estimated projected PWWF is shown on Table 2.11.

2.2.9.3 Wastewater Treatment

The City of Tracy provides wastewater collection, conveyance, treatment, and disposal for areas within the City Limits. The existing Wastewater Treatment Plant's current capacity is 10.8 Mgd with an expected expansion that will increase capacity to 12.0 Mgd, and eventually to 16.0 Mgd. The existing outfall pipe, constructed in the 1970's, from the Wastewater Treatment Plant to the Old River will also be replaced during the Plant expansion to make use of the existing full wastewater treatment capacity and the future expansion.

Initial Project Phases (Including Proposed Aquatic Park)

The Wastewater Treatment Plant currently has capacity, and will initially serve the proposed Aquatic Park, storage development, and eight hundred residential units of the initial buildout. At such time as the Plant reaches full capacity, modifications to the plant will need to be completed to increase its treatment capability.

Ultimate Project Build-out

For the ultimate build-out of the project, the existing treatment plant will need to be modified to increase its current capacity.

The Ellis Program Finance & Implementation Plan identifies the improvements required for the Ellis Neighborhood Plan maximum buildout.

2.2.9.4 Wastewater Conveyance

The proposed site wastewater system to serve the Ellis Neighborhood Plan Area will be constructed to follow the existing ground slope of the site. Based on existing topographic information, the terrain slopes from the southwest corner of the site to the northeast corner of the site. The approximate slope of the existing terrain in this general direction is less than 1%. In addition, the approximate slope in the west-east direction is less than 0.5%, which means that the existing site is moderately flat. The project's wastewater line will convey flow toward Corral Hollow Road. The on-site collection system could range from 8- to 15-inch diameter wastewater line, with much of the 15-inch diameter line on the eastern side of the site near the discharge to Corral Hollow Road. The slope of the proposed pipe will depend upon site layout, site conditions and pipe layout. The slope selected will provide a minimum self-cleaning velocity of 2.0 feet per second, which is the City of Tracy standard. A proposed wastewater trunk main will be installed by the City in phases within Corral Hollow Road and will connect to the existing 21-inch diameter wastewater trunk line on Corral Hollow Road that dead ends at the intersection of Parkside Drive. A temporary line may be installed.

Phase 1 (Including Proposed Aquatic Park)

The proposed Aquatic Park, five hundred fifty residential units, the commercial (storage) and Village Center are permitted to connect to the east side transmission system through a tie-in constructed into the wastewater main at Peony Drive.

Phase 1

Should access to the line not be required by the proposed Aquatic Park, then an additional 250 residential units may discharge to this line. All residential units, commercial and Village Center shall be shifted to the Corral Hollow Sewer Conveyance System upon completion of the Corral Hollow Sewer Conveyance System upgrade, and installation of the Corral Hollow Sewer main to Ellis Town Drive by the City.

Average Dry Weather Flow (ADWF)
Wastewater System Demand and Capacity Requirements Ultimate Site

Zoning	Lot Type	Number of DU/AC	gpd per DU/AC	Residential gpd
Residential Mixed	Mixed Low	505	264	133,320
Residential Mixed	Mixed Medium	1705	216	368,280
Residential Mixed	Mixed High	40	176	7,040
1Acre Estate Lots	Very Low Density	9	264	2,376
Village Center (AC)		15	1140	17,100
Limited Use Zone (AC) Public Storage & Dog Park		33	100	3,300
Aquatic Park (AC)		16	1140	18,240

Total ADWF (gpd)	**549,656**
Total ADWF (Mgd)	**0.55**

Notes:
1. *Wastewater generation rates and the peaking factor of 2.5 are per the City of Tracy Design Standards.*
2. *Design of sewer lines shall be based on City design standards and calculations for fee credits and reimbursements shall be based on wastewater generation rates in the approved applicable fee program for the project.*

Table 2.10 Wastewater System Demand and Capacity Requirements — Average Dry Weather Flow (ADWF)

Peak Wet Weather Flow (PWWF)
Wastewater System Demand and Capacity Requirements

ADWF	0.55 Mgd
Peaking Factor (PF)	2.50
PWWF	**1.37 Mgd**

Notes:
1. *Wastewater generation rates and the peaking factor of 2.5 are per the City of Tracy Design Standards.*
2. *Design of sewer lines shall be based on City design standards and calculations for fee credits and reimbursements shall be based on wastewater generation rates in the approved applicable fee program for the project.*

Table 2.11 Wastewater System Demand and Capacity Requirements — Peak Wet Weather Flow (PWWF)

Initial Project Phases

A new wastewater trunkline main, which would support full buildout, would extend north from Ellis Town Drive along Corral Hollow Road. Ellis will be served by a combination of the City's existing wastewater infrastructure and the new trunk line. The initial project phases may use existing capacity in the Corral Hollow Sewer Conveyance System (CHSCS) for three hundred thirty residential units.

Ultimate Project Build-out

Ellis will be served by the City's existing wastewater infrastructure and existing Wastewater Treatment Plant Capacity. The ultimate Ellis Program may use the existing Corral Hollow Sewer Conveyance Capacity for three hundred thirty units, Village Center, and the storage uses and the additional conveyance capacity created in the phase one upgrade of the CHSCS, which shall serve an additional one thousand seven hundred fifty residential units. The final project phases shall use existing capacity or participate in a subsequent phase of expansion of the CHSCS. The existing Treatment Plant Capacity shall serve eight hundred residential units, the Aquatic Park, Village Center, and the storage uses. Modifications or expansions to the Treatment plant may be required for an additional one thousand four hundred fifty residential units, if so, these units will participate in the next expansion or Phase 1 expansion.

The Ellis Program Finance & Implementation Plan identifies the improvements required for the Ellis Neighborhood Plan maximum buildout.

2.2.9.5 Storm Drain Peak Flow

The Rational Method is used for calculating the peak flow rate. The Runoff Coefficients used in the Rational Method calculations are per the City of Tracy Design Standards and are shown on the accompanying tables.

The proposed site storm drainage system will be constructed to follow the existing ground slope of the site. Based on existing topographic information, the terrain slopes from the southwest corner of the site to the northeast corner of the site. The approximate slope of the existing terrain in this general direction is less than 1%. In addition, the approximate slope in the west-east direction is less than 0.5%, which means that the existing site is moderately flat.

Table 2.12 shows results of analyses for a 10-year storm event with a time of concentration of 114 minutes. The peak flow rate from the existing site is 26 cubic feet per second (cfs). Decreasing the time of concentration to 65 minutes, the peak flow for the proposed site, at full build-out, is 63 cfs. The peak flow for Phase 1 (including the Aquatic Park) is 44 cfs with a time of concentration of 31 minutes. This analysis is preliminary and subject to refinement during engineering design. The proposed storm drain collection system will include a network of gravity lines and inlet structures. Pipe sizes may range from 12- to 42-inch diameter.

2.2.9.6 Storm Drainage Conveyance

Ellis is located entirely within the City's Westside Channel Watershed as defined in the Citywide Storm Drainage Master Plan, Final Report Dated December 2010. It occupies the southernmost, upstream portion of the Westside Channel Watershed. Provision has been made in existing downstream storm drainage facilities to accept attenuated (metered) storm runoff from the project site as needed. Applicable downstream storm drainage infrastructure that can collect and convey future storm runoff from Ellis includes trunk line storm drains and open channels serving residential subdivisions to the north to DET 5 (Plasencia Field) and facilities downstream of DET 5 associated with the City's Westside Channel Outfall System.

A new regional Detention Basin #3A is planned to be constructed on the north side of Valpico Road. This Detention Basin will store, treat for water quality, and attenuate runoff from the collective existing and future development within a portion of the Westside Channel Watershed including Ellis.

10 Year Event — Existing Site
Using Rational Method (Q=CIA)
Time of Concentration (t_C) = 114 min
Intensity (I) = 0.32 in/hr

Description	C Value	I in/hr	Area ac	Volume cfs
Existing Site	0.25	0.32	320.00	25.60
			Q_E (Peak Flow)	**26**

10 Year Event — Proposed Site
Using Rational Method (Q=CIA)
10 Year Event, tc = 65 min
Intensity (I) = 0.42 in/hr

Description	C Value	Total Rainfall feet	Area ac	Volume cfs
Total Area			**320.0**	
Residential Lots	0.35	0.42	179.7	26.4
Parks	0.20	0.42	21.7	1.8
Roads	0.95	0.42	68.6	27.4
Limited Use Zone	0.25	0.42	26.2	2.8
Village Center/Commercial	0.65	0.42	7.8	2.1
Aquatic Park	0.44	0.42	16.0	3.0
			Q_P (Peak Flow)	63.4
			Q_P (Peak Flow)	**63**

Retention Basin Sizing
t_C = 48 hr
Total Rainfall = 3.12 inches (0.26 ft)

Description	C Value	Total Rainfall feet	Area ac	Volume acre-ft
Total Area			**320.0**	
Residential Lots	0.35	0.42	179.7	16.4
Parks	0.20	0.42	21.7	1.1
Roads	0.95	0.42	68.6	16.9
Limited Use Zone	0.25	0.42	26.2	1.7
Village Center/Commercial	0.65	0.42	7.8	1.3
Aquatic Park	0.44	0.42	16.0	1.8
			Basic Retention Volume	39.3
		Total Retention Basin Volume = Basic Volume x 2		**78.60**

Notes:
1. *C Values are per the City of Tracy Design Standards, December 2008*
   Residential Lots = Low Density (Single Family) C=0.35
   Parks = Lawn or Landscaping C= 0.20
   Roads = Paving C = 0.95
   Limited Use Zone = Rural Residential (1–5 Acres) C= 0.25
   Village Center/Commercial = High Density C=0.65
   Aquatic Park — See Below

   Aquatic Park C Value Calculation

	Acres	*C Value*	*AxC*
Parking Lot	*3.48*	*0.95*	*3.30*
Lazy River/Building/Decking, etc.	*3.18*	*0.60*	*1.91*
Remainder — Natural	*9.35*	*0.20*	*1.87*
		Composite C Value	*0.44*

2. *Retention Basin sizing is per the City of Tracy Design Standards, December 2008*
3. *"I" Values were generated using the City of Tracy Design Standards Table 5-1 "Rainfall Intensity Curve"*

Table 2.12 Storm Sewer System Demand and Capacity Requirements – Build-out (BKF Engineers)

Phase 1 (Including Proposed Aquatic Park)

In the event that the proposed regional Detention Basin #3A is not constructed prior to development of Phase 1 of the Ellis Project, stormwater runoff from Phase 1 will be retained on-site or at a nearby location. Based on the City of Tracy Design Standards the Basic Retention Volume (BRV) is 18.1 acre-feet or as approved by the City Engineer.

Initial Project Phases

Retention basin(s) constructed with Phase 1 could be expanded, relocated, and/or duplicated prior to the next phase of Ellis.

Alternatively, all or a portion of the regional Westside Channel Stormwater Detention Basin #3A could be constructed to serve the Ellis project. A stormwater conveyance system could be constructed to serve the Ellis project or upsized to serve the regional stormwatershed.

Ultimate Project Build-out

Ultimately, the regional Westside Channel stormwater Detention Basin #3A will serve the Ellis project. When constructed, any interim retention basins would be filled and may be developed. Conveyance of stormwater from Basin #3A shall be through percolation and, if necessary, a gravity or pumped system to the Westside Channel Detention Basin that will serve the regional storm watershed including the Ellis Property. The Basin #3A Operations and Maintenance manual shall include provisions for treatment of the basin bottom to maintain the percolation rate.

2.2.9.7 Stormwater Quality/Best Management Practices

Ellis shall comply with the Applicable Law for Stormwater Quality.

The Ellis project implements stormwater management techniques or Best Management Practices (BMPs) to comply with the SWQC Manual. All Ellis project stormwater treatment will occur at Detention Basin #3A.

The Ellis Program Finance & Implementation Plan identifies the improvements required for the Ellis Neighborhood Plan maximum buildout.

The primary treatment control measure for the Ellis Program will be to incorporate infiltration into Detention Basin 3A, capable of treating the required stormwater runoff volume from the entire subbasin.

2.2.9.8 Solid Waste Disposal

Ellis' mixed uses including recreation, housing, office, and commercial development will generate solid waste. However, based on the City of Tracy General Plan Revised EIR, capacity at the Foothill Sanitary Landfill that serves the City is currently available and is anticipated to accommodate Ellis through the life of the General Plan. Tracy Delta Solid Waste Management, Inc. is currently City's service provider for the collection, transportation, and disposal of refuse and garbage, including the collection of recyclable material. Ellis would be served by the City's service provider at that time.

2.2.9.9 Energy

Pacific Gas and Electric provides electricity and natural gas to the residents and businesses within both the City and County. Ellis would utilize energy-saving technologies through implementing sustainable building practices including materials and mechanical systems that reduce energy consumption. Additionally, based on the General Plan's Circulation Element policies to promote the use of alternative transportation including walking, biking and transit use in order to reduce driving and thus energy use, Ellis contains a network of walking and biking facilities both within and adjacent to the project that would link to other City networks.

2.3 Infrastructure Funding and Phasing

2.3.1 INTRODUCTION

A number of public and capital facilities are required to support the development of Ellis. Various items of off-site public utility infrastructure may need to be expanded, upgraded, or developed. All utilities need an extension of conveyance facilities to the Ellis site. Development also necessitates a complete road network within Ellis to allow access to all parts of Ellis, as well as sidewalks, bike paths, and street features to ensure that the community retains a pedestrian-friendly quality. Beyond these basic needs, the project will also place demands on other public facilities. Ellis will include internal public facilities that will make the community distinctive and will ensure a balanced mix of housing, neighborhood retail and services, and a high quality of community life as Ellis develops. This section describes the funding and phasing alternatives for these facilities.

2.3.2 PUBLIC FACILITIES FUNDING SOURCES

All public infrastructure necessary for development of Ellis will be constructed through a combination of funding sources including, but not limited to, the following:

- Private capital from developer in the form of development impact fees and in-kind facilities development
- Bond proceeds
- Utility connection charges, and rates charged to end-users
- Assessments on Ellis real property (including Community Facilities Districts)
- Credits and reimbursements related to oversizing, etc.
- State and/or federal funding for affordable housing, transit-oriented facilities, and other special facilities
- Other partnerships with public and private entities

In the absence of other sources, private capital from the developer will cover all infrastructure funding requirements except for the Aquatic Park. The funding of the Park will be the responsibility of the City. Funding for all or a portion of the Aquatic Park may be provided in accordance with a Development Agreement.

Ellis parks and landscape systems will be incrementally implemented over time to match the needs of the growing Ellis community. Parks will be constructed by the Ellis project: The bonding of parks may occur as a part of any final map or as a part of park improvement plans.

The Ellis Neighborhood Plan provides regulations on the character and amenities proposed for each park. As the park system is implemented, detailed designs will be developed for the construction of each park. Modifications and refinements of individual park designs, including park location, will be considered a minor variation and will follow the Minor Variation process outlined in Section 4.6 of this ESP.

2.3.3 USES OF PUBLIC FACILITIES FUNDS

The public and capital facilities that may be required and may be financed to support the development of Ellis include:

- Water supply from the City for the project
- Project's share of the City's domestic John Jones Water Treatment Facility
- Domestic water conveyance
- Project's share of the City's existing Wastewater Treatment Facility and its expansion to 16 MGD
- Wastewater conveyance
- Recycled water conveyance within the Ellis project
- Off-site stormwater detention facility
- Stormwater conveyance
- Dry utilities extension to the project
- Off-site road improvements
- On-site water, wastewater conveyance, recycled water, stormwater, and dry utility conveyance
- On-site roads, sidewalks, and trails
- Village Center, parks, and open space
- Monuments and parks
- Public area landscape and lighting
- Parks and signage
- Project's share of regional transportation facilities
- Project's share of school facilities
- Project's share of public safety facilities
- Project's share of library facilities

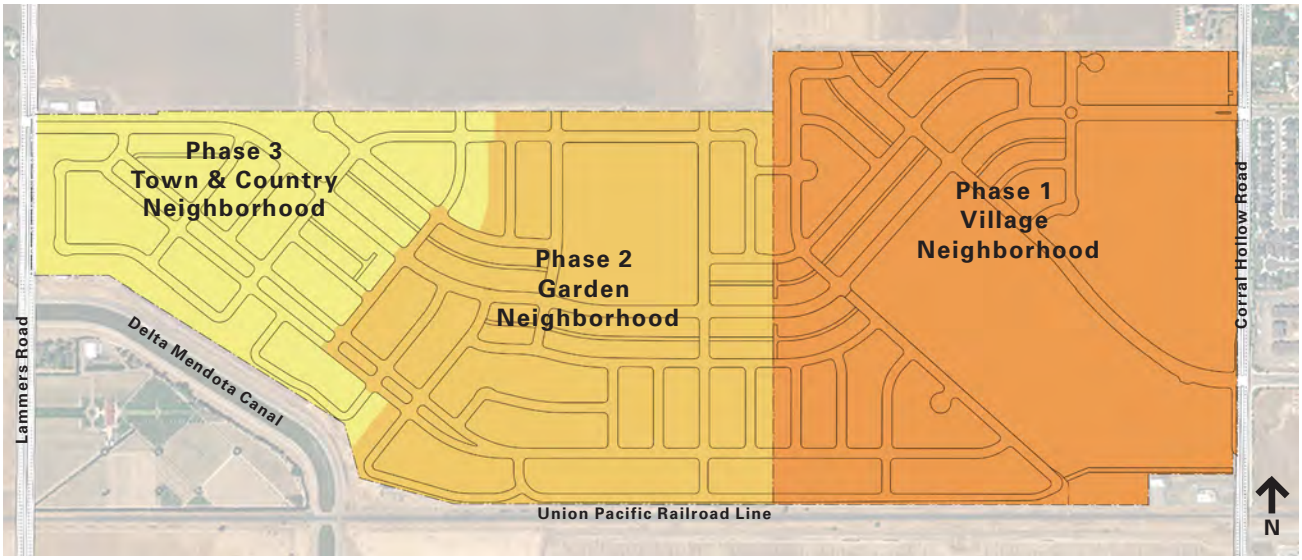


Figure 2.171 Illustrative Phasing Diagram

2.3.4 PHASING

Figure 2.171 shows the projected general order of development of the Ellis project.

Infrastructure planning is a particular challenge in light of the City Growth Management Ordinance (GMO). If infrastructure facilities are developed too far in advance of their need, the project could become financially infeasible. On the other hand, it is impractical to plan, design, and construct infrastructure in very small increments. The ESP therefore attempts to build in flexibility for the financing and development of infrastructure so that feasible options may be selected as the pace of development becomes more apparent.

2.3.5 MAINTENANCE AND OPERATIONS

The operations and maintenance of the Aquatic Park detailed in the ESP will be the responsibility of the City.

The maintenance of the roads, parks, and other public amenities, detailed in the Ellis Neighborhood Plan will be funded through a combination of any and all of the following:

- Standard City maintenance responsibility
- Community Facilities District
- Payment by residents of Ellis for City water and wastewater conveyance user fees
- Other utilities (such as electricity, natural gas, and telephone) and services (such as solid waste collection) will be maintained through fees and charges of the appropriate service providers.

Some City maintenance and operations functions will be performed by City staff or through City contracts and reimbursed from these special assessments and/or fees. Utilities will be maintained by the appropriate service providers.

The generous, tree-lined streetscape system, extensive park system, and visual icons are integral components of the Ellis community character. To ensure the desired quality of the maintenance and management of the landscape and park system, an Ellis Property Owners Association (EPOA) will be utilized. The EPOA will implement the maintenance of:

- Frontage along Corral Hollow Road
- Frontage along Lammers Road
- Interior streetscape system within the public right-of-way
- Native Preserve
- Special landscape feature areas
- Public art
- Signage elements in the public right-of-way which are non-regulatory

The CFD will include a comprehensive identification of long-term replacement costs, escalation factors, and ultimate build-out of the total landscape system in determining the assessment fee. This anticipatory approach will ensure that appropriate maintenance levels are preserved.

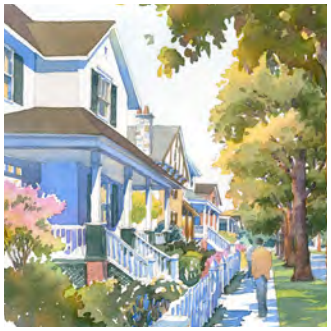
The City and EPOA have or shall enter into a maintenance agreement to set forth and facilitate among other things the required maintenance obligations, standards for maintenance, and other associated obligations(s) as well as compliance with the Ellis operations and maintenance manual, to ensure the long-term maintenance of all public park and landscape areas, and other public improvements within the ECFD boundaries. The City shall maintain all parks, the EPOA shall maintain all other public landscaping. The City and Owner or EPOA may amend and make changes agreed upon to the maintenance agreement, maintenance responsibility, and the Ellis operations and maintenances manual upon mutual consent.

2.3.6 IMPLEMENTATION

Implementation of the Financing Plan may require the execution of several elements including, but not limited to, the following:

- A Development Agreement (DA) or Development Agreements
- Reimbursement and credit agreements
- Covenants, conditions and restrictions
- Applications and grants for State and Federal funding
- Bond financing
- Community Facilities District (CFD)
- Property Owners Association (POA)

Chapter 3.
Avenues Neighborhood Plan



3.1 Land Use and Development Standards

3.1.1 LAND USE CONCEPT

The Avenues Neighborhood has its distinct sense of place, reinforcing the General Plan goal of creating a hometown feel. The Avenues employs traditional neighborhood design principles, utilizing a pedestrian-friendly network of streets and a centrally located park. The park is positioned to provide the neighborhood and the community with a central focus, with both active and passive recreational opportunities. Blocks are sized to support a mix of housing types and to promote walkability. Along the main thoroughfare through the neighborhood, garages will be kept off the street and will be accessed by way of rear driving lanes, also known as alleys. The architecture of buildings will represent a number of residential styles historically popular in the Tracy region, further discussed in Appendix B1: Avenues Pattern Book.

3.1.2 LAND USE PLAN

The General Plan Land Use Designation for the Avenues Neighborhood Plan area is Residential Low (RL), which permits 2.1 to 5.8 dwelling units per acre. The zoning designation is Ellis Specific Plan. The Avenues Neighborhood Plan and Pattern Book provide the development regulations for the Avenues. Development topics not covered by the Neighborhood Plan or the Pattern Book are regulated by Title 10 of the Tracy Municipal Code (TMC) and other City standards as applicable (See Chapter 4 Plan Review).

The Avenues Neighborhood Plan area is approximately 95 gross acres designated for residential uses. The overall site density is between 4 and 5 units per gross acre. The range is provided to allow flexibility in designing and subdividing the Avenues project area. The minimum number of residential units in the Avenues shall not be lower than 380 and shall not exceed 480. These figures do not include second units.

Figure 3.1 shows the Avenues Neighborhood Plan area, anticipated street pattern, and neighborhood park location. The precise location of such facilities will be determined in the Tentative Map (see 4.2 Subdivisions). All of the streets, including alleys, will be publicly owned and maintained. Refer to Section 3.3 Infrastructure for street standards.

The Residential land use designation applies to the entire Avenues Neighborhood Plan area and permits the following:

- Single-family detached residential
- Accessory Dwelling Units, attached or detached
- Parks and other public recreation facilities
- Community centers, senior centers, teen centers
- Community service buildings, such as Fire Stations, Police Stations, Post Offices, or other public facilities
- Public educational and institutional facilities

Consistent with City requirements, the Avenues Neighborhood Plan includes a park obligation of 4 acres per 1,000 people. Avenues will feature 3 park acres per 1,000 population generated of Neighborhood Parks dedication and 1 park acre per 1,000 population generated of Community Parks obligation (4 park acres per 1,000 population generated total). Population will be based on City of Tracy Parks Master Plan (new development), April 2013.

3.1.3 DEVELOPMENT STANDARDS

3.1.3.1 Lot Development

Development standards for residential uses are established in Table 3.1. Development standards for ADUs, vision clearance for corner lots, ordinary projections into yards and courts, and pools and pool equipment shall be consistent with the TMC and the Low Density Residential (LDR) zone.

3.1.3.2 Parking

Off-street parking shall be provided in accordance with the TMC requirements and City standards for off-street parking. Driveways for front-loaded residential lots may be grouped together or separated.

3.1.3.3 Fences, Walls, and Hedges

Refer to City of Tracy Ordinance 1266 adopted March 5, 2019, Ellis Specific Plan Amendment for fence requirements and setbacks.

Temporary model home fencing may extend into the public right of way to include public sidewalks. Sidewalks on opposite side of street must remain open for public use.

A screening fence or boundary wall, separating the Avenues from adjacent undeveloped properties is permitted. This includes temporary gates at streets to be extended off-site in the future (see 3.2.7.5 Agricultural Edge). The Avenues is not intended to be a gated community.

3.1.3.4 Landscaping

The builder shall landscape all publicly visible areas.

3.1.3.5 Subdivision Design

The conceptual subdivision layout is shown in Figure 3.1. Typical blocks are approximately 200 feet wide by a range of approximately 400 feet to approximately 700 feet long.

For blocks containing front-loaded detached houses, the block length shall be no longer than 1,200 linear feet without a break. For rear-loaded blocks containing detached houses, the block length shall be no longer than 950 linear feet without a break. A break is defined as a physical interruption, such as a street or alley, park, public open space, or a change in lot type comprised of at least 200 linear feet. Perimeter blocks are exempt from the block length requirement.

AVENUES NEIGHBORHOOD PLAN RESIDENTIAL DEVELOPMENT STANDARDS		
DEVELOPMENT STANDARDS	**FRONT-LOADED LOTS, DETACHED**	**REAR-LOADED LOTS, DETACHED**
Lot Size	4,500 sq ft min	3,600 sq ft min.
Lot Width	45 ft min.; provided, however, lots on cul-de-sacs or knuckles shall have a minimum width of 35' at the front property line	38 ft min.; provided, however, lots on cul-de-sacs or knuckles shall have a minimum width of 35' at the front property line
Lot Depth	90 ft min.	80 ft min.
Front Yard Setback	10 ft. min. Face of garage: 18 ft min.	10 ft min. Garages shall be within rear 1/3 of the lot accessed from alley
Interior Side Yard Setback	5 ft min.	5 ft min.
Street Side Yard Setback	10 ft min.	10 ft min.
Rear Yard Setback	House: 10 ft min. Garage: 5 ft min.	House: 10 ft min. Garage: 5 ft min.
Height	2½ stories or 35 feet, whichever is less	2½ stories or 35 feet, whichever is less
Lot Coverage	55% max	55% max
Open Space in Rear of front-loaded lots and Interior Yard of rear-loaded lots	750 sq ft min.	550 sq ft min.
Distance Between Accessory Buildings	No requirement	No requirement
Distance Between Main Buildings	No requirement	No requirement
Shade Structures	Shade structures and detached accessory buildings shall meet the front, side, and rear yard setbacks unless located on the rear 1/3 of lot or 70 ft back from front property line, in which case minimum rear setback and interior side yard setback is 0 ft. 2	Shade structures and detached accessory buildings shall meet the front, side, and rear yard setbacks unless located on the rear 1/3 of lot or 70 ft back from front property line, in which case minimum rear setback and interior side yard setback is 0 ft. 2
Encroachment 1	Porches and/or balconies: 5' into Front Yard and Street Side Setback Bay Windows: 2' into Front Yard and Street Side Setback Fireplace and/or media nook: 2' into Side Yard and Street Side Setback Air Conditioning (A/C) units: 4' into the Side Yard Setback, provided that at least one side of the lot maintains the minimum setback for access to the front and rear yards.	Porches and/or balconies: 5' into Front Yard and Street Side Setback Bay Windows: 2' into Front Yard and Street Side Setback Fireplace and/or media nook: 2' into Side Yard and Street Side Setback Air Conditioning (A/C) units: 4' into the Side Yard Setback, provided that at least one side of the lot maintains the minimum setback for access to the front and rear yards.

1 Only permitted if not encroaching into a public utility easement.
2 This exception to minimum setbacks does not apply to garages.

Table 3.1 Residential Development Standards

3.1.4 PRIVATE PROPERTY SIGNS

Signs in the Avenues Neighborhood Plan Area on private property shall be regulated by Title 10, Article 35 of the Tracy Municipal Code, except as specified in Section 3.1.4 of the Avenues Neighborhood Plan and Appendix B2: Avenues Additional Landscape Features/Character Elements And Sign Program. The signs included in this Avenues Sign Program shall be permitted as shown. The approval process shall include only a building permit, and a sign permit processed in accordance with Title 10, Article 35 of the Tracy Municipal Code. Regulatory signs not approved as part of the Avenues Neighborhood Plan shall comply with City Standards or California Department of Transportation (Caltrans/California Manual on Uniform Traffic Control Devices (CA-MUTCD) standards where applicable.

In addition, the design of the landscape features/character elements in Appendix B2: Avenues Additional Landscape Features/Character Elements And Sign Program shall be permitted as shown.

3.1.4.1 Utilities

All utility distribution facilities (including, but not limited to, electric, gas, water, communication, and cable television lines), including utility service laterals and equipment, installed in and for the purpose of supplying service to any building or property shall be vaulted, except equipment appurtenant to the underground facilities, such as risers from concealed ducts and poles supporting street lights.

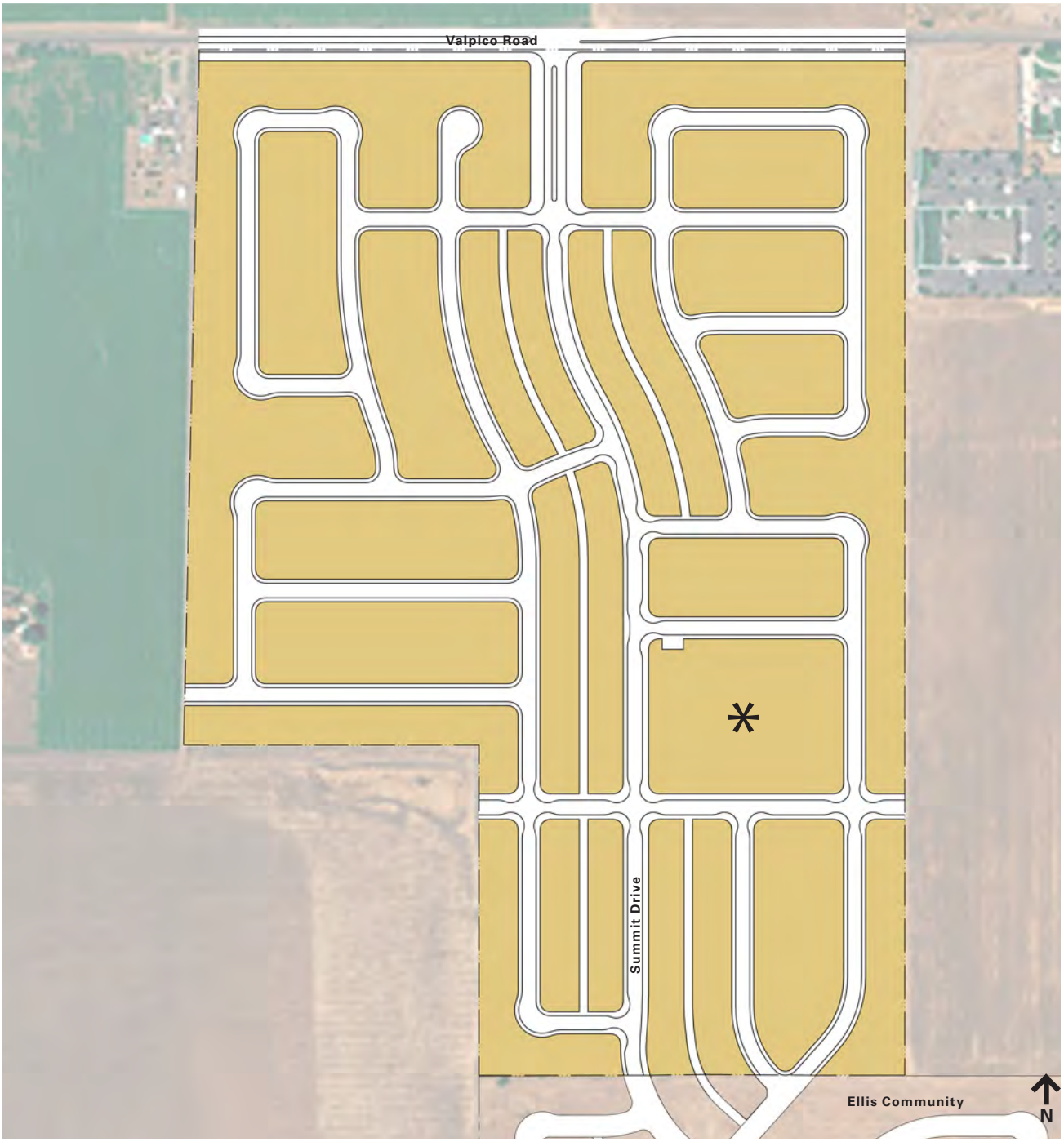


Figure 3.1 Avenues Neighborhood Plan Subdivision Layout/Zoning

Note 1: Pursuant to the City of Tracy General Plan, parks and special landscape features are allowed within residential land use designations. For an illustration showing the prescribed location of the park and special landscape features, see Figure 3.18
Note 2: Pursuant to the City of Tracy General Plan, lanes are allowed within residential land use designations. The precise location of such facilities will be determined upon the approval of detailed plans. Diagrams in the Avenues Neighborhood Plan are illustrative and not intended to indicate the percent or location of lane loaded lots. In general, lanes are encouraged parallel to higher traffic interior streets and along view corridors.

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3.2 Infrastructure

Figure 3.1 Multi-purpose path

3.2.1 VEHICULAR ACCESS

The Avenues is located in the southeastern area of the City of Tracy, south of Valpico Road and west of Corral Hollow Road. The Avenues is in close proximity to Interstate 580, which connects the Central Valley with the East Bay and the Bay Area farther to the west. The Avenues also has access to Interstate 205, running east/west, and has access to Interstate 5, running north to Sacramento and to Los Angeles and other points south. More immediate to the Avenues parcel, the area is connected to the City of Tracy by Valpico Road and Summit Drive. Urbanization of the Avenues will require improvements to streets both within and beyond its boundary, particularly Valpico Road.

The Avenues contains a framework for circulation consisting of both a Community and a Neighborhood Streets Network (Figure 3.3). Primary access to the community is provided by the main entrance at Valpico Road. Summit Drive connects this entrance to the Ellis subdivision to the south.

3.2.1.1 Street Network and Hierarchy

A grid pattern of different street types (see Figure 3.3 Street Hierarchy), each with a different character and function, serves the transportation needs of the community. With sidewalks on all streets and a multi-purpose path on some, the streets are the armature for the pedestrian and bicycle network as they connect the residential neighborhoods and park within the Avenues.

The Avenues street network includes pedestrian/bicycle safety and traffic calming measures. Roadways are designed to reduce motor vehicle speeds and encourage pedestrian and bicycle trips by featuring traffic calming measures. The menu of Avenues Neighborhood Plan traffic calming measures includes traffic signals, all-way stop signs, two-way stop signs, on-street parking, bulb-outs at intersec-

tions, knockdowns, etc. Figure 3.2 illustrates some of these techniques. The final type and location of all traffic-calming elements will be determined at the time of Tentative Map approval, with bulb-outs being as per the Avenues Neighborhood Plan. Any traffic calming measures used shall not result in a travel way less than 22 feet, with the exception of alleyways as detailed in Figure 3.13 Proposed Section and Plan: Lane A. All streets will be publicly owned and maintained. Streets will be built to the standards established by applicable City Engineering Design and Construction Standards and Standard Plans, except as modified by the Avenues Neighborhood Plan. All landscaping, medians, and special landscape features shall be maintained by the Ellis Property Owners Association (EPOA) and funded by the Ellis Community Facilities District (ECFD). The park shall be maintained by the City and funded by the ECFD.

Figure 3.4 through Figure 3.13 identify streets by type: Regional Arterial, Entry, Community, Neighborhood, and Lanes. The lengths shall be established through the approvals of a Tentative Map and Final Map.

Controlling Vehicle Movement

All-way Stop Sign

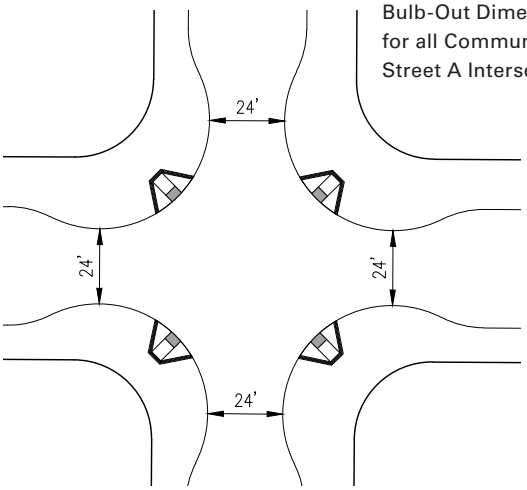
Two-way Stop Sign

Narrowing the Street

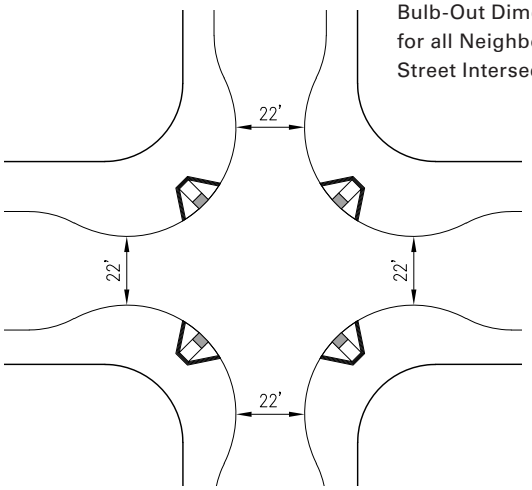
On-street Parking

Bulb-out Intersection (intersection of Summit Drive and a Neighborhood Street)

Bulb-out



Bulb-out/Community Street A



Bulb-out/Neighborhood Street

Figure 3.2 Traffic-Calming Measures

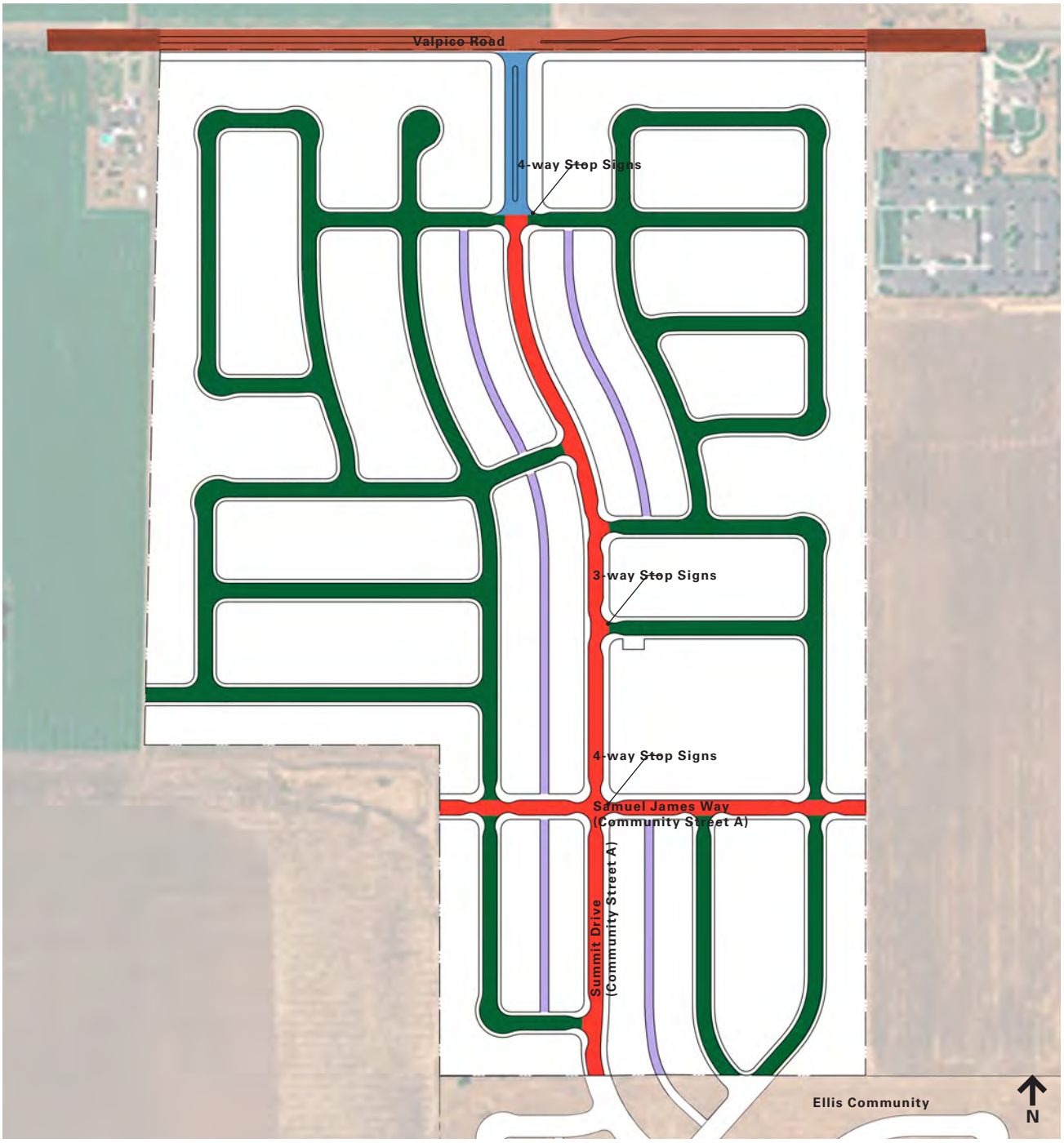


Figure 3.3 Street Hierarchy

The precise location of streets will be determined upon the approval of detailed plans. Diagrams in the Avenues Neighborhood Plan are illustrative and not intended to indicate the percent or location of lane loaded lots. In general, lanes are encouraged parallel to higher traffic interior streets and along view corridors.

3.2.1.2 Regional Arterial: Valpico Road

Designation: A (Final Build-out)

Definition

Valpico Road is an existing roadway that serves as a major east/west connection for the City of Tracy. Along the northern boundary of the Avenues Neighborhood Plan, Valpico Road is an undivided two-lane roadway with curb, gutter, and multi-use path along the southern edge. The posted speed limit along the project frontage is 45 miles per hour. Valpico Road is designated as a major arterial in the City of Tracy General Plan. Major arterials are intended to serve as the major routes of travel within the city. Arterials can provide some direct but limited access to adjacent parcels. These limitations can include restrictions on spacing and turn movements into and out of driveway locations. Major arterials can also serve as bicycle and pedestrian routes. In its final build-out, this road has dedicated left and right turn lanes in both directions. A turn out may be installed along the south side of Valpico road for potential future service of Tracy Transit, and would be located in the general area of the street section marker show on Figure 3.4 of Valpico Road. Only street improvements would be provided.

Per the City of Tracy Roadway Master Plan, the developer will be responsible for frontage improvements along Valpico Road adjacent to the project. The frontage improvement includes landscape (sidewalk) in the R/W, curb/gutter, and the first travel lane. The frontage improvements will be required as Final Maps are approved fronting Valpico Road. Any other Valpico improvements funded or constructed by developer shall be considered master plan improvements subject to credit and reimbursement.

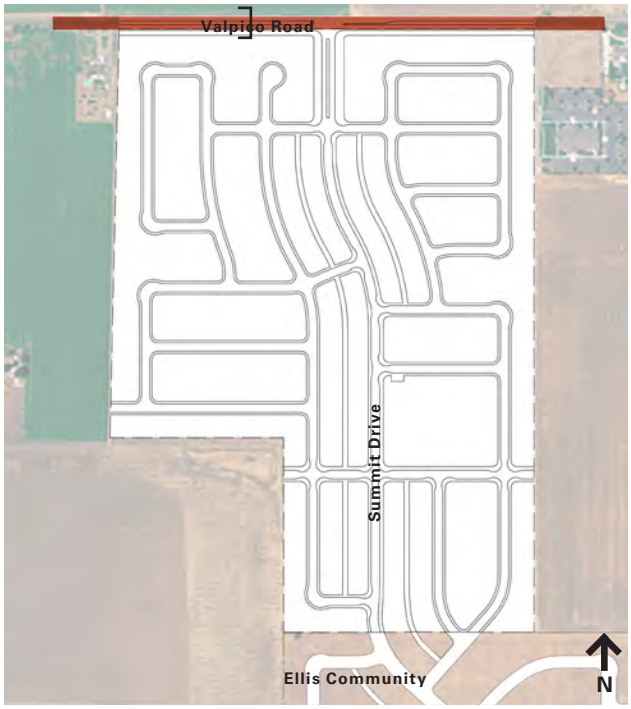


Figure 3.4 Key Plan: Regional Arterial – Valpico Road, Designation A (Final Build-out)

Movement Free

Design Speed 45 MPH

Travel Lanes Two-way divided roadway, four lanes with dedicated turn lanes at intersection

Parking None

R.O.W. Width 99 feet

Travel Lane Width 11 to 13 feet

Curb Type Raised

Sidewalk Width 10-foot multi-use path on the south side, 5-foot sidewalk on the north side

Park Strip 7 feet at the curb and 20-foot dedicated landscape zone behind sidewalk on the south side, existing park strips on the east side are of variable width

Landscape Street trees with a row of evergreen background trees; underplanted with low water use grasses, shrubs, and/or groundcover (irrigated); planted median with trees (irrigated); see Section 3.2.7 and Table 3.2 to Table 3.5

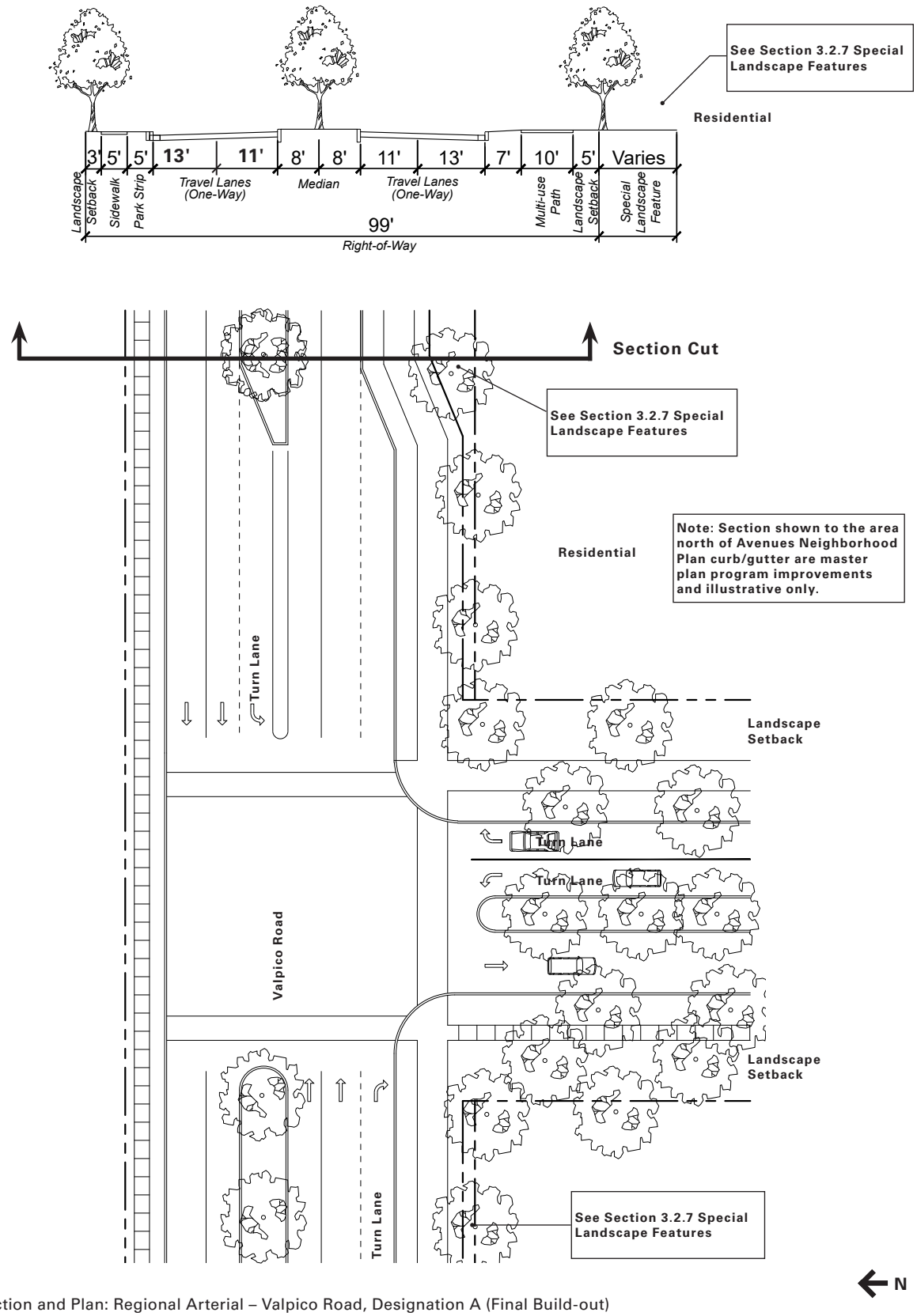


Figure 3.5 Section and Plan: Regional Arterial – Valpico Road, Designation A (Final Build-out)

3.2.1.3 Entry Street

Designation: A

Definition

The Summit Drive Entry is the primary access point accommodating moderate traffic volumes entering and exiting the community from Valpico Road. Large trees in both the median and the park strips help mark the entrance. No on-street parking is permitted.

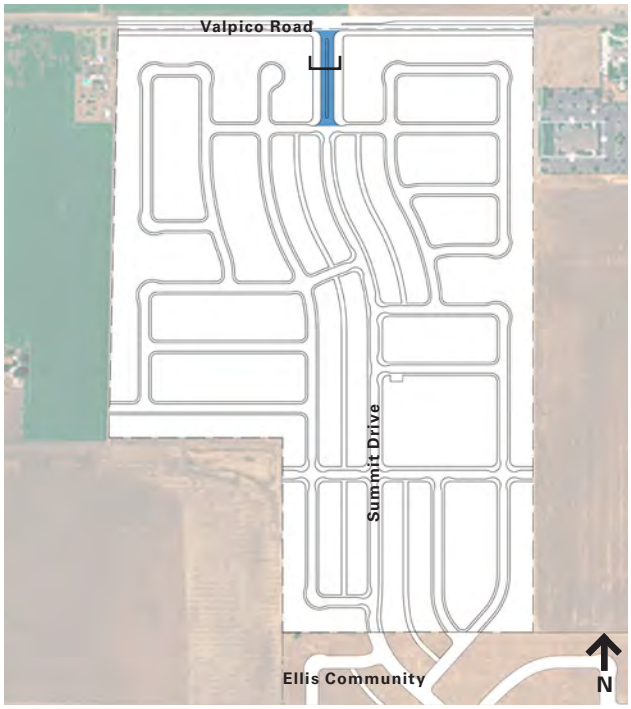


Figure 3.6 Key Plan: Entry Street A

Movement Free

Design Speed 25 MPH

Travel Lanes Two-way divided roadway, three lanes

Parking None

R.O.W. Width 91 feet

Travel Lane Width 12 feet minimum

Curb Type Raised

Sidewalk Width 10-foot multi-use path on one side; 5-foot sidewalk on other side

Bicycle Lane Class 1, one side

Park Strip 10 feet, both sides

Landscape 20-foot special landscape strip (irrigated); see Section 3.2.7 and Table 3.2 to Table 3.5

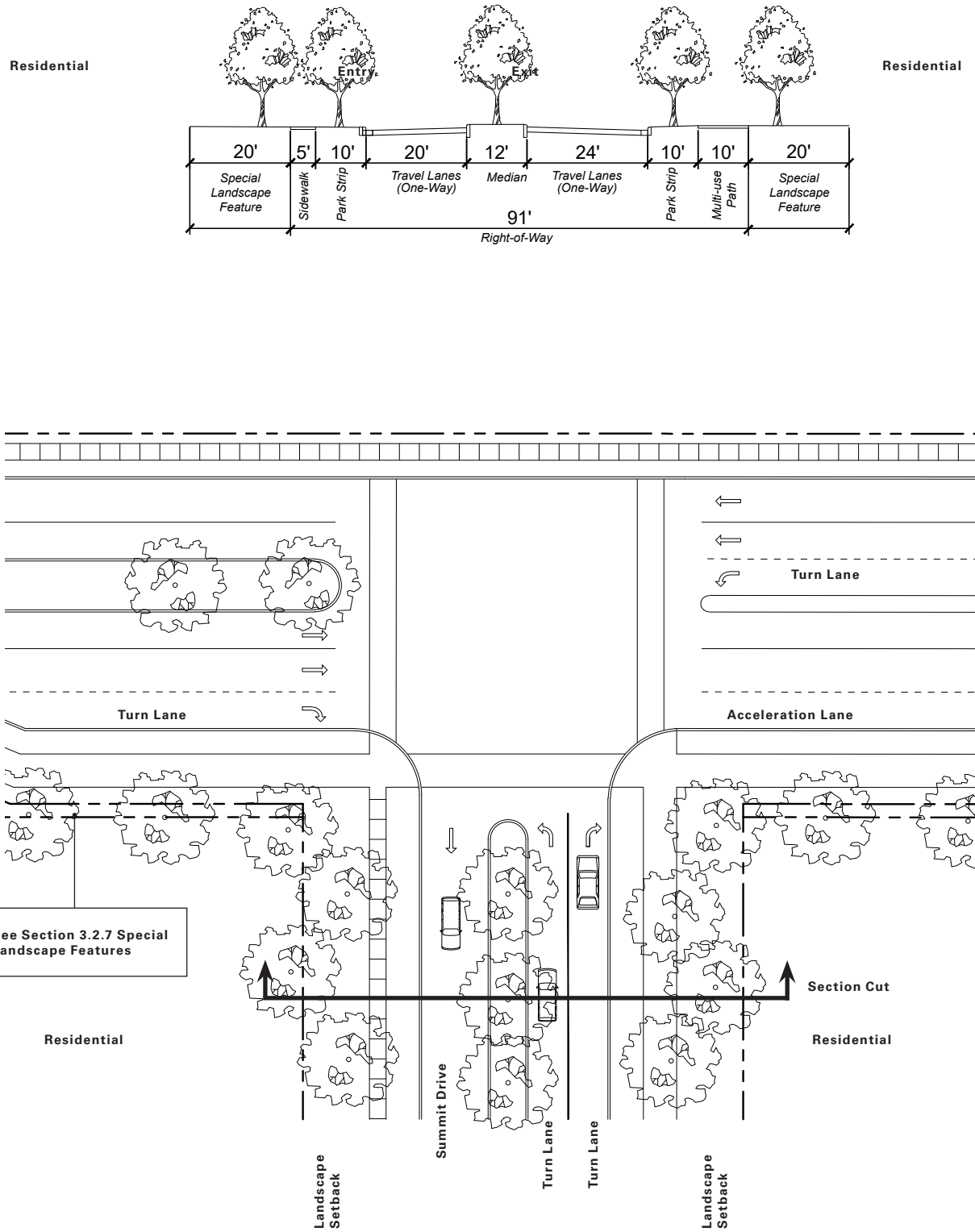


Figure 3.7 Proposed Section and Plan: Entry Street B

3.2.1.4 Community Street

Designation: A

Definition

As a street running along the edges of neighborhoods and through the community, its adjacent land uses include various types of residences, as well as a park and special landscape features. In addition to providing connectivity, the Summit Drive extension links Ellis to Valpico Road. On-street parking is provided on both sides of Community Streets. A Class 1 bicycle lane on one side is provided along the length of the street as part of the multi-purpose path network.

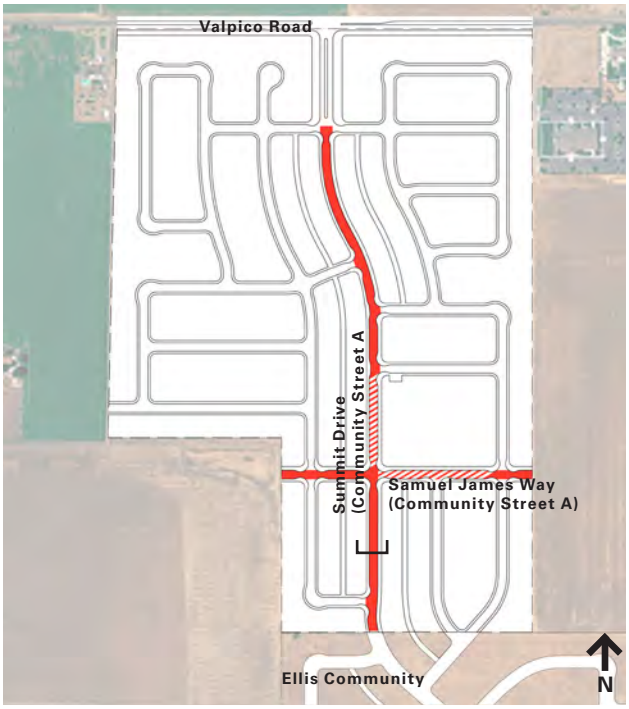


Figure 3.8 Key Plan: Summit Drive

COMMUNITY STREET A

PARK ALTERNATIVE COMMUNITY STREET A

Movement Free

Design Speed 25 MPH

Travel Lanes Two-way, two lanes

Parking Parallel, both sides; offset by park strip on opposite side

R.O.W. Width 65 feet

Travel Lane Width 11 feet

Curb Type Raised

Sidewalk Width 5 feet on one side; 10-foot multi-use path on the other

Bicycle Lane Class 1, one side as part of the multi-purpose path

Park Strip 6 feet, both sides, except park alternative

Landscape Single row of street trees with low water use grasses, shrubs, and groundcover (irrigated); pedestrian access through landscape strip to be provided as necessitated by parking; see Table 3.2 to Table 3.5

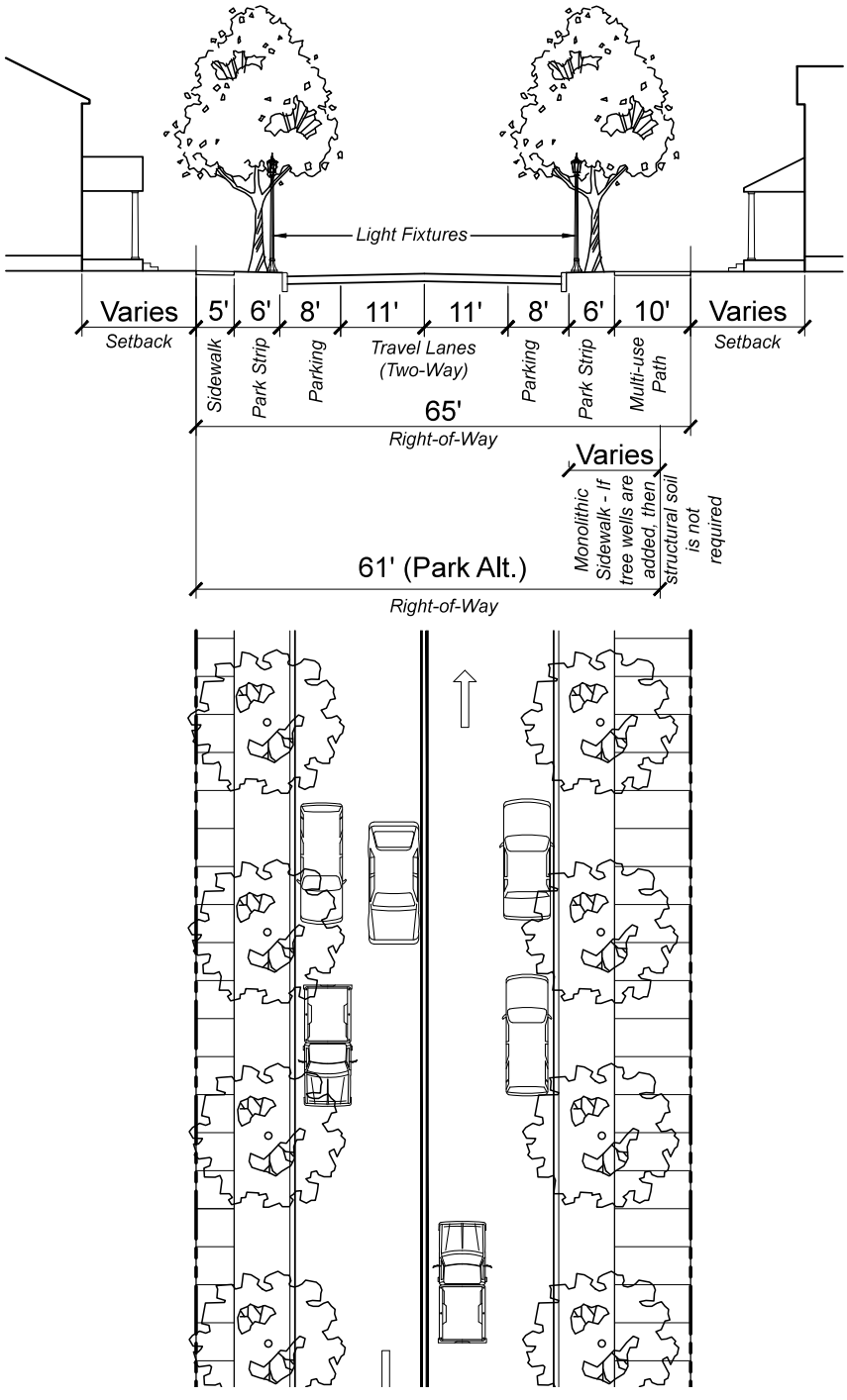


Figure 3.9 Proposed Section and Plan: Summit Drive

3.2.1.5 Neighborhood Street

Designation: A

Definition

A moderate-scale street providing local access throughout the community. It accommodates on-street parking on both sides.

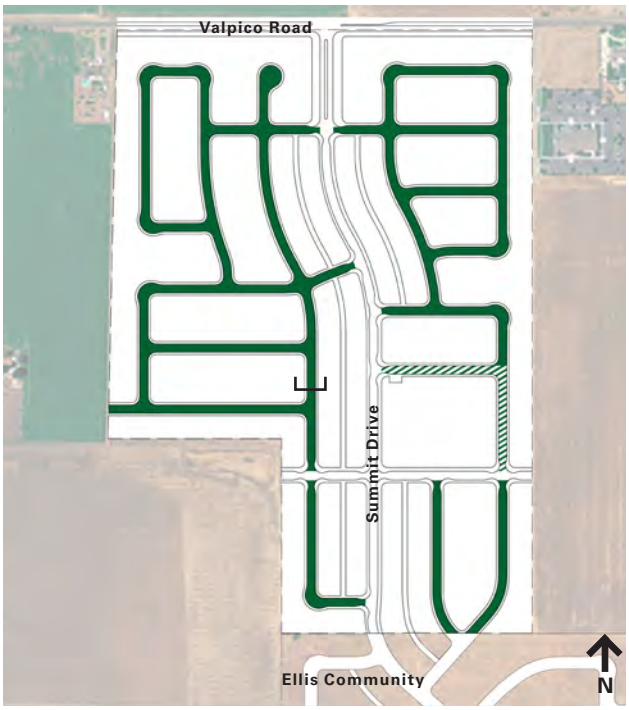


Figure 3.10 Key Plan: Neighborhood Street A

NEIGHBORHOOD STREET A

PARK ALTERNATIVE NEIGHBORHOOD STREET A

Movement Free

Design Speed 25 MPH

Travel Lanes Two-way, two lanes

Parking Parallel, both sides

R.O.W. Width 56 feet

Travel Lane Width 10 feet

Curb Type Raised

Sidewalk Width 4 feet, both sides; except park alternative

Bicycle Lane None

Park Strip 6 feet, both sides; except park alternative

Landscape Single row of street trees with low water use grasses, shrubs, and groundcover (irrigated); pedestrian access through landscape strip to be provided as necessitated by parking; see Table 3.2 to Table 3.5

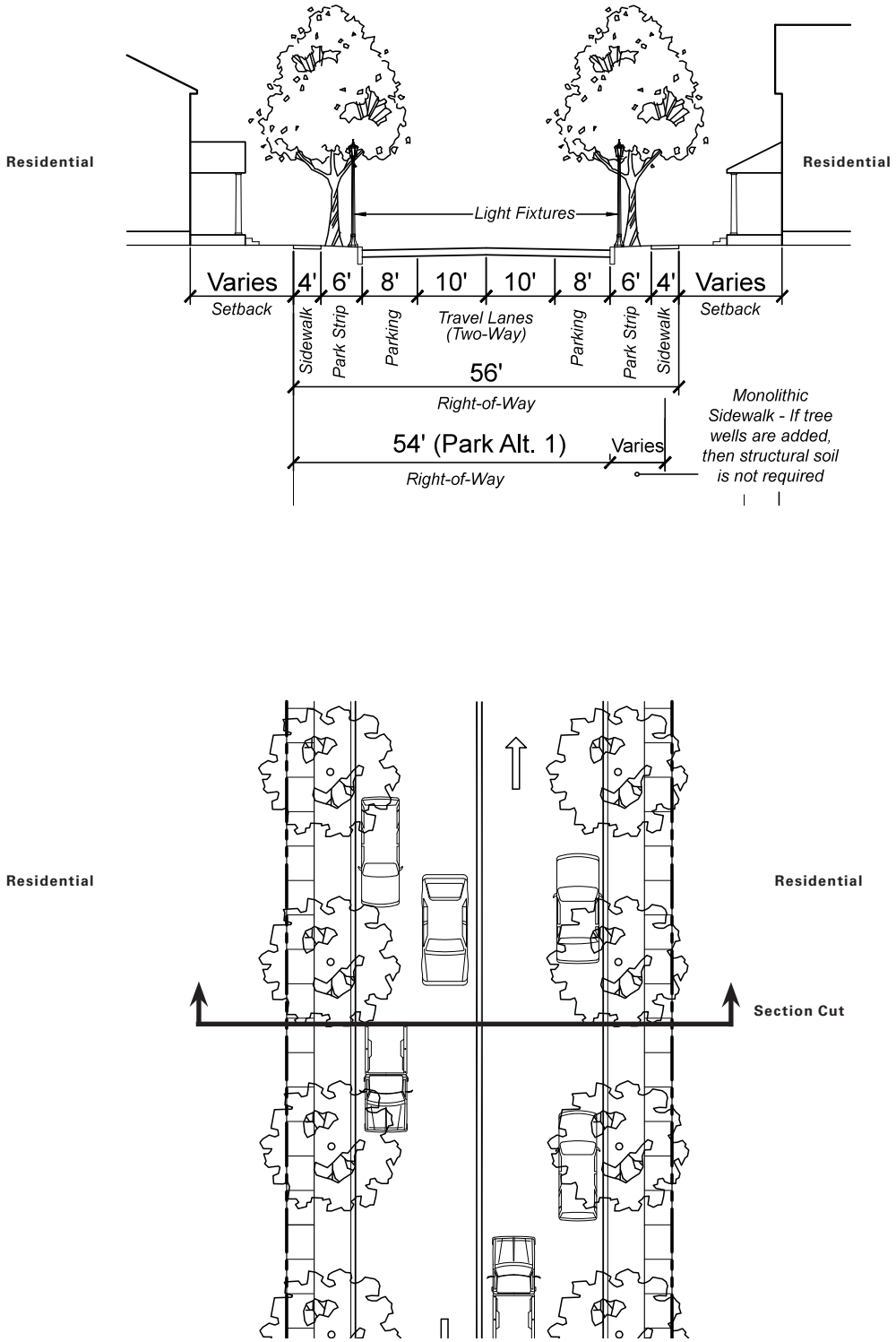


Figure 3.11 Proposed Section and Plan: Neighborhood Street A

3.2.1.6 Lane

Designation: A

Definition

Primary access to residential off-street parking. Lanes are designed to accommodate trash collection and dry utilities. Dead-end lanes may not extend farther than 150 feet from a public street. Fire hydrant spacing shall be 500 feet maximum for all streets and lanes. The curb on each side of the lane entrance shall be painted red 10 feet in both directions.

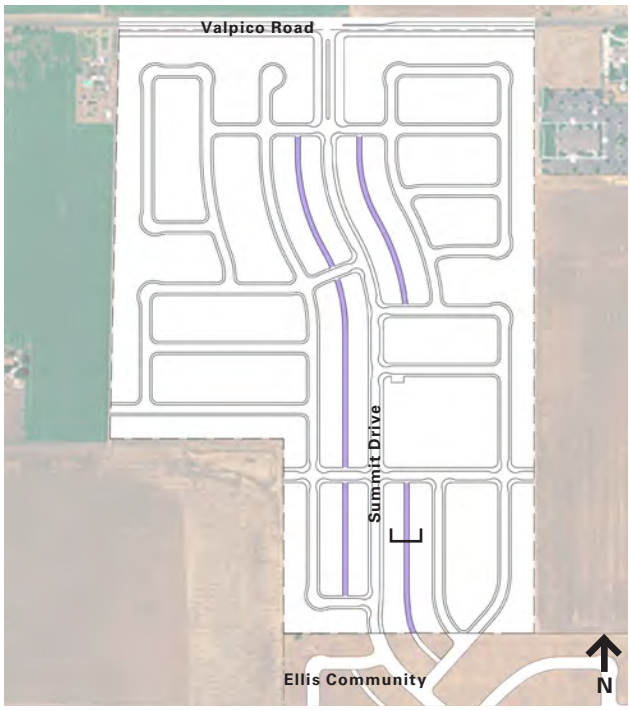


Figure 3.12 Key Plan: Lane A

Pursuant to the Citywide Transportation Master Plan, alleys are a permitted street type. The precise location of such facilities will be determined upon the approval of a tentative map. Diagrams in the Avenues Neighborhood Plan are illustrative and not intended to indicate the percent or location of lane loaded lots.

Movement Yield

Design Speed 10 MPH

Travel Lanes One-way

Parking None

R.O.W. Width 22 feet

Travel lane width 14 feet

Curb Type Spill

Sidewalk Width None

Bicycle Lane None

Park Strip 3.5 feet, both sides

Landscape Low water use grasses, shrubs, and groundcover in park strip (irrigated)

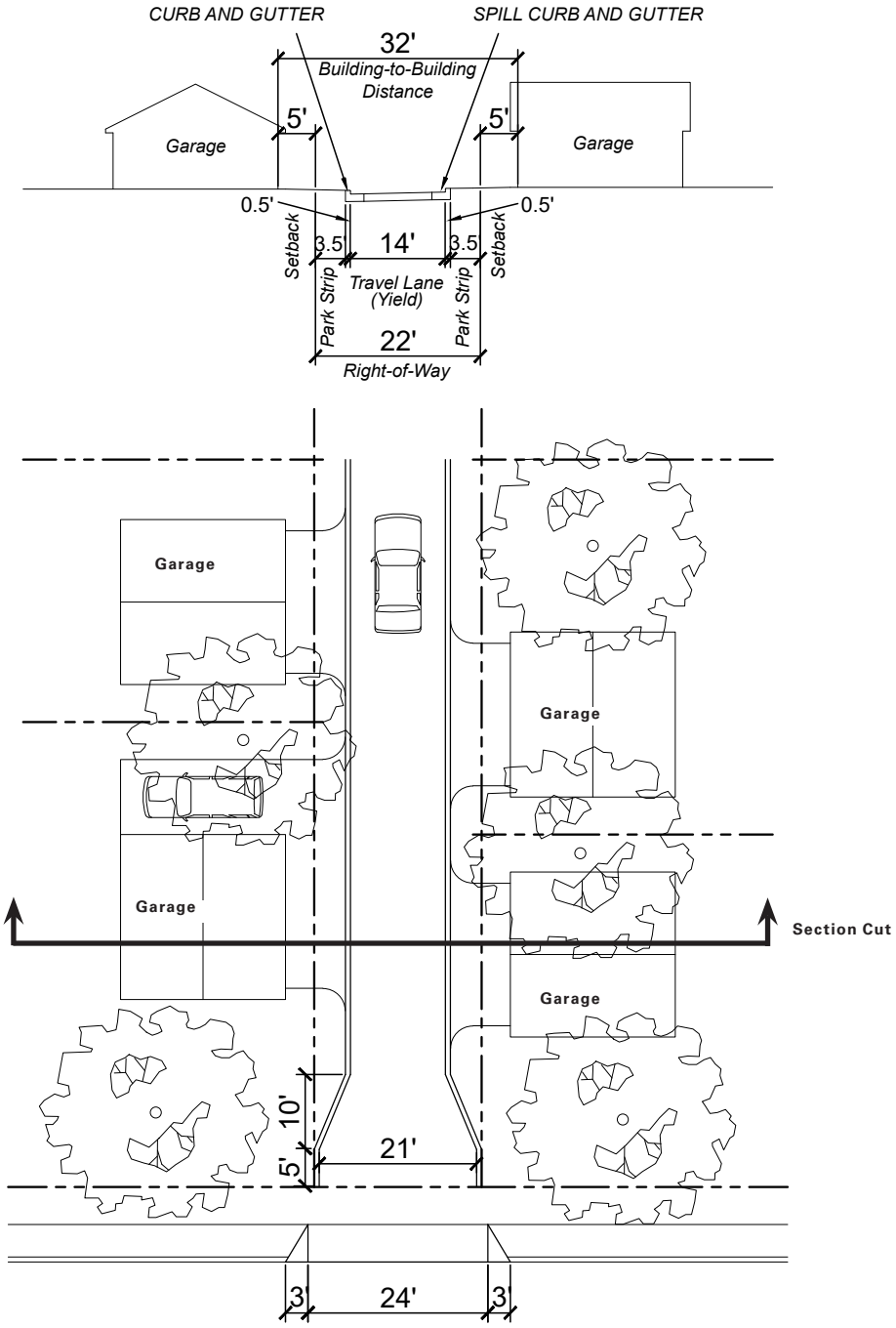


Figure 3.13 Proposed Section and Plan: Lane A

3.2.2 PEDESTRIAN SYSTEM PLAN

The streets, blocks, and park of the Avenues are designed to accommodate the needs of pedestrians and cyclists (Figure 3.14).

The Avenues has a diverse and well-developed pedestrian circulation network. All streets in the community have sidewalks on both sides. The network of sidewalks connects all areas of the residential neighborhood. This system is enhanced by multi-use paths (trails) along primary streets that link residents to the park and the regional network.

The pedestrian network is enhanced by traffic-calming strategies at critical locations. Traffic calming elements are placed to help mitigate pedestrian/automobile conflicts. Landscape strips between back of curb and multipurpose path and/or sidewalk shall have designated pedestrian crossings retained on either side with steel headers.

The Avenues Neighborhood Plan shall provide sidewalks for pedestrian connection to Ellis with the first phase of construction.

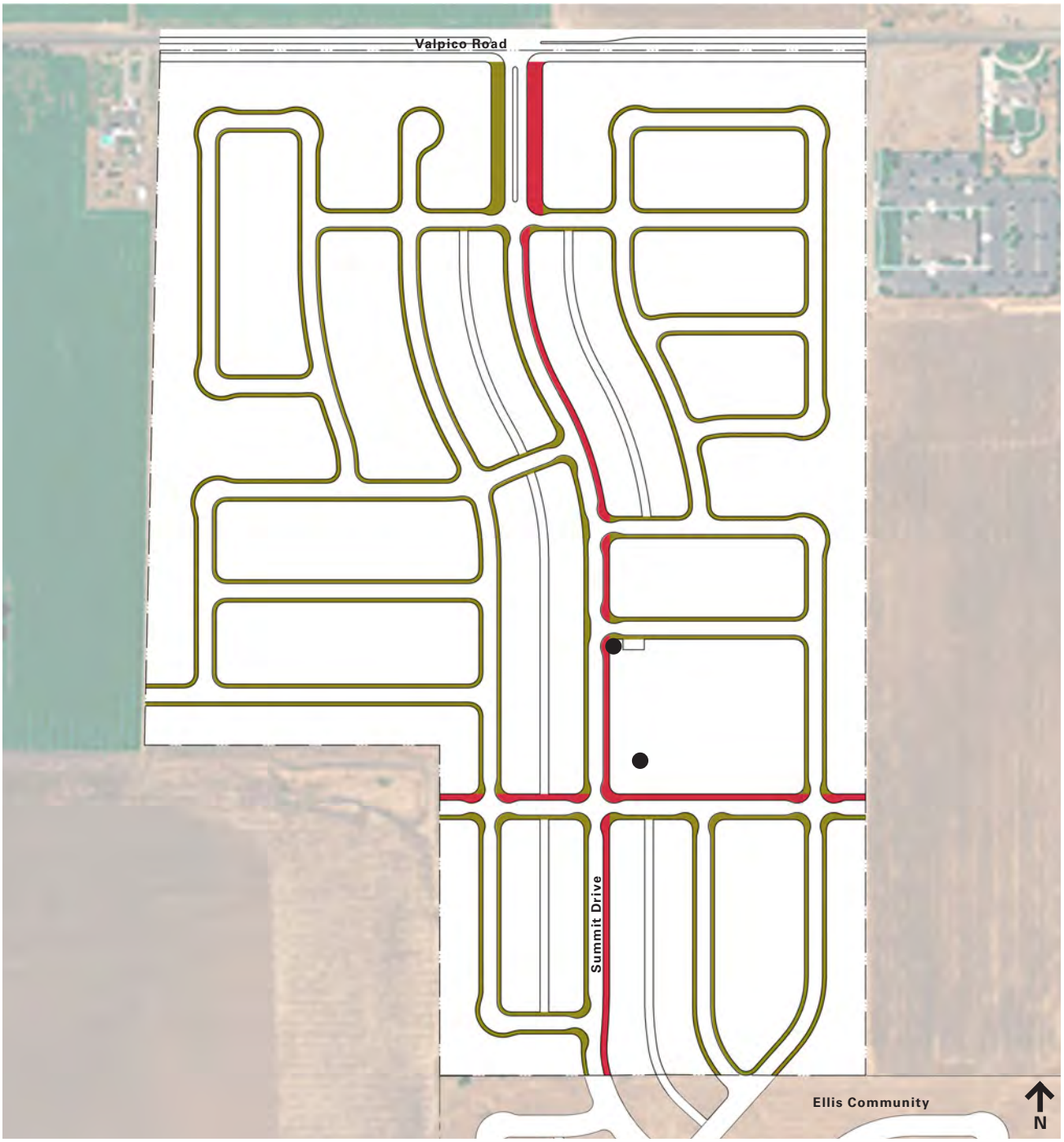


Figure 3.14 Pedestrian and Trail Systems Plan

3.2.3 BICYCLE SYSTEM PLAN

A 10-foot, multi-use bike/pedestrian path (trail) forms a cross in the community to facilitate and encourage non-vehicular travel. Bike racks will be located in the park.

Canopy trees will be planted the length of paths for shade.

The bicycle network will link to the broader City of Tracy and San Joaquin County Bikeway Systems.

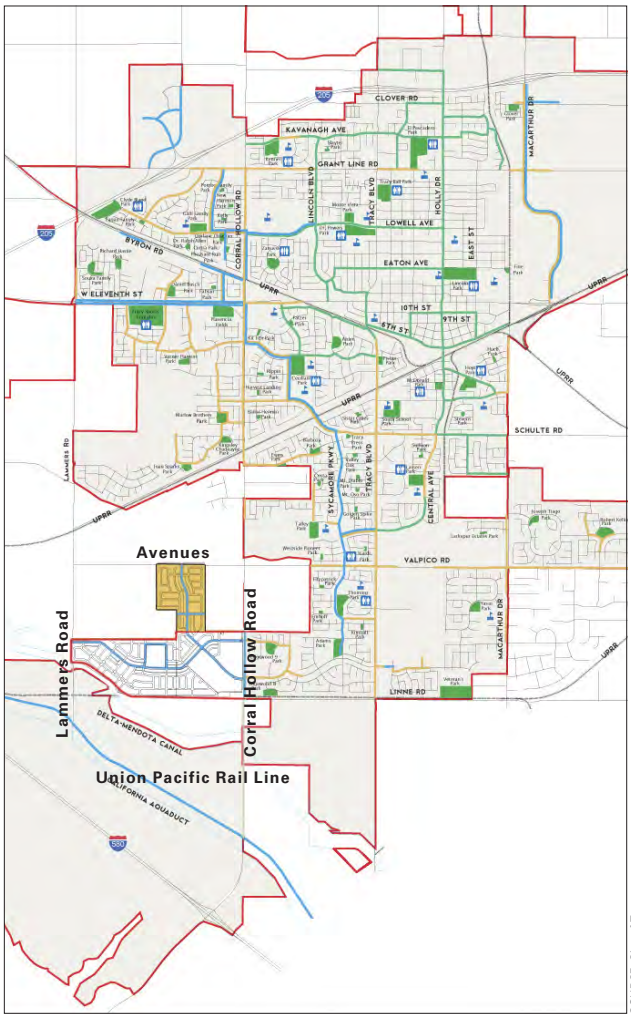


Figure 3.15 Avenues as it relates to existing bikeways in the City of Tracy

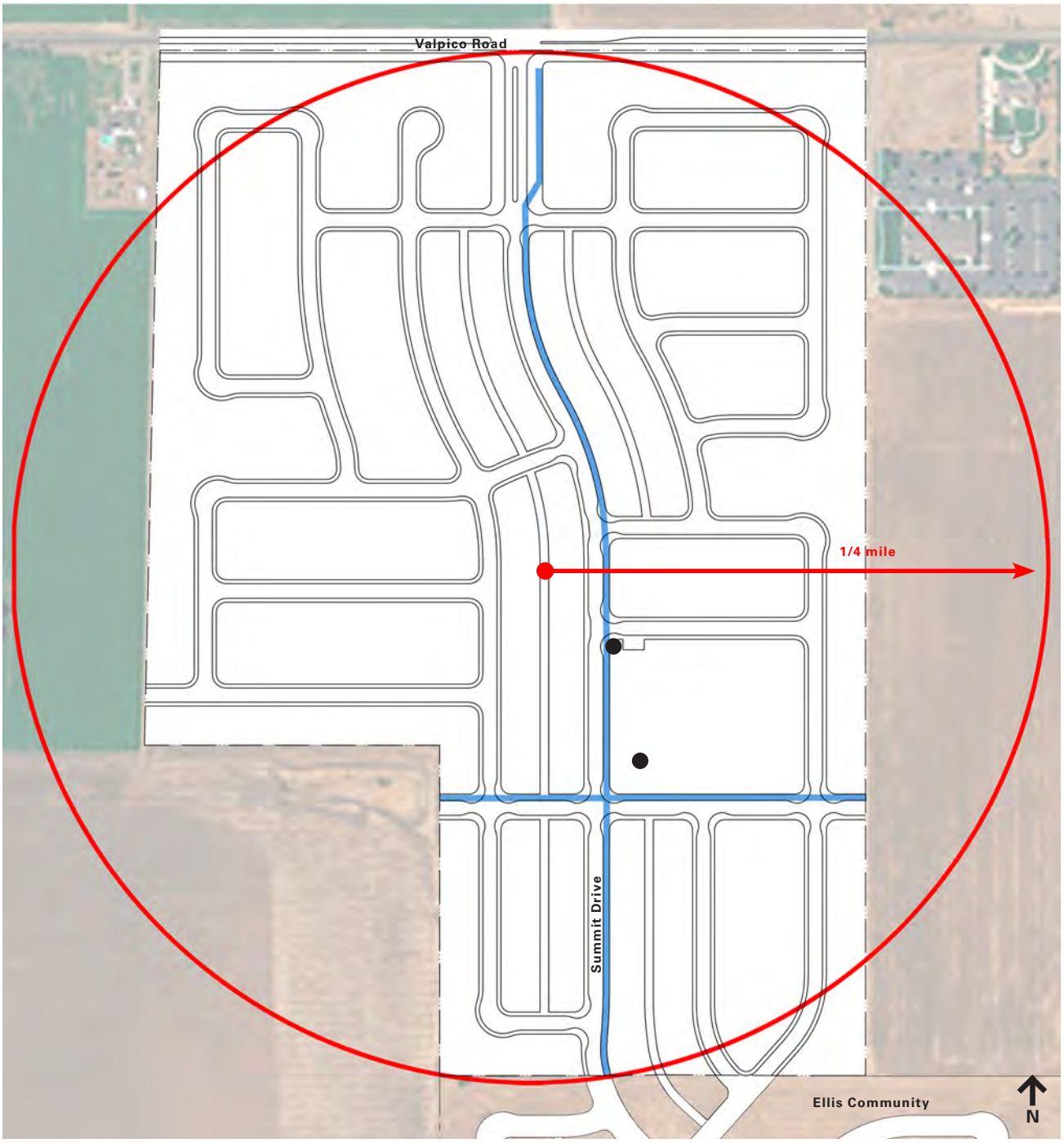


Figure 3.16 Bicycle Systems Plan

3.2.4 PUBLIC TRANSPORTATION

The Avenues is served by a variety of public transportation options.

At a regional scale, the community is served by the Altamont Commuter Express (ACE) which is a passenger rail line running between Stockton and San Jose, with a BART connection to the Bay area from Pleasanton. Regional bus service is also available within San Joaquin County, through the San Joaquin Regional Transit District, Greyhound, and Amtrak California.

Transit access to the Avenues subdivision may be provided in the future by the City's TRACER bus system. The TRACER provides service to the City of Tracy Transit Station with connecting service to the Altamont Commuter Express (ACE) rail, San Joaquin Regional Transit District (SJRTD) regional bus service including connections to BART, Greyhound, and the proposed future high-speed rail service and BART connections to the Bay Area and beyond.

Future updates to the City of Tracy's Short Range Transit Plan (SRTP) may take into account providing future public transportation access to this development. A turn out in Valpico Road may be provided as per the Avenues Neighborhood Plan 3.2.1.2 Regional Arterial: Valpico Road (see Figure 3.5).

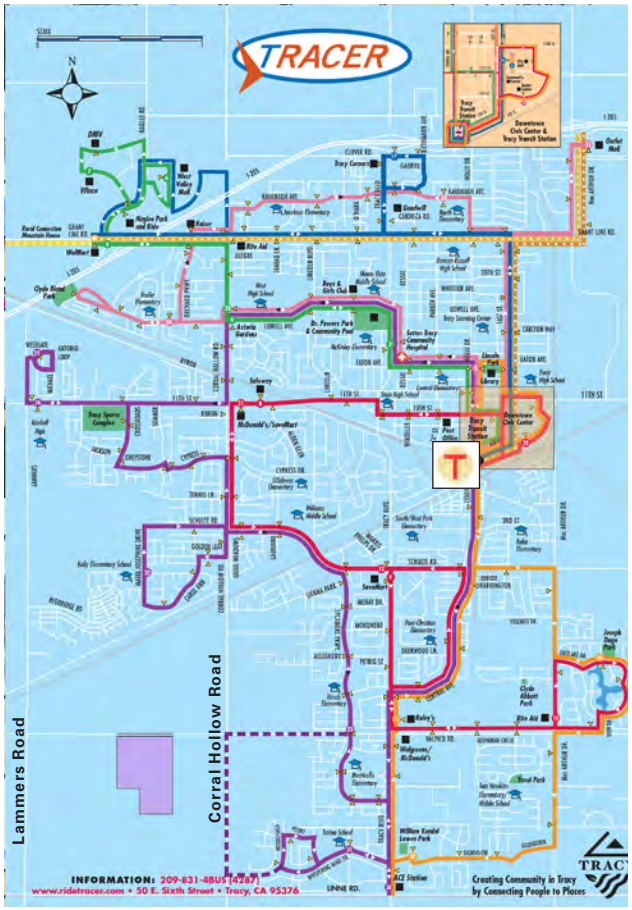


Figure 3.17 Regional Transit Map

3.2.5 PARKING NETWORK

Residential parking is on and off-street, some parking may be accessed by way of residential driveways and the proposed rear lane network. Most street types include on-street visitor parking as well. To encourage walking and biking to parks, no additional parking shall be provided over and above on-street parking on neighborhood streets.

3.2.6 PARKS NETWORK

The Avenues park is designed to provide a wide array of active and passive recreation opportunities to meet the range of needs within the community. Consistent with City requirements, the Avenues Neighborhood Plan is subject to park obligation of 4 acres per 1,000 people. Avenues will feature 3 park acres per 1,000 population generated of Neighborhood Parks dedication and 1 park acre per 1,000 population generated of Community Parks obligation (4 park acres per 1,000 population generated total). Population will be based on City of Tracy Parks Master Plan (new development), April 2013.

The intention in the design of the park is to create a public space that offers:

1 A variety of active and passive recreational opportunities for all age groups;

2 Recreational amenities within walking distance of residents' homes;

3 Integration with the adjacent multi-use path (trail) system; and

4 Access to multiple public streets.

The park shall be maintained by the City. All other open space, landscape strips, parkways, medians and special landscape features accepted by the City will be maintained through the funding provided by the ECFD with maintenance implemented by the EPOA. Avenues Neighborhood Plan parks shall be designed and developed in conformance with the Specific Plan and shall be maintained as prescribed in the Ellis Maintenance Agreement (EMA) between the City and the EPOA. Park design and amenities were first reviewed by the Parks Commission prior to approval by City Council.

Homes front on the park creating a unique and desirable residential design. To enhance park safety, the project shall endeavor to have streets surrounding all sides of the park so that more eyes are viewing the park. Group mailboxes may be located in or adjacent to the park but will not be counted as part of Neighborhood Park credit.

The park has an individual character and distinct features designed to create a strong sense of place. The extensive multi-use path system encourages residents to walk or bicycle between the park and neighborhoods. On-street parking is provided. The park name shall be "Central Park."

The Illustrative Parks Plan (Figure 3.18) shows the general location of the park.

The park as a part of this Specific Plan which includes neighborhood park concept plans (park components, elements, size, name, theme) for the neighborhood park, shall be built by the project, according to the specific plan concept plan as approved by City Council, with no other modifications. Any additional cost caused by project proponent such modification shall be the responsibility of the project, and funded by the project. To encourage walking and biking to parks, no additional parking shall be provided in excess of typical neighborhood street parking within the residential neighborhood.

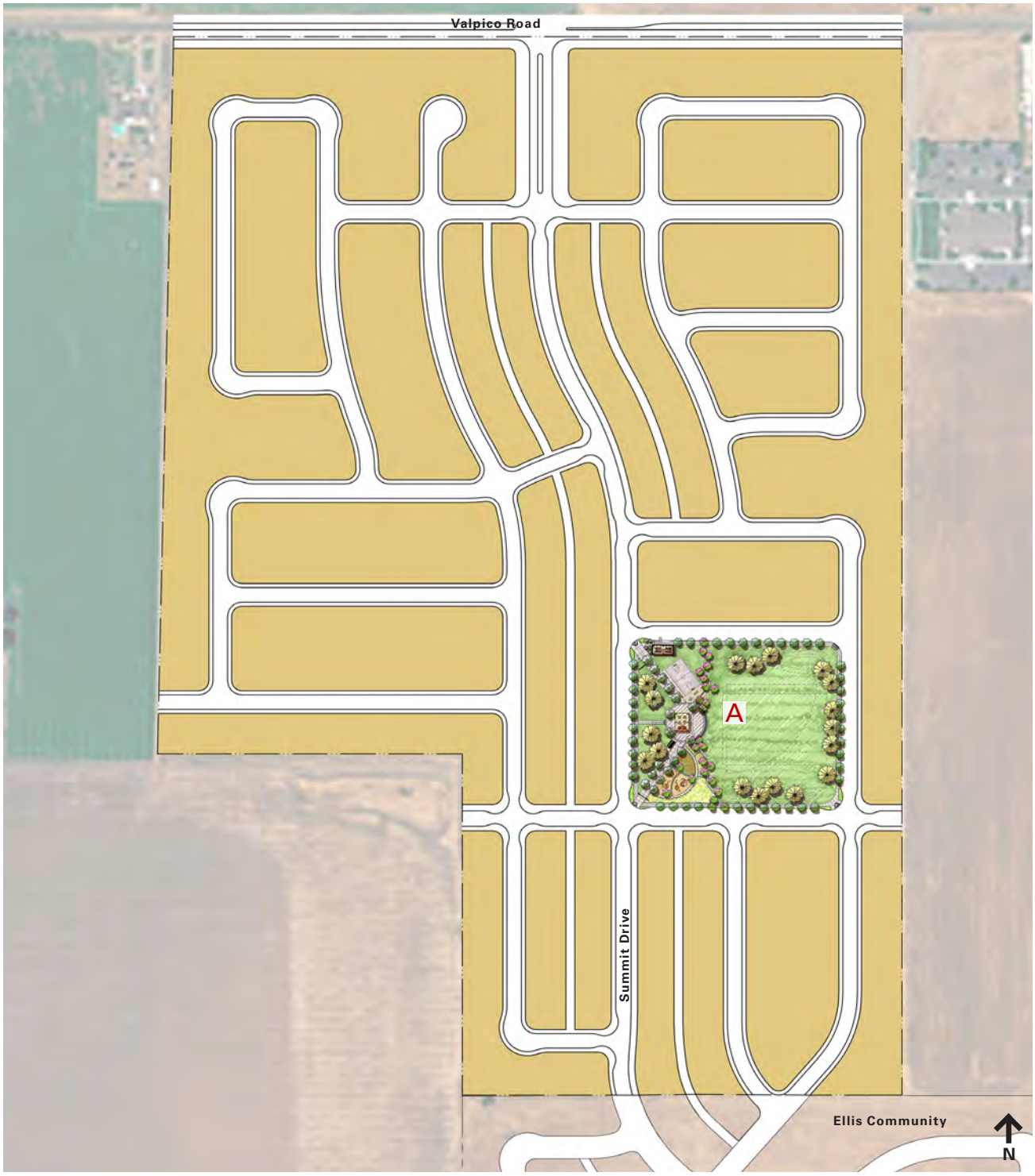


Figure 3.18 Illustrative Park Plan

A CENTRAL PARK

3.2.6.1 Central Park

Central Park is the visual and recreational focal point of the neighborhood. Enhanced planting in bulb-outs creates a strong and inviting presence on Summit Drive. Two park sign entry features are placed on the northern and southern corners of the park (see Appendix B2: Avenues Additional Landscape Features/Character Elements And Sign Program). Uses are oriented around two tree-lined promenades and include a picnic area with shade structure, play areas for both 2- to 5-year-olds and 5- to 12-year-olds, a basketball court and a multi-use youth soccer/ballfield. The Central Park shall be a minimum of 4 acres.

Additional smaller lawn areas are available for informal play, picnicking, and relaxation. Low berms planted with shade trees enclose the park and provide a comfortable viewing area for games and activities. Below is an illustration of the Central Park design.

CONCEPTUAL PROGRAM

Type Neighborhood Park

Uses/Features

- A Entry portal
- B 2- to 5-year play
- C 5- to 12-year play
- D Bike parking
- E Trash/recycling/dog waste station
- F Restroom (2 unisex stalls) and drinking fountain
- G Group picnic with shade structure
- H Basketball/multi-purpose
- I Connectivity path
- J Park entry sign
- K Multi-purpose field
  - Youth soccer
  - Infield practice baseball
- L Low berms
- M Mail pick up (two 10-minute parking spots)
- N Concrete stepped wall
- O Outdoor workout station
- P Seat wall
- Q Fence at playground
- R Special landscape feature (not included as part of Neighborhood Park credit)
- S Light pole at all main walkways
- T Planting buffer (no spray irrigation)

Figure 3.19 Illustrative plan

Figure 3.20 Multi-purpose field

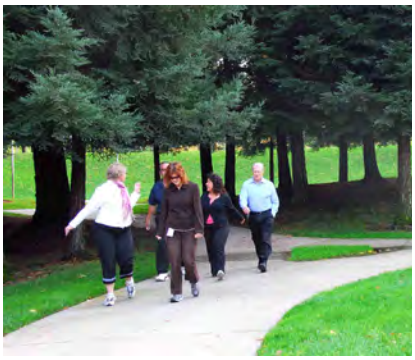


Figure 3.21 Connectivity path

Figure 3.22 5- to 12-year play

Figure 3.23 Undulating, rubber-surfaced mounds

Figure 3.24 Multi-purpose field

Figure 3.25 Seat wall

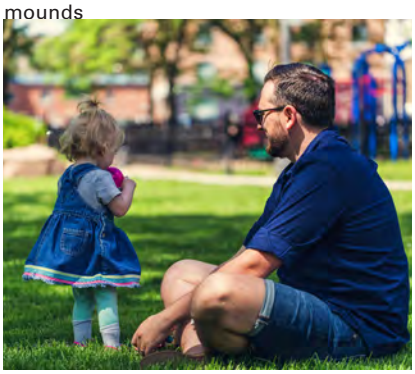


Figure 3.26 Multi-purpose field

Figure 3.27 2- to 5-year play

Figure 3.28 Workout station

Figure 3.29 Restrooms

Figure 3.30 Seat wall

Figure 3.31 Seat wall

3.2.7 SPECIAL LANDSCAPE FEATURES

The Avenues Neighborhood Plan includes an enhanced iconic entry at Valpico Road, generously landscaped street frontage and carefully designed interfaces with agricultural edges. These will contribute to both the desirability and livability of the new community. The character of these features reflects the agrarian heritage of the site. No fee credit or park credit will be given for these amenities.

3.2.7.1 Summit Drive at Valpico Road

The Summit Drive entry at Valpico Road is an inviting gateway to the community. A stone entry building on the west side and a walk-through portal on the east are surrounded by flowering orchard trees and create a rustic, agrarian feel. Stone columns, accent planting at corners, enhanced paving at crossings, and columnar trees in the median provide formality to the entry. Broadleaf evergreen trees in a triangulated pattern soften the theme wall along Summit Drive, while more informal evergreen masses screen the wall along Valpico. Street trees and groundcovers or grasses in the parkway strips create a comfortable, pedestrian-scaled streetscape.

Temporary banner poles and banners may be located along Valpico Road and Summit Drive to be used for home sales banners. This signage will be maintained by project proponent. See Appendix B2: Avenues Additional Landscape Features/Character Elements And Sign Program for additional details.

CONCEPTUAL PROGRAM

Uses /Features

- A Entry monument building with lighted signage
- B Entry column
- C Walk-through entry portal and low stone wall (may have lighted signage)
- D Accent planting
- E Orchard-like trees
- F Columnar trees
- G Broadleaf evergreen trees

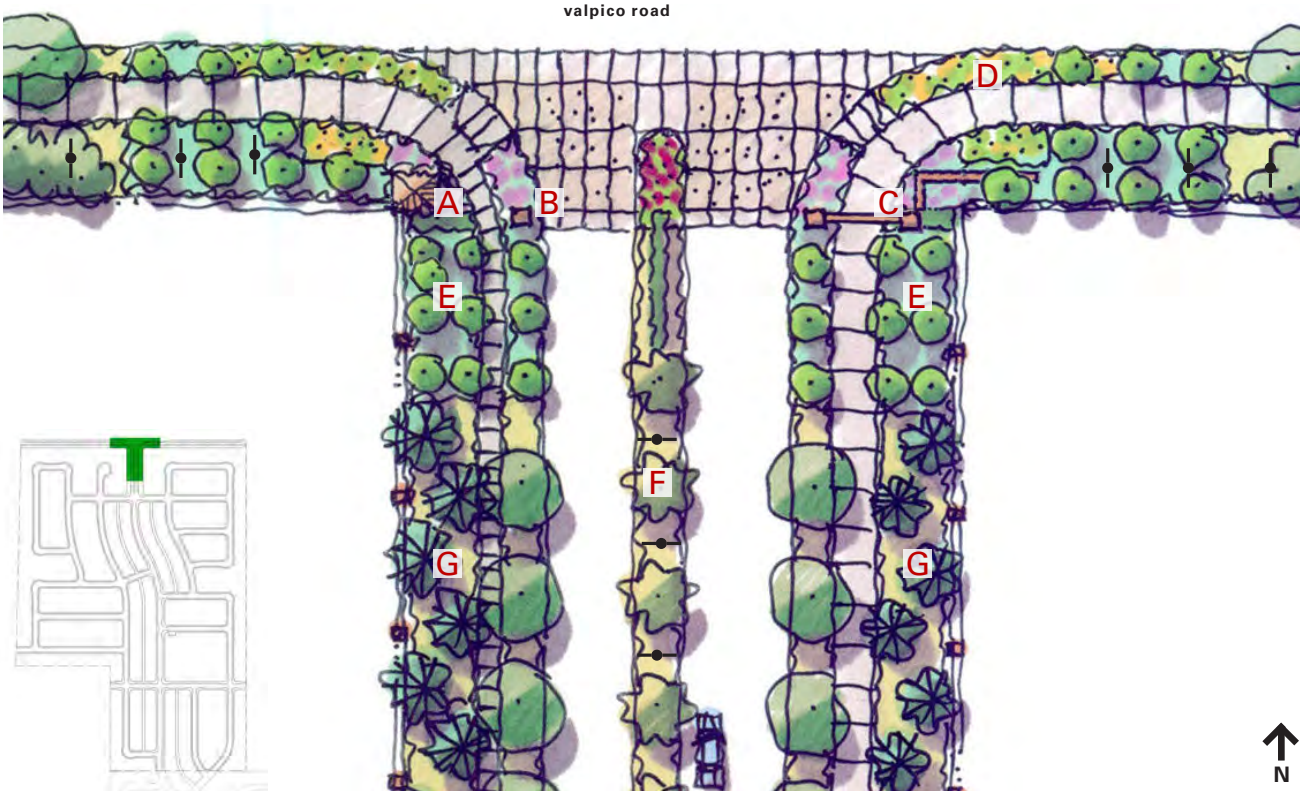


Figure 3.32 Key plan

Figure 3.33 Illustrative plan

Figure 3.34 Avenues Entry at Valpico Road and Summit Drive

Figure 3.35 Entry Monumental Building (Pump House)

Photo: Gates & Associates

Figure 3.36 Pump House character precedent

3.2.7.2 Valpico Road Streetscape

The Valpico Road streetscape includes a parkway strip with street trees underplanted with drought tolerant, groundcovers, shrubs and/or grasses. The landscape strip on the south side includes informal masses of trees, shrubs, hedges, and/or vines to screen the 8-foot masonry wall. For graffiti protection, coating should be applied to all visible sides of the theme walls. The median is planted with trees and drought tolerant shrubs, grasses, and/or groundcovers.

CONCEPTUAL PROGRAM

Uses /Features

A Street trees
B Tree and/or shrub masses
C Median tree with shrubs and groundcovers
D Eight-foot theme wall

Figure 3.37 Street tree and median tree with shrubs and groundcovers

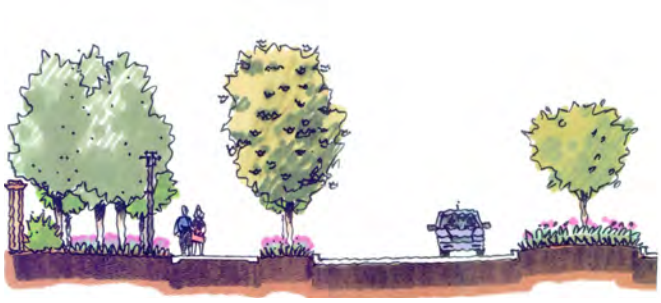


Figure 3.39 Valpico Road section

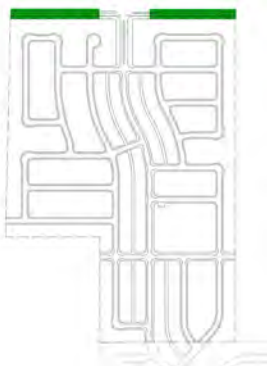


Figure 3.38 Key plan

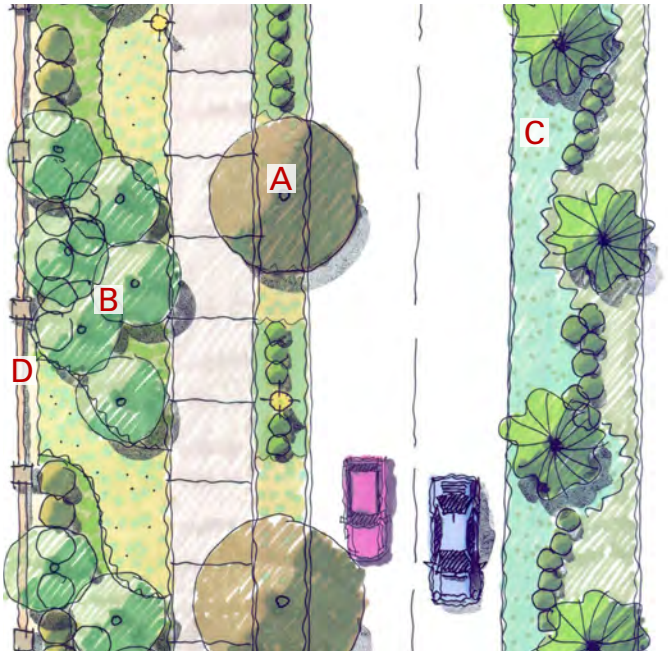


Figure 3.40 Valpico Road plan

3.2.7.3 Valpico Road Streetscape — Interim Condition

Valpico Road will initially be installed in an interim condition. At this time, a landscape strip will be planted between the multipurpose path and the street. When the ultimate condition is installed, the temporary landscape strip will be reduced to the 7-foot parkway strip shown for the permanent Valpico Road condition. The plantings will be consistent with the design described for the final Valpico condition. Plantings include tree masses along the theme wall with drought-tolerant shrubs, groundcovers and grasses as understory. No trees will be planted in the temporary landscape area.

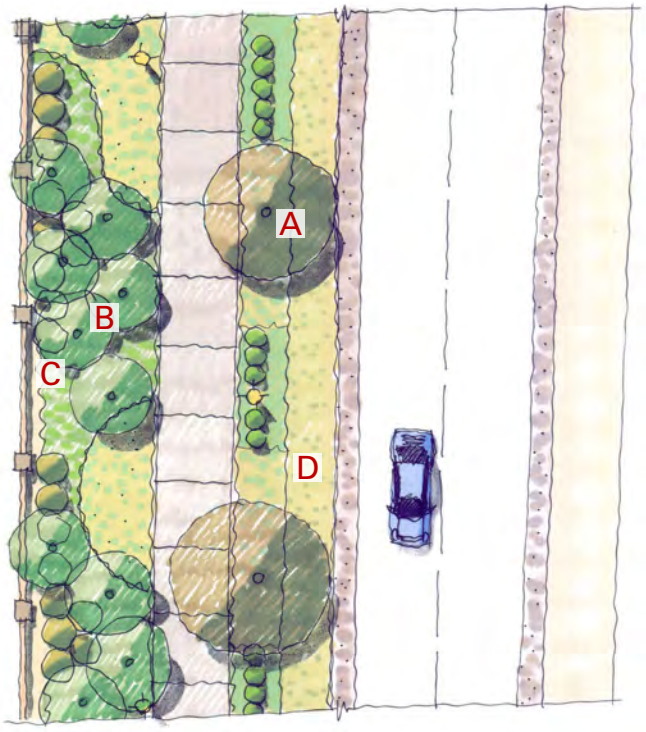


Figure 3.41 Illustrative plan

CONCEPTUAL PROGRAM

A Street trees
B Tree and/or shrub masses
C Eight-foot theme wall
D Temporary landscape strip

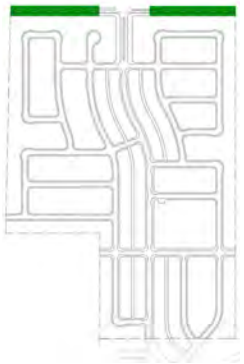


Figure 3.42 Key plan

3.2.7.4 Summit Drive

The 6-foot landscape strips on Summit Drive are planted with street trees and low, drought tolerant groundcovers and grasses. Trees are spaced at minimum 30 feet on-center where there are no conflict with utilities for an inviting streetscape aesthetic. Pedestrian walk-throughs are provided in planting strips to facilitate access from on-street parking to alley loaded lots and at key locations where crossings would be needed to access the park or multi-purpose path. Pedestrian walk-throughs may include stepping stones, pavers, or decomposed granite.

Bulb-outs enhance key intersections, slowing traffic and creating a more intimate, neighborhood feel. Enhanced pavers at crosswalks further emphasize crossings, slow traffic, and create a visually appealing streetscape.

Figure 3.44 Decorative pavers at crosswalks

CONCEPTUAL PROGRAM

A Street trees, drought-tolerant planting in landscape strip
B Pedestrian access through landscape strip
C Bulb out with accent planting at intersection
D Decorative pavers at pedestrian crossings

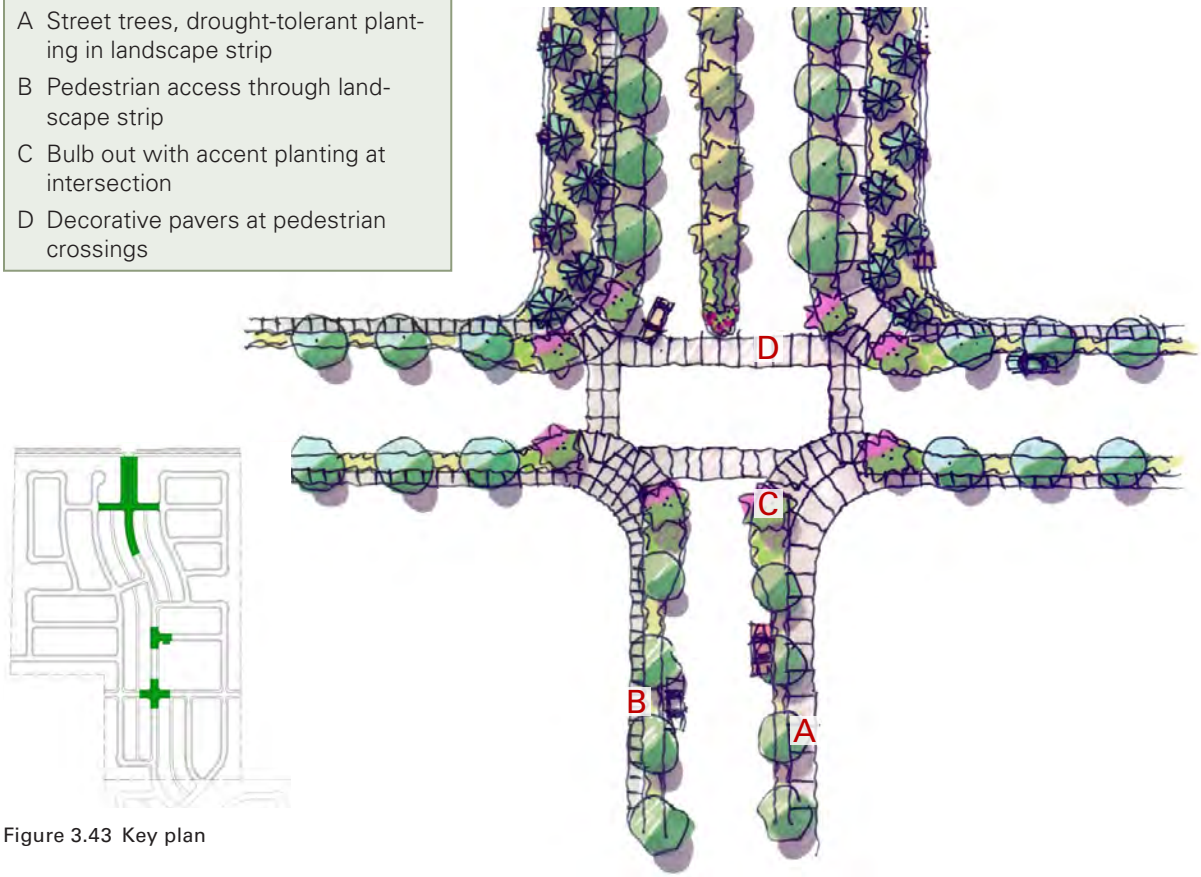


Figure 3.43 Key plan

3.2.7.5 Agricultural Edge

The edges of the community adjacent to existing agricultural uses will be defined with 8-foot wood privacy fences or boundary walls. Where streets terminate at site boundaries, barriers shall be City standard (guard rails), or at the developer's option, temporary gates for enhanced visual effect and to minimize the intrusion of dust from undeveloped properties. Gates will be designed to allow for emergency vehicle access if needed. Gates may be wood, metal, or comparable material.

Temporary gates shall be removed at the time development occurs adjacent to the Neighborhood Plan area, when roadways are connected to these streets. The subdivision is not intended to be a gated community.

CONCEPTUAL PROGRAM

A 8-foot privacy fence or boundary wall

B 8-foot rolling temporary gate

Figure 3.45 Eight-foot privacy fence

Figure 3.46 Eight-foot rolling gate

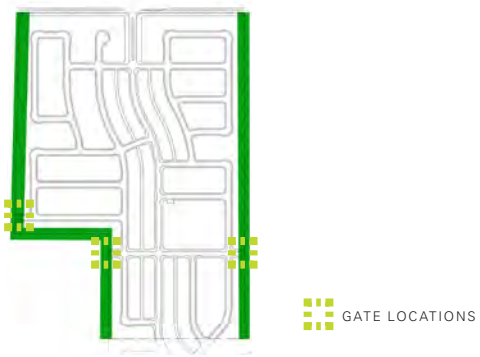


Figure 3.47 Key plan

3.2.8 LIGHTING, SIGNAGE, AND FURNISHINGS

3.2.8.1 Lighting

Ornamental street lights shall be traditional in character and at a pedestrian-scale. They are used for all streets, parks, trails, bike paths, and walkways. The style of street lights shall be the same as street lights found in Ellis. Maintenance will be in accordance with the ECFD and EMA. All streets and parks shall be lit to provide safe evening passage.

Special ornamental lighting may also be incorporated into thematic monuments and signs at park entries.

All fixtures will be cut-off luminaires to control light and glare. The lighting specified, although traditional in appearance, shall have state-of-the-art luminaires for lighting efficiency and glare reduction.

Light fixtures shall direct lighting patterns downward in either a symmetrical or asymmetrical lighting pattern on the ground with very little glare. The post lights, specified to be mounted at the height of 14 feet, are scaled to pedestrians. This is an optimal height which balances lighting efficiency and performance, while providing direct illumination of pedestrian areas for facial illumination, thereby providing a safe night-time environment.

The lighting shall be spaced along the street and between the street trees. Street trees are specified to have a minimum 10-foot clearance to street lights in order to provide adequate room for the proper lighting performance.

3.2.8.2 Public Property Signs

Signs in the Avenues Neighborhood Plan Area in the public right-of-way, the public parks, or on public property, shall be regulated by Title 10, Article 35 of the Tracy Municipal Code and CalTrans regulations, except as specified in Section 3.2.8.2 of the Avenues Neighborhood Plan and Appendix B2: Avenues Additional Landscape Features/Character Elements And Sign Program. The signs included in this Avenues Sign Program shall be permitted as shown. The approval process shall include only building permit, and a sign permit processed in accordance with Title 10, Article 35 of the Tracy Municipal Code. For purposes of indemnifying the City, all temporary signage to be located within street right-of-ways, as approved in the Avenues Neighborhood Plan, will require one all-inclusive encroachment permit. Regulatory signs not approved as part of the Avenues Neighborhood Plan shall comply with City Standards or California Department of Transportation (Caltrans/California Manual on Uniform Traffic Control Devices (CA-MUTCD) standards where applicable.

In addition, the design of the landscape features/character elements in Appendix B2: Avenues Additional Landscape Features/Character Elements And Sign Program shall be permitted as shown.

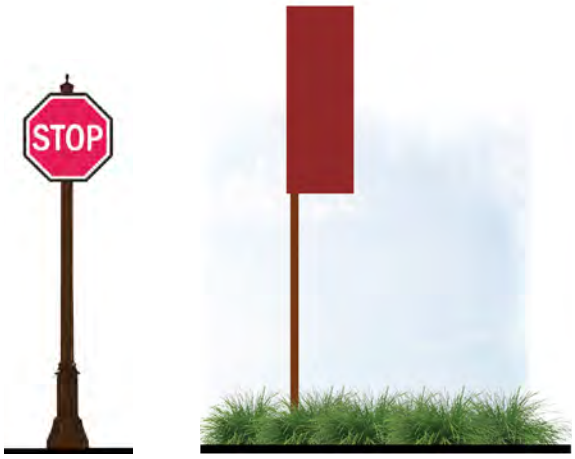


Figure 3.49 Regulatory signage and Flag signs

Figure 3.48 Sign Type J

Figure 3.50 Wall Sign — Sign Type H

3.2.8.3 Furnishings

Site furnishings shall include a simple palette of durable traditional street and park furnishings, including bike racks, trash receptacles, and benches. The selection of site furniture should incorporate elements found throughout Ellis, to provide a visual connection between the Avenues and the Ellis community.

Park furnishings and equipment should be thoroughly evaluated for durability, ADA compliance, and consistency with visual character. Maintenance of furnishings will be the responsibility of the EPOA except in the park which shall be maintained by the City, and shall be funded by the ECFD.

ELEMENTS	DESCRIPTION	MANUFACTURER,MODEL, FINISH, COLOR
Street Lighting	Ornamental Traditional Acorn	Sternberg Birmingham series, Dark Bronze Textured, LED
Street/Wayfinding Poles	Ornamental Traditional	Sternberg Richmond and/or Lexington series, Dark Bronze Textured, LED
Street/Wayfinding Signs	Custom metal panel	Custom artwork on aluminum panel; Panel: reflective to match Pantone 155C; Lettering: 4", Gill Sans MT Condensed, black
Regulatory Sign Poles	Ornamental	Sternberg Richmond or Lexington series, Dark Bronze Textured
Banner Poles	Ornamental Traditional	Sternberg Birmingham series with Sternberg Banner Arms, Dark Bronze Textured
Enhanced Crosswalk Paving	Decorative Unit Pavers with Colored Concrete Band	Ackerstone, Holland Stone1, Carmel with CA del Mar aggregate FM mix, grind finish. Concrete accent band in Davis color 8084 (Silversmoke), sandblast finish
Stone Elements (Buildings, Walls, Portals, Signage)	Stone Veneer	El Dorado Natural Stone - Profile: Cliffstone; Color: Montecito; Stone Variety: Pennsylvania Fieldstone; Grout Style: Dry Stack
Pet Station/ Other Community Signs	Decorative metal panel	Custom artwork on aluminum panel with vynl letters. Panel color: SW2912 Chanticlear (PMS 7623c) Lettering color: SW6385 Dover White, Text per City Standards
Benches	Ornamental Traditional	Dumor 140/144 series, black powdercoat with custom lettering
Trash/Recycling	Ornamental Traditional	Dumor 148 series, trash and recycle separate
Bike Rack	Traditional	Maglin MBR200 series with custom lettering, black powdercoat
Bike Rack	Decorative	Huntco, The VELO or approved equal, color RAL 3003 Ruby Red
Tree Guard	Ornamental	Iron Age Designs Basic, Powdercoat, Special Rust #47
Drinking Fountain	Ornamental Traditional	MDF Most Dependable Fountains, 2008SM w/valve faucet, black
Picnic Tables	Ornamental	Dumor, 448 and 443 series, black
Shade Structure	Decorative	May be prefabricated or custom; materials will may be metal, stone or stone veneer, may include logo or lettering, may be solid or perforated as necessary to provide adequate shade.
Restroom	Prefabricated	Public Restroom Company; model PS 111; ADA accessible with enhanced finishes: board and batten with ledgestone, standing seam hip roof
Play Equipment/Elements	Thematic,Educational, Innovative Play Elements	Play equipment and elements may be themed, custom or prefabricated; primary materials to be metal with steel, steel-reinforced cables, GFRC or other with limited use of water, sand or wood for play value.

Table 3.1 Avenues specifications (or equal as approved by the developer)

Figure 3.51 Bench

Figure 3.52 Bike rack

Figure 3.53 Picnic table

Figure 3.54 Trash

Figure 3.55 Bike rack

Figure 3.56 Tree grate

Figure 3.57 Pet station

Figure 3.58 Shade structure

Figure 3.59 Play equipment

Figure 3.60 Play equipment

Figure 3.61 Shade structure

Figure 3.62 Play equipment

Figure 3.63 Play equipment

3.2.8.4 Streetscape Types

The streetscapes of the Avenues vary. Primary streets will have landscaped park strips between the sidewalk and curb. These park strips shall be planted with ornamental, drought-tolerant landscape materials, the park strips or landscape strips will be planted with trees which shall be counted as a City tree for each lot/residence, no residential front yard City trees shall be required. Where parking is provided on streets with alley-loaded homes, pedestrian access through the park strips must be provided at a minimum of every residence. Where parking is provided along park frontage, park strips may be eliminated or limited to facilitate access.

Sustainable Landscape Design

The landscape system shall comply with the current Department of Water Resources Water Efficient Landscape Ordinance and CalGreen Building Code. Landscape should be designed to reflect current best practices in landscape sustainability, including some or all of the following:

- Emphasize drought tolerant, native or climate-adapted plants
- Use California native plants where possible
- Minimize the use of lawn, except for recreational purposes
- Group plants by water use, i.e., hydrozones.
- Design high efficiency, weather-based irrigation systems
- Space plants to avoid the need for shearing
- Choose diverse plant palettes
- Design high-efficiency landscape lighting systems
- Minimize light pollution and trespass

3.2.8.5 Street Trees

The landscape system is designed to honor the small-town agrarian history of the area with shady, pedestrian-friendly streets and a diverse, drought tolerant plant palette which complements the architectural character of the houses. It is expected that recycled water will be available for irrigation of public streets, including Summit Drive, and common areas in the future. Street trees have been carefully selected for recycled water tolerance. Street trees located in landscape strips shall meet the requirement of a City tree located in residential lot/home front yards. Proponent may adjust street tree spacing to avoid constraints, such as utilities.

- Large canopy trees will line the community streets. Medium-sized canopy trees will enclose the neighborhood streets.
- Accent trees will be used to define the community, neighborhood intersections, and pedestrian street crossings, as well as identify entries to the park.
- Orchard-like grid tree planting may be used in the entry areas to reinforce the agrarian theme. Trees in the orchard may be flowering, non-fruit-producing trees.
- The park will be planted with a diversity of trees to provide shade and seasonal interest, as well as to define outdoor rooms within the parks.

TREES			
STREET	USE	BOTANICAL NAME	COMMON NAME
VALPICO ROAD	Street Tree	Pistacia chinensis 'Keith Dave'	Chinese Pistache
		Quercus agrifolia	Coast Live Oak
	Background Trees	Quercus ilex	Holly Oak
	Accent Tree	Lagerstroemia indica	Crape Myrtle
ENTRY AT VALPICO	Street Tree	Ulmus parvifolia	Chinese Elm
		Lagerstroemia indica	Crape Myrtle
	Accent Tree	Chitalpa tashkentensis	Pink Dawn Chitalpa
	Columnar Tree	Carpinus betulus 'Fastigiata'	Southern Live Oak
	Evergreen	Arbutus 'Marina'	Arbutus Marina
SUMMIT DRIVE	Street Trees	Quercus palustris	Pin Oak
	Accent Trees	Lagerstroemia indica	Crape Myrtle
		Chitalpa tashkentensis	Chitalpa
NEIGHBORHOOD STREETS	Street Tree	Ulmus parvifolia 'Allée'	Chinese Elm
PARK AND SPECIAL LANDSCAPE FEATURE TREES		Aesculus x. carnea 'Briotii'	Red Horse Chestnut
		Carpinus betulus	European Hornbeam
		Catalpa speciosa	Western Catalpa
		Cedrus deodara	Deodar Cedar
		Chionanthus retusus	Chinese Fringe Tree
		Cinnamomum camphora	Camphor Tree
		Crinodendron patagua	Lily of the Valley Tree
		Fagus sylvatica	European Beech
		Magnolia grandiflora	Southern Magnolia
		Melaleuca quinquenervia	Cajeput Tree
		Nyssa sylvatica	Sour Gum
		Olea europaea 'Swan Hill'	Olive
		Podocarpus species	Fern Pine
		Quercus sp.	Oak
		Quercus rubra	Northern Red Oak
		Sapium sebiferum	Chinese Tallow Tree
		'Swan Hill'	Swan Hill
		Tipuana tipu	Tipu Tree
		Ulmus parvifolia	Chinese Evergreen Elm
		Ulmus sp.	Elm
		Zelkova 'Green Vase'	Japanese Zelkova
		Zelkova 'Village Green'	Japanese Zelkova
		Zelkova serrata	Sawleaf Zelkova

Table 3.2 Tree List (to be adapted to respond to the specifics of each individual site and use)

SHRUBS AND PERENNIALS	
BOTANICAL NAME	COMMON NAME
Abelia sp.	Abelia
Acacia species	Acacia
Acanthus mollis	Bear's Breech
Agapanthus species	Lily-of-the-Nile
Arbutus unedo 'Compacta'	Dwarf Strawberry Tree
Arctostaphylos species	Manzanita
Buxus species	Boxwood
Calamagrostis 'Karl Foerster'	Reed Grass
Callistemon 'Little John'	Weeping Bottlebrush
Camellia species	Camellia
Carex	Berkeley Sedge
Carpenteria californica	Bush Anemone
Ceanothus species	Wild Lilac
Cistus species	Rockrose
Coleonema species	Breath of Heaven
Dietes sp.	Iris
Erigeron karvinskianus	Fleabane
Escallonia sp.	Escallonia
Euonymus sp.	Euonymus
Euryops pectinatus	Golden Bush Daisy
Festuca californica	'Elijah Blue' California Fescue
Galvezia speciosa	Island Bush Snapdragon
Gazania sp.	—
Geranium sp.	Cranesbill
Helictorichon sempervirens	Blue Oat Grass
Hemerocallis sp.	Day Lily
Heteromeles arbutifolia	Toyon
Heuchera sanguinea	Coral Bells
Hydrangea sp.	Hydrangea
Ilex aquifolium	Holly
Iris douglasiana	Douglas Iris
Juncus patens 'Elk Blue'	California Gray Rush
Lantana species	Lantana
Lavandula sp.	Lavender
Leymus 'Canyon Prince'	Canyon Prince Wild Rye
Liriope muscari	Big Blue Lilyturf
Lomandra longifolia	Draft Mat Rush
Loropetalum chinense	Red Fringe Flower
Mahonia repens	—
Mimulus sp.	Monkey Flower
Miscanthus sinensis 'Adagio'	(no common name)
Muhlenbergia rigens	Deer Grass
Myrica californica	Pacific Wax Myrtle
Myrtus communis	Myrtle
Nandina sp.	Heavenly Bamboo
Nerium oleander	Oleander

Table 3.3 Recommended Shrubs/Perennials

continued on next page

SHRUBS AND PERENNIALS	
BOTANICAL NAME	COMMON NAME
Phormium tenax	New Zealand Flax
Pittosporum crassifolium	—
Pittosporum tenuifolium	—
Polystichum muniturm	Western Sword Fern
Rhamnus 'Eve Case'	Coffeeberry
Rhododendron	Rhododendron
Rosa sp.	Rose
Rosmarinus sp.	Rosemary
Salvia sp.	Sage
Santolina sp.	Lavender Cotton
Senecio cineraria	Dusty Miller
Sollya heterophylla	Australian Creeper
Spirea sp.	Spirea
Syringa vulgaris	Lilac
Teucrium sp.	Germander
Viburnum sp.	Viburnum
Wistringia fruticosa	Coast Rosemary
Xylosma congestum	Shiny Xylosma

Continued Table 3.3 Recommended Shrubs/Perennials

GROUNDCOVERS	
BOTANICAL NAME	COMMON NAME
Bergenia crassifolia	Winter-BloomingBergenia
Ceanothus species	Wild Lilac
Convolvulus mauritanicus	Ground Morning Glory
Coprosma 'Verde Vista'	—
Dymondia margaretae	—
Festuca sp.	Fescue
Fragaria chiloensis	Wild Strawberry
Gazania sp.	—
Helictotrichon sempervirens	Blue Oat Grass
Hemerocallis sp.	Day Lily
Iris douglasiana	Douglas Iris
Lantana sp.	Lantana
Liriope muscari	Lily Turf
Myoporum parvifolium	—
Osteospermum fruticosum	Trailing African Daisy
Rosmarinus officinalis 'Prostratus'	Prostrate Rosemary
Scaevola 'Mauve Clusters'	—
Stipa pulchra	Purple Needlegrass
Trachelospermum asiaticum	—
Vinca minor	Dwarf Periwinkle

Table 3.4 Recommended Groundcovers

VINES	
BOTANICAL NAME	COMMON NAME
Campsis radicans	(no common name)
Clematis armandii	Evergreen Clematis
Clytostoma callistegiodes	Lavender Trumpet Vine
Distictis sp.	Trumpet Vine
Hardenbergia violacea	Happy Wanderer
Jasminum polyabthum	Jasmine
Parthenocissus tricuspidata	Boston Ivy
Solanum jasminoides	Potato Vine
Wisteria sinensis	Chinese Wisteria

Table 3.5 Recommended Vines

3.2.9 UTILITIES

The City of Tracy Master Plans identify the improvements required for the maximum buildout of the Avenues. Existing utility systems that are of adequate capacity will be utilized to serve the Avenues. In the event that the existing infrastructure does not have sufficient capacity to serve the project, additional improvements will be constructed to supplement or provide additional capacity.

3.2.9.1 Domestic Water

Service Provider

The City of Tracy provides potable water service in the City of Tracy.

Water Supply

The City of Tracy has multiple sources of water including groundwater wells and surface water from the Central Valley Project and the South County Water Supply Project. The City treats the surface water obtained from the Central Valley Project at its John Jones Water Treatment Plant located near the airport in the southeast portion of the City. The surface water obtained from the South County Water Supply Project is treated and delivered to the City by the South San Joaquin Irrigation District.

Existing Facilities

The City's water system is comprised of two existing Pressure Zones (One and Two) and a planned third zone (Three). Avenues is located in Pressure Zone Two which serves areas between elevation 75 and 150. Treated water leaves the City's water treatment plant at Zone 2 Pressure. There is an existing 24" Zone 2 water main in Corral Hollow Road and an existing 16" water main in Valpico Road. There is also a planned 12" Zone 3 water main in Summit Drive, under construction by Ellis, which will extend to the south side of the project.

Master Plan Improvements

The City of Tracy completed the Citywide Water System Master Plan in December 2012. The Master Plan identified the required potable and recycled water system facilities required to serve the buildout of the City's General Plan including existing and future service areas within the Sphere of Influence. Avenues was included as a future project in the Master Plan.

The Master Plan recommended treatment, storage, pumping, and piping improvements as well as new groundwater wells to support the General Plan buildout of the City. These improvements include the improvements needed for Avenues, which is the extension of a 12" water main in Summit Drive through Avenues with an emergency PRV at the connection to the planned 12" Zone 3 water main, under construction by Ellis, at the southerly project boundary to the existing 16" water main in Valpico Road.

Avenues will participate in the implementation of the water system Master Plan through the payment of fees, and/or the construction of improvements, which will include a credit and reimbursement agreement.

Projected Water Demand

The projected water demand was calculated for Avenues using the water demand factors contained in the Master Plan. Table 3.6 shows the projected water demand of 232,065 gpd based on the Master Plan Generation factors.

PROJECTED WATER DEMAND				
Land Use	Acres (ac)	Dwelling Units (du)	Demand Factor (gpd/du or ac)	Average Daily Demand (gpd)
Residential	90.5	480	450	216,000
Park[1]	4.5	—	3,570[1]	16,065
TOTAL	95	480		232,065

1 Park Demand Factor is based on 4 acft/AC/year from the Master Plan

Table 3.6 Projected Water Demand

Specific Plan Improvements

The proposed water improvements for Avenues will consist of a conventional on-site water system with mains, services and fire hydrants designed in accordance with the City of Tracy Design Standards.

3.2.9.2 Wastewater Treatment

Service Provider

The City of Tracy provides wastewater collection and treatment in the City of Tracy.

Existing Facilities

There is a proposed 8" sanitary sewer main in Summit Drive, under construction by Ellis, on the south side of the project that is not intended to serve Avenues. There is an existing 18" sanitary sewer main in Corral Hollow Road near the intersection of Parkside Drive which flows northerly in Corral Hollow Road increasing in size and eventually reaching the City of Tracy Wastewater Treatment Plant located near Holly Drive and W. Larch Road north of Interstate 205. The Avenues, upon Final Map approval, is expected to be allocated existing capacity if available for development.

Master Plan Improvements

The City of Tracy completed a Wastewater Master Plan in December 2012. The Master Plan identified infrastructure requirements for both wastewater treatment and conveyance based on wastewater flows from existing and future service areas. Avenues was included as future residential in the Master Plan.

The Master Plan recommends a phased expansion of the existing wastewater treatment plant from its current capacity of 10.8 mgd to 21.0 mgd and also recommends conveyance improvements for the east and west catchment areas in the City. Avenues is located in the west catchment area which will include an extension of the existing Corral Hollow Road Sewer from Parkside Drive to W. Linne Road as well as upgrades to increase the capacity of the existing Corral Hollow Road Sewer, a new Lammers Road Sewer and other downstream improvements.

Construction plans for the first phase of upgrades to the existing Corral Hollow Road sewer, downstream from Parkside Drive, and the extension of the Corral Hollow Road sewer, from Parkside Drive to Linne Road have been completed. Construction of both of these projects is expected to occur in 2017/2018 and be available to serve the Avenues project.

Avenues will participate in the implementation of the Wastewater Master Plan through the payment of fees and/or the construction of Master Plan facilities with corresponding fee credit and reimbursement agreement.

Projected Wastewater Demand

The projected wastewater demand was calculated for Avenues using the wastewater generation factors contained in the Master Plan. Table 3.7 shows a projected wastewater demand of 126,720 gpd.

PROJECTED WASTEWATER DEMAND				
Land Use	Acres (ac)	Dwelling Units (du)	Demand Factor (gpd/du or ac)	Average Daily Demand (gpd)
Residential	90.5	480	264	126,720
Park	4.5	—	—	0
TOTAL	95	480	264	126,720

Table 3.7 Projected Wastewater Demand

Specific Plan Improvements

The proposed wastewater improvements for Avenues will consist of a conventional on-site gravity sanitary sewer system with mains, manholes, and laterals designed in accordance with the City of Tracy Design Standards. The on-site sanitary sewer mains will collect wastewater from the homes and direct it towards Summit Drive and then from south to north in Summit Drive towards Valpico Road.

The proposed wastewater improvements will also include an off-site sanitary sewer main in Valpico Road that will convey wastewater from Avenues and connect to the extension of the proposed Corral Hollow Road Sewer as described in the Tracy Wastewater Master Plan. In the event that the Corral Hollow Road Sewer has not been extended from Parkside Drive to Valpico Road, Avenues may construct it and enter a fee credit and reimbursement agreement with the City of Tracy.

3.2.9.3 Recycled Water

Service Provider

The City of Tracy is planning to provide recycled water services to portions of the City of Tracy.

Existing Facilities

There is a planned 8" recycled water main in Summit Drive, under construction by Ellis, on the south side of the project.

Master Plan Improvements

The City of Tracy has a Citywide Water System Master Plan. The Master Plan identified the potable and recycled water system facilities required to serve the buildout of the City's General Plan including existing and future service areas within the sphere of influence. Avenues was included as future residential as part of the Master Plan.

STORMWATER SYSTEM DEMAND AND CAPACITY REQUIREMENTS — ULTIMATE SITE				
10 YEAR EVENT — EXISTING SITE				
Using Rational Method (Q=CIA)				
Time of Concentration (t_C) = 67 min				
Intensity (I) = 0.32 in/hr				
	C Value	I	Area	Volume
Description		in/hr	ac	cfs
Existing Site	0.25	0.32	95.04	7.60
			Q_E (Peak Flow)	8
10 YEAR EVENT — PROPOSED SITE				
Using Rational Method (Q=CIA)				
10 Year Event, tc = 42 min				
Intensity (I) = 0.42 in/hr				
	C Value	Total Rainfall	Area	Volume
Description		feet	ac	cfs
Total Area			95.0	
Residential Lots	0.35	0.42	74.0	10.88
Parks	0.20	0.42	4.0	0.34
Roads	0.95	0.42	17.0	6.79
			Q_P (Peak Flow)	18.01
			Q_P (Peak Flow)	18

Notes
C Values are per the City of Tracy Design Standards, December 2008.
Residential Lots = Low Density (Single Family) C=0.35
Parks = Lawn or Landscaping C=0.20
Roads = Paving C=0.95

Table 3.8 Stormwater System Demand and Capacity Requirements

The City plans to distribute tertiary treated effluent from its Wastewater Treatment Plant located on Holly Drive.

The Master Plan recommends a main pump station and storage tank at the wastewater treatment plant, three additional pump stations, two additional storage tanks, and recycled water mains to distribute recycled water to four planned pressure zones throughout the City of Tracy. These improvements will include a 30" main in Corral Hollow Road and an 8" main along the project frontage on Valpico Road.

Avenues will participate in the implementation of the recycled water system through the payment of fees and/or construction of Master Plan facilities with a corresponding fee credit and reimbursement agreement.

Projected Recycled Water Demand

The proposed project landscaping areas which may be irrigated with recycled water include the entry, along the Valpico Road frontage, Summit Drive landscape strips and medians, and the proposed park.

Specific Plan Improvements

The proposed recycled water improvements will consist of an 8" recycled water main in Summit Drive that will provide a connection from the 8" recycled water main at the southern end of the project, under construction by Ellis, to the proposed recycled water main in Valpico Road. The recycled water main will be connected to the potable water system until recycled water is available.

3.2.9.4 Storm Drain

Topography/Watershed

The Avenues site slopes gently from south to north at approximately 1% and has an elevation change of approximately 25'. The site is bordered by Valpico Road to the north, agricultural land to the east and west and Ellis, to the south.

Existing Facilities

There is an existing 54" storm drain in Summit Drive, recently constructed by Ellis, on the south side of the project. This storm drain main will drain to an interim retention basin located to the west until Detention Basin 3A (discussed below) and an extension of the storm drain is constructed through Avenues.

Master Plan Improvements

The City of Tracy adopted the City of Tracy Citywide Storm Drainage Master Plan (SDMP) in November 2012. The SDMP identified new storm drainage infrastructure needed to serve new development included in the City's General Plan as well as to correct existing deficiencies. Impacts associated with the implementation of improvements included in the SDMP were evaluated in the City of Tracy Citywide Storm Drainage Master Plan IS/MND adopted by the City in November 2012.

The City is comprised of a number of watersheds. Avenues lies within the Westside Channel Watershed which includes a portion of the West Side Irrigation District (WSID) main channel, the Westside Open Channel, several large diameter pipes, and a number of detention basins.

A portion of the Westside Channel Watershed lies within the Ellis Program subbasin which is generally bordered by Corral Hollow Road on the east, the Delta Mendota Canal on the south, Lammers Road on the west and Valpico Road on the north. Avenues is included, and development has been planned for in the Ellis Program.

The Ellis Program includes two detention basins, a storm drain with the equivalent capacity of a 12" storm drain extending from the South Linne detention basin to Valpico Road, a 42" storm drain from Valpico Road to the 3A detention basin and an 18" storm drain from the 3A detention basin that will connect to an existing 30" storm drain north of the Union Pacific Rail Road tracks. These improvements were evaluated in the City of Tracy Citywide Storm

Drainage Master Plan IS/MND adopted by the City in November 2012.

Avenues will participate in the implementation of the Ellis Program through the payment of fees and/or the construction of facilities with corresponding credits and reimbursements agreement.

Specific Plan Improvements

The proposed storm drain system for Avenues will consist of a conventional on-site storm drain system with mains, catch basins, and manholes designed in accordance with the SDMP and City of Tracy design standards.

The storm drain improvements will include the extension of the existing 54" storm drain main in Summit Drive, recently constructed by Ellis, to Valpico Road.

Benefit for South County Fire Authority

For the benefit of the City of Tracy and the South County Fire Authority (SCFA), the Avenues shall with the first phase of site improvements install, and connect to Ellis, the storm drain pipeline and waste water collection pipeline in Summit Drive beginning from the south boundary of the Avenues to the northern boundary of the Avenues at Valpico Road. The project shall also extend the storm drain east on Valpico Road to the point of design of the ultimate storm drain system for basin 3A, and shall extend the wastewater collection pipeline from Summit Drive to Corral Hollow Road, and make connection to the Corral Hollow Road wastewater collection pipeline. The portion of the improvements that are beyond the Avenues project responsibility, including program or public, shall be subject to a credit and reimbursement agreement.

3.2.9.5 Stormwater Quality

In 2015, the City of Tracy along with four other municipal agencies, including San Joaquin County, collaborated together to develop the "Multi-Agency Post-Construction Stormwater Standards Manual" (Manual), dated June 2015. This Manual was developed to comply with post-construction requirements from the State Water Resources Control Board under the National Pollutant Discharge Elimination System Phase II Small Municipal Separate Storm Sewer System General Permit (Phase II Permit). The Manual requires full hydromodification for developments that create and/or replace one acre or more of impervious surface. The Phase II Permit requires that the post-construction stormwater runoff flow rate shall not exceed the estimated pre-project flow rate for the 2-year, 24-hour design storm event. Further, the Manual requires bio-retention as the standard, or baseline, stormwater quality treatment measure; however, upon approval by the Utilities Division, alternative measures may be used if they meet the criteria provided on page 6-3 of the Manual and are at least as effective as bioretention. On-site pre-treatment is required by the Manual and shall be incorporated unless it is determined by the Utilities Division that stormwater treatment including pre-treatment is provided elsewhere, such as Detention Basin 3A as discussed below.

The SDMP does not include the additional capacity needed to incorporate stormwater quality treatment and/or full hydromodification within Detention Basin 3A. For this reason, the City shall complete a study to determine additional cost for compliance with the Manual at Detention Basin 3A. Financial plan/fee structure for Avenues shall address fair share cost of such improvements applicable to Avenues, if Detention 3A is to be used for compliance with the Manual.

3.2.9.6 Solid Waste Disposal

The Avenues will generate solid waste. Based on the City of Tracy General Plan EIR, capacity at the Foothill Sanitary Landfill that serves the City is currently available and is anticipated to accommodate the Avenues through the life of the General Plan. Tracy Delta Solid Waste Management, Inc. is currently the City's service provider for the collection, transportation, and disposal of refuse and garbage, including the collection of recyclable material and would serve the Avenues.

3.2.9.7 Energy

Pacific Gas and Electric provides electricity and natural gas to the residents and businesses within both the City and County. The Avenues will utilize energy-saving technologies through implementing sustainable building practices including materials and mechanical systems that reduce energy consumption. Active Solar Energy Systems will be offered as an option on all homes.

In addition, the Avenues is proximate to numerous amenities that will encourage residents to bike or walk versus driving:

- Central Park — center of Avenues Neighborhood Plan
- Proposed City Swim Center — approx. 1/4 mile south of southern boundary
- Proposed Ellis Village Center — approx. 1/4 mile southeast of Central Park
- Ellis Village Park — approx. 1/4 mile southeast of Central Park
- Ace Train Stop — approx. 11/2 miles southeast of Avenues Neighborhood Plan area
- Future Tracy Tracer stop — approx. 3/8 mile east of Valpico Road Entrance
- Sidewalks on both sides of all streets
- Multi-use paths that connect to off-site network

3.3 Infrastructure Funding and Phasing

3.3.1 INTRODUCTION

Certain public and capital facilities are required to support the development of the Avenues. Various items of off-site public utility infrastructure may need to be expanded, upgraded, or developed. All utilities need an extension of conveyance facilities to the Avenues site. Development also necessitates a complete road network within the Avenues to allow access to all parts of the neighborhood, as well as sidewalks, bike paths, and street features to ensure that the community retains a pedestrian-friendly quality. Beyond these basic needs, the project may also place demands on other public facilities. The Avenues will include internal public facilities such as a central park that will make the community distinctive and will ensure a high quality of community life as the Avenues develops. This section describes the funding alternatives and phasing for these facilities.

3.3.2 PUBLIC FACILITIES FUNDING SOURCES

All public infrastructure necessary for the development of the Avenues will be constructed through a combination of funding sources including, but not limited to, the following:

- Private capital from developer in the form of development impact fees and in-kind facilities development
- Bond proceeds
- Utility connection charges, and rates charged to end-users
- Assessments on the Avenues real property (including Community Facilities Districts) related to Avenues park and landscape maintenance, or facilities identified in the Specific Plan

- Credits and reimbursements related to oversizing, including public infrastructure improvements and facilities, etc.
- Other partnerships with public and private entities
- Grants and/or other funding sources

To the extent that sufficient funding is not available from other sources, private capital from the developer will cover all infrastructure funding requirements.

The park and landscape systems will be incrementally implemented over time to match the needs of the growing community.

The project shall construct the park. Construction of the park will start no later than issuance of the 200th building permit, and the entirety of the park will be constructed at one time.

The Avenues Neighborhood Plan provides regulations on the character and amenities proposed for parks. As the park system is implemented, detailed designs will be developed for the construction of the park based on this specific plan.

3.3.3 USES OF PUBLIC FACILITIES FUNDS

The public improvements and capital facilities that may be required and may be financed to support the development of the Avenues include:

- Water supply from the City for the project
- Project's share of the City's domestic John Jones Water Treatment Facility
- Domestic water conveyance (on-site and off-site)
- Project's share of expanding the City's existing Wastewater Treatment Facility
- Wastewater conveyance (on-site and off-site)
- Recycled water conveyance within the Avenues project
- Off-site stormwater detention facility
- Stormwater conveyance
- Dry utilities (on-site and off-site)
- Off-site road improvements
- On-site roads, sidewalks, and trails
- Monuments and the park
- Public area landscape and lighting
- Parks and signage
- Project's share of regional transportation facilities
- Project's share of school facilities
- Project's share of all public and public safety facilities
- Project's share of library facilities

3.3.4 MAINTENANCE AND OPERATIONS

The maintenance of the roads, parks, and other public amenities, detailed in the Avenues Neighborhood Plan will be funded through a combination of any and all of the following:

- Standard City maintenance responsibility
- Community Facilities District
- Payment by residents of the Avenues for City water and wastewater conveyance user fees
- Other utilities (such as electricity, natural gas, and telephone) and services (such as solid waste collection) will be maintained through fees and charges of the appropriate service providers.

The streetscape system, park system, and visual icons are integral components of the Avenues community character. To ensure the desired quality of the maintenance and management of the landscape and park system, a Community Facilities District (CFD) will be utilized. The Avenues will be annexed into the EPOA. The Avenues will participate in the ECFD to support EPOA maintenance. The EPOA will implement the maintenance of:

- Frontage along Valpico Road
- Interior streetscape system within the public right-of-way
- Special landscape feature areas
- Public art (if applicable)

- Signage elements in the public right-of-way which are non-regulatory
- Temporary rolling gates (Figure 3.46)

The project shall pay park impact fees pursuant Tracy Municipal Code and adopted City Council resolutions, and submit bonds with park improvement agreement. The park agreement will address park fee credits and/or reimbursements in compliance with City regulations. City will cooperate with the developer in timely review and approval of park improvement plans and park improvement agreement. With an approved park improvement agreement, the developer will not be required to pay park impact fees. The regular street tree pattern may be interrupted at parks to announce them as special features along the street, creating visual interest and variety.

The CFD will include a comprehensive identification of long-term replacement costs, escalation factors, and ultimate build-out of the total landscape system in determining the assessment fee. This anticipatory approach will ensure that appropriate maintenance levels are preserved.

The City and EPOA have or shall enter into a maintenance agreement to set forth and facilitate among other things the required maintenance obligations, standards for maintenance, and other associated obligations(s) as well as compliance with the Avenues operations and maintenance manual, to ensure the long-term maintenance of all public park and landscape areas, and other public improvements within the ECFD boundaries. The City shall maintain all parks and enhanced crosswalk paving; the EPOA shall maintain all other public landscaping. The City and Owner or EPOA may amend and make changes agreed upon to the maintenance agreement, maintenance responsibility, and the Avenues operations and maintenances manual upon mutual consent.

3.3.5 FIRE STATION FUNDING AND INFRASTRUCTURE CONSTRUCTION

Prior to the issuance of the first building permit within the project, the developer will pay to the City their full share of the Public Safety impact fees for the Avenues project. The first tentative map approved within the plan area shall also be conditioned to require the Subdivider to design, construct, and install the wastewater collection line from Corral Hollow Road and storm transmission lines under Valpico Road from Summit Drive to a Fire Station site location, consistent with the City's applicable Master Plans. The City shall request these improvements and costs in writing following submittal of the first tentative map, and include designated locations for these improvements, if the Master Plans have been updated to include these improvements, and costs. The improvements shall be installed as part of the first phase of project improvements, provided the location of the Fire Station site is identified within 30 days of submittal of the improvement plans and the City provides all easements, right of ways, encroachment permits,any other permits, or other approvals as needed for the improvements. The advanced Public Safety impact fees and the storm drainage, wastewater improvements shall be eligible for reimbursement and/or fee credits pursuant to applicable law once the improvement agreement(s) is effective. The City and Subdivider shall use best faith efforts to form a community facilities district for the Avenues to, among other things, fund an amount equal to the full build out amount of the Public Safety fee, and other impact fees for the Avenues project.

3.3.6 IMPLEMENTATION

Implementation of the Financing Plan may require the execution of several elements including, but not limited to, the following:

- Reimbursement and fee credit agreements
- Covenants, conditions, and restrictions
- Applications and grants for State and Federal funding
- Bond financing
- A Community Facilities District (CFD)
- Property Owners Association (POA)

Chapter 4.
Plan Review

4.1 Entitlement Process

This ESP and accompanying approvals, including certification of the Revised Environmental Impact Report and subsequent addendum, provide the basic authority of the development of a minimum of 1,380 units and a maximum of 2,730 residential units (not including secondary residential units); up to 180,000 square feet of retail, civic, office, and other commercial uses; neighborhood parks; and a proposed Aquatic Park serving as a Community Park.

4.2 Subdivisions

All subdivision maps shall be processed in accordance with State law, the Tracy Municipal Code, applicable City standards, and the Subdivision Map Act.

All streets, sidewalks, landscaping, and other public property improvements shall be consistent with regulations and guidelines of this ESP. Each tentative map application shall demonstrate compliance with the street sections, lot sizes, and other standards of the ESP, to the extent applicable on the tentative map. The submittal requirement of conceptual architectural elevations for vesting tentative maps has been satisfied by the ESP, Appendix A1 for the Ellis Neighborhood, and Appendix B1 for the Avenues Neighborhood. Review of the architectural elevations for specific development proposals will be addressed through the appropriate Pattern Book Certification process or the Development Review process. The form and content of the Final Map shall conform to the requirements of the Tracy Municipal Code and State law.

4.3 Development Review for the Avenues Neighborhood

Before a building permit may be obtained for any building or improvement within the Avenues Neighborhood, a Tentative Subdivision Map shall be submitted to the Development Services Department and the applicant must first obtain Development Review approval in accordance with the State law and the Tracy Municipal Code. Improvements are subject to the regulations contained in Chapter 3 of this ESP and the design guidelines established in Appendix B1: Avenues Pattern Book.

The Entry Monument Building (Pump House) (Figure 3.35) shall be permitted as depicted in the Sign Program, without Development Review.

4.4 Pattern Book Certification

The Neighborhood Pattern Books guide the development of new single-family or two-family dwellings plus commercial buildings within the Ellis and Avenues Neighborhoods and work in conjunction with the ESP to create and implement the vision for Ellis Specific Plan area. The Ellis Neighborhood Pattern Book is Appendix A1, and the Avenues Neighborhood Pattern Book is Appendix B1.

Before a building permit may be obtained, the applicant must first obtain a Pattern Book Certification (PBC) by the City to demonstrate that the proposal is in compliance with the site development and architectural patterns set forth in Appendix A1 or B1, as appropriate. Compliance with the ESP and Pattern Book is required for all improvements except as provided below. Pattern Book Certification is not required for (1) residential swimming pools, patio covers, shade structures, or similar residential accessory structures; (2) interior improvements such as plumbing, electrical or partition wall modifications where no modifications or improvements are made to or affect the appearance from the exterior of the structure; or (3) modifications to existing structures that have already received PBC and are in substantial compliance with the architecture, site plan, and other elements of the certified plans and the Pattern Book.

Pattern Book Certification

In order to obtain PBC, the applicant shall submit the following to the Development and Engineering Services (DES) Department:

1 Completed City of Tracy Development Application Form;

2 Application processing fee as established by Resolution of the City Council;

3 Five copies (15 for non-residential projects) of a detailed site plan showing all existing and proposed improvements on the site;

4 Five copies (15 for non-residential) of architectural elevations for all sides of proposed structures; including one color rendering of each street facing elevation;

5 A check list showing how the proposed site plan and architecture comply with the Pattern Book;

6 Five copies of a preliminary landscape plan for non-residential projects; and

7 For non-residential projects, all sewer, water, storm drainage and other utility plans and information as required by the City Engineer.

Upon receipt of a PBC application and checklist, the DES Department shall determine whether the application is complete for processing within 30 days. If the application is incomplete, the Department shall notify the applicant, in writing, of all specific items to complete the application. After receipt of a complete application, the DES Director shall approve, conditionally approve, or deny the application. The DES Director determination for residential projects shall be made within 10 days from receipt of a complete application and within 30 days for a mixed-use or non-residential project. The submittal shall be in compliance with the appropriate Pattern Book Checklist. If the DES Director determines that the submittal is not in compliance with the Pattern Book Checklist he /she shall have the option to refer the application to the Planning Commission for review of conformance with the Checklist.

The DES Director's, or Planning Commission's, determination for approval regarding PBC shall be based on the finding that the project application is consistent with the ESP and appropriate Pattern Book site design, architecture, and all other standards and guidelines as determined by conformance to Pattern Book checklist.

4.5 Interpretation

Every effort has been made with the ESP to provide policies and regulations that are clear; however, interpretations will be necessary when issues that were not anticipated arise. The DES Director is responsible for interpretation of the ESP.

If any situation arises in the implementation of the ESP that is not addressed by specific development regulations or if an issue, condition, or situation arises that is not clearly addressed in the ESP, the DES Director shall provide an interpretation based on such City codes, goals, policies, plans, and requirements as are most closely related to the subject matter of the issue or situation to be interpreted.

In all matters, if there is a conflict between the provisions of the ESP and the provisions of the Tracy Municipal Code, the ESP shall prevail. As to matters not categorically superseded and not otherwise specifically addressed by the ESP, the Tracy Municipal Code shall apply and shall be interpreted in a manner that is consistent with the goals and objectives of the ESP.

Administrative interpretations of the DES Director may be appealed pursuant to the appeal procedures and timelines set forth in the Tracy Municipal Code regarding appeals of administrative interpretations.

4.6 Minor Variations to the Neighborhood Plans or Pattern Books

Proposed variations to the ESP or a Pattern Book that substantially conform to the standards, regulations, and guidelines of the Ellis Specific Plan, and are not in conflict with any provisions of the Tracy Municipal Code that may apply to the ESP, may be permitted as "Minor Variations." Minor Variations may include, but are not limited to:

1 Allowance of a use not listed in the Permitted and Conditionally Permitted Uses matrix (Table 2.2), if the use is consistent with or similar to the ESP designation for the area in which the use is requested.

2 Changes to numbers or letters establishing or referencing text sections or figures, including references to Tracy Municipal Code sections.

3 Modifications to park and public space designs described in Chapters 2 and 3 of the ESP.

4 Modifications to informational material contained in the ESP or the Pattern Book that does not have regulatory effect.

5 Any other modifications determined by the DES Director to be in accordance with the required findings for a Minor Variation.

6 Modifications to approved architectural styles.

7 Approval of and changes to the appropriate Pattern Book Color Palette.

8 Changes to garage types.

9 Refinements to building massing and composition.

A request for a Minor Variation shall be submitted in writing to the DES Department and shall include an application processing fee equal to the Development Review Class B fee, and shall include the specific text, exhibits, or other changes proposed for the Minor Variation and other applicable material, if any, to the

DES Department in order to review the proposal and document all of the findings identified below.

All approved Minor Variations shall be documented in writing and maintained by the City with the ESP. A Minor Variation is not intended to replace the Variance process or approve Variances described in the Tracy Municipal Code.

The DES Director, acting upon any application for a Minor Variation that is determined to be complete, shall take the following steps: (1) approve the request, (2) approve the request with conditions or modifications, and/or (3) deny the request, or (4) refer the request to the Planning Commission for consideration, if after meeting with the applicant no resolution is possible. In order to approve a Minor Variation, the DES Director must make all of the following findings for the Minor Variation:

1 The Minor Variation substantially conforms to the standards, regulations, and guidelines of the ESP.

2 The Minor Variation is not in conflict with any provisions of the Tracy Municipal Code that apply to the ESP.

3 The Minor Variation will not adversely affect public health, safety, or welfare.

4 The Minor Variation will not adversely affect adjacent property.

5 The Minor Variation will not have adverse environmental effects that have not been previously analyzed

4.7 Amendments to the Specific Plan, Pattern Books, or Sign Programs

An amendment to the Ellis Specific Plan, Pattern Books, and/or Sign Programs that is not a Minor Variation shall be processed in accordance with the applicable State Government Code sections and applicable Tracy Municipal Code sections for Specific Plan Amendments.

It is the intent of the City and the property owners that environmental review for future discretionary approvals required to implement the Ellis Specific Plan rely, to the maximum extent allowed by law, upon the previously certified, adopted and approved environmental documents prepared for the original Ellis Specific Plan and the Avenues Specific Plan, and subsequent amendments and addendum, pursuant to the California Environmental Quality Act. Applications for ESP amendments shall be made to the City in writing in a form prescribed by the City.

4.8 Specific Plan Compliance and Enforcement

The DES Director is responsible for enforcing the provisions of the Tracy Municipal Code Title 10 and the ESP. The regulatory elements of the ESP are enforceable pursuant to the enforcement requirements of the Tracy Municipal Code.

4.9 Conditional Use Permits

Conditionally permitted uses are identified in Table 2.2 Permitted and Conditionally Permitted Uses. Conditional Use Permits shall be processed in accordance with Tracy Municipal Code, Chapter 10.08, Article 34.

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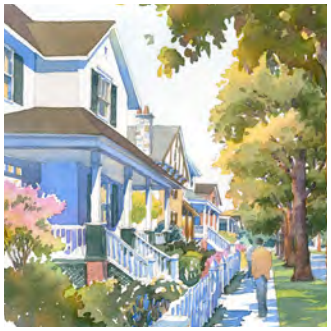
Chapter 5. Glossary



ACRES, GROSS: The entire acreage of a site, including all easements and rights-of-way; or the entire acreage of the site as shown on a recorded map. Calculated to the centerline of proposed bounding streets and to the nearest edge of the right-of-way of existing or dedicated streets.

ACRES, NET: The portion of a site that can actually be built upon. The following are not included in the net acreage of a site: public or private road rights-of-way and public open space.

ACRES, UNITS PER GROSS: Units divided by gross acres. Units per gross acre is to be calculated less Aquatic Park, School Site, Outer Approach/Departure Zone, and pipeline encumbered acres.

ALUCP OUTER APPROACH/DEPARTURE ZONE: The Outer Approach/Departure Zone is defined in Section 3.1.1. (d) of the 2009 San Joaquin County Aviation System Airport Land Use Compatibility Plan (ALUCP), as Zone 4, Outer/Approach Departure Zone situated along extended runway centerline beyond Zone 3. Approaching aircraft are usually at less than traffic pattern altitude in Zone 4. Prohibited Uses and other conditions within the Outer Approach/Departure Zone are limited to those identified in Table 3A of Section 3.1.1. – of the 2009 San Joaquin County Aviation System Airport Land Use Compatibility Plan.

AMENITY OR AMENITIES: A feature that increases attractiveness or value, especially of a piece of property; something that increases physical or material comfort; social courtesies; civilities.

ARCHITECTURAL ACCENT: A permanent decorative panel.

ARTERIAL ROADS: A major four-lane road serving local and longer distance travel. Arterial roads enable through traffic between collector roads and expressways, highways, and freeways. Arterial roads provide some limited access to adjoining properties.

BBID: Byron-Bethany Irrigation District.

BULBOUTS: A curb extension at an intersection used to shorten the pedestrian crossing distance; may also be used to shield on-street parking and create planter areas.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA): The State statutes and guidelines enacted by the California legislature in 1970 and as subsequently amended (Public Resources Code, Section 21000 et. Seq.) that contains a process for conducting environmental review for projects.

CALTRANS: California Department of Transportation.

CAPITAL IMPROVEMENT PROGRAM (CIP): A program established by a city or county government and reviewed by its planning commission, which schedules permanent improvements, usually for a minimum of five years in the future, to fit the projected fiscal capability of the local jurisdiction. The program generally is reviewed annually, for conformance to and consistency with the General Plan.

CIRCULATION: Free movement or passage; in this document, refers to vehicular and pedestrian movement within the neighborhood and between the neighborhood and its environs.

CITY: The City of Tracy, California.

CITY-BBID CONTRACT: A contract under negotiation between the City and BBID that would cause water allocations to individual projects to be transferred to the City for incorporation into the City's water supply system.

CLASS 1 BIKEWAY (BIKE PATH): Provides a completely separated right-of-way for the exclusive use of bicyclists and pedestrians.

CLASS 2 BIKEWAY (BIKE LANE): Provides a striped lane for one-way bike travel on a street or a highway.

CLASS 3 BIKEWAY (BICYCLE ROUTE): Provides connections to either Class 1 or Class 2 facilities. Class 3 facilities have no special lane markings, bicycle traffic shares the roadway with motor vehicles.

COLLECTOR STREETS: An intermediate-sized street generally smaller than arterial roads and larger than a neighborhood street.

COLONIAL REVIVAL: The reuse of Georgian and colonial design in the U.S. in the late nineteenth and early twentieth centuries.

COMMUNITY SERVICES: Utilities (such as water, gas, electricity, and sewer) and public services (such as police, fire, schools, parks, and recreation) provided to an urbanized or urbanizing area.

COMMUNITY SERVICES DISTRICT: A type of multi-function Special District (a separate local government that delivers public services to a particular area) providing one or more Community Services.

CPUC: California Public Utility Commission.

CRAFTSMAN STYLE: Originating in the late nineteenth century, this architectural style in the U.S. was influenced by the Arts & Crafts movement in England which emphasized the use of hand-crafted elements and natural materials instead of mass-produced components that were part of the industrialization and standardization of building components. Two California architects, Harry and Charles Greene, were among the first to design extensively in this style, producing designs for small, affordable, and very popular houses they called "bungalows." Typical style characteristics include relatively shallow pitch roofs with broad overhangs; open soffits with exposed rafters, brackets and braces of heavy timber; asymmetrical massing and window and door arrangements; inlet porches with tapered wood columns or piers with columns above; use of several materials on the exterior (e.g., a mix of stone, wood, shingle, and brick).

CUP: A Conditional Use Permit issued in accordance with the process set forth in the Tracy Municipal Code.

CURB CUTS: Interruptions in a concrete border or row of joined stones forming part of a gutter along the edge of a street, frequently to accommodate a driveway.

DENSITY: The measure of the ratio of population to the area of land occupied by that population, which may be expressed as dwelling units per acre, families per acre, persons per acre, or conversely, as acres per dwelling unit or square feet per dwelling unit.

DENSITY, GROSS: The ratio of dwelling units within the distinct boundaries of any property including the area to the center of an abutting street or access.

DENSITY, RESIDENTIAL: The number of permanent residential dwelling units per acre of land.

DEVELOPMENT: Any activity which occurs on land or water that involves the placement of any structure, the discharge or disposal of any waste material, grading, dredging or mineral extraction. This definition includes any change in use, density, and/or intensity including the subdivision of land, construction of any structure, and the removal or harvesting of major vegetation including land clearing other than for agricultural purposes.

DEVELOPMENT AGREEMENT: A legislatively approved contract between a jurisdiction and a person having legal or equitable interest in real property within the jurisdiction (California Government Code §65865 et. seq.) that "freezes" certain rules, regulations, and policies applicable to development of a property for a specified period of time, usually in exchange for certain concessions by the owner.

DIVERSITY BY DESIGN: Housing choices in urban areas that are attractive, accessible to parks, transit, work, shopping, and other amenities, and appealing to a broad spectrum of the population.

DWELLING UNIT: A room or group of rooms (including only one kitchen) that constitute an independent housekeeping unit, occupied or intended for occupancy by one household on a long-term basis.

EASEMENT: A right, as a right-of-way, afforded a person to make limited use of another's real property.

ELEVATION: Referring to the front, side, or rear of a structure taken as a complete composition with all of its building elements.

EMPLOYMENT CENTER: Geographic area exemplified by a high concentration of employment opportunities.

ELLIS PLAN AREA: The area covered by the ESP.

ENCROACHMENT: A gradual intrusion on the rights or possessions of another (e.g., a road which encroaches on a city park).

ENVIRONMENT: The physical conditions that exist within the area that will be affected by a proposed project including, but not limited to, land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance.

ESP: See Ellis Specific Plan.

FACADE: The face of a building.

FEASIBLE: Capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technical factors.

FULL SPECTRUM OF HOUSING: Housing availability within a community that presents desirable housing opportunities for individuals and families across the full range of income levels.

GENERAL PLAN (GP): The City of Tracy General Plan as adopted in July 2006, and amended from time to time.

HARDSCAPE: Impervious and permeable paving materials.

HIGHWAY: Major road developed and maintained by the State of California. Highways enable through-traffic throughout the state and provide linkages to the overall highway system of the state. Highways typically provide only limited direct access from adjoining properties.

HOUSEHOLD: All those persons — related or unrelated — who occupy a single dwelling unit.

IMPACT FEE: A fee, also called a development fee, levied on the developer of a project by a city, county, or other public agency as compensation for otherwise-unmitigated impacts the project will produce. Government Code Section 66000, et seq., specifies that development fees shall not exceed the estimated reasonable cost of providing the service for which the fee is charged. To lawfully impose a development fee, the public agency must verify its method of calculation and document proper restrictions on use of the funds.

IMPERVIOUS SURFACE: Surface through which water cannot penetrate, such as roof, road, sidewalk, and paved parking lot. The amount of impervious surface increases with development and establishes the need for drainage facilities to carry the increased runoff.

IMPROVEMENT: Such street work and utilities to be installed, or agreed to be installed (for which a security instrument is first accepted), by the subdivider on the subdivision or land adjacent thereto to be used for public or private streets, highways, ways, and easements, as are necessary for the general use of the lot owners in the subdivision and local neighborhood traffic and drainage needs as a condition precedent to the approval and acceptance of the parcel or final map thereof. Improvement also refers to such other specific improvements, the installation of which, either by the subdivider, by public agencies, by private utilities, by any other entity approved by the local agency or by a combination thereof.

INDIGENOUS: Living or occurring naturally in a specific area or environment; native; intrinsic to a place.

INFRASTRUCTURE: The various systems and facilities needed to support the operation of a community (e.g., sewer and water systems, electric systems, communication lines, roads).

KNOCK DOWN: Designed to be assembled and disassembled easily and quickly; a device or mechanism designed to be assembled and disassembled quickly and easily.

LANE: A paved right-of-way between or behind buildings.

LIVE /WORK: A predominantly residential mixed-use building type that accommodates commercial activity as a secondary use.

LOT: A unit of land which has been created under the provisions of the Subdivision Map Act or any prior law regulating the division of land or a local ordinance enacted pursuant thereto or was created prior to the time any local or state law regulated divisions of land or which were not subject to any local or state regulation at the time of its creation. Lots crossed by public road or highway rights-of-way will not be considered to have been 'subdivided' by such a road or highway. Except where a legal determination by the County concludes otherwise for a particular ownership, contiguous lots conveyed by U.S. patent or aggregated under a single ownership will be considered as a single lot.

MARKET-RATE: An unregulated price driven by free market demand.

MASSING: The shape of the volume of the building.

MITIGATION: Measures taken which make something less severe or intense.

ELLIS SPECIFIC PLAN: This specific plan.

MURAL: A painting executed directly on a wall or on a permanently-affixed wall panel.

NOISE: Any sound that is undesirable because it interferes with speech and hearing, or is intense enough to damage hearing, or is otherwise annoying. Noise, simply, is unwanted sound.

OPEN SPACE: Any open land that is predominantly lacking in structural development. Open space includes natural areas, wetlands and open water, wildlife habitats, areas of managed production of resources such as farmlands and grazing areas, open areas requiring special management or regulation to protect public health and safety, and outdoor recreational areas. The term 'open space' does not imply public access or ownership.

PARCEL: For a definition of parcel, see lot.

PARK STRIP: See verge.

PARKING AREA OR LOT: An open portion of land with an impervious surface designed and used for parking of vehicles, includes parking spaces, aisles, and maneuvering areas.

PEDESTRIAN-SCALE: In scale with a person walking.

PLANNING MANAGER: The Planning Manager for the City of Tracy or a person in a position that is similar in nature, job description, and authority but having a different job title (Examples: Director of Planning; Director of Planning, Building and Zoning; Chief of Planning) who is the head of the Planning Department or Division or equivalent City organizational unit having the same general responsibilities.

POLICY: A specific statement guiding action and implying a clear commitment.

PRESERVATION: Use of long-term or permanent safeguards to guarantee the viability of natural or man-made resources.

PUBLIC UTILITY: A company regulated by the California Public Utilities Commission or other regulatory body including the City of Tracy.

RECREATIONAL VEHICLE: Single-axle or multiple-axle non-self-propelled structure mounted on wheels

or otherwise capable of being made mobile, and other types of vehicles including, but not limited to, travel trailers, self-propelled motor homes, or campers used for any purpose (for example, residential, recreational), but not a municipal or governmental purpose.

REVISED ENVIRONMENTAL IMPACT REPORT (REVISED EIR): A report statement setting forth the environmental effects and considerations pertaining to a project as specified in CEQA. An EIR document is prepared to inform the public and decision makers about the potential environmental impacts caused by implementation of a project.

ROAD, PUBLIC: See Street, Public.

RIGHT-OF-WAY: A strip of land occupied or intended to be occupied by certain transportation and public use facilities, such as public and private roads, railroads, and utility lines.

SECOND UNIT: A separate residential unit created on a lot which already contains one legally created residential unit.

SETBACK: A defined recession from a given property line or zone within a property that establishes the allowable placement of a structure, except fences on a specific piece of property.

SIGN STRUCTURE: A structure which supports a sign.

SPECIFIC PLAN: In California, a tool authorized by Government Code §65450 et seq. for the systematic implementation of the General Plan for a defined portion of a community's planning area. A Specific Plan must specify in detail the land uses, public and private facilities needed to support the land uses, phasing of development, standards for the conservation, development, and use of natural resources, and a program of implementation measures, including financing measures.

STREET, PUBLIC: An avenue, place, way, drive, lane, boulevard, highway or road, but not an alley, owned by or maintained by a state, county, or incorporated city, or other public agency.

STREETSCAPE: The appearance or view of a street; an environment of streets.

STRUCTURE: That which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner whether constructed on- or off-site.

SUBDIVIDER: A person, firm, corporation, partnership, or association who owns the property or represents the owner and who proposes to divide, divides, or causes to be divided real property into a subdivision for oneself or for others. Employees and consultants of such person or entities, acting in such capacity, are not subdividers.

SUBDIVISION: The division, by any subdivider, of any unit or units of improved or unimproved land, or any portion thereof, shown on the latest equalized County Assessment Roll as a unit or as contiguous units, for the purpose of sales, lease, or financing whether immediate or future. Property is considered as contiguous units, even if it is separated by roads, streets, utility easements or railroad rights-of-way. This definition includes a condominium, community apartment project, stock cooperative, and a conversion.

TRANSIT CENTER: Location or place designed for the interface of different modes of transportation.

USE EASEMENT: See Easement.

VERGE: The edge projecting over the gable of a roof. Also, the area of planting, lawn, or pavement between the sidewalk and the curb on a street.

ZONING: The division of a city or county by legislative regulations into areas, or zones, that specify allowable uses for real property and size restrictions for buildings within these areas; a program that implements policies of the General Plan and any General Plan Updates.

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Appendix C:
Ellis Specific Plan Area

Appendix Figure 1.1 Ellis Specific Plan Boundary

Appendix D: Amendments

ORDINANCE 1266

AN ORDINANCE OF THE CITY OF TRACY APPROVING AN AMENDMENT TO THE ELLIS SPECIFIC PLAN FENCE REGULATIONS AND MINIMUM LOT WIDTH REQUIREMENTS, APPLICATION NUMBER SPA19-0001

WHEREAS, The Ellis Specific Plan was approved by the City Council on January 22, 2013 and amended by the City Council on May 17, 2016 and March 13, 2018, and

WHEREAS, The Ellis Specific Plan serves as the zoning regulations for the approximately 321-acre site known as Ellis, which is located in the vicinity of Ellis Town Drive between Corral Hollow Road and Lammers Road, and

WHEREAS, On January 11, 2019, The Surland Companies submitted an application for an amendment to the Ellis Specific Plan fence regulations and minimum lot width requirements (Application Number SPA19-0001), and

WHEREAS, The current Ellis Specific Plan fence regulations state that a street side yard fence is permitted only in the rear half of a lot, and

WHEREAS, The proposed amendment would remove the limitation of a street side yard fence being permitted only in the rear half of a lot, and

WHEREAS, The proposed amendment would also establish that fences must be setback two feet minimum from the front property line, and

WHEREAS, The proposed amendment would modify the minimum lot width for the Residential Mixed Zone (for front loaded lots, detached) from 50 feet to 45 feet, and

WHEREAS, The proposed amendment is consistent with the City's General Plan, and

WHEREAS, The proposed amendment to the Ellis Specific Plan is not a project within the meaning of the California Environmental Quality Act because it does not have the potential for causing a significant effect on the environment (CEQA Guidelines, 14 California Code of Regulations, §15061(b)). Therefore, no further environmental assessment is required, and

WHEREAS, The Planning Commission considered this matter at a duly noticed public hearing held on January 23, 2019 and recommended that the City Council approve the amendment to the Ellis Specific Plan fence regulations and minimum lot width requirements, and

WHEREAS, The City Council considered this matter at a duly noticed public hearing held on February 5, 2019 and continued the public hearing to February 19, 2019;

The City Council of the City of Tracy does ordain as follows:

SECTION 1. The foregoing recitals are true and correct and are incorporated herein as findings.

SECTION 2. The City Council hereby approves the amendment to the Ellis Specific Plan fence regulations and minimum lot width requirements, Application Number SPA19-0001, as shown in Exhibit "1" attached.

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 1266 was introduced at a regular meeting of the Tracy City Council on the 19th day of February 2019, and finally adopted on the 5th day of March, 2019, by the following vote:

AYES:	COUNCIL MEMBERS:	ARRIOLA, RANSOM, VARGAS, YOUNG, RICKMAN
NOES:	COUNCIL MEMBERS:	NONE
ABSENT:	COUNCIL MEMBERS:	NONE
ABSTAIN:	COUNCIL MEMBERS:	NONE

MAYOR

ATTEST:

CITY CLERK

Exhibit 1

ELLIS SPECIFIC PLAN / PATTERN BOOK AMENDMENT

Ellis Specific Plan Amendment

Amend the first sentence of Section 3.5.19 on page 21 of Section 3 of the Ellis Specific Plan to read as follows:

> "Fences shall meet all requirements of the Tracy Municipal Code, except as otherwise specified in this section or Appendix A: Ellis Pattern Book."

Delete the following statement from Section 3.5.19 on page 21 of Section 3 of the Ellis Specific Plan:

> "The permitted maximum height within any required front yard shall be no greater than three feet measured vertically from the top of the fence to the grade of the sidewalk nearest the property line."

Ellis Pattern Book Amendment

All fence requirements and fence setbacks shown on Pages 2/8, 2/12, 2/16, 2/20, 2/24, 2/28, 2/32, 2/36, 2/40, 2/44, 2/48, 2/52, 2/56, 2/60, 2/61c, and 2/61g of the Ellis Pattern Book shall be amended to read as follows:

"FENCE REQUIREMENTS

>> Maximum height of a fence in the front yard: 3 feet

> Note: For the purposes of this section, "front yard" means the area extending across the full width of a lot between the front façade of a house and the front lot line.

>> Maximum height of a fence in a side yard, street side yard, or rear yard: 8 feet (6 feet if located in a public utility easement)

>> Any fence of 6 feet in height or greater that is facing a public street or public space shall be constructed with a lattice design for a minimum of the top 1 foot of the fence height.

FENCE SETBACKS

>> 2 feet minimum from the front lot line

>> 5 feet minimum from a street side lot line

>> Where any fence abuts a house, the fence must be setback a minimum distance of 5 feet from the front façade of the house (porch excluded)"

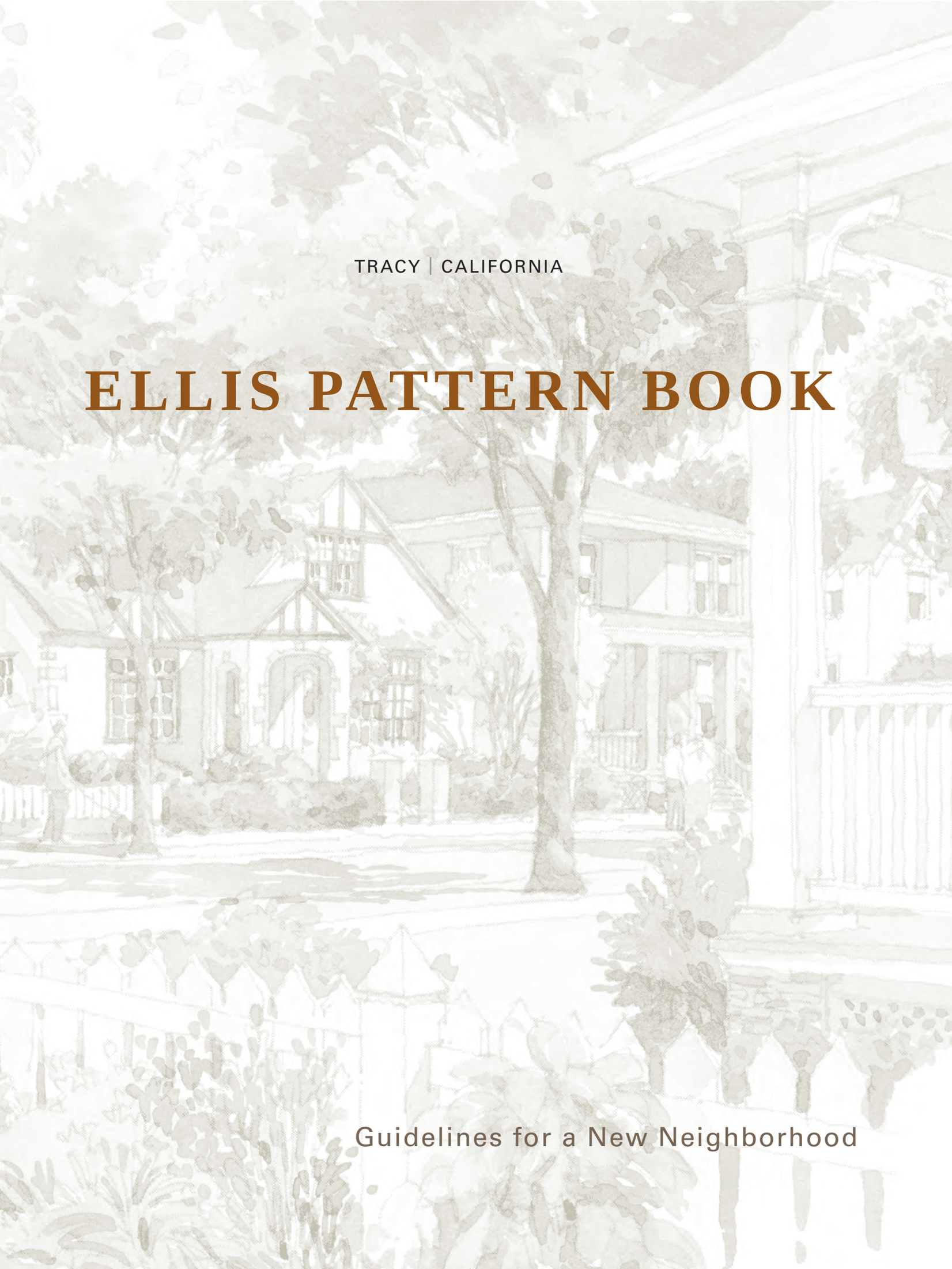
Residential Development Standards, Lot Width for Residential Mixed (Front Loaded Lots, Detached), shown on Page 2/74 of the Ellis Pattern Book shall be amended to read as follows:

"45 ft. min.; provided, however, lots on cul-de-sacs or knuckles shall have a minimum width of 35 feet at the front property line."

APPENDIX A1

ELLIS PATTERN BOOK

Guidelines for a New Neighborhood



TRACY | CALIFORNIA

ELLIS PATTERN BOOK

Guidelines for a New Neighborhood

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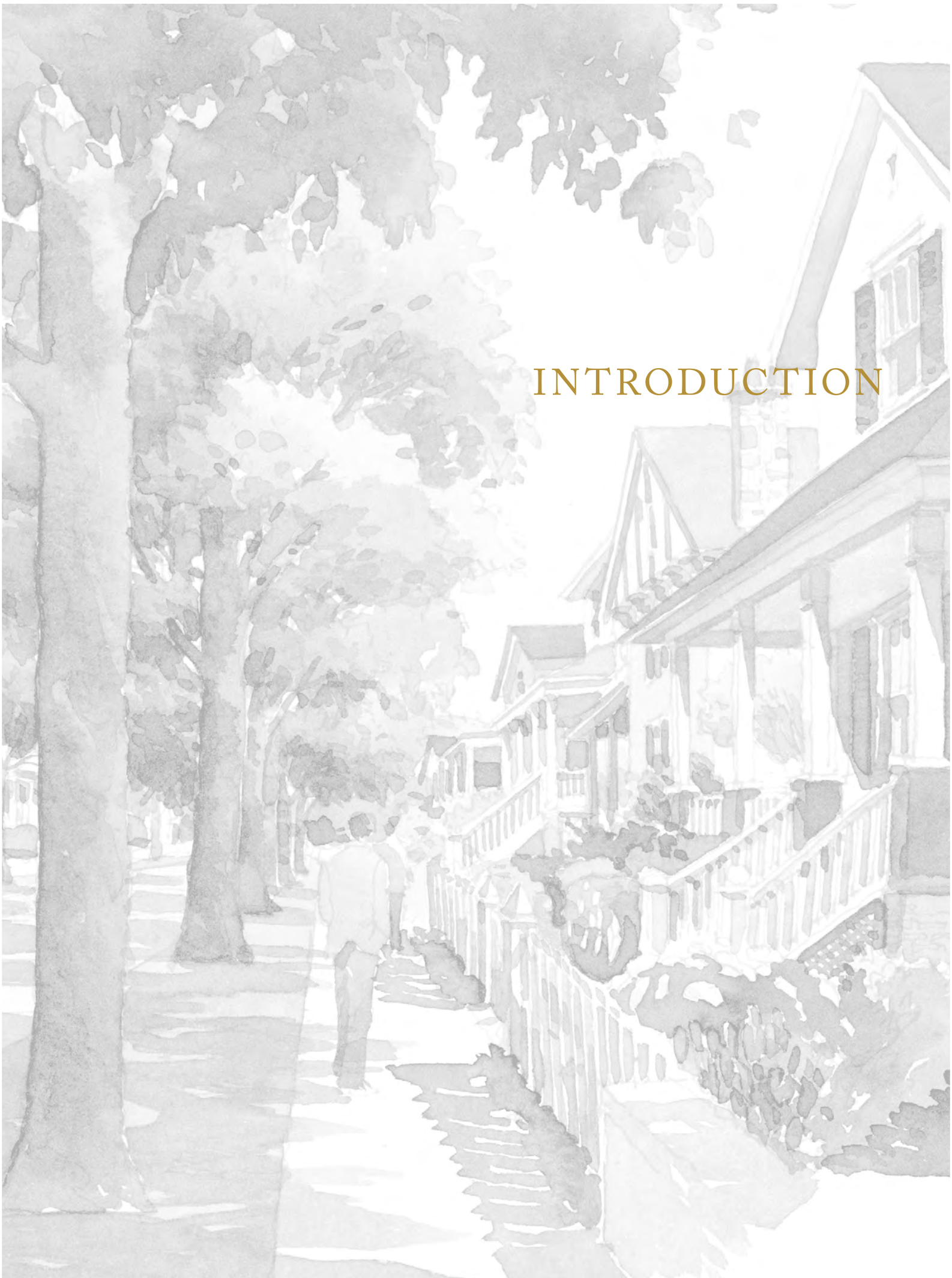
The Ellis Pattern Book (EPB) illustrates and defines the basic parameters of all private development in Ellis — from the scale of the commercial uses to the scale of the community. The EPB defines appropriate architectural styles as well as traditional zoning criteria for height, setbacks, and parking.



INTRODUCTION

OVERVIEW

For almost 200 years, pattern books have been used throughout the United States as a reference for builders and homeowners in building houses, churches, civic buildings, and garden structures — often in remote locations without the aid of an architect. The Ellis Pattern Book (EPB) has drawn on this technique to create a design palette and guidelines for the new community.

This Pattern Book presents a vision for Ellis and serves as a general guide to the development of the community, establishing guidelines that address the intended neighborhood character, building design, and landscape elements. The design guidelines contained in the Ellis Pattern Book are based on extensive research and documentation by the development team of precedents in the city of Tracy, San Joaquin County, and the Central Valley of California. Drawing on these precedents, the design principles for Ellis are aimed at creating a full spectrum of attractive building opportunities in a manner that respects the qualities of the local landscape.

Ellis Craftsman

Ellis Farmhouse Victorian

Ellis landscape

A village center in the region

The Ellis Pattern Book (EPB) contains four main sections with related subchapters: this Introduction; the Detached Residential Guidelines, including Community and Architectural Patterns; the Attached Residential Guidelines, including Community and Architectural Patterns; and Nonresidential Guidelines for Mixed-Use, including the Ellis Village Center and Aquatic Park, as well as Commercial Sites and Public Facilities.

Within the Detached and Attached Residential Guidelines, the Community Patterns serve to promote that neighborhoods contain a range of building sizes. Sidewalks and bike paths throughout the development create a community that is pedestrian and bicycle-friendly. Parks provide neighborhood-based active and passive recreational amenities within walking distance for residents.

A mixed-use street in the region

Ellis European Country

Ellis Spanish Colonial

Ellis Mediterranean Revival

OVERVIEW, CONTINUED

Six architectural styles have been selected for Ellis residential development: Ellis Craftsman, Ellis Farmhouse Victorian, Ellis Revival, Ellis European Country, Ellis Mediterranean Revival, and Ellis Spanish Colonial (Additional architectural styles may be added to the Pattern Book per ESP Section 6.5 Minor Variations to the Modified Ellis Specific Plan or Pattern Book.) The Architectural Patterns sections provide information regarding each of these styles, including a description of the history and character of the particular style, a gallery of built examples, the style's basic massing and composition, as well as possibilities for designs using a standard palette of materials. This kit-of-parts approach provides architects, builders, and homebuyers with examples for designing and personalizing a new home in Ellis.

Photo: Images of America: Tracy

An example of the historic architecture in the vicinity of Ellis

Ellis includes a vibrant, mixed-use Village Center. This Village Center will draw on the character and quality of regional precedents and will accommodate a mix of uses including housing and commercial ventures; it will also act as a front door to the Aquatic Park. Buildings with active uses, such as ground-floor shops and/or offices will line Ellis Drive, while residential and/or offices located on upper floors will create a mixed-use environment reminiscent of the charming and beloved main streets of traditional towns throughout the region.

The Ellis community will be an extension of the urban fabric of the City of Tracy. The community has been designed in a compact form to maintain this distinct natural edge and connectivity.

This Pattern Book serves as the basis for design review and implementation.

THE ARCHITECTURAL STYLES OF ELLIS

Ellis Craftsman

Ellis Farmhouse Victorian

Ellis European Country

Ellis Revival

Ellis Mediterranean Revival

Ellis Spanish Colonial

THE TOWNSCAPE OF ELLIS

ELLIS TOMORROW

Ellis is designed in the tradition of historic American settlements and the traditional towns of northern California. As depicted in the illustrations on these pages, the community will have a mix of different uses and a fine-grained network of streets, blocks, and parks.

Ellis will become an extension of the City of Tracy at its southwestern edge. Access to jobs and regional institutions will be a major component of Ellis. A Aquatic Park, serving the City of Tracy and the region, may be located along Corral Hollow Road on Ellis' eastern edge, adjacent to the Village Center. This facility is a new amenity and attraction for residents and visitors alike.

The new community will provide a mix of housing opportunities for the residents.

The neighborhoods of Ellis will each have a distinct character related to their locations. Parks, including native plants and landscape elements, will add to this character, as will the design of the houses and buildings. The essential qualities of these neighborhoods will reflect the vernacular architecture of established communities in the region, such as Pleasanton, Livermore, Stockton, and, of course, Tracy. These communities have a variety of different house types and styles, pedestrian-friendly streets, and unique park spaces and trails — the foundational elements of true places.

HOW TO USE THIS PATTERN BOOK

ORGANIZATION OF INFORMATION

The Ellis Pattern Book (EPB) will guide the development of the community and works in conjunction with the Ellis Specific Plan (ESP) to create the vision for Ellis. The document is organized into four main sections.

INTRODUCTION

The introduction provides the reader with an overview of community character.

DETACHED RESIDENTIAL GUIDELINES

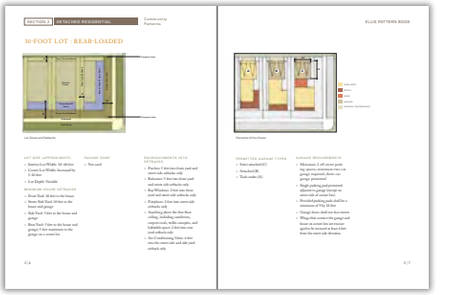
These guidelines outline the permitted residential types and the guidelines for placing detached residential units on lots. Six regional architectural vocabularies have been identified for single-family detached house types.

ATTACHED RESIDENTIAL GUIDELINES

Attached residences are permitted in designated areas throughout Ellis. The way these buildings should be situated on sites and lots, as well as five appropriate architectural styles, are described and illustrated.

MIXED-USE, COMMERCIAL, AND PUBLIC FACILITIES GUIDELINES

As a fully-integrated community, guidelines are provided for nonresidential uses, such as the mixed-use Village Center, Aquatic Park, commercial outparcels and permitted public buildings. Urban design principles, as well as the intended architectural character of these special places and amenities, are presented.



Introduction

Detached Residential Guidelines

Attached Residential Guidelines

Mixed-Use, Commercial, and Public Facilities Guidelines

PROCESS FOR USING THE PATTERN BOOK

This Pattern Book is designed to be used in the following four-step process.

STEP 1
FIND YOUR BUILDING TYPE

Match the intended building type to the guidelines appropriate for its scale, whether a detached residence, an attached residence, a mixed-use, commercial building, or public building.

STEP 2
SELECT THE LOT TYPE

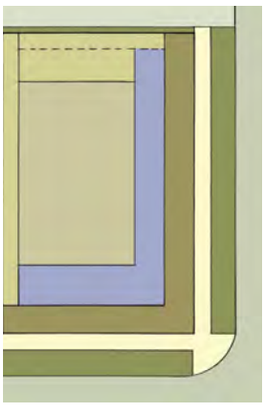
Match lot dimensions to the siting or lot type descriptions found in the Community Patterns section. The lot descriptions include the required minimum setbacks for the front, side, and rear yards for each lot type, resulting in the buildable area. Siting guidelines are provided for the non-residential areas of Ellis.

STEP 3
IDENTIFY THE SHAPE AND SIZE OF THE STRUCTURE

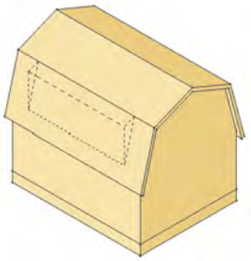
The example diagrams depict the typical massing of buildings in Ellis, including the main body, porch, and side and/or rear wings. The basic mass of a house will determine the general location of its programmatic elements. Each architectural style has its own page that describes the basic massing types for that style based upon regional precedents. Roof types are part of this overall massing decision. (Refer to the Detached and Attached Residential Guidelines for details regarding each of the individual styles.)

STEP 4
CONSIDER THE DESIGN POSSIBILITIES AND CHOOSE APPROPRIATE MATERIALS

Elevation drawings for attached and detached houses composed using elements described in the Pattern Book can be found on the last pages for each style type in the Architectural Patterns section. The elevations presented illustrate a sampling of the myriad design possibilities that can be achieved using the Pattern Book. These pages also provide a list of some common materials from which to build.



A typical detached residential lot diagram



A massing diagram

A window and door composition diagram

Illustrative elevation possibility

ELLIS BUILDINGS AND HOUSES

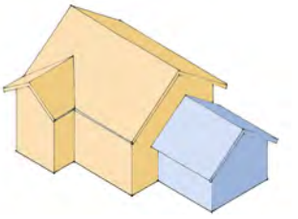
Ellis houses and residential buildings will comprise the backdrop of each neighborhood. The residences will define the character of the public spaces and reflect the preferences of the individuals behind the porch or front door.

In traditional neighborhoods, such as those at Ellis, the front portion of the house is the most public and must be responsive to adjacent houses and the overall character of the neighborhood. The landscaping of the front yard, setbacks from the street, size and placement of the house on the lot, and the front porch are all shared elements that form a harmonious public realm.

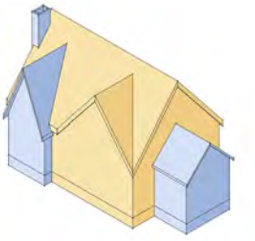
The detached and attached residential types at Ellis are based on the vernacular architecture of the towns of San Joaquin County, particularly Tracy, using regional house types with appropriate style elements. The house types are defined by the character and shape of the main body, wings, and other elements that are added to increase living space.

The patterns described in this book apply primarily to facades facing streets (see the Key Facades illustration on page 1-11). All material transition points should be a minimum of two feet back from the public corners of the house.

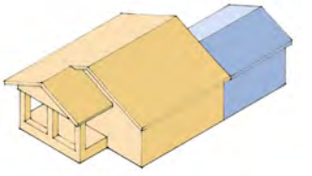
Illustrative view of an Ellis residential street



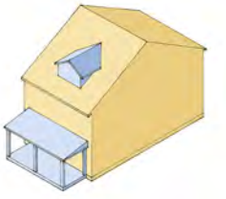
Gable-L house



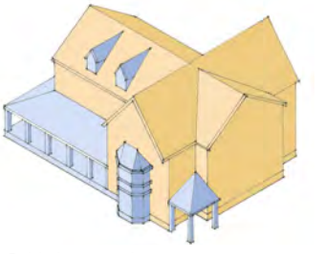
Side gable house with dominant cross gable



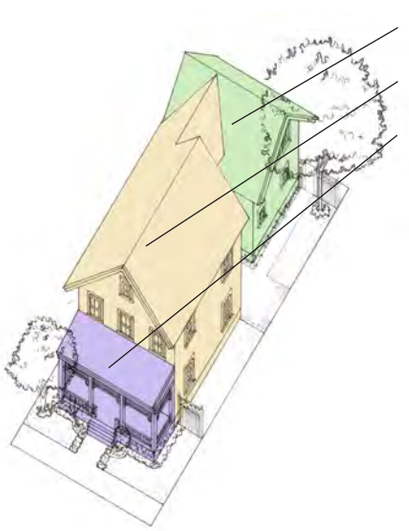
Front gable house



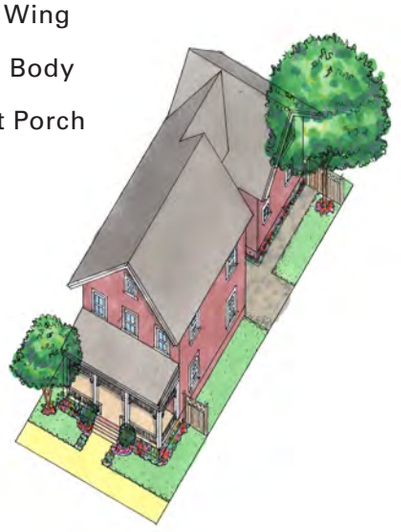
Side gable townhouse



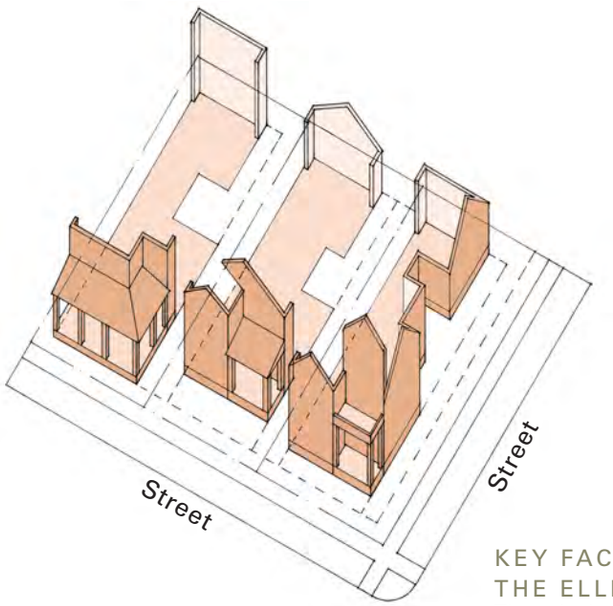
6-Unit mansion apartment



THE ELLIS HOUSE
Simple, dignified massing with porch and rear wing added



ELEMENTS OF THE ELLIS HOUSE
The Main Body is the largest and most visible element with the most specific design requirements. Side or rear wings, porches, and architectural elements provide a menu of additional massing options for the homebuilder.



KEY FACADES OF THE ELLIS HOUSE
The principal elevations of the Ellis house are facades facing streets plus a 2-foot wrap.

PRINCIPAL ELEMENTS

Ellis houses include the following principal elements:

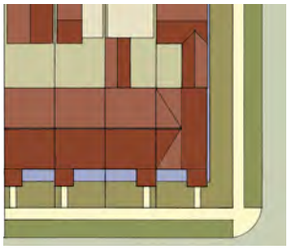
The **Main Body** of the house, which is the principal mass and includes the front door.

Side and Rear Wings, which are one or two stories high and connected to the Main Body. These optional additions are smaller than the Main Body and are set back from the front facade.

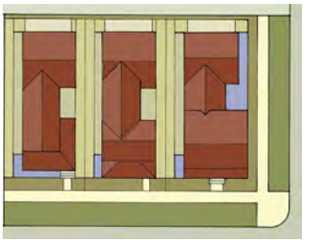
Front and Side Porches create exterior amenity space. Possibilities include full-facade front porches, wraparound porches, porticos, and side porches. Some architectural styles also have inset porches.

Note: Side Wings, Rear Wings, and Porches are part of a menu of options. These element as illustrated in the Pattern Book are suggestions, not required as shown.

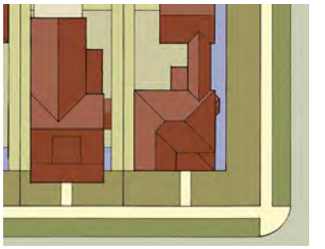
INVENTORY OF LOT TYPES



TOWNHOUSES



30-FOOT LOT:
REAR-LOADED



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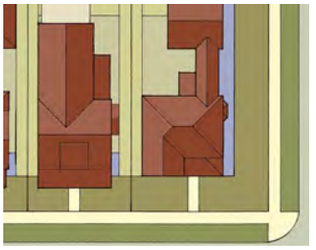

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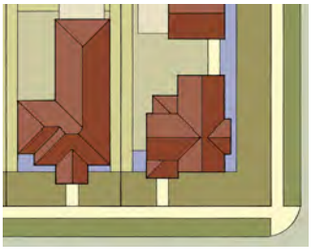

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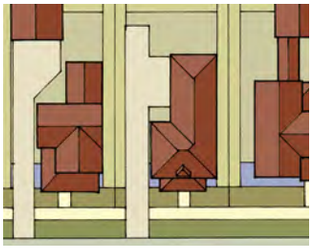

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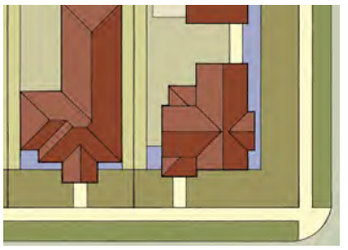

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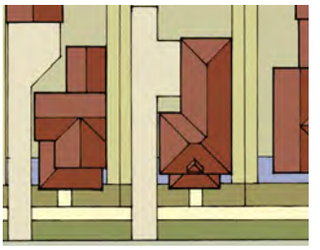

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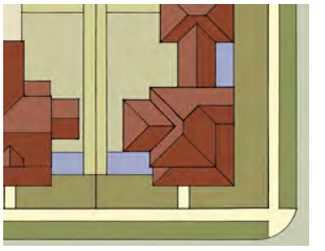

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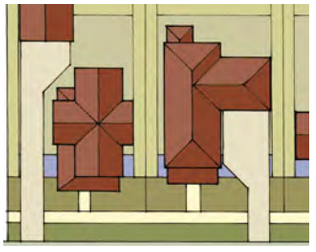

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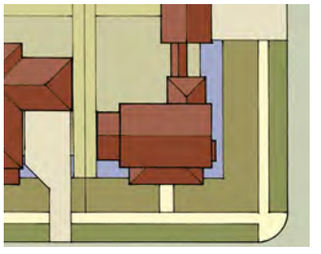

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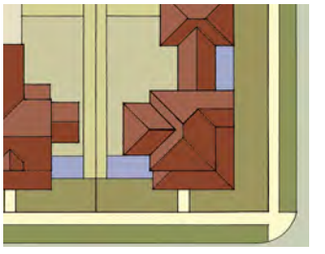

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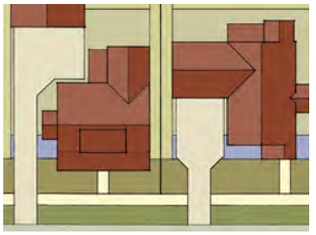

70-FOOT LOT:
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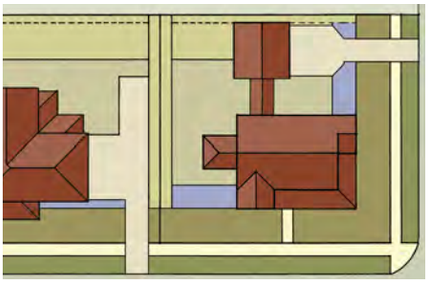

80-FOOT LOT:
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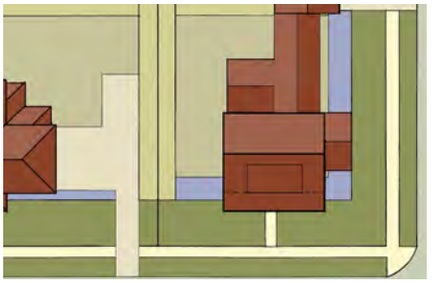

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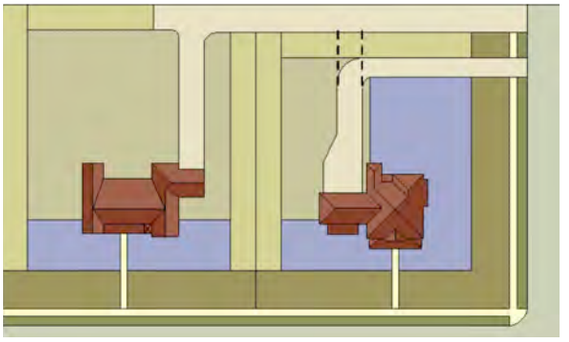

ESTATE LOTS:
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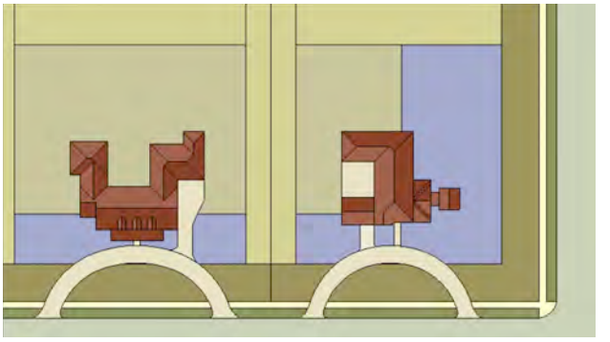

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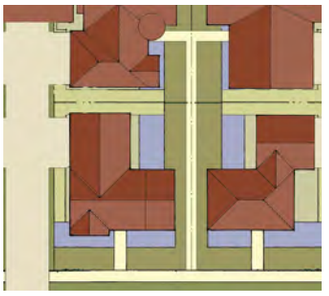
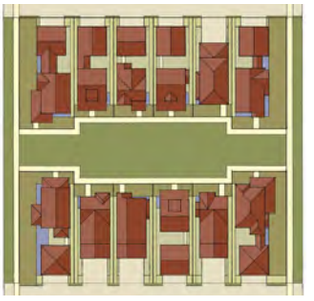
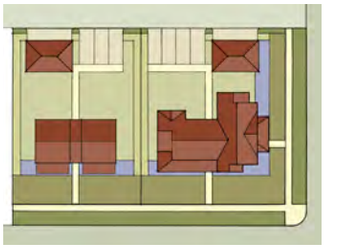


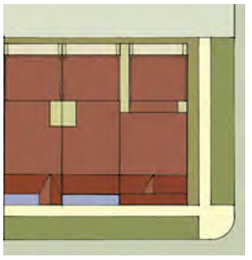
COURTYARD UNITS



GREEN COURT



MANSION APARTMENTS



LIVE/WORK UNITS

SETBACK REQUIREMENTS

Each lot has a series of setback lines that define the buildable area between houses, streets, and rear lanes. There are also zones within which the house shall be placed. These are defined as follows:

SETBACKS

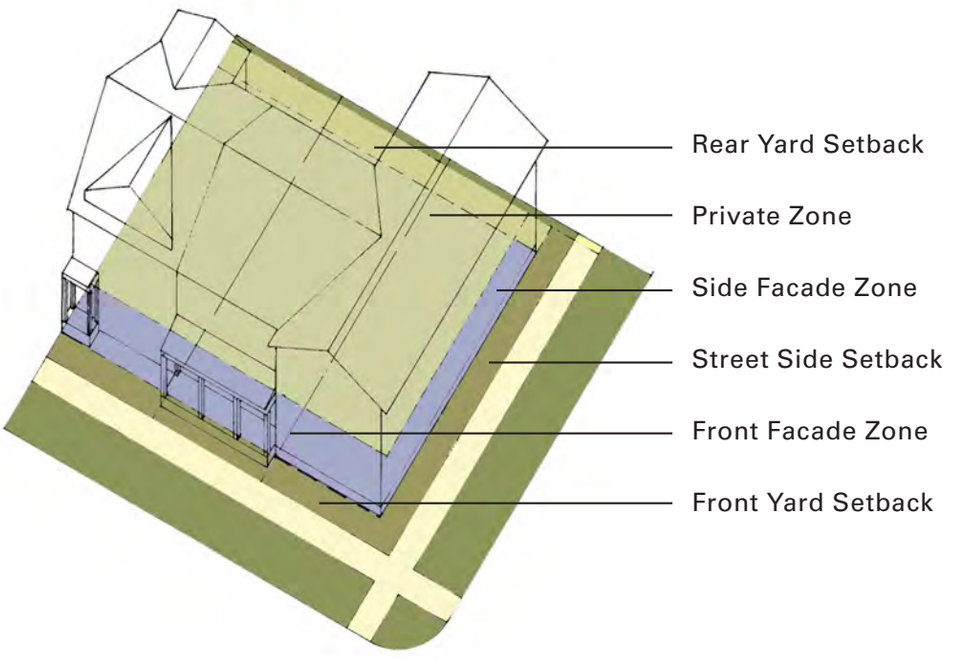
- Front Yard Setback: minimum distance between the front property line and the house
- Side Yard Setback: minimum distance between the side yard property line and the house and garage
- Rear Yard Setback: minimum distance between the property line and the house and garage
- Street Side Setback: minimum distance between the street side property line and the house and garage

FACADE ZONES

- Not used

PRIVATE ZONE

- Private area of the lot



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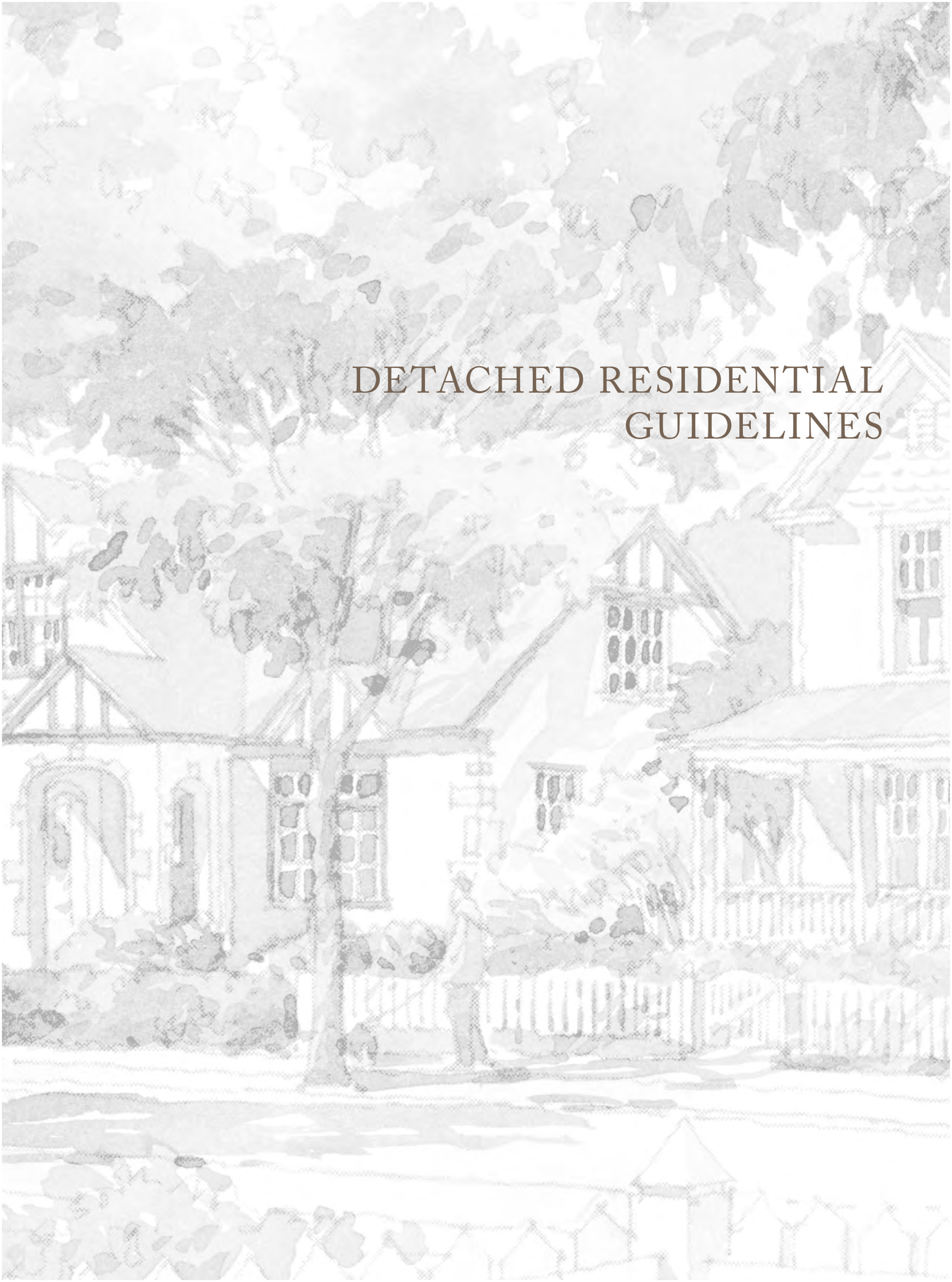


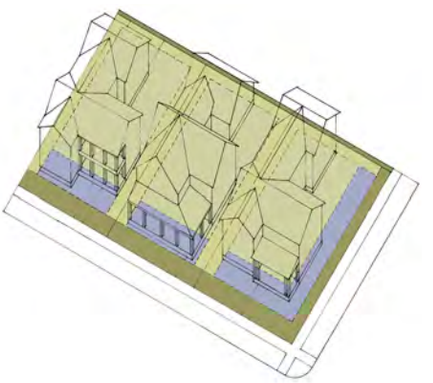
DETACHED RESIDENTIAL GUIDELINES

COMMUNITY PATTERNS

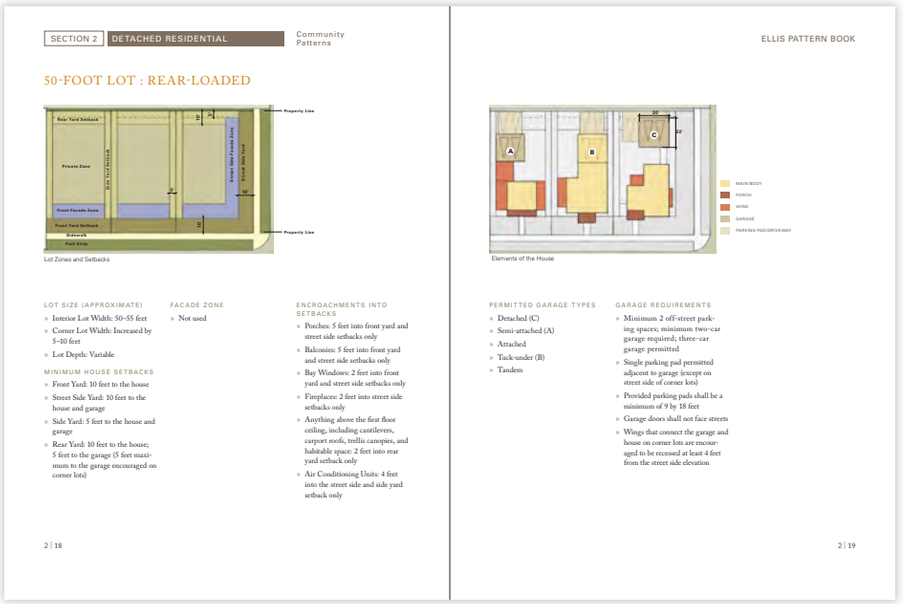
The Detached Residential Community Patterns section contains guidelines for placing houses on lot types within the plan. These development standards were developed as part of the master planning process, and are meant to promote the diversity and character of Ellis called for in the Ellis Specific Plan.

All housing designs and site plans must be reviewed and approved via the Ellis Design Review process set forth in the Ellis Specific Plan, Section 6: Plan Review.

Additional lot types may be added to the Pattern Book per Modified Ellis Specific Plan, Section 6.5 Minor Variations to the Modified Ellis Specific Plan or Pattern Book.



Illustrative view of a residential address at Ellis



SECTION 2 DETACHED RESIDENTIAL Community Patterns

50-FOOT LOT : REAR-LOADED

Lot Zones and Setbacks

LOT SIZE (APPROXIMATE)
- Interior Lot Width: 50–55 feet
- Corner Lot Width: Increased by 5–10 feet
- Lot Depth: Variable

MINIMUM HOUSE SETBACKS
- Front Yard: 10 feet to the house
- Street Side Yard: 10 feet to the house and garage
- Side Yard: 5 feet to the house and garage
- Rear Yard: 10 feet to the house; 5 feet to the garage (5 feet maximum to the garage encouraged on corner lots)

FACADE ZONE
- Not used

ENCROACHMENTS INTO SETBACKS
- Porches: 5 feet into front yard and street side setbacks only
- Balconies: 5 feet into front yard and street side setbacks only
- Bay Windows: 2 feet into front yard and street side setbacks only
- Fireplaces: 2 feet into street side setbacks only
- Anything above the first floor ceiling, including cantilevers, carport roofs, trellis canopies, and habitable space: 2 feet into rear yard setback only
- Air Conditioning Units: 4 feet into the street side and side yard setback only

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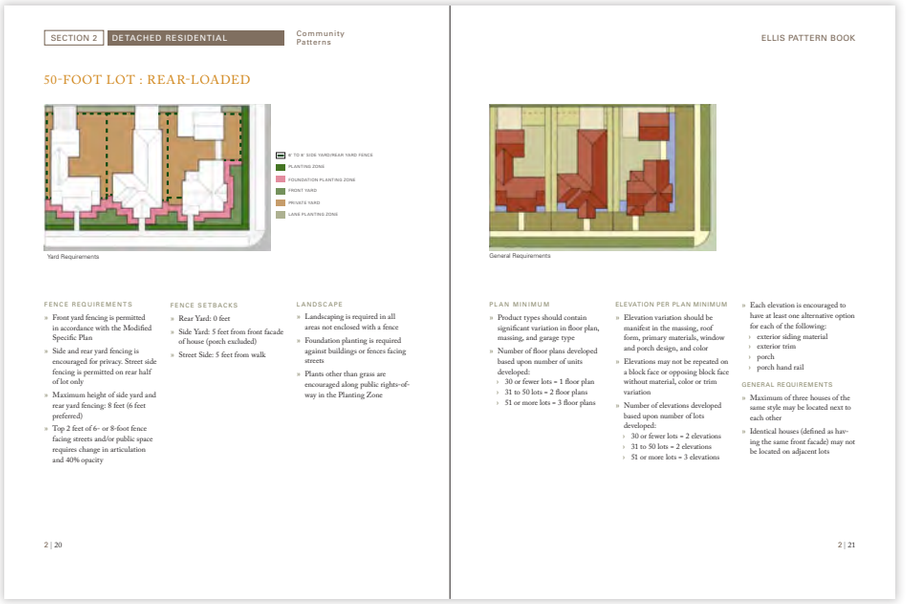
ELLIS PATTERN BOOK

Elements of the House

PERMITTED GARAGE TYPES
- Detached (C)
- Semi-attached (A)
- Attached
- Tuck-under (B)
- Tandem

GARAGE REQUIREMENTS
- Minimum 2 off-street parking spaces; minimum two-car garage required; three-car garage permitted
- Single parking pad permitted adjacent to garage (except on street side of corner lots)
- Provided parking pads shall be a minimum of 9 by 18 feet
- Garage doors shall not face streets
- Wings that connect the garage and house on corner lots are encouraged to be recessed at least 4 feet from the street side elevation

2 | 19



SECTION 2 DETACHED RESIDENTIAL Community Patterns

50-FOOT LOT : REAR-LOADED

Yard Requirements

FENCE REQUIREMENTS
- Front yard fencing is permitted in accordance with the Modified Specific Plan
- Side and rear yard fencing is encouraged for privacy. Street side fencing is permitted on rear half of lot only
- Maximum height of side yard and rear yard fencing: 8 feet (6 feet preferred)
- Top 2 feet of 6- or 8-foot fence facing streets and/or public space requires change in articulation and 40% opacity

FENCE SETBACKS
- Rear Yard: 0 feet
- Side Yard: 5 feet from front facade of house (porch excluded)
- Street Side: 5 feet from walk

LANDSCAPE
- Landscaping is required in all areas not enclosed with a fence
- Foundation planting is required against buildings or fences facing streets
- Plants other than grass are encouraged along public rights-of-way in the Planting Zone

2 | 20

ELLIS PATTERN BOOK

General Requirements

PLAN MINIMUM
- Product types should contain significant variation in floor plan, massing, and garage type
- Number of floor plans developed based upon number of units developed:
  - 30 or fewer lots = 1 floor plan
  - 31 to 50 lots = 2 floor plans
  - 51 or more lots = 3 floor plans

ELEVATION PER PLAN MINIMUM
- Elevation variation should be manifest in the massing, roof form, primary materials, window and porch design, and color
- Elevations may not be repeated on a block face or opposing block face without material, color or trim variation
- Number of elevations developed based upon number of lots developed:
  - 30 or fewer lots = 2 elevations
  - 31 to 50 lots = 2 elevations
  - 51 or more lots = 3 elevations
- Each elevation is encouraged to have at least one alternative option for each of the following:
  - exterior siding material
  - exterior trim
  - porch
  - porch hand rail

GENERAL REQUIREMENTS
- Maximum of three houses of the same style may be located next to each other
- Identical houses (defined as having the same front facade) may not be located on adjacent lots

2 | 21

General Conditions pages for lots

Each lot type found in the Community Patterns Sections is described in four specific diagrams:

LOT ZONES AND SETBACKS

Lot size, minimum setbacks and allowable encroachments into those setbacks. These zones aid in properly situating the house with respect to its neighbors to create a harmonious streetscape.

ELEMENTS OF THE HOUSE

The main body, wings, bays, as well as the requirements for garages, are described in this diagram.

YARD REQUIREMENTS

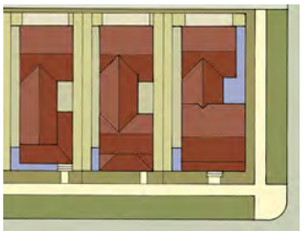
Fencing and landscape requirements are set forth in this diagram.

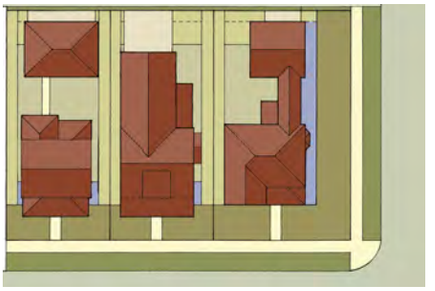
GENERAL REQUIREMENTS

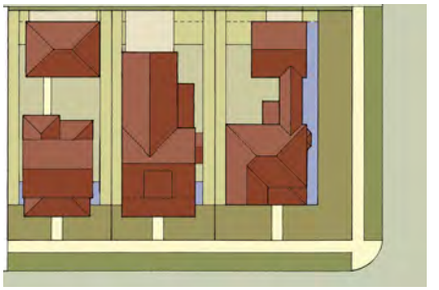
The issues of required plan types and elevations are discussed to establish a refined house.

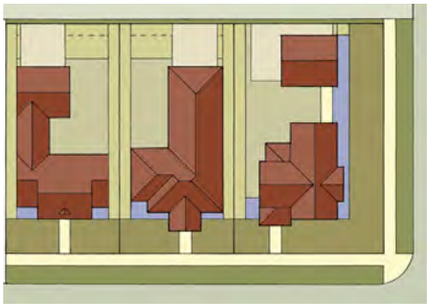
LOT TYPES

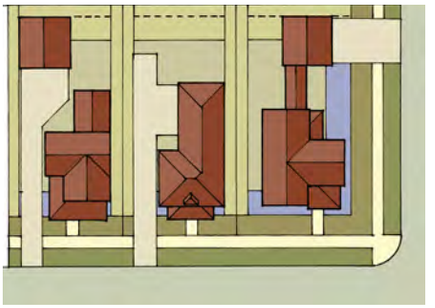
Ellis offers a variety of potential lot types ranging from 30 feet to approximately 100 feet wide. These lot types include: 30- to 65-foot-wide lots accessed from lanes, 50- to 100-foot-wide front-loaded lots, Courtyard Lots, and Green Courts accessed from lanes. Many of these residential lots have parking accessed by a rear lane utilizing either a garage, carport, or paved parking pad. This enables continuous front yard landscaping uninterrupted by parked cars and driveways. Lot types are mixed throughout the community. Following the individual lot type diagrams presented on the next few pages, conditions for each of the individual lot types are described and illustrated.

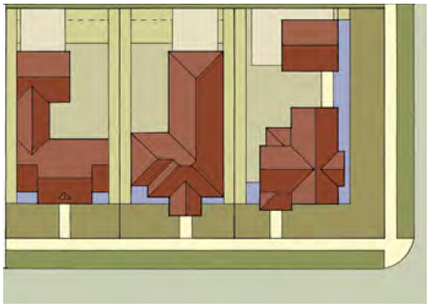

30-Foot Lots (rear-loaded)

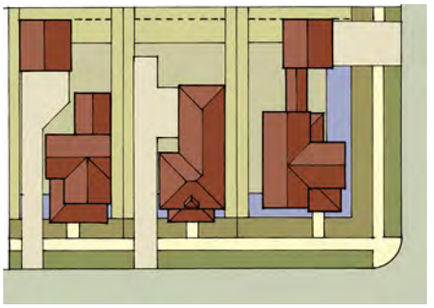

40-Foot Lots (rear-loaded)

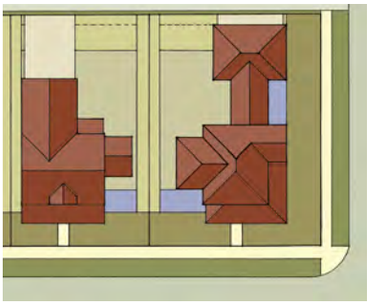

45-Foot Lots (rear-loaded)

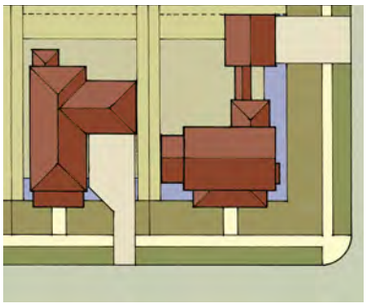

50-Foot Lots (rear-loaded)

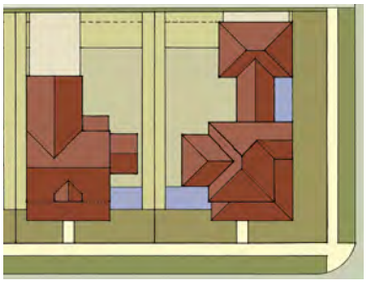

50-Foot Lots (front-loaded)


55-Foot Lots (rear-loaded)

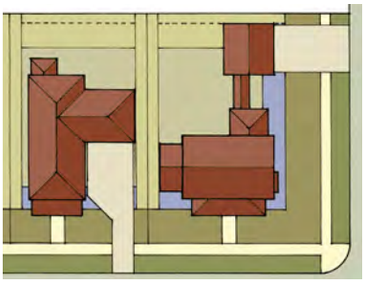

55-Foot Lots (front-loaded)


60-Foot Lots (rear-loaded)

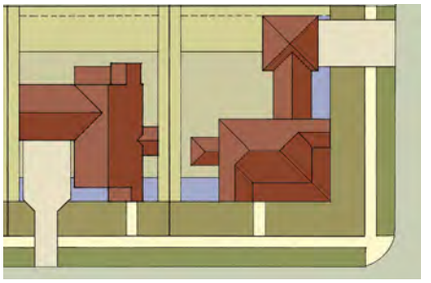

60-Foot Lots (front-loaded)



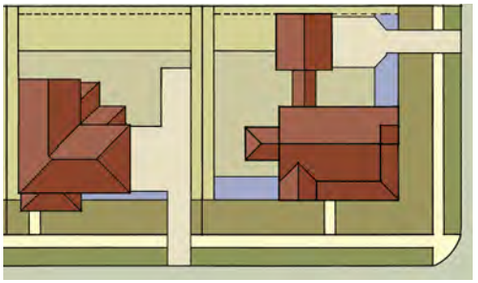
65-Foot Lots (rear-loaded)



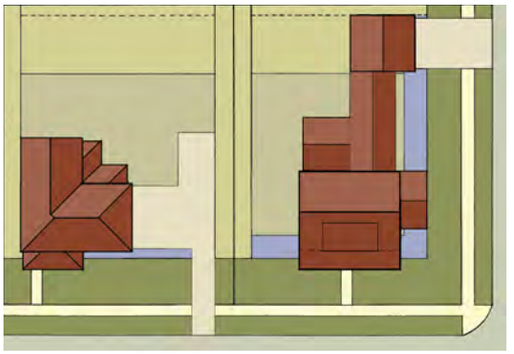
65-Foot Lots (front-loaded)



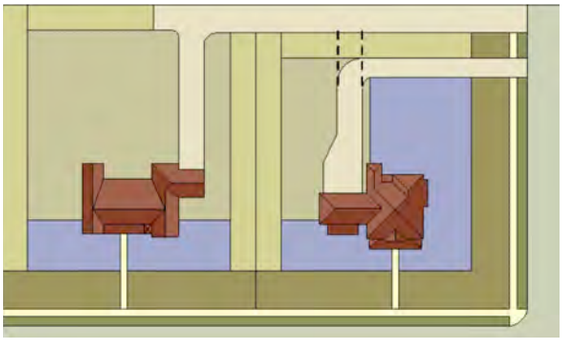
70-Foot Lots (front-loaded)



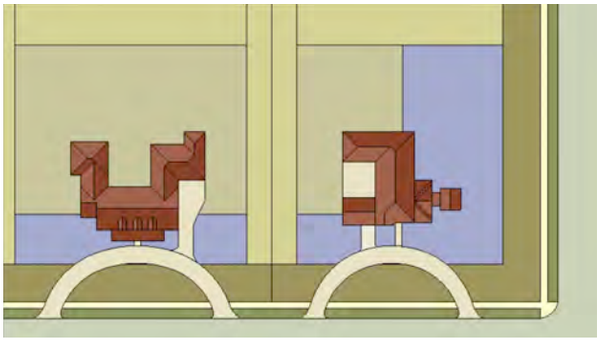
80-Foot Lots (front-loaded)



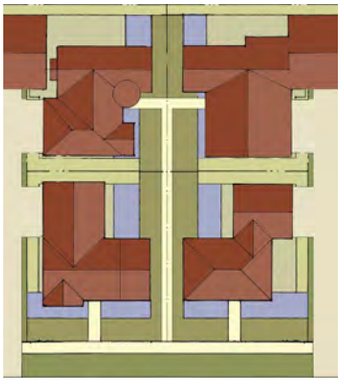
100-Foot Lots (front-loaded)



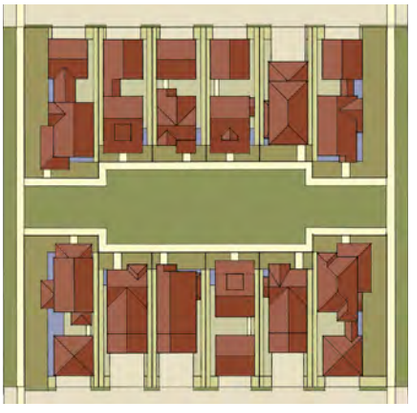
Estate Lots (rear-loaded)



Estate Lots (front-loaded)

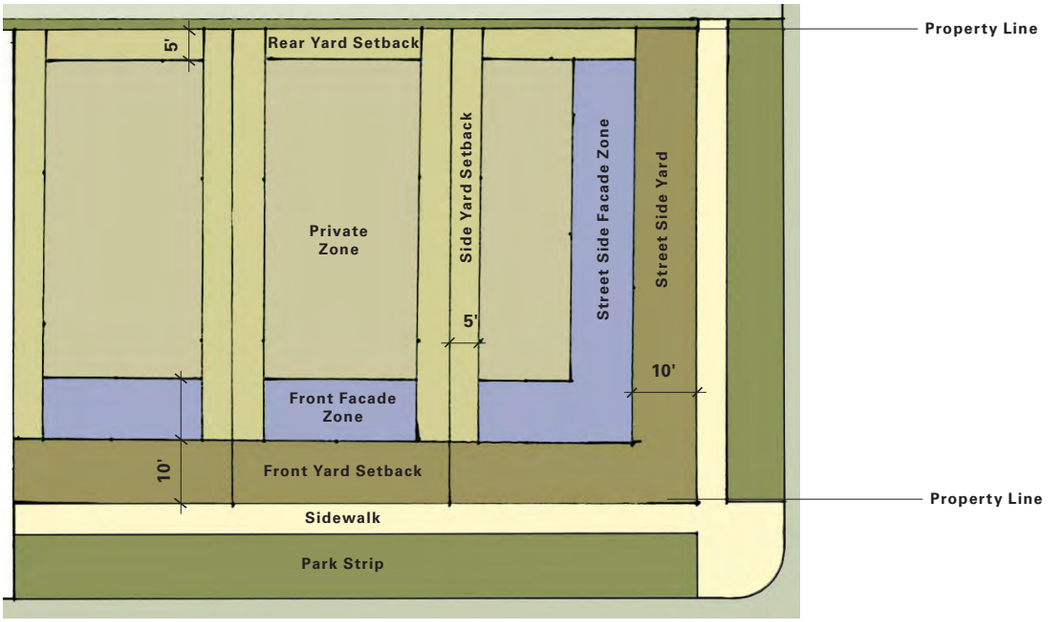


Courtyard Units



A Green Court (rear-loaded)

30-FOOT LOT : REAR-LOADED



Lot Zones and Setbacks

LOT SIZE (APPROXIMATE)

- Interior Lot Width: 30–40 feet
- Corner Lot Width: Increased by 5–10 feet
- Lot Depth: Variable

MINIMUM HOUSE SETBACKS

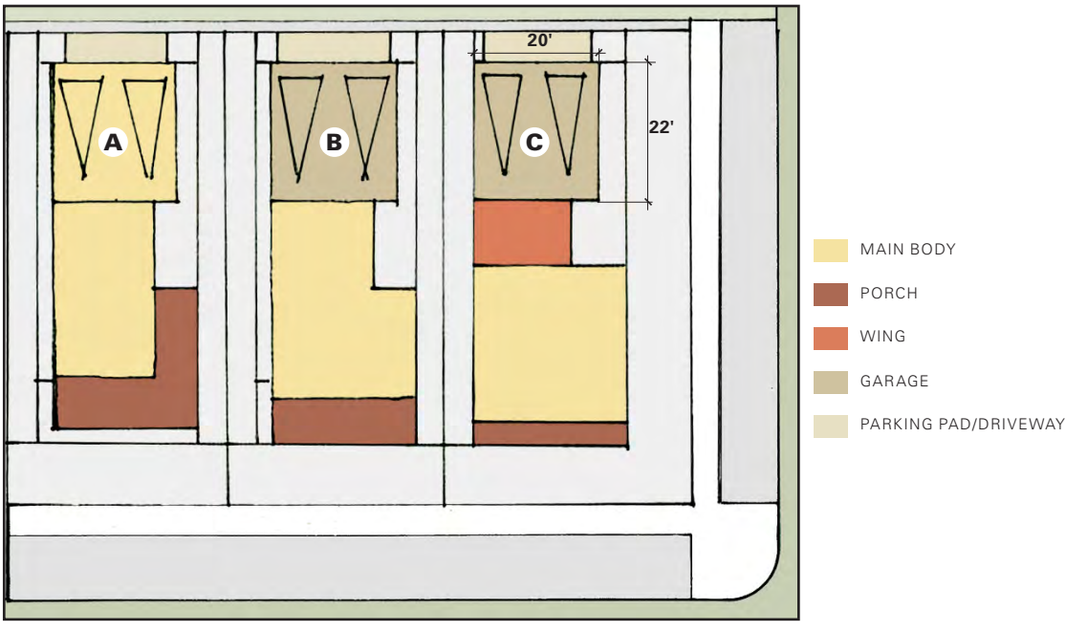
- Front Yard: 10 feet to the house
- Street Side Yard: 10 feet to the house and garage
- Side Yard: 5 feet to the house and garage
- Rear Yard: 5 feet to the house and garage; 5 feet maximum to the garage on a corner lot.

FACADE ZONE

- Not used

ENCROACHMENTS INTO SETBACKS

- Porches: 5 feet into front yard and street side setbacks only
- Balconies: 5 feet into front yard and street side setbacks only
- Bay Windows: 2 feet into front yard and street side setbacks only
- Fireplaces: 2 feet into street side setbacks only
- Anything above the first floor ceiling, including cantilevers, carport roofs, trellis canopies, and habitable space: 2 feet into rear yard setback only
- Air Conditioning Units: 4 feet into the street side and side yard setback only



Elements of the House

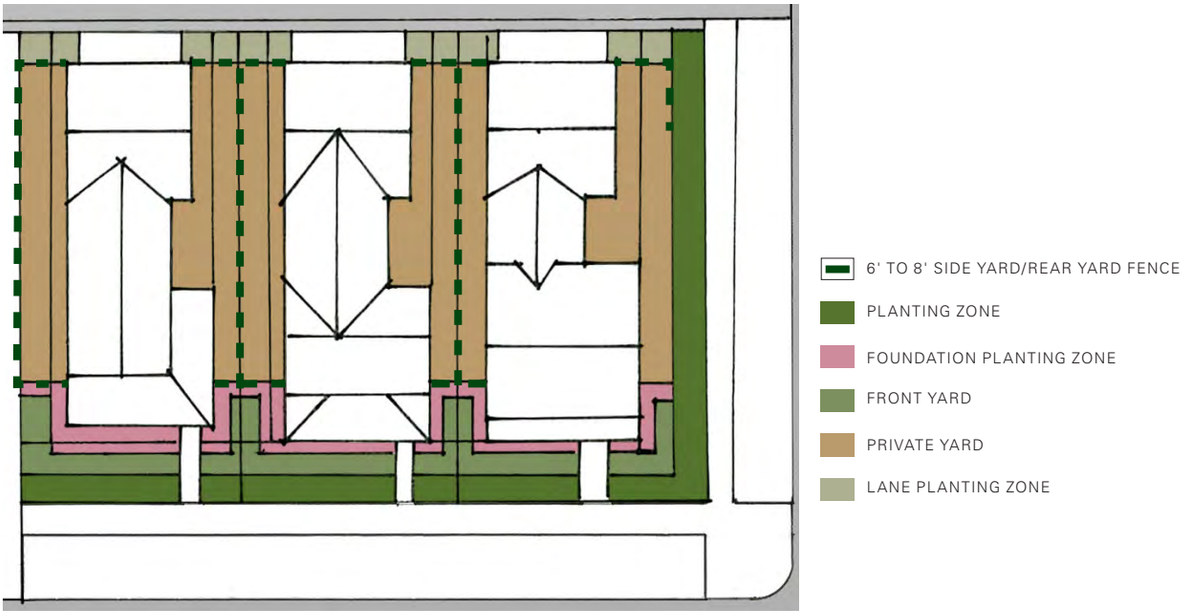
PERMITTED GARAGE TYPES

- Semi-attached (C)
- Attached (B)
- Tuck-under (A)

GARAGE REQUIREMENTS

- Minimum 2 off-street parking spaces; minimum two-car garage required; three-car garage permitted
- Single parking pad permitted adjacent to garage (except on street side of corner lots)
- Provided parking pads shall be a minimum of 9 by 18 feet
- Garage doors shall not face streets
- Wings that connect the garage and house on corner lots are encouraged to be recessed at least 4 feet from the street side elevation

30-FOOT LOT : REAR-LOADED



Yard Requirements

FENCE REQUIREMENTS

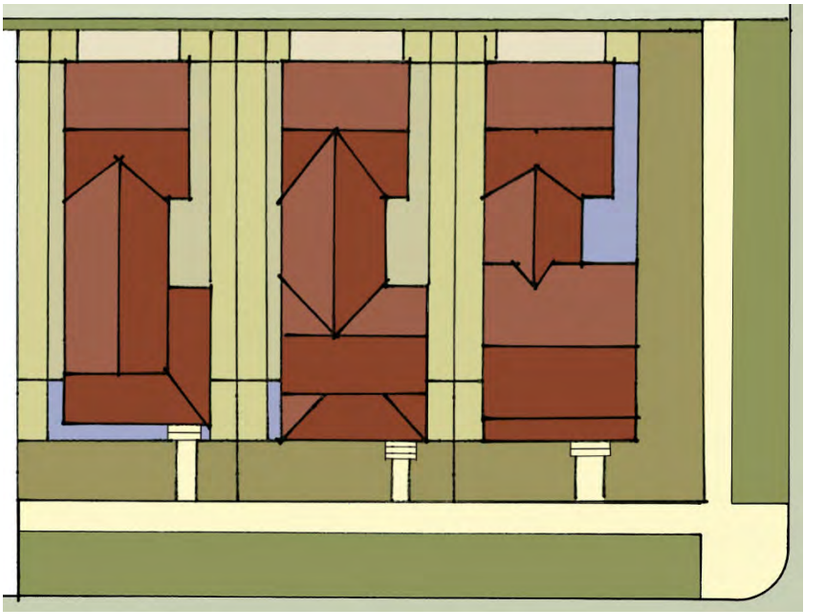
- Front yard fencing is permitted in accordance with the Modified Specific Plan
- Side and rear yard fencing is encouraged for privacy. Street side fencing is permitted on rear half of lot only
- Maximum height of side yard and rear yard fencing: 8 feet (6 feet preferred)
- Minimum of top 1 foot of 6-foot fences or top 1 foot 4 inches of 8-foot fences facing streets and/or public space requires lattice

FENCE SETBACKS

- Rear Yard: 0 feet
- Side Yard: 5 feet from front facade of house (porch excluded)
- Street Side: 5 feet from walk

LANDSCAPE

- Landscaping is required in all areas, except driveways and walk-ways, not enclosed with a fence
- Foundation planting is required against buildings or fences facing streets
- Plants other than grass are encouraged along public rights-of-way in the Planting Zone



General Requirements

PLAN MINIMUM

- Product types should contain significant variation in floor plan, massing, and garage type
- Number of floor plans developed based upon number of lots developed:
  - 30 or fewer lots = 1 floor plan
  - 31 to 50 lots = 2 floor plans
  - 51 or more lots = 3 floor plans

ELEVATION PER PLAN MINIMUM

- Elevation variation should be manifest in the massing, roof form, primary materials, window and porch design, and color
- Elevations may not be repeated on a block face or opposing block face without material, color or trim variation
- Number of elevations developed based upon number of lots developed:
  - 30 or fewer lots = 2 elevations
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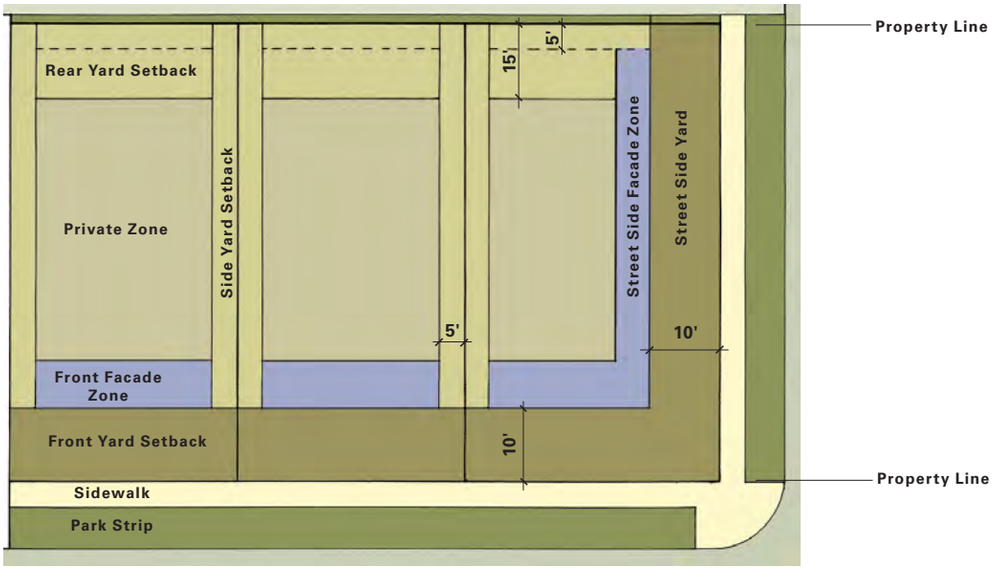
  - exterior siding material
  - exterior trim
  - porch
  - porch hand rail

GENERAL REQUIREMENTS

- Maximum of three houses of the same style may be located next to each other
- Identical houses (defined as having the same front facade) may not be located on adjacent lots

40-FOOT LOT : REAR-LOADED



Lot Zones and Setbacks

LOT SIZE (APPROXIMATE)

- Interior Lot Width: 40–45 feet
- Corner Lot Width: Increased by 5–10 feet
- Lot Depth: Variable

MINIMUM HOUSE SETBACKS

- Front Yard: 10 feet to the house
- Street Side Yard: 10 feet to the house and garage
- Side Yard: 5 feet to the house and garage
- Rear Yard: 10 feet to the house; 5 feet to the garage (5 feet maximum to the garage encouraged on corner lots)

FACADE ZONE

- Not used

ENCROACHMENTS INTO SETBACKS

- Porches: 5 feet into front yard and street side setbacks only
- Balconies: 5 feet into front yard and street side setbacks only
- Bay Windows: 2 feet into front yard and street side setbacks only
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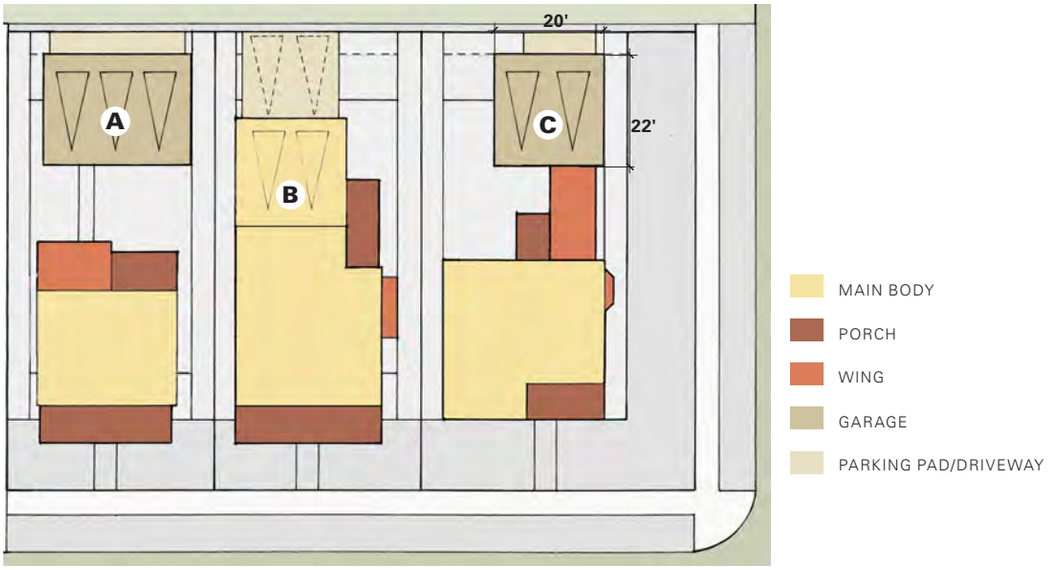

Elements of the House

PERMITTED GARAGE TYPES

- Detached (A)
- Tuck-under (B)
- Semi-attached (C)
- Attached
- Tandem

GARAGE REQUIREMENTS

- Minimum 2 off-street parking spaces; minimum two-car garage required; three-car garage permitted
- Single parking pad permitted adjacent to garage (except on street side of corner lots)
- Provided parking pads shall be a minimum of 9 by 18 feet
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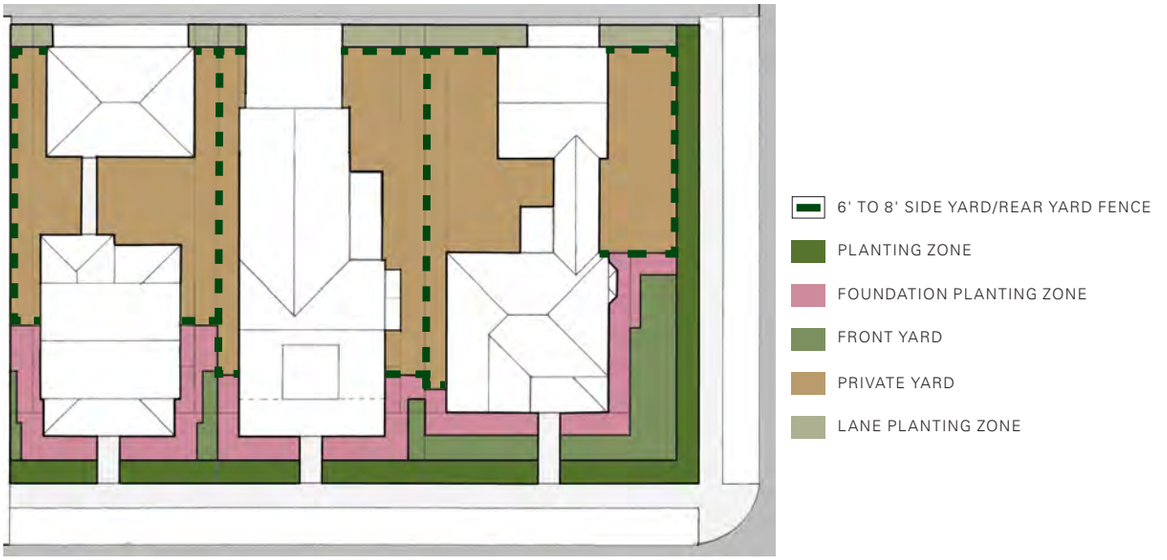

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FENCE SETBACKS

- Rear Yard: 0 feet
- Side Yard: 5 feet from front facade of house (porch excluded)
- Street Side: 5 feet from walk

LANDSCAPE

- Landscaping is required in all areas, except driveways and walkways, not enclosed with a fence
- Foundation planting is required against buildings or fences facing streets
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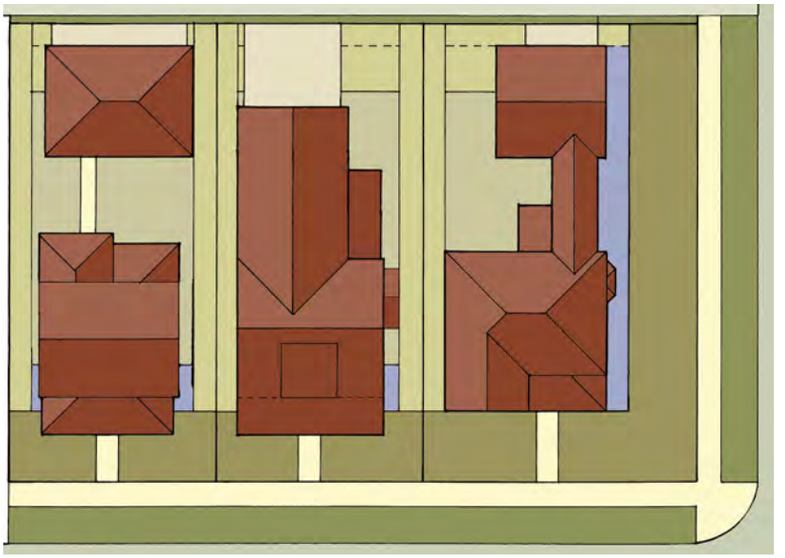

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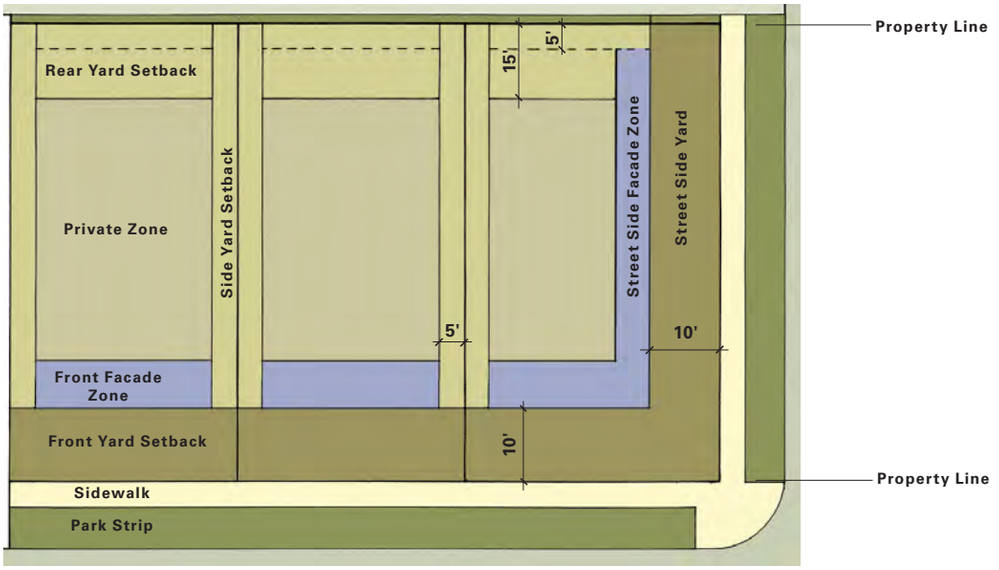
45-FOOT LOT : REAR-LOADED



Lot Zones and Setbacks

LOT SIZE (APPROXIMATE)

- Interior Lot Width: 45–50 feet
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FACADE ZONE

- Not used

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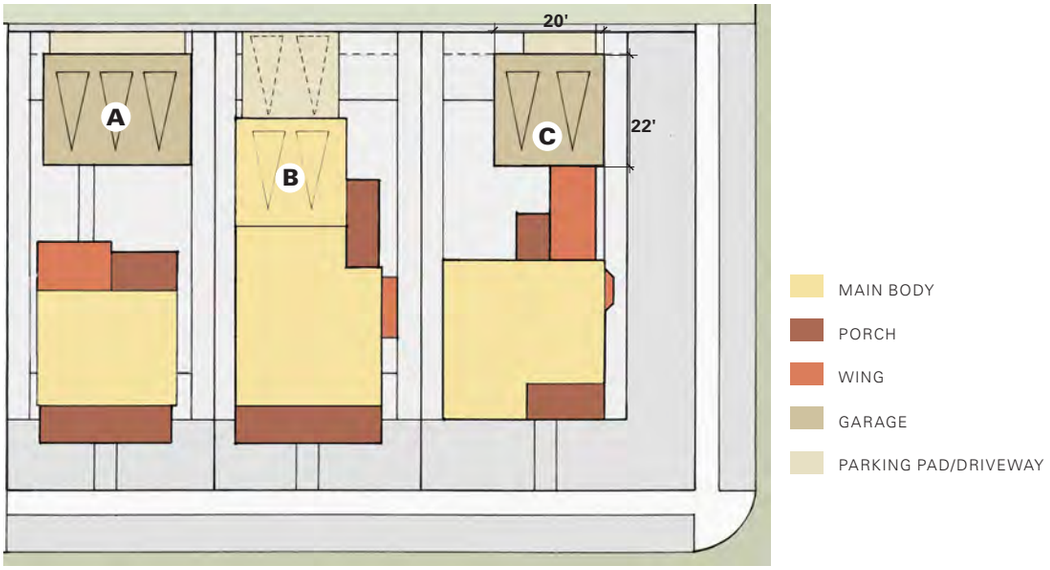

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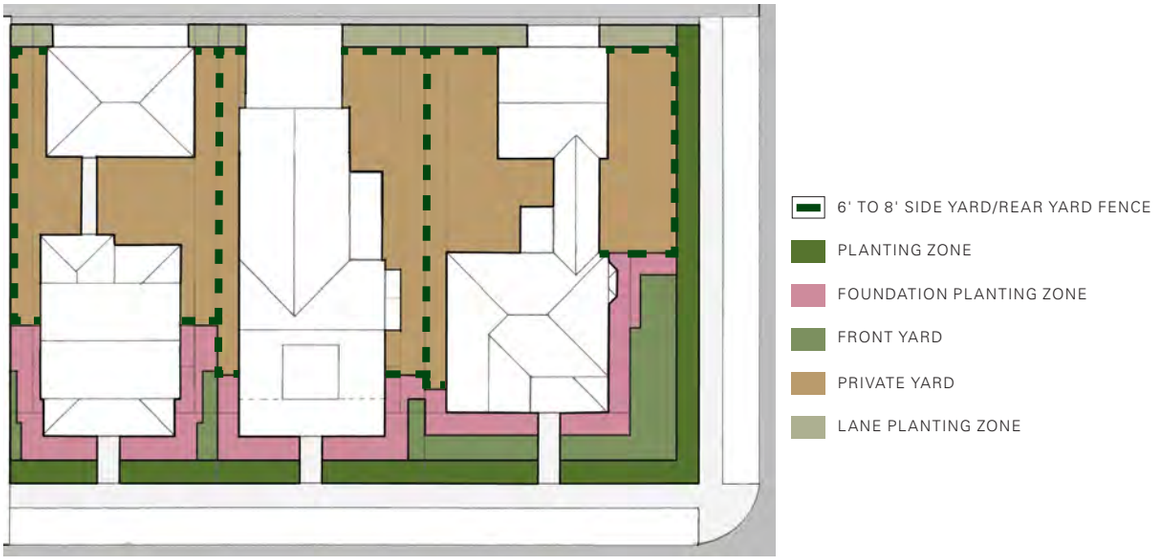

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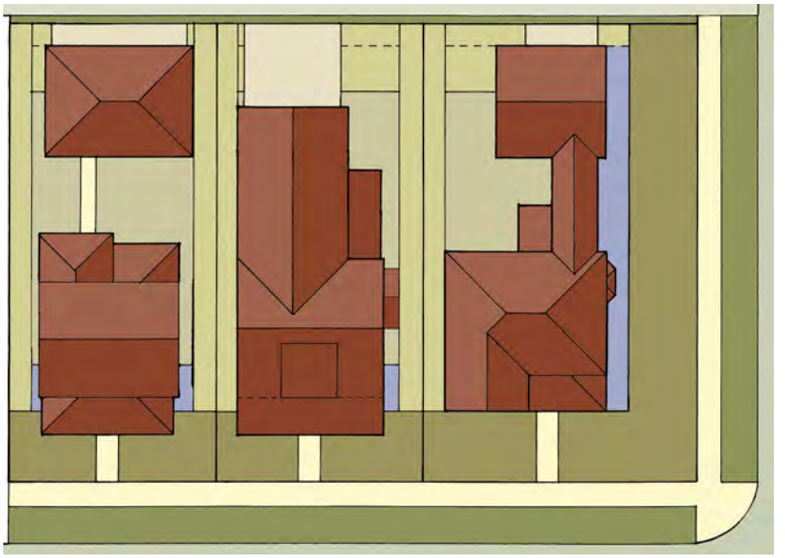

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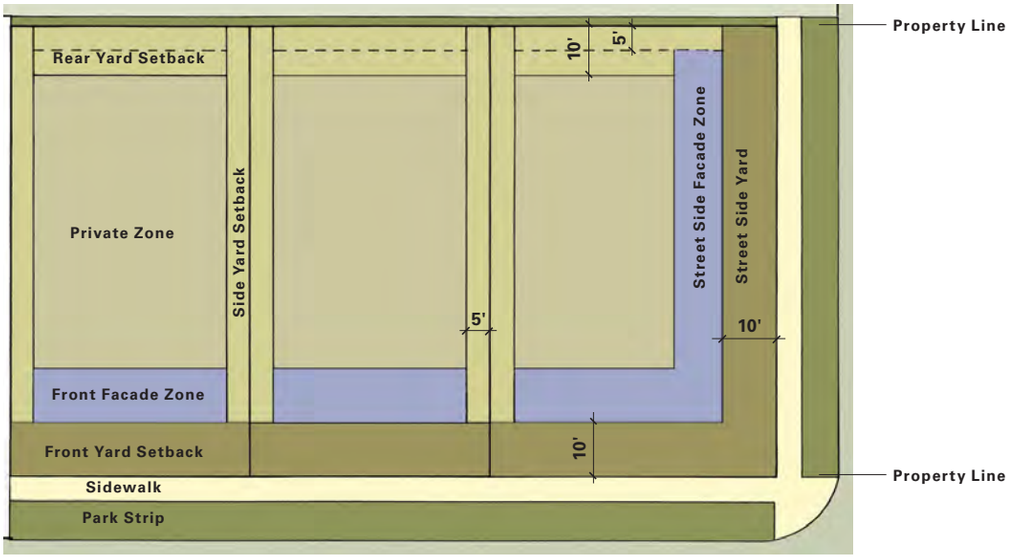

Lot Zones and Setbacks

LOT SIZE (APPROXIMATE)

- Interior Lot Width: 50–55 feet
- Corner Lot Width: Increased by 5–10 feet
- Lot Depth: Variable

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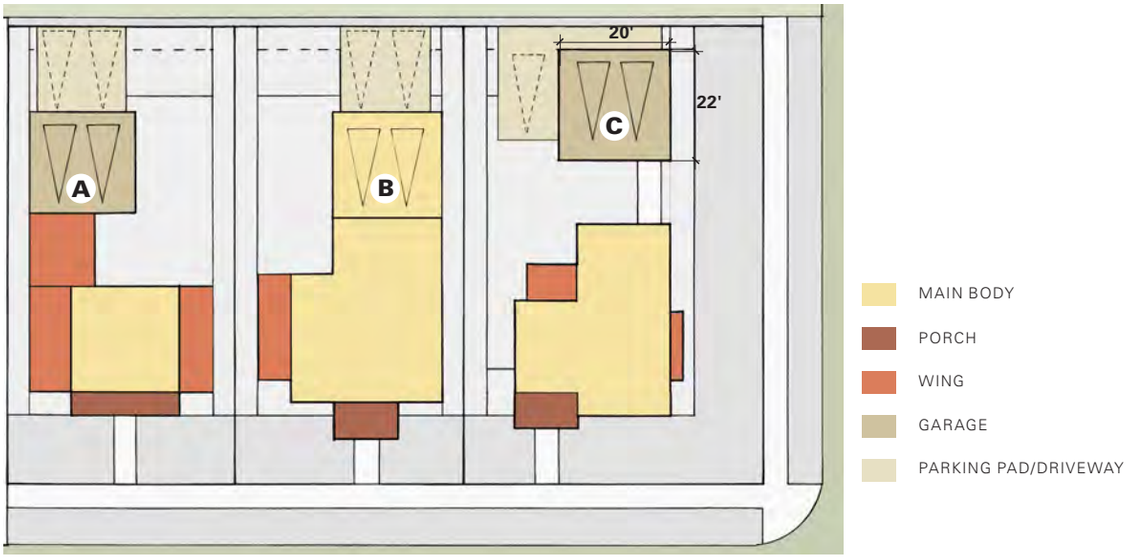

Elements of the House

PERMITTED GARAGE TYPES

- Detached (C)
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- Tandem

GARAGE REQUIREMENTS

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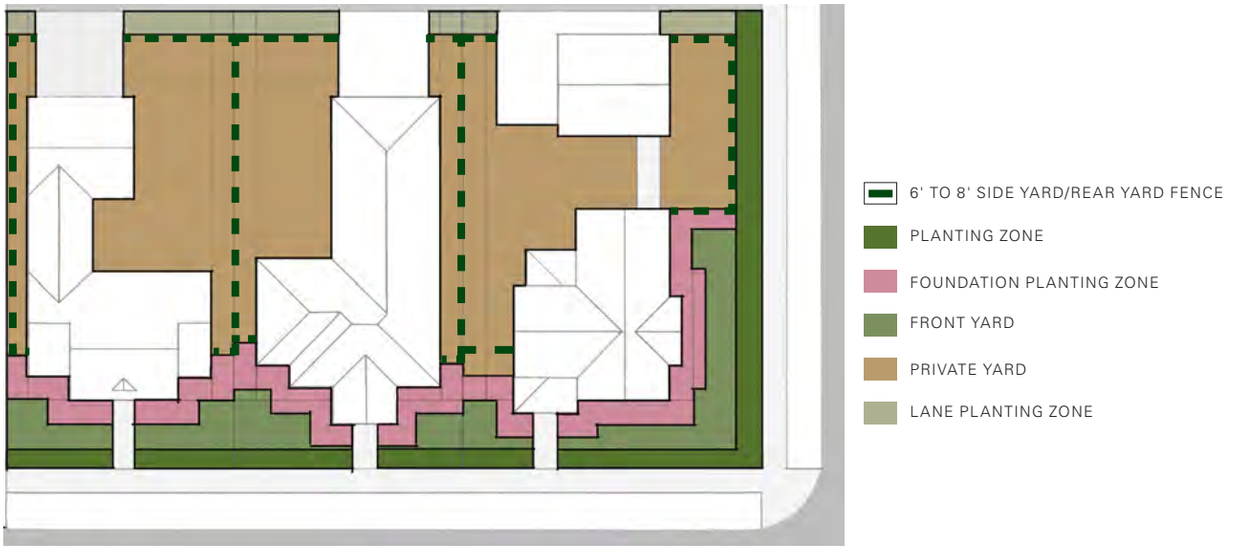

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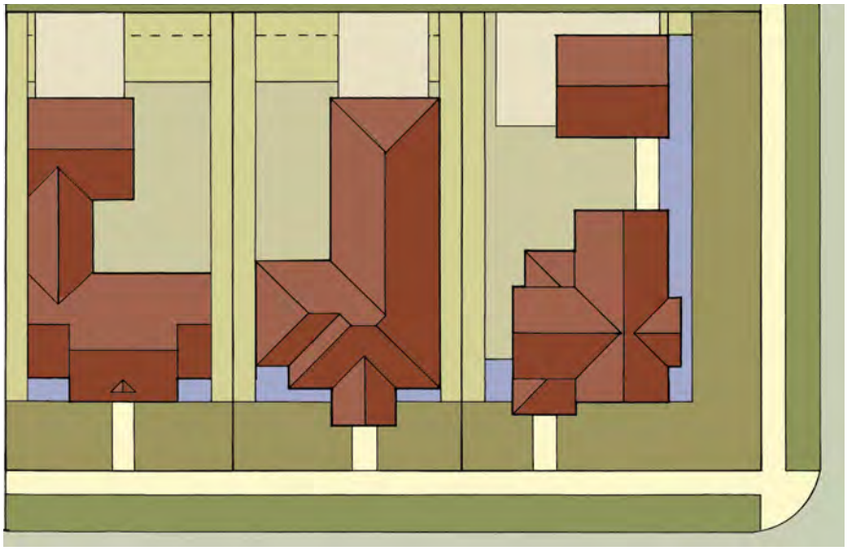
- Street Side: 5 feet from walk

LANDSCAPE

- Landscaping is required in all areas, except driveways and walk-ways, not enclosed with a fence
- Foundation planting is required against buildings or fences facing streets
- Plants other than grass are encouraged along public rights-of-way in the Planting Zone



General Requirements

PLAN MINIMUM

- Product types should contain significant variation in floor plan, massing, and garage type
- Number of floor plans developed based upon number of units developed:
  - 30 or fewer lots = 1 floor plan
  - 31 to 50 lots = 2 floor plans
  - 51 or more lots = 3 floor plans

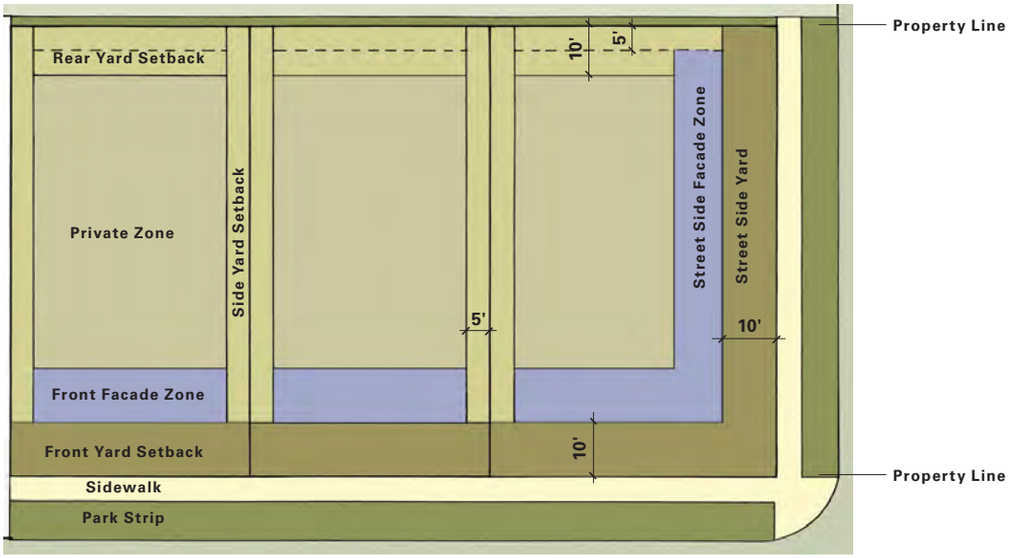
ELEVATION PER PLAN MINIMUM

- Elevation variation should be manifest in the massing, roof form, primary materials, window and porch design, and color
- Elevations may not be repeated on a block face or opposing block face without material, color or trim variation
- Number of elevations developed based upon number of lots developed:
  - 30 or fewer lots = 2 elevations
  - 31 to 50 lots = 2 elevations
  - 51 or more lots = 3 elevations
- Each elevation is encouraged to have at least one alternative option for each of the following:
  - exterior siding material
  - exterior trim
  - porch
  - porch hand rail

GENERAL REQUIREMENTS

- Maximum of three houses of the same style may be located next to each other
- Identical houses (defined as having the same front facade) may not be located on adjacent lots

50-FOOT LOT : FRONT-LOADED



Lot Zones and Setbacks

LOT SIZE (APPROXIMATE)

- Interior Lot Width: 50–55 feet
- Corner Lot Width: Increased by 5–10 feet
- Lot Depth: Variable

MINIMUM HOUSE SETBACKS

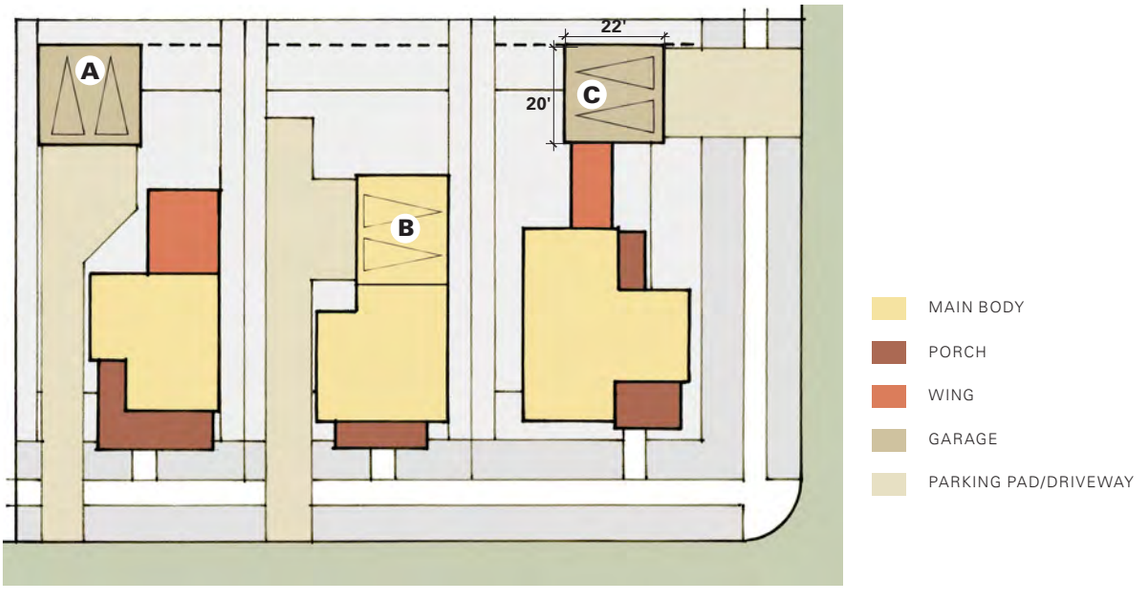
- Front Yard: 10 feet to the house
- Street Side Yard: 10 feet to the house and garage
- Side Yard: 5 feet to the house and garage
- Rear Yard: a minimum of 10 feet to the house; 5 feet to the garage (5 feet maximum to the garage encouraged on corner lots)

FACADE ZONE

- Not used

ENCROACHMENTS INTO SETBACKS

- Porches: 5 feet into front yard and street side setbacks only
- Balconies: 5 feet into front yard and street side setbacks only
- Bay Windows: 2 feet into front yard and street side setbacks only
- Fireplaces: 2 feet into street side setbacks only
- Anything above the first floor ceiling, including cantilevers, carport roofs, trellis canopies, and habitable space: 2 feet into rear yard setback only
- Air Conditioning Units: 4 feet into the street side and side yard setback only



Elements of the House

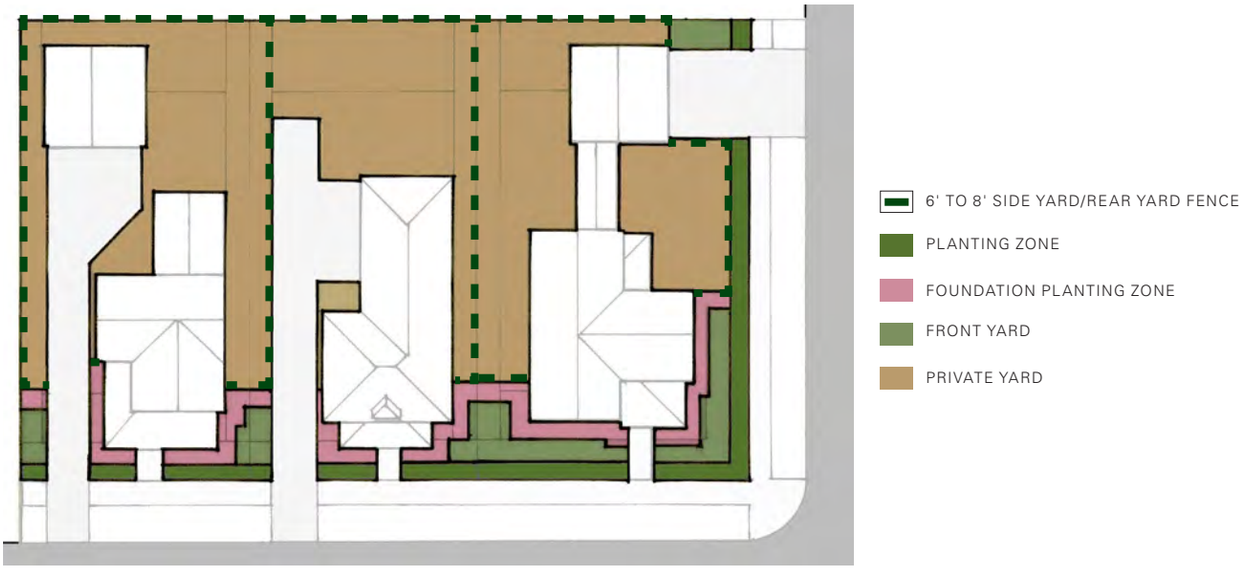
PERMITTED GARAGE TYPES

- Detached (A)
- Semi-attached (C)
- Attached
- Tuck-under (B)
- Tandem

GARAGE REQUIREMENTS

- Minimum 2 off-street parking spaces; minimum two-car garage required; three-car garage permitted if third garage door is set back from the facade
- Provided parking pads shall be a minimum of 9 by 18 feet
- Wings that connect the garage and house on corner lots are encouraged to be recessed at least 4 feet from the street side elevation

50-FOOT LOT : FRONT-LOADED



Yard Requirements

FENCE REQUIREMENTS

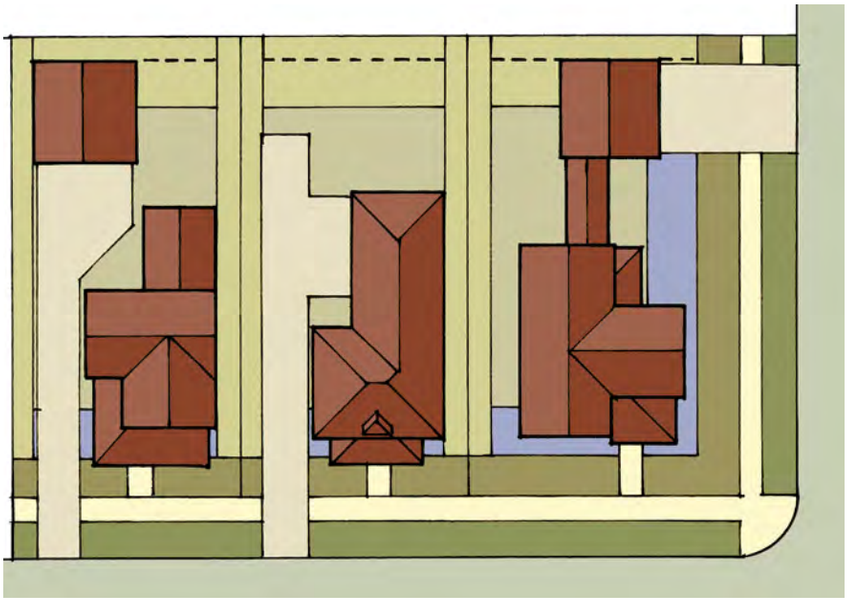
- Front yard fencing is permitted in accordance with the Modified Specific Plan
- Side and rear yard fencing is encouraged for privacy
- Street side fencing is permitted on rear half of lot only
- Maximum height of side yard and rear yard fencing: 8 feet (6 feet preferred)
- Minimum of top 1 foot of 6-foot fences or top 1 foot 4 inches of 8-foot fences facing streets and/or public space requires lattice

FENCE SETBACKS

- Rear Yard: 0 feet
- Side Yard: 5 feet from front facade of house (porch excluded)
- Street Side: 5 feet from walk

LANDSCAPE

- Landscaping is required in all areas, except driveways and walk-ways, not enclosed with a fence
- Foundation planting is required against buildings or fences facing streets
- Plants other than grass are encouraged along public rights-of-way in the Planting Zone



General Requirements

PLAN MINIMUM

- Product types should contain significant variation in floor plan, massing, and garage type
- Number of floor plans developed based upon number of units developed:
  - 30 or fewer lots = 1 floor plan
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ELEVATION PER PLAN MINIMUM

- Elevation variation should be manifest in the massing, roof form, primary materials, window and porch design, and color
- Elevations may not be repeated on a block face or opposing block face without material, color or trim variation
- Number of elevations developed based upon number of lots developed:
  - 30 or fewer lots = 2 elevations
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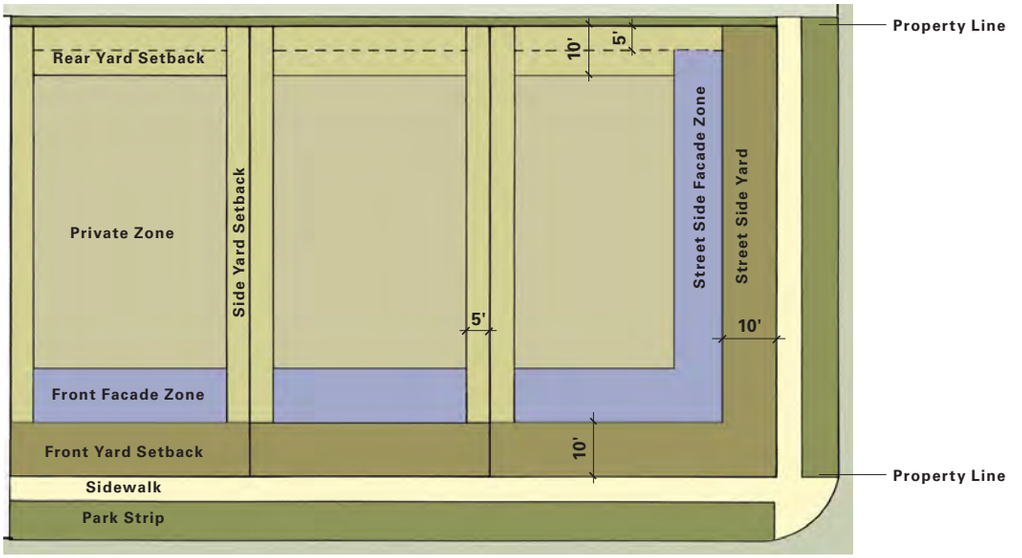
- Each elevation is encouraged to have at least one alternative option for each of the following:
  - exterior siding material
  - exterior trim
  - porch
  - porch hand rail

GENERAL REQUIREMENTS

- Maximum of three houses of the same style may be located next to each other
- Identical houses (defined as having the same front facade) may not be located on adjacent lots

55-FOOT LOT : REAR-LOADED



Lot Zones and Setbacks

LOT SIZE (APPROXIMATE)

- Interior Lot Width: 55–60 feet
- Corner Lot Width: Increased by 5–10 feet
- Lot Depth: Variable

MINIMUM HOUSE SETBACKS

- Front Yard: 10 feet to the house
- Street Side Yard: 10 feet to the house and garage
- Side Yard: 5 feet to the house and garage
- Rear Yard: 10 feet to the house; 5 feet to the garage (5 feet maximum to the garage encouraged on corner lots)

FACADE ZONE

- Not used

ENCROACHMENTS INTO SETBACKS

- Porches: 5 feet into front yard and street side setbacks only
- Balconies: 5 feet into front yard and street side setbacks only
- Bay Windows: 2 feet into front yard and street side setbacks only
- Fireplaces: 2 feet into street side setbacks only
- Anything above the first floor ceiling, including cantilevers, carport roofs, trellis canopies, and habitable space: 2 feet into rear yard setback only
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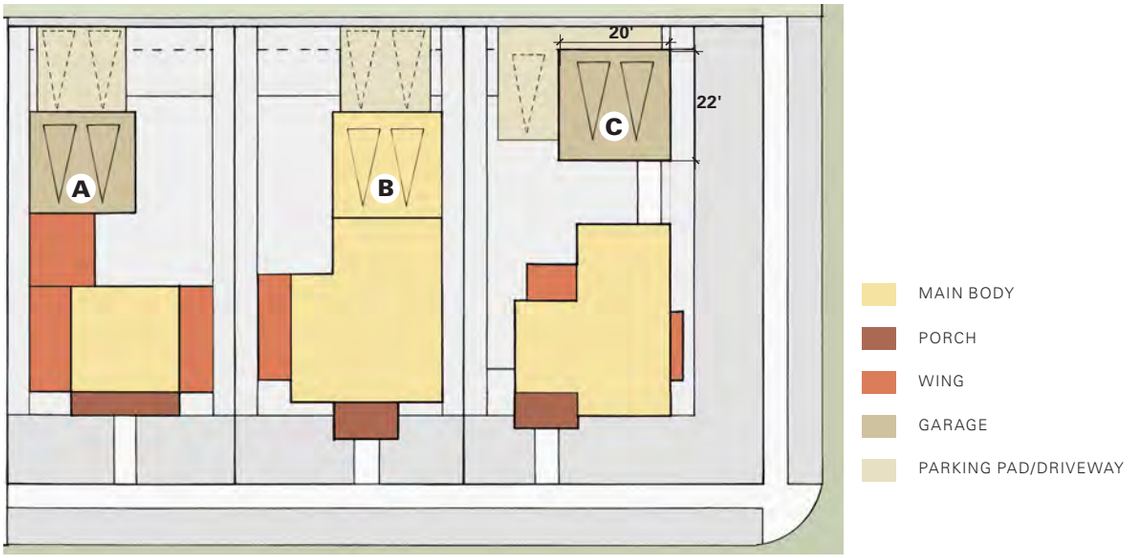


Elements of the House

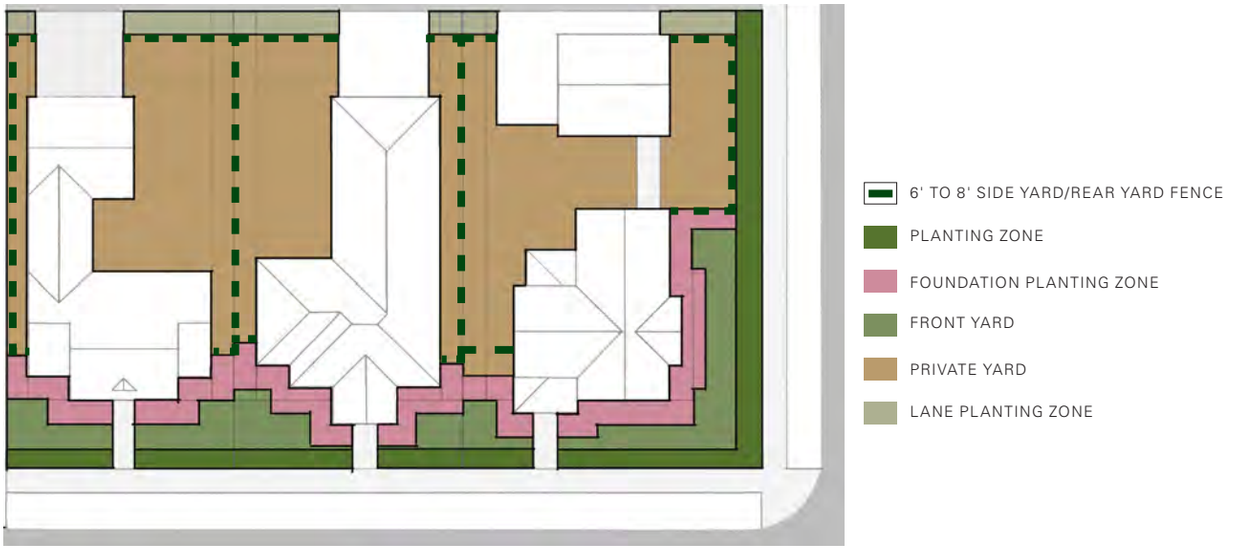
PERMITTED GARAGE TYPES

- Detached (C)
- Semi-attached (A)
- Attached
- Tuck-under (B)
- Tandem

GARAGE REQUIREMENTS

- Minimum 2 off-street parking spaces; minimum two-car garage required; three-car garage permitted
- Single parking pad permitted adjacent to garage (except on street side of corner lots)
- Provided parking pads shall be a minimum of 9 by 18 feet
- Garage doors shall not face streets
- Wings that connect the garage and house on corner lots are encouraged to be recessed at least 4 feet from the street side elevation

55-FOOT LOT : REAR-LOADED



Yard Requirements

FENCE REQUIREMENTS

- Front yard fencing is permitted in accordance with the Modified Specific Plan
- Side and rear yard fencing is encouraged for privacy. Street side fencing is permitted on rear half of lot only
- Maximum height of side yard and rear yard fencing: 8 feet (6 feet preferred)
- Minimum of top 1 foot of 6-foot fences or top 1 foot 4 inches of 8-foot fences facing streets and/or public space requires lattice

FENCE SETBACKS

- Rear Yard: 0 feet
- Side Yard: 5 feet from front facade of house (porch excluded)
- Street Side: 5 feet from walk

LANDSCAPE

- Landscaping is required in all areas, except driveways and walk-ways, not enclosed with a fence
- Foundation planting is required against buildings or fences facing streets
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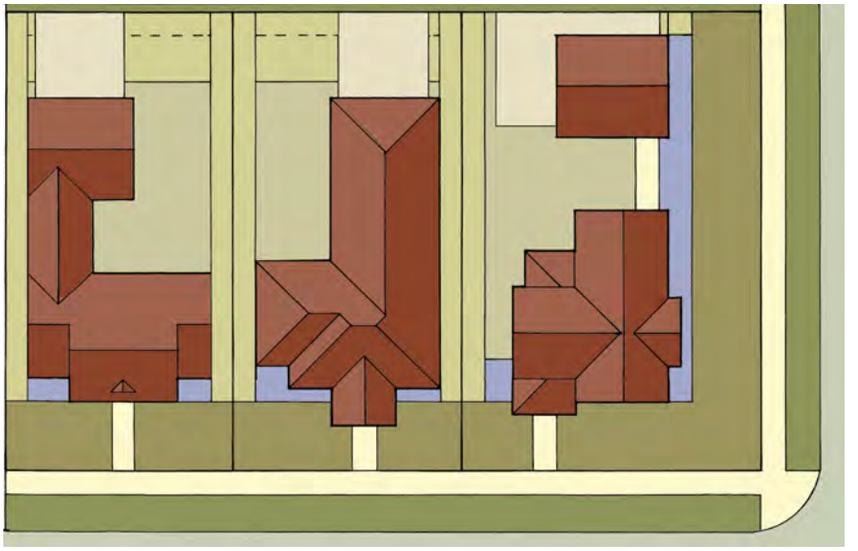

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  - porch
  - porch hand rail

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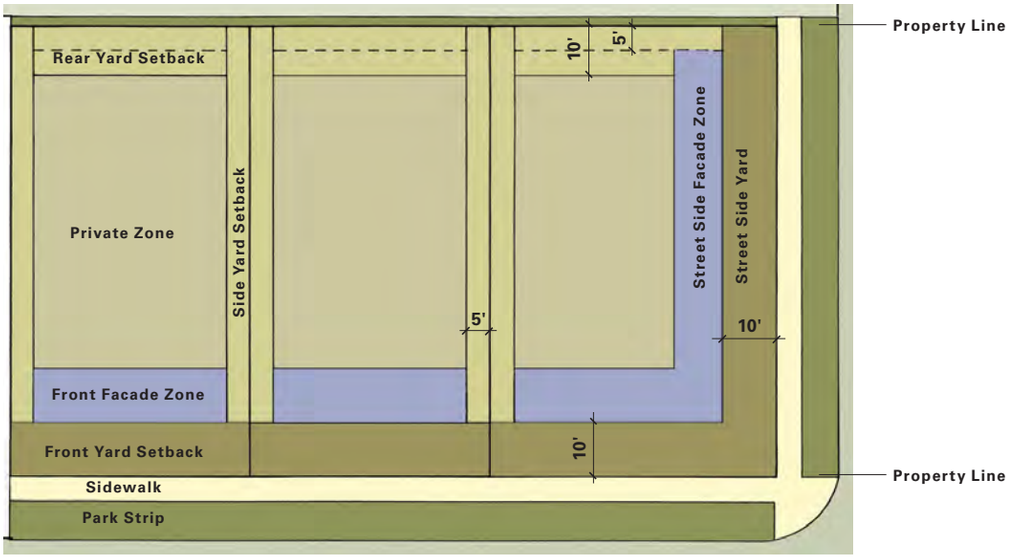
- Maximum of three houses of the same style may be located next to each other
- Identical houses (defined as having the same front facade) may not be located on adjacent lots

55-FOOT LOT : FRONT-LOADED



Lot Zones and Setbacks

LOT SIZE (APPROXIMATE)

- Interior Lot Width: 55–60 feet
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- Lot Depth: Variable

MINIMUM HOUSE SETBACKS

- Front Yard: 10 feet to the house
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- Side Yard: 5 feet to the house and garage
- Rear Yard: a minimum of 10 feet to the house; 5 feet to the garage (5 feet maximum to the garage encouraged on corner lots)

FACADE ZONE

- Not used

ENCROACHMENTS INTO SETBACKS

- Porches: 5 feet into front yard and street side setbacks only
- Balconies: 5 feet into front yard and street side setbacks only
- Bay Windows: 2 feet into front yard and street side setbacks only
- Fireplaces: 2 feet into street side setbacks only
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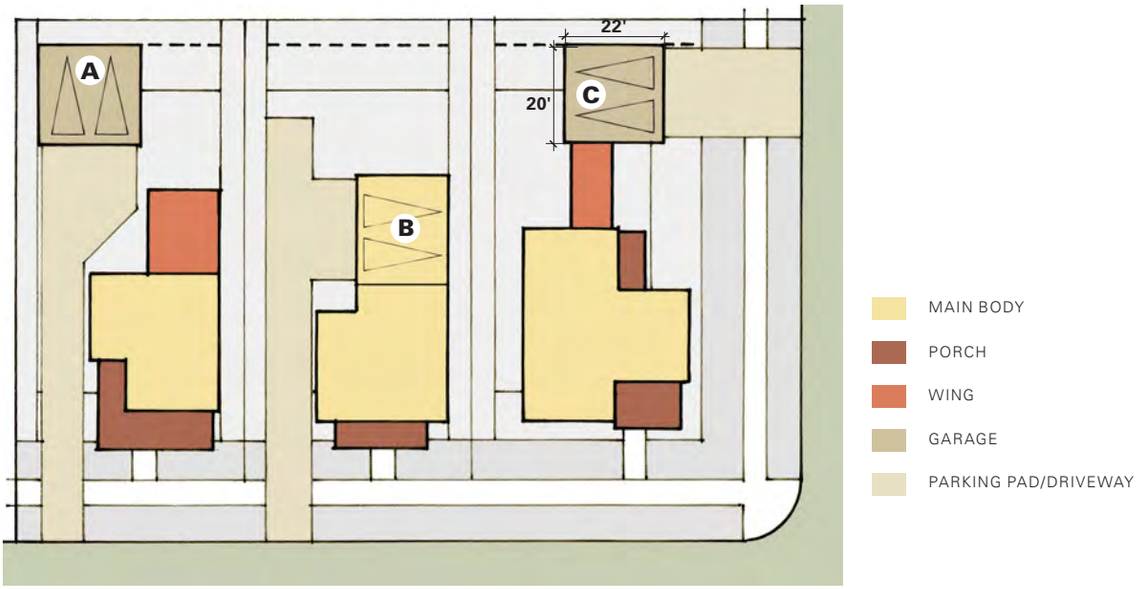

Elements of the House

PERMITTED GARAGE TYPES

- Detached (C)
- Semi-attached (A)
- Attached
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GARAGE REQUIREMENTS

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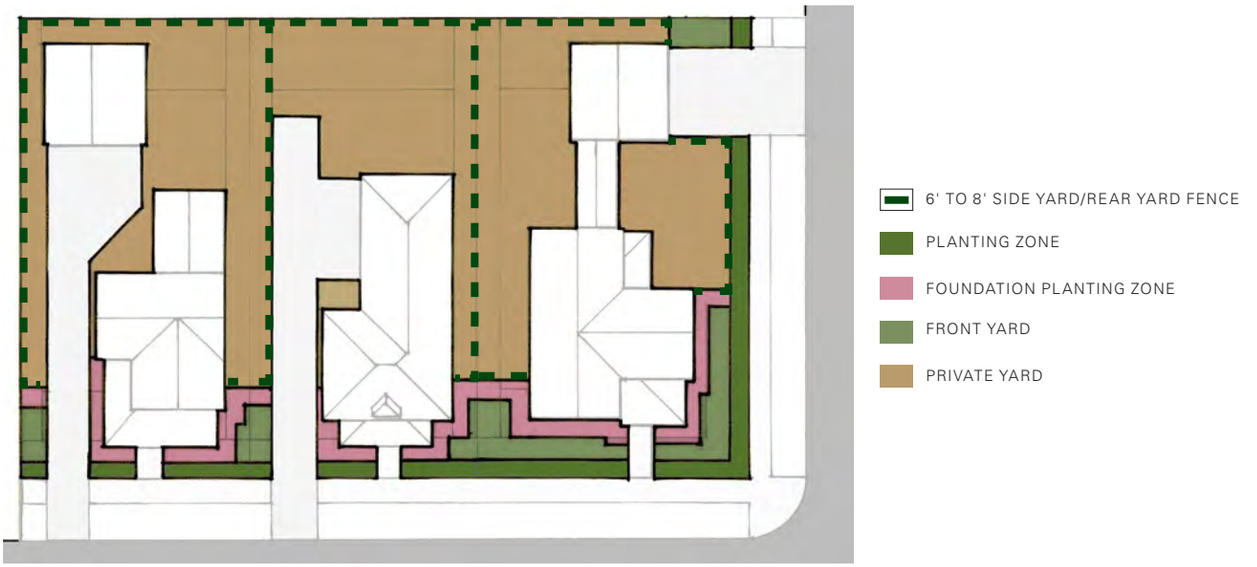

Yard Requirements

FENCE REQUIREMENTS

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FENCE SETBACKS

- Rear Yard: 0 feet
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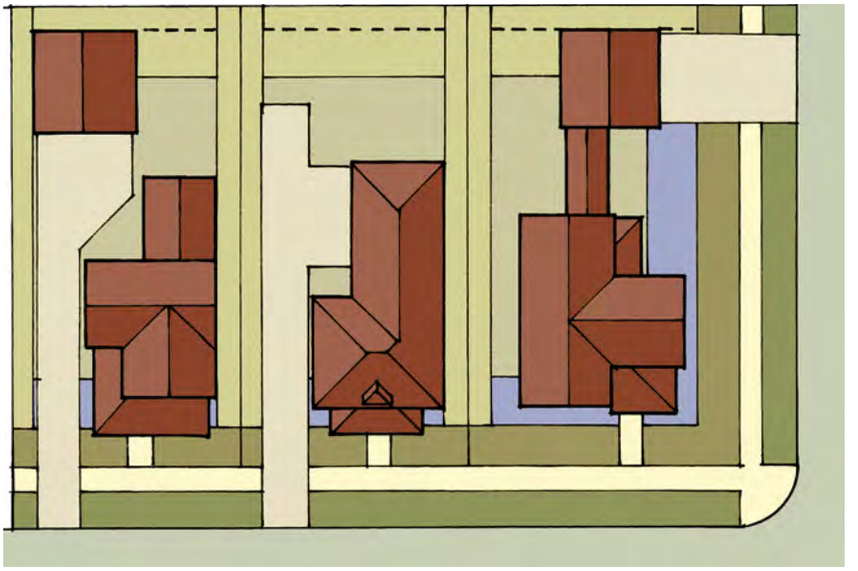

General Requirements

PLAN MINIMUM

- Product types should contain significant variation in floor plan, massing, and garage type
- Number of floor plans developed based upon number of units developed:
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ELEVATION PER PLAN MINIMUM

- Elevation variation should be manifest in the massing, roof form, primary materials, window and porch design, and color
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  - exterior trim
  - porch
  - porch hand rail

GENERAL REQUIREMENTS

- Maximum of three houses of the same style may be located next to each other
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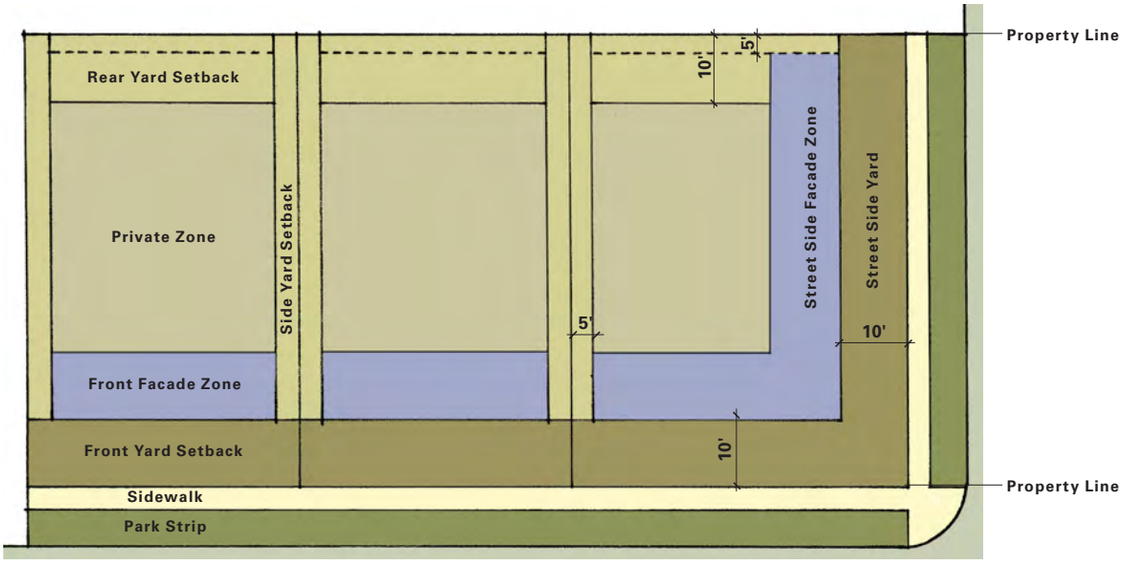
60-FOOT LOT : REAR-LOADED



Lot Zones and Setbacks

LOT SIZE (APPROXIMATE)

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- Lot Depth: Variable

MINIMUM HOUSE SETBACKS

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- Rear Yard: 10 feet to the house; 5 feet to the garage (5 feet maximum to the garage encouraged on corner lots)

FACADE ZONE

- Not used

ENCROACHMENTS INTO SETBACKS

- Porches: 5 feet into front yard and street side setbacks only
- Balconies: 5 feet into front yard and street side setbacks only
- Bay Windows: 2 feet into front yard and street side setbacks only
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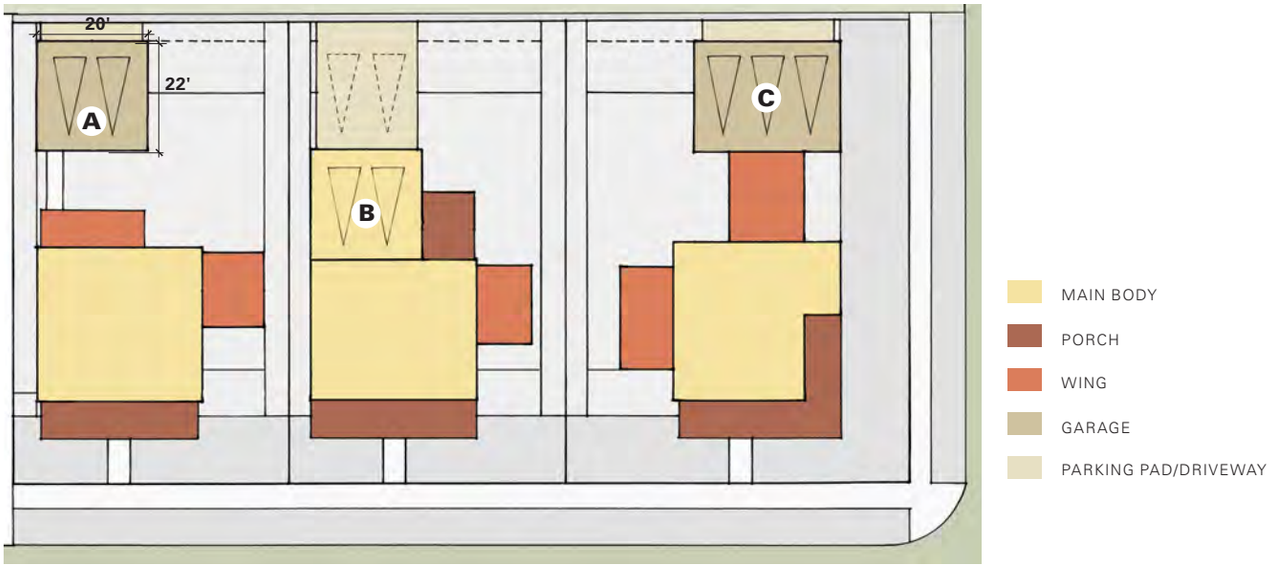


Elements of the House

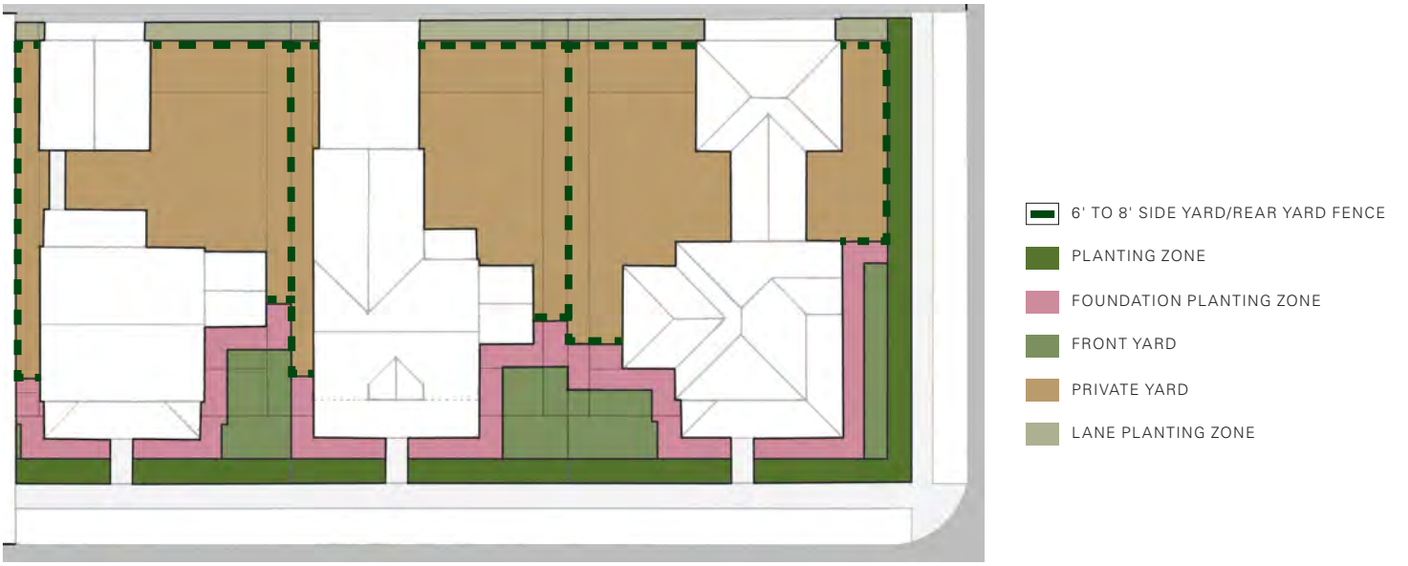
PERMITTED GARAGE TYPES

- Detached (A)
- Semi-attached (C)
- Attached
- Tuck-under (B)
- Tandem

GARAGE REQUIREMENTS

- Minimum 2 off-street parking spaces; minimum two-car garage required; three-car garage permitted
- Single parking pad permitted adjacent to garage (except on street side of corner lots)
- Provided parking pads shall be a minimum of 9 by 18 feet
- Garage doors shall not face streets
- Wings that connect the garage and house on corner lots are encouraged to be recessed at least 4 feet from the street side elevation

60-FOOT LOT : REAR-LOADED



Yard Requirements

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- Minimum of top 1 foot of 6-foot fences or top 1 foot 4 inches of 8-foot fences facing streets and/or public space requires lattice

FENCE SETBACKS

- Rear Yard: 0 feet
- Side Yard: 5 feet from front facade of house (porch excluded)
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- Landscaping is required in all areas, except driveways and walk-ways, not enclosed with a fence
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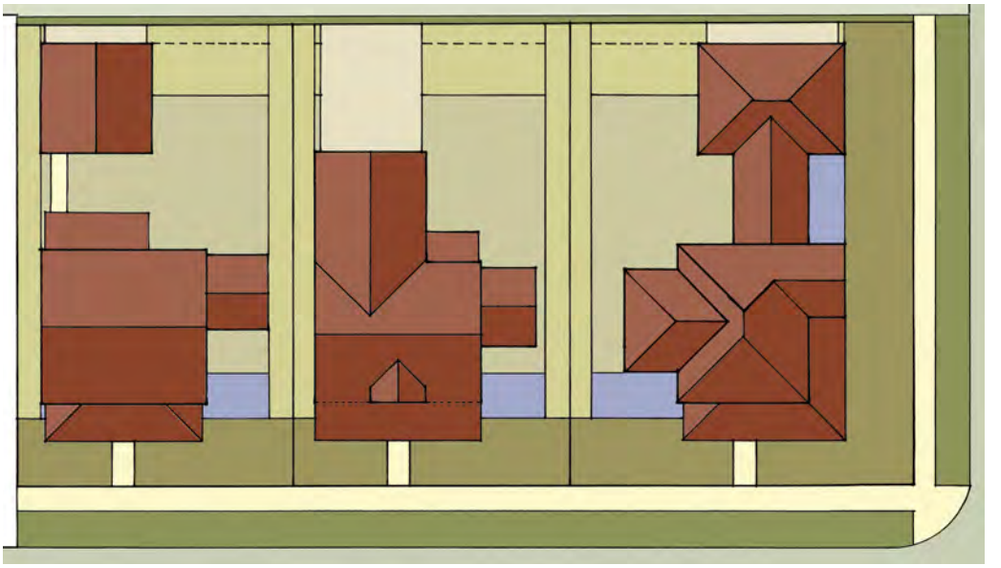

General Requirements

PLAN MINIMUM

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ELEVATION PER PLAN MINIMUM

- Elevation variation should be manifest in the massing, roof form, primary materials, window and porch design, and color
- Elevations may not be repeated on a block face or opposing block face without material, color or trim variation
- Number of elevations developed based upon number of lots developed:
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  - exterior siding material
  - exterior trim
  - porch
  - porch hand rail

GENERAL REQUIREMENTS

- Maximum of three houses of the same style may be located next to each other
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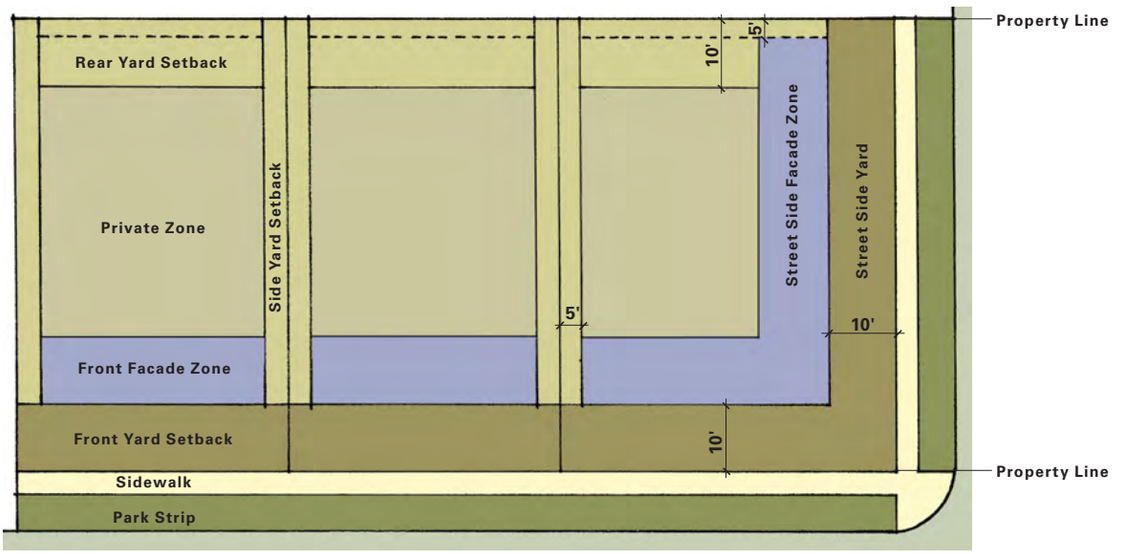
60-FOOT LOT : FRONT-LOADED



Lot Zones and Setbacks

LOT SIZE (APPROXIMATE)

- Interior Lot Width: 60–65 feet
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- Lot Depth: Variable

MINIMUM HOUSE SETBACKS

- Front Yard: 10 feet to the house
- Street Side Yard: 10 feet to the house and garage
- Side Yard: 5 feet to the house and garage
- Rear Yard: a minimum of 10 feet to the house; 5 feet to the garage (5 feet maximum to the garage encouraged on corner lots)

FACADE ZONE

- Not used

ENCROACHMENTS INTO SETBACKS

- Porches: 5 feet into front yard and street side setbacks only
- Balconies: 5 feet into front yard and street side setbacks only
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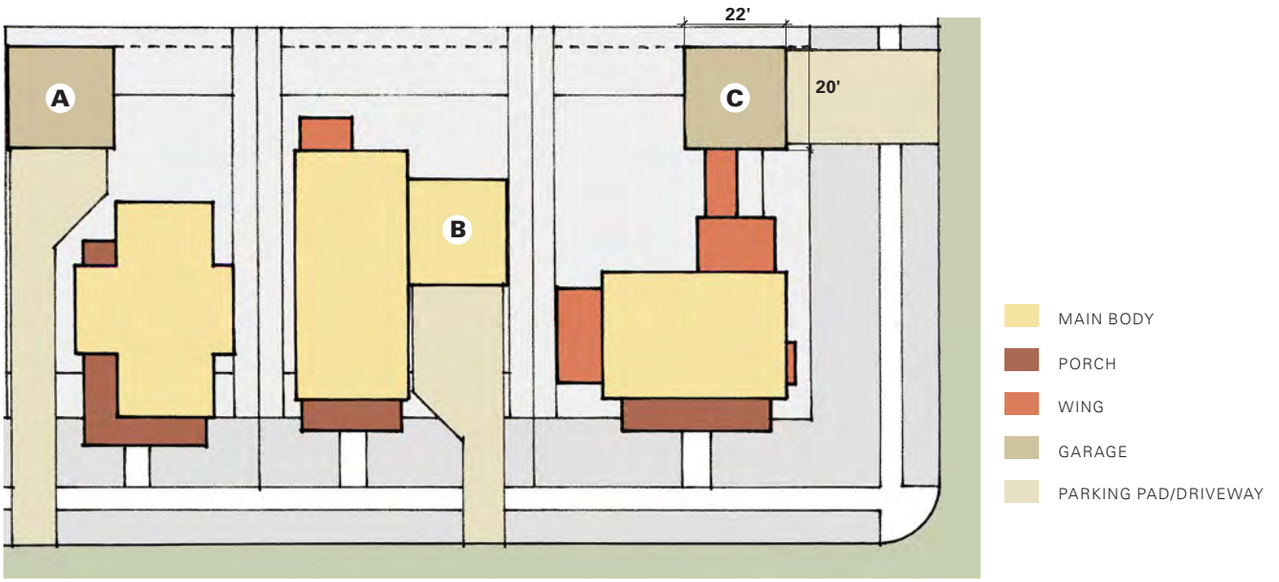


Elements of the House

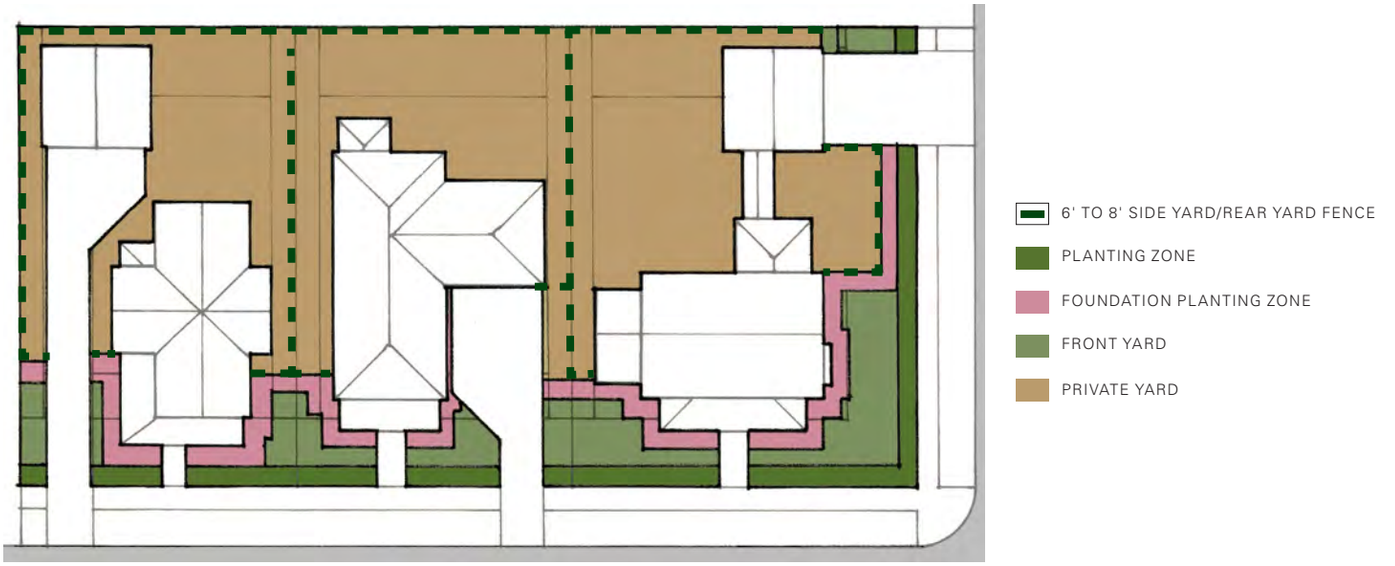
PERMITTED GARAGE TYPES

- Detached (A)
- Semi-attached (C)
- Attached
- Tuck-under (B)
- Tandem

GARAGE REQUIREMENTS

- Minimum 2 off-street parking spaces; minimum two-car garage required; three-car garage permitted
- Maximum two-car garage may face street side
- Street-loaded garages may be a maximum of 45% of the street facing facade
- Wings that connect the garage and house on corner lots are encouraged to be recessed at least 4 feet from the street side house elevation

60-FOOT LOT : FRONT-LOADED



Yard Requirements

FENCE REQUIREMENTS

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- Maximum height of side yard and rear yard fencing: 8 feet (6 feet preferred)
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FENCE SETBACKS

- Rear Yard: 0 feet
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LANDSCAPE

- Landscaping is required in all areas, except driveways and walk-ways, not enclosed with a fence
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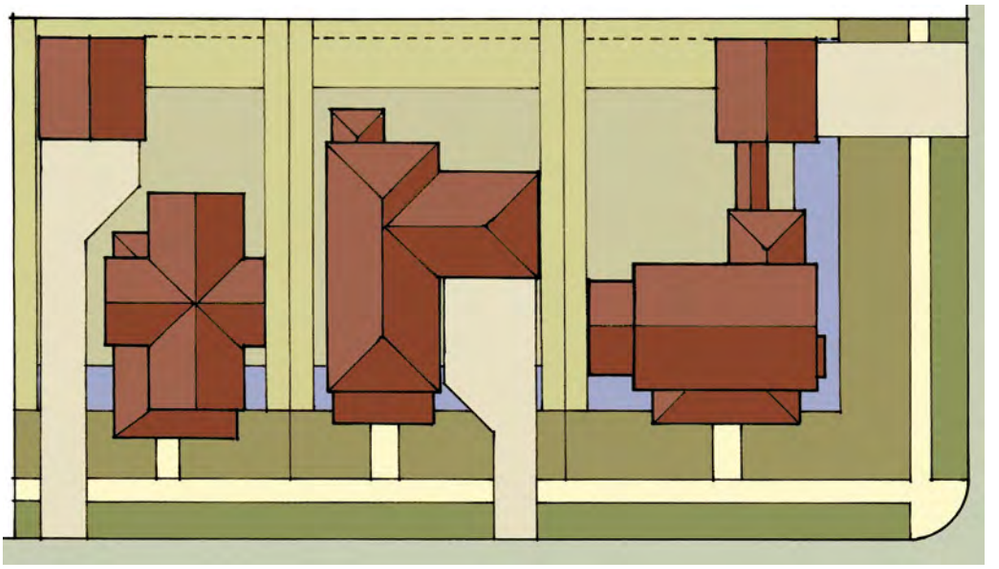

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» Elevations may not be repeated on a block face or opposing block face without material, color or trim variation

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  › 30 or fewer lots = 2 elevations
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  › 51 or more lots = 3 elevations

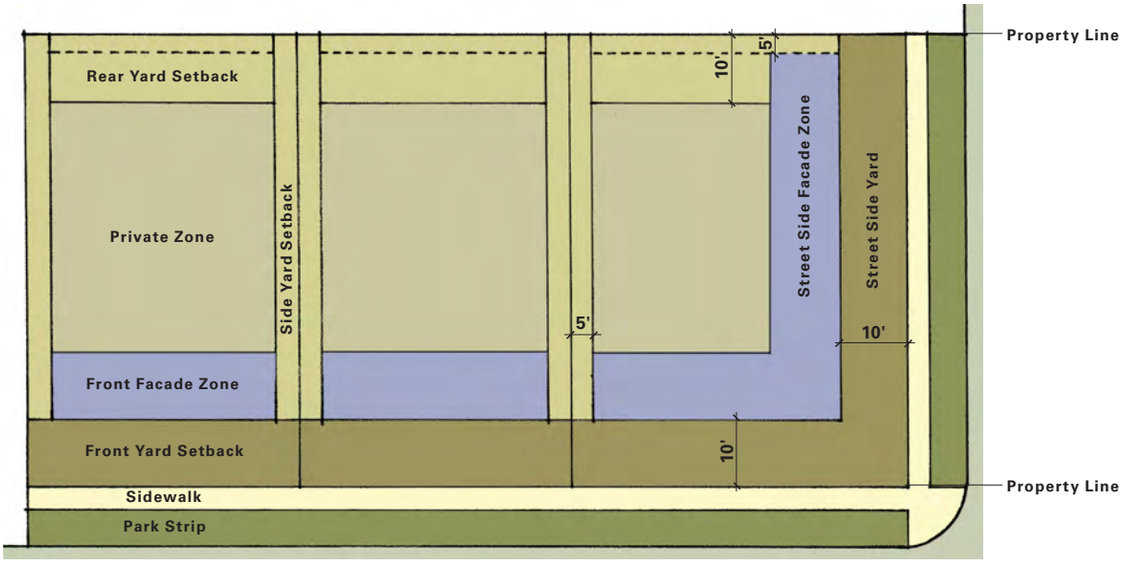
» Each elevation is encouraged to have at least one alternative option for each of the following:
  › exterior siding material
  › exterior trim
  › porch
  › porch hand rail

GENERAL REQUIREMENTS

» Maximum of three houses of the same style may be located next to each other

» Identical houses (defined as having the same front facade) may not be located on adjacent lots

65-FOOT LOT : REAR-LOADED



Lot Zones and Setbacks

LOT SIZE (APPROXIMATE)

- Interior Lot Width: 65–70 feet
- Corner Lot Width: Increased by 5–10 feet
- Lot Depth: Variable

MINIMUM HOUSE SETBACKS

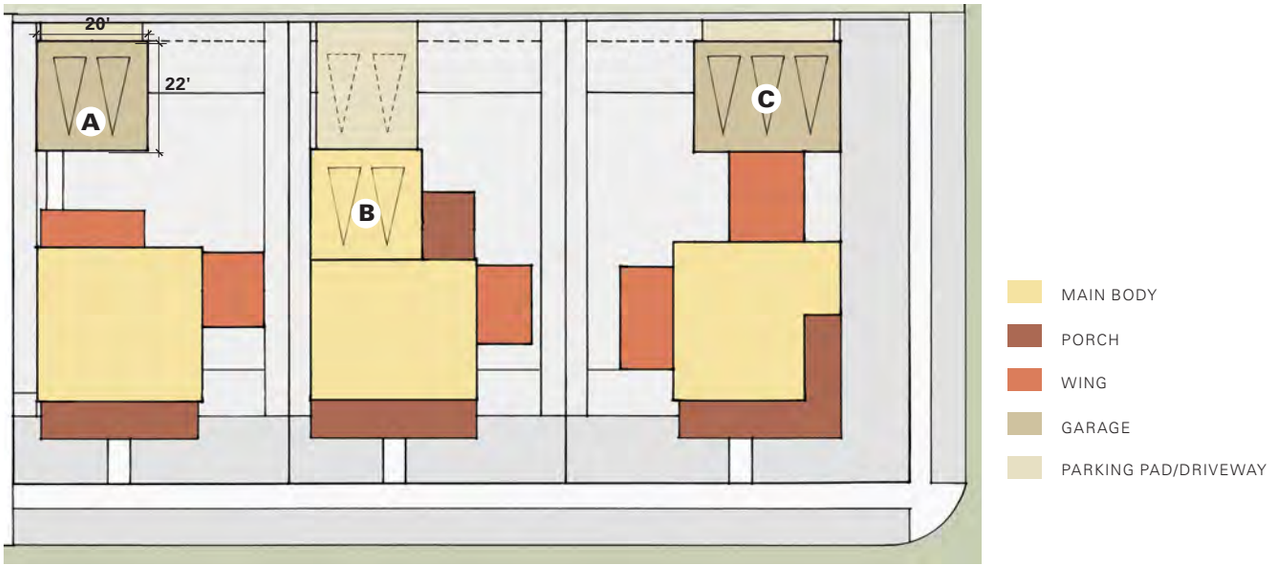
- Front Yard: 10 feet to the house
- Street Side Yard: 10 feet to the house and garage
- Side Yard: 5 feet to the house and garage
- Rear Yard: 10 feet to the house; 5 feet to the garage (5 feet maximum to the garage encouraged on corner lots)

FACADE ZONE

- Not used

ENCROACHMENTS INTO SETBACKS

- Porches: 5 feet into front yard and street side setbacks only
- Balconies: 5 feet into front yard and street side setbacks only
- Bay Windows: 2 feet into front yard and street side setbacks only
- Fireplaces: 2 feet into street side setbacks only
- Anything above the first floor ceiling, including cantilevers, carport roofs, trellis canopies, and habitable space: 2 feet into rear yard setback only
- Air Conditioning Units: 4 feet into the street side and side yard setback only



Elements of the House

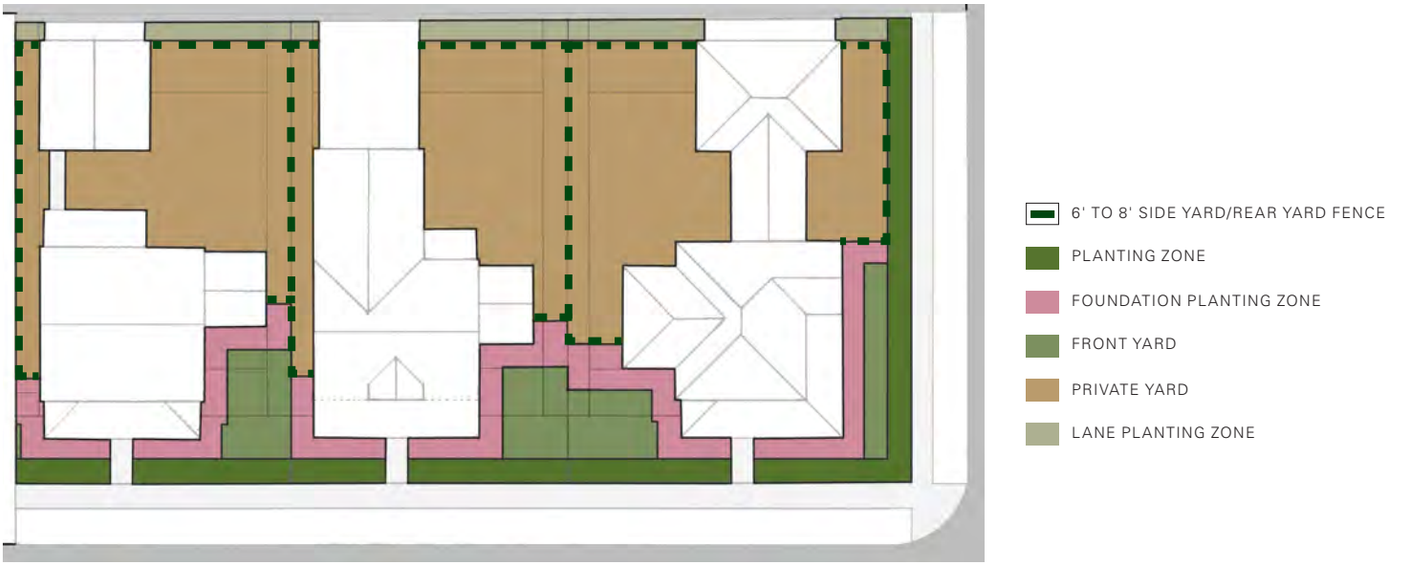
PERMITTED GARAGE TYPES

- Detached (A)
- Semi-attached (C)
- Attached
- Tuck-under (B)
- Tandem

GARAGE REQUIREMENTS

- Minimum 2 off-street parking spaces; minimum two-car garage required; three-car garage permitted
- Single parking pad permitted adjacent to garage (except on street side of corner lots)
- Provided parking pads shall be a minimum of 9 by 18 feet
- Garage doors shall not face streets
- Wings that connect the garage and house on corner lots are encouraged to be recessed at least 4 feet from the street side elevation

65-FOOT LOT : REAR-LOADED



Yard Requirements

FENCE REQUIREMENTS

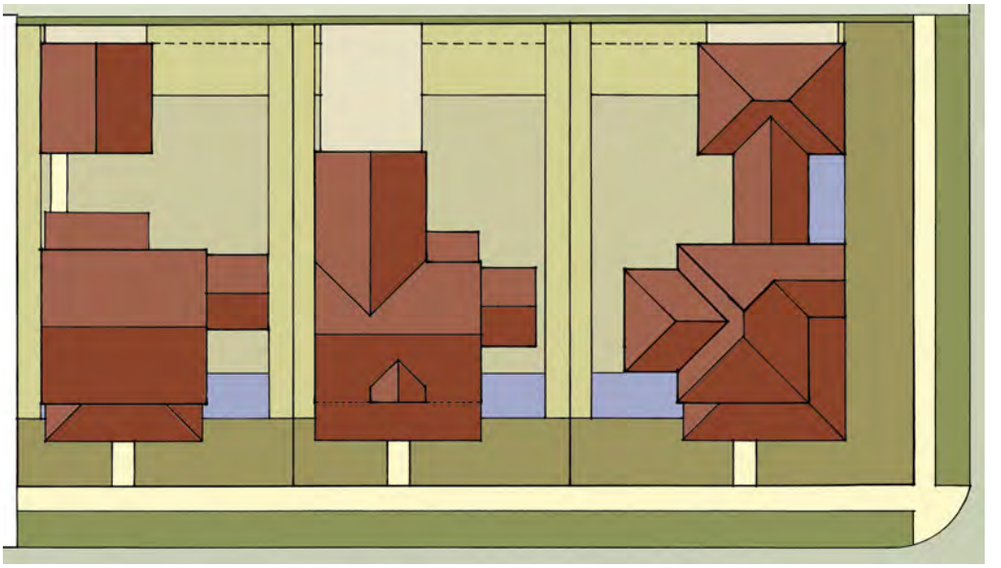
- Front yard fencing is permitted in accordance with the Modified Specific Plan
- Side and rear yard fencing is encouraged for privacy
- Street side fencing is permitted on rear half of lot only
- Maximum height of side yard and rear yard fencing: 8 feet (6 feet preferred)
- Minimum of top 1 foot of 6-foot fences or top 1 foot 4 inches of 8-foot fences facing streets and/or public space requires lattice

FENCE SETBACKS

- Rear Yard: 0 feet
- Side Yard: 5 feet from front facade of house (porch excluded)
- Street Side: 5 feet from walk

LANDSCAPE

- Landscaping is required in all areas, except driveways and walk-ways, not enclosed with a fence
- Foundation planting is required against buildings or fences facing streets
- Plants other than grass are encouraged along public rights-of-way in the Planting Zone



General Requirements

PLAN MINIMUM

» Product types should contain significant variation in floor plan, massing, and garage type

» Number of floor plans developed based upon number of units developed:
  › 30 or fewer lots = 1 floor plan
  › 31 to 50 lots = 2 floor plans
  › 51 or more lots = 3 floor plans

ELEVATION PER PLAN MINIMUM

» Elevation variation should be manifest in the massing, roof form, primary materials, window and porch design, and color

» Elevations may not be repeated on a block face or opposing block face without material, color or trim variation

» Number of elevations developed based upon number of lots developed:
  › 30 or fewer lots = 2 elevations
  › 31 to 50 lots = 2 elevations
  › 51 or more lots = 3 elevations

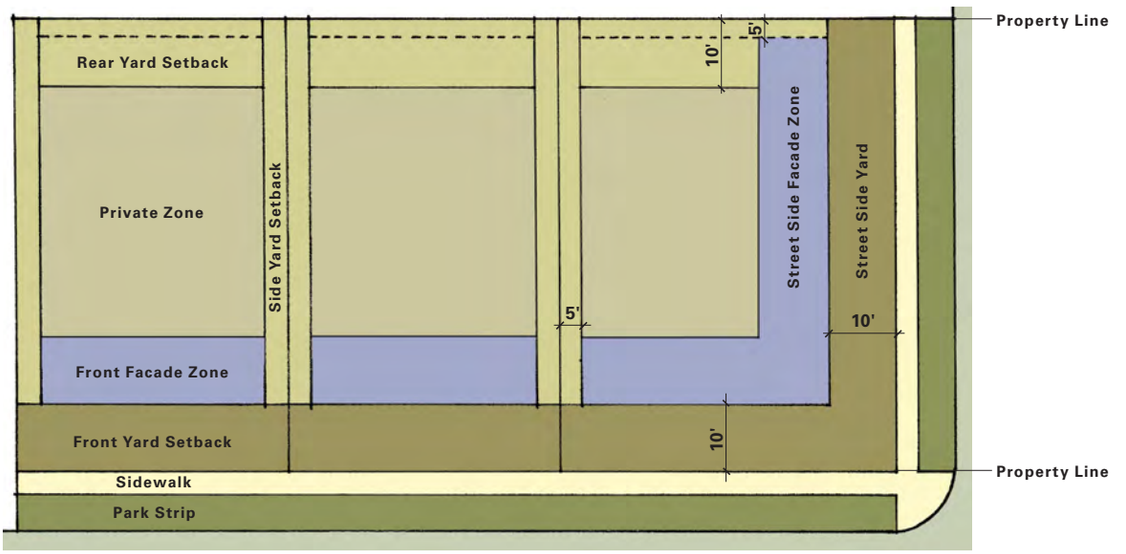
» Each elevation is encouraged to have at least one alternative option for each of the following:
  › exterior siding material
  › exterior trim
  › porch
  › porch hand rail

GENERAL REQUIREMENTS

» Maximum of three houses of the same style may be located next to each other

» Identical houses (defined as having the same front facade) may not be located on adjacent lots

65-FOOT LOT : FRONT-LOADED



Lot Zones and Setbacks

LOT SIZE (APPROXIMATE)

- Interior Lot Width: 65–70 feet
- Corner Lot Width: Increased by 5–10 feet
- Lot Depth: Variable

MINIMUM HOUSE SETBACKS

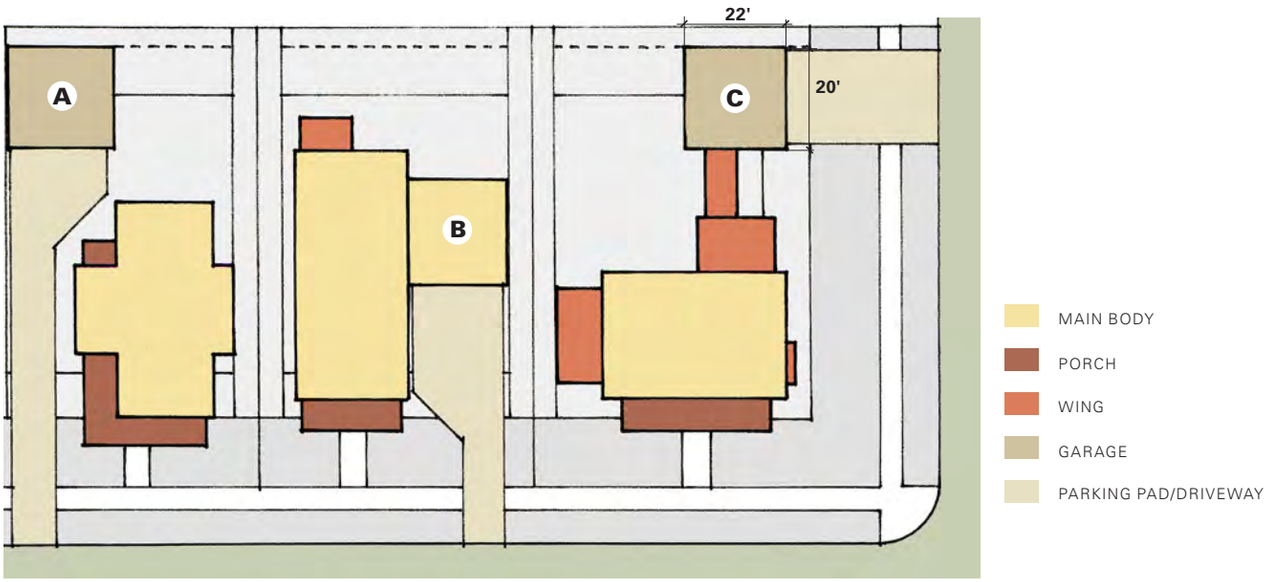
- Front Yard: 10 feet to the house
- Street Side Yard: 10 feet to the house and garage
- Side Yard: 5 feet to the house and garage
- Rear Yard: a minimum of 10 feet to the house; 5 feet to the garage (5 feet maximum to the garage encouraged on corner lots)

FACADE ZONE

- Not used

ENCROACHMENTS INTO SETBACKS

- Porches: 5 feet into front yard and street side setbacks only
- Balconies: 5 feet into front yard and street side setbacks only
- Bay Windows: 2 feet into front yard and street side setbacks only
- Fireplaces: 2 feet into street side setbacks only
- Air Conditioning Units: 4 feet into the street side and side yard setback only



Elements of the House

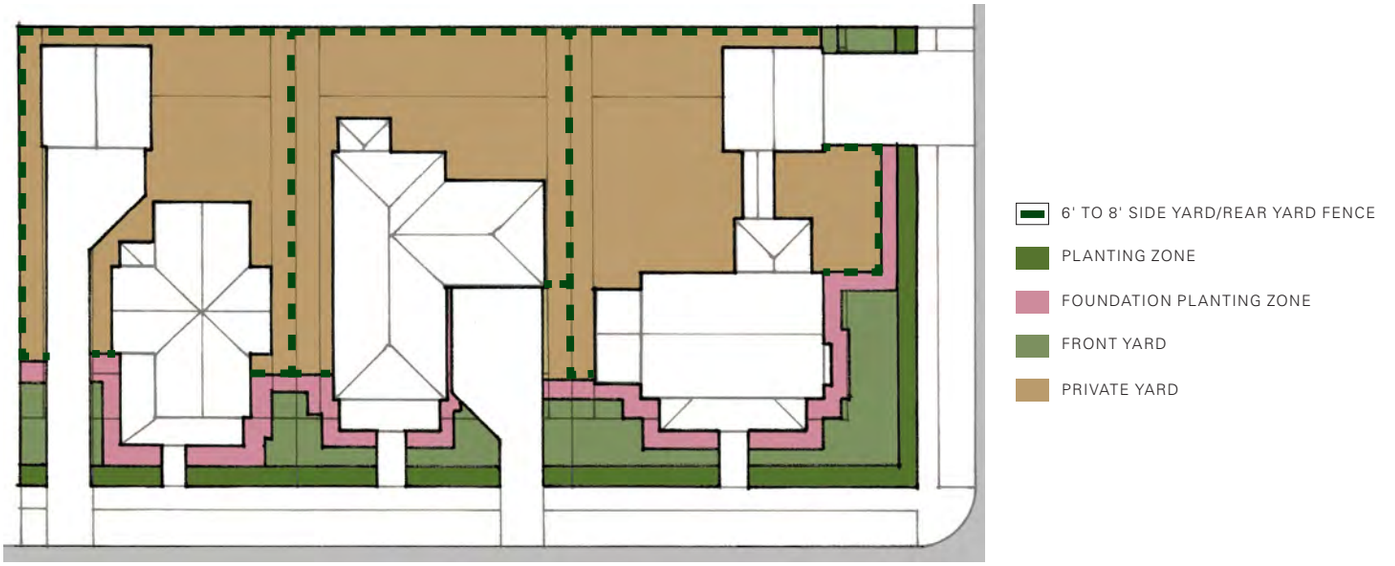
PERMITTED GARAGE TYPES

- Detached (A)
- Semi-attached (C)
- Attached
- Tuck-under (B)
- Tandem

GARAGE REQUIREMENTS

- Minimum 2 off-street parking spaces; minimum two-car garage required; three-car garage permitted
- Maximum two-car garage may face street side
- Street-loaded garages may be a maximum of 45% of the street facing facade
- Wings that connect the garage and house on corner lots are encouraged to be recessed at least 4 feet from the street side house elevation

65-FOOT LOT : FRONT-LOADED



Yard Requirements

FENCE REQUIREMENTS

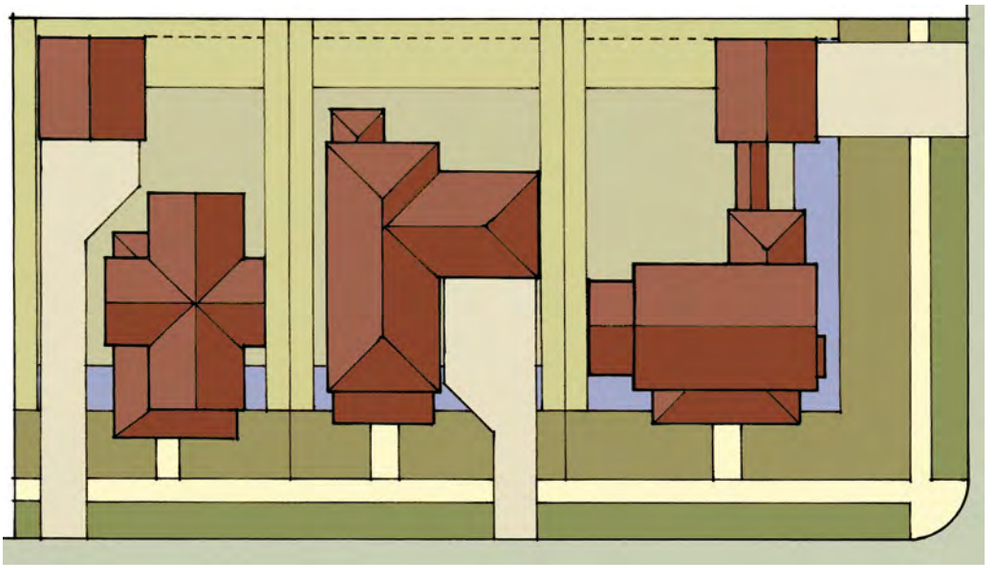
- Front yard fencing is permitted in accordance with the Modified Specific Plan
- Side and rear yard fencing is encouraged for privacy
- Street side fencing is permitted on rear half of lot only
- Maximum height of side yard and rear yard fencing: 8 feet (6 feet preferred)
- Minimum of top 1 foot of 6-foot fences or top 1 foot 4 inches of 8-foot fences facing streets and/or public space requires lattice

FENCE SETBACKS

- Rear Yard: 0 feet
- Side Yard: 5 feet from front facade of house (porch excluded)
- Street Side: 5 feet from walk

LANDSCAPE

- Landscaping is required in all areas, except driveways and walk-ways, not enclosed with a fence
- Foundation planting is required against buildings or fences facing streets
- Plants other than grass are encouraged along public rights-of-way in the Planting Zone



General Requirements

PLAN MINIMUM

- Product types should contain significant variation in floor plan, massing, and garage type
- Number of floor plans developed based upon number of units developed:
  - 30 or fewer lots = 1 floor plan
  - 31 to 50 lots = 2 floor plans
  - 51 or more lots = 3 floor plans

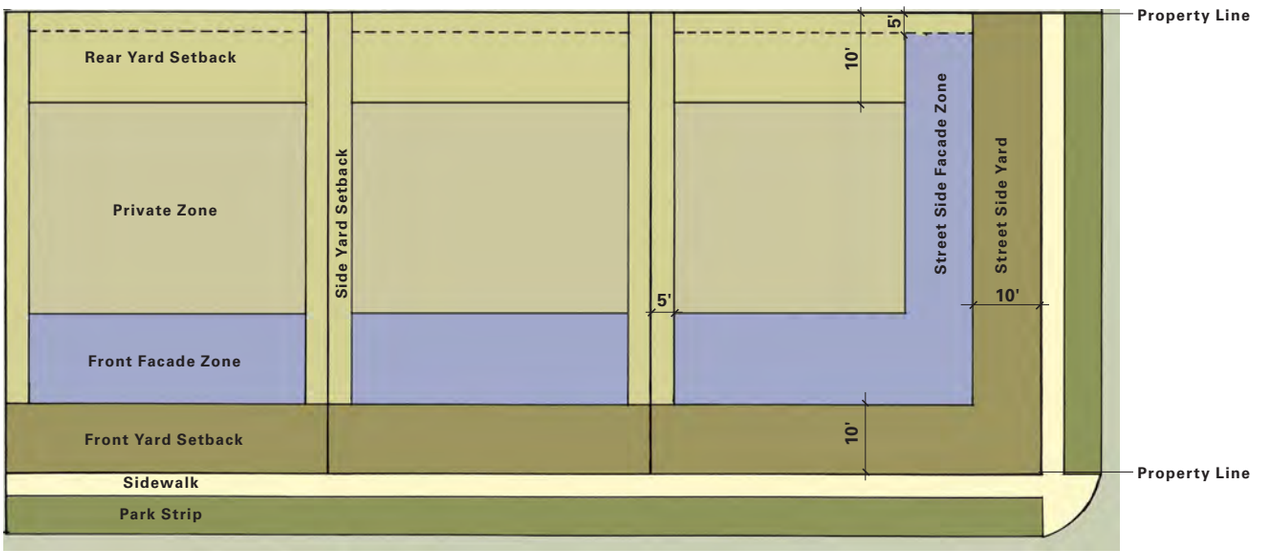
ELEVATION PER PLAN MINIMUM

- Elevation variation should be manifest in the massing, roof form, primary materials, window and porch design, and color
- Elevations may not be repeated on a block face or opposing block face without material, color or trim variation
- Number of elevations developed based upon number of lots developed:
  - 30 or fewer lots = 2 elevations
  - 31 to 50 lots = 2 elevations
  - 51 or more lots = 3 elevations
- Each elevation is encouraged to have at least one alternative option for each of the following:
  - exterior siding material
  - exterior trim
  - porch
  - porch hand rail

GENERAL REQUIREMENTS

- Maximum of three houses of the same style may be located next to each other
- Identical houses (defined as having the same front facade) may not be located on adjacent lots

70-FOOT LOT : FRONT-LOADED



Lot Zones and Setbacks

LOT SIZE (APPROXIMATE)

- Interior Lot Width: 70–80 feet
- Corner Lot Width: Increased by 5–10 feet
- Lot Depth: Variable

MINIMUM HOUSE SETBACKS

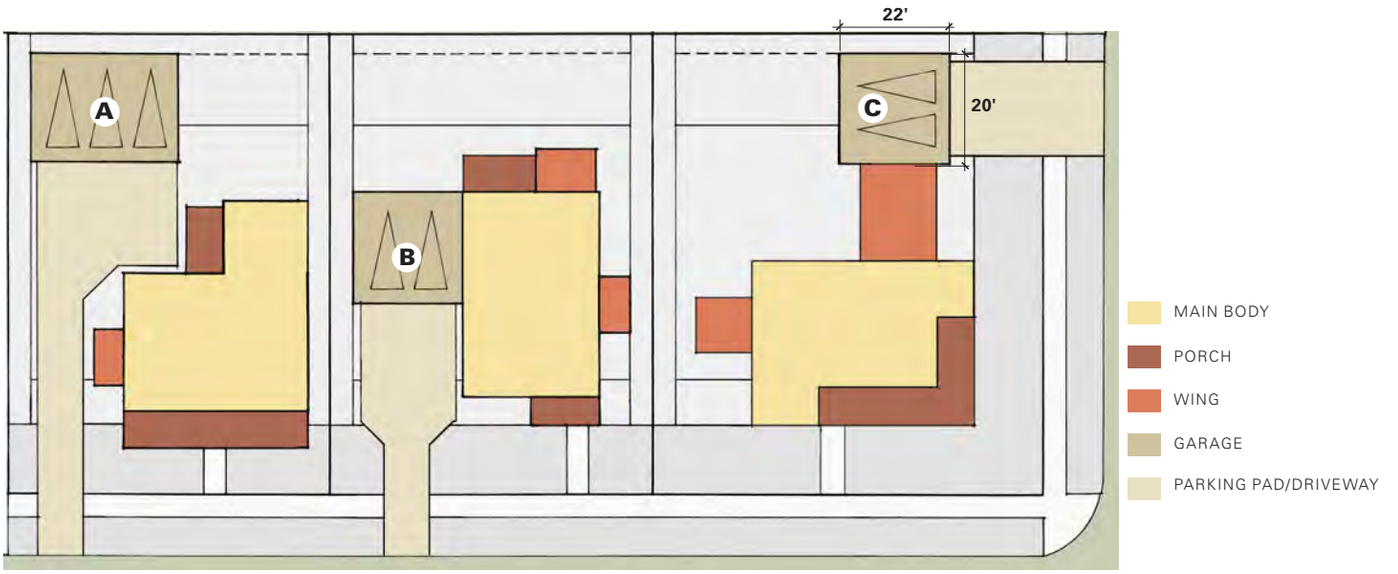
- Front Yard: 10 feet to the house; 5 feet behind front facade to street-facing attached garage; no required setback if garage doors face side yard
- Street Side Yard: 10 feet to the house; 20 feet to the garage
- Side Yard: 5 feet to the house and garage
- Rear Yard: a minimum of 10 feet to the house; 5 feet to the garage (5 feet maximum to the garage encouraged on corner lots)

FACADE ZONE

- Not used

ENCROACHMENTS INTO SETBACKS

- Porches: 5 feet into front yard and street side setbacks only
- Balconies: 5 feet into front yard and street side setbacks only
- Bay Windows: 2 feet into front yard and street side setbacks only
- Fireplaces: 2 feet into street side setbacks only
- Air Conditioning Units: 4 feet into the street side and side yard setback only



Elements of the House

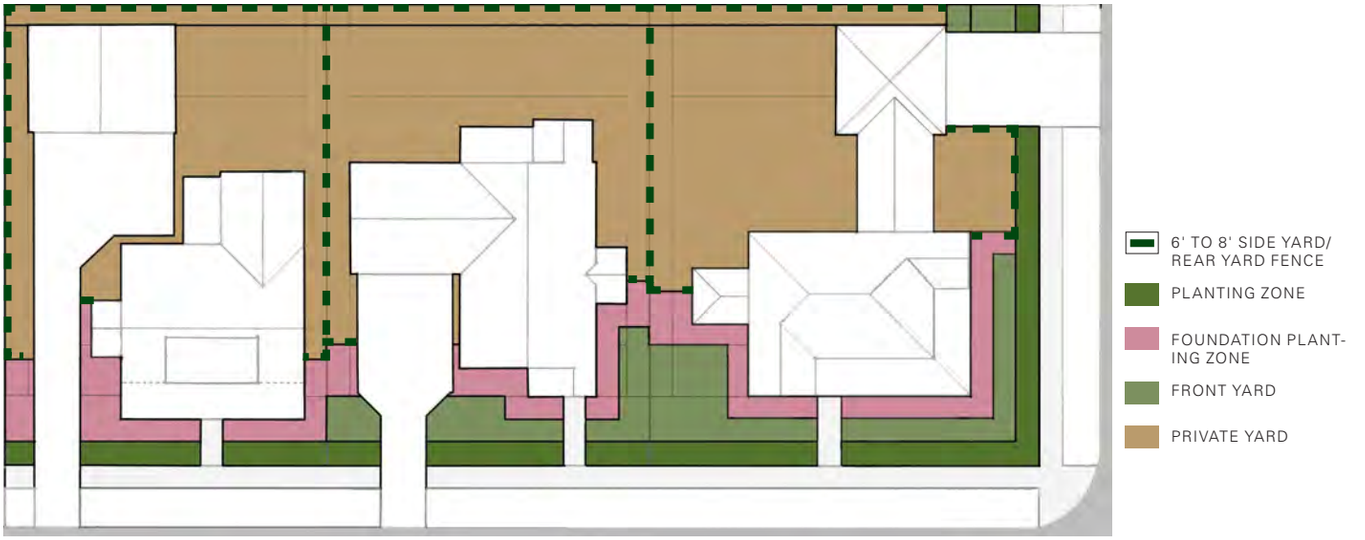
PERMITTED GARAGE TYPES

- Detached (A)
- Semi-attached (C)
- Attached (B)
- Tuck-under
- Tandem

GARAGE REQUIREMENTS

- Minimum 2 off-street parking spaces; minimum two-car garage required; three-car garage permitted
- Maximum two-car garage may face street side
- Street-loaded garages may be a maximum of 45% of the street facing facade
- Wings that connect the garage and house on corner lots are encouraged to be recessed at least 4 feet from the street side house elevation

70-FOOT LOT : FRONT-LOADED



Yard Requirements

FENCE REQUIREMENTS

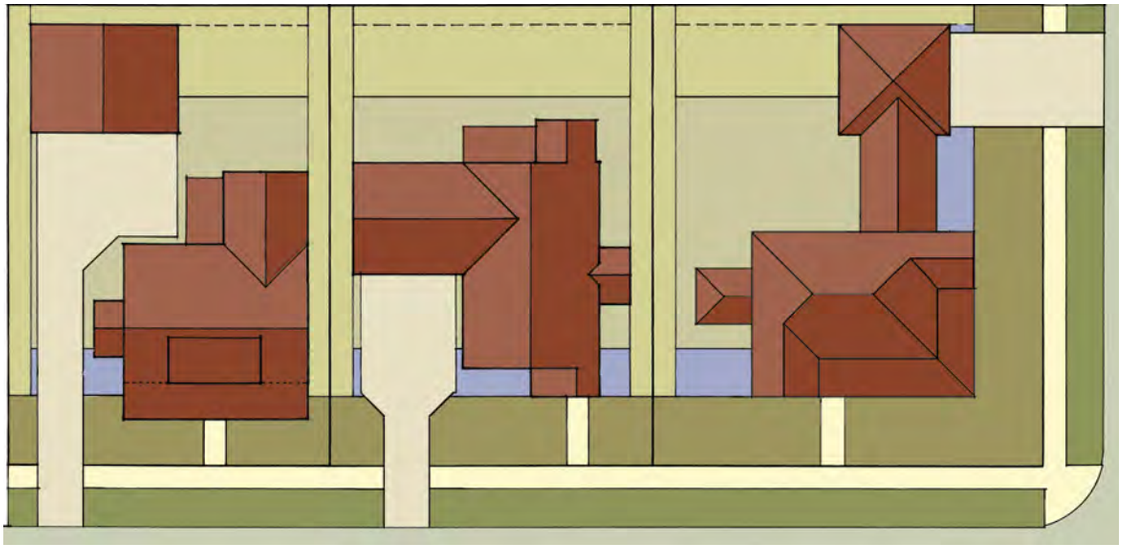
- Front yard fencing is permitted in accordance with the Modified Specific Plan
- Side and rear yard fencing is encouraged for privacy. Street side fencing is permitted on rear half of lot only
- Maximum height of side yard and rear yard fencing: 8 feet (6 feet preferred)
- Minimum of top 1 foot of 6-foot fences or top 1 foot 4 inches of 8-foot fences facing streets and/or public space requires lattice

FENCE SETBACKS

- Rear Yard: 0 feet
- Side Yard: 5 feet from front facade of house (porch excluded)
- Street Side: 5 feet from walk

LANDSCAPE

- Landscaping is required in all areas, except driveways and walk-ways, not enclosed with a fence
- Foundation planting is required against buildings or fences facing streets
- Plants other than grass are encouraged along public rights-of-way in the Planting Zone



General Requirements

PLAN MINIMUM

- Product types should contain significant variation in floor plan, massing, and garage type
- Number of floor plans developed based upon number of units developed:
  - 30 or fewer lots = 1 floor plan
  - 31 to 50 lots = 2 floor plans
  - 51 or more lots = 3 floor plans

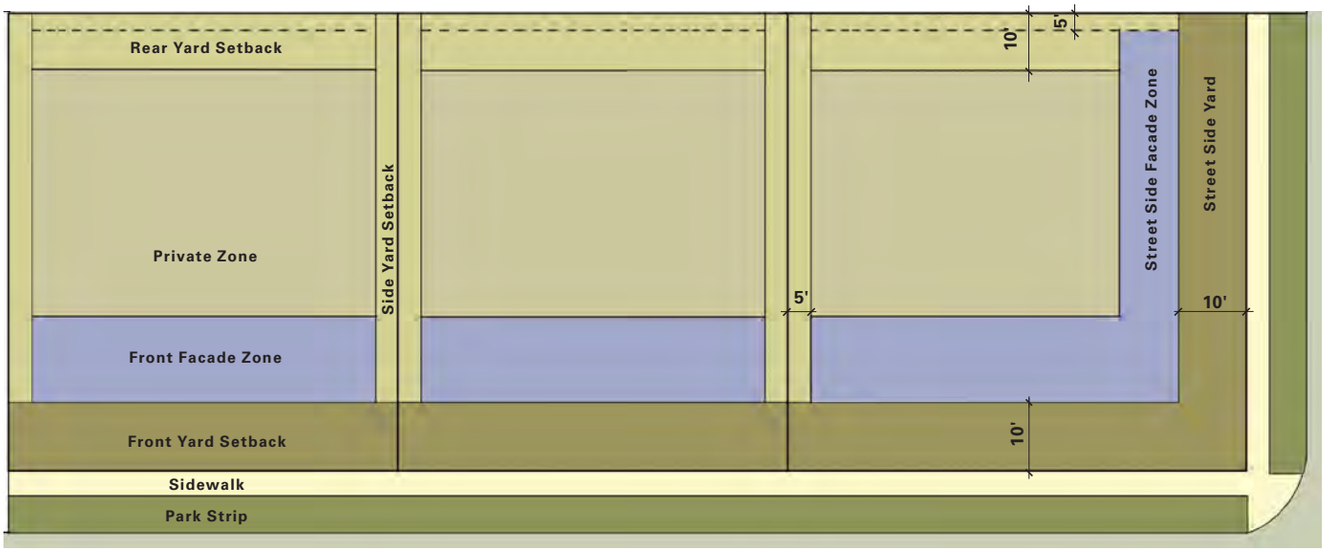
ELEVATION PER PLAN MINIMUM

- Elevation variation should be manifest in the massing, roof form, primary materials, window and porch design, and color
- Elevations may not be repeated on a block face or opposing block face without material, color or trim variation
- Number of elevations developed based upon number of lots developed:
  - 30 or fewer lots = 2 elevations
  - 31 to 50 lots = 2 elevations
  - 51 or more lots = 3 elevations
- Each elevation is encouraged to have at least one alternative option for each of the following:
  - exterior siding material
  - exterior trim
  - porch
  - porch hand rail

GENERAL REQUIREMENTS

- Maximum of three houses of the same style may be located next to each other
- Identical houses (defined as having the same front facade) may not be located on adjacent lots

80-FOOT LOT : FRONT-LOADED



Lot Zones and Setbacks

LOT SIZE (APPROXIMATE)

- Interior Lot Width: 80–100 feet
- Corner Lot Width: Increased by 5–10 feet
- Lot Depth: Variable

MINIMUM HOUSE SETBACKS

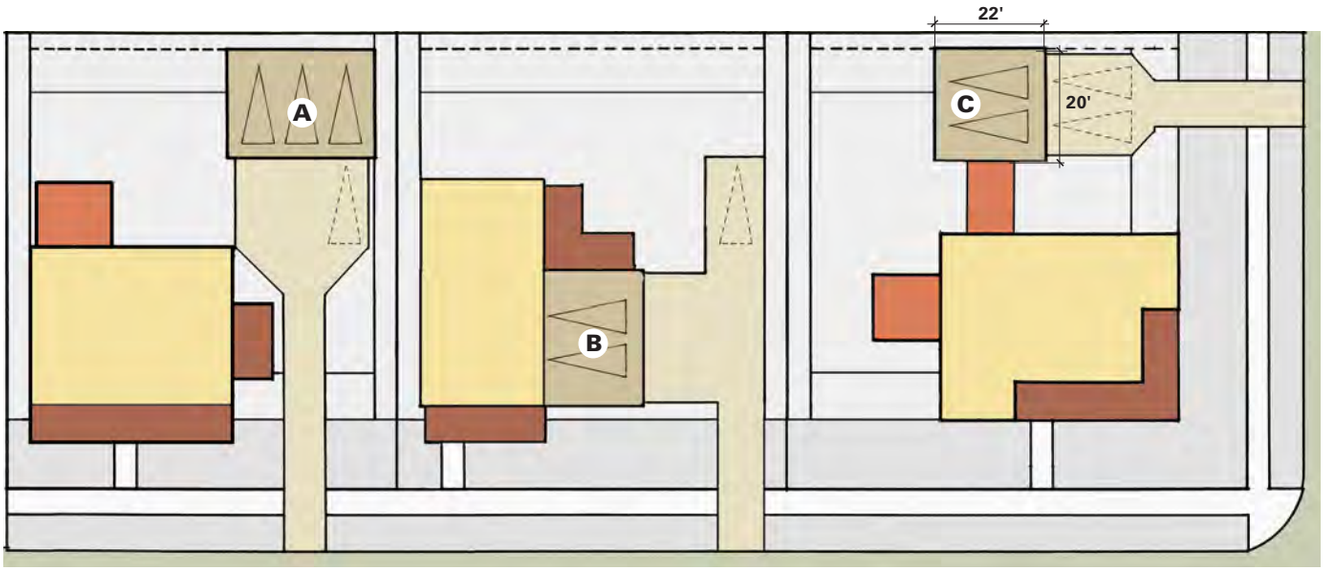
- Front Yard: 10 feet to the house; 5 feet behind front facade to street-facing attached garage; no required setback if garage doors face side yard
- Street Side Yard: 10 feet to the house; 20 feet to the garage
- Side Yard: 5 feet to the house and garage
- Rear Yard: 10 feet to the house; 5 feet to the garage (5 feet maximum to the garage encouraged on corner lots)

FACADE ZONE

- Not used

ENCROACHMENTS INTO SETBACKS

- Porches: 5 feet into front yard and street side setbacks only
- Balconies: 5 feet into front yard and street side setbacks only
- Bay Windows: 2 feet into front yard and street side setbacks only
- Fireplaces: 2 feet into street side setbacks only
- Air Conditioning Units: 4 feet into the street side and side yard setback only



Elements of the House

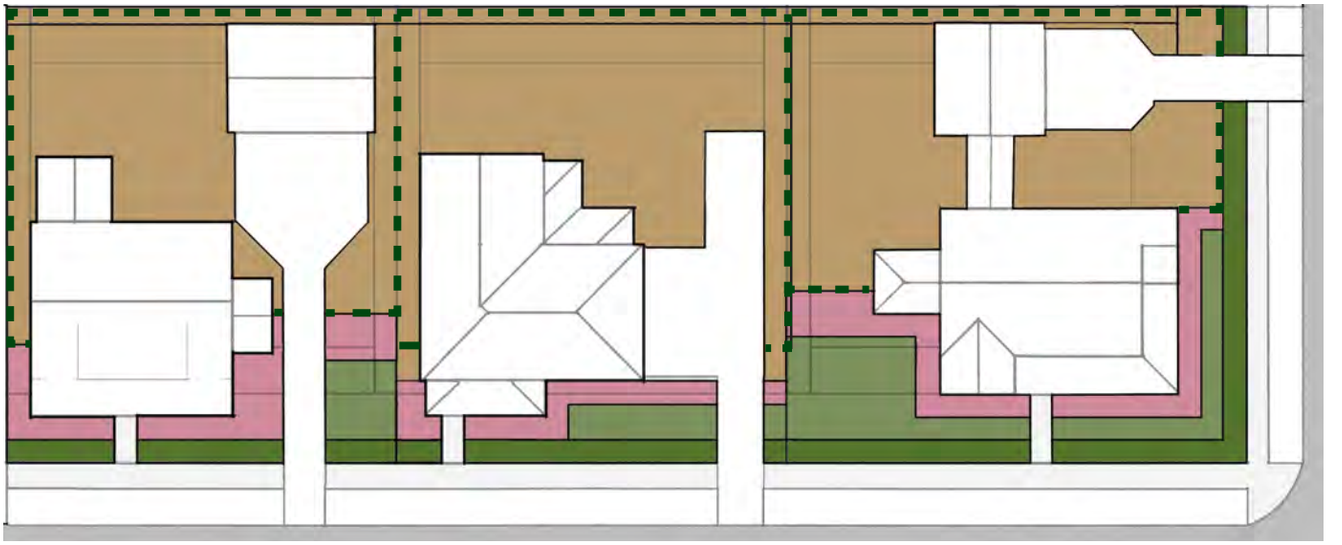
PERMITTED GARAGE TYPES

- Detached (A)
- Semi-attached (C)
- Attached (B)
- Tuck-under
- Tandem

GARAGE REQUIREMENTS

- Minimum 2 off-street parking spaces; minimum two-car garage required; three-car garage permitted
- Maximum two-car garage may face street side
- Street-loaded garages may be a maximum of 45% of the street facing facade
- Wings that connect the garage and house on corner lots are encouraged to be recessed at least 4 feet from the street side house elevation

80-FOOT LOT : FRONT-LOADED



Yard Requirements

FENCE REQUIREMENTS

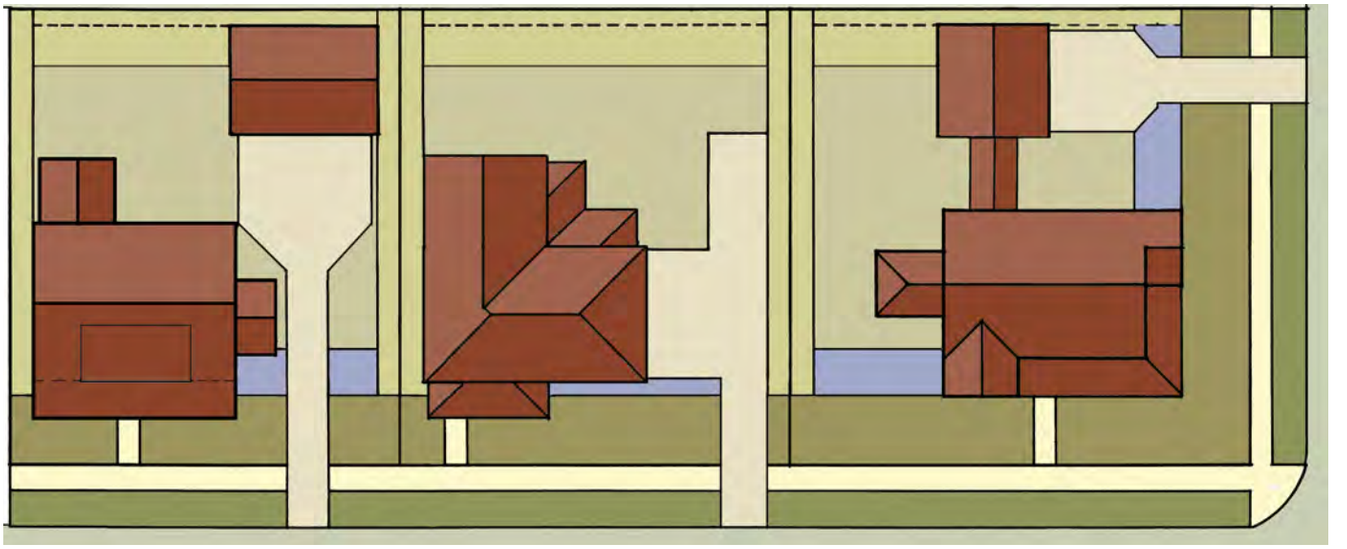
- Front yard fencing is permitted in accordance with the Modified Specific Plan
- Side and rear yard fencing is encouraged for privacy
- Street side fencing is permitted on rear half of lot only
- Maximum height of side yard and rear yard fencing: 8 feet (6 feet preferred)
- Minimum of top 1 foot of 6-foot fences or top 1 foot 4 inches of 8-foot fences facing streets and/or public space requires lattice

FENCE SETBACKS

- Rear Yard: 0 feet
- Side Yard: 5 feet from front facade of house (porch excluded)
- Street Side: 5 feet from walk

LANDSCAPE

- Landscaping is required in all areas, except driveways and walkways, not enclosed with a fence
- Foundation planting is required against buildings or fences facing streets
- Plants other than grass are encouraged along public rights-of-way in the Planting Zone



General Requirements

PLAN MINIMUM

- Product types should contain significant variation in floor plan, massing, and garage type
- Number of floor plans developed based upon number of units developed:
  - 30 or fewer lots = 1 floor plan
  - 31 to 50 lots = 2 floor plans
  - 51 or more lots = 3 floor plans

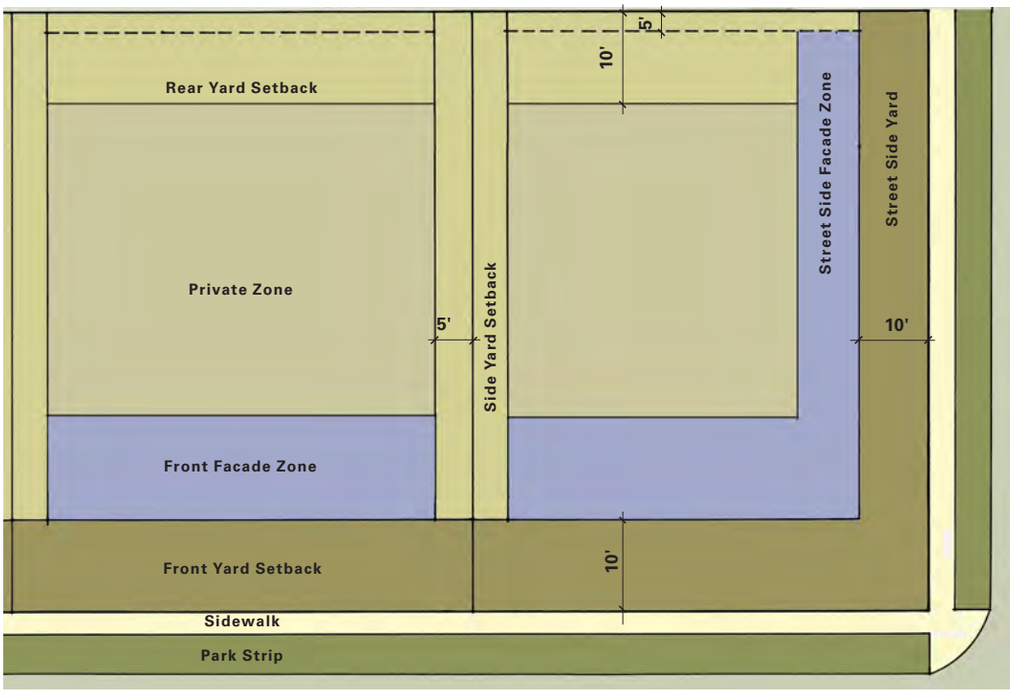
ELEVATION PER PLAN MINIMUM

- Elevation variation should be manifest in the massing, roof form, primary materials, window and porch design, and color
- Elevations may not be repeated on a block face or opposing block face without material, color or trim variation
- Number of elevations developed based upon number of lots developed:
  - 30 or fewer lots = 2 elevations
  - 31 to 50 lots = 2 elevations
  - 51 or more lots = 3 elevations
- Each elevation is encouraged to have at least one alternative option for each of the following:
  - exterior siding material
  - exterior trim
  - porch
  - porch hand rail

GENERAL REQUIREMENTS

- Maximum of three houses of the same style may be located next to each other
- Identical houses (defined as having the same front facade) may not be located on adjacent lots

100-FOOT LOT : FRONT-LOADED



Lot Zones and Setbacks

LOT SIZE (APPROXIMATE)

- Lot Width: 100–110 feet
- Lot Depth: Variable

MINIMUM HOUSE SETBACKS

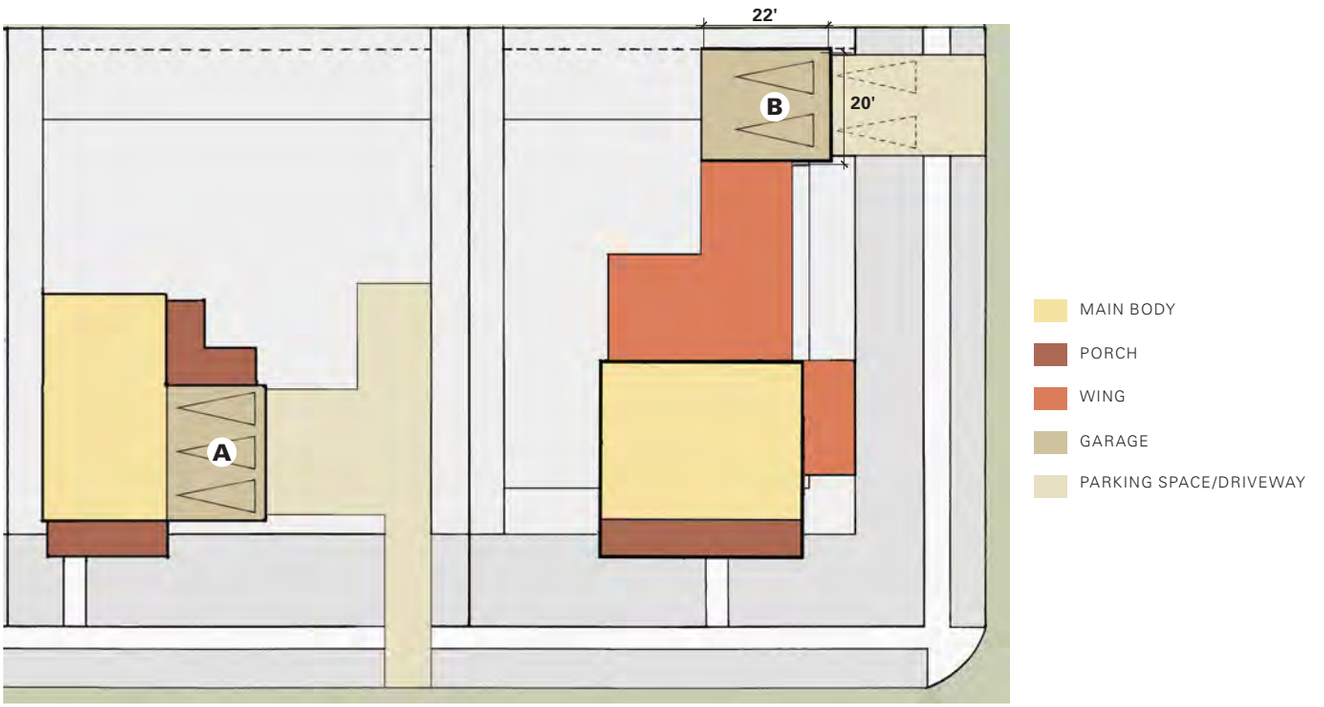
- Front Yard: 10 feet to the house; 5 feet behind front facade to street-facing attached garage; no required setback if garage doors face side yard
- Street Side Yard: 10 feet to the house; 20 feet to the garage
- Side Yard: 5 feet to the house and garage
- Rear Yard: 10 feet to the house; 5 feet to the garage (5 feet maximum to the garage encouraged on corner lots)

FACADE ZONE

- Not used

ENCROACHMENTS INTO SETBACKS

- Porches: 5 feet into front yard and street side setbacks only
- Balconies: 5 feet into front yard and street side setbacks only
- Bay Windows: 2 feet into front yard and street side setbacks only
- Fireplaces: 2 feet into street side setbacks only
- Air Conditioning Units: 4 feet into the street side and side yard setback only



Elements of the House

PERMITTED GARAGE TYPES

- Detached
- Semi-attached (B)
- Attached (A)
- Tuck-under
- Tandem

GARAGE REQUIREMENTS

- Minimum 2 off-street parking spaces; minimum two-car garage required; three-car garage permitted
- Maximum two-car garage may face street side
- Street-loaded garages may be a maximum of 45% of the street facing facade
- Wings that connect the garage and house on corner lots are encouraged to be recessed at least 4 feet from the street side house elevation

100-FOOT LOT : FRONT-LOADED

Yard Requirements

FENCE REQUIREMENTS

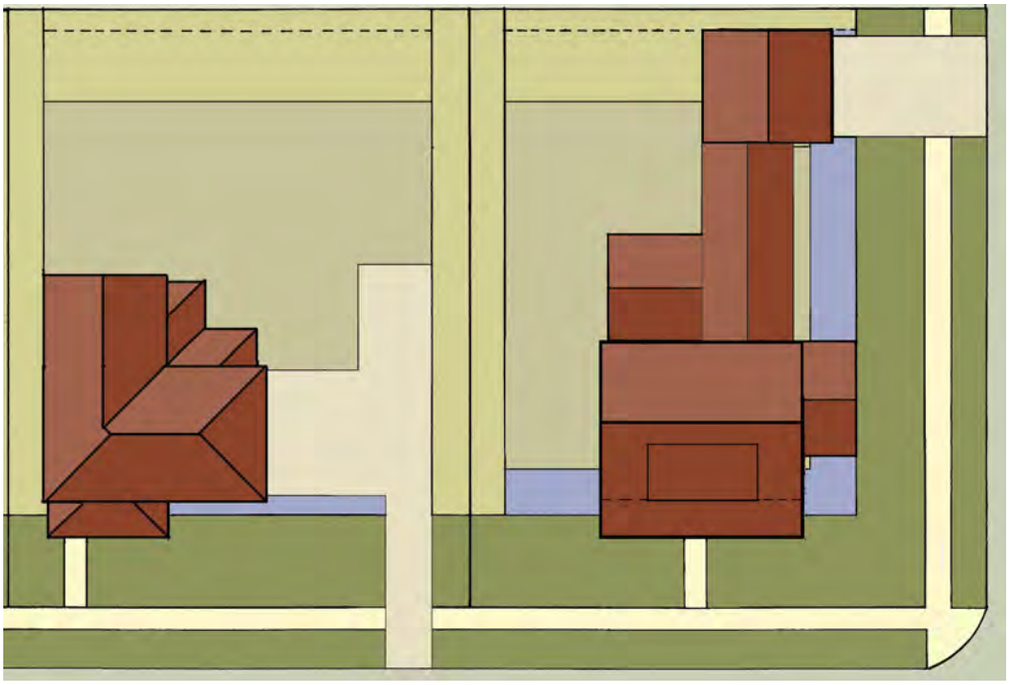
- Front yard fencing is permitted in accordance with the Modified Specific Plan
- Side and rear yard fencing is encouraged for privacy
- Street side fencing is permitted on rear half of lot only
- Maximum height of side yard and rear yard fencing: 8 feet (6 feet preferred)
- Minimum of top 1 foot of 6-foot fences or top 1 foot 4 inches of 8-foot fences facing streets and/or public space requires lattice

FENCE SETBACKS

- Rear Yard: 0 feet
- Side Yard: 5 feet from front facade of house (porch excluded)
- Street Side: 5 feet from walk

LANDSCAPE

- Landscaping is required in all areas, except driveways and walk-ways, not enclosed with a fence
- Foundation planting is required against buildings or fences facing streets
- Plants other than grass are encouraged along public rights-of-way in the Planting Zone



General Requirements

PLAN MINIMUM

- Product types must contain significant variation in floor plan, massing, and garage type
- Number of floor plans developed based upon number of lots developed:
  - 30 or fewer lots = 1 floor plan
  - 31 or more lots = 2 floor plans

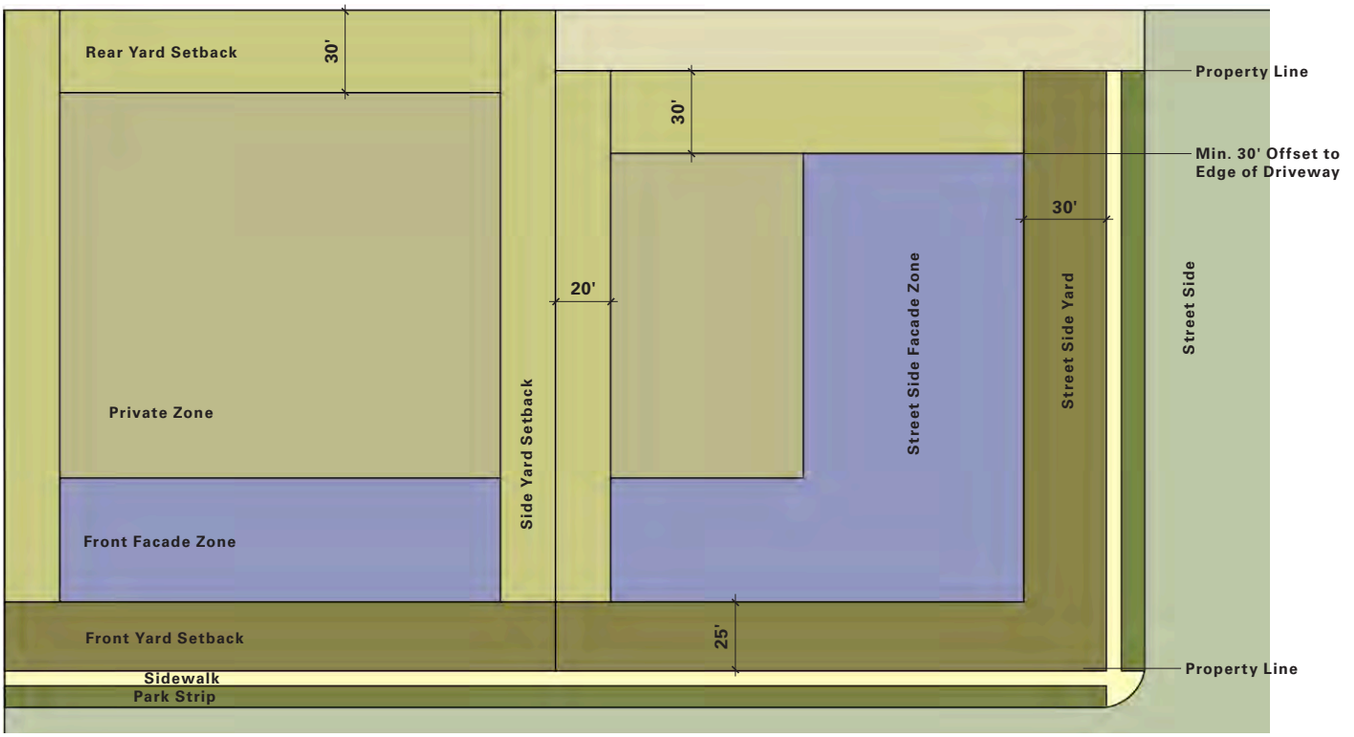
ELEVATION PER PLAN MINIMUM

- Elevation variation should be manifest in the massing, roof form, primary materials, window and porch design, and color
- Elevations may not be repeated on a block face or opposing block face without material, color or trim variation
- Number of elevations developed based upon number of lots developed:
  - 30 or fewer lots = 2 elevations
  - 31 or more lots = 2 elevations
- Each elevation is encouraged to have at least one alternative option for each of the following:
  - exterior siding material
  - exterior trim
  - porch
  - porch hand rail

GENERAL REQUIREMENTS

- Maximum of three houses of the same style may be located next to each other
- Identical houses (defined as having the same front facade) may not be located on adjacent lots

ESTATE LOT : REAR-LOADED



Lot Zones and Setbacks

LOT SIZE (APPROXIMATE)

» Interior Lot Width: between 75 to 250 feet

» Lot Depth: 90 feet minimum

MINIMUM HOUSE SETBACKS

» Front Yard: 25 feet to the house

» Street Side Yard: 30 feet to the house and garage

» Side Yard: 20 feet to the house and garage

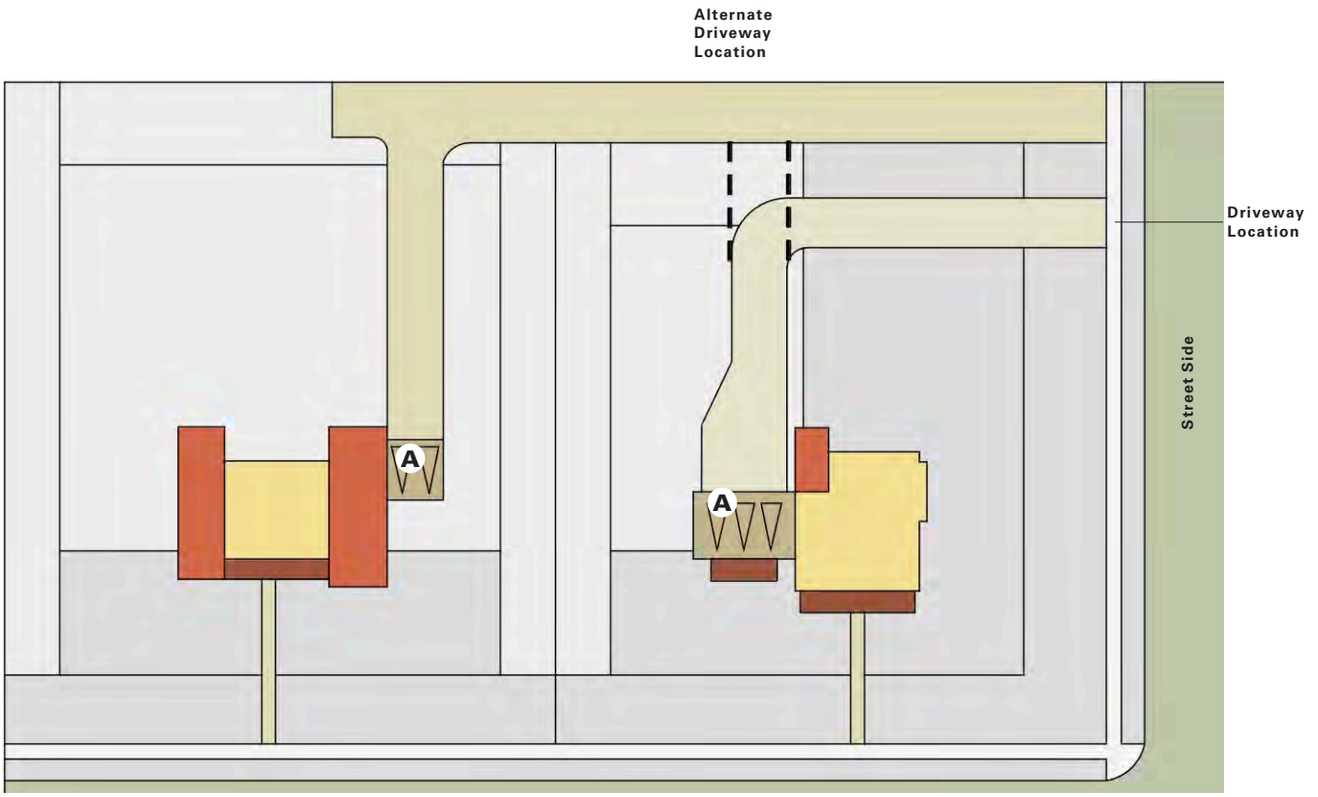
» Rear Yard: 30 feet to the house and garage

FACADE ZONE

» Not used.

ENCROACHMENTS INTO SETBACKS

» Not Permitted



Elements of the House

MAIN BODY
PORCH
WING
GARAGE
PARKING PAD/DRIVEWAY

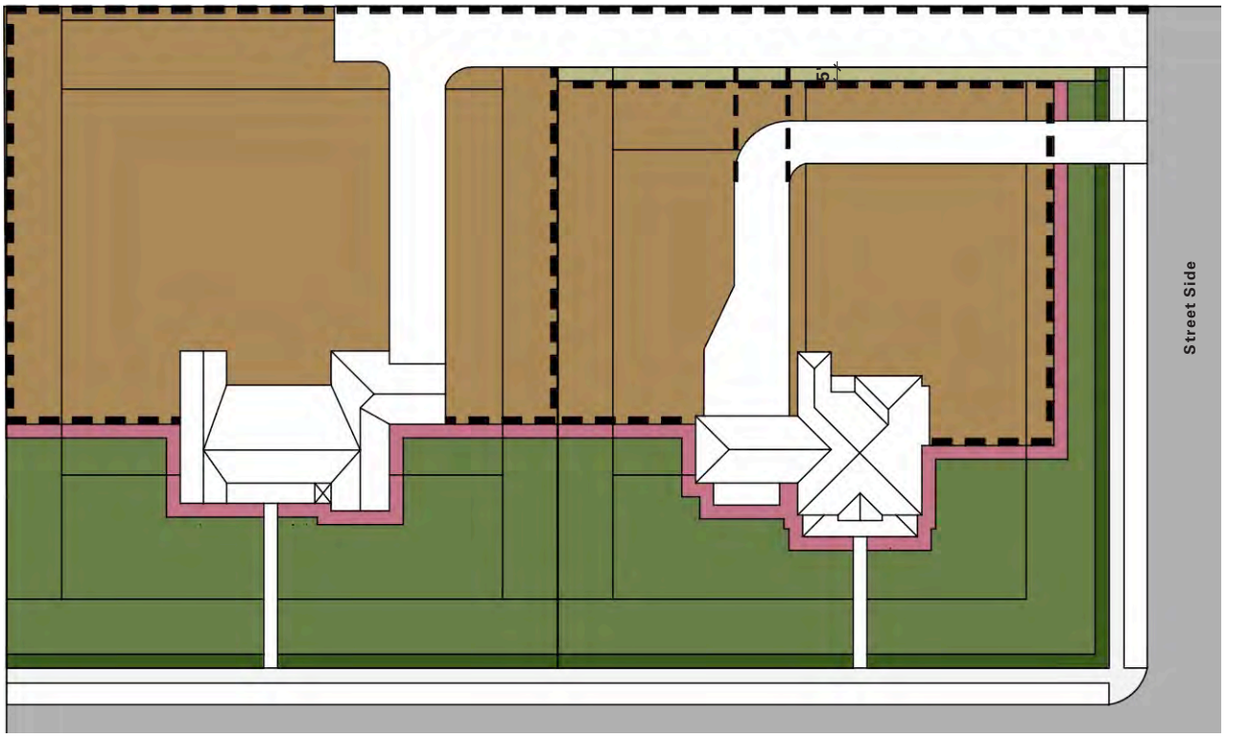
PERMITTED GARAGE TYPES

- Detached
- Semi-attached
- Attached (A)
- Tuck-under
- Tandem

GARAGE REQUIREMENTS

- Minimum 3 off-street parking spaces; minimum two-car garage required; four-car garage permitted
- Single or double parking pad permitted adjacent to garage (except on street side of corner lots)
- Provided parking pads shall be a minimum of 9 by 20 feet per car
- Garage doors shall not face streets
- Wings that connect the garage and house on corner lots are encouraged to be recessed at least 4 feet from the street side elevation

ESTATE LOT : REAR-LOADED



Yard Requirements

6' TO 8' SIDE YARD/REAR YARD FENCE
PLANTING ZONE
FOUNDATION PLANTING ZONE
FRONT YARD
PRIVATE YARD

FENCE REQUIREMENTS

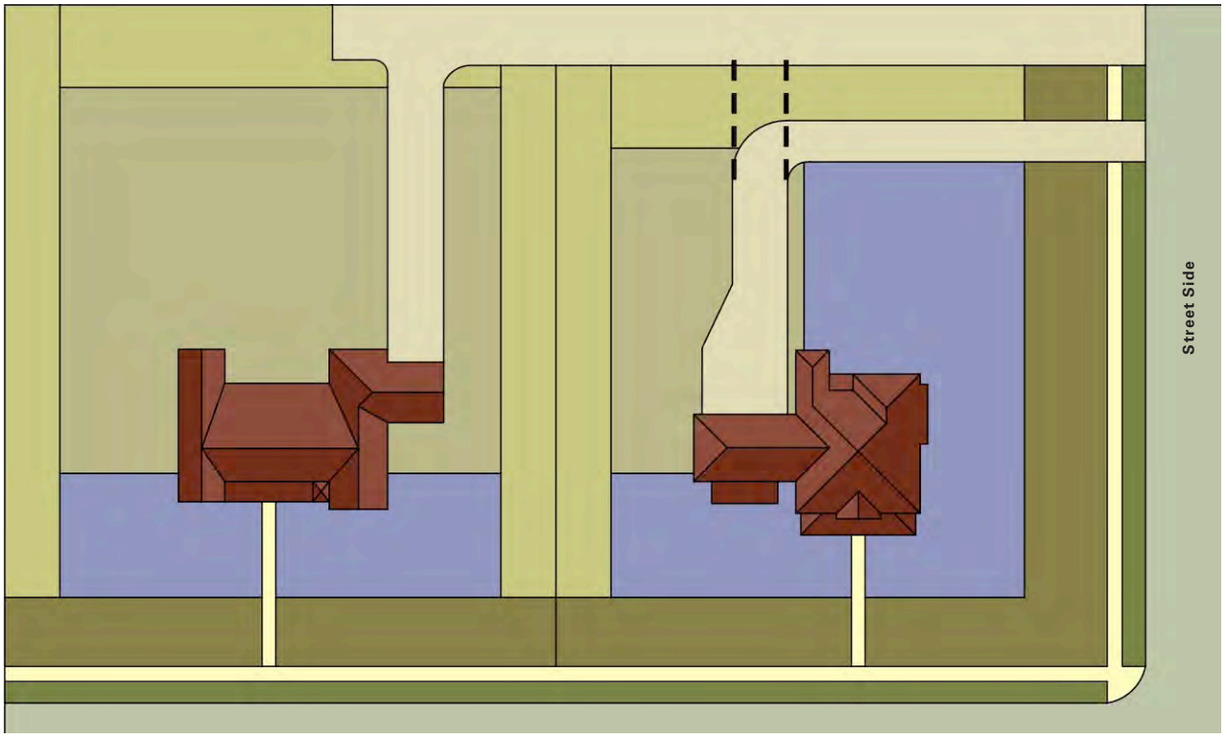
- Front yard fencing is permitted in accordance with the Specific Plan
- Side and rear yard fencing is encouraged for privacy
- Street side fencing is permitted behind center of house only
- Maximum height of side yard and rear yard fencing: 8 feet (6 feet preferred)
- Minimum of top 1 foot of 6-foot fences or top 1 foot 4 inches of 8-foot fences facing streets and/or public space requires lattice

FENCE SETBACKS

- Rear Yard: 5 feet at lanes; 0 feet where no lane
- Side Yard: 15 feet from front facade of house minimum (porch excluded)
- Street Side: 15 feet from walk

LANDSCAPE

- Landscaping is required in all areas, except driveways and walk-ways, not enclosed with a fence
- Foundation planting is required against buildings or fences facing streets
- Plants other than grass are encouraged along public rights-of-way in the Planting Zone



General Requirements

PLAN MINIMUM

- Product types should contain variation in floor plan, massing, and garage type
- Number of floor plans developed based upon number of units developed:
  - 15 or fewer lots = 1 floor plan
  - 16 or more lots = 2 floor plans

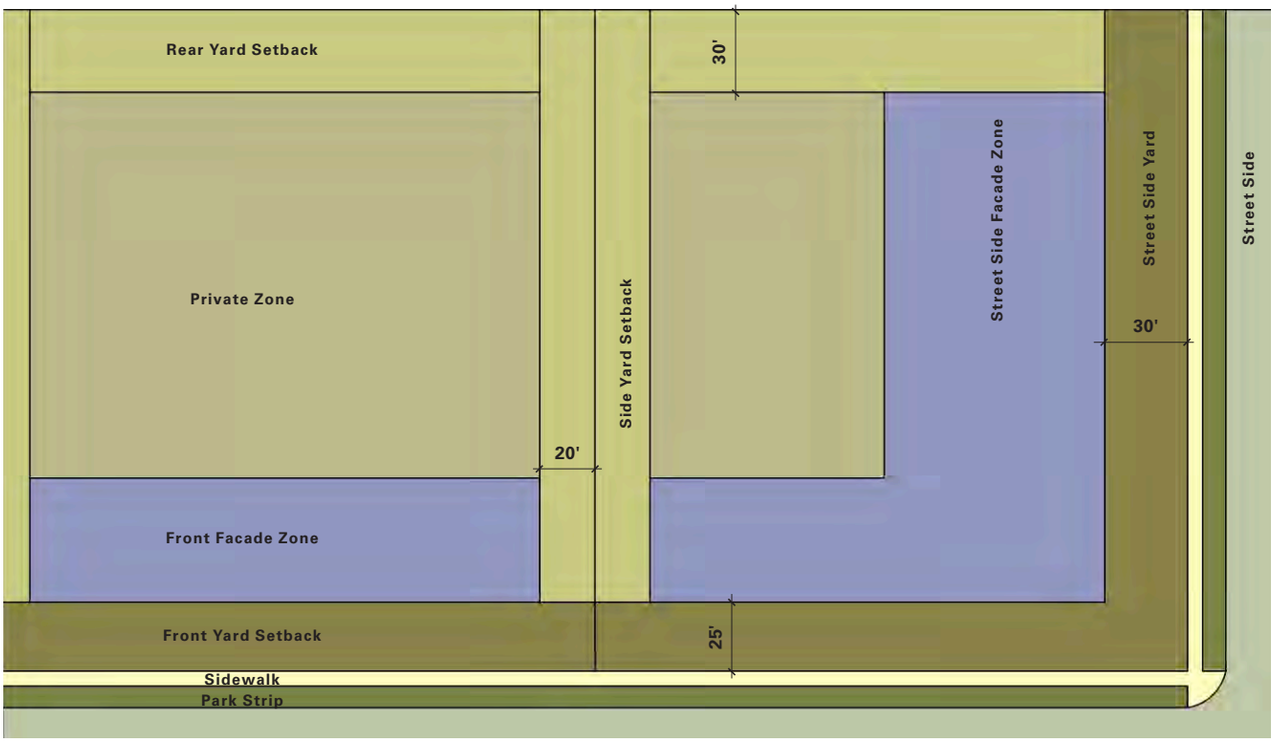
ELEVATION PER PLAN MINIMUM

- Elevation variation should be manifest in the massing, roof form, primary materials, window and porch design, and color
- Elevations may not be repeated on a block face or opposing block face without material, color or trim variation
- Number of elevations developed based upon number of lots developed:
  - 10 or fewer lots = 2 elevations
  - 11 or more lots = 2 elevations
- Each elevation is encouraged to have at least one alternative option for each of the following:
  - exterior siding material
  - exterior trim
  - porch
  - porch hand rail

GENERAL REQUIREMENTS

- Maximum of three houses of the same style may be located next to each other
- Identical houses (defined as having the same front facade) may not be located on adjacent lots

ESTATE LOT : FRONT-LOADED



Lot Zones and Setbacks

LOT SIZE (APPROXIMATE)

- Lot Width: 75 to 250 feet
- Lot Depth: 90 feet minimum

MINIMUM HOUSE SETBACKS

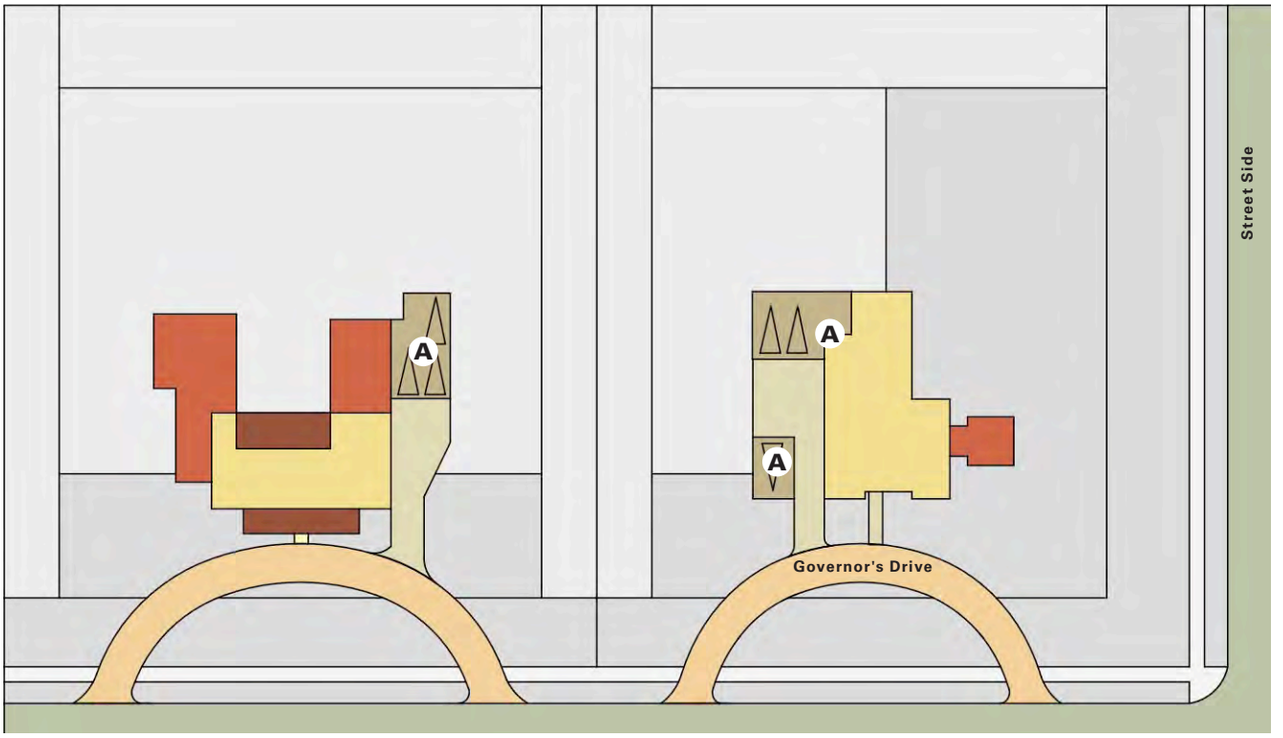
- Front Yard: 25 feet to the house; 5 feet behind front facade to street-facing attached garage
- Street Side Yard: 30 feet to the house and garage
- Side Yard: 20 feet to the house and garage
- Rear Yard: 30 feet to the house and garage

FACADE ZONE

- Not used

ENCROACHMENTS INTO SETBACKS

- Not permitted



Elements of the House

MAIN BODY
PORCH
WING
GARAGE
PARKING PAD/DRIVEWAY
GOVERNOR'S DRIVE

PERMITTED GARAGE TYPES

» Detached
» Semi-attached
» Attached (A)
» Tuck-under
» Tandem

GARAGE REQUIREMENTS

» Minimum 3 off-street parking spaces; minimum two-car garage required; four-car garage permitted
» Maximum two garage doors may face the street
» Street-loaded garages may be a maximum of 40% of the street facing facade
» Wings that connect the garage and house on corner lots are encouraged to be recessed at least 4 feet from the street side house elevation

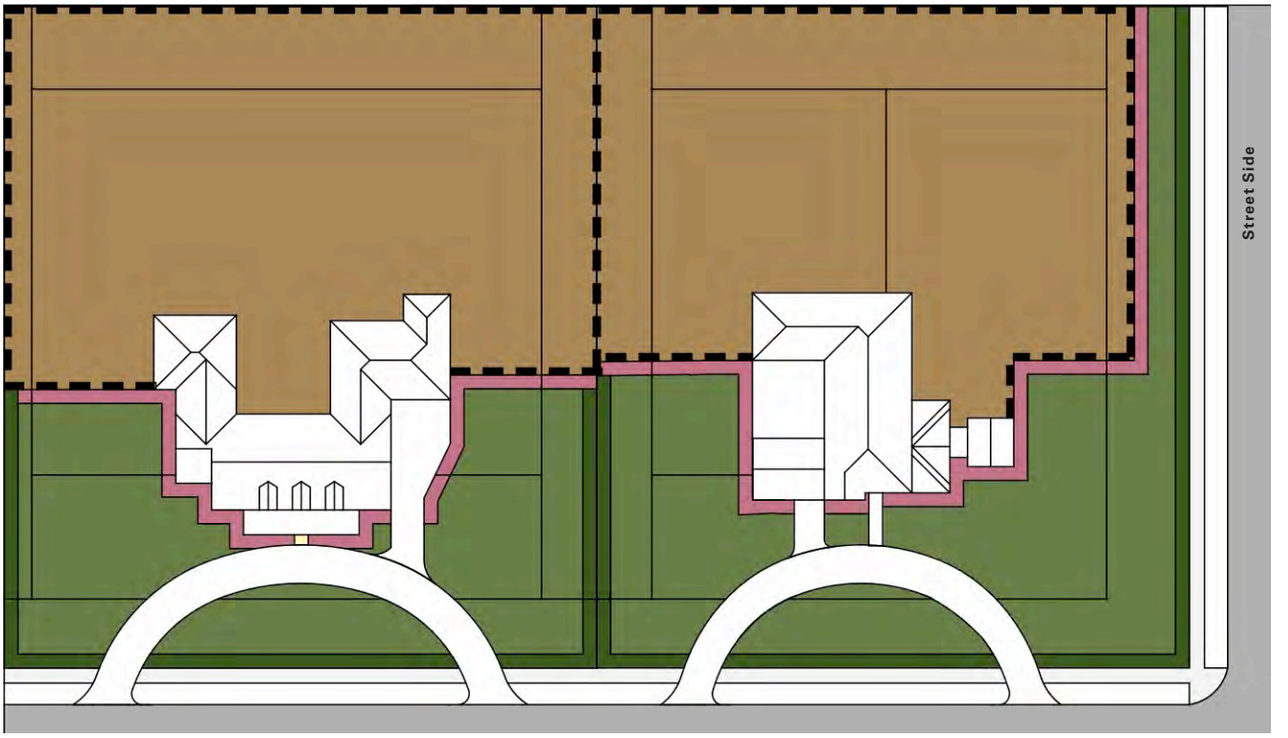
GOVERNOR'S DRIVE

» Two curb cuts permitted

STRAIGHT DRIVE

» Permitted

ESTATE LOT : FRONT-LOADED



Yard Requirements

6' TO 8' SIDE YARD/REAR YARD FENCE
PLANTING ZONE
FOUNDATION PLANTING ZONE
FRONT YARD
PRIVATE YARD

FENCE REQUIREMENTS

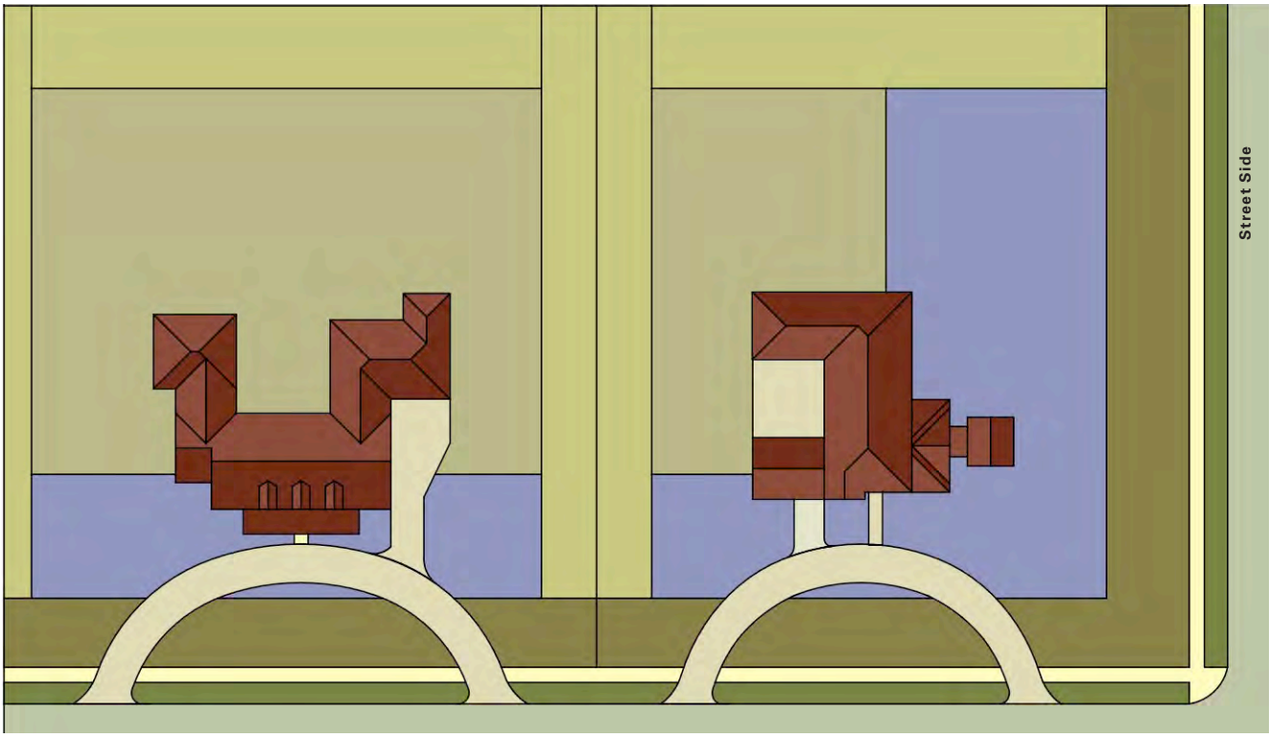
- Front yard fencing is permitted in accordance with the Specific Plan
- Side and rear yard fencing is encouraged for privacy
- Street side fencing is permitted behind center of house only
- Maximum height of side yard and rear yard fencing: 8 feet (6 feet preferred)
- Minimum of top 1 foot of 6-foot fences or top 1 foot 4 inches of 8-foot fences facing streets and/or public space requires lattice

FENCE SETBACKS

- Rear Yard: 0 feet
- Side Yard: 15 feet from front facade of house (porch excluded)
- Street Side: 15 feet from walk

LANDSCAPE

- Landscaping is required in all areas, except driveways and walk-ways, not enclosed with a fence
- Foundation planting is required against buildings or fences facing streets
- Plants other than grass are encouraged along public rights-of-way in the Planting Zone



General Requirements

PLAN MINIMUM

- Product types must contain variation in floor plan, massing, and garage type
- Number of floor plans developed based upon number of lots developed:
  - 15 or fewer lots = 1 floor plan
  - 16 or more lots = 2 floor plans

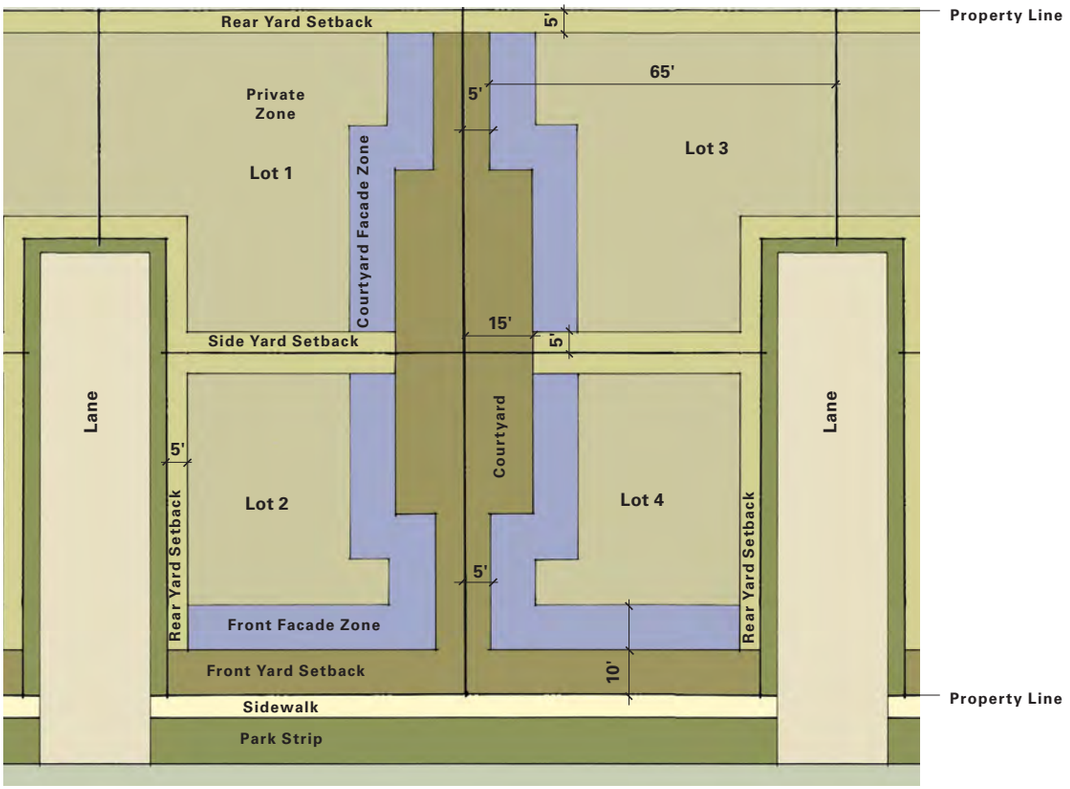
ELEVATION PER PLAN MINIMUM

- Elevation variation should be manifest in the massing, roof form, primary materials, window and porch design, and color
- Elevations may not be repeated on a block face or opposing block face without material, color or trim variation
- Number of elevations developed based upon number of lots developed:
  - 10 or fewer lots = 2 elevations
  - 11 or more lots = 2 elevations
- Each elevation is encouraged to have at least one alternative option for each of the following:
  - exterior siding material
  - exterior trim
  - porch
  - porch hand rail

GENERAL REQUIREMENTS

- Maximum of three houses of the same style may be located next to each other
- Identical houses (defined as having the same front facade) may not be located on adjacent lots

COURTYARD LOTS



Lot Zones and Setbacks

LOT SIZE (APPROXIMATE)

- Interior Lot Width: 65 feet
- Not to be used on corner lots
- Lot Depth: Variable

MINIMUM HOUSE SETBACKS

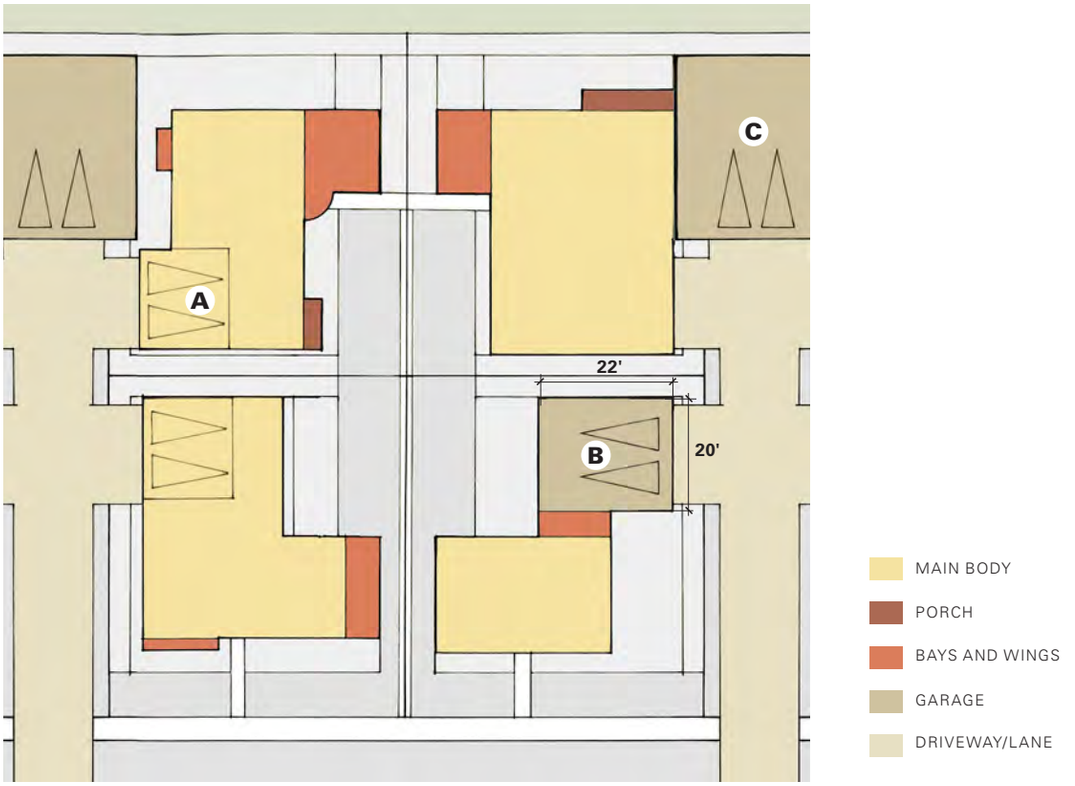
- Front Yard: 10 feet to the house
- Side Yard: 5 feet to the house on courtyard side; otherwise 5 feet
- Courtyard: 15 feet to the center-line of the shared courtyard; 6 feet at Front Facade Zone and in areas where Courtyard Facade Zone meets Rear Yard Setback.
- Rear Yard: 5 feet to the house and garage

FACADE ZONE

- Not used

ENCROACHMENTS INTO SETBACKS

- Porches: 5 feet into front yard and street side setbacks only
- Balconies: 5 feet into front yard and street side setbacks only
- Bay Windows: 2 feet into front yard and street side setbacks only
- Fireplaces: 2 feet into street side setbacks only
- Anything above the first floor ceiling, including cantilevers, carport roofs, trellis canopies, and habitable space: 2 feet into rear yard setback only
- Air Conditioning Units: 4 feet into the street side and side yard setback only



Elements of the House

PERMITTED GARAGE TYPES

» Semi-attached (B)

» Attached (C)

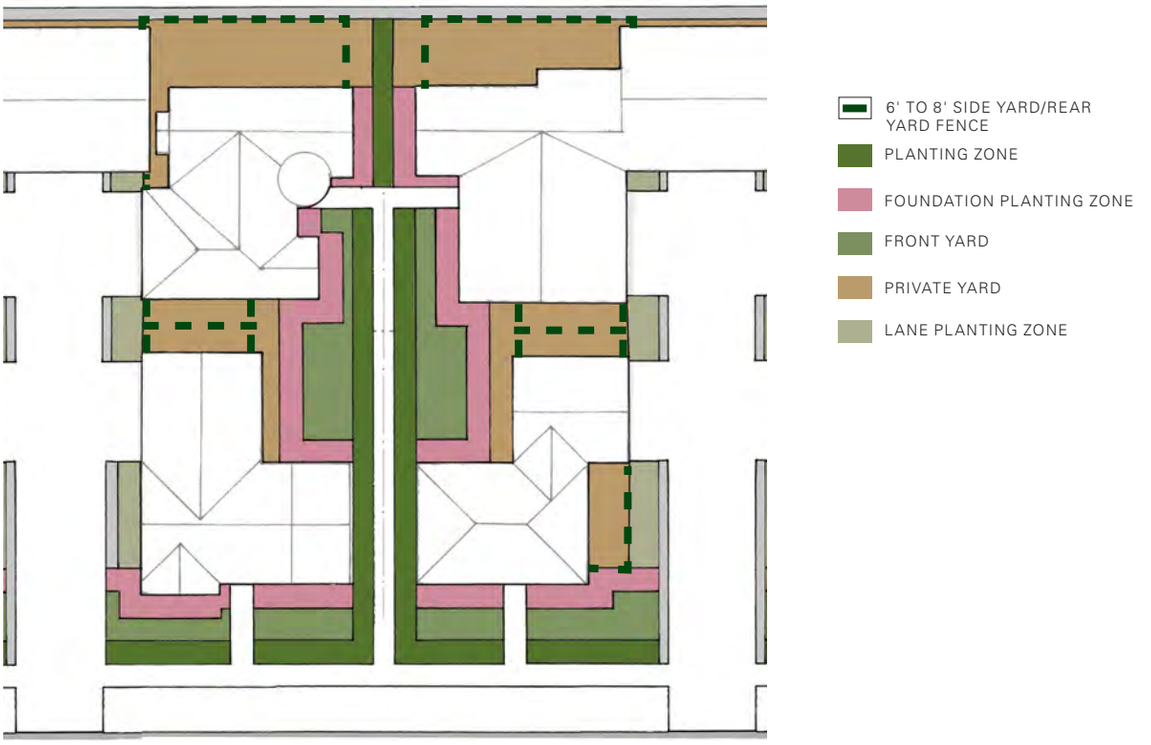
» Tuck-under (A)

GARAGE REQUIREMENTS

» Minimum 2 off-street parking spaces per unit (does not have to be in a garage)

» Garage doors must face lane

COURTYARD LOTS



Yard Requirements

FENCE REQUIREMENTS

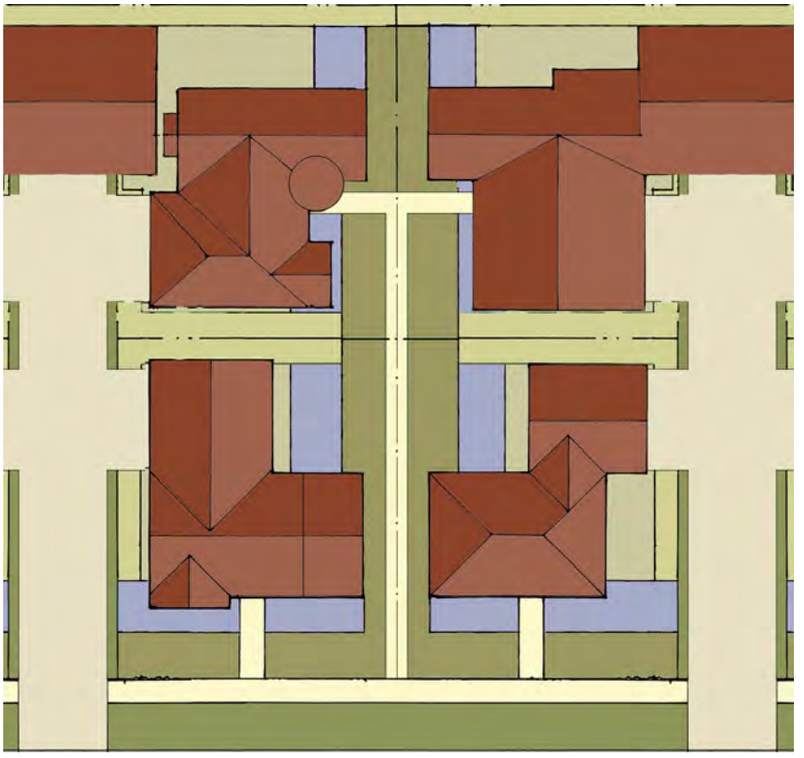
- Front yard fencing is permitted in accordance with the Modified Specific Plan
- Maximum height of side yard and rear yard fencing: 8 feet (6 feet preferred)
- Minimum of top 1 foot of 6-foot fences or top 1 foot 4 inches of 8-foot fences facing streets and/or public space requires lattice

FENCE SETBACKS

- Side Yard: 5 feet from front facade of house (porch excluded)
- Street Side: 5 feet from walk

LANDSCAPE

- Landscaping is required in all areas, except driveways and walk-ways, not enclosed with a fence
- Foundation planting is required against buildings or fences facing streets and courtyards
- Plants other than grass are encouraged along public rights-of-way in the Planting Zone



General Requirements

PLAN MINIMUM

- Product types should contain significant variation in floor plan, massing, and garage type
- Number of floor plans developed based upon number of units developed:
  - 52 or fewer lots = 2 floor plans
  - 53 or more lots = 3 floor plans

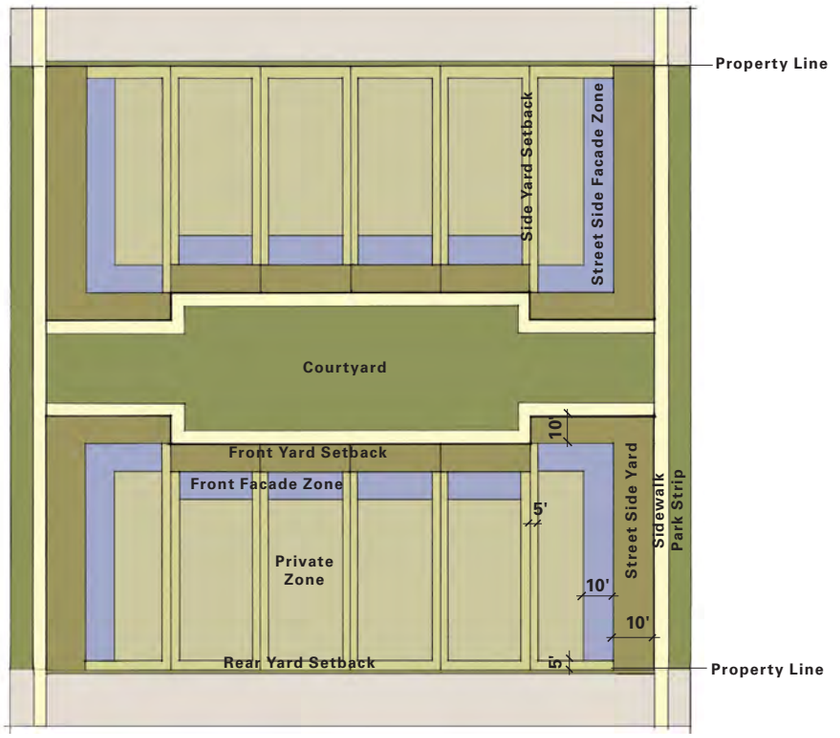
ELEVATION PER PLAN MINIMUM

- Elevation variation should be manifest in the massing, roof form, primary materials, window and porch design, and color
- Elevations may not be repeated in a courtyard or along a block face
- Number of elevations developed based upon number of units developed:
  - 52 or fewer lots = 2 elevations
  - 53 or more lots = 3 elevations
- A minimum of two architectural styles must be represented
- Each elevation is encouraged to have at least one alternative option for each of the following:
  - exterior siding material
  - exterior trim
  - porch
  - porch hand rail

GENERAL REQUIREMENTS

- Maximum of three houses of the same style may be located next to each other
- Identical houses (defined as having the same front facade) may not be located on adjacent lots

GREEN COURT



Lot Zones and Setbacks

LOT SIZE (APPROXIMATE)

- Interior Lot Width: 32–38 feet
- Corner Lot Width: Increased by 5–15 feet
- Lot Depth: Variable

MINIMUM HOUSE SETBACKS

- Front Yard: 10 feet to the house
- Street Side: 10 feet to the house and garage
- Side Yard: 5 feet to the house and garage
- Rear Yard: 5 feet to the house and garage; 5 feet maximum to the garage on a corner lot

FACADE ZONE

- Not used

ENCROACHMENTS INTO SETBACKS

- Porches: 5 feet into front yard and street side setbacks only
- Balconies: 5 feet into front yard and street side setbacks only
- Bay Windows: 2 feet into front yard and street side setbacks only
- Fireplaces: 2 feet into street side setbacks only
- Anything above the first floor ceiling, including cantilevers, carport roofs, trellis canopies, and habitable space: 2 feet into rear yard setback only
- Air Conditioning Units: 4 feet into the street side and side yard setback only

Elements of the House

PERMITTED GARAGE TYPES

- Detached (B)
- Semi-attached (A)
- Attached (C)
- Tuck-under
- Tandem

GARAGE REQUIREMENTS

- Minimum 2 off-street parking spaces
- Minimum two-car garage required
- Provided parking pads shall be a minimum of 9 by 18 feet
- Garage doors shall not face street
- Wings that connect the garage and house on corner lots are encouraged to be recessed at least 2 feet from the street side elevation

GREEN COURT

Yard Requirements

FENCE REQUIREMENTS

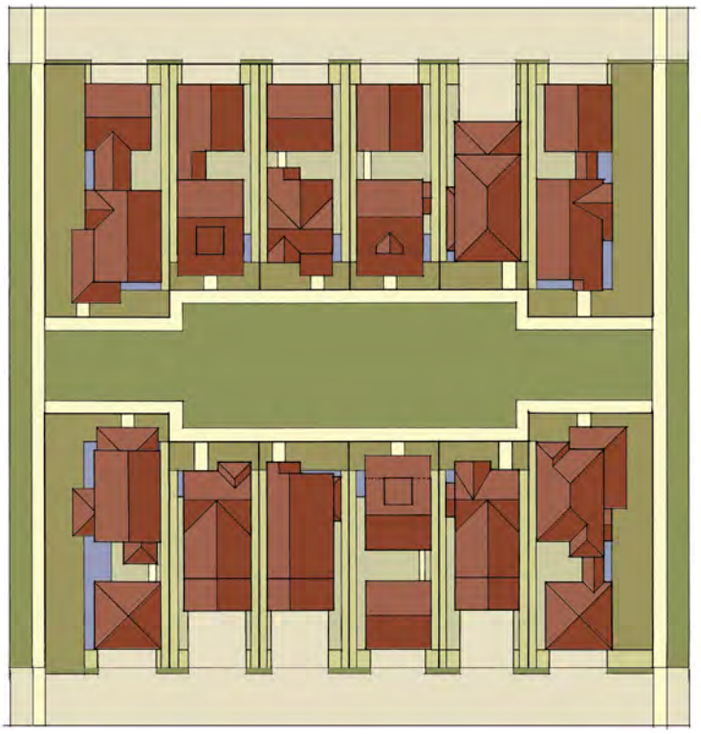
- Front yard fencing is permitted in accordance with the Modified Specific Plan
- Side and rear yard fences are encouraged for privacy
- When side yard fencing is not used, a side yard easement may be introduced to create functional outdoor space. The easement shall begin at the rear of the front facade zone
- Maximum height of side yard and rear yard fencing: 8 feet (6 feet preferred)
- Minimum of top 1 foot of 6-foot fences or top 1 foot 4 inches of 8-foot fences facing streets and/or public space requires lattice

FENCE SETBACKS

- Side Yard: 5 feet from front facade of house (porch excluded)
- Street Side: 5 feet from walk

LANDSCAPE

- Landscaping is required in all areas, except driveways and walkways, not enclosed with a fence
- Foundation planting is required against buildings or fences facing streets
- Plants other than grass are encouraged along public rights-of-way in the Planting Zone



General Requirements

PLAN MINIMUM

- Product types must contain significant variation in floor plan, massing, and garage type
- Number of floor plans developed based upon number of units developed:
  - 52 or fewer lots = 2 floor plans
  - 53 or more lots = 3 floor plans

ELEVATION PER PLAN MINIMUM

- Elevation variation should be manifest in the massing, roof form, primary materials, window and porch design, and color
- Elevations may not be repeated along a block face or opposing green court
- Number of elevations developed based upon number of units developed:
  - 52 or fewer lots = 2 elevations
  - 53 or more lots = 3 elevations
- A minimum of two architectural styles must be represented
- Each elevation is encouraged to have at least one alternative option for each of the following:
  - exterior siding material
  - exterior trim
  - porch
  - porch hand rail

GENERAL REQUIREMENTS

- Maximum of three houses of the same style may be located next to each other
- Identical houses (defined as having the same front facade) may not be located on adjacent lots

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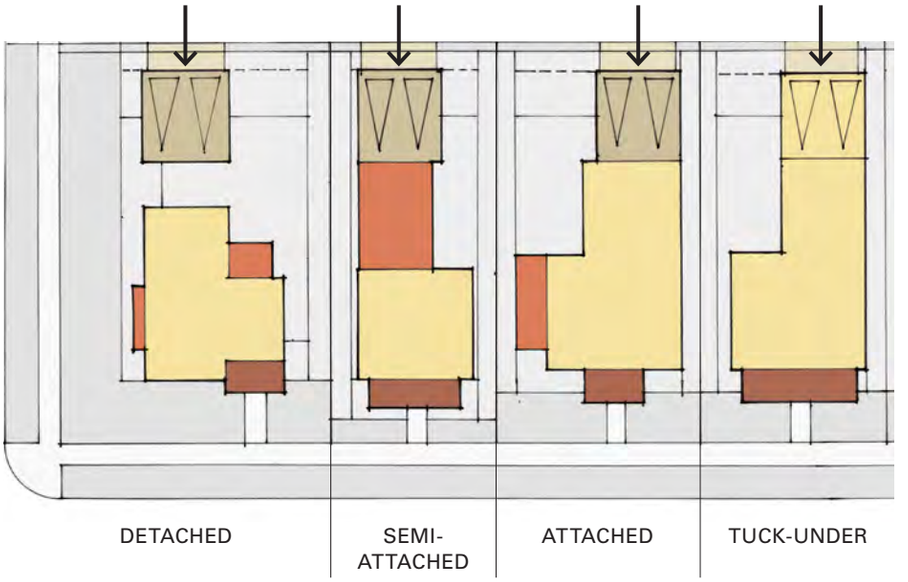
GARAGE TYPES

REAR LOADED LOTS



DETACHED

» Completely detached from the Main Body of the house

SEMI-ATTACHED

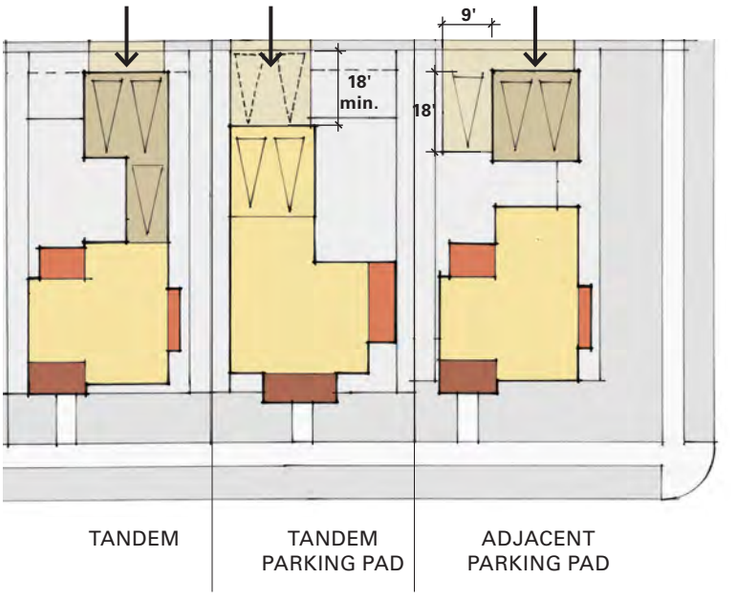
» Connected to the Main Body of the house by a wing or loggia

ATTACHED

» Attached directly to the Main Body of the house
» No habitable space above

TUCK-UNDER

» Part of the Main Body of the house
» Habitable space above



TANDEM

» One car in front of the other

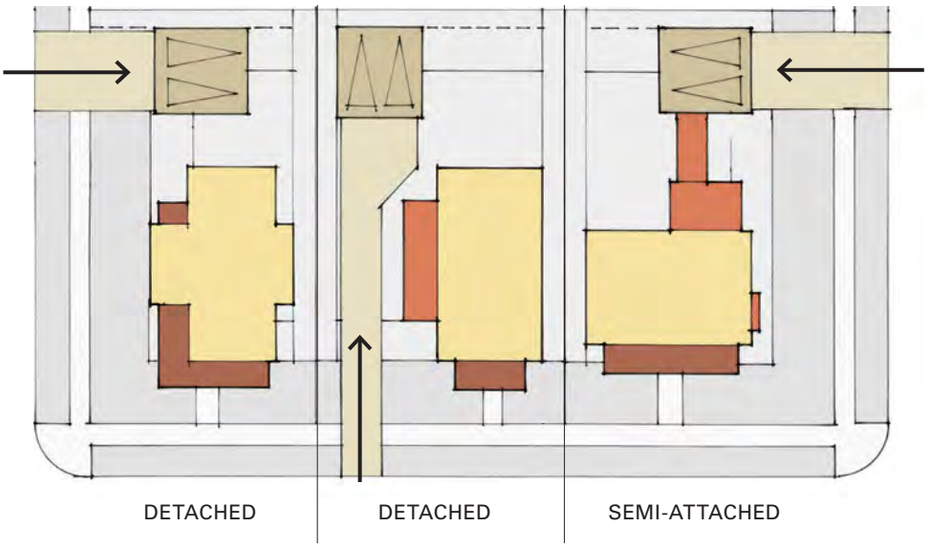
TANDEM PARKING PAD

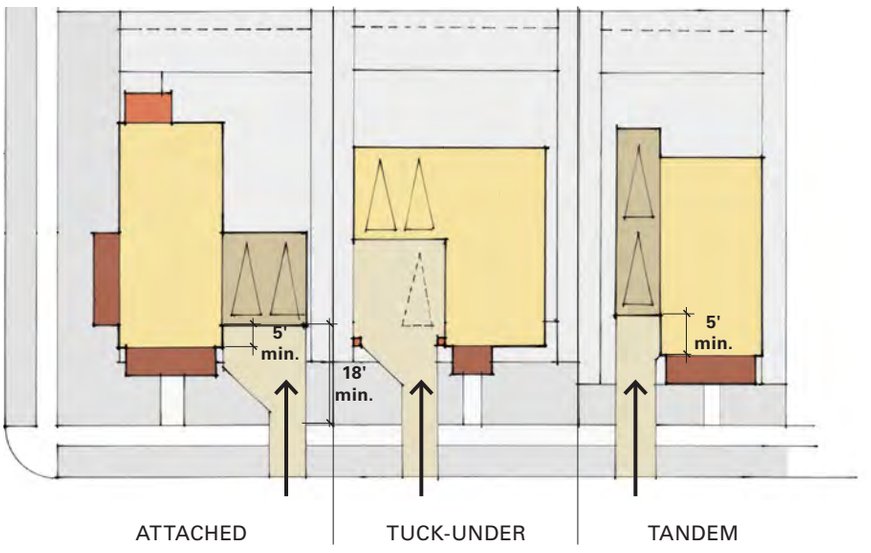
» Pad is located behind the garage
» Setback from rear property line to garage must be 18-foot minimum

ADJACENT PARKING PAD

» Pad is located adjacent to the garage
» Pad Dimension: 9-foot minimum by 18-foot minimum

FRONT LOADED LOTS





DETACHED

- Completely detached from the Main Body of the house
- Setback from front property line: 18-foot minimum

SEMI-ATTACHED

- Connected to the Main Body of the house by a wing or loggia
- No habitable space above
- Setback from front property line: 18-foot minimum

ATTACHED

- Attached directly to the Main Body of the house
- No habitable space above
- Setback from front property line: 18-foot minimum
- Setback from front facade: 5-foot minimum
- If three-car garages face the street, at least one door must be a single door and have a facade setback
- Three-car garages facing the street permitted on lots 70-foot wide or wider

TUCK-UNDER

- Part of the Main Body of the house
- Habitable space above
- Setback from front property line: 18-foot minimum
- Setback from front facade: 5-foot minimum

TANDEM

- One car in front of the other
- Setback from front facade: 5-foot minimum
- Setback from front property line: 18-foot minimum

RESIDENTIAL DEVELOPMENT STANDARDS

Development Standards	Residential Mixed (Front-Loaded Lots, Detached)
Lot Size	4,500 sq ft min
Lot Width	50 ft min.; provided, however, lots on cul-de-sacs or knuckles shall have a minimum width of 35' at the front property line
Lot Depth	80 ft min.
Front Yard Setback	10 ft. min. Face of garage: 18 ft min.
Interior Side Yard Setback	5 ft min.
Street Side Yard Setback	10 ft min.
Rear Yard Setback	House: 10 ft min. Garage: 5 ft min.
Height	35 ft max.
Lot Coverage	55% max.
Open Space in Rear of front-loaded lots and Interior Yard of rear-loaded lots	No requirement
Distance Between Accessory Buildings	No requirement
Distance Between Main Building and Accessory Building	No requirement
Shade Structures and Detached Accessory Buildings	Shade structures and detached accessory buildings shall meet the front, side, and rear yard setbacks unless located on the rear 1/3 of lot or 70 ft back from front property line, in which case minimum rear setback and interior side yard setback is 0 ft. [2]
Encroachment [1]	Porches and/or balconies: 5' into Front Yard and Street Side Setback Bay Windows: 2' into Front Yard and Street Side Setback Fireplace and/or media nook: 2' into Side Yard and Street Side Setback Air Conditioning (A/C) units: 4' into the Side Yard Setback provided that at least one side of the lot maintains the minimum setback for access to the front and rear yards.

[1] Only permitted if not encroaching into a public utility easement.
[2] This exception to minimum setbacks does not apply to garages.
Note: See City of Tracy Ordinance 1266, adopted March 5, 2019, for fence standards.

Residential Mixed (Rear-Loaded Lots, Detached)	Residential Estate
2,400 sq ft min.	1 acre min.
30 ft min.	180 ft. min.
80 ft min.	180 ft min.
10 ft min. Garages shall be within rear 1/3 of the lot accessed from alley	25 ft min.
5 ft min.	20 ft min.
10 ft min.	30 ft min.
House: 10 ft min. Garage: 5 ft min.	30 ft min.
35 ft max.	35 ft max.
55% max.	30% max
No requirement	No requirement
No requirement	No requirement
No requirement	10 ft min.
Shade structures and detached accessory buildings shall meet the front, side, and rear yard setbacks unless located on the rear 1/3 of lot or 70 ft back from front property line, in which case minimum rear setback and interior side yard setback is 0 ft. [2]	Shade structures and detached accessory buildings shall meet the front, side, and rear yard setbacks unless located on the rear 1/3 of lot or 70 ft back from front property line, in which case minimum rear setback and interior side yard setback is 0 ft. [2]
Porches and/or balconies: 5' into Front Yard and Street Side Setback Bay Windows: 2' into Front Yard and Street Side Setback Fireplace and/or media nook: 2' into Side Yard and Street Side Setback Air Conditioning (A/C) units: 4' into the Side Yard Setback provided that at least one side of the lot maintains the minimum setback for access to the front and rear yards.	Not Permitted

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ARCHITECTURAL PATTERNS

The Architectural Patterns Section for Detached Residential units illustrates key elements and design strategies for the six permitted traditional styles for Ellis Residential architecture. This section provides detailed guidelines for designing within the prescribed styles while creating well-defined variations among houses and buildings. The approach used is not intended to be a comprehensive catalog of all possibilities, but rather to serve as a guide to the key components within a particular style.

Each style section begins with an overview and general description of the style followed by several pages that document key massing types, standard door and window compositions, and materials and possibilities for facade design based upon Ellis Pattern Book components. Variations or other alternative combinations of components are permitted so long as they generally conform to the particular style. The goal is to design within specific families of styles that are appropriate to the Ellis context, not to design historic reproductions. The style pages and the illustrated details are meant to be a menu of options for designing houses in response to market demands and cost constraints while providing a consistent quality of character and detail.

ELLIS CRAFTSMAN

Ellis Craftsman houses are derived from the unique qualities of the Craftsman tradition found throughout northern California and San Joaquin County. Many regional builders constructed houses influenced by the Arts & Crafts movement. California versions are characterized by exposed or expressive structural elements such as rafters, columns, beams, lintels, and porch elements. House exteriors were clapboard or shingle siding mixed with stone and brick or stucco accents and were painted in robust color palettes. The California Craftsman homes, which emerged in the beginning of the twentieth century, was influenced by both the Arts & Crafts movement and Japanese architecture.

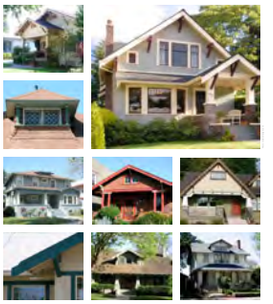
For houses in Ellis, the emphasis in this style is on simple, structural expression of porch and eave elements using a vocabulary of architectural elements including the Prairie, Japanese, and Swiss styles, as well as influences from the Arts & Crafts movement. Forms are simple and reflect dimensioned lumber elements. Windows in this style tend to be vertical in proportion and are typically ganged or paired. Exposed eave brackets on roofs and porches contribute to this image and detail.

Horizontal siding, square and shaped shingle siding patterns, and a mix of stucco and siding materials are lay cladding elements. This style also may include separated metal roofing and shingled roofs.

COMMON ELEMENTS OF THE ELLIS CRAFTSMAN

- Pitched roofs with deep overhangs.
- Deep, broad porch elements with expressive structural components.
- Exposed structural elements in the eaves such as rafters and brackets.
- A combination of materials such as stucco, shingles, and siding.
- Asymmetrical window and door composition.

GALLERY OF EXAMPLES



ELLIS REVIVAL

The Ellis Revival style is based upon Colonial Revival styles that were prevalent throughout the country in the early 1900s. The Colonial Revival style is evident in many California towns and cities. Interesting examples of this style can be found in the Central Valley area including regional precedents in places like Stockton, Concord, Antioch, and Livermore.

The Colonial Revival style is based on Classical design principles followed during the colonial period in this country. The interpretations, however, often reflect regional adaptations. The California examples include many houses with full front porches as well as Dutch Colonial renditions.

The houses are composed of simple forms with well-proportioned windows and door surrounds. These are often more horizontal in appearance with special windows appearing in the center of the house over the front door. Stockton-area Colonial Revival houses typically emphasize the horizontal proportions with square, robust columns, wide corner boards, pilaster expressions, and door and window trim.

COMMON ELEMENTS OF ELLIS REVIVAL

- Simple, straightforward volumes with projecting wings and porches added to make more complex shapes.
- An orderly, symmetrical relationship between windows, doors, and building mass.
- Simplified versions of Classical details and columns, occasionally with Classical orders used at the entry.
- Multi-pane window appearance with six-pane patterns.
- Strong horizontal lines emphasized by broad eaves and wide trim.

GALLERY OF EXAMPLES

ELLIS FARMHOUSE VICTORIAN

The Ellis Farmhouse Victorian style builds on the early Carpenter Gothic cottages built in the western region of the United States from early pattern books. While the Victorian style became fashionable in the 1850s in the Bay Area, its popularity grew and spread eastward from San Francisco. Style books published by Andrew Jackson Downing were the source of many early examples. Publications such as *The Horticulturist* influenced the preferences of the public and provided an especially dramatic contrast to the inherited Spanish and adobe building types prevalent at the time. Many early religious camp settlements adopted the style with more and more exotic variations that included Eastlake, Queen Anne, and Italianate detailing.

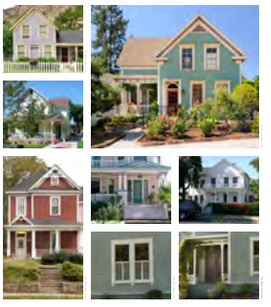
The Farmhouse Victorian style is centered on simple, elegant forms to create more informal houses on small lots.

This style has expressive porch elements, decorative trim elements, and vertical windows and doors.

COMMON ELEMENTS OF ELLIS FARMHOUSE VICTORIAN

- Moderate to steeply pitched, front-facing gable roofs.
- Cut wood ornament, often with natural forms such as leaves and vines.
- Clapboard or cut shingle siding.
- Vertical proportions for windows and doors.
- Bay and cutaway bay windows.

GALLERY OF EXAMPLES



ELLIS EUROPEAN COUNTRY

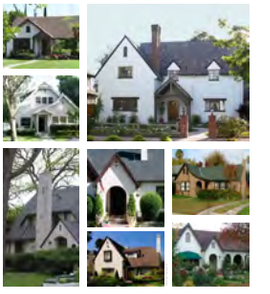
The Ellis European Country Style is based on the early twentieth century interpretations of English architecture by American architects and builders. The source for design comes from Medieval English cottages, manor houses, and rural village vernacular houses. The American interpretations include houses with simple volumes often with front-facing gables. Dormers — gable, hip, and shed — are a dominant feature of the style. In California, the principal material for the exterior cladding is stucco. There is often a mix of exterior materials including stone, stucco or brick. Half-timbering and horizontal siding are often used as infill in gables.

Chimneys typically act as principal forms for the massing of the house. These are usually very massive, often with stucco finish, simple detailing and elaborate pots. Windows are typically casements, vertical in proportion and arranged in groups of from two to five. There are relatively few windows in the facade; the dominant form is one of a solid mass with small openings.

COMMON ELEMENTS OF ELLIS EUROPEAN COUNTRY

- Seemingly random window and door locations.
- Vertical windows in groupings.
- Broad expanses of wall with few door and window penetrations.
- Roof lines extending below windows at second floor, and to top of window at first floor.
- Simple detailing and shallow overhangs.

GALLERY OF EXAMPLES



ELLIS MEDITERRANEAN REVIVAL

The Mediterranean Revival style draws on the distinctive architectural character of the Monterey Peninsula as influenced by the popular California Spanish Colonial style. The style dates back to the early nineteenth century. The first revival started around 1925 amidst a very popular renaissance of Spanish architectural forms throughout the region. The Mediterranean style emerged from Spanish adobe precedents that date between 1815 and 1860. This style combines traditional adobe construction, local to this region, with Spanish Colonial influences. The result is a distinctive architectural vocabulary, characterized by simple forms with wooden decorative details. These houses used Colonial window and door detailing borrowed from New England carpentry techniques and added a rustic timber porch with exposed rafters and joists. The roofs had a very shallow pitch, either gabled or hipped, and were covered with clay tiles or cut wooden shingles.

The signature balcony on the front of the house was a prelude to the porch that often surrounded or defined a private courtyard in the back of the house. The detailing on the porches and the cornice is extremely simple.

COMMON ELEMENTS OF ELLIS MEDITERRANEAN REVIVAL

- Simple, straightforward volumes, sometimes with a gable wing facing the street.
- Shallow sloped roofs, either hip or gable, with shingles and tile.
- Typically two-story.
- Simplified versions of double-hung Colonial windows and doors.
- Multi-pane window appearance, wide in proportion, usually with 4 over 4 or 6 over 6 pane patterns.
- Street facing, projecting timber balconies or inset porches with exposed rafters.

GALLERY OF EXAMPLES

ELLIS SPANISH COLONIAL

California houses of the 1920s and 1930s were designed in a wide variety of styles, yet the Spanish Revival style was by far the most popular due to its early association with the region, its adaptability to the local landscape and climate, and its charm and character. A major impetus for revival of Spanish architecture came from Bertram Goodhue's designs for the 1915 Pan Pacific Exposition in San Diego.

The Spanish Colonial style is a catalog of styles, unified by the use of arches, courtyards, strong form and mass, plain wall surfaces, and tile roofs; all are derived from Mediterranean architectural styles. Spanish Colonial style is most often characterized by an informal plan arrangement and massing.

Spanish-style houses typically have low, long sprawling masses of wall with a minimum of penetration (constructed so as to have the appearance of thick masonry). They also have tiled, low pitched roofs (to accentuate the horizontal character), covered patios, loggias, or cloisters, and substantial doors. In a Spanish-style house, most of the effect comes from a correct use of proportion and a spare, well-placed use of ornament. The house's fundamental charm lies in the contrast of warm sunlight and cool shadows (light and shade), in the use of materials, in texture and color, and in its austere simplicity.

COMMON ELEMENTS OF ELLIS SPANISH COLONIAL

- Stucco walls with a hardscrub/ formed appearance.
- Shallow sloped, tile roofs in variegated colors.
- Irregular window and door composition.
- Covered porches and loggias.
- Balconies with decorative ironwork.

GALLERY OF EXAMPLES

ELLIS CRAFTSMAN

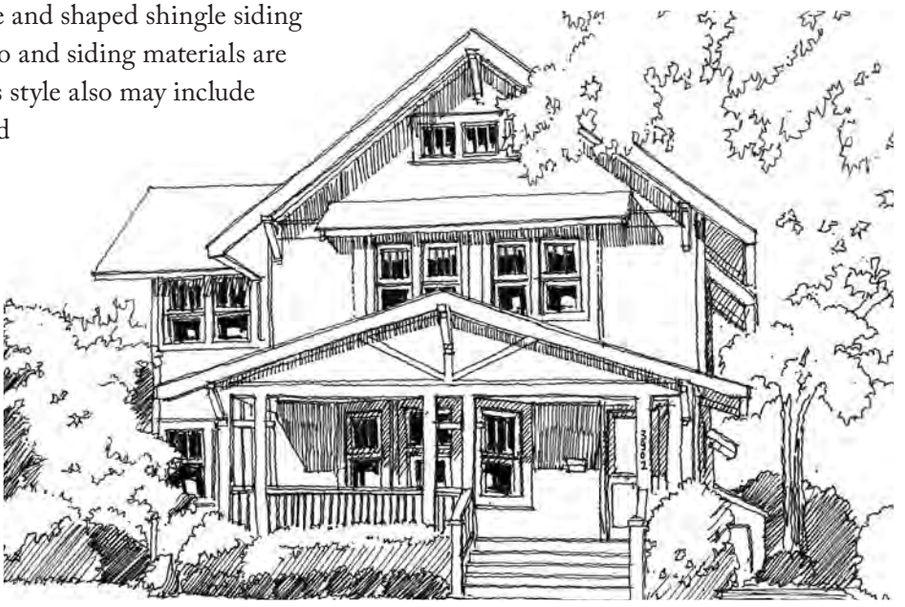
Ellis Craftsman houses are derived from the unique qualities of the Craftsman tradition found throughout northern California and San Joaquin County. Many regional builders constructed houses influenced by the Arts & Crafts movement. California versions are characterized by exposed or expressive structural elements such as rafters, columns, beams, lintels, and porch elements. House exteriors were clapboard or shingle siding mixed with stone and brick or stucco accents and were painted in robust color palettes. The California Craftsman house, which emerged in the beginning of the twentieth century, was influenced by both the Arts & Crafts movement and Japanese architecture.

For houses in Ellis, the emphasis in this style is on simple, structural expression of porch and eave elements using a vocabulary of architectural elements including the Prairie, Japanese, and Swiss styles, as well as influences from the Arts & Crafts movement. Forms are simple and reflect dimensioned lumber elements. Windows in this style tend to be vertical in proportion and are typically ganged or paired. Exposed eave brackets on roofs and porches contribute to this image and detail.

Horizontal siding, square and shaped shingle siding patterns, and a mix of stucco and siding materials are key cladding elements. This style also may include unpainted metal roofing and shingled roofs.

COMMON ELEMENTS OF THE ELLIS CRAFTSMAN

- Pitched roofs with deep overhangs.
- Deep, broad porch elements with expressive structural components.
- Exposed structural elements in the eaves such as rafters and brackets.
- A combination of materials such as stucco, shingles, and siding.
- Asymmetrical window and door compositions.



GALLERY OF EXAMPLES

Photo Credit: AT Design Consulting

Photo Credit: Design Lens

Photo Credit: First Lamp

Photo Credit: Alan Mascord Design Associates

Photo Credit: R.W. Anderson Homes

Photo Credit: urbanSTIX Architecture

Photo Credit: AT Design Consulting

MASSING AND COMPOSITION

A TWO-STORY HIP

Hipped rectangular volume. Hip roof pitch is typically 4 to 7 in 12. Hipped front porches are common and have a shallower roof pitch. Porches may be either additive or a single integral bay.

B ONE-AND-ONE-HALF-STORY SIDE GABLE

Square volume with a 4 to 5 in 12 side gabled roof. Integral front porch that ranges from half to the full length of the front facade. Symmetrically placed gabled or shed dormers with 4 in 12 roof pitch.

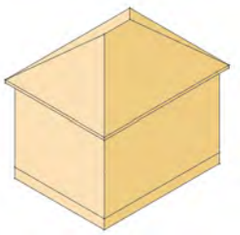
C TWO-STORY GABLE L

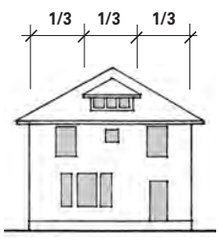
Cross-gabled volume with a 4 in 12 gable facing the street. Often an in-line gabled porch or wing is added to the front left of the L. Porches may also be located between the legs of the L.

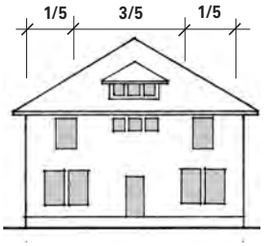
D ONE-AND-ONE-HALF-STORY FRONT GABLE WITH ADD-ON

Rectangular volume with a 4 to 5 in 12 roof pitch and gable facing the street. Asymmetrically placed gable and front porch is common.

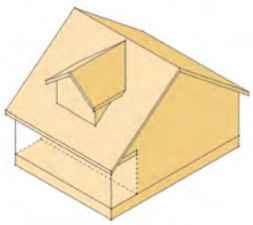
A TWO-STORY HIP

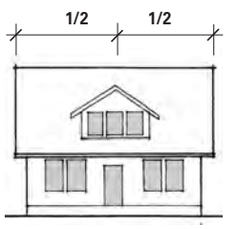


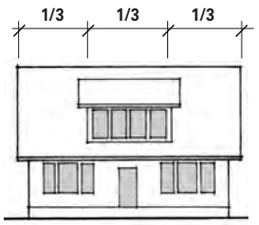




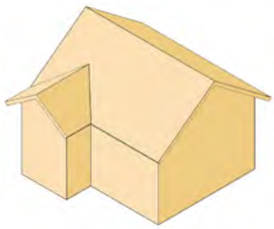
B ONE-AND-ONE-HALF-STORY SIDE GABLE

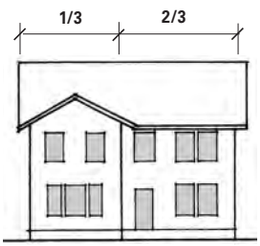


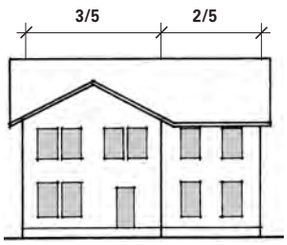




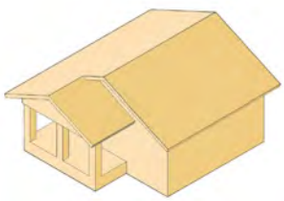
C TWO-STORY GABLE L

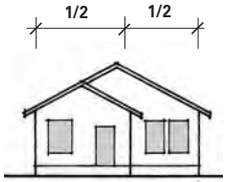


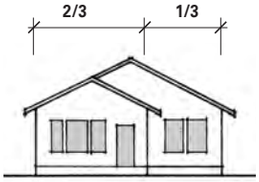


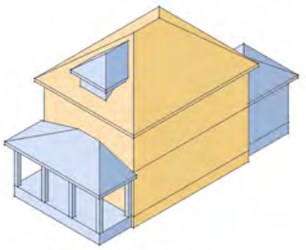


D ONE- AND-ONE-HALF-STORY FRONT GABLE WITH ADD-ON

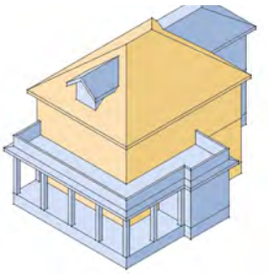




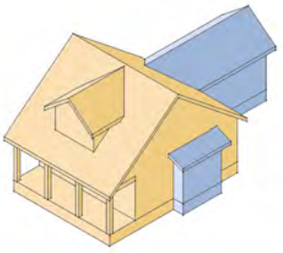




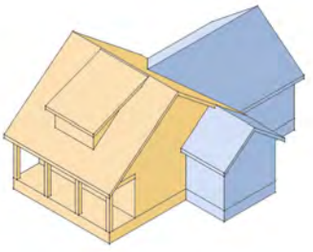
A1 Hipped roof with add-on porch, a rear wing and a street-facing dormer



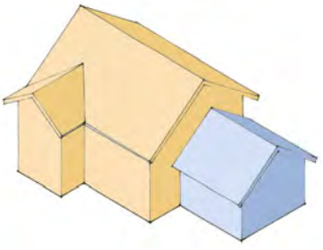
A2 Hipped roof with wraparound porch, a rear wing and a street-facing dormer



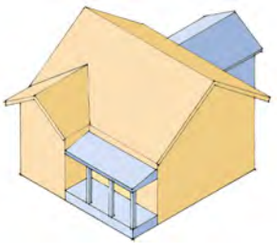
B1 Side gable with an integral porch, a rear wing and side bay window



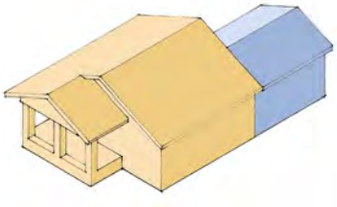
B2 Side gable with an integral porch, a rear wing and a side wing



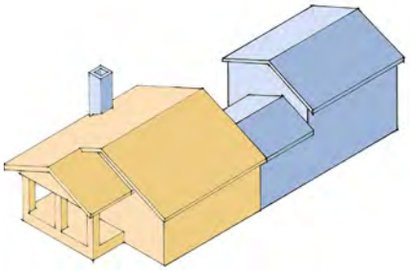
C1 Side gable L with side wing



C2 Side gable with add-on porch and rear wing



D1 Front gable and add-on massing with rear wing



D2 Front gable and add-on massing with one-story connection to two-story carriage unit

POSSIBILITIES

PRECEDENTS

TWO-STORY HIP

ONE-AND-ONE-HALF-STORY SIDE GABLE

TWO-STORY GABLE L

ONE-AND-ONE-HALF-STORY FRONT GABLE WITH ADD-ON

MATERIALS

SIDING/CLADDING

» Wood shingle; fiber-cement clapboard, composite and/or stucco

» Lace finish not permitted

ROOFING

» Composition shingles, flat concrete tile, standing seam, or 5v crimp metal

WINDOWS

» Single- or double-hung

» Fixed accent windows (limited)

» Energy-efficient wood, PVC-clad, cellular PVC, aluminum-clad, aluminum, or vinyl

» Traditional-looking profiles

TRIM

» Stucco, wood, composition board, cellular PVC, polyurethane, or fiber cement

COLUMNS/BRACKETS

» Wood or composite

RAILINGS

» Wood or composite top and bottom rails with square balusters

» Solid railings of wood, fiber cement, cut shingle siding or manufactured stone veneer

SOFFITS AND PORCH CEILING

» Exposed rafters at soffits with starter board or v-groove sheathing

» T&G wood, beaded plywood, exterior-grade plywood, or stucco porch ceiling

GUTTERS

» Ogee or half-round primed or prefinished metal

» PVC is acceptable in a color that matches the trim

» Fascia gutter permitted

DOWNSPOUTS

» Rectangular or round

» Primed or prefinished metal

» PVC is permitted in a color that matches the trim or the stucco cladding

SHUTTERS

Not applicable

CHIMNEYS

» Stucco, brick, or manufactured stone veneer

» Siding to match structure

FRONT YARD FENCES

» Wood, stone, or masonry with stucco finish

» Vinyl picket permitted

» Wrought iron or equivalent

REAR YARD FENCES

» Cedar, redwood, or masonry with stucco finish (if applicable)

» Vinyl and pressure treated wood are permitted

COLORS

SIDING AND TRIM

» Colors to be selected from the Ellis Color Palette

WINDOWS

» Colors to be selected from the Ellis Color Palette

ROOF SHINGLES

» Colors to be selected from the Ellis Color Palette

GUTTERS AND DOWNSPOUTS

» Colors to be selected from the Ellis Color Palette

FRONT YARD FENCES

» Colors to be selected from the Ellis Color Palette

ELLIS FARMHOUSE VICTORIAN

The Ellis Farmhouse Victorian style builds on the early Carpenter Gothic cottages built in the western region of the United States from early pattern books. While the Victorian style became fashionable in the 1800s in the Bay Area, its popularity grew and spread outward from San Francisco. Style books published by Andrew Jackson Downing were the source of many early examples. Publications such as *The Horticulturist* influenced the preferences of the public and provided an especially dramatic contrast to the inherited Spanish and adobe building types prevalent at the time. Many early religious camp settlements adopted the style with more and more exotic variations that included Eastlake, Queen Anne, and Italianate detailing.

The Farmhouse Victorian style is centered on simple, elegant forms to create more informal houses on small lots. This style has expressive porch elements, decorative trim elements, and vertical windows and doors.

COMMON ELEMENTS OF ELLIS FARMHOUSE VICTORIAN

- Moderate to steeply pitched, front-facing gable roofs.
- Cut wood ornament, often with natural forms such as leaves and vines.
- Clapboard or cut shingle siding.
- Vertical proportions for windows and doors.
- Box bay and cutaway bay windows.

GALLERY OF EXAMPLES

Photo Credit: Su Casa Designs

Photo Credit: AT Design Consulting

Photo Credit: Alturas Homes

Photo Credit: Union Studio, Architecture and Community Design

Photo Credit: The Creativity Exchange

Photo Credit: Lindsay Stetson Thompson / Pinnacle Residential

Photo Credit: Laurey W. Glenn / Pursley Dixon Architecture

Photo Credit: AT Design Consulting / William Lyon Homes

MASSING AND COMPOSITION

A TWO-STORY SIDE GABLE

Side-gabled rectangular volume, often with a steeply-pitched, gabled dormer flush to the front facade. Front gable roof pitch is typically 4 to 12 in 12, and the side gable is less steeply pitched, typically 4 to 10 in 12. One- or two-story front porches often extend across the full front of the house.

B ONE-AND-ONE-HALF-STORY HIP L

One-and-one-half-story hipped volume with a one-story front or hipped gable extending beyond the main body. Roof pitches are typically 4 to 12 in 12. One-story integral or shed porches are most common.

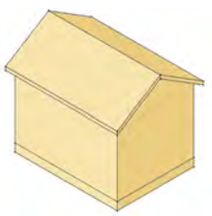
C TWO-STORY HIP L

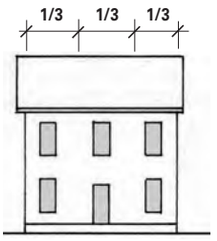
Two-story rectangular volume with hipped roof and a front gable which can extend beyond the front facade of the main body a maximum of 3 feet. Roof pitch is typically 4 to 12 in 12. A one- or two-story front wraparound porch with shed roof is common.

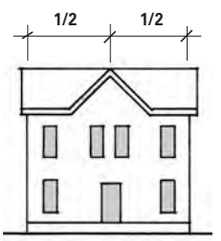
D GABLE L

Cross-gabled volume with a 4 to 12 in 12 gable facing the street. Cross-gable is typically equal or steeper than the roof of the primary mass and no wider than half that of the main body. This massing often has a gable porch emphasizing the entrance.

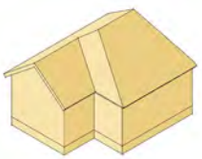
A TWO-STORY SIDE GABLE

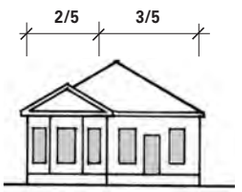






B ONE-AND-ONE-HALF-STORY HIP L





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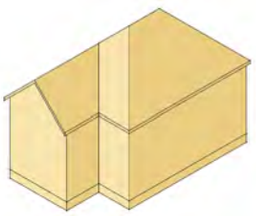
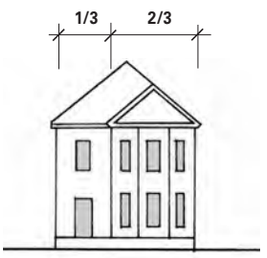
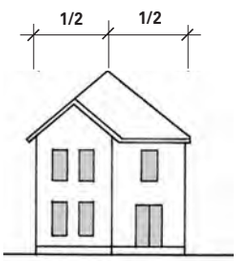
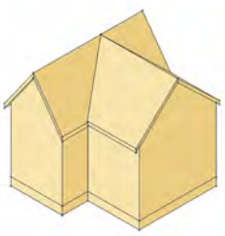
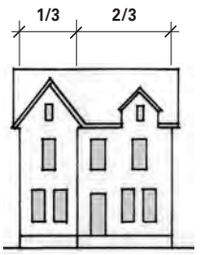


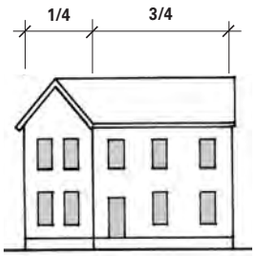


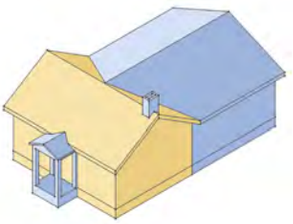


D GABLE L

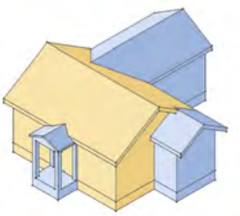






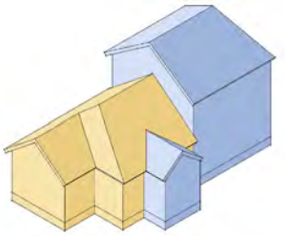


A1 Broad front with large rear wing, a chimney centered on gable ridge and a centered entry porch

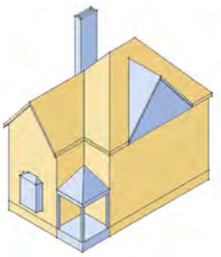


A2 Broad front with rear wing, a side wing and a centered entry porch

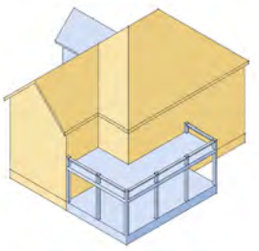
B1 One-story hip L with street-facing bay window and hipped-roof entry porch



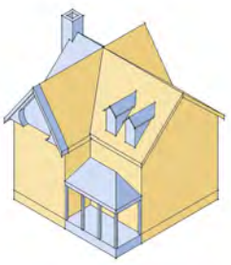
B2 One-story hip L with a side wing and two-story rear wing



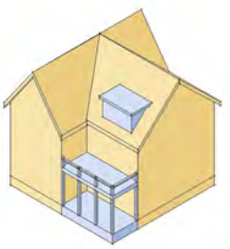
C1 Two-story hip L with side-facing gable dormer, a street-facing bay window, a chimney, and a hipped-roof entry porch



C2 Two-story hip L with a two-story wraparound porch, and a side wing



D1 Gable L with continuous cross gable and chimney, double street-facing dormers, hipped-roof entry porch, and glazing with street-facing projecting gable



D2 Gable L with continuous shed dormer and flat-roof entry porch

POSSIBILITIES

PRECEDENTS

TWO-STORY SIDE GABLE

ONE-AND-ONE-HALF-STORY HIP L

TWO-STORY HIP L

Photo Credit: Design Lens

GABLE L

MATERIALS

SIDING/CLADDING

» Board and batten, wood, or fiber-cement clapboard

ROOFING

» Composite shingles

» Flat concrete tile

WINDOWS

» Single- or double-hung

» Energy-efficient wood, PVC-clad, cellular PVC, aluminum-clad, aluminum or vinyl

» Traditional wood profiles

TRIM

» Wood, composition board, cellular PVC, or polyurethane

COLUMNS

» Turned or built-up wood, or composite

RAILINGS

» Wood or composite top and bottom rails with straight, turned, or scroll cut balusters

SOFFITS AND PORCH CEILING

» Fiber-cement board, stucco, T&G wood, beaded plywood, or exterior-grade plywood

GUTTERS

» Half-round primed or prefinished metal

» PVC is acceptable in a color that matches the trim

» Fascia gutter permitted

DOWNSPOUTS

» Round

» Primed or prefinished metal

» PVC is permitted in a color that matches the trim

SHUTTERS

» Raised or flat paneled

» Louvered or plank

» Wood or composite material, or colored vinyl

» Hinges, shutter dogs, and latches are encouraged

CHIMNEYS

» Manufactured stone or brick veneer or siding to match house

FRONT YARD FENCES

» Wood picket, prefinished metal, or stone

» Vinyl picket permitted

REAR YARD FENCES

» Cedar or redwood

» Vinyl and pressure-treated wood are permitted

COLORS

SIDING, WINDOWS, AND TRIM

» Colors to be selected from the Ellis Color Palette

ROOF SHINGLES

» Colors to be selected from the Ellis Color Palette

GUTTERS AND DOWNSPOUTS

» Colors to be selected from the Ellis Color Palette

SHUTTERS

» Colors to be selected from the Ellis Color Palette

FRONT YARD FENCES

» Colors to be selected from the Ellis Color Palette

ELLIS REVIVAL

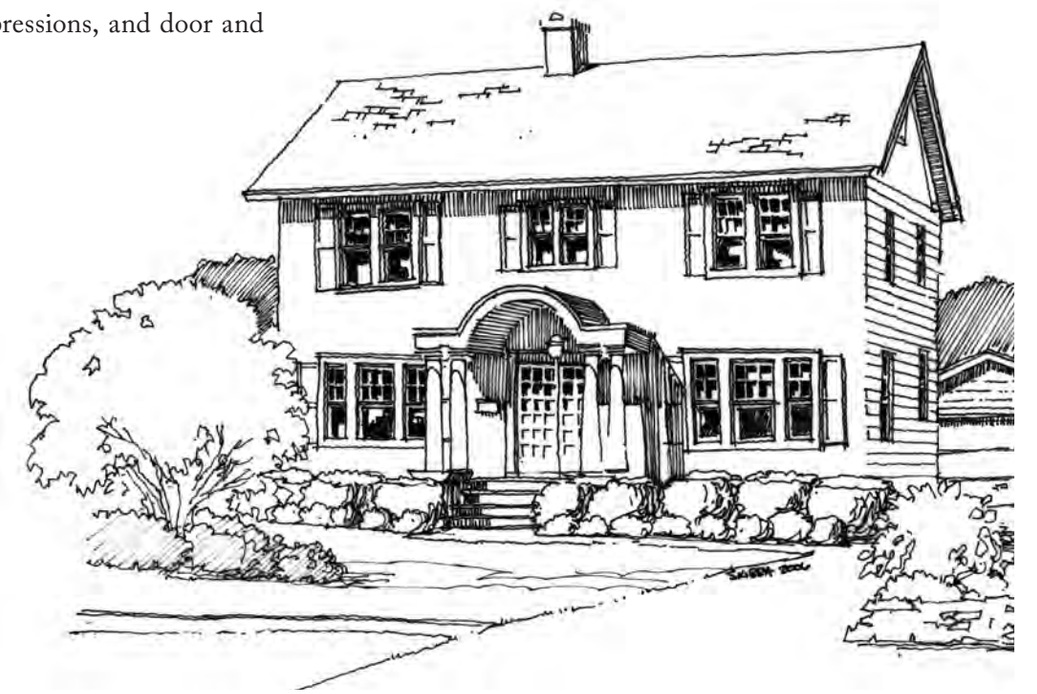
The Ellis Revival style is based upon Colonial Revival styles that were prevalent throughout the country in the early 1900s. The Colonial Revival style is evident in many California towns and cities. Interesting examples of this style can be found in the Central Valley area including regional precedents in places like Stockton, Concord, Antioch, and Livermore.

The Colonial Revival style is based on Classical design principles followed during the colonial period in this country. The interpretations, however, often reflect regional adaptations. The California examples include many houses with full front porches as well as Dutch Colonial renditions.

The houses are composed of simple forms with well-proportioned windows and door surrounds. These are often more horizontal in appearance with special windows appearing in the center of the house over the front door. Stockton area Colonial Revival houses typically emphasize the horizontal proportions with square, robust columns, wide corner boards, pilaster expressions, and door and window trim.

COMMON ELEMENTS OF ELLIS REVIVAL

- Simple, straightforward volumes with projecting wings and porches added to make more complex shapes.
- An orderly, symmetrical relationship between windows, doors, and building mass.
- Simplified versions of Classical details and columns, occasionally with Classical orders used at the entry.
- Multi-pane window appearance with six-pane patterns.
- Strong horizontal lines emphasized by broad eaves and wide trim.



GALLERY OF EXAMPLES

Photo Credit: Tatum Brown Custom Homes

Photo Credit: Prestige Window Systems

Photo Credit: Overmyer Architects

Photo Credit: Michelle Matsan

Photo Credit: Chris Little / Peace Design

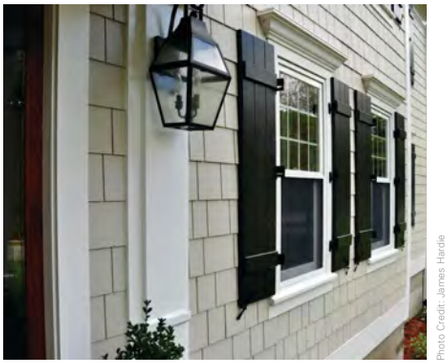


Photo Credit: James Hardie

MASSING AND COMPOSITION

A ONE-AND-ONE-HALF-STORY SIDE GABLE AND HIP

Side-gabled or hipped rectangular volume. Hip roof pitch is typically 4 to 10 in 12. Dormer windows and shed roofs are often present in the roof form. Porches are additive structures that may cover all or part of the front facade.

B TWO-STORY HIP

Hipped rectangular volume. Hip roof pitch is typically 4 to 10 in 12. One-story hipped front porches are common and have a shallower roof pitch. Porches vary between covering the full facade and defining the central portico.

C TWO-STORY FRONT GABLE

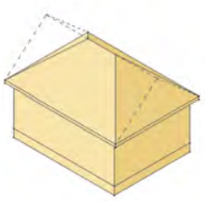
Front-gabled rectangular volume. Gable roof pitches range from 4 to 10 in 12. As with other massing, stoops and hipped front porches are common. Porches are most often one-story. Integral two-story porches are reserved for front-gabled houses no greater than 30 feet wide.

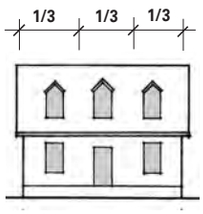
D ONE-AND-ONE-HALF-STORY GAMBREL

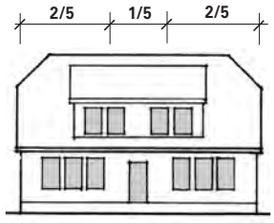
(Not required, but possible accent articulation)

Rectangular volume with a gambrel roof parallel to the street. Roof pitch is nearly vertical on the lower slope and 4 to 6 in 12 at the top. One-story temple front porches centered on the facade extending one-third to one-fourth of the front are typical. Shed roofs are present in the bottom portion of the gambrel roof and dormer windows are also common.

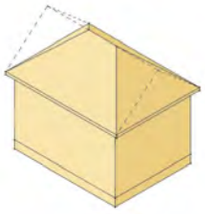
A ONE-AND-ONE-HALF-STORY SIDE GABLE AND HIP

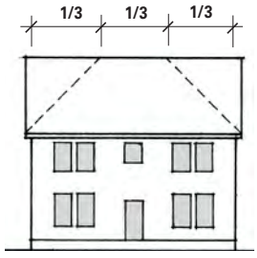


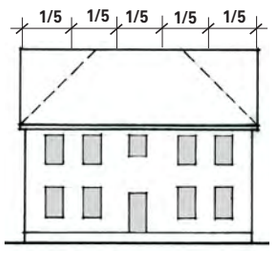




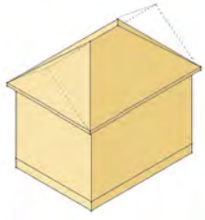
B TWO-STORY HIP

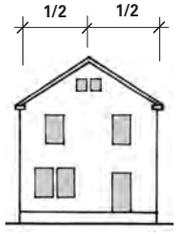


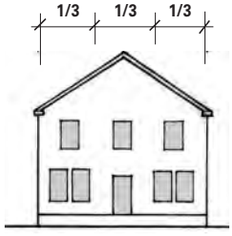




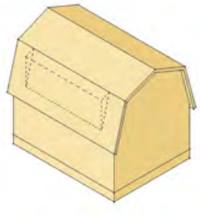
C TWO-STORY FRONT GABLE

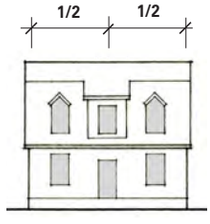


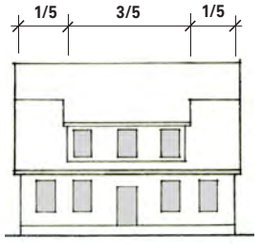


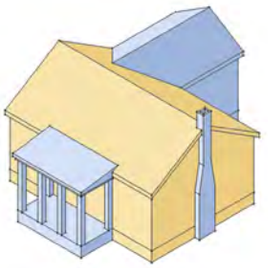


D ONE-AND-ONE-HALF-STORY GAMBREL

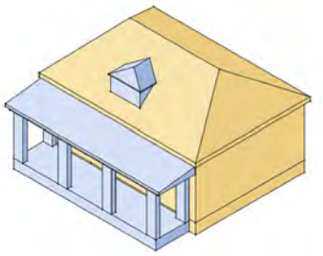




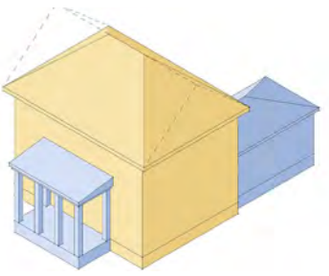




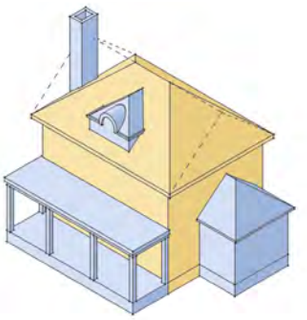
A1 Broad front with add-on porch, a rear wing, and a fireplace



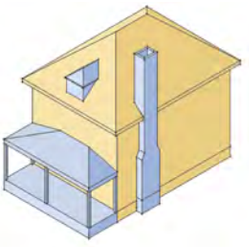
A2 Broad front hipped roof with add-on full front porch and dormer window



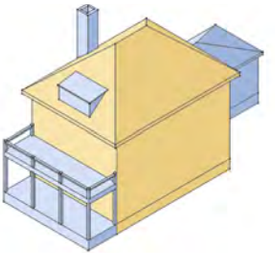
B1 Broad front hipped roof with add-on central porch and hipped rear wing



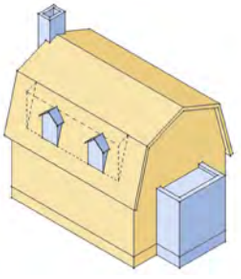
B2 Broad front hipped roof with add-on full front porch, a side wing, a central hipped dormer, and a fireplace



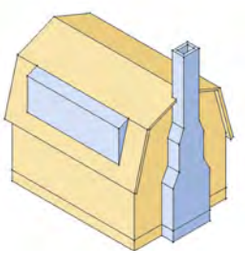
C1 Narrow front hipped roof with add-on full front porch, a central dormer, and a fireplace



C2 Narrow front hipped roof with add-on full front porch, a central shed dormer, a rear wing, and a fireplace



D1 Broad front gambrel with dormers, a roofed side wing, and a fireplace



D2 Broad front gambrel with a broad shed dormer and a prominent fireplace

POSSIBILITIES

PRECEDENTS

ONE-AND-ONE-HALF-STORY SIDE GABLE AND HIP

TWO-STORY HIP

TWO-STORY FRONT GABLE

ONE-AND-ONE-HALF-STORY GAMBREL

MATERIALS

SIDING/CLADDING

» Fiber-cement clapboard or stucco
» Lace finish not permitted

ROOFING

» Composition shingles or concrete tile with flat profile

WINDOWS

» Single- or double-hung and casement
» Energy-efficient wood, PVC-clad, cellular PVC, aluminum-clad, aluminum or vinyl
» Traditional wood profiles

TRIM

» Stucco, wood, composition board, cellular PVC, polyurethane, or fiber cement

COLUMNS

» Wood, or composite with Classical entasis and proportions
» Use Tuscan, Doric, or Ionic orders

RAILINGS

» Wood or composite top and bottom rails with square balusters

SOFFITS AND PORCH CEILING

» Fiber-cement board, stucco, T&G wood, beaded plywood, exterior-grade plywood, or stucco

GUTTERS

» Ogee or half-round
» Primed or prefinished metal
» PVC is acceptable in a color that matches trim
» Fascia gutter permitted

DOWNSPOUTS

» Rectangular or round
» Primed or prefinished metal
» PVC is permitted in a color that matches trim or stucco cladding

SHUTTERS

» Raised or flat paneled
» Louvered or plank
» Wood or composite materials, or colored vinyl
» Hinges, shutter dogs, and latches are encouraged

CHIMNEYS

» Stucco, brick, or manufactured stone veneer
» Siding to match house

FRONT YARD FENCES

» Painted wood, prefinished metal, stone, masonry, or stucco finish (if applicable)
» Vinyl picket also permitted

REAR YARD FENCES

» Cedar or redwood, or masonry with stucco finish
» Vinyl and pressure-treated wood are permitted

COLORS

SIDING, WINDOWS, AND TRIM

» Colors to be selected from the Ellis Color Palette

ROOF

» Colors to be selected from the Ellis Color Palette

GUTTERS AND DOWNSPOUTS

» Colors to be selected from the Ellis Color Palette

WINDOWS

» Colors to be selected from the Ellis Color Palette

SHUTTERS

» Colors to be selected from the Ellis Color Palette

FENCING

» Colors to be selected from the Ellis Color Palette

ELLIS
EUROPEAN COUNTRY

The Ellis European Country Style is based on the early twentieth century interpretations of English architecture by American architects and builders. The source for design comes from Medieval English cottages, manor houses, and rural village vernacular houses. The American interpretations include houses with simple volumes often with front-facing gables. Dormers — gable, hip, and shed — are a dominant feature of the style. In California, the principal material for the exterior cladding is stucco. There is often a mix of exterior materials including stone, stucco or brick. Half-timbering and horizontal siding are often used as infill in gables.

Chimneys typically act as principal forms for the massing of the house. These are usually very massive, often with stucco finish, simple detailing and chimney pots. Windows are typically casements, vertical in proportion and arranged in groups of from two to five. There are relatively few windows in the facade; the dominant form is one of a solid mass with small openings.

COMMON ELEMENTS OF ELLIS EUROPEAN COUNTRY

- Seemingly random window and door locations.
- Vertical windows in groupings.
- Broad expanses of wall with few door and window penetrations.
- Roof lines extending below windows at second floor, and to top of window at first floor.
- Simple detailing and shallow overhangs.

GALLERY OF EXAMPLES

Photo Credit: Tommy Daspit / Willow Homes

Photo Credit: Michael Woodall

Photo Credit: Amanda Orr Architects

Photo Credit: Frazier Home Designs

Photo Credit: AT Design Consulting

Photo Credit: Unknown

Photo Credit: Guinar & Gracie

Photo Credit: AT Design Consulting

MASSING AND COMPOSITION

A TWO-STORY BASIC

Rectangular two-story volume with an 4 to 10 in 12 roof pitch. Cross gable entry piece in 4 to 16 in 12. Only one cross gable permitted, often expressed in plan.

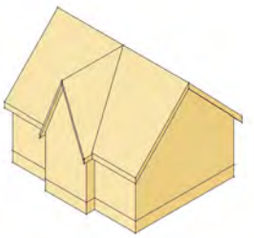
B TWO-STORY ASYMMETRICAL GABLE-FRONT L

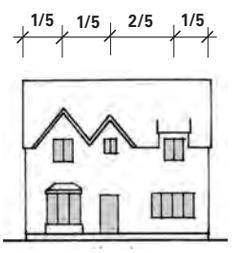
Rectangular two-story volume with a main body roof of 4 to 12 in 12 with either a gable or a hipped roof. Cross-gable volume with a 4 to 16 in 12 roof. Cross gable is asymmetrical and contains an inset entry porch. At times, the roof may transition to a shallower pitch over the entry porch.

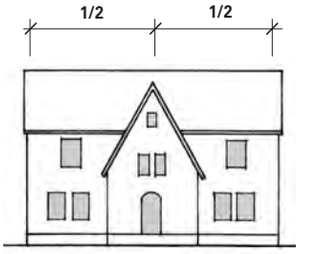
C SIDE GABLE WITH DOMINANT CROSS-GABLE

Rectangular two-story volume with an 4 to 10 in 12 roof pitch. One dominant cross gable organizes composition with a 4 to 16 in 12 pitch. Secondary and tertiary gables in the primary roof mass, or as dormers, are common. Element roof may be gable, hip, or partial hip. Front entry is often inset into building mass.

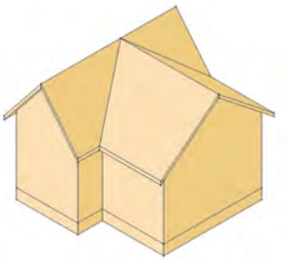
A TWO-STORY BASIC

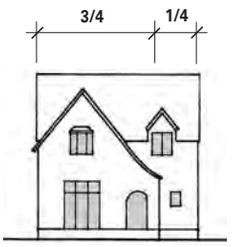


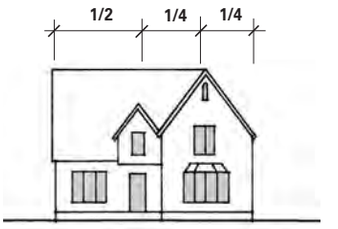




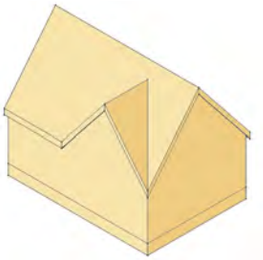
B TWO-STORY ASYMMETRICAL GABLE-FRONT L

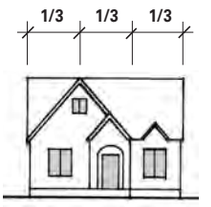


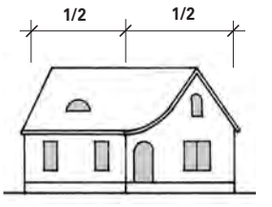


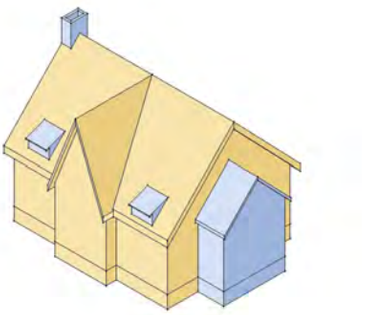


C SIDE GABLE WITH DOMINANT CROSS-GABLE

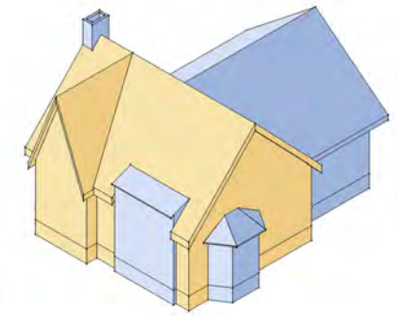




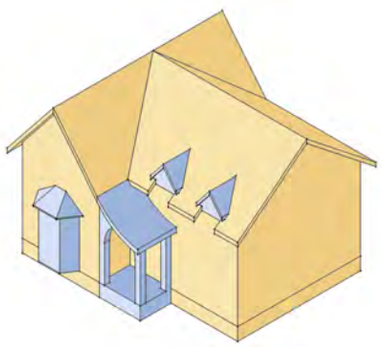




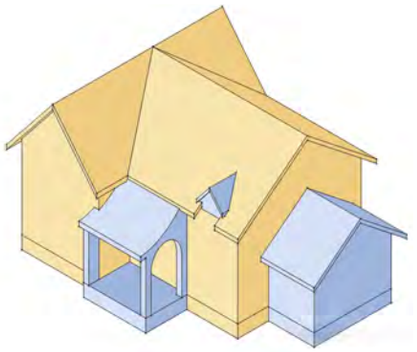
A1 Side gable with symmetrically placed dormers, a chimney centered on the gable ridge and a side wing



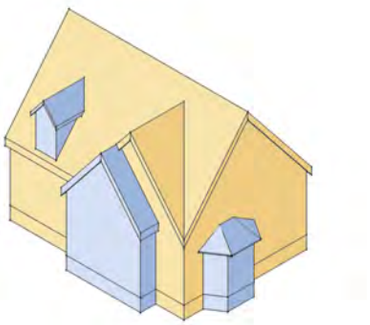
A2 Side gable with off-center cross gable, street-facing dormer, a chimney centered on the gable ridge, a side bay window, and rear wing



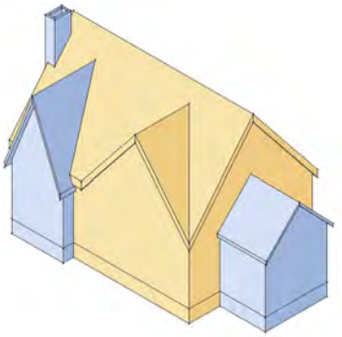
B1 Side gable L with street-facing bay window, street-facing dormers and inset entry porch



B2 Side gable L with street-facing dormer, a side wing and entry porch



C1 Side gable with nested street-facing gable, a street-facing dormer and side bay window

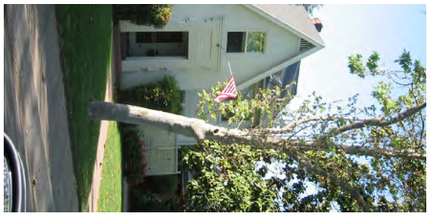


C2 Side gable with multiple street-facing gables, a chimney placed off-center of gable and a side wing

POSSIBILITIES

PRECEDENTS

TWO-STORY BASIC



TWO-STORY ASYMMETRICAL GABLE-FRONT L

SIDE GABLE WITH DOMINANT CROSS-GABLE

MATERIALS

SIDING/CLADDING

» Fiber-cement clapboard or stucco

» Half-timbering for second-story accents

ROOFING

» Composition shingles, concrete tile with flat profile, or manufactured slate

WINDOWS

» Single- or double-hung and casement

» Energy-efficient wood, PVC-clad, cellular PVC, aluminum-clad, aluminum or vinyl

» Traditional wood profiles

TRIM

» Stucco, wood, composition board, cellular PVC, cast stone, polyurethane, or fiber cement

COLUMNS

» Wood or composite

RAILINGS

» Ornamental metal preferred

» Wood or composite top and bottom rails with square balusters

SOFFITS AND PORCH CEILING

» Fiber-cement board, stucco, T&G wood, beaded plywood, exterior-grade plywood, or stucco

GUTTERS

» Ogee or half-round

» Primed or prefinished metal

» PVC is acceptable in a color that matches trim

» Fascia gutter permitted

DOWNSPOUTS

» Rectangular or round

» Primed or prefinished metal

» PVC is permitted in a color that matches trim or stucco cladding

SHUTTERS

» Raised or flat paneled

» Louvered or plank

» Wood or composite materials, or colored vinyl

» Hinges, shutter dogs, and latches are encouraged

CHIMNEYS

» Stucco, brick, or manufactured stone veneer

» Siding to match house

FRONT YARD FENCES

» Painted wood, prefinished metal, stone, masonry, or stucco finish

REAR YARD FENCES

» Cedar or redwood, or masonry with stucco finish

» Vinyl and pressure-treated wood are permitted

COLORS

SIDING, WINDOWS, AND TRIM

» Colors to be selected from the Ellis Color Palette

ROOF

» Colors to be selected from the Ellis Color Palette

GUTTERS AND DOWNSPOUTS

» Colors to be selected from the Ellis Color Palette

WINDOWS

» Colors to be selected from the Ellis Color Palette

SHUTTERS

» Colors to be selected from the Ellis Color Palette

FENCING

» Colors to be selected from the Ellis Color Palette

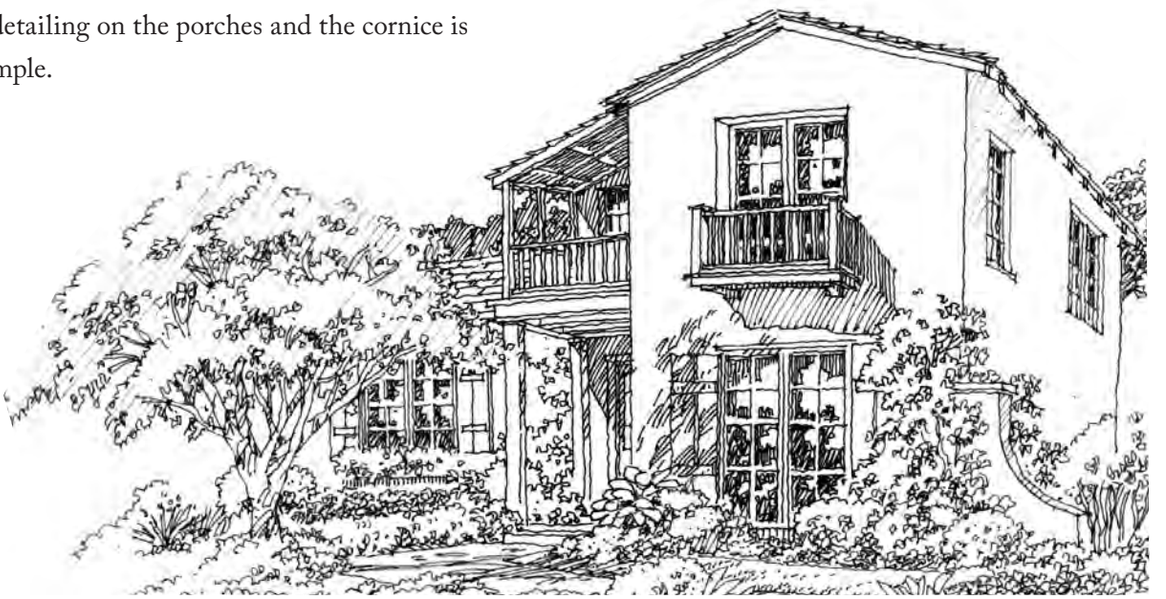
ELLIS MEDITERRANEAN REVIVAL

The Mediterranean Revival style draws on the distinctive architectural character of the Monterey Peninsula as influenced by the popular California Spanish Colonial style. The style dates back to the early nineteenth century. The first revival started around 1925 amidst a very popular renaissance of Spanish architectural forms throughout the region. The Mediterranean style emerged from Spanish adobe precedents that date between 1815 and 1860. This style combines traditional adobe construction, local to this region, with Spanish Colonial influences. The result is a distinctive architectural vocabulary, characterized by simple forms with wooden decorative details. These houses used Colonial window and door detailing borrowed from New England carpentry techniques and added a rustic timber porch with exposed rafters and joists. The roofs had a very shallow pitch, either gabled or hipped, and were covered with clay tiles or cut wooden shingles.

The signature balcony on the front of the house was a prelude to the porch that often surrounded or defined a private courtyard in the back of the house. The detailing on the porches and the cornice is extremely simple.

COMMON ELEMENTS OF ELLIS MEDITERRANEAN REVIVAL

- Simple, straightforward volumes, sometimes with a gable wing facing the street.
- Shallow sloped roofs, either hip or gable, with shingles and tile.
- Typically two-story.
- Simplified versions of double-hung Colonial windows and doors.
- Multi-pane window appearance, wide in proportion, usually with 4 over 4 or 6 over 6 pane patterns.
- Street facing, projecting timber balconies or inset porches with exposed rafters.



GALLERY OF EXAMPLES

Photo Credit: AT Design Consulting

Photo Credit: Irvine Company

Photo Credit: CRMLS

Photo Credit: Studio+OneDesign

Photo Credit: AT Design Consulting

MASSING AND COMPOSITION

A TWO-STORY SIDE GABLE

Rectangular volume with a 4 to 6 in 12 roof pitch and gable or hip parallel to the street. Second floor, full-front projecting balconies or two-story full-front porches are encouraged with this massing.

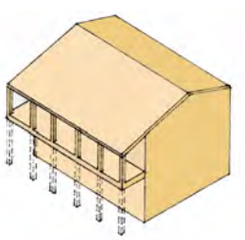
B TWO-STORY CROSS-GABLE

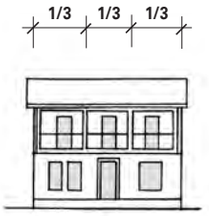
Cross-gabled volume with a 4 in 12 gable or hip facing the street. The width of the bay facing the street is typically two-fifths that of the main body. Often an in-line gabled or hipped wing added to the front leg of the L. Cantilevered balconies are encouraged.

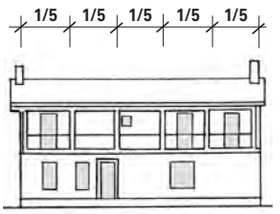
C TWO-STORY FRONT GABLE L

L-shaped volume perpendicular to the street with second-story cantilevered side porch. Hipped and gabled roofs with a 4 in 12 pitch are both permitted.

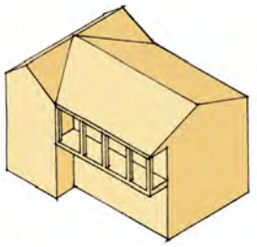
A TWO-STORY SIDE GABLE

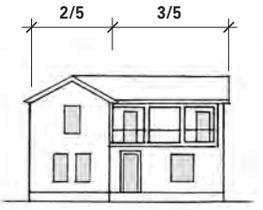




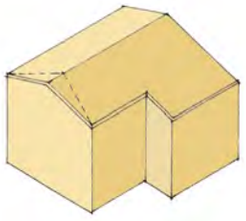


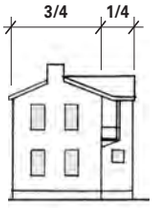
B TWO-STORY CROSS-GABLE

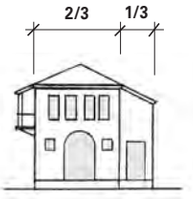


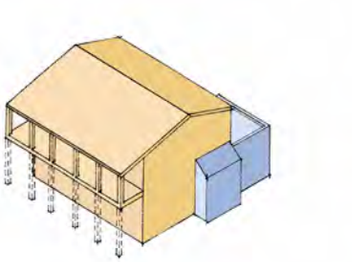


C TWO-STORY FRONT GABLE L

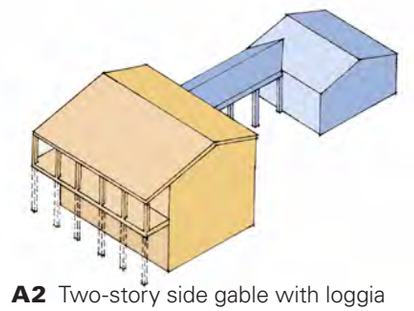




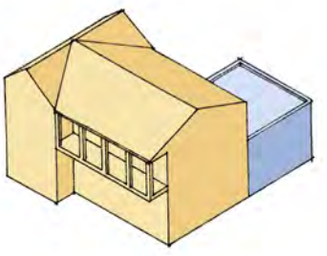




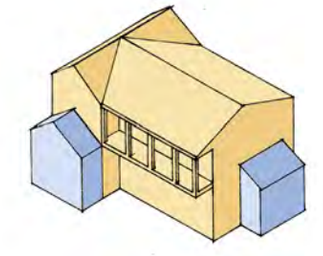
A1 Two-story side gable with a rear wing and a fireplace



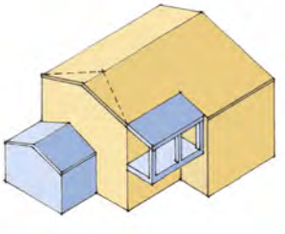
A2 Two-story side gable with loggia connecting to garage



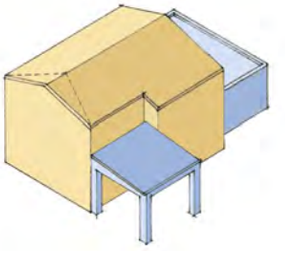
B1 Two-story cross-gable with rear wing added



B2 Two-story cross-gable with a front projecting bay and a bay window



C1 Two-story front gable L with add-on entry bay and a cantilevered side porch



C2 Two-story front gable L with a rear wing and a port cochère

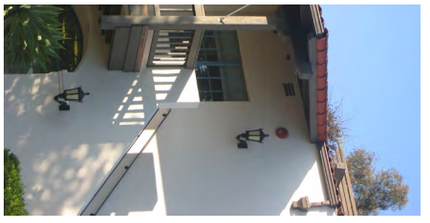
POSSIBILITIES

PRECEDENTS

TWO-STORY SIDE GABLE

TWO-STORY CROSS-GABLE

TWO-STORY GABLE FRONT L



MATERIALS

SIDING/CLADDING

» Stucco and optional second floor wood or fiber-cement clapboard

» Lace finish not permitted

ROOFING

» Concrete tile in flat or barrel profile, multiple stacked tile at eaves.

» Architectural asphalt shingles also permitted

WINDOWS

» Single or double-hung, casement, and picture units, energy-efficient wood, PVC clad, aluminum-clad, cellular PVC, aluminum or vinyl with traditional wood profiles

COLUMNS

» Stucco or composite

BALCONIES

» Wood, corbelled stucco with metal railings, or fiber cement

RAILINGS

» Wood or fiber cement top and bottom rails with square or turned balusters

EAVES

» Starter board or v-groove sheathing

EXTERIOR CEILINGS

» Plank and beam, or stucco

GUTTERS

» Half-round metal or PVC

» Fascia gutter also permitted

DOWNSPOUTS

» Round metal or PVC

SHUTTERS

» Raised or flat panel, louvered, or plank, in wood or composite material or a colored vinyl

CHIMNEYS

» Stucco

FRONT YARD FENCES

» Masonry with stucco finish, wrought iron accents permitted

» Wrought iron or aluminum permitted

REAR YARD FENCES

» Cedar or redwood, or masonry with stucco finish

» Vinyl and pressure-treated wood are permitted

COLORS

STUCCO

» Colors to be selected from the Ellis Color Palette

ROOF TILES

» Colors to be selected from the Ellis Color Palette

WINDOWS

» Colors to be selected from the Ellis Color Palette

TRIM/SHUTTERS

» Colors to be selected from the Ellis Color Palette

GUTTERS

» Colors to be selected from the Ellis Color Palette

DOWNSPOUTS

» Colors to be selected from the Ellis Color Palette

WALLS/FENCING

» Colors to be selected from the Ellis Color Palette

ELLIS SPANISH COLONIAL

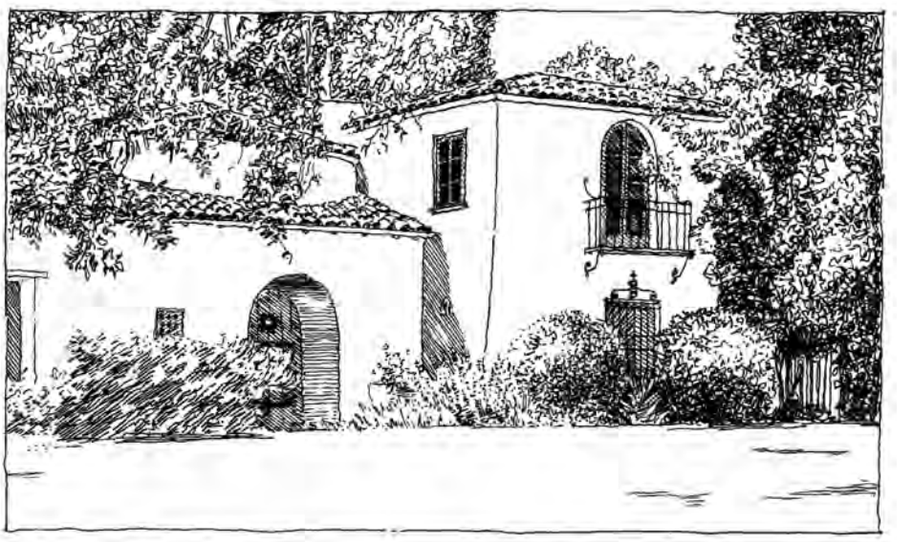
California houses of the 1920s and 1930s were designed in a wide variety of styles, yet the Spanish Revival style was by far the most popular due to its early association with the region, its adaptability to the local landscape and climate, and its charm and character. A major impetus for revival of Spanish architecture came from Bertram Goodhue's designs for the 1915 Pan Pacific Exposition in San Diego.

The Spanish Colonial style is a catalog of styles, unified by the use of arches, courtyards, strong form and mass, plain wall surfaces, and tile roofs; all are derived from Mediterranean architectural styles. Spanish Colonial style is most often characterized by an informal plan arrangement and massing.

Spanish-style houses typically have low, long spreading sweeps of wall with a minimum of penetration (constructed so as to have the appearance of thick masonry). They also have tiled, low pitched roofs (to accentuate the horizontal character); covered patios, loggias, or cloisters; and substantial doors. In a Spanish-style house, most of the effect comes from a correct use of proportion and a spare, well-placed use of ornament. The house's fundamental charm lies in the contrast of warm sunlight and cool shadows (light and shade), in the use of materials, in texture and color, and in its austere simplicity.

COMMON ELEMENTS OF ELLIS SPANISH COLONIAL

- Stucco walls with a handmade/formed appearance.
- Shallow sloped, tile roofs in variegated colors.
- Irregular window and door composition.
- Covered porches and loggias.
- Balconies with decorative ironwork.



GALLERY OF EXAMPLES

Photo Credit: AT Design Consulting

Photo Credit: PhotoTours, Inc.

Photo Credit: AT Design Consulting

Photo Credit: Design Lens

Photo Credit: Chad Mellon

Photo Credit: P Cooper Photography / The New Home Company

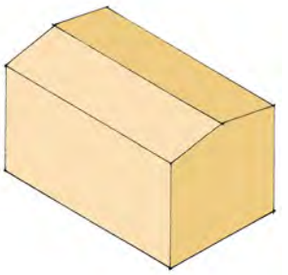
MASSING AND COMPOSITION

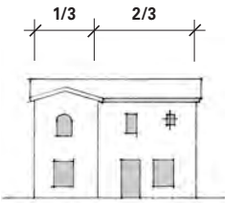
A TWO-STORY SIDE GABLE
Rectangular volume with a 3.5 in 12 roof pitch and gable or hip parallel to the street. Inset patios on first floor are common.

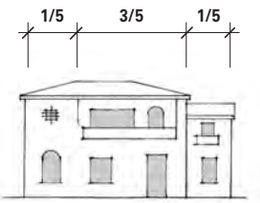
B ONE-STORY FRONT GABLE L
One- or two-story main body with a 3.5 in 12 roof pitch, and a one-story projecting wing with a gable which faces the street. Inset loggias are encouraged.

C TWO-STORY FRONT GABLE L
One- or two-story main body with a 3.5 in 12 roof pitch, and a two-story projecting wing with a gable which faces the street. The width of the street-facing bay is typically two-fifths that of the main body. Inset patios or loggias are encouraged.

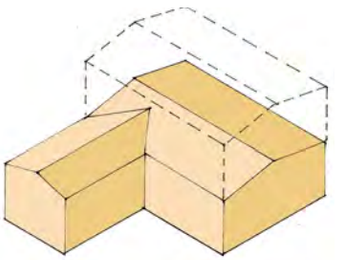
A TWO-STORY SIDE GABLE

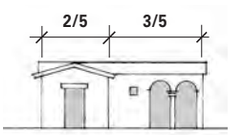


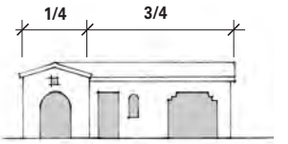




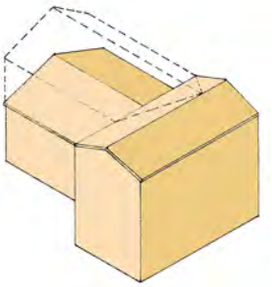
B ONE-STORY FRONT GABLE L

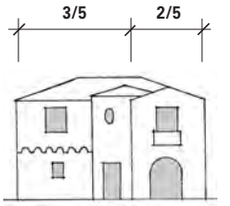


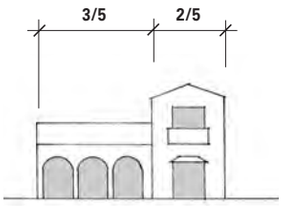


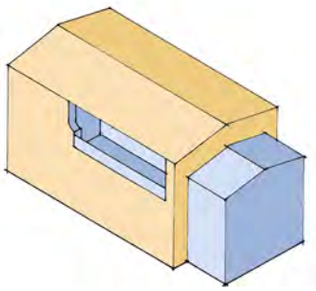


C TWO-STORY FRONT GABLE L

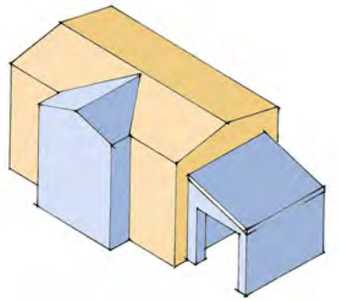




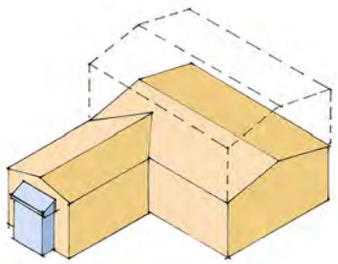




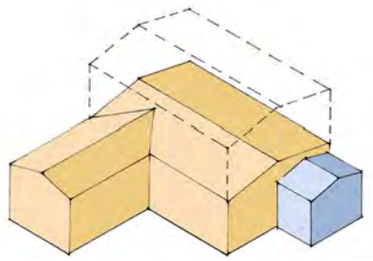
A1 Two-story side gable with inset porch and attached side wing



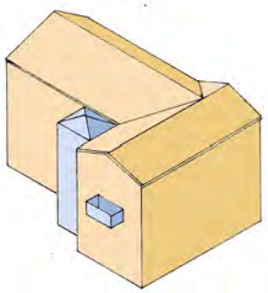
A2 Two-story side gable with attached side garage and two-story central bay



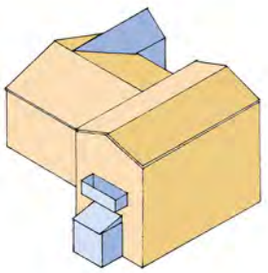
B1 One-story front gable L with side wing attached off-center



B2 One-story front gable L with protruding entry piece



C1 Two-story front gable L with street-facing balcony and a tower at the intersection of the L



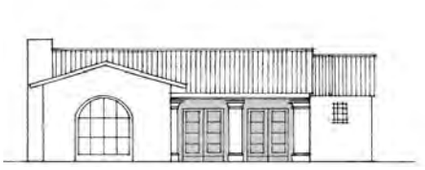
C2 Two-story front gable L with street-facing window and balcony, and additional rear wing

POSSIBILITIES

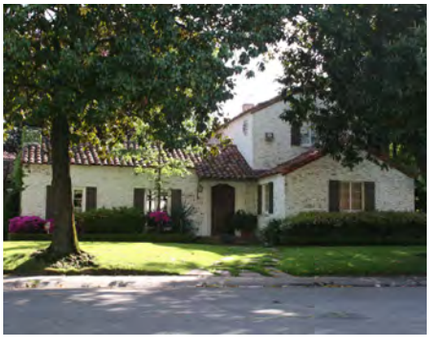
PRECEDENTS

TWO-STORY SIDE GABLE

ONE-STORY FRONT GABLE L



TWO-STORY FRONT GABLE L



MATERIALS

SIDING/CLADDING

» Stucco with handmade/formed appearance; skip-trowel not allowed

ROOFING

» Terra cotta barrel tile

» Multiple stacked tile at eaves

WINDOWS

» Energy-efficient wood, PVC clad, aluminum-clad, or aluminum

» True divided light appearance (¾-inch horizontal exterior muntins)

» Grilles shall be solid stock or wrought iron

COLUMNS AND ARCHES

» Stucco (square, rectangular, or round), or round cast stone/concrete

EXTERIOR STAIRS

» Terra cotta pavers for treads with stucco or decorative tile

» Risers, sloped or stepped stucco walls as guard-railing. Solid-stock metal rails with a wrought iron appearance are also permitted.

BALCONIES

» Metal with a wrought iron appearance or stucco with metal railings

EAVES

» V-groove sheathing with wood appearance

» Open eaves with wood appearance for rafter tails and soffit

» Stucco molded eaves are permitted.

EXTERIOR CEILINGS

» Plank and beam

GUTTERS

» Half-round metal or PVC

DOWNSPOUTS

» Round metal or PVC

SHUTTERS

» Flat paneled

» Plank

» Wrought iron hinges, shutter dogs encouraged

CHIMNEYS

» Stucco with handmade/formed appearance

FRONT YARD FENCES

» Prefinished metal, or masonry

REAR YARD FENCES

» Painted wood, prefinished metal, or masonry

COLORS

STUCCO

» Colors to be selected from the Ellis Color Palette

ROOF TILES

» Colors to be selected from the Ellis Color Palette

WINDOWS

» Colors to be selected from the Ellis Color Palette

TRIM/SHUTTERS

» Colors to be selected from the Ellis Color Palette

GUTTERS

» Colors to be selected from the Ellis Color Palette

DOWNSPOUTS

» Colors to be selected from the Ellis Color Palette

FENCING

» Colors to be selected from the Ellis Color Palette

PHOTOVOLTAIC PANEL GUIDELINES

Photovoltaics may be used in the community. Multiple application techniques are possible:

A ROOF MOUNT

Photovoltaics are mounted a few inches above the roof structure, during the initial installation of the roof. Choices about where to site panels are based on building orientation and surface pitch.

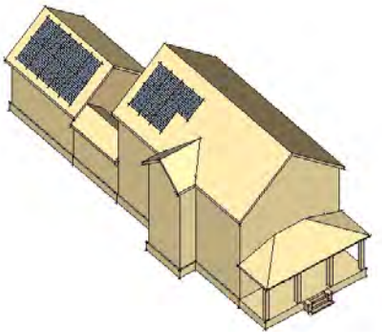
B BUILDING INTEGRATED PV ARRAY (BIPV)

Applications of photovoltaic panels may be integral to the building system. Roof materials with PV cells can replace traditional roofing materials, as long as they are stylistically appropriate.

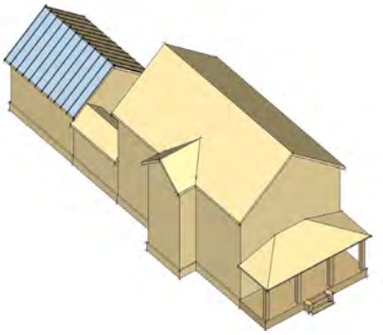
C SHADE STRUCTURE

Photovoltaic panels may be applied to roof shade structures on private lots or in public parks and spaces. The application may be either mounted or integral.

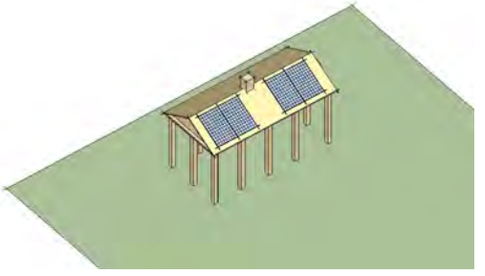
A ROOF MOUNT



B BUILDING INTEGRATED PV ARRAY (BIPV)



C SHADE STRUCTURE



	Flat	4:12	7:12	12:12	21:12	Vertical
South						
SSE, SSW						
SE, SW						
ESE, WSW						
East/West						

The graph to the right shows the optimal building orientation and photovoltaic panel pitch to maximize electrical energy generation

DESIGN CONSIDERATIONS

» Place panels on southern-most facing roof surfaces whenever possible for optimal efficiency. Pitch of roof determines optimal solar capture (see chart on page 2|116).

DESIGN CONSIDERATIONS

» Material replacement can include standing seam metal, masonry tiles, and shingles

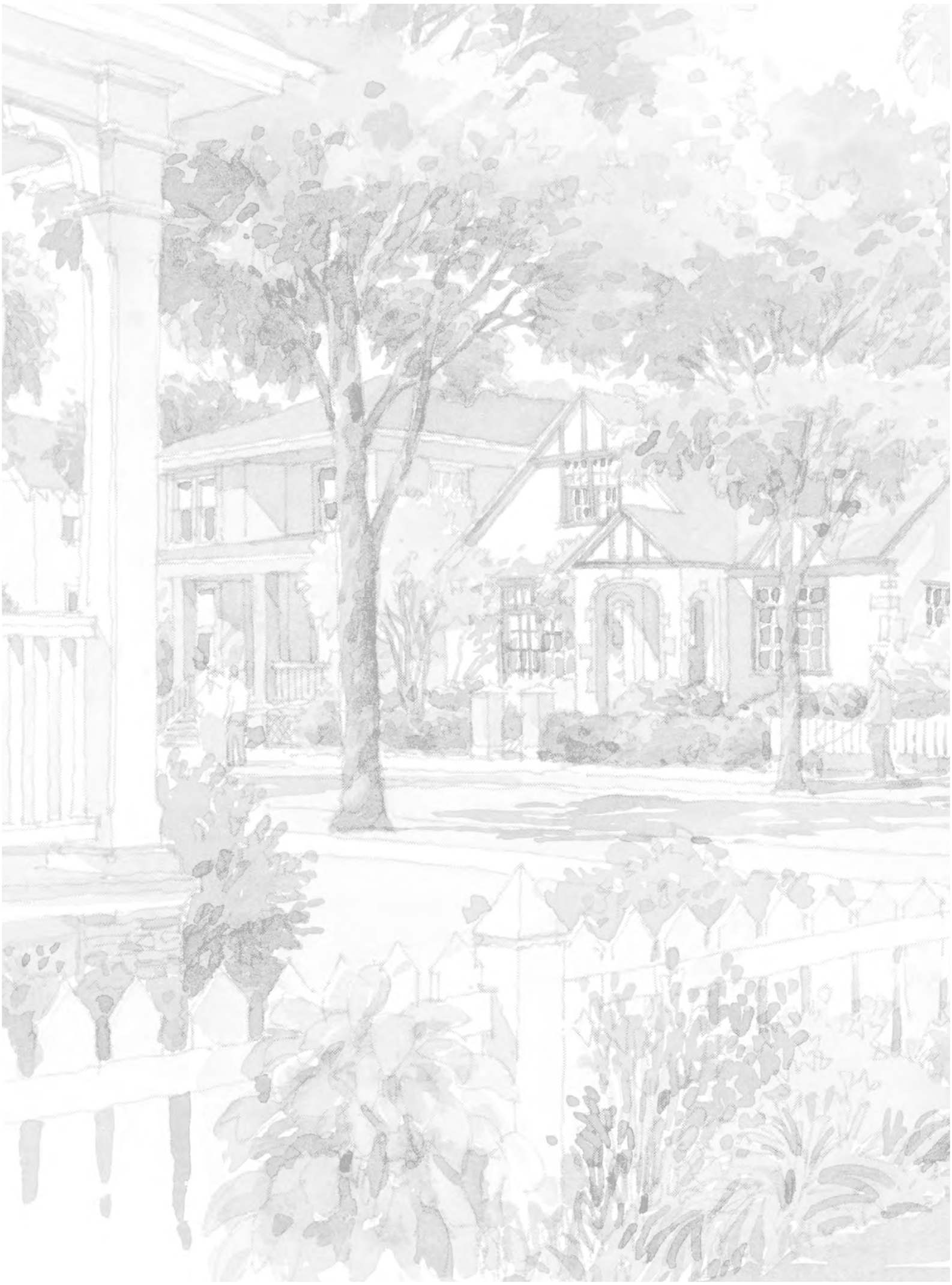
» Color and material should be follow guidelines for each style

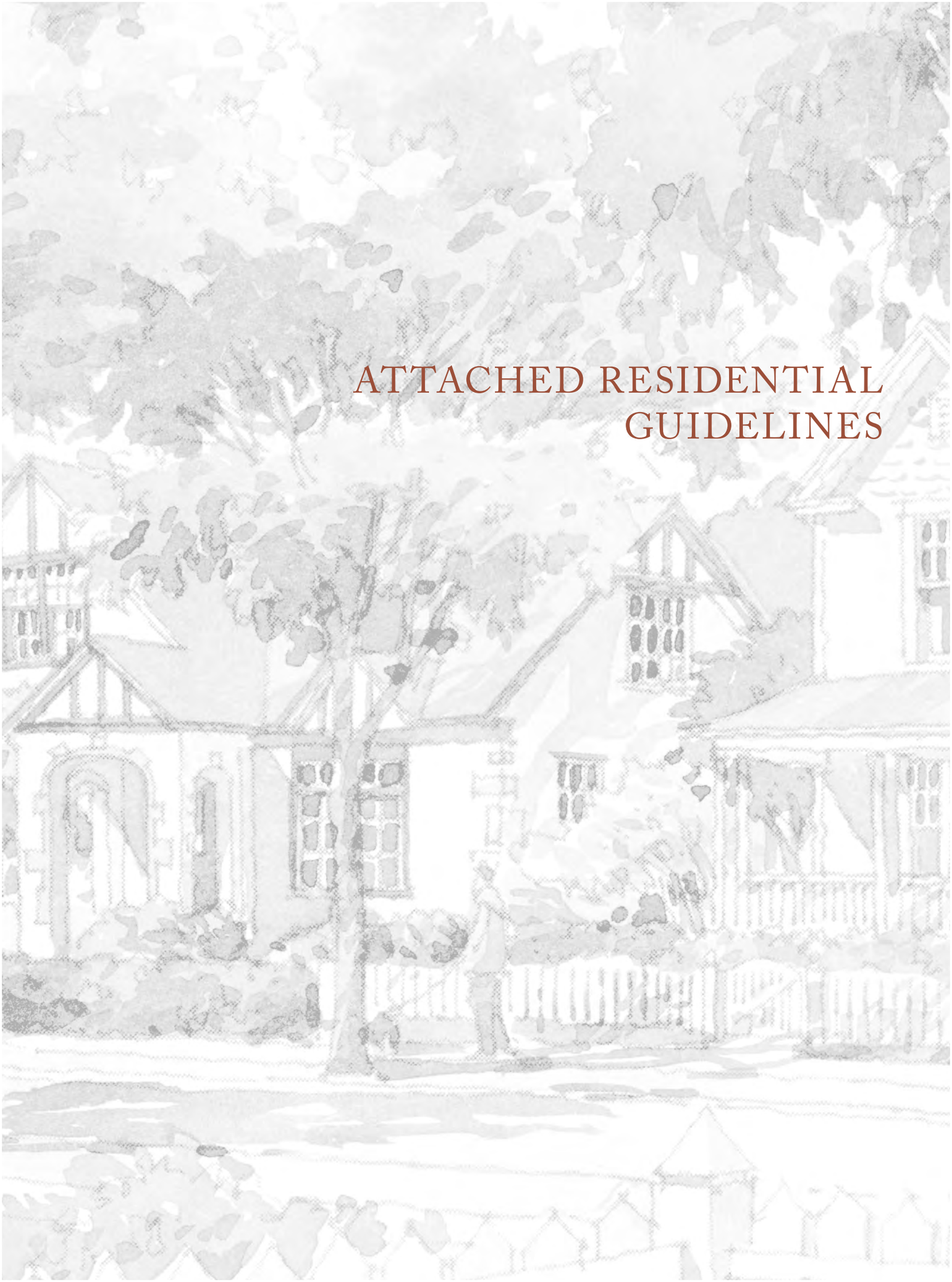
DESIGN CONSIDERATIONS

» Wiring underneath panels must be carefully concealed

» Vines and plantings must be trimmed and kept separate from wiring

» May include shading devices over rear or side porches



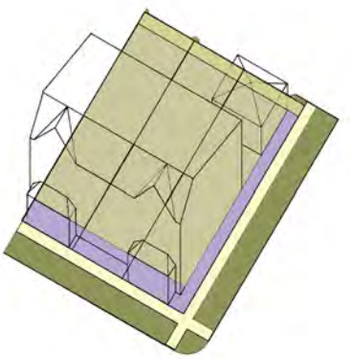


ATTACHED RESIDENTIAL GUIDELINES

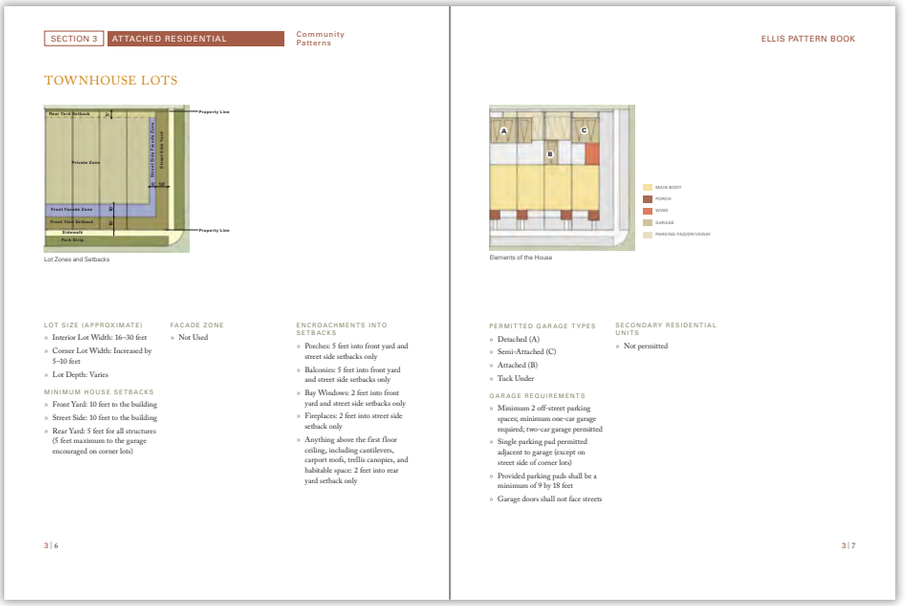
COMMUNITY PATTERNS

This Community Patterns section contains specific requirements for placing Attached Residential buildings on lot types within the plan. These guidelines were developed as part of the master planning process and are meant to ensure that the diversity and character of Ellis called for in the Modified Ellis Specific Plan is implemented and maintained.

All housing designs and site plans must be reviewed and approved via the Ellis Design Review process set forth in the Modified Ellis Specific Plan, Section 6: Plan Review.



View of a residential address at Ellis



SECTION 3 ATTACHED RESIDENTIAL Community Patterns

TOWNHOUSE LOTS

Lot Zones and Setbacks

LOT SIZE (APPROXIMATE)
- Interior Lot Width: 16–30 feet
- Corner Lot Width: Increased by 5–10 feet
- Lot Depth: Varies

MINIMUM HOUSE SETBACKS
- Front Yard: 10 feet to the building
- Street Side: 10 feet to the building
- Rear Yard: 5 feet for all structures (5 feet maximum to the garage encouraged on corner lots)

FACADE ZONE
- Not Used

ENCROACHMENTS INTO SETBACKS
- Porches: 5 feet into front yard and street side setbacks only
- Balconies: 5 feet into front yard and street side setbacks only
- Bay Windows: 2 feet into front yard and street side setbacks only
- Fireplaces: 2 feet into street side setback only
- Anything above the first floor ceiling, including cantilevers, carport roofs, trellis canopies, and habitable space: 2 feet into rear yard setback only

3 | 6

ELLIS PATTERN BOOK

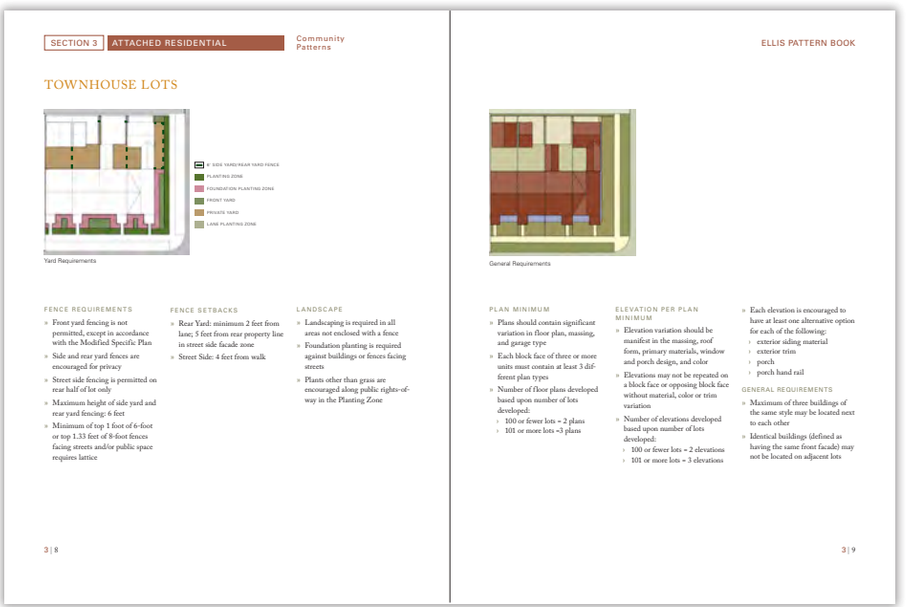
Elements of the House

PERMITTED GARAGE TYPES
- Detached (A)
- Semi-Attached (C)
- Attached (B)
- Tuck Under

GARAGE REQUIREMENTS
- Minimum 2 off-street parking spaces; minimum one-car garage required; two-car garage permitted
- Single parking pad permitted adjacent to garage (except on street side of corner lots)
- Provided parking pads shall be a minimum of 9 by 18 feet
- Garage doors shall not face streets

SECONDARY RESIDENTIAL UNITS
- Not permitted

3 | 7



SECTION 3 ATTACHED RESIDENTIAL Community Patterns

TOWNHOUSE LOTS

Yard Requirements

FENCE REQUIREMENTS
- Front yard fencing is not permitted, except in accordance with the Modified Specific Plan
- Side and rear yard fences are encouraged for privacy
- Street side fencing is permitted on rear half of lot only
- Maximum height of side yard and rear yard fencing: 6 feet
- Minimum of top 1 foot of 6-foot or top 1.33 feet of 8-foot fences facing streets and/or public space requires lattice

FENCE SETBACKS
- Rear Yard: minimum 2 feet from lane; 5 feet from rear property line in street side facade zone
- Street Side: 4 feet from walk

LANDSCAPE
- Landscaping is required in all areas not enclosed with a fence
- Foundation planting is required against buildings or fences facing streets
- Plants other than grass are encouraged along public rights-of-way in the Planting Zone

3 | 8

ELLIS PATTERN BOOK

General Requirements

PLAN MINIMUM
- Plans should contain significant variation in floor plan, massing, and garage type
- Each block face of three or more units must contain at least 3 different plan types
- Number of floor plans developed based upon number of lots developed:
  - 100 or fewer lots = 2 plans
  - 101 or more lots =3 plans

ELEVATION PER PLAN MINIMUM
- Elevation variation should be manifest in the massing, roof form, primary materials, window and porch design, and color
- Elevations may not be repeated on a block face or opposing block face without material, color or trim variation
- Number of elevations developed based upon number of lots developed:
  - 100 or fewer lots = 2 elevations
  - 101 or more lots = 3 elevations
- Each elevation is encouraged to have at least one alternative option for each of the following:
  - exterior siding material
  - exterior trim
  - porch
  - porch hand rail

GENERAL REQUIREMENTS
- Maximum of three buildings of the same style may be located next to each other
- Identical buildings (defined as having the same front facade) may not be located on adjacent lots

3 | 9

General Conditions pages for lots

Each lot type found in the Attached Residential Community Patterns Section is described by four specific diagrams:

LOT ZONES AND SETBACKS

Lot size, minimum setbacks and allowable encroachments into those setbacks, as well as the facade zones are described. These zones aid in properly situating the building with respect to its neighbors to create a harmonious streetscape.

ELEMENTS OF THE HOUSE

The main body, wings, bays, as well as the requirements for garages are described in this diagram.

YARD REQUIREMENTS

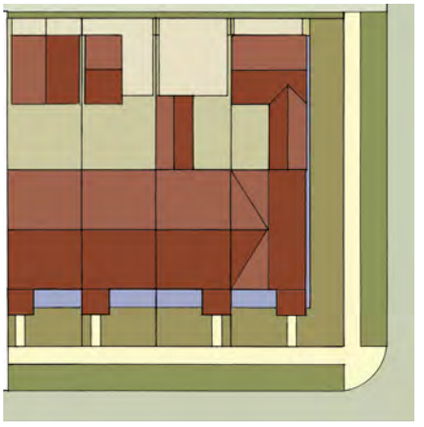
Fencing and landscape requirements are set forth in this diagram.

GENERAL REQUIREMENTS

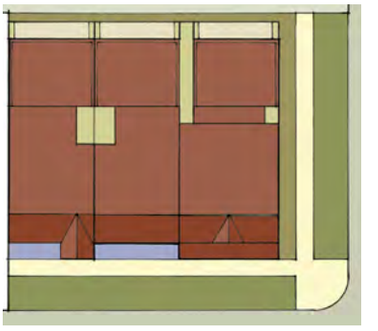
The issues of required plan types, elevations, and materials are discussed to establish a refined residential building.

LOT TYPES

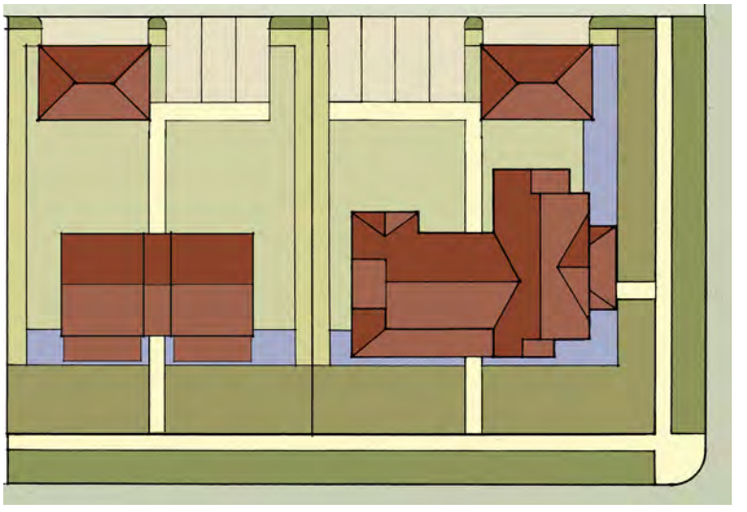
Ellis offers a variety of attached lot types, 16 feet or 30 feet wide and up. These lot types include: Townhouses, Live/Work units, and Mansion Apartments. Many of these residential types have parking accessed by a rear lane utilizing either a garage, carport, or paved parking pad, providing for continuous front yard landscaping uninterrupted by parked cars and driveways. Attached lot types are mixed throughout the community. The description of lot types on the next page are followed by a description of the conditions for each of the Attached Residential lot types beginning on page 6 of this Section.



Townhouse Lots



Live/Work Units



Mansion Apartments

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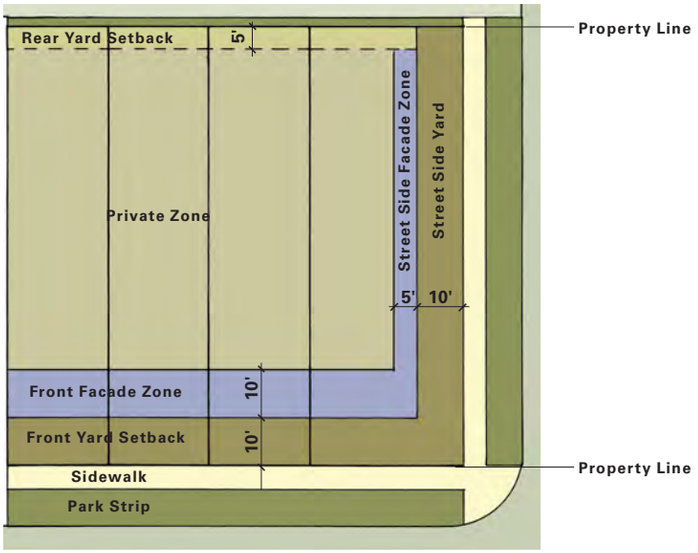
TOWNHOUSE LOTS



Lot Zones and Setbacks

LOT SIZE (APPROXIMATE)

- Interior Lot Width: 16–30 feet
- Corner Lot Width: Increased by 5–10 feet
- Lot Depth: Varies

MINIMUM HOUSE SETBACKS

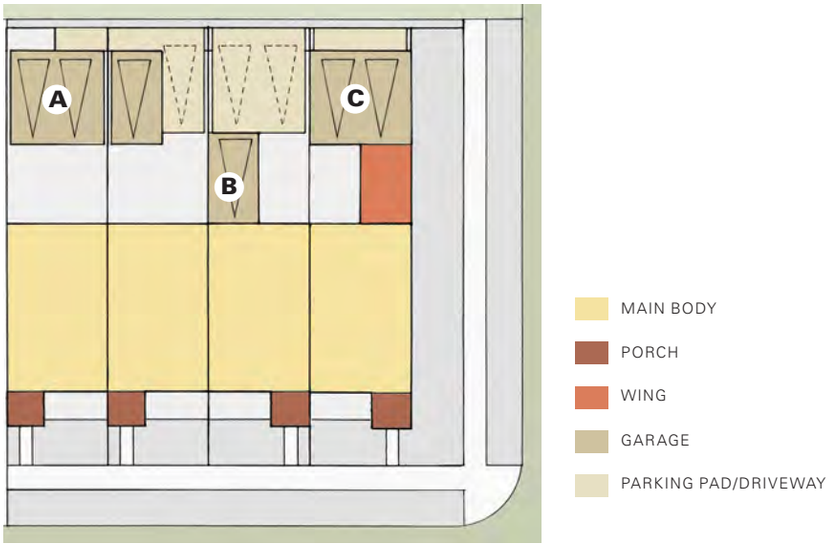
- Front Yard: 10 feet to the building
- Street Side: 10 feet to the building
- Rear Yard: 5 feet for all structures (5 feet maximum to the garage encouraged on corner lots)

FACADE ZONE

- Not Used

ENCROACHMENTS INTO SETBACKS

- Porches: 5 feet into front yard and street side setbacks only
- Balconies: 5 feet into front yard and street side setbacks only
- Bay Windows: 2 feet into front yard and street side setbacks only
- Fireplaces: 2 feet into street side setback only
- Anything above the first floor ceiling, including cantilevers, carport roofs, trellis canopies, and habitable space: 2 feet into rear yard setback only



Elements of the House

PERMITTED GARAGE TYPES

» Detached (A)

» Semi-Attached (C)

» Attached (B)

» Tuck Under

GARAGE REQUIREMENTS

» Minimum 2 off-street parking spaces; minimum one-car garage required; two-car garage permitted

» Single parking pad permitted adjacent to garage (except on street side of corner lots)

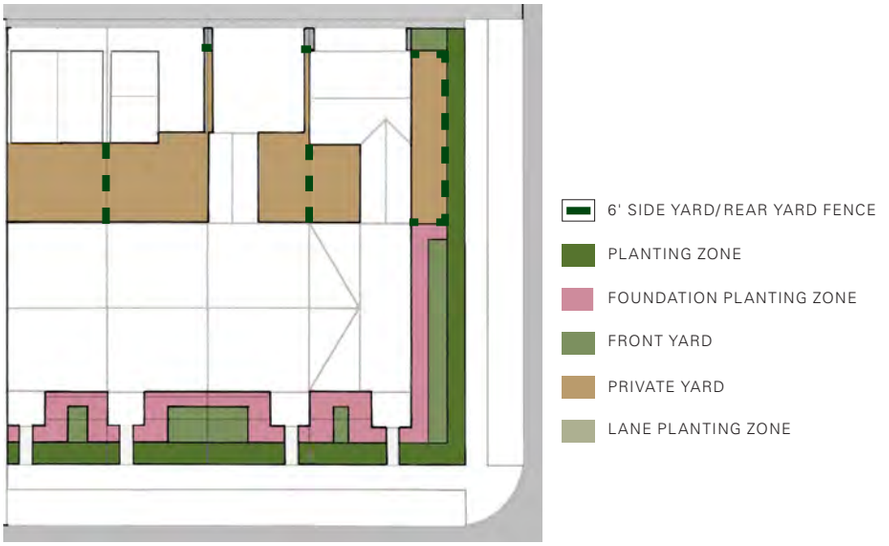
» Provided parking pads shall be a minimum of 9 by 18 feet

» Garage doors shall not face streets

SECONDARY RESIDENTIAL UNITS

» Not permitted

TOWNHOUSE LOTS



Yard Requirements

FENCE REQUIREMENTS

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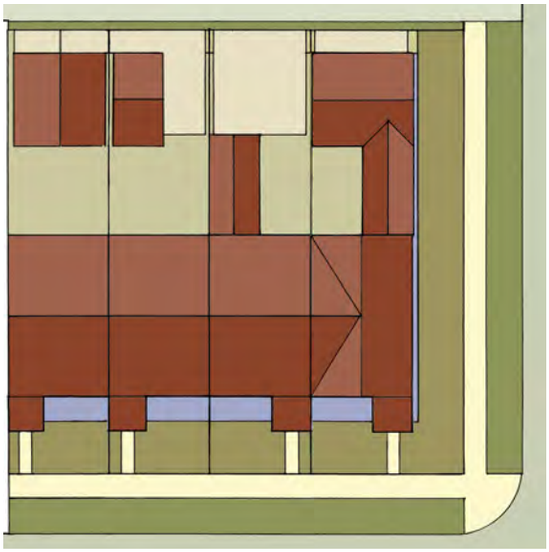
- Street side fencing is permitted on rear half of lot only
- Maximum height of side yard and rear yard fencing: 6 feet
- Minimum of top 1 foot of 6-foot or top 1.33 feet of 8-foot fences facing streets and/or public space requires lattice

FENCE SETBACKS

- Rear Yard: minimum 2 feet from lane; 5 feet from rear property line in street side facade zone
- Street Side: 4 feet from walk

LANDSCAPE

- Landscaping is required in all areas not enclosed with a fence
- Foundation planting is required against buildings or fences facing streets
- Plants other than grass are encouraged along public rights-of-way in the Planting Zone



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  - porch hand rail

GENERAL REQUIREMENTS

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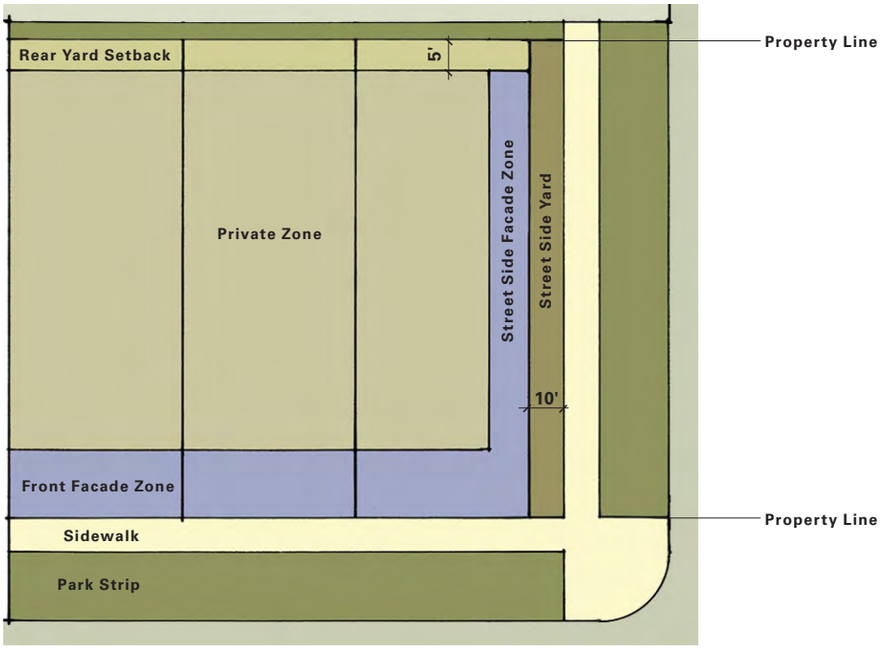
- Identical buildings (defined as having the same front facade) may not be located on adjacent lots

LIVE/WORK LOTS



Lot Zones and Setbacks

LOT SIZE (APPROXIMATE)

- Interior Lot Width: 16–30 feet
- Corner Lot Width: Increased by 5–10 feet
- Lot Depth: Varies

MINIMUM SETBACKS

- Front Yard: 0 feet to the building
- Street Side Yard: 10 feet to the building
- Rear Yard: 5 feet for all structures (5 feet maximum to the garage encouraged on corner lots)

FACADE ZONE

- Not Used

ENCROACHMENTS INTO SETBACKS

- Balconies: 5 feet into street side setback only
- Bay Windows: 2 feet into street side setback only
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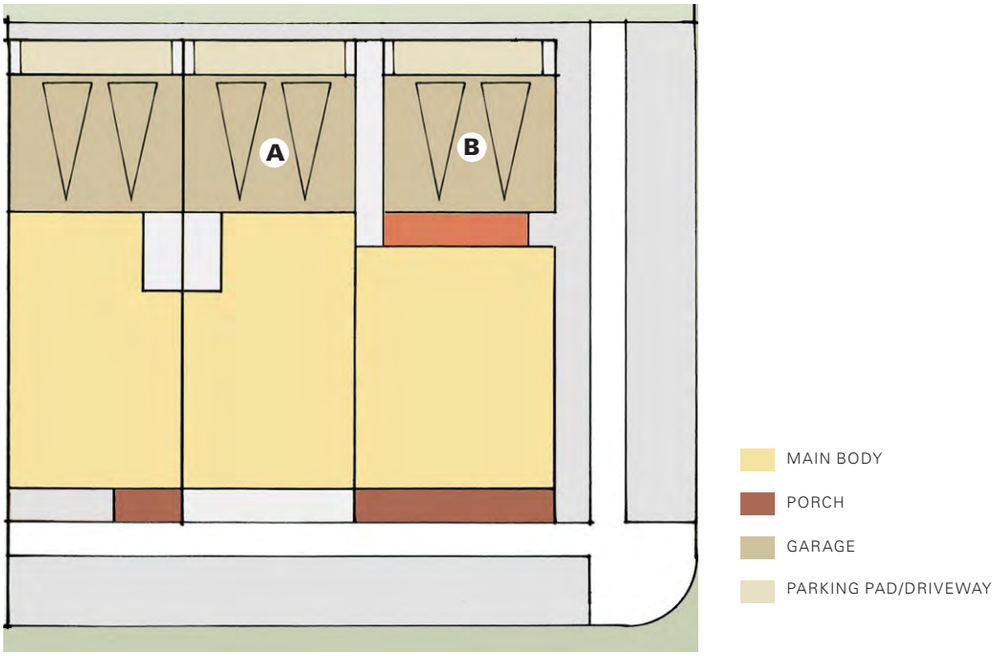
- Anything above the first floor ceiling, including cantilevers, carport roofs, trellis canopies, and habitable space: 2 feet into rear yard setback only



Elements of the House

PERMITTED GARAGE TYPES

» Semi-Attached (B)

» Attached (A)

» Tuck Under

GARAGE REQUIREMENTS

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» Single parking pad permitted adjacent to garage (except on street side of corner lots)

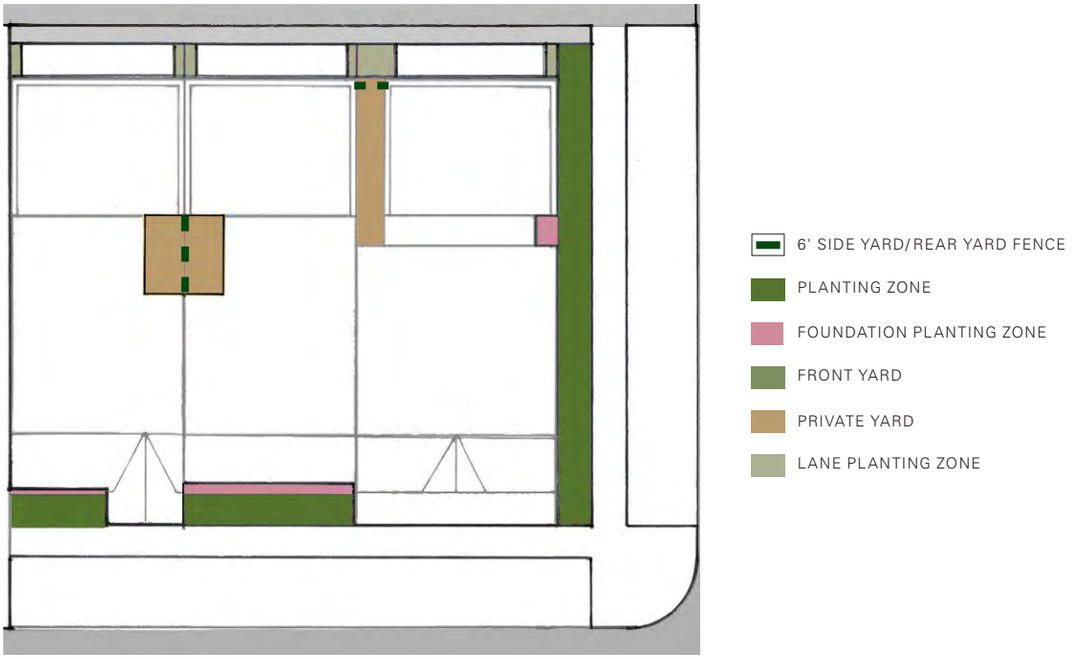
» Provided parking pads shall be a minimum of 9 by 18 feet

» Garage doors shall not face streets

SECONDARY RESIDENTIAL UNITS

» Not permitted

LIVE/WORK LOTS



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FENCE SETBACKS

- Rear: 1 inch from property line unless built by builder
- Street Side: 4 feet from walk

LANDSCAPE

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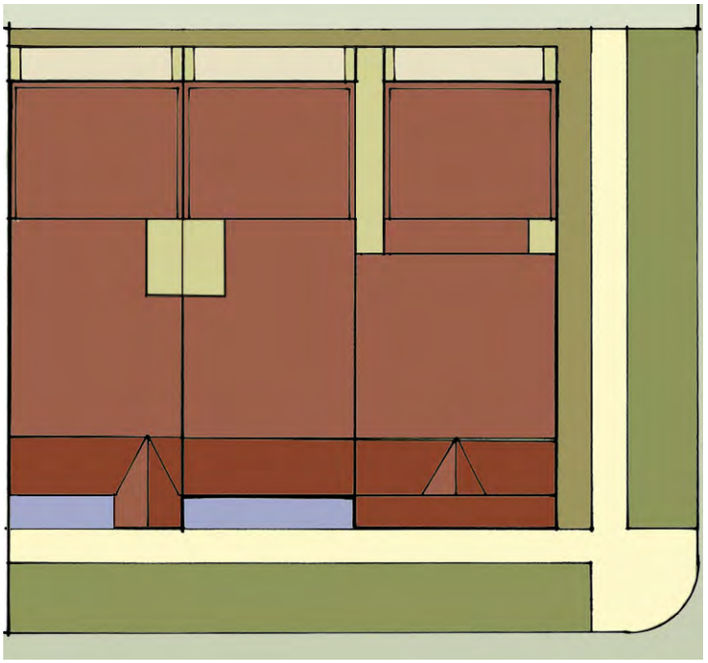

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- Plans should contain significant variation in floor plan, massing, and garage type
- Each block face of three or more units must contain at least 3 different plan types
- Number of floor plans developed based upon number of lots developed:
  - 100 or fewer lots = 2 plans
  - 101 or more lots = 3 plans

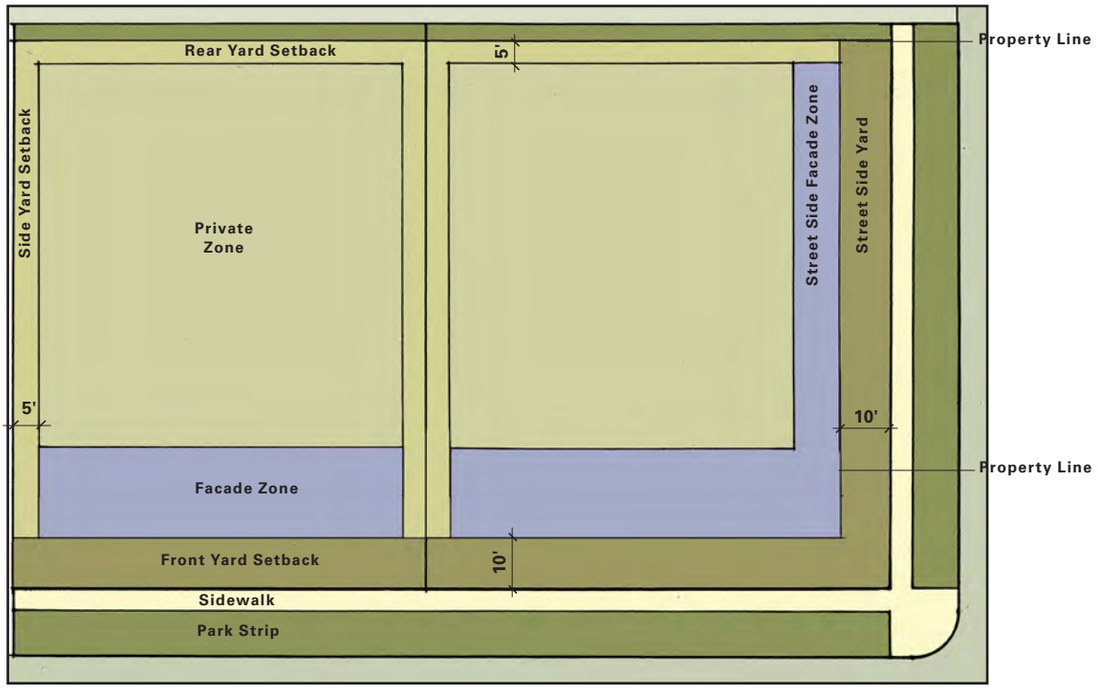
ELEVATION PER PLAN MINIMUM

- Elevation variation should be manifest in the massing, roof form, primary materials, window and porch design, and color
- Elevations may not be repeated on a block face or opposing block face without material, color or trim variation
- Number of elevations developed based upon number of lots developed:
  - 100 or fewer lots = 2 elevations
  - 101 or more lots = 3 elevations
- Each elevation is encouraged to have at least one alternative option for each of the following:
  - exterior siding material
  - exterior trim
  - porch
  - porch hand rail

GENERAL REQUIREMENTS

- Maximum of three buildings of the same style may be located next to each other
- Identical buildings (defined as having the same front facade) may not be located on adjacent lots

MANSION APARTMENTS



Lot Zones and Setbacks

LOT SIZE (APPROXIMATE)

» Mansion Apartment lots will vary by pad site size

MINIMUM HOUSE SETBACKS

» Front Yard: 10 feet to building

» Street Side: 10 feet to the building and any garages/carports

» Side Yard: 5 feet

» Rear Yard: 5 feet to the building and garage/carport; (10 feet maximum to the garage/carport encouraged on a corner lot)

FACADE ZONE

» Not Used

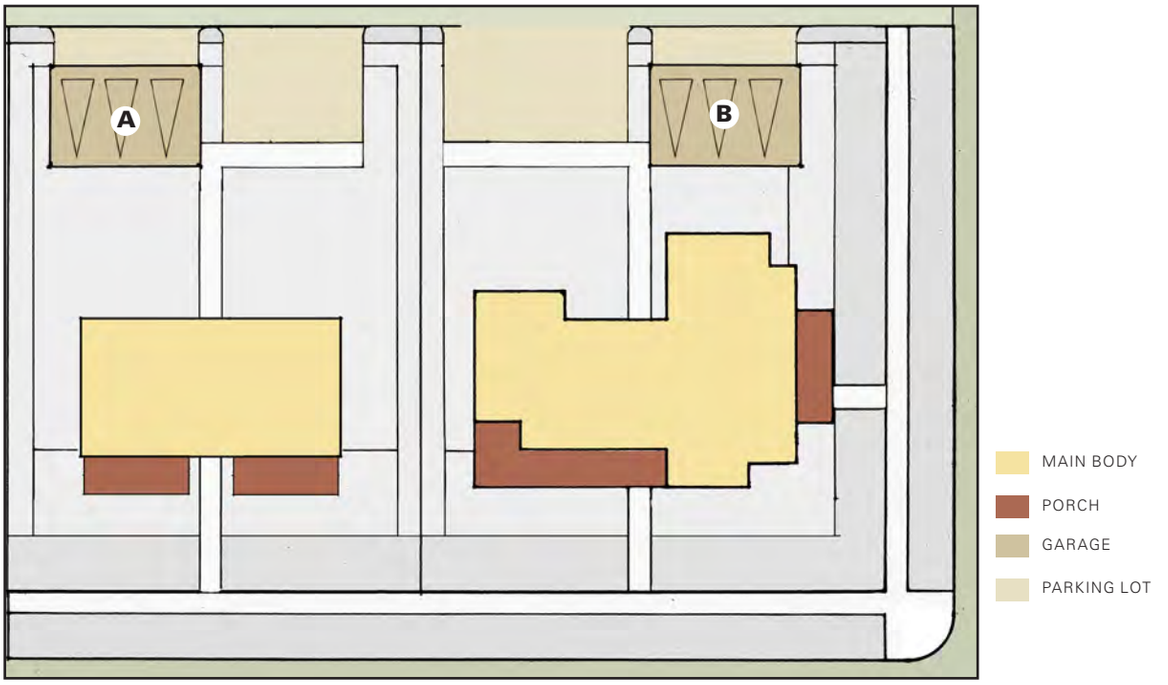
ENCROACHMENTS INTO SETBACKS

» Porches: 5 feet into front yard and street side setbacks only

» Balconies: 5 feet into front yard and street side setbacks only

» Bay Windows: 2 feet into front yard and street side setbacks only

» Fireplaces: 2 feet into street side setback only



Elements of the Building

PERMITTED GARAGE TYPES

- Tuck Under
- Attached
- Semi-Attached
- Detached (A) (lane must be on street side on corner lots (B))

GARAGE REQUIREMENTS

- Minimum 1 off-street parking space per unit (does not have to be in a garage)
- Garage doors may not face adjacent streets

SECONDARY RESIDENTIAL UNITS

- A secondary residential unit is not permitted over the garage
- A minimum of one additional off-street parking space is to be provided for the secondary residential unit (not required to be covered)

MANSION APARTMENTS

Yard Requirements

FENCE REQUIREMENTS

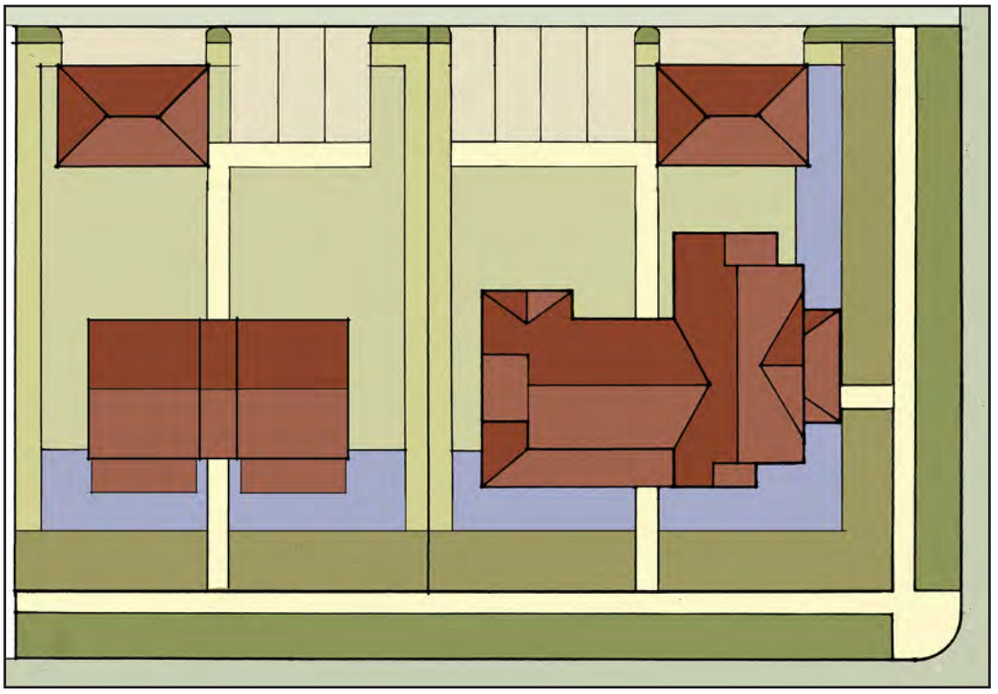
- Front yard fencing is not permitted, except in accordance with the Modified Specific Plan
- Side and rear yard fences are encouraged for privacy
- Maximum height of rear yard fences: 6 feet
- Minimum of top 1 foot of 6-foot or top 1.33 feet of 8-foot fences facing streets and/or public space requires lattice

FENCE SETBACKS

- Side Yard: 5 feet back from front facade of house; 1 inch from property line unless built by builder
- Street Side: 5 feet, permitted on rear half of lot only

LANDSCAPE

- Landscaping is required in all areas that are not enclosed with a fence
- Foundation planting is required facing streets
- Landscaping is required at the base of fencing facing streets and/or lanes and parking lots
- Plants other than grass are encouraged in the Planting Zone



General Requirements

PLAN MINIMUM

- Three unit plans minimum (with significant variation in floor plan and massing
- Each building must contain a mix of plans

ELEVATION PER PLAN MINIMUM

- Minimum of three elevation types per unit plan (manifest in the massing, roof form, primary materials, window and porch design and color)
- Elevations may not be repeated on a block face or opposing block face
- A minimum of two architectural styles must be represented
- Each elevation is encouraged to have at least one alternative option for each of the following:
  - exterior siding material
  - exterior trim
  - porch
  - porch hand rail

GENERAL REQUIREMENTS

- Maximum of three buildings of the same style may be located next to each other
- Identical buildings (defined as having the same front facade) may not be located on adjacent lots

RESIDENTIAL DEVELOPMENT STANDARDS

Lot Size	1,400 sq ft min.
Lot Width	16 ft
Lot Depth	75 ft min.
Front Yard Setback	10 ft min. [1]
Interior Side Yard Setback	0 ft min. [2]
Street Side Yard Setback	10 ft min.
Rear Yard Setback	5 ft min.
Height	35 ft max. in Residential Mixed 45 ft max. (3 stories max.) in Village Center
Lot Coverage	90% max.
Open Space	100 sq ft minimum usable open space for each of the first ten (10) dwelling units, fifty (50) square feet for each of the second ten (10) units, and twenty-five (25) square feet for each unit in excess of twenty (20). “Usable open space” shall mean an on-site ground level area, not less than twenty (20) feet in width, of lawn, pool, or garden courts accessible to all dwelling units via a walk, path, or stairway used and intended to be used by pedestrians. The space shall not include the required front yard or street side yard, off-street parking, driveways, or service areas.
Distance Between Accessory Buildings	No requirement
Distance Between Main Building and Accessory Building	No requirement
Shade Structures and Detached Accessory Buildings	Shade structures and detached accessory buildings shall meet the front, side, and rear yard setbacks unless located on the rear 1/3 of lot or 70 ft back from front property line, in which case minimum setback is 0 ft.[3]
Encroachment [4]	Porches and/or balconies: 5' into Front Yard and Street Side Setback Bay Windows: 2' into Front Yard and Street Side Setback Fireplace and/or media nook: 2' into Side Yard and Street Side Setback Air Conditioning (A/C) units: 4' into the Side Yard Setback provided that at least one side of the lot maintains the minimum setback for access to the front and rear yard.

[1] 0 ft for Live/Work Lofts
[2] 5 ft min. for Mansion Apartments
[3] This exception to minium setbacks does not apply to garages.
[4] Only permitted if not encroaching into a public utility easements.

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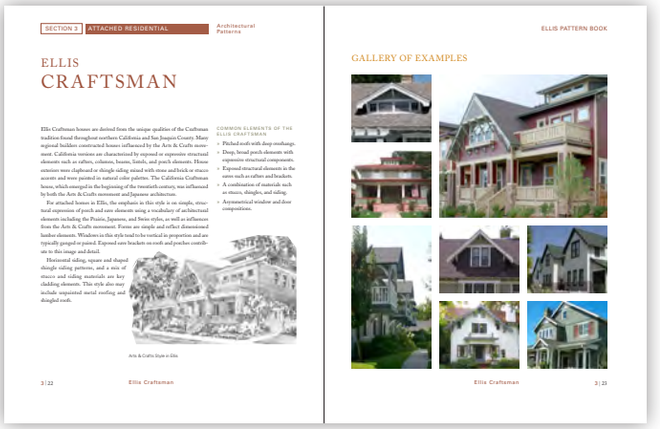
ARCHITECTURAL PATTERNS

The Architectural Patterns Section for Attached Residential units illustrates key elements and design strategies for the five permitted traditional architectural styles for attached residential units. This section provides detailed guidelines for designing within the prescribed styles while creating well-defined variations among houses and buildings. The approach used is not intended to be a comprehensive catalog of all possibilities, but rather to serve as a guide to the key components within a particular style.

Each style section begins with an overview and general description of the style followed by several pages that document key massing types, standard door and window compositions, and materials and facade possibilities based upon Ellis Pattern Book components. Variations or other alternative combinations of components are permitted so long as they generally conform to the particular style. The goal is to design within specific families of styles that are appropriate to the Ellis context, not to design historic reproductions. The style pages and the illustrated details are meant to be a menu of options for designing houses in response to market demands and cost constraints while providing a consistent quality of character and detail.



SECTION 3 ATTACHED RESIDENTIAL Architectural Patterns

ELLIS CRAFTSMAN

Ellis Craftsman houses are derived from the unique qualities of the Craftsman tradition found throughout northern California and San Joaquin County. Many regional builders constructed houses influenced by the Arts & Crafts movement. California versions are characterized by exposed or expressive structural elements such as rafters, columns, beams, lintels, and porch elements. House exteriors were clapboard or shingle siding mixed with stone and brick or stucco accents and were painted in natural color palettes. The California Craftsman house, which emerged in the beginning of the twentieth century, was influenced by both the Arts & Crafts movement and Japanese architecture.

For attached homes in Ellis, the emphasis in this style is on simple, structural expression of porch and eave elements using a vocabulary of architectural elements including the Prairie, Japanese, and Swiss styles, as well as influences from the Arts & Crafts movement. Forms are simple and reflect dimensional lumber elements. Windows in this style tend to be vertical in proportion and are typically ganged or paired. Exposed eave brackets on roofs and porches contribute to this image and detail.

Horizontal siding, square and shaped shingle siding patterns, and a mix of stucco and siding materials are key cladding elements. This style also may include unpainted metal roofing and shingled roofs.

COMMON ELEMENTS OF THE ELLIS CRAFTSMAN

- Pitched roofs with deep overhangs.
- Deep, broad porch elements with expressive structural components.
- Exposed structural elements in the eaves such as rafters and brackets.
- A combination of materials such as stucco, shingles, and siding.
- Asymmetrical window and door compositions.

Arts & Crafts Style in Ellis

3 | 22 Ellis Craftsman

ELLIS PATTERN BOOK

GALLERY OF EXAMPLES

Ellis Craftsman 3 | 23

SECTION 3 ATTACHED RESIDENTIAL Architectural Patterns

ELLIS REVIVAL

The Ellis Revival is based upon Colonial Revival styles that were prevalent throughout the country in the early 1900s. The Colonial Revival in style is evident in many California towns and cities. Interesting examples of this style can be found in the Central Valley area including regional precedents in places like Stockton, Concord, Antioch, and Livermore.

The Colonial Revival style is based on Classical design principles followed during the colonial period in this country. The interpretations, however, often reflect regional adaptations. The California examples include many houses with full front porches as well as Dutch Colonial renditions.

The attached homes are composed of simple forms with well-proportioned windows and door surrounds. These are often more horizontal in appearance with special windows appearing in the center of the house over the front door. Stockton area Colonial Revival houses typically emphasize the horizontal proportions with square, robust columns, wide corner boards, pilaster expressions, and door and window trim.

COMMON ELEMENTS OF ELLIS REVIVAL

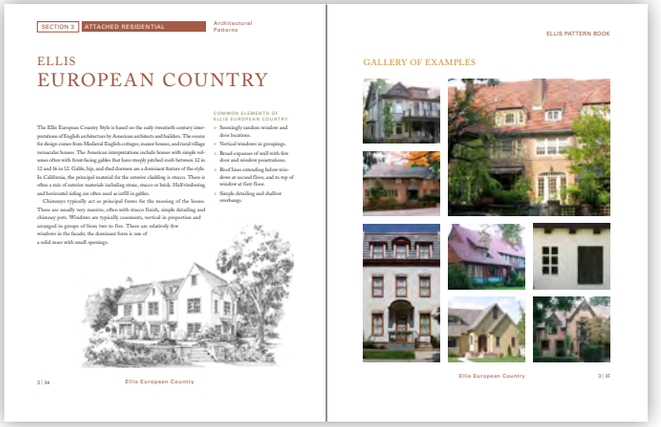
- Simple, straightforward volumes with projecting wings and porches added to make more complex shapes.
- An orderly, symmetrical relationship between windows, doors, and building mass.
- Simplified versions of Classical details and columns, occasionally with Classical orders used at the entry.
- Multi-pane windows with six-pane patterns.
- Strong horizontal lines emphasized by broad eaves and wide trim.

3 | 28 Ellis Revival

ELLIS PATTERN BOOK

GALLERY OF EXAMPLES

Ellis Revival 3 | 29



SECTION 3 ATTACHED RESIDENTIAL Architectural Patterns

ELLIS EUROPEAN COUNTRY

The Ellis European Country Style is based on the early twentieth century interpretation of English architecture by American architects and builders. The source for design comes from Medieval English cottages, manor houses, and rural village vernacular houses. The American interpretation includes houses with simple volumes often with front-facing gables that have steeply pitched roofs between 12 in 12 and 16 in 12. Gable, hip, and shed dormers are a dominant feature of the style. In California, the principal material for the exterior cladding is stucco. There is often a mix of exterior materials including stone, stucco or brick. Half-timbering and horizontal siding are often used as infill in gables.

Chimneys typically act as principal forms for the massing of the house. These are usually very massive, often with stucco finish, simple detailing and chimney pots. Windows are typically casements, vertical in proportion and arranged in groups of three two to five. There are relatively few windows in the facade; the dominant form is one of a solid mass with small openings.

COMMON ELEMENTS OF ELLIS EUROPEAN COUNTRY

- Seemingly random window and door locations.
- Vertical windows in groupings.
- Broad expanses of wall with few door and window penetrations.
- Roof lines extending below window at second floor, and to top of window at first floor.
- Simple detailing and shallow overhangs.

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ELLIS PATTERN BOOK

GALLERY OF EXAMPLES

Ellis European Country 3 | 35

SECTION 3 ATTACHED RESIDENTIAL Architectural Patterns

ELLIS MEDITERRANEAN REVIVAL

The Mediterranean Revival style draws on the distinctive architectural character of the Monterey Peninsula as influenced by the popular California Spanish Colonial style. The style dates back to the early nineteenth century. The first revival started around 1825 amidst a very popular renaissance of Spanish architectural forms throughout the region. The Mediterranean style emerged from Spanish adobe precedents that date between 1815 and 1840. This style combines traditional adobe construction, local to this region, with Spanish Colonial influences. The result is a distinctive architectural vocabulary, characterized by simple forms with wooden decorative details. These houses used Colonial window and door detailing borrowed from New England carpentry techniques and added a rustic timber porch with exposed rafters and joists. The roofs had a very shallow pitch, either gabled or hipped, and were covered with clay tiles or cut wooden shingles.

The signature balcony on the front of the house was a prelude to the porch that often surrounded or defined a private courtyard in the back of the house. The detailing on the porches and the cornice is extremely simple.

COMMON ELEMENTS OF ELLIS MEDITERRANEAN REVIVAL

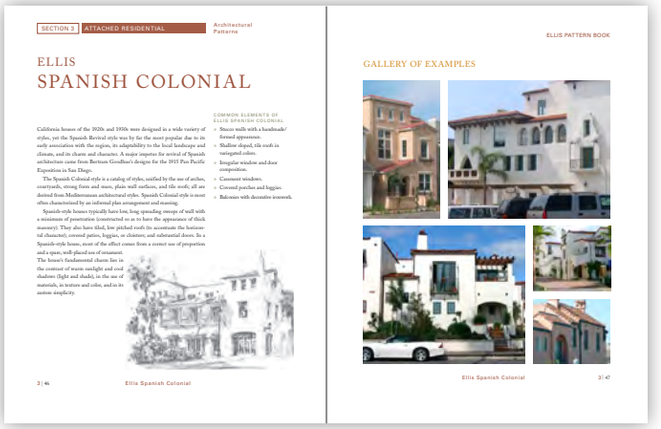
- Simple, straightforward volumes, sometimes with a gable wing facing the street.
- Shallow sloped roofs, either hip or gable, with shingles and tile.
- Typically two-story.
- Simplified versions of double hung Colonial windows and doors.
- Multi-pane window appearance that are wide in proportion, usually with 4 over 4 or 6 over 6 pane patterns.
- Street facing projecting timber balconies or steel porches with exposed rafters.

3 | 40 Ellis Mediterranean Revival

ELLIS PATTERN BOOK

GALLERY OF EXAMPLES

Ellis Mediterranean Revival 3 | 41



SECTION 3 ATTACHED RESIDENTIAL Architectural Patterns

ELLIS SPANISH COLONIAL

California houses of the 1920s and 1930s were designed in a wide variety of styles, yet the Spanish Revival style was by far the most popular due to its early association with the region, its adaptability to the local landscape and climate, and its charm and character. A major impetus for revival of Spanish architecture came from Bertram Goodhue's designs for the 1915 Pan-Pacific Exposition in San Diego.

The Spanish Colonial style is a catalog of styles, unified by the use of arches, courtyards, strong forms and mass, plain wall surfaces, and tile roofs, all are derived from Mediterranean architectural styles. Spanish Colonial style is most often characterized by an informal plan arrangement and massing.

Spanish-style houses typically have low, long sprawling sweeps of wall with a minimum of penetration (constructed so as to have the appearance of thick masonry). They also have tiled, low pitched roofs (to accentuate the horizontal character), covered patios, loggias, or cloisters; and substantial doors. In a Spanish-style house, most of the effect comes from a correct use of proportion and a spare, well-placed use of ornament.

The house's fundamental charm lies in the contrast of warm sunlight and cool shadows (light and shade), in the use of materials, in texture and color, and in its austere simplicity.

COMMON ELEMENTS OF ELLIS SPANISH COLONIAL

- Stucco walls with a handtrowled/ formed appearance.
- Shallow sloped, tile roofs in variegated colors.
- Irregular window and door composition.
- Casement windows.
- Covered porches and loggias.
- Balconies with decorative ironwork.

3 | 46 Ellis Spanish Colonial

ELLIS PATTERN BOOK

GALLERY OF EXAMPLES

Ellis Spanish Colonial 3 | 47

ELLIS CRAFTSMAN

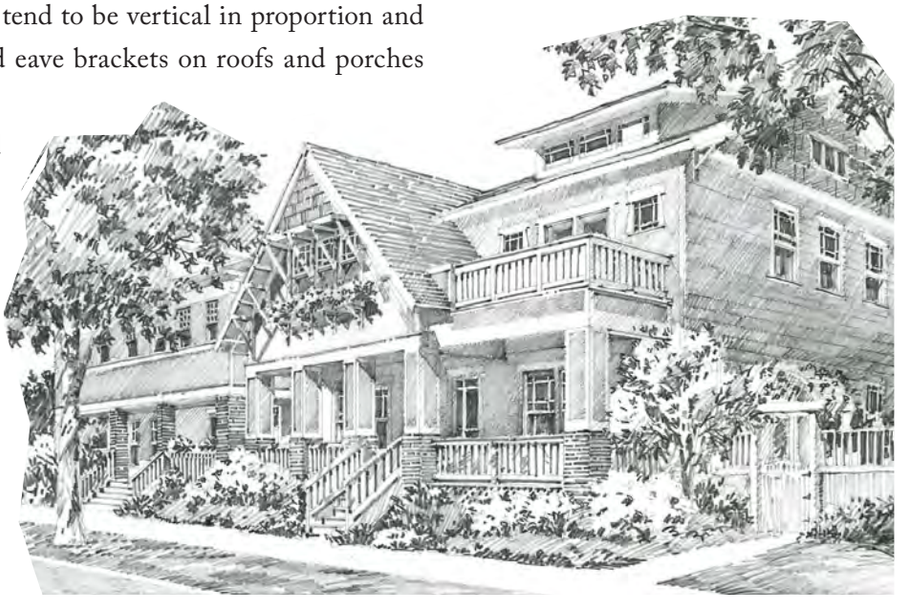
Ellis Craftsman houses are derived from the unique qualities of the Craftsman tradition found throughout northern California and San Joaquin County. Many regional builders constructed houses influenced by the Arts & Crafts movement. California versions are characterized by exposed or expressive structural elements such as rafters, columns, beams, lintels, and porch elements. House exteriors were clapboard or shingle siding mixed with stone and brick or stucco accents and were painted in natural color palettes. The California Craftsman house, which emerged in the beginning of the twentieth century, was influenced by both the Arts & Crafts movement and Japanese architecture.

For attached homes in Ellis, the emphasis in this style is on simple, structural expression of porch and eave elements using a vocabulary of architectural elements including the Prairie, Japanese, and Swiss styles, as well as influences from the Arts & Crafts movement. Forms are simple and reflect dimensioned lumber elements. Windows in this style tend to be vertical in proportion and are typically ganged or paired. Exposed eave brackets on roofs and porches contribute to this image and detail.

Horizontal siding, square and shaped shingle siding patterns, and a mix of stucco and siding materials are key cladding elements. This style also may include unpainted metal roofing and shingled roofs.

COMMON ELEMENTS OF THE ELLIS CRAFTSMAN

- Pitched roofs with deep overhangs.
- Deep, broad porch elements with expressive structural components.
- Exposed structural elements in the eaves such as rafters and brackets.
- A combination of materials such as stucco, shingles, and siding.
- Asymmetrical window and door compositions.



Arts & Crafts Style in Ellis

GALLERY OF EXAMPLES

MASSING AND COMPOSITION

Attached units will occur in two forms: townhouses and Mansion Apartment buildings. Massing options A, B, and C may apply to townhouse rows and may be combined along a block face. Massing type D is applied to apartment buildings.

A TWO-STORY SIDE GABLE

Rectangular two-story volumes, with a 4 to 7 in 12 roof pitch. Shed front porches are common and have a shallower roof pitch. Porches may be either additive or a single integral bay.

B TWO-AND-ONE-HALF-STORY SIDE GABLE

Rectangular two- to two-and-one-half-story volume with a 4 to 7 in 12 side gabled roof. Integral front porch that ranges from half to the full length of the front facade. Symmetrically placed gabled or shed dormers with 3 to 5 in 12 roof pitch.

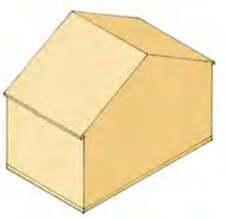
C TWO-STORY GABLE L

Cross-gabled volume with a 4 in 12 gable facing the street. Often an in-line gabled porch or wing is added to the front left of the L. Porches may also be located between the legs of the L.

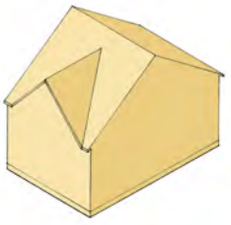
D MANSION APARTMENTS

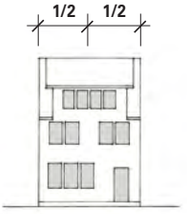
Rectangular volume with a 4 to 12 in 12 roof pitch and gable/gables facing the street. Front porches are common.

A TWO-STORY SIDE GABLE

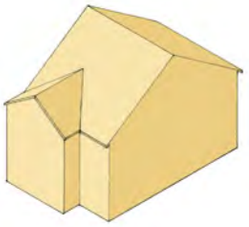


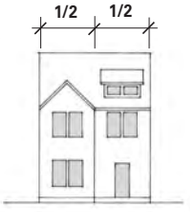
B TWO-AND-ONE-HALF-STORY SIDE GABLE



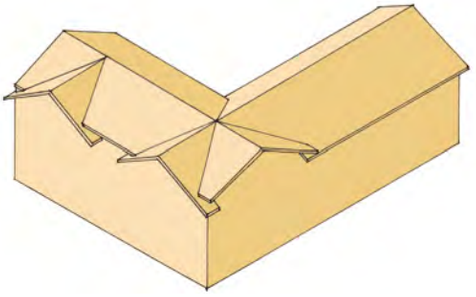


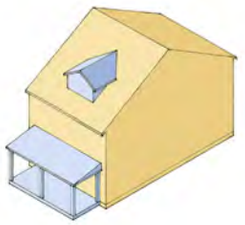
C TWO-STORY GABLE L



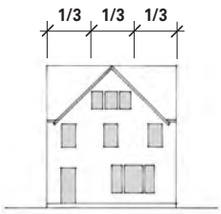


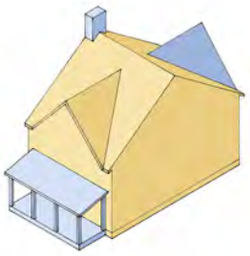
D MANSION APARTMENTS



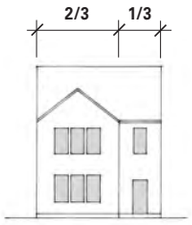


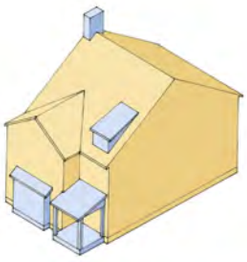
A Side gable with a front porch and street-facing dormer



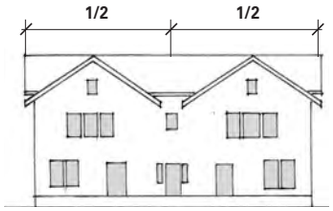


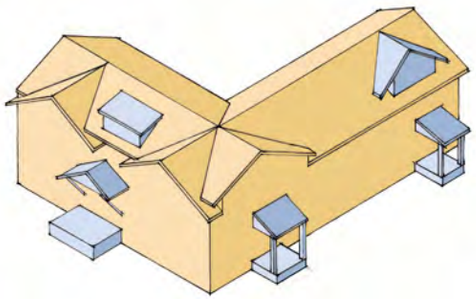
B Side gable with a front porch, a chimney and a large, rear-facing dormer





C Gable L with front entry porch, boxbay window, chimney and shed-roofed dormer





D Large side-gable building massing, with street-facing gables

POSSIBILITIES

TOWNHOUSES

TOWNHOUSES

MANSION APARTMENTS

PRECEDENTS

MATERIALS

SIDING/CLADDING

» Fiber-cement clapboard and/or stucco

» Lace finish not permitted

ROOFING

» Composition shingles, flat concrete tile, standing seam, or 5v crimp metal

WINDOWS

» Single- or double-hung

» Energy-efficient wood, PVC-clad, cellular PVC, aluminum-clad, aluminum, or vinyl

» Traditional-looking profiles

TRIM

» Stucco, wood, composition board, cellular PVC, polyurethane, or fiber cement

COLUMNS/BRACKETS

» Wood or composite

RAILINGS

» Wood or composite top and bottom rails with square balusters

» Solid railings of wood, fiber cement, cut shingle siding or manufactured stone veneer

SOFFITS AND PORCH CEILING

» Exposed rafters at soffits with starter board or v-groove sheathing

» T&G wood, beaded plywood, exterior-grade plywood, or stucco porch ceiling

GUTTERS

» Ogee or half-round primed or prefinished metal

» PVC is acceptable in a color that matches the trim

» Fascia gutter permitted

DOWNSPOUTS

» Rectangular or round

» Primed or prefinished metal

» PVC is permitted in a color that matches the trim or the stucco cladding

SHUTTERS

» Not applicable

CHIMNEYS

» Stucco, brick, or manufactured stone veneer

» Siding to match structure

FRONT YARD FENCES

» Wood, stone, or masonry with stucco finish

» Vinyl picket permitted

» Wrought iron or equivalent

REAR YARD FENCES

» Cedar, redwood, or masonry with stucco finish (if applicable)

» Vinyl and pressure treated wood are permitted

COLORS

SIDING AND TRIM

» Colors to be selected from the Ellis Color Palette

WINDOWS

» Colors to be selected from the Ellis Color Palette

ROOF SHINGLES

» Colors to be selected from the Ellis Color Palette

GUTTERS AND DOWNSPOUTS

» Colors to be selected from the Ellis Color Palette

FRONT YARD FENCES

» Colors to be selected from the Ellis Color Palette

ELLIS REVIVAL

The Ellis Revival is based upon Colonial Revival styles that were prevalent throughout the country in the early 1900s. The Colonial Revival is style is evident in many California towns and cities. Interesting examples of this style can be found in the Central Valley area including regional precedents in places like Stockton, Concord, Antioch, and Livermore.

The Colonial Revival style is based on Classical design principles followed during the colonial period in this country. The interpretations, however, often reflect regional adaptations. The California examples include many houses with full front porches as well as Dutch Colonial renditions.

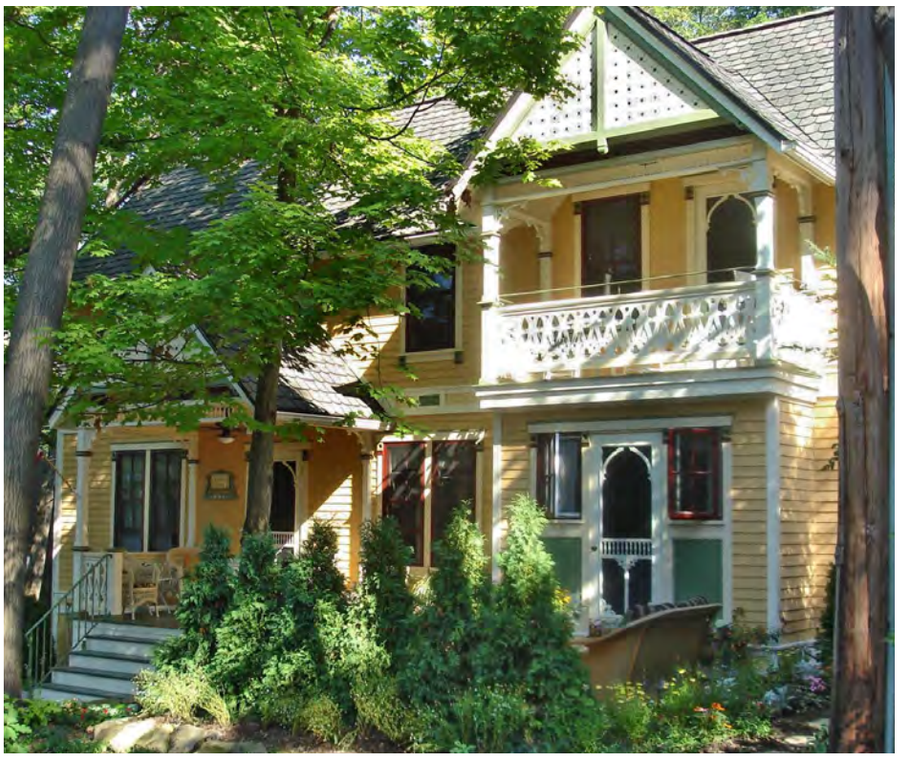
The attached homes are composed of simple forms with well-proportioned windows and door surrounds. These are often more horizontal in appearance with special windows appearing in the center of the house over the front door. Stockton area Colonial Revival houses typically emphasize the horizontal proportions with square, robust columns, wide corner boards, pilaster expressions, and door and window trim.

COMMON ELEMENTS OF ELLIS REVIVAL

- Simple, straightforward volumes with projecting wings and porches added to make more complex shapes.
- An orderly, symmetrical relationship between windows, doors, and building mass.
- Simplified versions of Classical details and columns, occasionally with Classical orders used at the entry.
- Multi-pane windows with six-pane patterns.
- Strong horizontal lines emphasized by broad eaves and wide trim.

Ellis Revival

GALLERY OF EXAMPLES



MASSING AND COMPOSITION

Attached units will occur in two forms: townhouses and Mansion Apartment buildings. Massing options A, B, and C may apply to townhouse rows and may be combined along a block face. Massing type D is applied to apartment buildings.

A TWO-STORY SIDE GABLE

Side-gabled rectangular volume with a roof pitch that is typically 6 to 10 in 12. Front porches often extend across the full front of the house.

B TWO-STORY GABLE L

Side-gabled rectangular volume, with a steeply-pitched, gabled wing attached to the front. The front gable roof is typically pitched at 8 to 12 in 12, and the side gable is less steeply pitched, typically 6 to 10 in 12. One- or two-story front porches often extend across the recessed portion of the house or the full front facade.

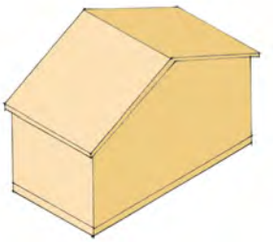
C TWO-STORY FLAT ROOF

Two-story rectangular volume with a flat roof condition. Large cornices and parapet walls are often used at the roof line. One or more bays are often extruded from the facade to create interesting volumes.

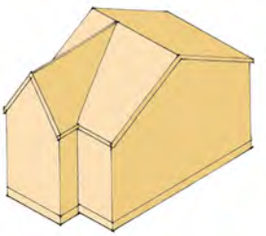
D LARGE BUILDING

Cross-gabled volume with a 6 to 10 in 12 gable facing each street. Cross-gable is typically no wider than half that of the main body. This massing often has a gable porch emphasizing the main entrance, although when used on a corner lot, both entrances should be considered important.

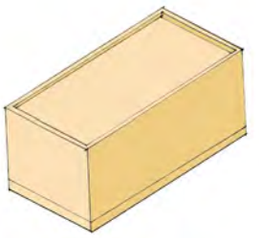
A TWO-STORY SIDE GABLE

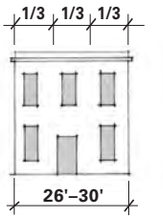


B TWO-STORY GABLE L

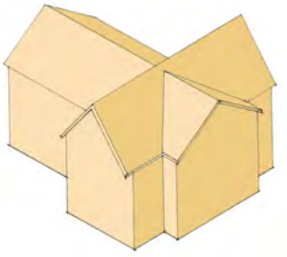


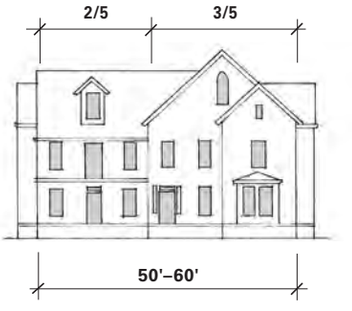
C TWO-STORY FLAT ROOF

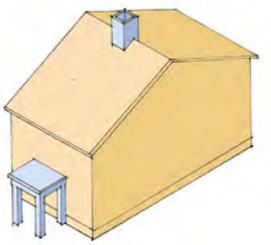




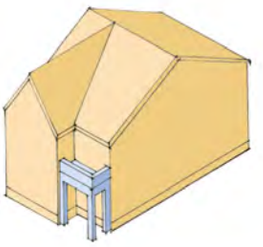
E MANSION APARTMENTS



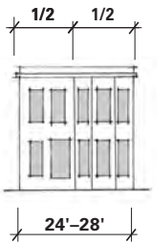


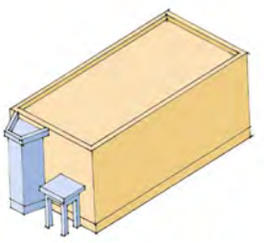


A Side gable with a chimney and a centered front entry porch

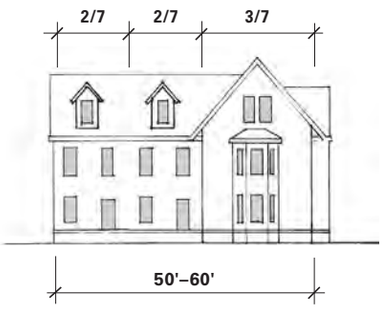


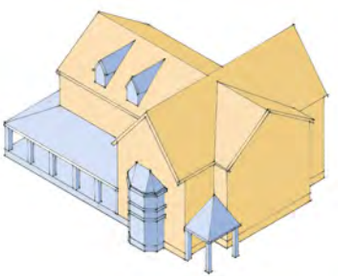
B Gable L with a two-story entry porch





C Flat roof with a two-story bay window and a flat-roofed entry porch





D Large cross gable with two-story bay window, dormers, and a wraparound porch

POSSIBILITIES

TOWNHOUSES

TOWNHOUSES

MANSION APARTMENTS

PRECEDENTS

MATERIALS

SIDING/CLADDING

» Board and batten, wood, or fiber-cement clapboard

ROOFING

» Composite shingles

» Flat concrete tile

WINDOWS

» Single- or double-hung

» Energy-efficient wood, PVC-clad, cellular PVC, aluminum-clad, aluminum or vinyl

» Traditional wood profiles

TRIM

» Wood, composition board, cellular PVC, or polyurethane

COLUMNS

» Turned or built-up wood, or composite

RAILINGS

» Wood top and bottom rails with straight, turned, or scroll cut balusters

SOFFITS AND PORCH CEILING

» Fiber-cement board, stucco, T&G wood, beaded plywood, or exterior-grade plywood

GUTTERS

» Half-round primed or prefinished metal

» PVC is acceptable in a color that matches the trim

» Fascia gutter permitted

DOWNSPOUTS

» Round

» Primed or prefinished metal

» PVC is permitted in a color that matches the trim

SHUTTERS

» Raised or flat paneled

» Louvered or plank

» Wood or composite material, or colored vinyl

» Hinges, shutter dogs, and latches are encouraged

CHIMNEYS

» Manufactured stone or brick veneer or siding to match house

FRONT YARD FENCES

» Wood picket, prefinished metal, or stone

» Vinyl picket permitted

REAR YARD FENCES

» Cedar or redwood

» Vinyl and pressure-treated wood are permitted

COLORS

SIDING, WINDOWS, AND TRIM

» Colors to be selected from the Ellis Color Palette

ROOF

» Black, dark gray, or brown

GUTTERS AND DOWNSPOUTS

» Match trim color

SHUTTERS

» Black or a color selected from the Ellis Color Palette

FRONT YARD FENCES

» Wood to be white or match trim color

ELLIS REVIVAL

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The Colonial Revival style is based on Classical design principles followed during the colonial period in this country. The interpretations, however, often reflect regional adaptations. The California examples include many houses with full front porches as well as Dutch Colonial renditions.

The attached homes are composed of simple forms with well-proportioned windows and door surrounds. These are often more horizontal in appearance with special windows appearing in the center of the house over the front door. Stockton area Colonial Revival houses typically emphasize the horizontal proportions with square, robust columns, wide corner boards, pilaster expressions, and door and window trim.

COMMON ELEMENTS OF ELLIS REVIVAL

- Simple, straightforward volumes with projecting wings and porches added to make more complex shapes.
- An orderly, symmetrical relationship between windows, doors, and building mass.
- Simplified versions of Classical details and columns, occasionally with Classical orders used at the entry.
- Multi-pane window appearance with six-pane patterns.
- Strong horizontal lines emphasized by broad eaves and wide trim.

Ellis Revival

GALLERY OF EXAMPLES

MASSING AND COMPOSITION

Attached units will occur in two forms: townhouses and Mansion Apartment buildings. Massing options A, B, and C may apply to townhouse rows and may be combined along a block face. Massing type D is applied to apartment buildings.

A TWO-STORY SIDE GABLE

Side-gabled rectangular volume with a roof pitch that is typically 4 to 10 in 12. Dormer windows are often present in the roof form. Porches are additive structures that may cover all or part of the front facade.

B TWO-AND-A-HALF-STORY MANSARD

Rectangular volume, composed of a flat roof with a mansard pitch condition on the front facade. Often accompanied by a shed-roof dormer within the mansard roof condition. Porches may cover all or part of the front facade.

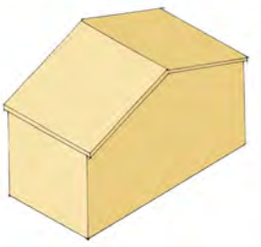
C TWO-STORY FRONT GABLE

Front-gabled rectangular volume. Gable roof pitches range from 4 to 10 in 12. As with other massing, stoops and hipped front porches are common. Porches are most often one-story, but can be two-story on townhouse units.

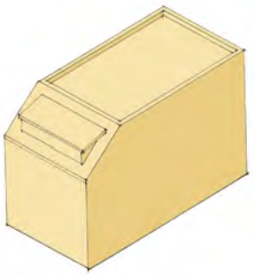
D MANSION APARTMENT

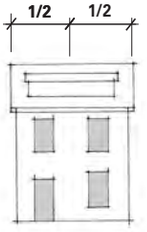
Cross-gabled volume with roof pitches ranging from 4 to 10 in 12 for front-facing gables, and a less steep pitch for side gables. One-story temple front porches are common, along with dormer windows.

A TWO-STORY SIDE GABLE



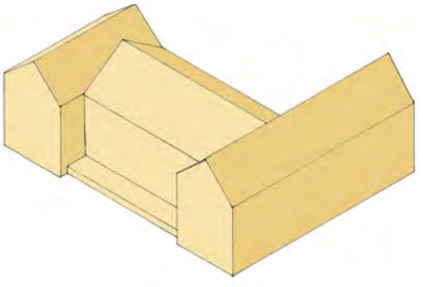
B TWO-AND-A-HALF-STORY MANSARD

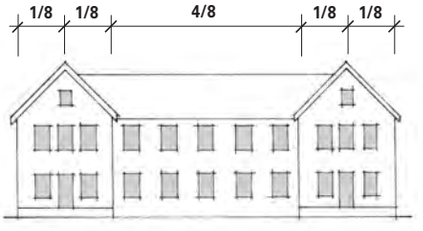


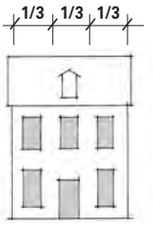


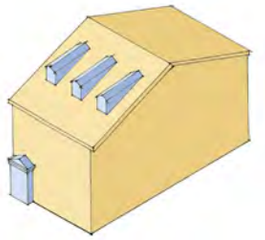
C TWO-STORY FRONT GABLE

D MANSION APARTMENTS

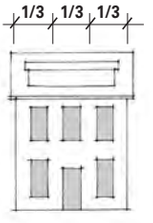


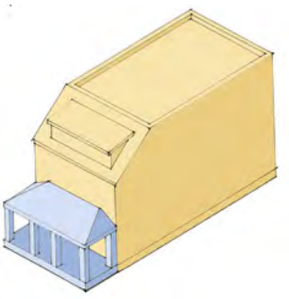




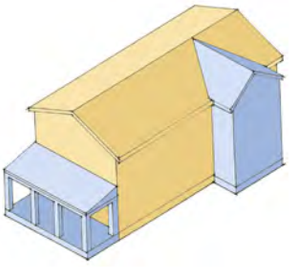


A Side gable with dormers and built-out entry bay

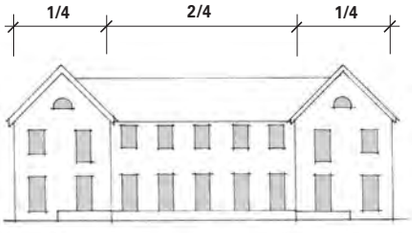


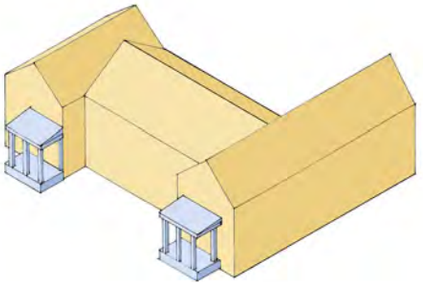


B Side gable with hipped full front porch



C Front gable with full front porch and side wing





D Large cross gables with symmetrical porch entry bays

POSSIBILITIES

PRECEDENTS

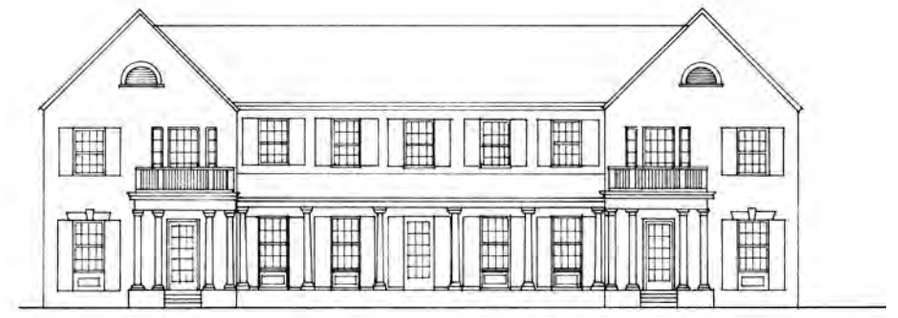
TOWNHOUSES

Elevation possibility

TOWNHOUSES

Elevation possibility

MANSION APARTMENTS



Elevation possibility

MATERIALS

SIDING/CLADDING

- Fiber-cement clapboard or stucco
- Lace finish not permitted

ROOFING

- Composition shingles or concrete tile with flat profile

WINDOWS

- Single- or double-hung and casement
- Energy-efficient wood, PVC-clad, cellular PVC, aluminum-clad, aluminum or vinyl
- Traditional wood profiles

TRIM

- Stucco, wood, composition board, cellular PVC, polyurethane, or fiber cement

COLUMNS

- Wood, or composite with Classical entasis and proportions
- Use Tuscan, Doric, or Ionic orders

RAILINGS

- Wood or composite top and bottom rails with square balusters

SOFFITS AND PORCH CEILING

- Fiber-cement board, stucco, T&G wood, beaded plywood, exterior-grade plywood, or stucco

GUTTERS

- Ogee or half-round
- Primed or prefinished metal
- PVC is acceptable in a color that matches trim
- Fascia gutter permitted

DOWNSPOUTS

- Rectangular or round
- Primed or prefinished metal
- PVC is permitted in a color that matches trim or stucco cladding

SHUTTERS

- Raised or flat paneled
- Louvered or plank
- Wood or composite materials, or colored vinyl
- Hinges, shutter dogs, and latches are encouraged

CHIMNEYS

- Stucco, brick, or manufactured stone veneer
- Siding to match house

FRONT YARD FENCES

- Painted wood, prefinished metal, stone, masonry, or stucco finish (if applicable)
- Vinyl picket also permitted

REAR YARD FENCES

- Cedar or redwood, or masonry with stucco finish
- Vinyl and pressure-treated wood are permitted

COLORS

SIDING, WINDOWS, AND TRIM

- Colors to be selected from the Ellis Color Palette

ROOF

- Colors to be selected from the Ellis Color Palette

GUTTERS AND DOWNSPOUTS

- Colors to be selected from the Ellis Color Palette

WINDOWS

- Colors to be selected from the Ellis Color Palette

SHUTTERS

- Colors to be selected from the Ellis Color Palette

FENCING

- Colors to be selected from the Ellis Color Palette

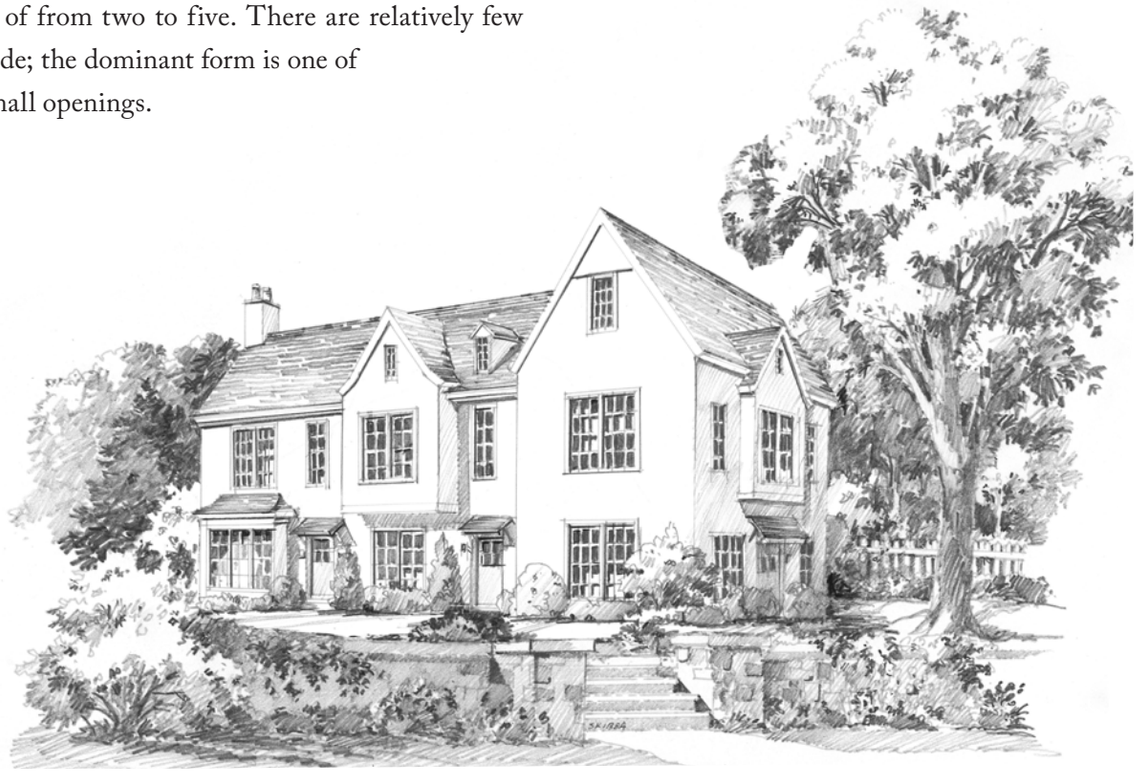
ELLIS EUROPEAN COUNTRY

The Ellis European Country Style is based on the early twentieth century interpretations of English architecture by American architects and builders. The source for design comes from Medieval English cottages, manor houses, and rural village vernacular houses. The American interpretations include houses with simple volumes often with front-facing gables that have steeply pitched roofs between 12 in 12 and 16 in 12. Gable, hip, and shed dormers are a dominant feature of the style. In California, the principal material for the exterior cladding is stucco. There is often a mix of exterior materials including stone, stucco or brick. Half-timbering and horizontal siding are often used as infill in gables.

Chimneys typically act as principal forms for the massing of the house. These are usually very massive, often with stucco finish, simple detailing and chimney pots. Windows are typically casements, vertical in proportion and arranged in groups of from two to five. There are relatively few windows in the facade; the dominant form is one of a solid mass with small openings.

COMMON ELEMENTS OF ELLIS EUROPEAN COUNTRY

- Seemingly random window and door locations.
- Vertical windows in groupings.
- Broad expanses of wall with few door and window penetrations.
- Roof lines extending below windows at second floor, and to top of window at first floor.
- Simple detailing and shallow overhangs.



GALLERY OF EXAMPLES

MASSING AND COMPOSITION

Attached units will occur in two forms: townhouses and Mansion Apartment buildings. Massing options A, B, and C may apply to townhouse rows and may be combined along a block face. Massing type D is applied to apartment buildings.

A TWO-STORY BASIC SIDE GABLE

Rectangular two- to two-and-one-half-story volume with an 4 to 10 in 12 roof pitch. Cross-gabled entry piece in 12 to 16 in 12. Only one cross gable permitted, often expressed in plan.

B TWO-STORY ASYMMETRICAL GABLE-FRONT L

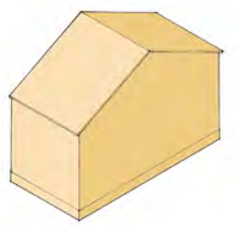
Rectangular two- to two-and-one-half-story volume with a main body roof of 6 to 16 in 12. Cross-gabled volume with an 8 to 12 in 12 roof. Cross gable is asymmetrical and may contain an inset entry porch. At times, the roof may transition to a shallower pitch over the entry porch.

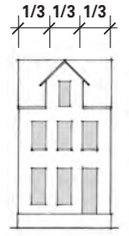
C SIDE GABLE WITH DOMINANT CROSS-GABLE

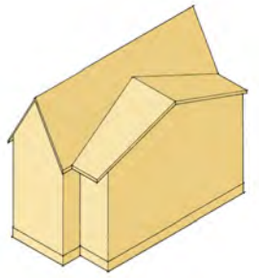
Rectangular two-story volume with an 4 to 10 in 12 roof pitch. One dominant cross gable organizes composition with a 6 to 16 in 12 pitch. Secondary and tertiary gables in the primary roof mass or as dormers are common. Element roof may be gable or side gable. Front entry is often inset into building mass.

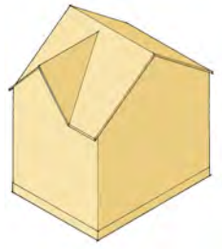
D MANSION APARTMENTS

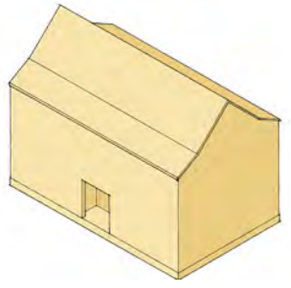
Long rectangular two- to three-story volume with 4 to 12 in 12 roof pitch.

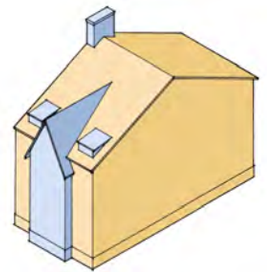




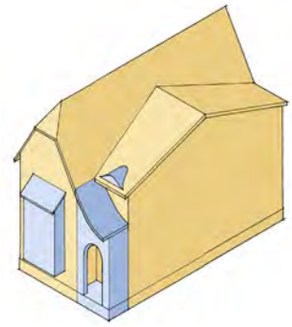




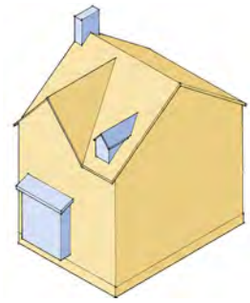




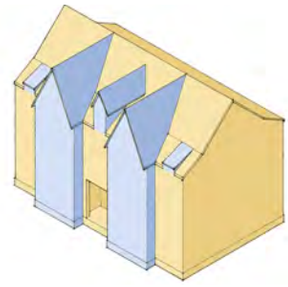
A Basic side gable with a front gable, shed-roofed dormers and a chimney



B Gable-front L with a front entry porch, an eyebrow dormer and a bay window



C Side gable with a bay window, a gable dormer, and a chimney



D Large side gable with front gables, shed dormers, and a gable dormer

POSSIBILITIES

TOWNHOUSES

TOWNHOUSES

MANSION APARTMENTS

MATERIALS

SIDING/CLADDING

» Fiber-cement clapboard or stucco
» Lace finish not permitted
» Half-timbering for second-story accents

ROOFING

» Composition shingles, concrete tile with flat profile, or manufactured slate

WINDOWS

» Single- or double-hung and casement
» Energy-efficient wood, PVC-clad, cellular PVC, aluminum-clad, aluminum or vinyl
» Traditional wood profiles

TRIM

» Stucco, wood, composition board, cellular PVC, cast stone, polyurethane, or fiber cement

COLUMNS

» Wood, or composite

RAILINGS

» Ornamental metal preferred
» Wood or composite top and bottom rails with square balusters

SOFFITS AND PORCH CEILING

» Fiber-cement board, stucco, T&G wood, beaded plywood, exterior-grade plywood, or stucco

GUTTERS

» Ogee or half-round
» Primed or prefinished metal
» PVC is acceptable in a color that matches trim
» Fascia gutter permitted

DOWNSPOUTS

» Rectangular or round
» Primed or prefinished metal
» PVC is permitted in a color that matches trim or stucco cladding

SHUTTERS

» Raised or flat paneled
» Louvered or plank
» Wood or composite materials, or colored vinyl
» Hinges, shutter dogs, and latches are encouraged

CHIMNEYS

» Stucco, brick, or manufactured stone veneer
» Siding to match house

FRONT YARD FENCES

» Painted wood, prefinished metal, stone, masonry, or stucco finish

REAR YARD FENCES

» Cedar or redwood, or masonry with stucco finish
» Vinyl and pressure-treated wood are permitted

COLORS

SIDING, WINDOWS, AND TRIM

» Colors to be selected from the Ellis Color Palette

ROOF

» Colors to be selected from the Ellis Color Palette

GUTTERS AND DOWNSPOUTS

» Colors to be selected from the Ellis Color Palette

WINDOWS

» Colors to be selected from the Ellis Color Palette

SHUTTERS

» Colors to be selected from the Ellis Color Palette

FENCING

» Colors to be selected from the Ellis Color Palette

ELLIS MEDITERRANEAN REVIVAL

The Mediterranean Revival style draws on the distinctive architectural character of the Monterey Peninsula as influenced by the popular California Spanish Colonial style. The style dates back to the early nineteenth century. The first revival started around 1925 amidst a very popular renaissance of Spanish architectural forms throughout the region. The Mediterranean style emerged from Spanish adobe precedents that date between 1815 and 1860. This style combines traditional adobe construction, local to this region, with Spanish Colonial influences. The result is a distinctive architectural vocabulary, characterized by simple forms with wooden decorative details. These houses used Colonial window and door detailing borrowed from New England carpentry techniques and added a rustic timber porch with exposed rafters and joists. The roofs had a very shallow pitch, either gabled or hipped, and were covered with clay tiles or cut wooden shingles.

The signature balcony on the front of the house was a prelude to the porch that often surrounded or defined a private courtyard in the back of the house. The detailing on the porches and the cornice is extremely simple.

COMMON ELEMENTS OF ELLIS MEDITERRANEAN REVIVAL

- Simple, straightforward volumes, sometimes with a gable wing facing the street.
- Shallow sloped roofs, either hip or gable, with shingles and tile.
- Typically two-story.
- Simplified versions of double hung Colonial windows and doors.
- Multi-pane window appearance that are wide in proportion, usually with 4 over 4 or 6 over 6 pane patterns.
- Street facing projecting timber balconies or inset porches with exposed rafters.

GALLERY OF EXAMPLES

MASSING AND COMPOSITION

Attached units will occur in two forms: townhouses and Mansion Apartment buildings. Massing options A, B, and C may apply to townhouse rows and may be combined along a block face. Massing type D is applied to apartment buildings.

A TWO-STORY SIDE GABLE

Two-story rectangular form with a 3 to 4 in 12 gabled roof pitch, and side gable facing the street. A variety of porch and balcony options exist for this massing type.

B TWO-STORY GABLE L

Two-story main body, side gable facing the street with a 3 to 4 in 12 roof pitch. A two-story wing projects forward from the main body toward the street.

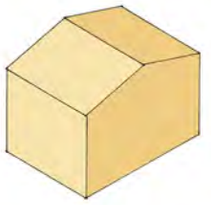
C TWO-STORY FRONT GABLE

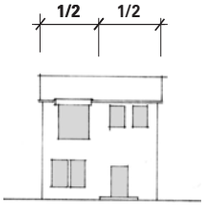
Cross-gabled volume with a 3 to 4 in 12 gable facing the street. Cantilevered balconies and one-story front additions are encouraged.

D MANSION APARTMENTS

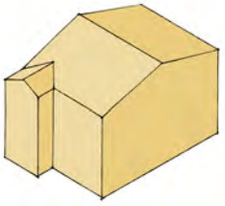
Long rectangular two- to three-story volume with 3 to 4 in 12 roof pitch. Typically two front gables project toward the street to form a courtyard for apartments. Balconies, porches, and one- or two-story additions are encouraged for architectural variety.

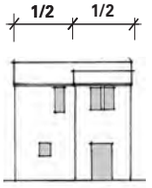
TWO-STORY SIDE GABLE



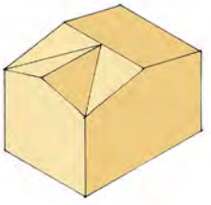


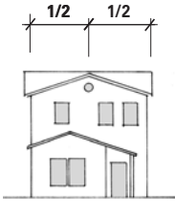
TWO-STORY GABLE L



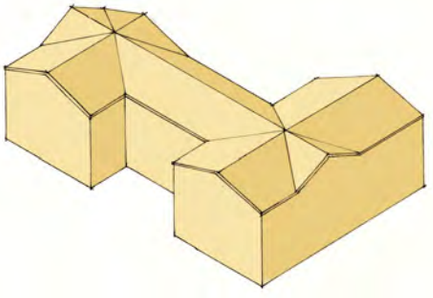


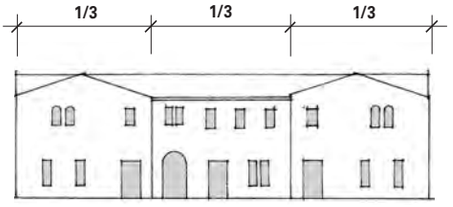
TWO-STORY FRONT GABLE

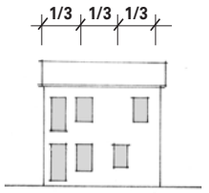


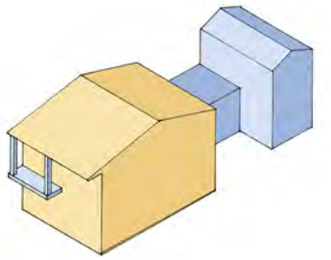


MANSION APARTMENTS

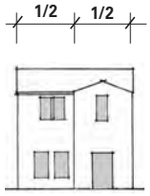


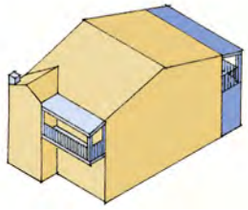




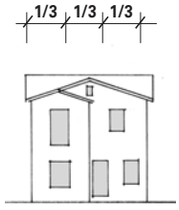


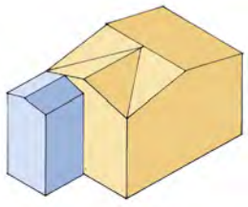
A Two-story side gable with balcony and rear wing



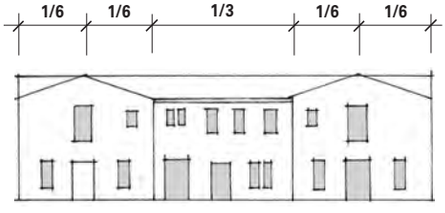


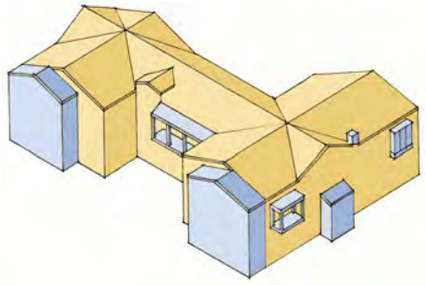
B Two-story gable L with front and rear balconies and chimney





C Two-story front gable with added front gable wing



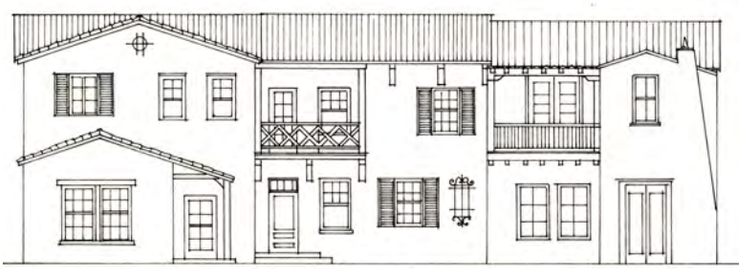


D 6-unit Mansion Apartment with front wings, balconies, chimney, and entry addition

POSSIBILITIES

TOWNHOUSES

TOWNHOUSES



MANSION APARTMENTS

PRECEDENTS

MATERIALS

SIDING/CLADDING

» Stucco and optional second floor wood or fiber-cement clapboard

» Lace finish not permitted

ROOFING

» Concrete tile in flat or barrel profile, multiple stacked tile at eaves

» Architectural asphalt shingle also permitted

WINDOWS

» Single or double-hung, casement, and picture units, energy-efficient wood, PVC clad, aluminum-clad, cellular PVC, aluminum or vinyl with traditional wood profiles

COLUMNS

» Stucco or composite

BALCONIES

» Wood, corbelled stucco with metal railings, or fiber cement

RAILINGS

» Wood or fiber cement top and bottom rails with square or turned balusters

EAVES

» Starter board or v-groove sheathing

EXTERIOR CEILINGS

» Plank and beam, or stucco

GUTTERS

» Half-round metal or PVC

» Fascia gutter also permitted

DOWNSPOUTS

» Round metal or PVC

SHUTTERS

» Raised or flat panel, louvered, or plank, in wood or composite material or a colored vinyl

CHIMNEYS

» Stucco

FRONT YARD FENCES

» Masonry with stucco finish; wrought iron accents permitted

» Wrought iron or aluminum permitted

REAR YARD FENCES

» Cedar or redwood, or masonry with stucco finish

» Vinyl and pressure-treated wood are permitted

COLORS

STUCCO

» Colors to be selected from the Ellis Color Palette

ROOF TILES

» Colors to be selected from the Ellis Color Palette

WINDOWS

» Colors to be selected from the Ellis Color Palette

TRIM/SHUTTERS

» Colors to be selected from the Ellis Color Palette

GUTTERS

» Colors to be selected from the Ellis Color Palette

DOWNSPOUTS

» Colors to be selected from the Ellis Color Palette

WALLS/FENCING

» Colors to be selected from the Ellis Color Palette

ELLIS
SPANISH COLONIAL

California houses of the 1920s and 1930s were designed in a wide variety of styles, yet the Spanish Revival style was by far the most popular due to its early association with the region, its adaptability to the local landscape and climate, and its charm and character. A major impetus for revival of Spanish architecture came from Bertram Goodhue's designs for the 1915 Pan Pacific Exposition in San Diego.

The Spanish Colonial style is a catalog of styles, unified by the use of arches, courtyards, strong form and mass, plain wall surfaces, and tile roofs; all are derived from Mediterranean architectural styles. Spanish Colonial style is most often characterized by an informal plan arrangement and massing.

Spanish-style houses typically have low, long spreading sweeps of wall with a minimum of penetration (constructed so as to have the appearance of thick masonry). They also have tiled, low pitched roofs (to accentuate the horizontal character); covered patios, loggias, or cloisters; and substantial doors. In a Spanish-style house, most of the effect comes from a correct use of proportion and a spare, well-placed use of ornament. The house's fundamental charm lies in the contrast of warm sunlight and cool shadows (light and shade), in the use of materials, in texture and color, and in its austere simplicity.

COMMON ELEMENTS OF ELLIS SPANISH COLONIAL

- Stucco walls with a handmade/formed appearance.
- Shallow sloped, tile roofs in variegated colors.
- Irregular window and door composition.
- Casement windows.
- Covered porches and loggias.
- Balconies with decorative ironwork.

GALLERY OF EXAMPLES

MASSING AND COMPOSITION

Attached units will occur in two forms: townhouses and Mansion Apartment buildings. Massing options A, B, and C may apply to townhouse rows and may be combined along a block face. Massing type D is applied to apartment buildings.

A TWO-STORY SIDE GABLE

Rectangular two-story volume with a 3 to 4 in 12 roof pitch and gable parallel to the street. Flat-roofed elements such as porches or galleries may be added to the front of the building.

B TWO-STORY BASIC DOUBLE SIDE GABLE

Two-story main body with a 3 to 4 in 12 roof pitch composed of two attached gable forms parallel to the street. Porches and entry features are common inside the L shape formed by the two gable forms.

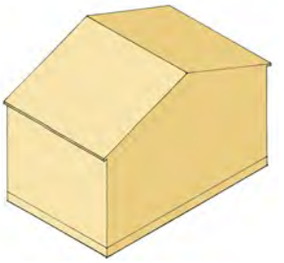
C TWO-STORY GABLE L

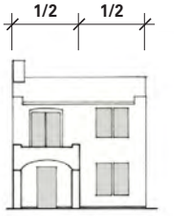
Similar to the two-story side gable but with a front-facing gable attached forming an L shape. Attached wing is usually no more than half the width of the front facade.

D MANSION APARTMENTS

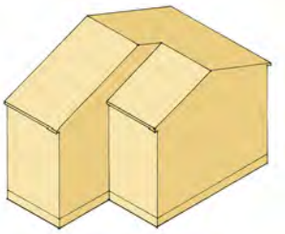
Two-story main body, gable or hip roof running parallel to the street. Typically there are projecting bays, some of which function as entries.

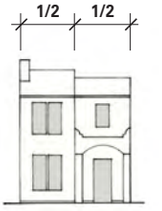
A TWO-STORY SIDE GABLE



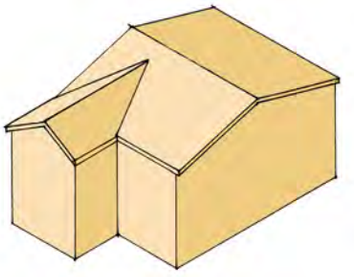


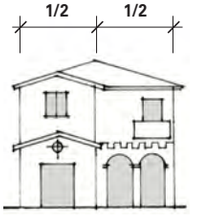
B TWO-STORY DOUBLE SIDE GABLE



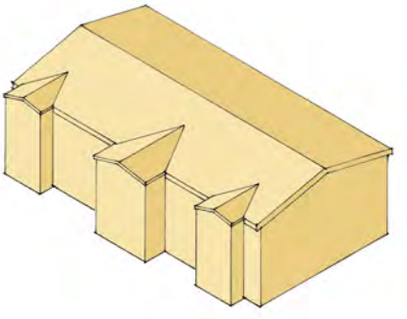


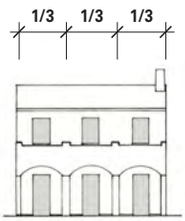
C TWO-STORY GABLE L

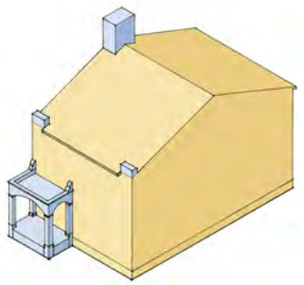




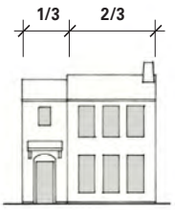
D MANSION APARTMENTS

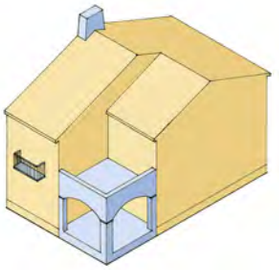




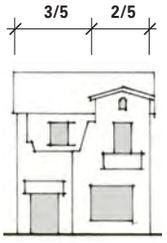


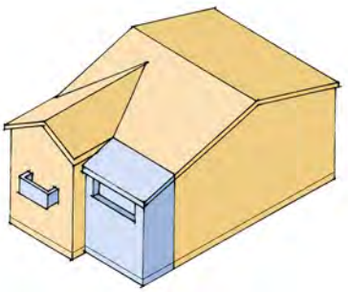
A Two-story side gable with front porch, parapet element, and chimney



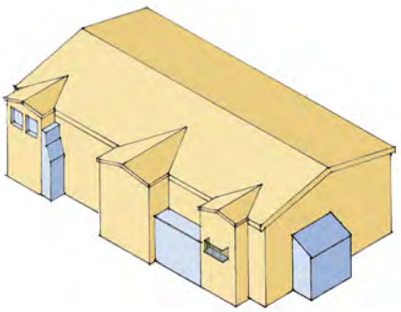


B Two-story double side gable with two story front porch, balcony, and chimney





C Two-story gable L with attached front wing with inset porch, and balcony



D Two-story Mansion Apartment with side wing entry, attached one-story bay, balcony, chimney, and second-floor loggia.

POSSIBILITIES

TOWNHOUSES

PRECEDENTS

MATERIALS

SIDING/CLADDING

» Stucco with handmade/formed appearance, skip-trowel not allowed

ROOFING

» Terra cotta barrel tile

» Multiple stacked tile at eaves

WINDOWS

» Energy-efficient wood, PVC clad, aluminum-clad, or aluminum

» True divided light appearance

» Grilles shall be solid stock or wrought iron

COLUMNS AND ARCHES

» Stucco or stucco (square, rectangular, or round), or round cast stone/concrete

EXTERIOR STAIRS

» Terra cotta pavers for treads with stucco or decorative tile

» Risers, sloped or stepped stucco walls as guard-railing. Solid-stock metal rails with a wrought iron appearance are also permitted.

BALCONIES

» Solid-stock metal with a wrought iron appearance, wood, or cover or corbelled stucco with metal railings

EAVES

» Wood s4s or v-groove sheathing, often of random width

» Stucco molded eaves are permitted.

EXTERIOR CEILINGS

» Plank and beam

GUTTERS

» Half-round metal or PVC

DOWNSPOUTS

» Round metal or PVC

SHUTTERS

» Raised or flat paneled

» Louvered or plank

» Wrought iron hinges, shutter dogs encouraged

CHIMNEYS

» Stucco with handmade/formed appearance

FRONT YARD FENCES

» Prefinished metal, or masonry

REAR YARD FENCES

» Painted wood, prefinished metal, or masonry

COLORS

STUCCO

» Colors to be selected from the Ellis Color Palette

ROOF TILES

» Colors to be selected from the Ellis Color Palette

WINDOWS

» Colors to be selected from the Ellis Color Palette

TRIM/SHUTTERS

» Colors to be selected from the Ellis Color Palette

GUTTERS

» Colors to be selected from the Ellis Color Palette

DOWNSPOUTS

» Colors to be selected from the Ellis Color Palette

FENCING

» Colors to be selected from the Ellis Color Palette

PHOTOVOLTAIC PANEL GUIDELINES

Photovoltaic panels may be used in the community. Multiple application techniques are possible:

A ROOF MOUNT

Photovoltaics are mounted a few inches above the roof structure, during the initial installation of the roof. Choices about where to site panels are based on building orientation and surface pitch.

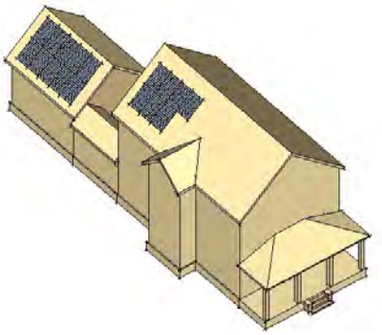
B BUILDING INTEGRATED PV ARRAY (BIPV)

Applications of photovoltaic panels may be integral to the building system. Roof materials with PV cells can replace traditional roofing materials, as long as they are stylistically appropriate.

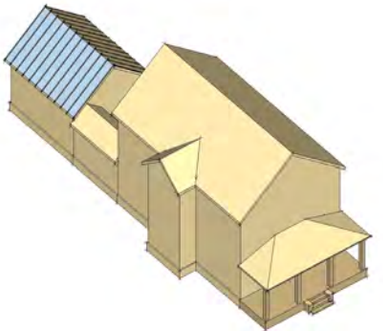
C SHADE STRUCTURE

Photovoltaic panels may be applied to roof shade structures on private lots or in public parks and spaces. The application may be either mounted or integral.

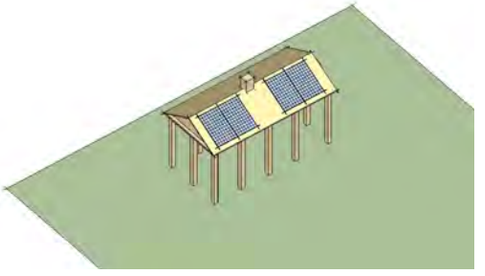
A ROOF MOUNT



B BUILDING INTEGRATED PV ARRAY (BIPV)



C SHADE STRUCTURE



	Flat	4:12	7:12	12:12	21:12	Vertical
South						
SSE, SSW						
SE, SW						
ESE, WSW						
East/West						

The graph to the right shows the optimal building orientation and photovoltaic panel pitch to maximize electrical energy generation

DESIGN CONSIDERATIONS

» Place panels on southern-most facing roof surfaces whenever possible for optimal efficiency. Pitch of roof determines optimal solar capture (see chart on page 3|58).

DESIGN CONSIDERATIONS

» Material replacement can include standing seam metal, masonry tiles, and shingles

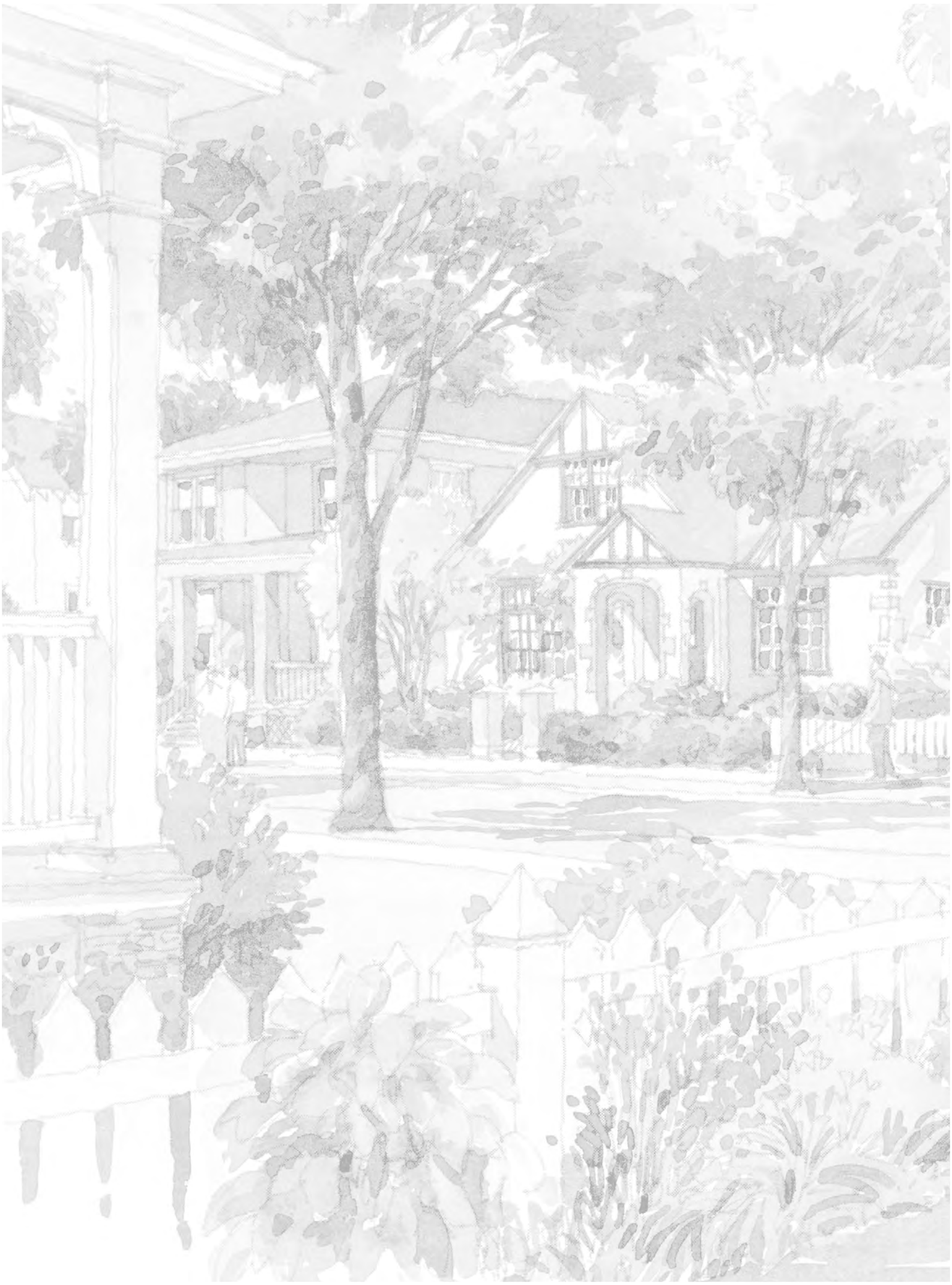
» Color and material should be follow guidelines for each style

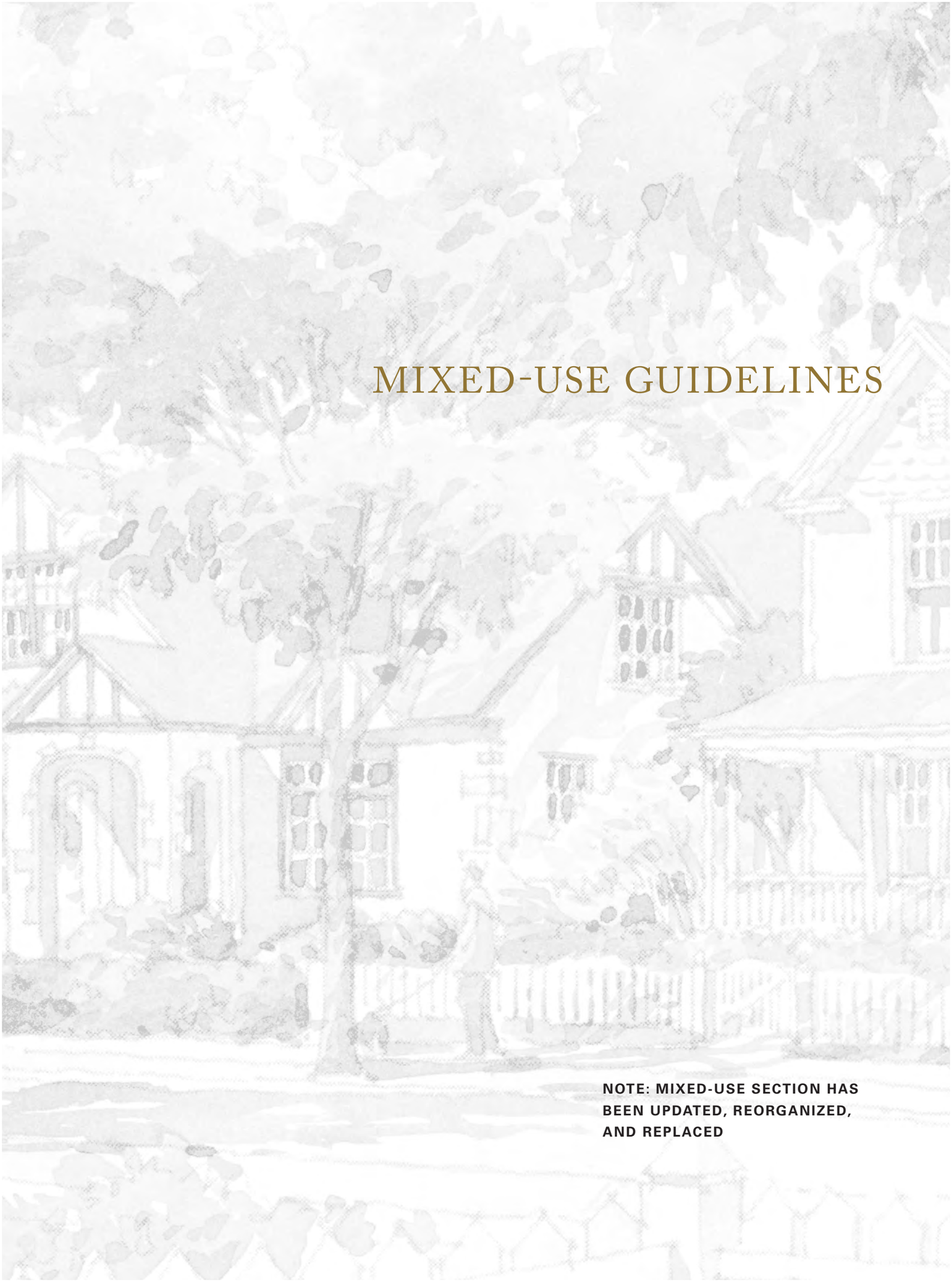
DESIGN CONSIDERATIONS

» Wiring underneath panels must be carefully concealed

» Vines and plantings must be trimmed and kept separate from wiring

» May include shading devices over rear or side porches





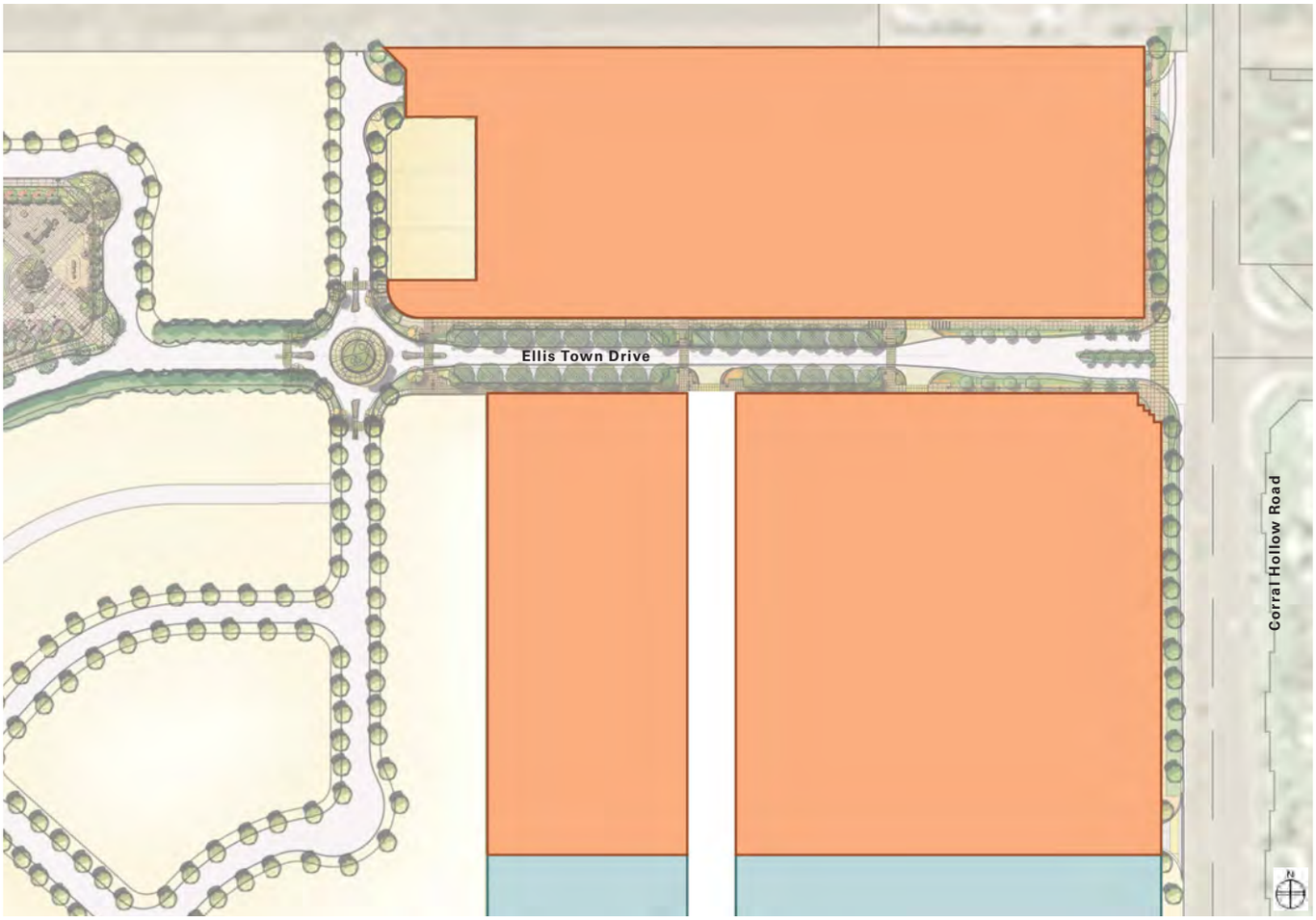
MIXED-USE GUIDELINES

NOTE: MIXED-USE SECTION HAS BEEN UPDATED, REORGANIZED, AND REPLACED

VILLAGE CENTER

Throughout the San Joaquin Valley, a number of traditional towns and villages have a memorable main street at their core. It is the center of civic life and public use for these communities, located within relatively close proximity to the surrounding residential neighborhoods. Ellis Town Drive will serve as the spine of the mixed-use core. Buildings will be organized, sited, and arranged relatively close to the street. The Village Center is designed to and proposes to accommodate a mix of uses ranging from retail, service, and office spaces to possible private residences above the public uses at street level. As such, the Village Center will fit within the regional traditions, utilizing building types appropriate for Ellis.

View of the Village Center along Ellis Town Drive



Illustrative plan of the Ellis Village Center

RETAIL, OFFICE AND OTHER PERMITTED USES

BUILDING PLACEMENT AND REQUIRED SETBACKS

The buildings in the Ellis Village Center will be sited and designed according to specific requirements for placement on blocks along Ellis Town Drive. This main street defines the core of the community. The guidelines which follow, developed as part of the master planning process, are meant to ensure that the diversity and character of Ellis called for in the Ellis Specific Plan are implemented and maintained.

MINIMUM BUILDING SETBACKS

- Ellis Town Drive: 0 feet
- Corral Hollow Road: 15 feet
- North Ellis Property Line: 15 feet
- Aquatic Park: 15 feet
- Residential Properties: 15 feet

FRONT FACADE ZONE

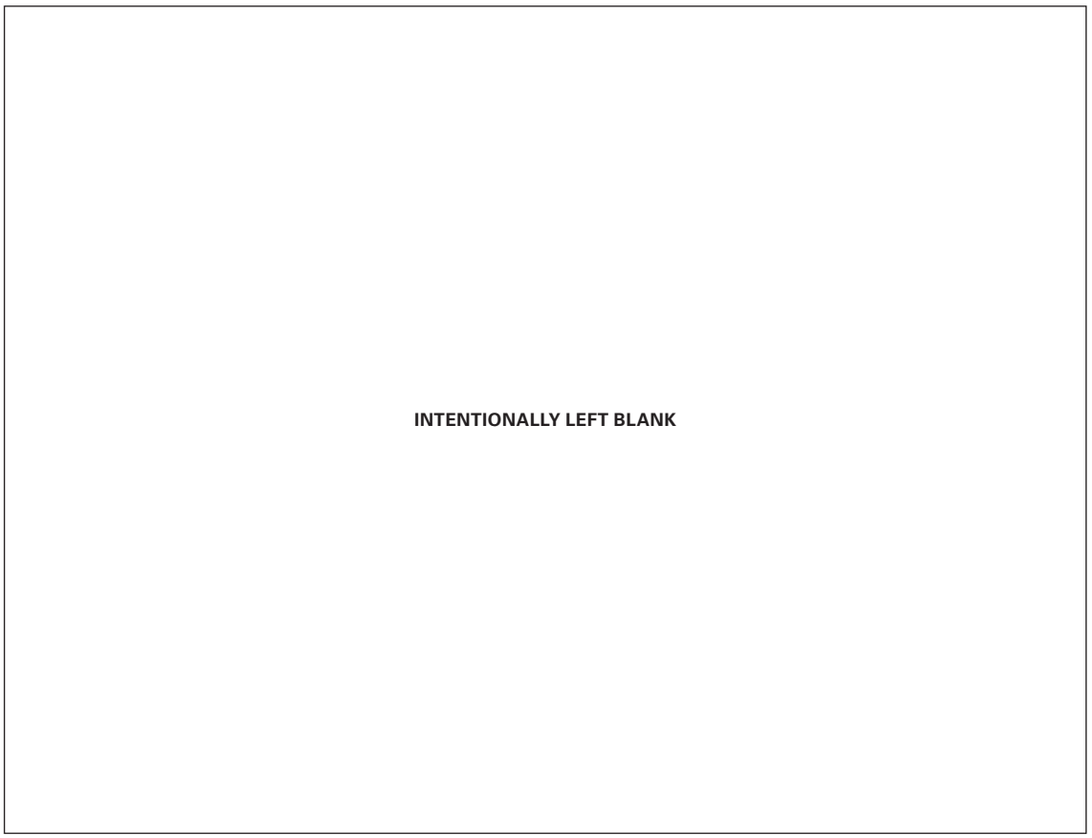
- Front Facade Zone guidelines apply only to Ellis Town Drive
- Zone: 20 feet deep
- More than 50% of the front building elevation (facing Ellis Town Drive) should be located in the Front Facade Zone

ENCROACHMENTS

- Awnings and Canopies: up to 6 feet into the public right-of-way
- Dining Patios, Bay Windows (no foundation), and Balconies: up to 2 feet into the public right-of-way

PARKING REQUIREMENTS

See Section 3.5.14 Parking/Loading/Landscaping/Pedestrian Access/Bike Parking/Pedestrian Access in the ESP.



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FENCING RECOMMENDATIONS

See Section 3.5.19 Fencing in the ESP.

OPEN SPACE REQUIREMENT

See Section 3.5.14 Parking/Loading/Landscaping/Pedestrian Access/Bike Parking in the ESP.

REFUSE STORAGE

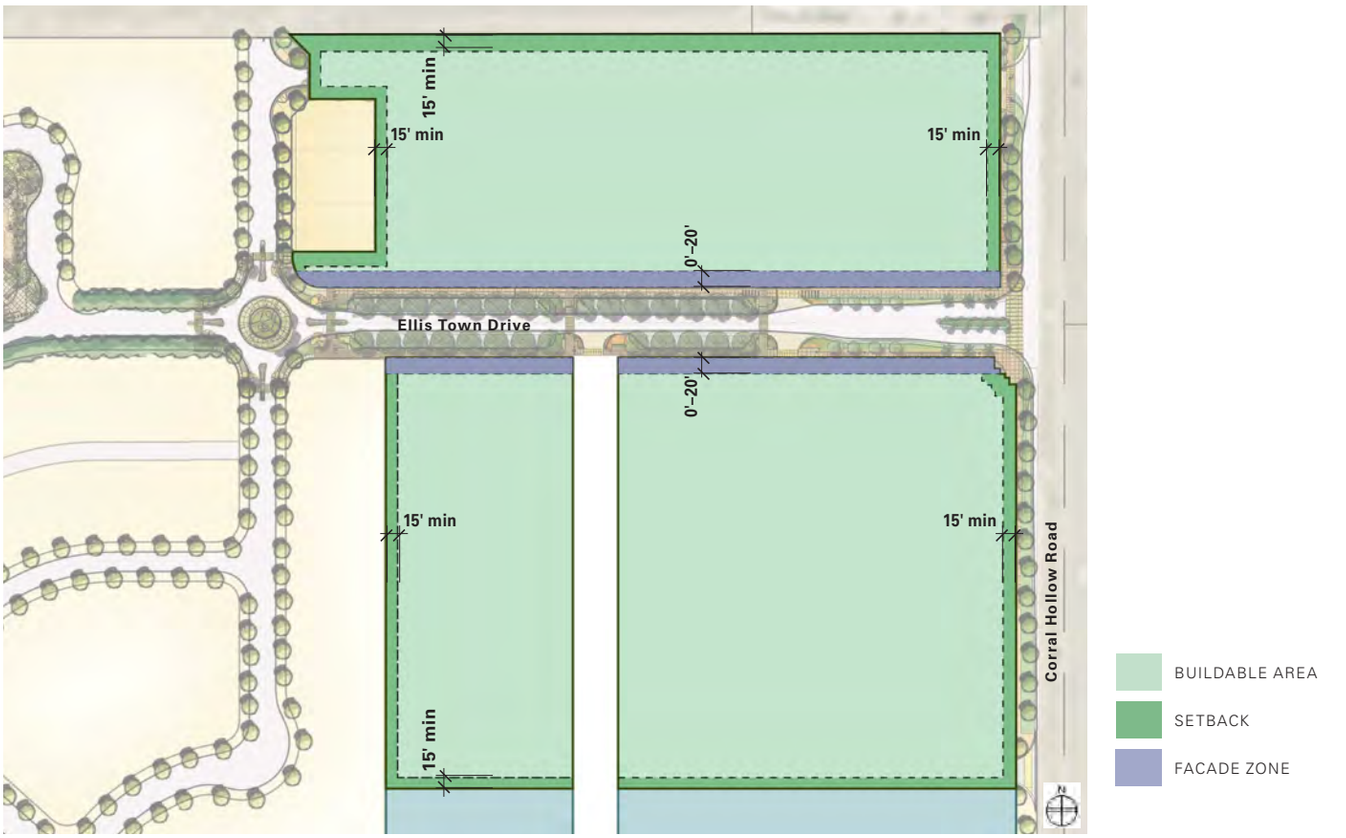
Commercial units shall maintain separate refuse and recycling storage containers from those used by residents. These containers will be integrated into off-street parking areas behind buildings. They must be of sufficient size to meet required trash and recycling needs. Refuse storage areas shall be clearly designated.

NON-RESIDENTIAL USES

See Section 3.5.2 Permitted Uses in the ESP.

RESIDENTIAL USES

See Section 3.5.2 Permitted Uses in the ESP. Residential units are not permitted on the ground floor of mixed-use buildings.



Setbacks Diagram

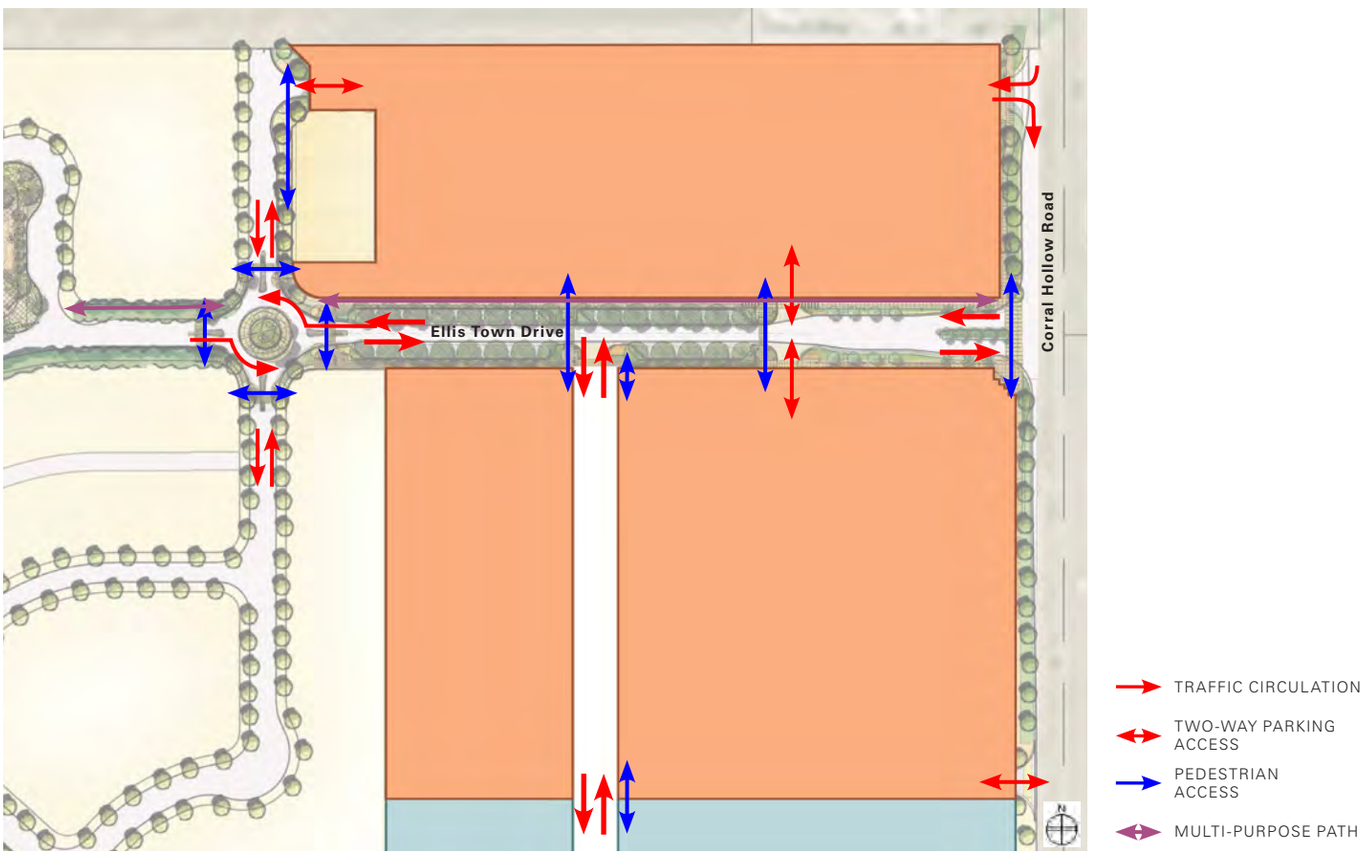
ACCESS AND CIRCULATION

The Ellis Village Center balances the pedestrian and vehicular circulation needs of the community. Streets and blocks are organized to support clear and safe access to the Village Center for residents and visitors alike.

Primary access to the Village Center is along Ellis Town Drive, Ellis's traditional main street. From greater Tracy, the Ellis Village Center is accessed from Corral Hollow Road, one of the main north/south arterials in the City.

The street network of the Village Center is designed to organize and calm traffic as it enters the community from Corral Hollow Road. Ellis Town Drive accommodates two-way traffic throughout the Village Center. Cross driveways provide access to off-street parking lots located behind buildings. Parking lots provide two-way movement to allow for an optimum number of access points and circulation options for drivers and servicing.

Parking in the Village Center is accommodated both on-street and in off-street. On-street spaces provide convenient access to shops and offices for short-term visits and errands. Off-street parking is conveniently situated behind the buildings of Ellis Town Drive. See Section 3.5.14 Parking/Loading/Landscaping/Pedestrian Access/Bike Parking in the ESP.



Access and Circulation Diagram

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PEDESTRIAN CIRCULATION

Sidewalks and park strips flank most public streets to support pedestrian circulation and safety. Sidewalks are also located in and around the parking lots to create safe access routes between vehicles and uses located on Ellis Town Drive.

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PARKING DIAGRAM

The majority of the Village Center parking is located behind buildings to create a pedestrian environment on Ellis Town Drive. Convenient on-street parking is also located along Ellis Town Drive.

VILLAGE CENTER BUILDINGS

In towns throughout the Central Valley, the downtown main street is typically lined with one- to two-story buildings that incorporate a wide range of uses. Shops and offices often occupy the ground floor, while residences or offices occupy the space above. Historic building types tend to have large glass storefront openings on the ground floor and a regular pattern of windows on the upper floors. Due to the Central Valley climate, large awnings or deep galleries are encouraged. As is common throughout the region, a mix of architectural styles, ranging from Craftsman to Colonial Revival creates a very interesting environment for all who use it. This also helps to create an image of a main street where individual buildings have been added over time.

COMMON ELEMENTS OF VILLAGE CENTER BUILDINGS

- Flat or shallow-pitched roofs
- Large, glass storefront openings
- Deep awnings or galleries to provide shade
- Large upper-floor windows (on two-story buildings)
- Well-detailed eave or cornice treatments

GALLERY OF EXAMPLES

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PRECEDENTS

Ellis Day Care

ghone indian
CARTOGRAPH
GARDEN FRESH

Kitchen Soup
zumiez

COCINA
Kitchen Soup

RASTA PASTA
RASTA PASTA
Shoe Boutique
DONA HABANA
cookiemania
True Goods

zumiez
True Goods
The Viridian
Ramen Isshin

ZAPATOS
Texas Goods

ZAPATOS
Ellis Day Care

Pluto Woods
KITCHEN SOUP

PRECEDENTS, CONTINUED

GARDEN FRESH

GARDEN FRESH

MATERIALS

SIDING/CLADDING

» Stucco
» Brick
» Wood or fiber-cement siding
» Real or simulated stone

ROOFING

» Flat clay tile, standing seam metal, composition shingles, slate (including manufactured slate products)
» Membrane (flat roofs only)

WINDOWS

» Energy-efficient wood, PVC, aluminum-clad, or aluminum
» True divided light or storefront appearance
» Roll-up garage doors

COLUMNS

» Wood, composite posts, stucco, cast stone, real or simulated stone, metal

TRIM

» Ornamental cast stone, wood, or stucco

EAVES

» Wood sheathing with 2x, 3x, or 4x rafter tails
» Stucco molded eaves are permitted
» Break metal

EXTERIOR CEILINGS

» Plank and beam
» Stucco

GUTTERS

» Half-round metal or PVC

DOWNSPOUTS

» Round metal or PVC

SHUTTERS

» Plank/board or panel type
» Wrought iron hinges, shutter dogs, and latches are encouraged

REAR YARD FENCES AND ENCLOSURES

» Painted wood, prefinished metal, or masonry/stucco, real or simulated stone

COLORS

STUCCO

» Selected from Ellis Color Palette

HALF-TIMBERING

» Dark stain, pure color, or selected from the Ellis Color Palette

ROOF MATERIALS

» Clay tile in red or red/brown range
» Cedar shakes natural, no finish
» Slate in green/gray or green/brown ranges
» Other — selected from Ellis Color Palette

WINDOWS

» Dark stain, pure color, or selected from the Ellis Color Palette

TRIM/SHUTTERS

» Dark stain, pure color, or selected from the Ellis Color Palette

GUTTERS

» Match color of eaves

DOWNSPOUTS

» Match color of stucco substrate or trim color

FENCING

» Metals in matte brown/black, rust-red, or antiqued black
» Wood in black, black-green, brown, or green
» Or, selected from Ellis Color Palette

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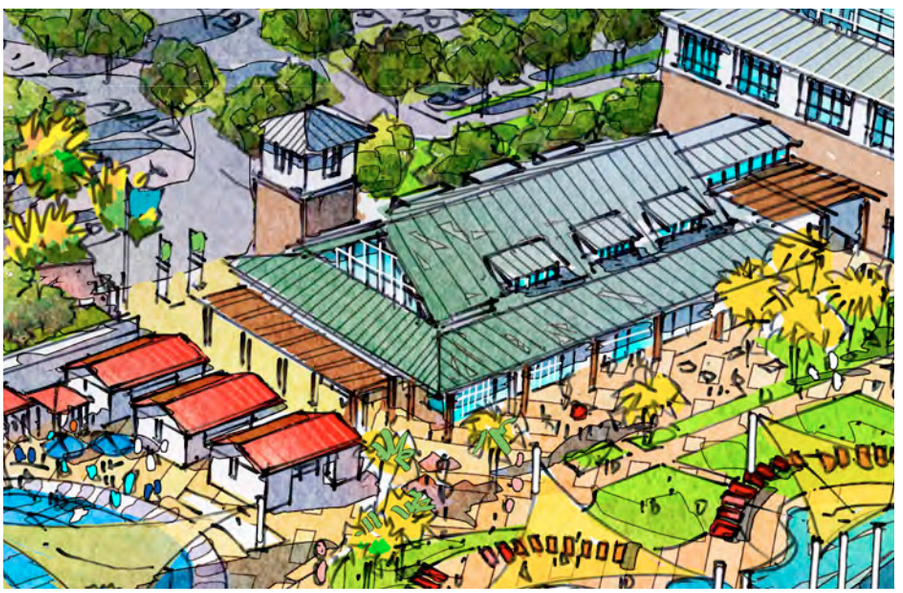
AQUATIC PARK BUILDINGS

The Aquatic Park at Ellis is a regional destination and great recreational amenity for the residents of Tracy. Since the Aquatic Park is a facility that is civic in nature, close attention should be paid to its architecture and its relationship to the neighborhoods, the Village Center at Ellis, and the City of Tracy.

In order to celebrate the facility's public nature, an architectural vocabulary has been developed that builds upon the traditions of the region with the idea of the Aquatic Park as a resort for the residents of Tracy. As such, the imagery suggested here follows the tradition of great beach resorts found throughout California, with a focus on elements appropriate to the climate of Tracy.

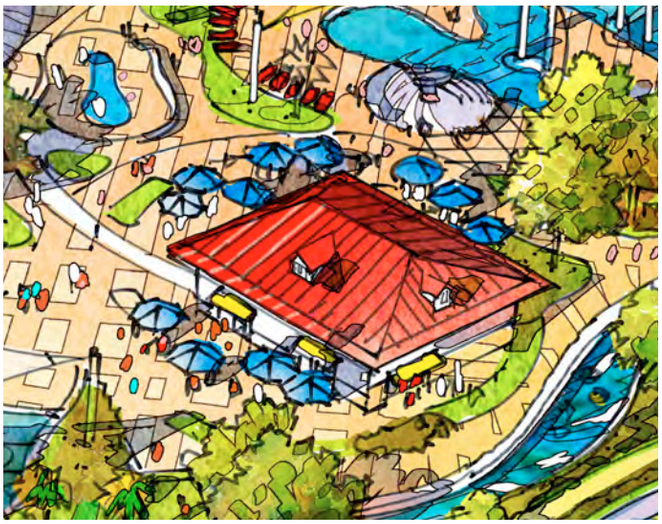
Buildings will provide shade, and will be painted in white or light colors to reduce heat gain. Pergolas, fabric, and other shade structures will provide protection from the elements and will define landscaped areas as 'outdoor rooms.' Cabanas and other pavilions will be sited at the juncture of plazas and paths to connect the varying Aquatic Park experiences together, and to provide a clear system of pedestrian and user circulation.



COMMON ELEMENTS OF AQUATIC PARK BUILDINGS

- Shade structures integral to the architectural forms
- Simple, traditional architectural detailing
- Pergolas, pavilions, and cabanas that relate to the overall architectural form
- Simple roof forms with deep overhangs
- Materials that are simple and elegant, such as siding and standing seam roofs
- Seamless transition between indoor and outdoor materials and environments

GALLERY OF EXAMPLES



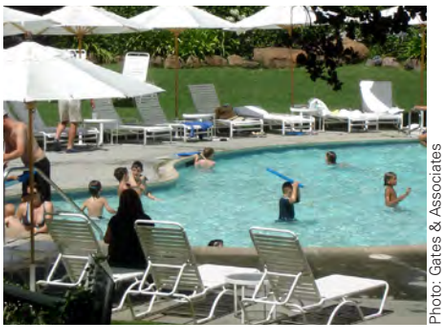


Photo: Gates & Associates

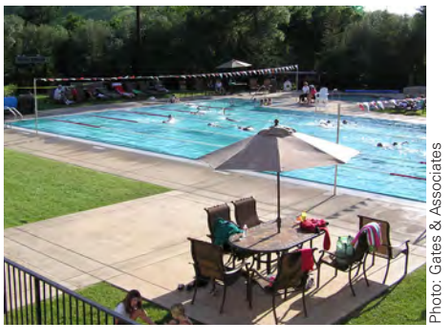


Photo: Gates & Associates

Aquatic Park Image and Character

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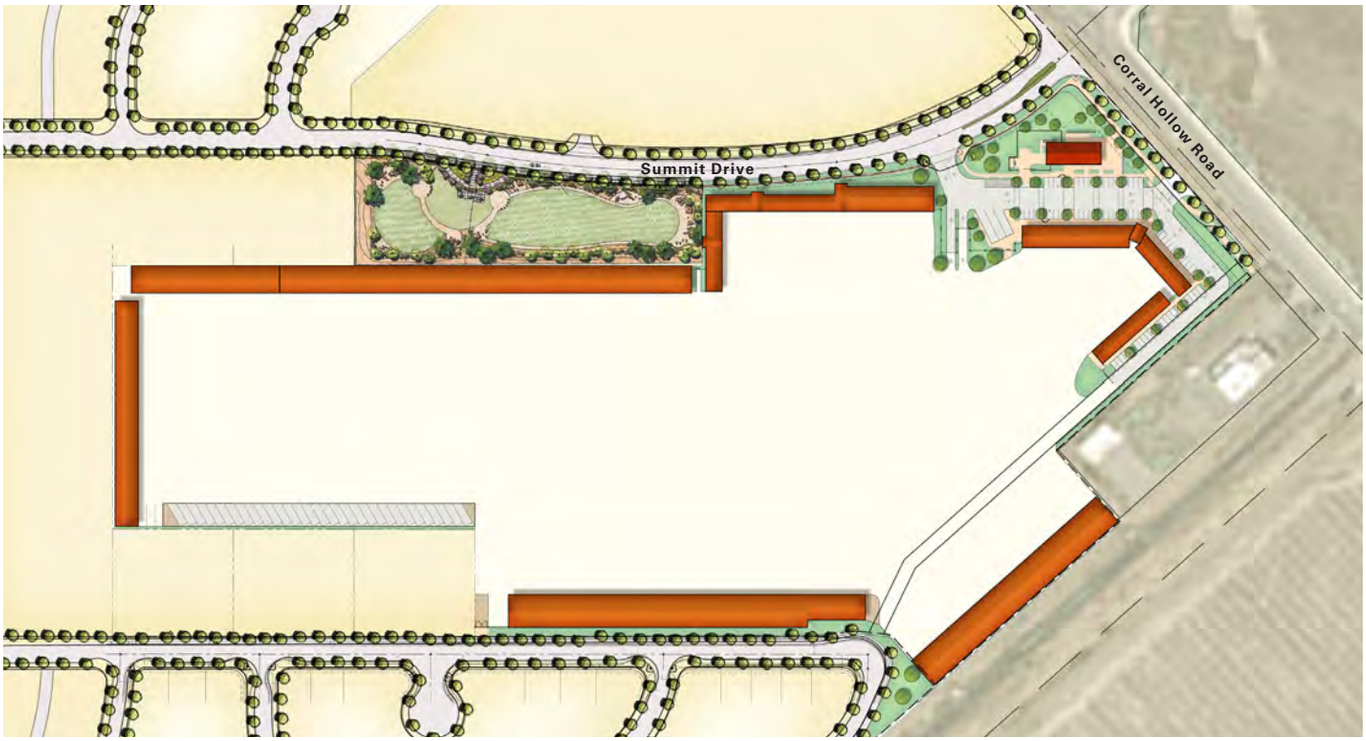
STORAGE CENTER

The Storage Center has been identified for auto-oriented uses along and just inboard of Corral Hollow Road. The development of thoughtful and integrated site plans and buildings on these sites will be critical for the image of Ellis, the urban extension of the City of Tracy. Because these parcels are a gateway to Ellis, their quality and character need to be in alignment with the traditional character of the Ellis community.

Commercial buildings on outparcels should be sited to minimize the presence of parking and associated service areas. Large and small buildings should also reduce the visual impact of both drive-throughs and parking areas through landscaping. Like all other buildings in the adjacent Ellis Village Center, these commercial buildings should address the street with attractively designed public facades.



Illustrative Plan of the Ellis Storage Center

GALLERY OF EXAMPLES

BUILDING PLACEMENT AND SETBACKS

The buildings located at the perimeter of the Storage Center will follow a pattern similar to placement on sites within the Village Center. This arrangement will create a reference to the main street character of the Village Center towards Corral Hollow Road and also serve as a secondary entrance to Ellis from the east.

MINIMUM BUILDING SETBACKS

- Ellis Public Streets, including Summit Drive: 15 feet
- Corral Hollow Road: 30 feet
- South Ellis Property Line: 0 feet
- Park Uses: 0 feet
- Residential Uses: 0 feet

FRONT FACADE ZONE

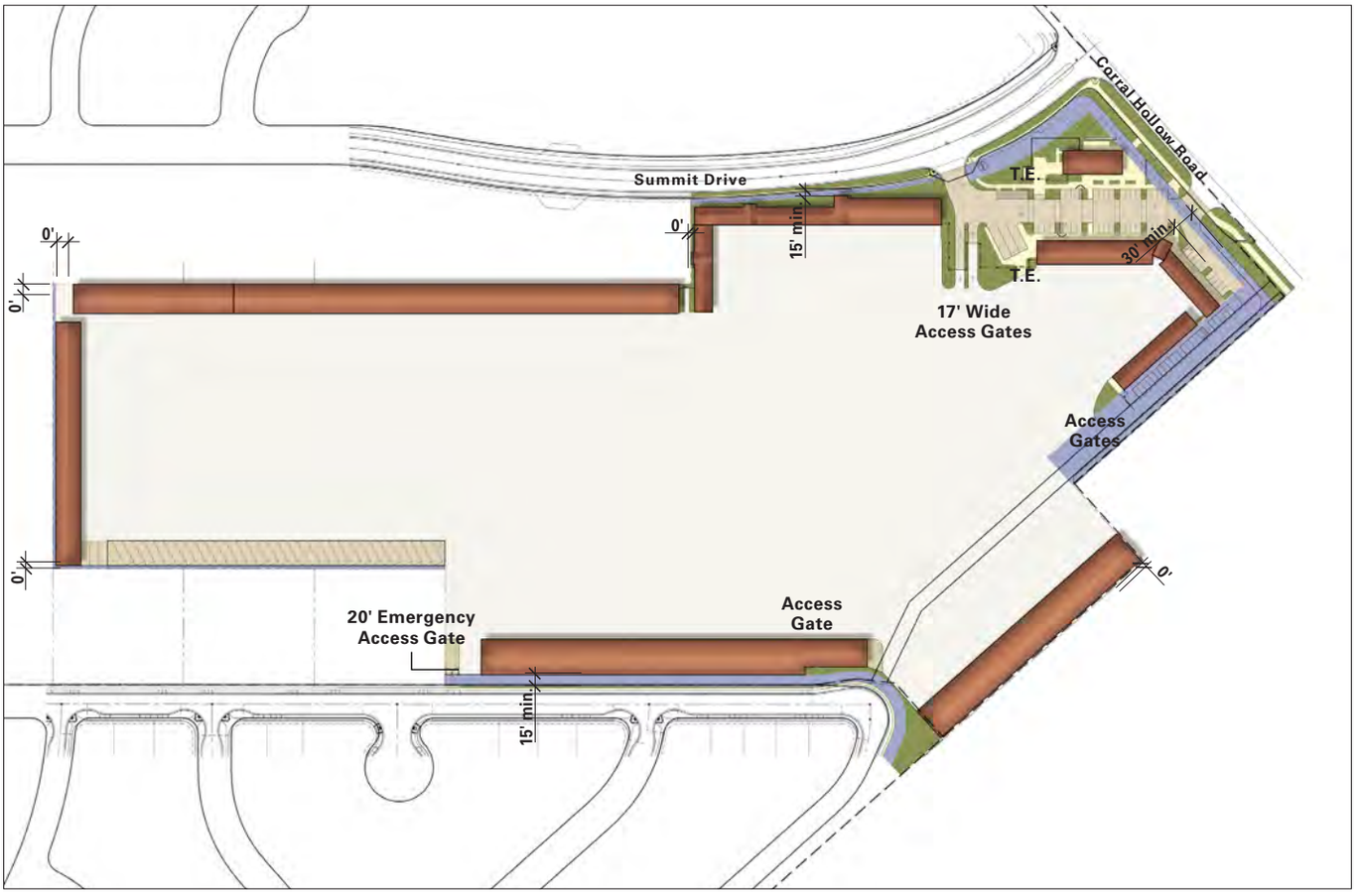
Front Facade Zone guidelines are not applicable to the Ellis Storage Center

ENCROACHMENTS

No encroachment into setbacks is permitted

PARKING REQUIREMENTS

See Section 3.5.14 Parking/Loading/Landscaping/Pedestrian Access/Bike Parking in the ESP.



Building Placement Diagram

FENCING

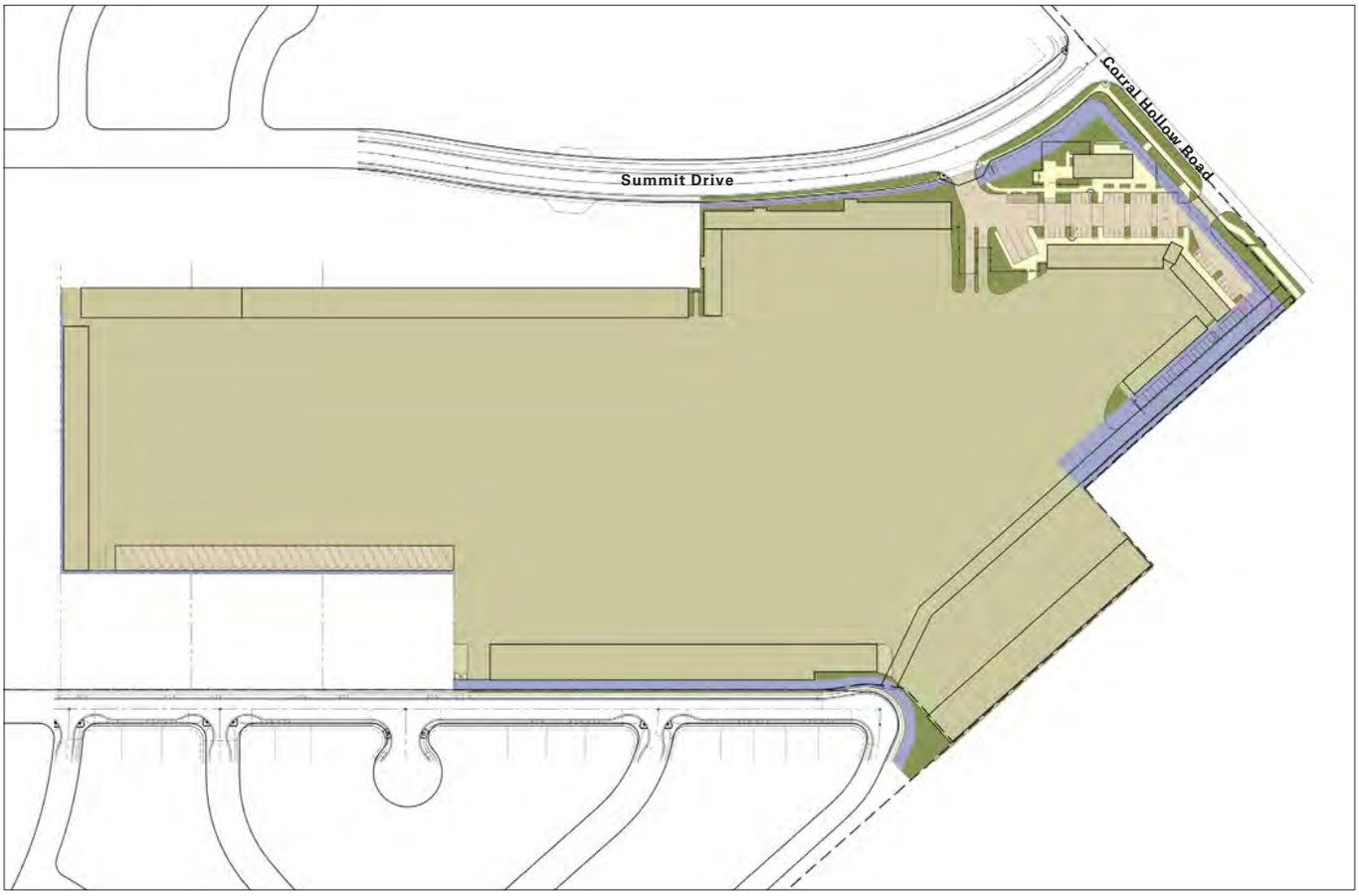
See Section 3.5.19 Fencing in the ESP.

LANDSCAPING

See Section 3.5.14 Parking/Loading/ Landscaping/Pedestrian Access/Bike Parking in the ESP.

REFUSE STORAGE

Containers will be integrated into off-street parking areas behind buildings. They must be of sufficient size to meet required trash and recycling needs. Refuse storage areas shall be clearly designated.



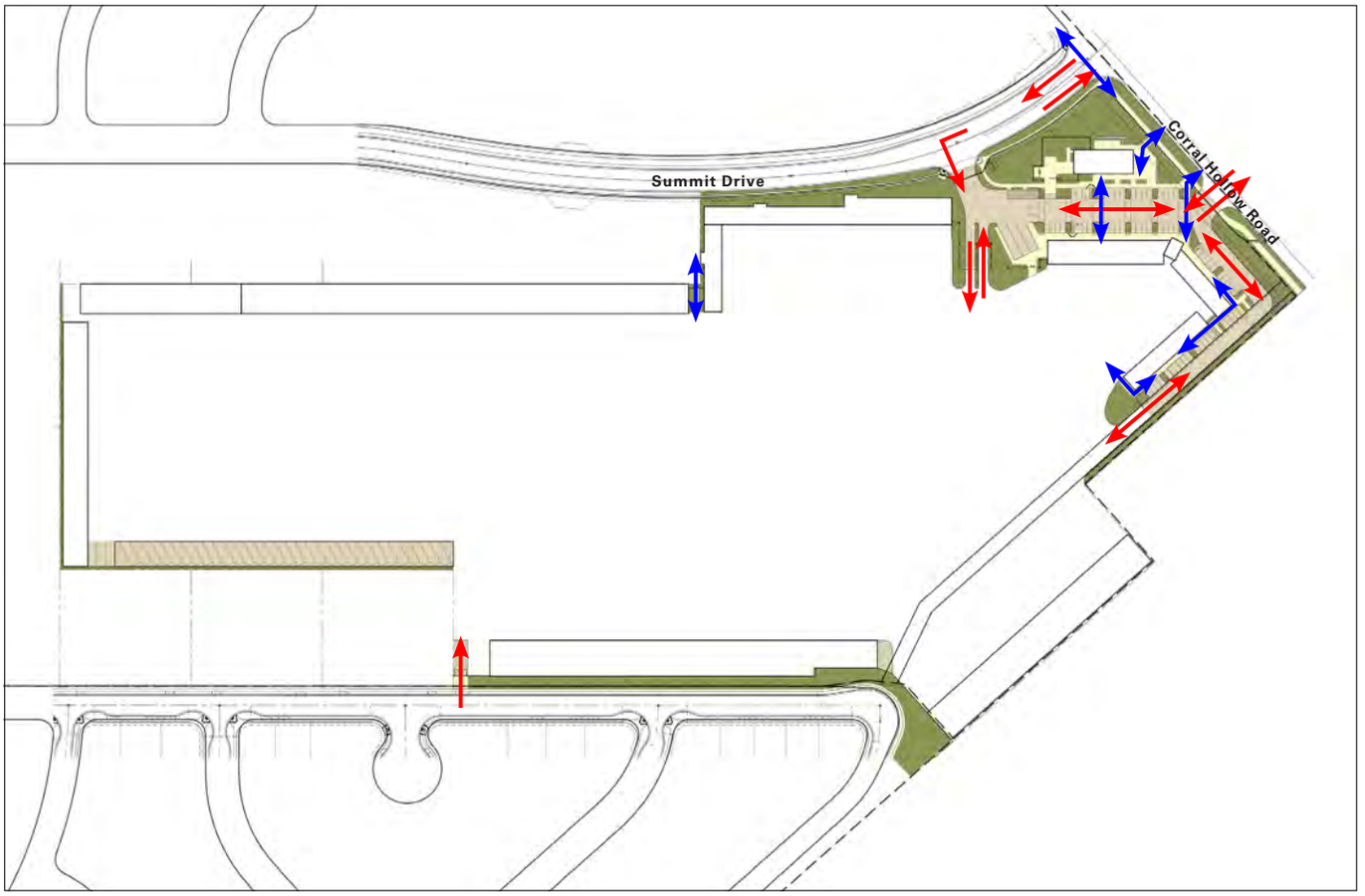
Setbacks Diagram

ACCESS AND CIRCULATION

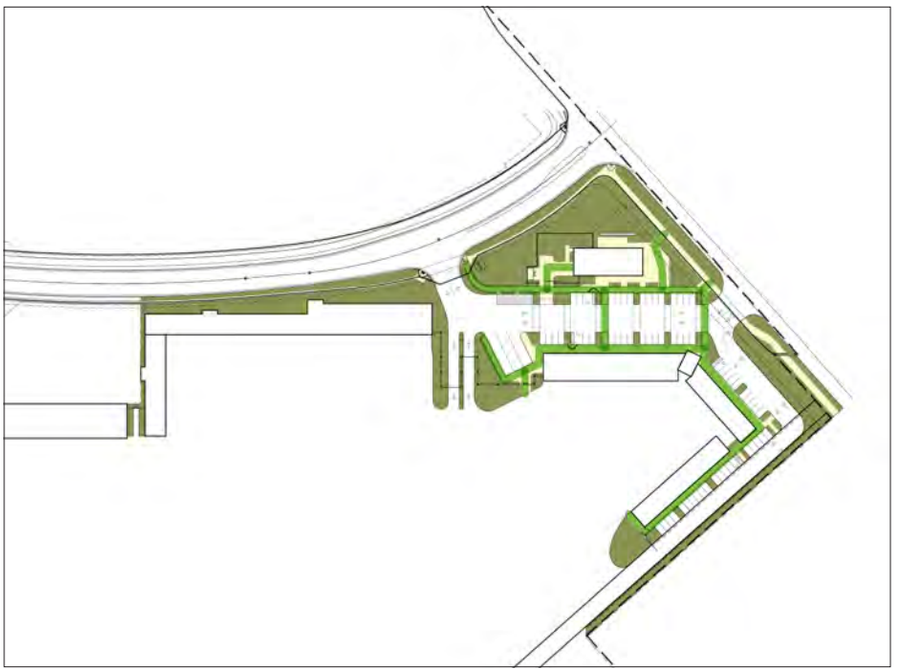
The Storage Center strikes a balanced between pedestrian and vehicular circulation needs. Drive aisles are organized to provide clear and safe access to the storefronts outside the security fence.

Primary access will be from Summit Drive and Corral Hollow Road.

Additional access for emergency vehicles will be from the southwest. See Section 3.5.14 Parking/Loading/Landscaping/Pedestrian Access/Bike Parking in the ESP for parking requirements.



Ellis Commercial Site Access, Circulation, and Parking Diagram



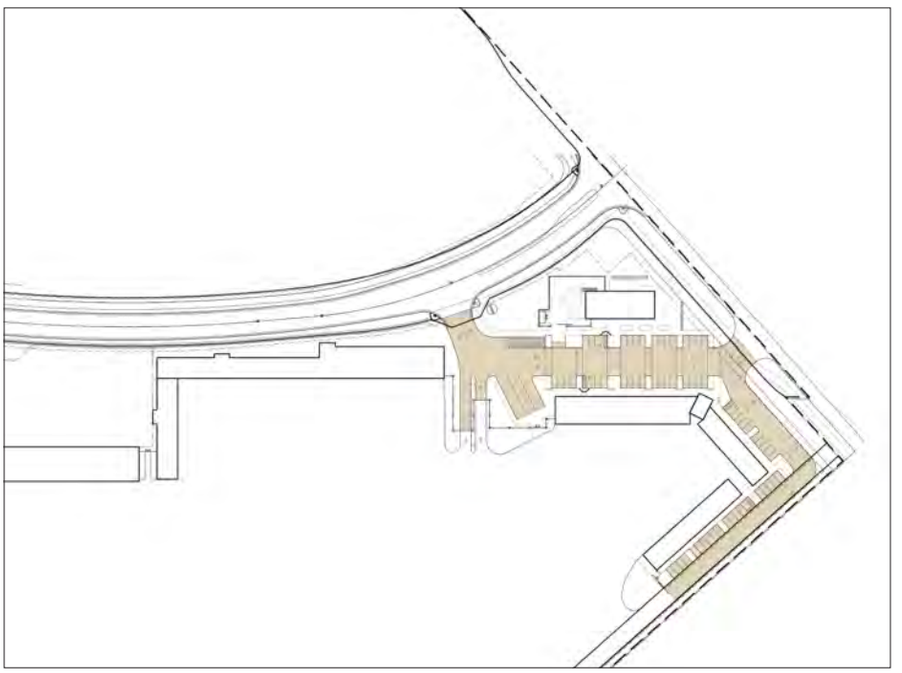
LANDSCAPING

PRIMARY PEDESTRIAN CIRCULATION

SECONDARY PEDESTRIAN CIRCULATION

PEDESTRIAN CIRCULATION

Public streets have sidewalks (yellow) and park strips (green) to create a safer pedestrian environment. Sidewalks are also located in and around the parking lots to create safe access routes between vehicles and buildings.



OFF-STREET PARKING

PARKING DIAGRAM

Parking for the Storage Center is arranged in a 'C' shape outside the security fence, adjacent to building storefronts.

PRECEDENTS

Ellis
Self Storage

PRECEDENTS, CONTINUED

Carpet Mills
Tile & Co.
Artisan Carpet
Carpenter One
Tile 4 All

Manufacture Inc.
Kitchen Design
True Goods
MASON CRAFT
Magic Cabinets

Tile 4 All
ATHLETICA
True Goods
KITCHEN SOUP
zumiez
CARTOGRAPH

PUBLIC FACILITIES

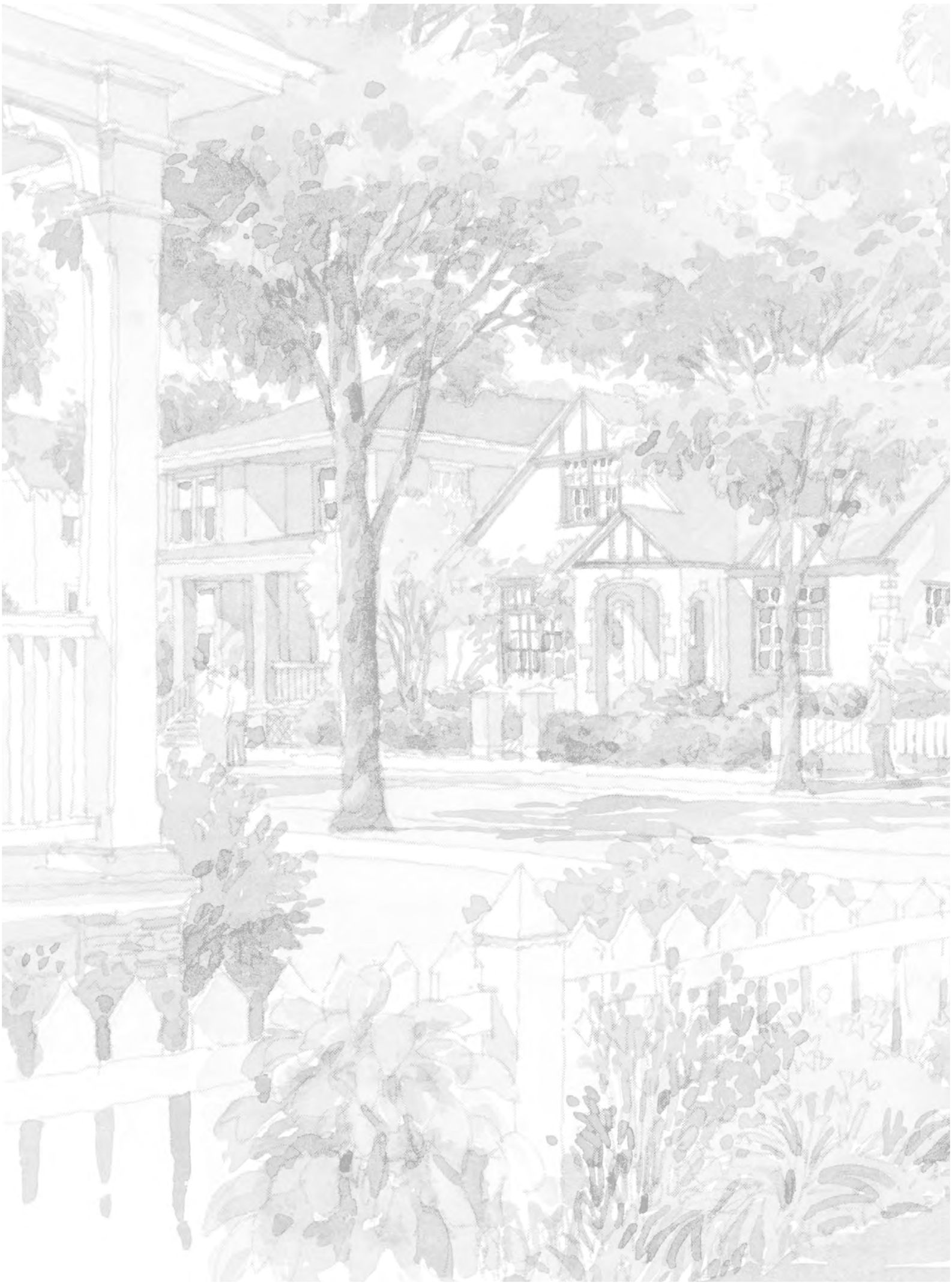
Public buildings will serve a key role in the image of Ellis and will be landmark structures around which other development is designed. Public buildings should provide public faces to all adjacent streets or park frontages. Access to the primary entrance should be clear; adequate consideration should also be given to lighting, as well as walkways and signage that are sympathetic to the surrounding uses. Many facilities create opportunities to terminate a visual axis by providing centers for the various neighborhoods and districts. Composed elevations and building massing should reflect these important locations.

All parking and service areas should be secondary to building locations and screened from public view. Civic sites should avoid fronting streets or parks with parking and service areas. Driveways and service entrances should be sited to minimize congestion and respect orientation and entrances for surrounding uses. Service areas and mechanical equipment should be screened from public view along all streets and public parks.

COMMON ELEMENTS OF PUBLIC BUILDINGS

- Should be located in prominent locations that receive large amounts of pedestrian and vehicular traffic
- Use traditional architectural styles to convey an idea of well-established community resources and institutions
- Tall floor-to-floor heights to create a significant presence on the street

GALLERY OF EXAMPLES



ELLIS

TRACY, CALIFORNIA

ADDITIONAL LANDSCAPE FEATURES/CHARACTER ELEMENTS AND SIGN PROGRAM

APPENDIX A2

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EXECUTIVE SUMMARY VII

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EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

ELLIS SIGN PROGRAM IS A DESIGN GUIDELINE FOR ELLIS.

PUBLIC PROPERTY SIGNS INCLUDE SIGNS IN THE PUBLIC RIGHT-OF-WAY, IN PUBLIC PARKS, AND ON PUBLIC PROPERTY, SUCH AS SPECIAL LANDSCAPE FEATURES.

PRIVATE PROPERTY SIGNS INCLUDE SIGNS ON PRIVATE PROPERTY.

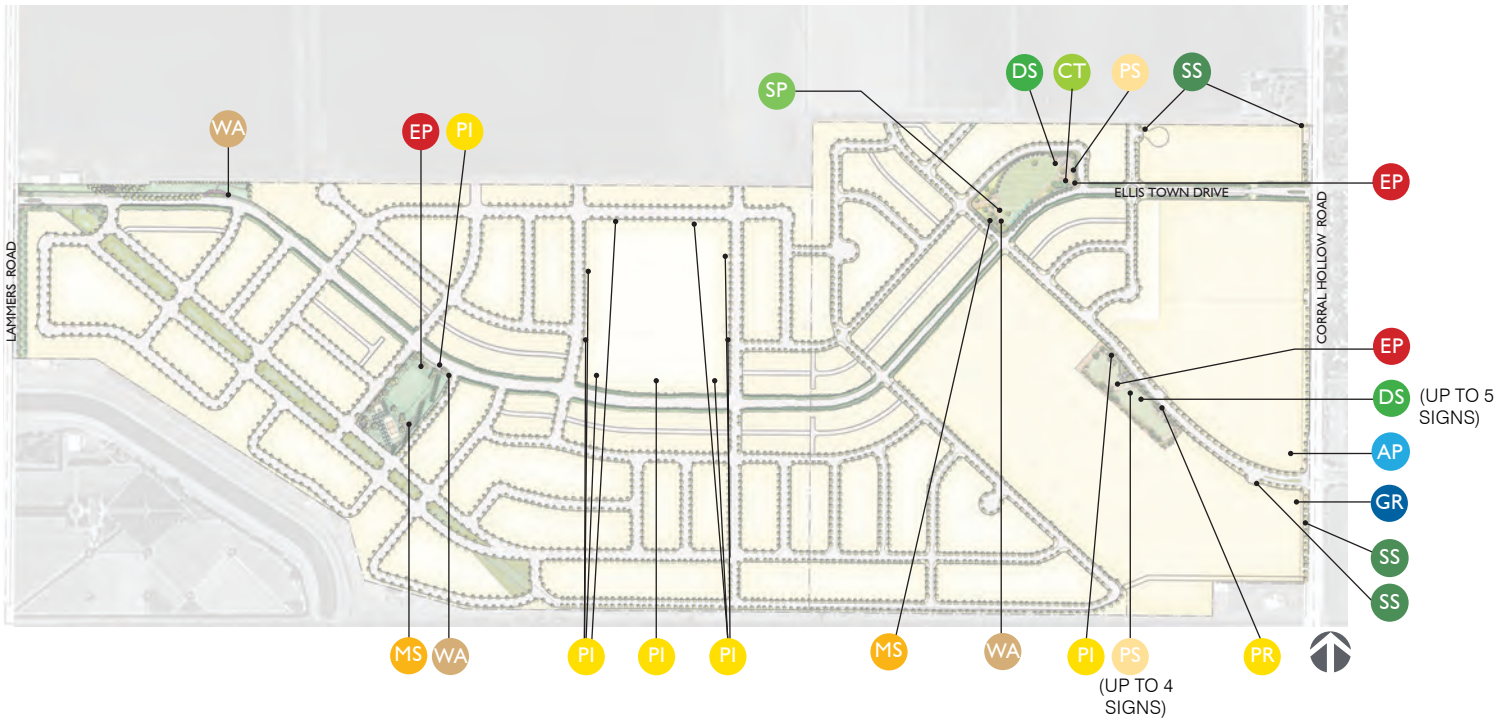
ADDITIONAL LANDSCAPE FEATURES/CHARACTER ELEMENTS AND SIGNS IN THE ELLIS SPECIFIC PLAN AREA SHALL BE REGULATED BY TITLE 10, ARTICLE 35 OF THE TRACY MUNICIPAL CODE, EXCEPT AS SPECIFIED IN SECTIONS 2.4.1.8 AND 2.2.8.2 OF THE ELLIS SPECIFIC PLAN AND THIS APPENDIX A2: ADDITIONAL LANDSCAPE FEATURES/ CHARACTER ELEMENTS AND SIGN PROGRAM. THE DESIGN OF ADDITIONAL LANDSCAPE FEATURES/CHARACTER ELEMENTS AND SIGNS SHALL BE PERMITTED AS SHOWN IN THE ELLIS SPECIFIC PLAN AND THIS APPENDIX A2. THE APPROVAL PROCESS SHALL INCLUDE ONLY A BUILDING PERMIT, AND A SIGN PERMIT PROCESSED IN ACCORDANCE WITH TITLE 10, ARTICLE 35 OF THE TRACY MUNICIPAL CODE. FOR PURPOSES OF INDEMNIFYING THE CITY, ALL TEMPORARY SIGNAGE AND BANNERS TO BE LOCATE WITHIN STREET RIGHT-OF-WAYS, AS APPROVED IN THE ESP, WILL REQUIRE ONE ALL-INCLUSIVE ENCROACHMENT PERMIT.

ALL SIGN MATERIALS AND COLORS TO BE SELECTED BY THE DEVELOPER. ELLIS COMMERCIAL PROPERTY ASSOCIATION TO SELECT MATERIALS AS COMMERCIAL SIGNS ARE REPLACED AND EPOA TO SELECT MATERIAL AND COLORS AS BALANCE OF SIGNS ARE REPLACED.

SECTION 1: PUBLIC PROPERTY SIGNS

SIGN LOCATION PLAN

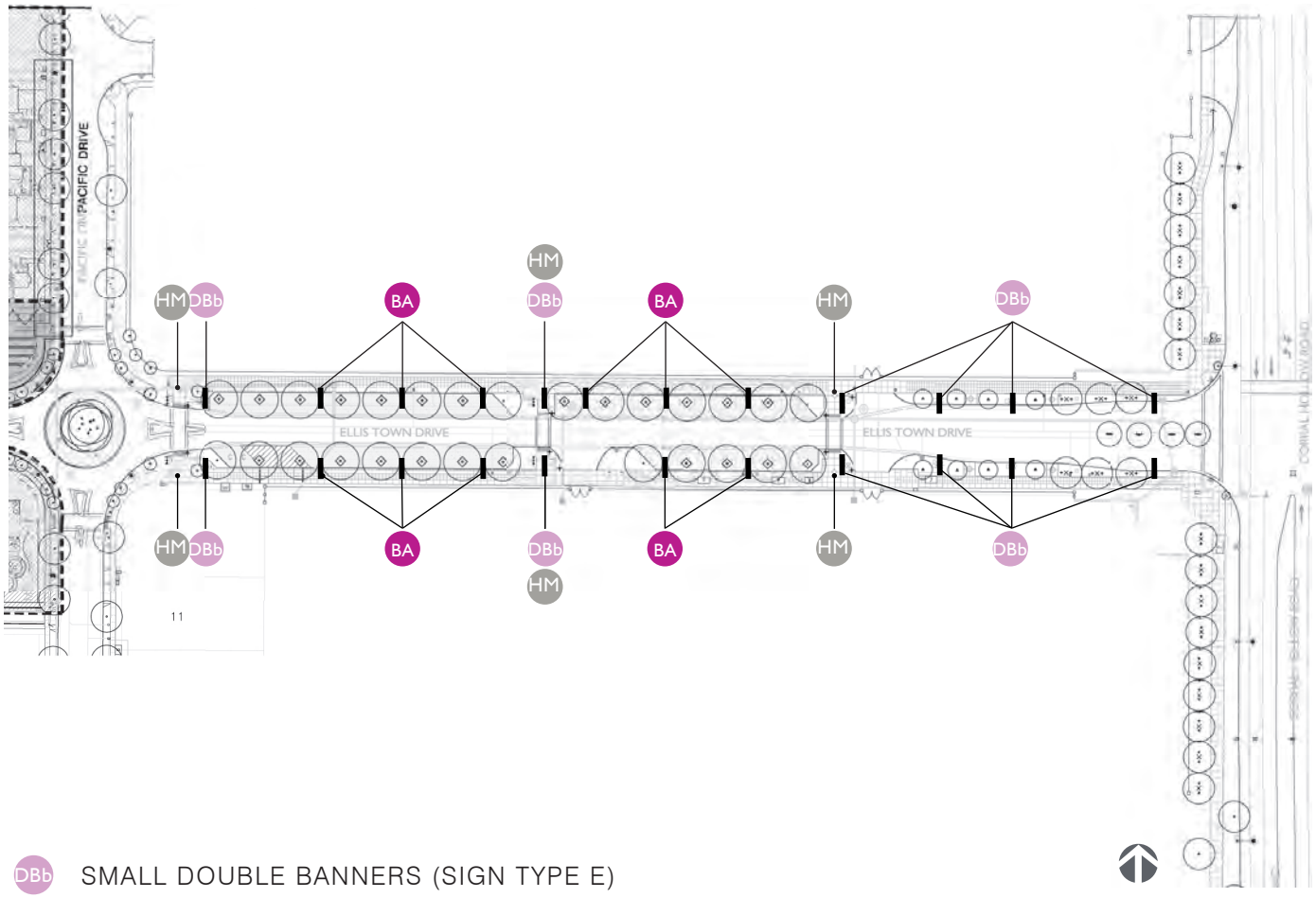
OVERALL



- AP — AQUATIC PARK
- EP — ENTRY PORTAL (SIGN TYPE G)
- WA — SIGN WALL (SIGN TYPE H)
- MS — MAILBOX SHADE STRUCTURE
- SP — SECONDARY ENTRY PORTAL
- CT — CLOCK TOWER
- SS — PRIVATE STREET SIGN
- DS — DOG STATION (SIGN TYPE I)
- PI — PARKING INFORMATIONAL
- PS — PARK SIGN

SIGN LOCATION PLAN

ELLIS TOWN DRIVE



DBb SMALL DOUBLE BANNERS (SIGN TYPE E)

BA SINGLE BANNERS (SIGN TYPE E)

HM HISTORIC MARKERS (SIGN TYPE L)

KEY

SIGN LOCATION PLAN

SIGN TYPE J J

J SIGN TYPE J MESSAGE SCHEDULE

J 1

SIDE A

^ VILLAGE CENTER
^ AQUATIC PARK
^ WESTERN PARK
^ VILLAGE GREEN
^ DOG PARK

J 2

SIDE A

< VILLAGE CENTER
> WESTERN PARK
^ AQUATIC PARK
^ DOG PARK

SIDE B

< AQUATIC PARK
< DOG PARK
> VALPICO ROAD
> CENTRAL PARK

SIDE C

< VALPICO ROAD
< CENTRAL PARK
> AQUATIC PARK
> DOG PARK

SIDE D

< WESTERN PARK
^ VALPICO ROAD
> VILLAGE CENTER
^ CENTRAL PARK

J 3

SIDE A

^ AQUATIC PARK
^ DOG PARK
^ WESTERN PARK

J 4

SIDE A

^ AQUATIC PARK
^ DOG PARK
^ VILLAGE GREEN
^ VILLAGE CENTER
^ WESTERN PARK

J 5

SIDE A

^ VILLAGE CENTER
^ VILLAGE GREEN
^ WESTERN PARK
^ AQUATIC PARK
^ DOG PARK

J 6

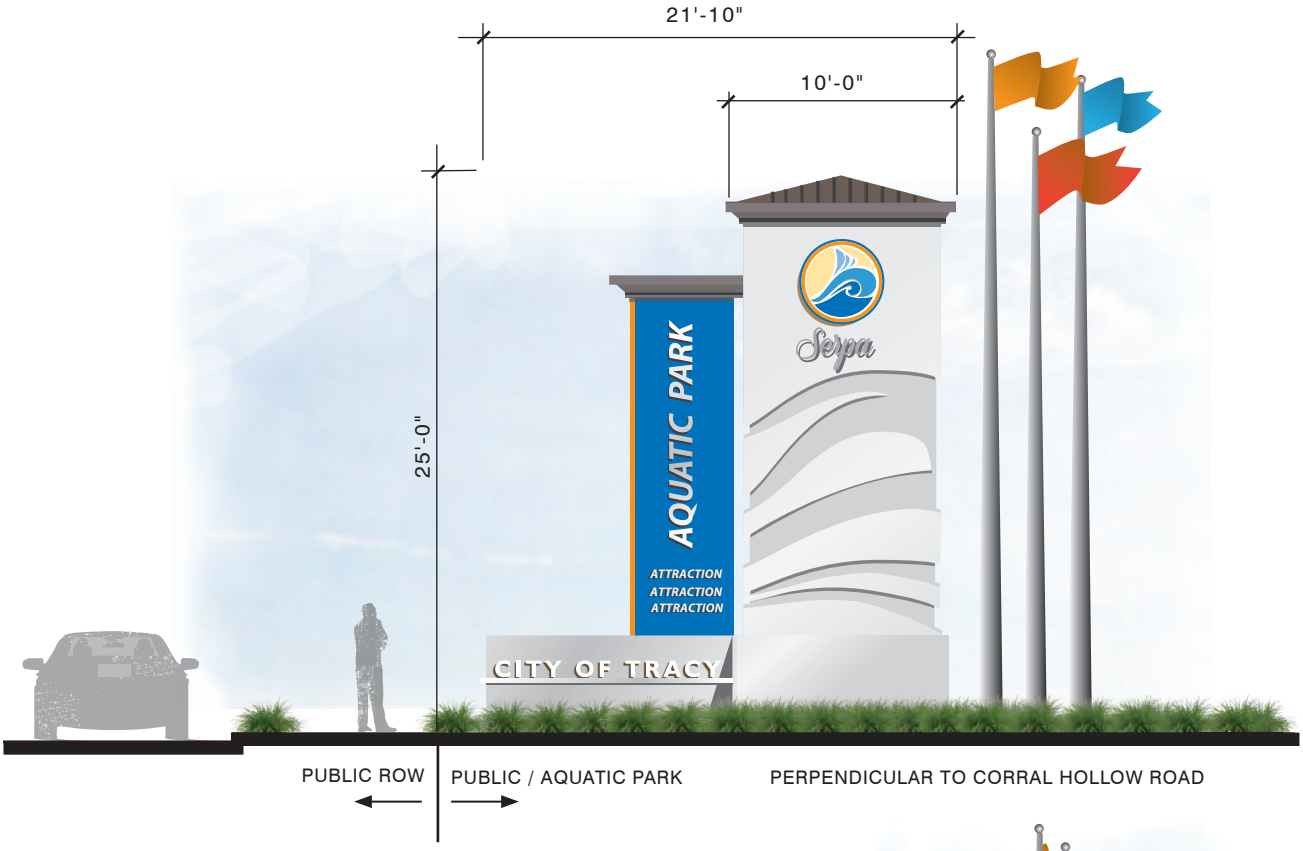
SIDE A

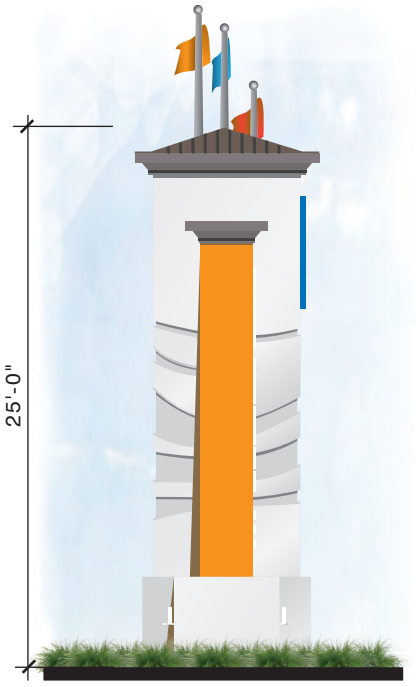
^ VILLAGE CENTER
^ VILLAGE GREEN
^ WESTERN PARK
^ AQUATIC PARK
^ DOG PARK

CHARACTER ELEMENT/SIGNS

AP AQUATIC PARK

Note: All dimensions are approximate





Note: Design for the Aquatic Park sign is conceptual. City Council shall approve final design of the character element/sign, including maximum height and sign area, as part of either Improvement Plans or Construction Documents for the Aquatic Park.

SIGN STANDARDS

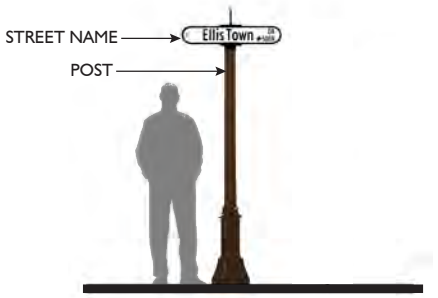
Maximum height: See note above
Maximum area: See note above
Lighting: Internally and/or externally illuminated
Location: Aquatic Park site (see Sign Location Plan: Overall)

SIGN TYPE L

HISTORIC MARKERS HM

Location: Embedded in sidewalk on Ellis Town Drive (see Sign Location Plan: Ellis Town Drive)
Material: Concrete

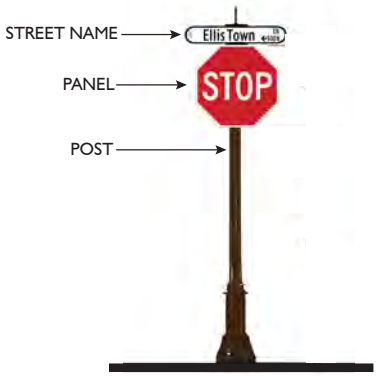
STREET NAME SIGNS & TRAFFIC CONTROL DEVICES



1. Post is 3900 RICHMOND, 4" OD shaft, fluted, dark bronze

2. Panel Support: Classic Cross (CC07) with Classic 2-Way (2W06, #2 Post Stacker (PS05)

3. Street Name Panel is .125 aluminum.
Vendor: Sherine Industries.
Background shall be reflective.
Custom artwork.
Color: White
Font: Gill Sans MT Condensed.
Letters: Black.



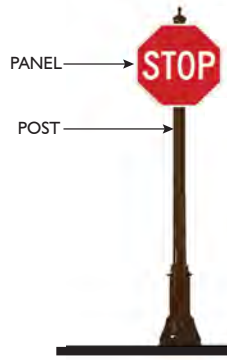
1. Post: 3900 RICHMOND, 4" OD Shaf, fluted, dark bronze

2. Panel Support: Classic Cross (CC07) with Classic 2-Way (2W06, #2 Post Stacker (PS05).
All regulatory signs shall be attached to post with part SB, Sternberg, sign bracket

3. Street Name Panel: .125 aluminum.
Vendor: Sherine Industries.
Background panel shall be reflective.
Custom artwork.
Color: White
Letters: Black.

4. Panel: 30" min. stop sign by Hawkins Traffic. Panels to be consistent with MUTCD codes.

5. Back panel color: Matthew's Paint MPC MP20308 Ancient Bronze Metallic.

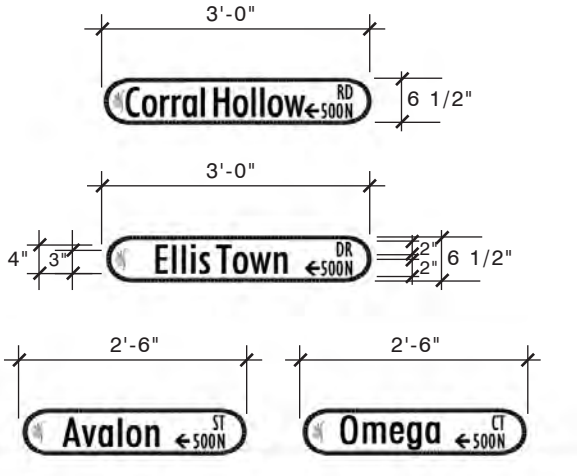


1. Post: 3900 RICHMOND, 4" OD Shaft, fluted, with BCC Ball Center Cap, dark bronze

2. Panel Support: All regulatory signs shall be attached to post with part SB, Sternberg, sign bracket

3. Panel: 30" min. stop sign by Hawkins Traffic Panels to be consistent with MUTCD codes

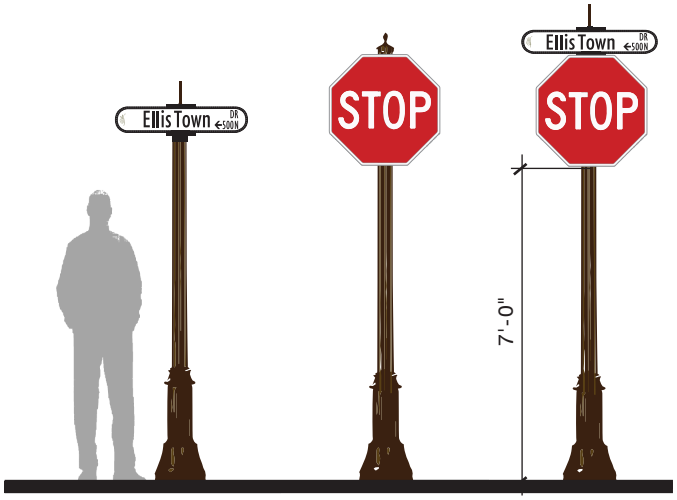
4. Back panel color: Matthew's Paint MPC MP20308 Ancient Bronze Metallic

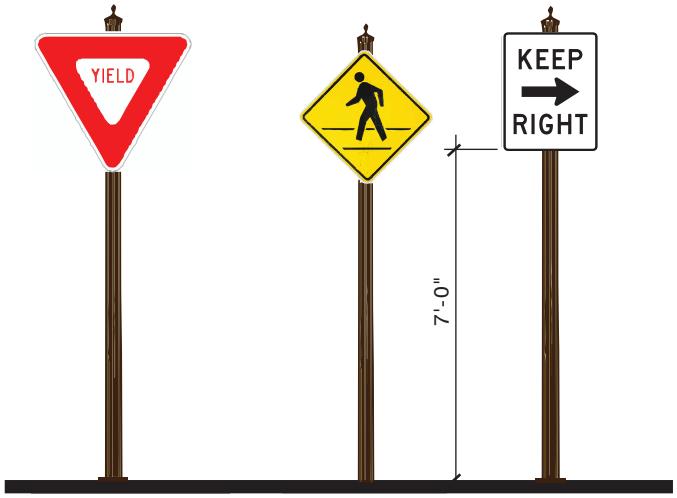


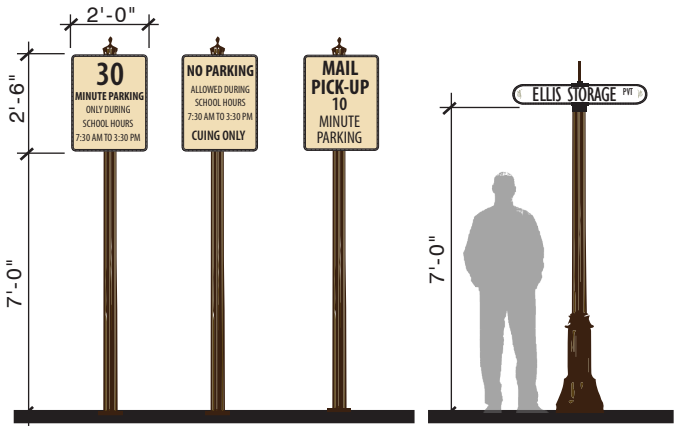
SIGN PANEL SPECIFICATIONS

STREET NAME SIGNS & TRAFFIC CONTROL DEVICES

Note: All dimensions are approximate

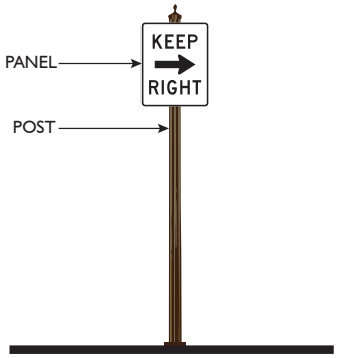






PI PARKING INFORMATIONAL

SS PRIVATE STREET SIGN



REGULATORY SIGNAGE MAY INCLUDE:

- YIELD
- SPEED LIMIT
- KEEP RIGHT
- DO NOT ENTER
- ONE WAY SIGN
- ROUNDABOUT DIRECTIONAL, 2 CHEVRONS
- NO PARKING ANYTIME
- TURN
- YIELD AHEAD
- MERGE & LANE TRANSITION
- LANE ENDS
- THRU TRAFFIC MERGE LEFT
- PEDESTRIAN CROSSING
- CROSSWALK RIGHT/LEFT ARROW

1. Post: 450 LEXINGTON 4" OD shaft, fluted, with BCC Ball Center Cap, dark bronze

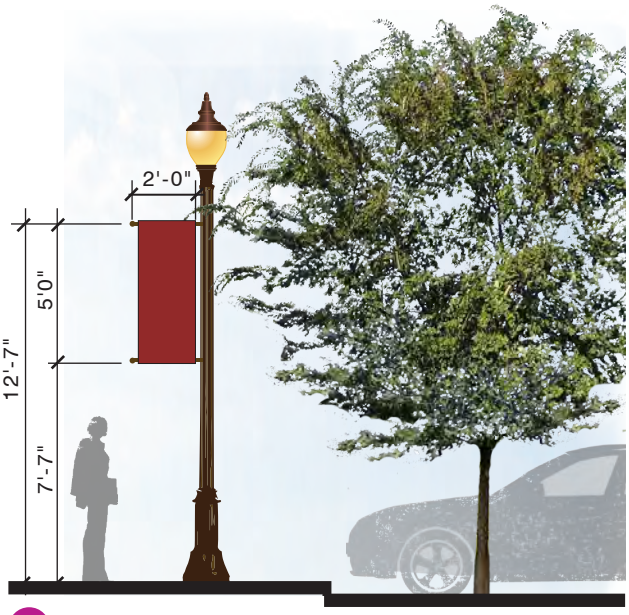
2. Panel Support: All regulatory signs shall be attached to post with part SB, Sternberg, sign bracket

3. Panel: by Hawkins Traffic **or equivalent**
Panels to be consistent with MUTCD codes

4. Back panel color: Matthew's Paint MPC MP20308 Ancient Bronze Metallic

SIGN TYPE E AND F

DBb **SMALL DOUBLE BANNERS**



BA **SINGLE BANNERS**

SIGN TYPE E

Sign Type E (Banners) are in public right-of-way. Banners are single or paired.

SIGN STANDARDS

Maximum sign area: Single banners: 10 square feet (each side), small double banners: 20 square feet (each side)
Location: Public right-of-way (see Sign Location Plan: Ellis Town Drive)

Note: Tracy Municipal Code Section 10.08.4465, Banner Signs on Public Property, shall not apply to the Ellis banner program. The Specific Plan establishes that the EPOA has the right to implement the Ellis banner program, subject to City approval of a maintenance agreement.

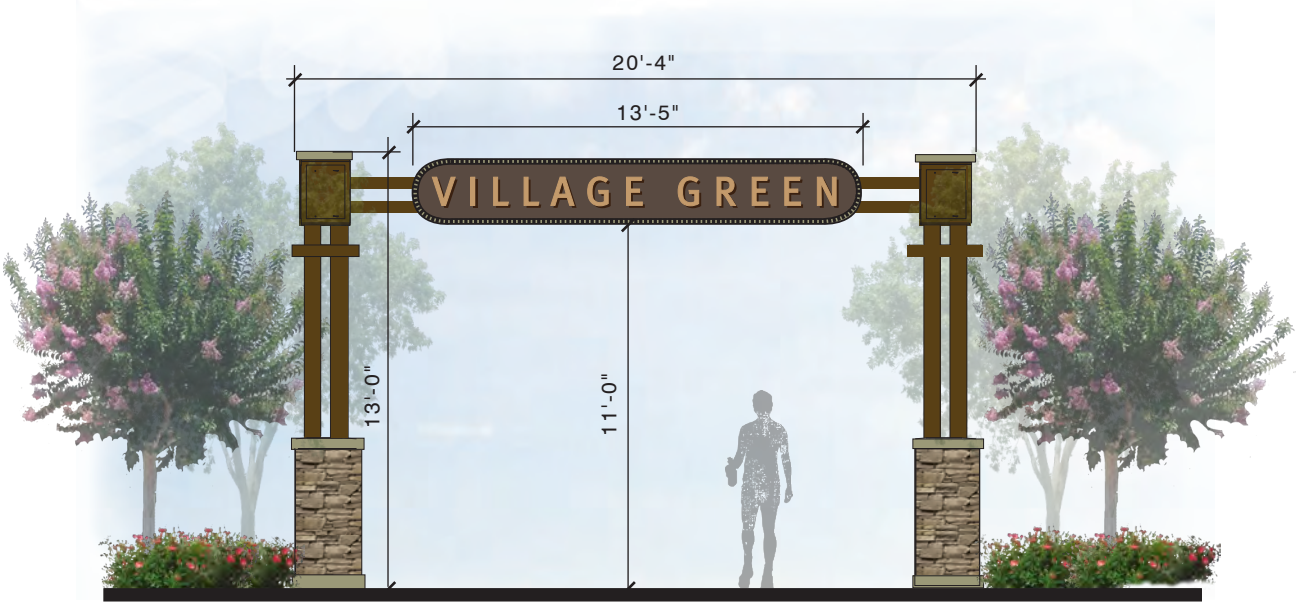
SIGN TYPE E AND F
EXAMPLES

Note: See Location Plan: Ellis Town Drive

SIGN TYPES G AND H

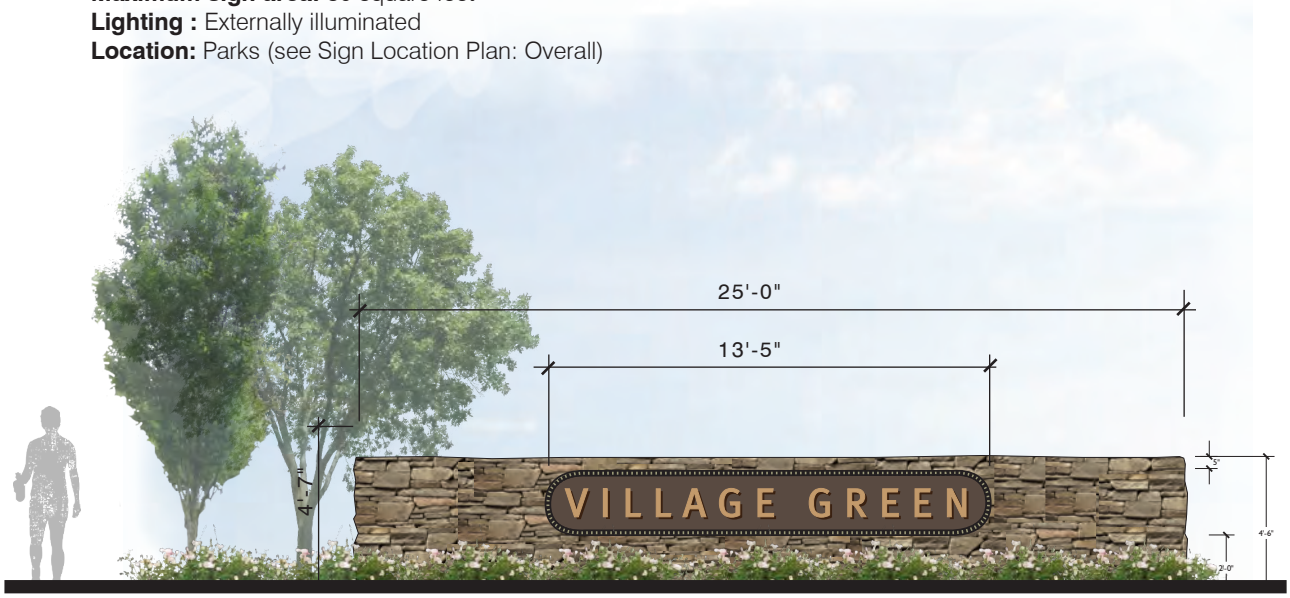
Notes: 1. All dimensions are approximate

2. These sign types will be located in parks, per the Sign Location Plan, for the purpose of identifying the park.



EP ENTRY PORTAL – SIGN TYPE G

SIGN STANDARDS
Maximum structure height: 14 feet
Maximum sign area: 30 square feet
Lighting : Externally illuminated
Location: Parks (see Sign Location Plan: Overall)



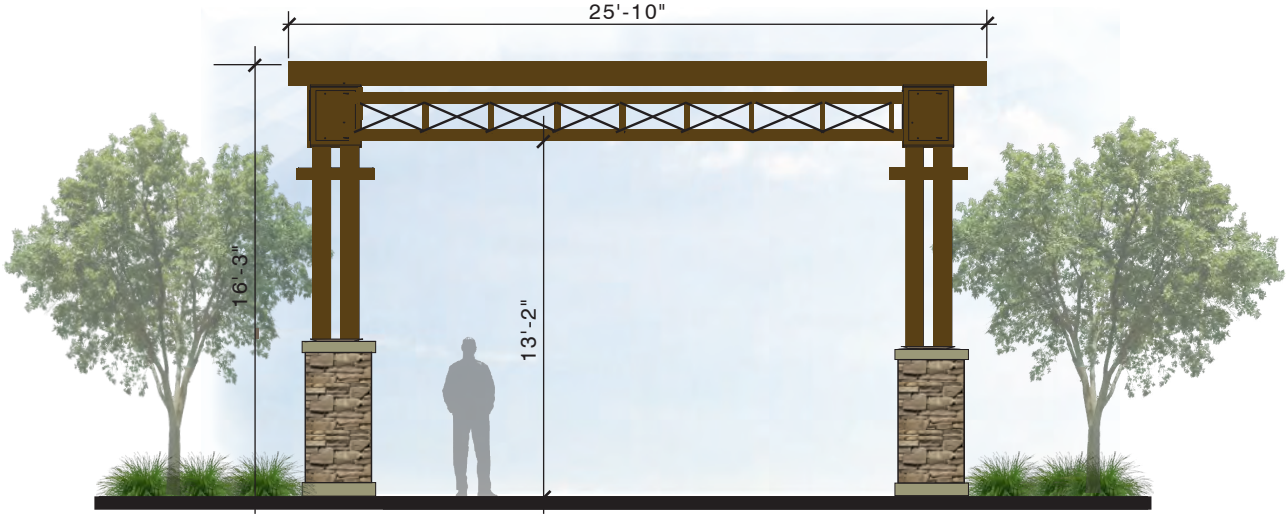
WA WALL SIGN – SIGN TYPE H

SIGN STANDARDS
Maximum structure height: 5 feet
Maximum sign area: 30 square feet
Lighting : Externally illuminated
Location: Parks (see Sign Location Plan: Overall)

PARK CHARACTER ELEMENTS AND SIGNS

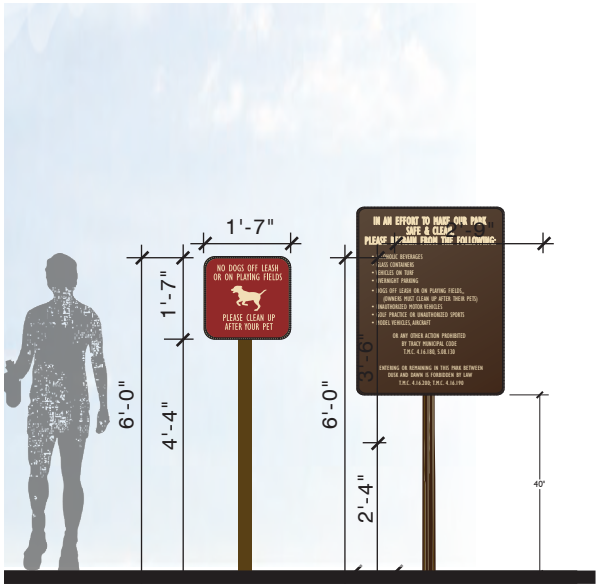
Notes: 1. All dimensions are approximate

2. These sign types will be located in parks, per the Sign Location Plan, for the purpose of identifying the park.



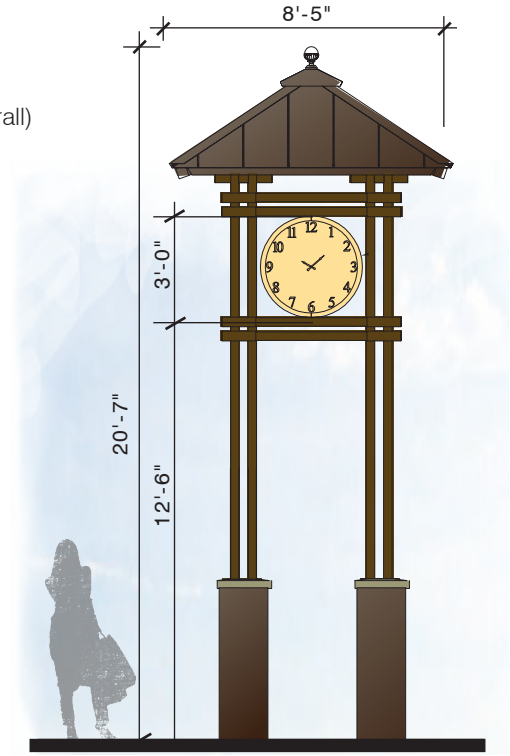
SP SECONDARY ENTRY PORTAL

SIGN STANDARDS
Maximum structure height: 20 feet
Lighting : Non-illuminated
Location: Village Green (see Sign Location Plan: Overall)



DS PS DOG STATION – SIGN TYPE I & PARK SIGN

SIGN STANDARDS
Maximum height: 6 feet
Maximum sign area: 10 square feet
Lighting : Non-illuminated
Location: Parks (see Sign Location Plan: Overall)



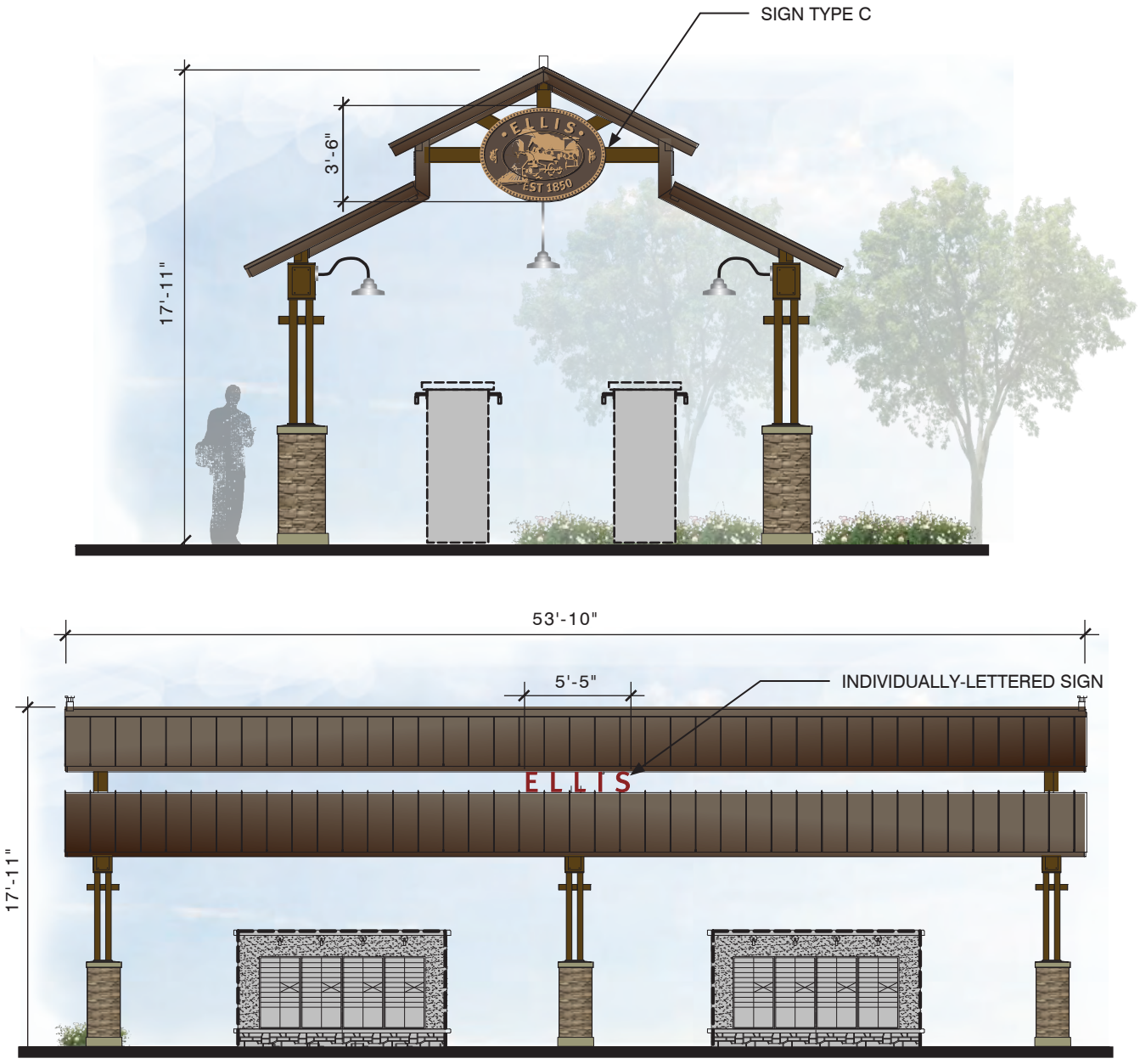
CT CLOCK TOWER

SIGN STANDARDS
Maximum structure height: 25 feet
Lighting: Internally illuminated
Location: Village Green (see Sign Location Plan)

PARK CHARACTER ELEMENTS AND SIGNS

MS MAILBOX STRUCTURE

Note: All dimensions are approximate

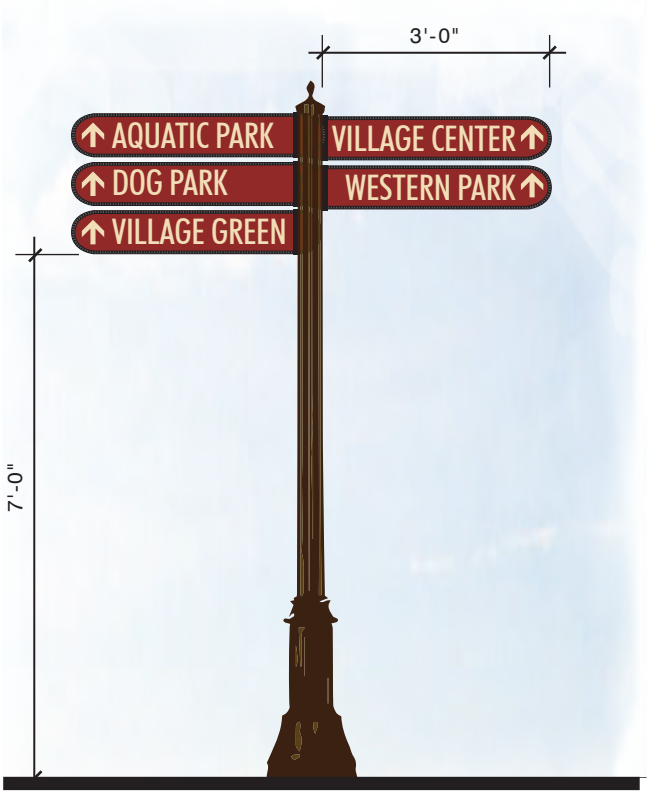


Note: Mailbox structures are typically located in special landscape features, not parks.

SIGN STANDARDS
Maximum mailbox structure height: 20 feet
Maximum Sign Type C area: 20 square feet (each end of structure) for the Mailbox Structure
Maximum individually-lettered sign area: 10 square feet (both sides)
Lighting: Externally illuminated
Location: Proximate to parks (see Sign Location Plan: Overall)

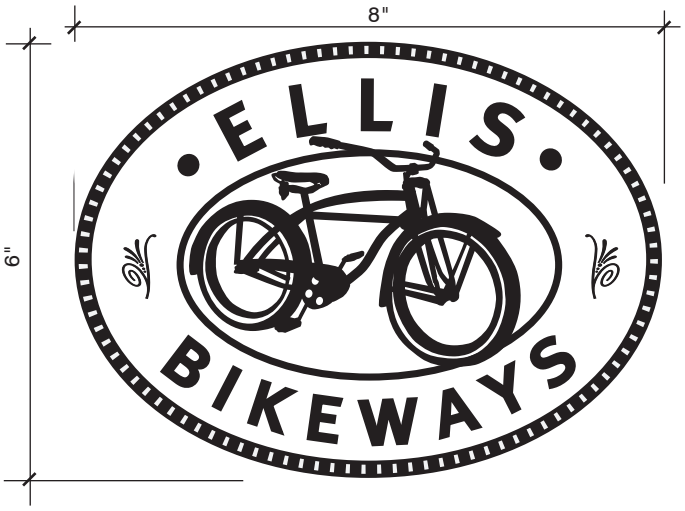
SIGN TYPES J AND K

Note: All dimensions are approximate



J **SIGN TYPE J**

SIGN STANDARDS
Height: 9-10 feet
Individual blade area: 2 square feet, up to 3 per side
Lighting: Non-Illuminated
Location: Public right of way (See Location Plan: Sign Type J)

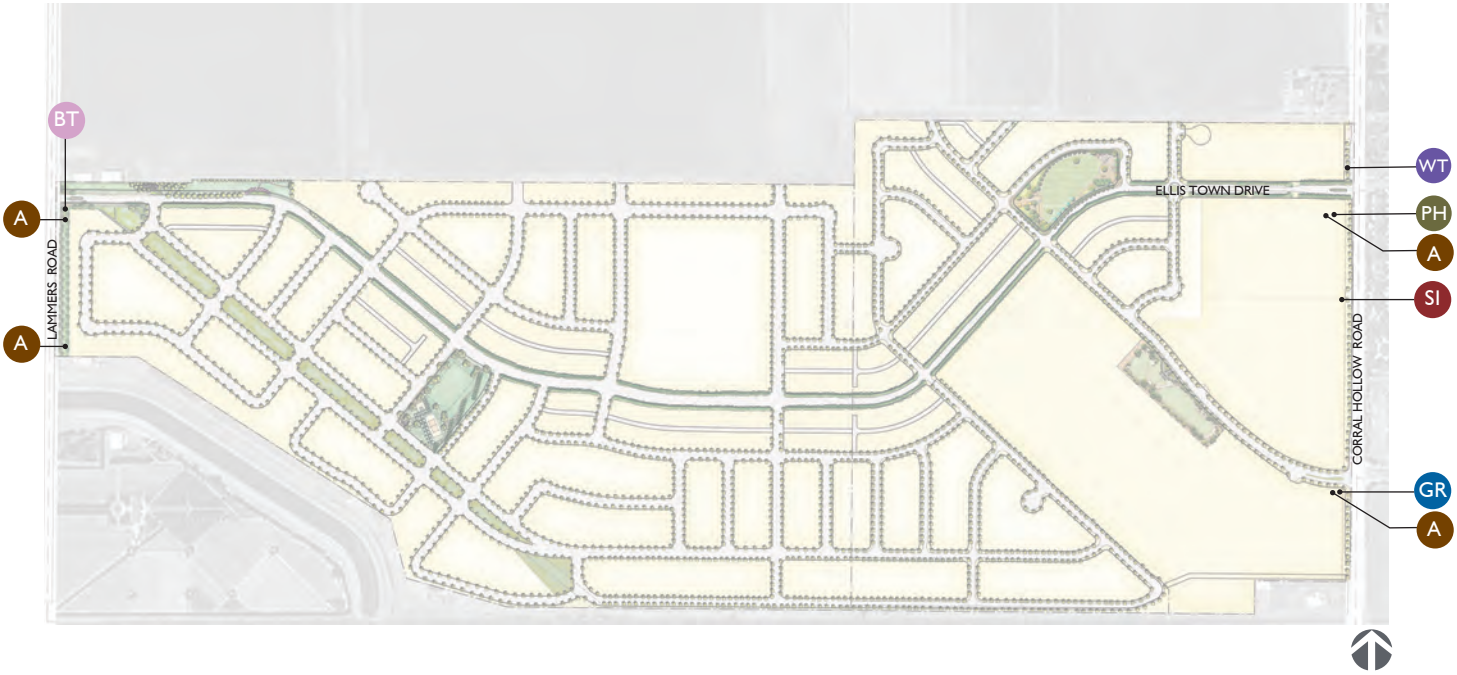


SIGN TYPE K
Location: Embedded in concrete of multi-use path, near crossings
Material: Metal

SECTION 2: PRIVATE PROPERTY SIGNS

SIGN LOCATION PLAN

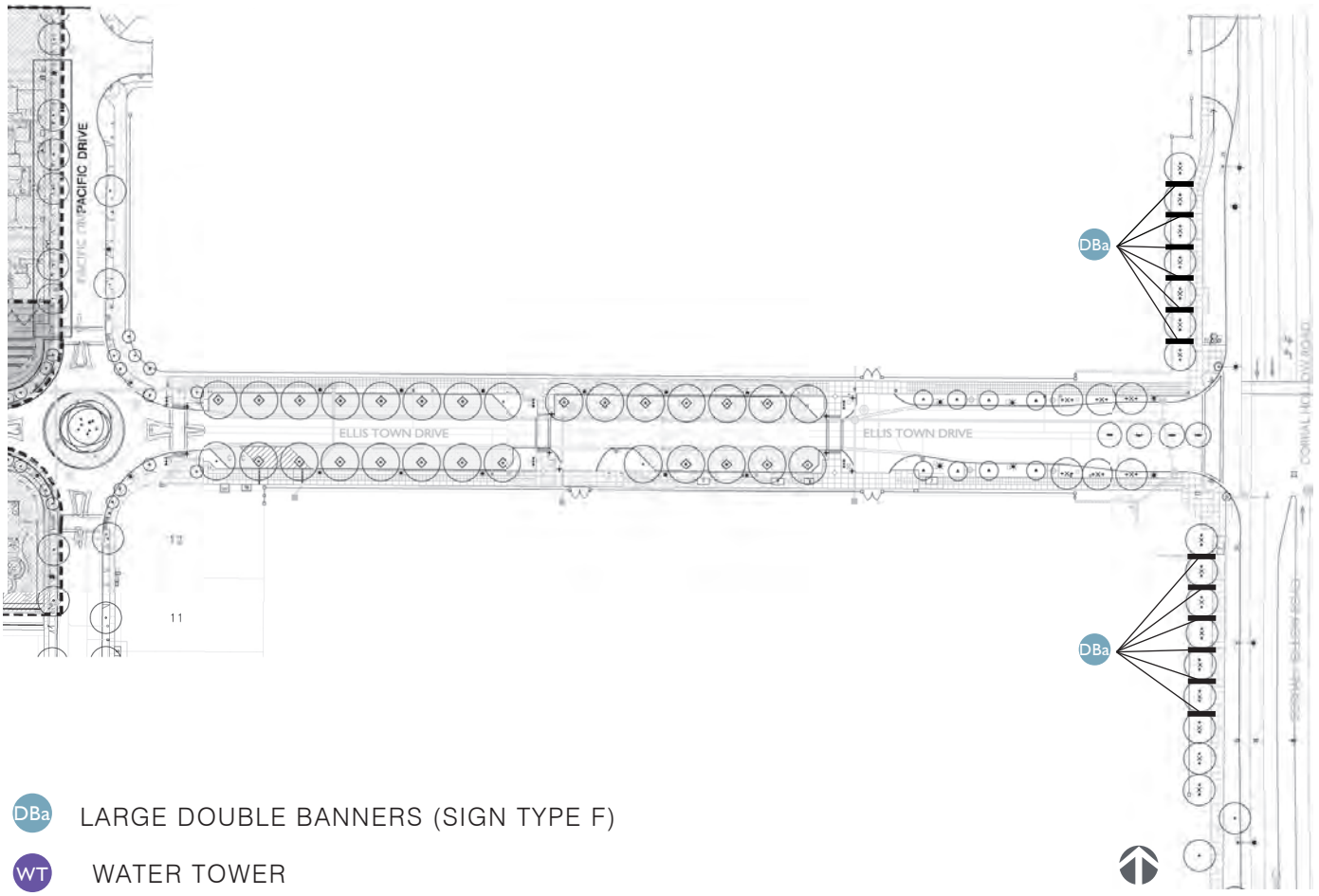
OVERALL



- WT — WATER TOWER
- PH — PUMP HOUSE
- SI — SILO
- GR — GRANARY
- BT — BLOCK AND TACKLE BUILDING
- A — SIGN TYPE A

SIGN LOCATION PLAN

ELLIS TOWN DRIVE



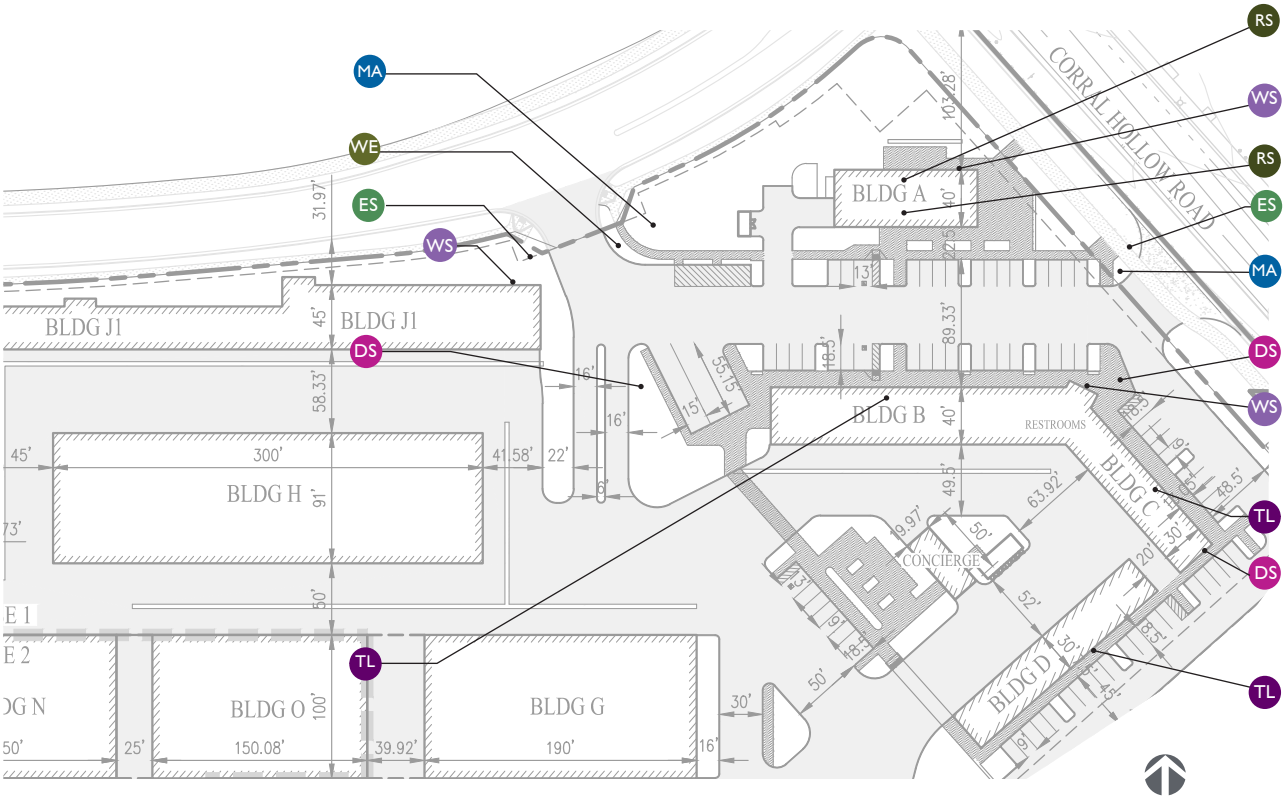
DBa LARGE DOUBLE BANNERS (SIGN TYPE F)

WT WATER TOWER

KEY

SIGN LOCATION PLAN

ELLIS STORAGE



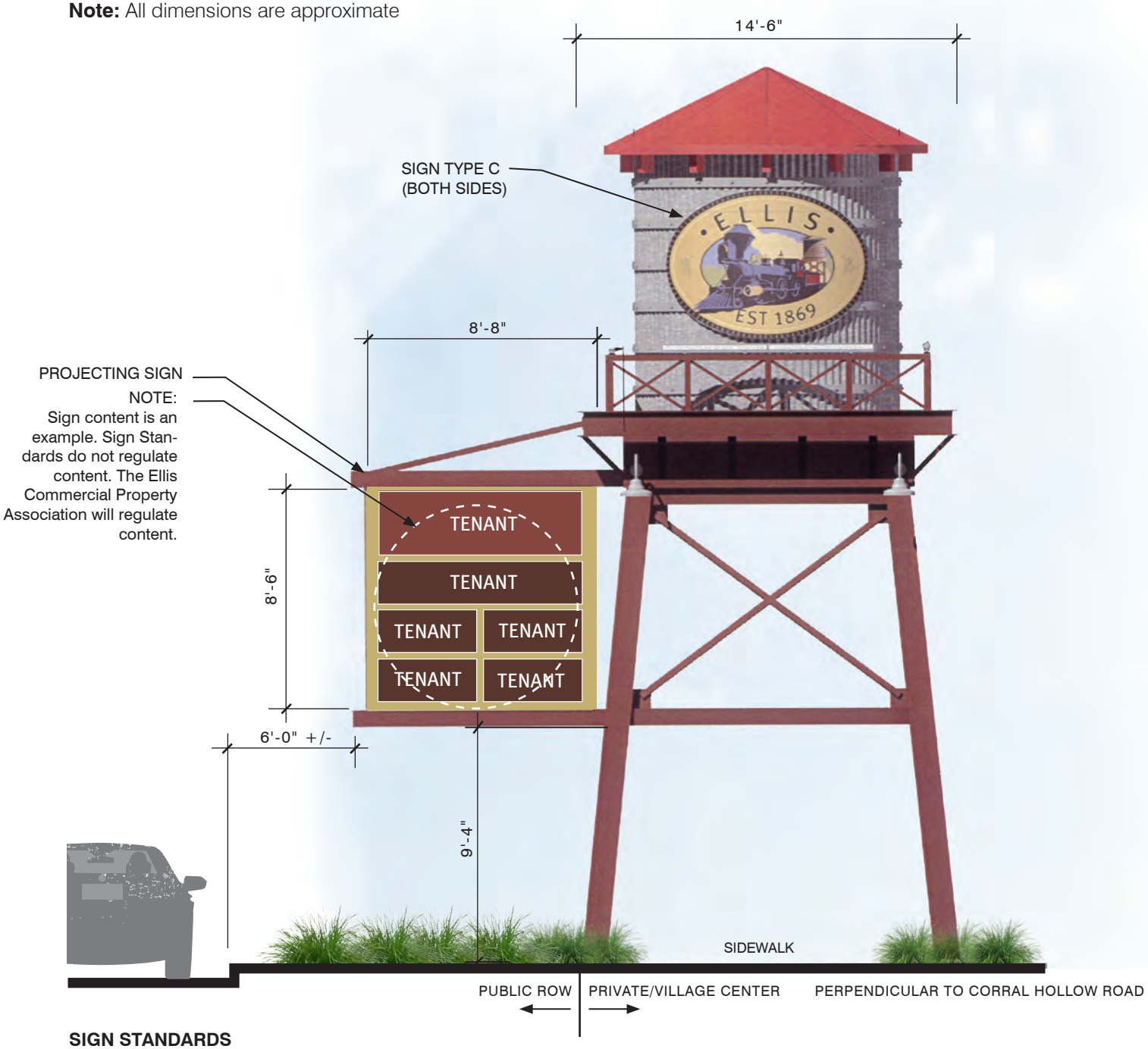
- MA — MONUMENT SIGN
- DS — DIRECTIONAL SIGNS (SIGN TYPE N)
- TL — TENANT LETTERS (QUANTITY TBD)
- ES — ELLIS STORAGE STREET SIGN
- RS — ROOF SIGN
- WS — WALL SIGN
- WE — WELCOME SIGN (SIGN TYPE M)

KEY

CHARACTER ELEMENT WITH PROJECTING SIGN

WT WATER TOWER

Note: All dimensions are approximate



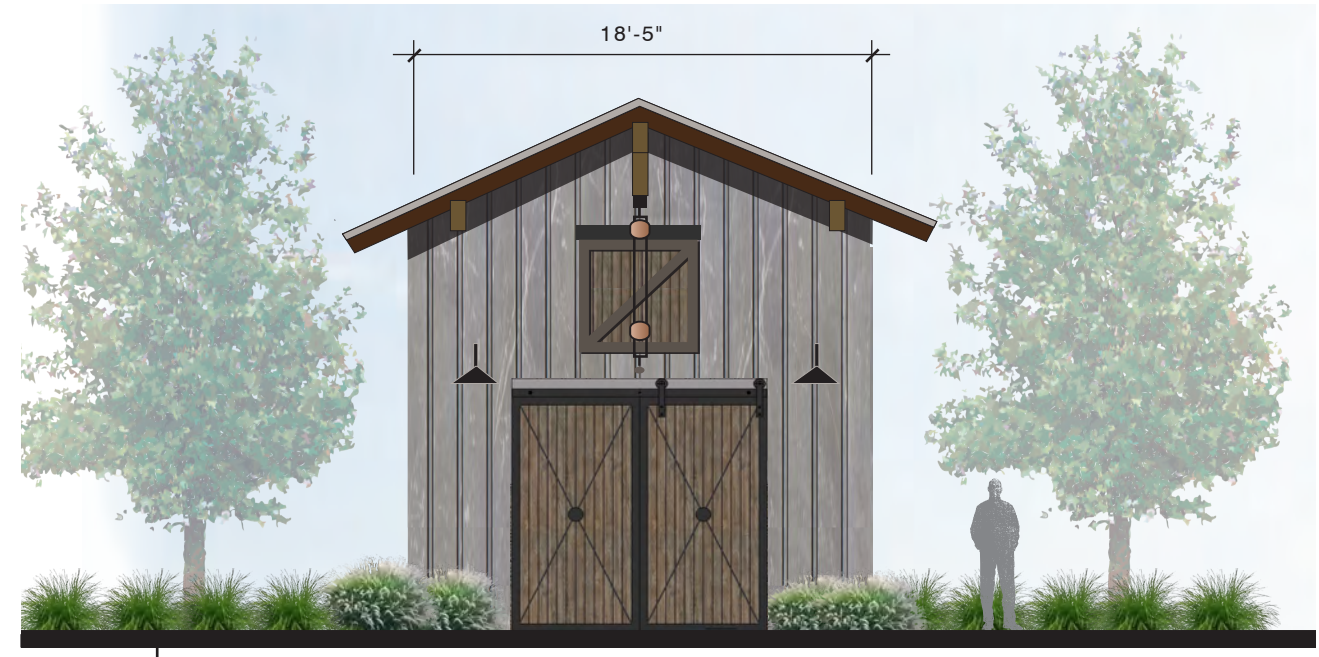
SIGN STANDARDS

Maximum character element height: 35 feet
Maximum double-sided projecting sign height: 20 feet
Maximum Sign Type C area: 50 square feet (each side) for Water Tower
Maximum double-sided projecting sign area: 80 square feet (each side)
Lighting of logo panel: Externally illuminated
Lighting of double-sided projecting sign: Internally or externally illuminated
Location: Public right-of-way (see Sign Location Plan: Overall)

CHARACTER ELEMENT WITH LOGO

BLOCK AND TACKLE BUILDING BT

Note: All dimensions are approximate



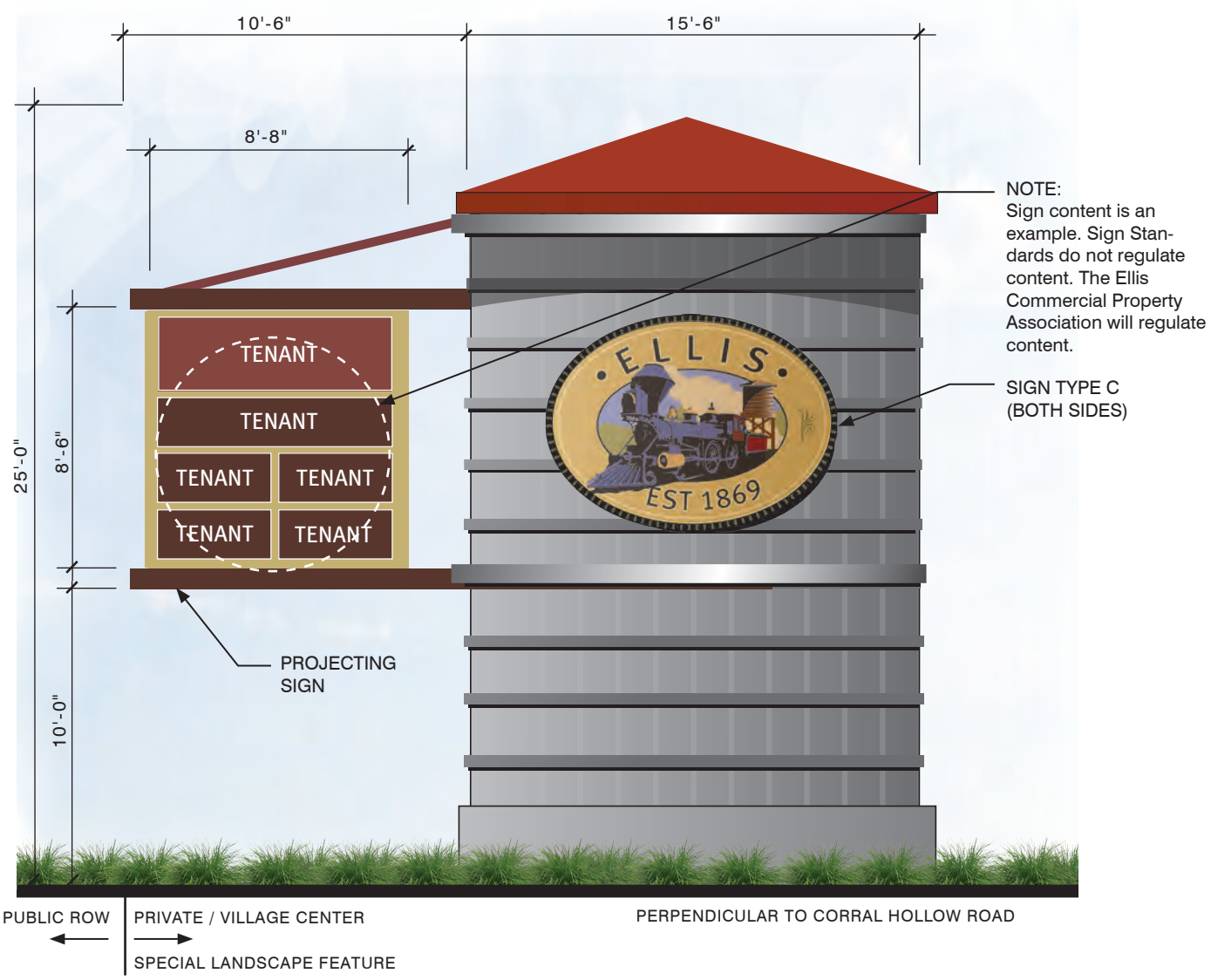
SIGN STANDARDS

Maximum character element height: 25 feet
Maximum Sign Type C area: 105 square feet (each side) for the Block and Tackle Building
Lighting: Externally illuminated
Location: Private property - special landscape feature (see Sign Location Plan: Overall)

CHARACTER ELEMENT WITH PROJECTING SIGN

SI SILO

Note: All dimensions are approximate



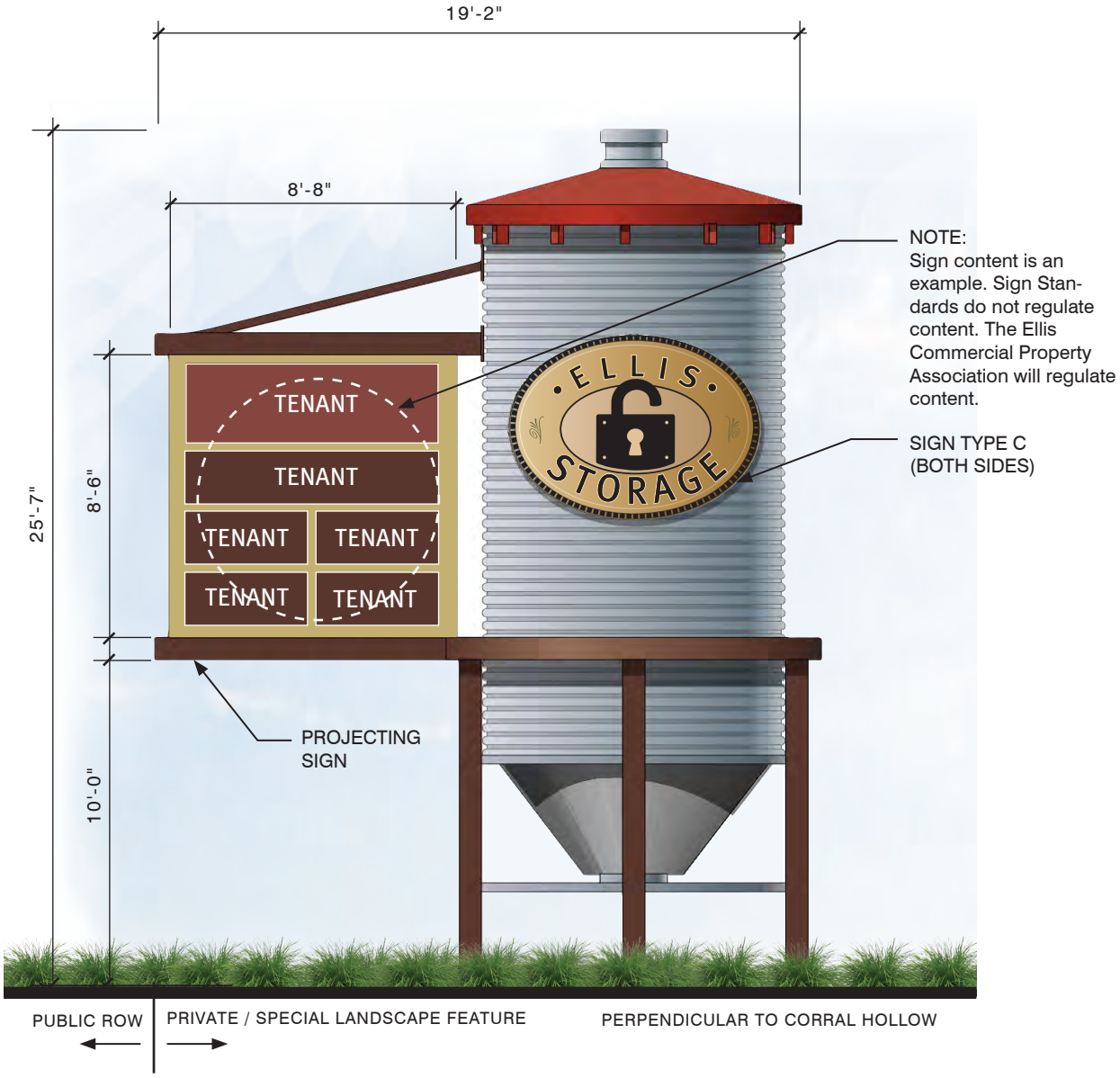
SIGN STANDARDS

Maximum character element height: 25 feet
Maximum double-sided projecting sign height: 20 feet
Maximum Sign Type C area: 70 square feet (each side) for the Silo
Maximum double-sided projecting sign area: 80 square feet (each side)
Lighting of logo panel: Externally illuminated
Lighting of double-sided projecting sign: Internally or externally illuminated
Location: Private property – Village Center (see Sign Location Plan: Overall)

CHARACTER ELEMENT WITH PROJECTING SIGN

GRANARY GR

Note: All dimensions are approximate



SIGN STANDARDS

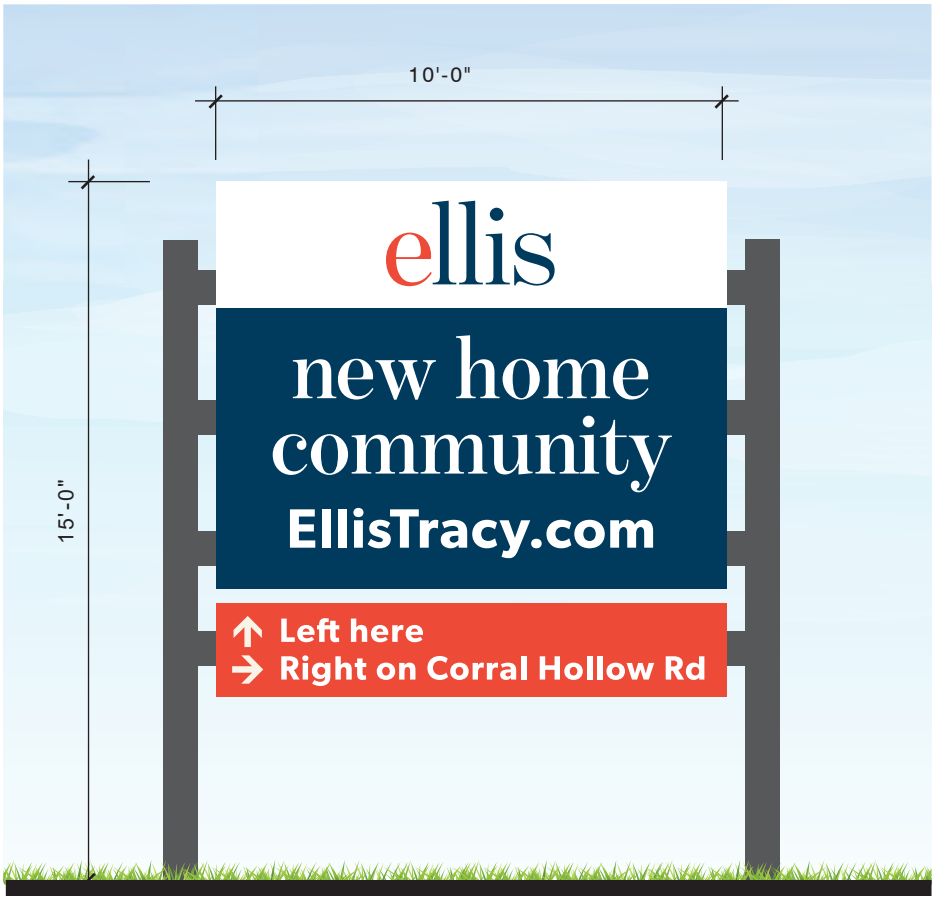
Maximum character element height: 30 feet
Maximum double-sided projecting sign height: 20 feet
Maximum Sign Type C area: 50 square feet (each side) for the Granary
Maximum double-sided projecting sign area: 80 square feet (each side)
Lighting of logo panel: Externally illuminated
Lighting of double-sided projecting sign: Internally or externally illuminated
Location: Private property - special landscape feature (see Sign Location Plan: Overall)

SIGN TYPE A

A TEMPORARY DEVELOPER SIGN

Note: 1. All dimensions are approximate

2. Sign Type A is a temporary sign.



SIGN TYPE A EXAMPLE

SIGN STANDARDS

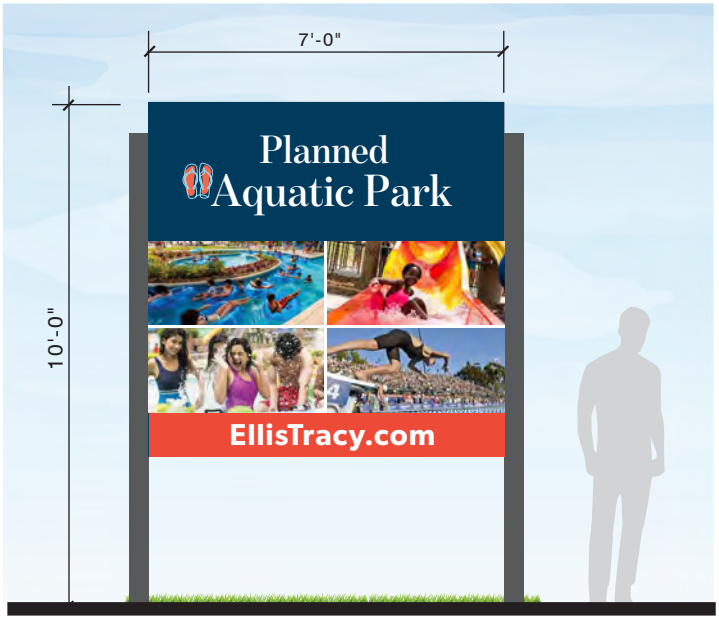
Maximum height: 15 feet
Maximum sign area: 100 square feet (each side)
Maximum number of signs permitted: 2 on each arterial or collector
Lighting: Non-illuminated or externally illuminated
Locations: Special landscape features and private property (see Sign Location Plan: Overall)

Note: Signs shall be removed after completion of sales

SIGN TYPES B AND D

Note: 1. All dimensions are approximate

2. Sign Types B and D are temporary signs



SIGN TYPE D EXAMPLE

SIGN TYPE B EXAMPLE

SIGN STANDARDS

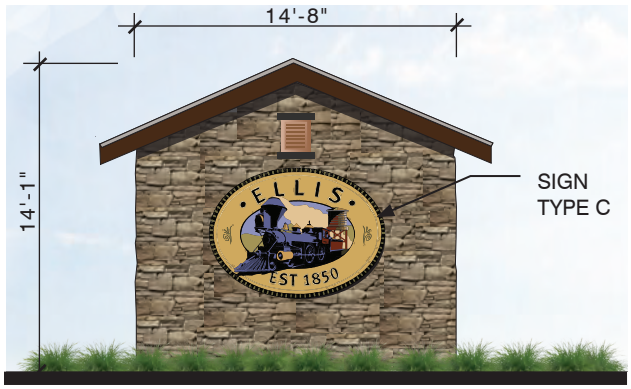
Maximum height: 10 feet
Maximum sign area: 50 square feet (each side)
Maximum number of signs permitted: 12
Lighting: Non-illuminated or externally illuminated
Locations: Public right-of-way, special landscape features and private property TBD

Note: Signs shall be removed after completion of sales

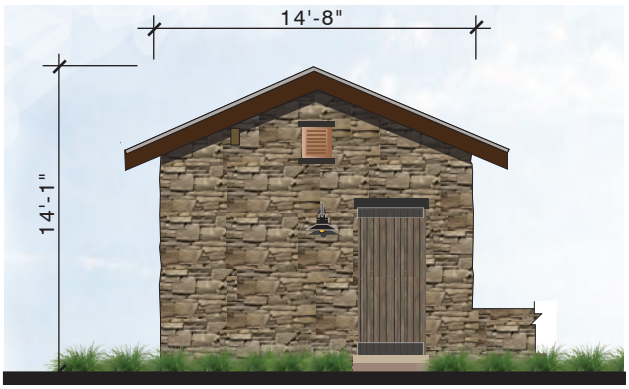
CHARACTER ELEMENT WITH SIGN TYPE C AND WALL SIGN

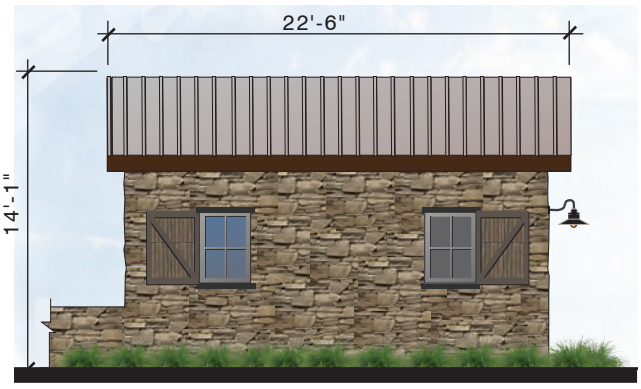
PH PUMP HOUSE

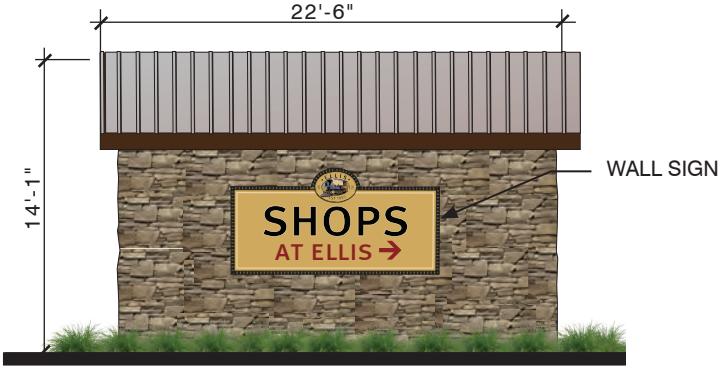
Note: All dimensions are approximate



PARALLEL TO ELLIS TOWN DRIVE







PARALLEL TO CORRAL HOLLOW ROAD

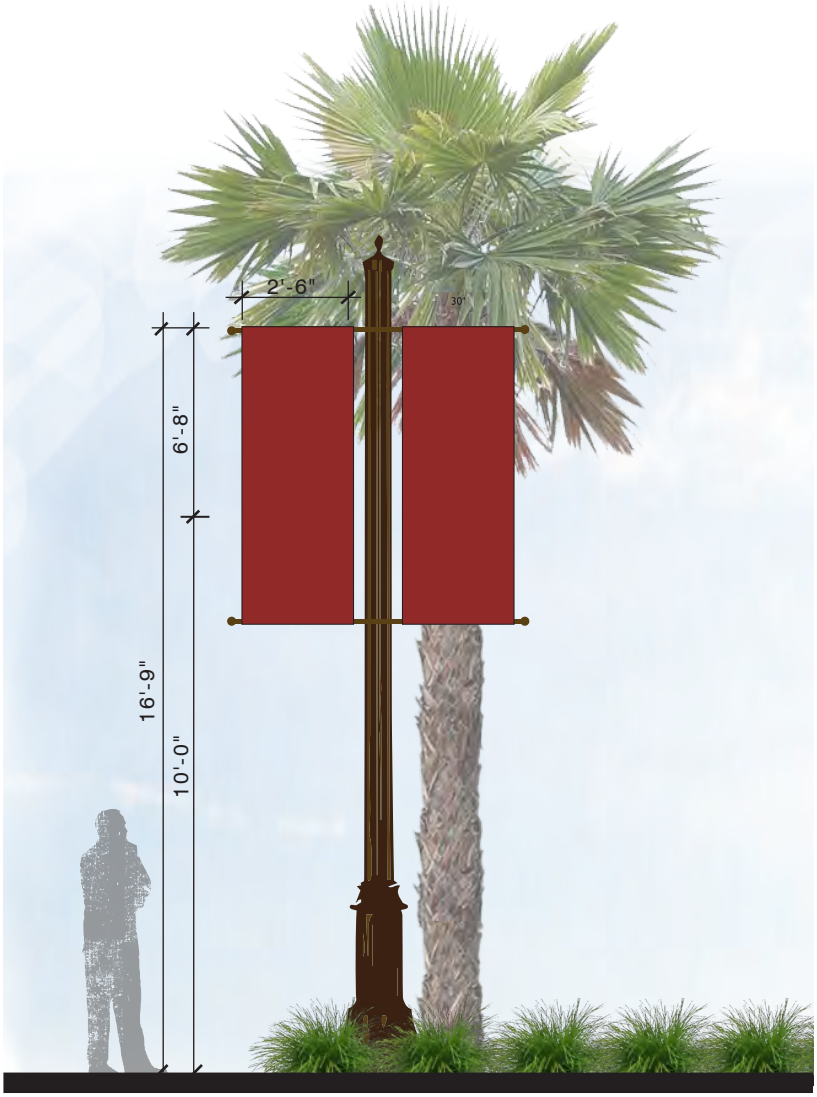
SIGN STANDARDS

Maximum character element height: 15 feet
Maximum wall sign height: Not to exceed the peak of the roof
Maximum Sign Type C area: 50 square feet for the Pump House
Maximum wall sign area: 50 square feet for the Pump House
Lighting of logo panel: Externally illuminated
Lighting of wall sign: Externally illuminated
Location: Private property – Village Center (see Sign Location Plan: Overall)

SIGN TYPE F

LARGE DOUBLE BANNERS DBa

Note: All dimensions are approximate



BANNER AREA

Sign Type F (Banners) are located on private property. Banners are paired.

SIGN STANDARDS

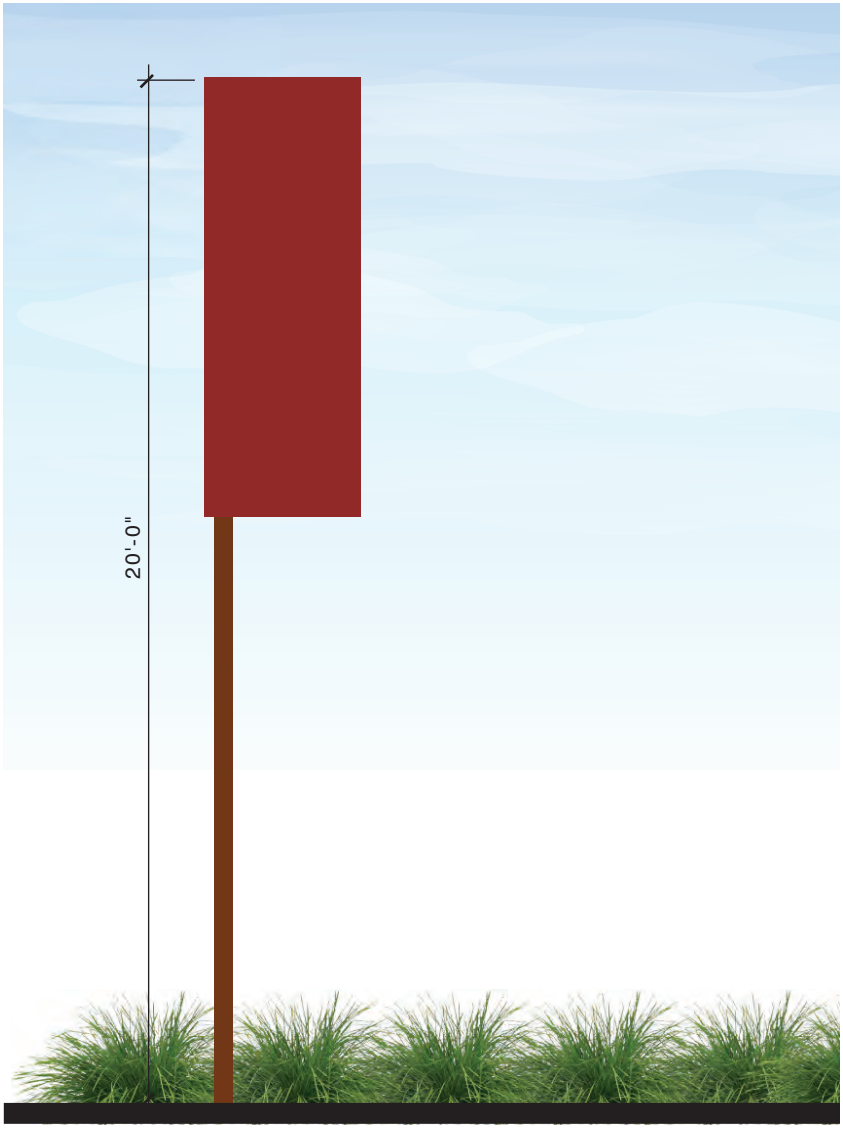
Maximum sign area: 40 square feet, double banners (each side)
Location: See Sign Location Plan: Ellis Town Drive

SIGN TYPE O

FLAG SIGN

Note: 1. All dimensions are approximate

2. Sign Type O is a temporary sign.



BANNER AREA

Sign Type O (Flag Sign) is located on private property.

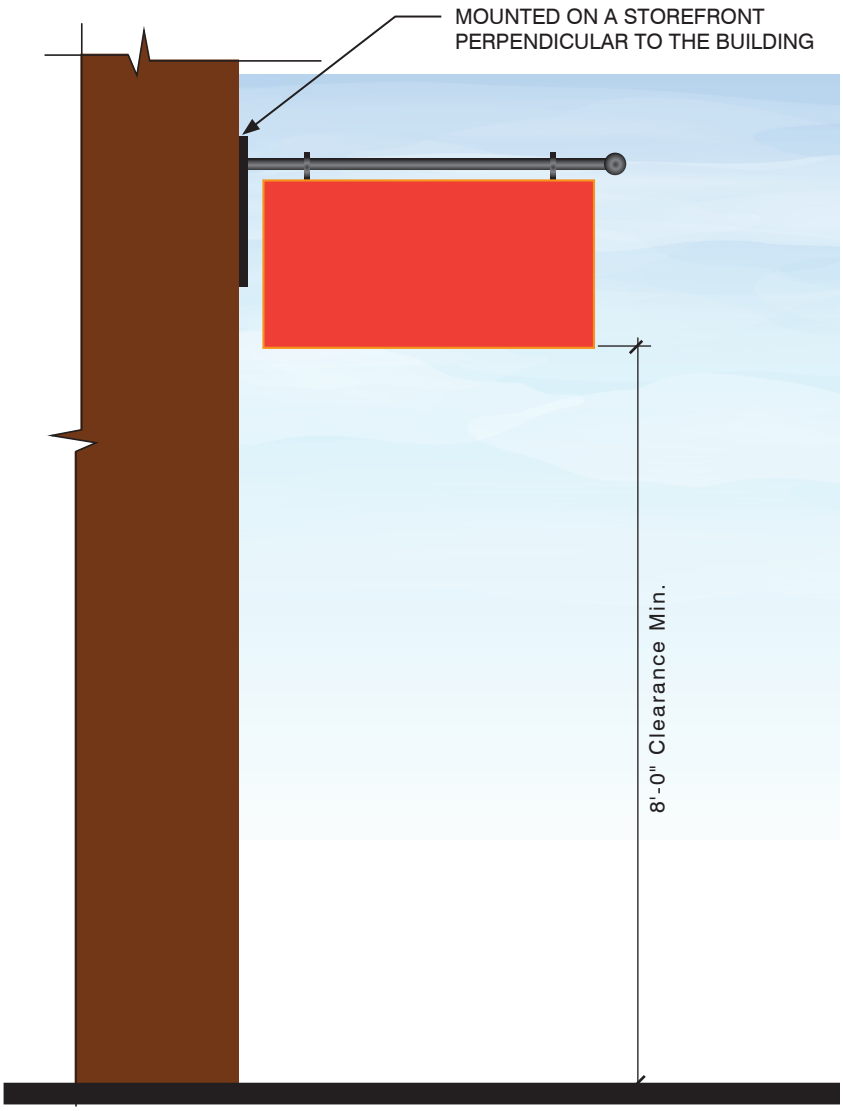
SIGN STANDARDS

Maximum area: 25 square feet (each side)
Location: Up to 10 Sign Type O signs on temporary poles are permitted at each arterial or collector entrance and each model home complex

Note: Signs shall be removed after completion of sales

SIGN TYPE P

BLADE SIGN



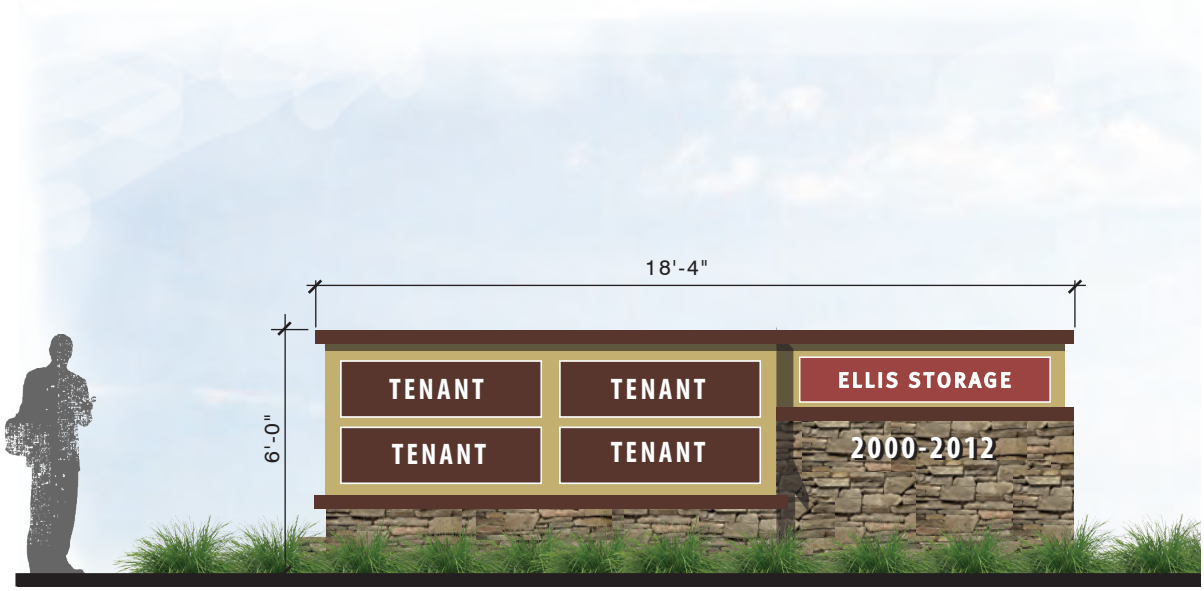
SIGN STANDARDS

Maximum Sign Type P area: 5 square feet (each side)
Lighting: Externally illuminated
Location: Commercial store fronts - maximum one per business

MONUMENT SIGN AND SIGN TYPE M

MA WE MONUMENT SIGN AND SIGN TYPE M

Note: All dimensions are approximate



MA SIGN STANDARDS

Maximum height: 6 feet
Maximum sign area: 60 square feet (each side)
Lighting: Internally or externally illuminated
Location: Ellis Storage (see Sign Location Plan: Ellis Storage)

Note:
Monument Signs - Up to two monument signs are permitted in the Village Center on each corner parcel at the proposed intersection of Corral Hollow Road and Ellis Town Drive, per Tracy Municipal Code Section 10.08.4460 - Standards by Sign Type, subparagraph "c." Furthermore, any business in the Village Center may construct and maintain one off-site monument sign in the Village Center if all provisions of subparagraph "q" are met with the exception of the recorded easement requirement. The maximum area of each sign is twenty-four (24) square feet.

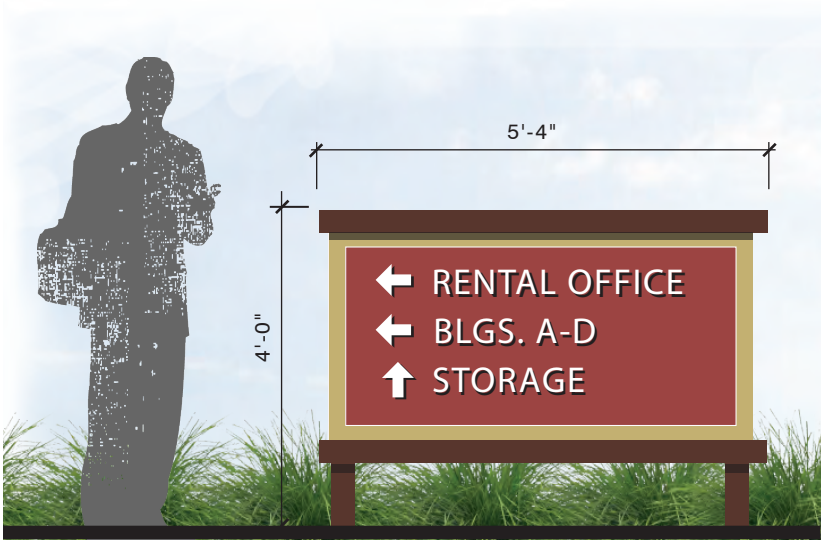
WE SIGN TYPE M SIGN STANDARDS

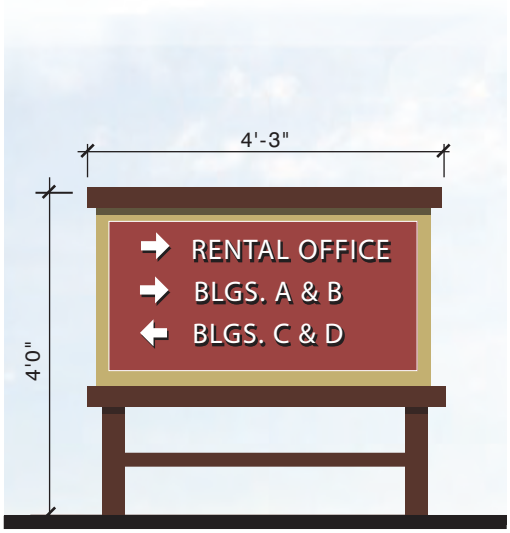
Maximum height: 4 feet
Maximum sign area: 5 square feet
Lighting: Non-illuminated
Location: Ellis Storage (see Sign Location Plan: Ellis Storage)

SIGN TYPE N

DIRECTIONAL SIGNS DS

Note: All dimensions are approximate





SIGN STANDARDS

Maximum height: 4 feet
Maximum sign area: 20 square feet (each side)
Lighting: Internally or externally illuminated
Location: Ellis Storage (see Sign Location Plan: Ellis Storage)

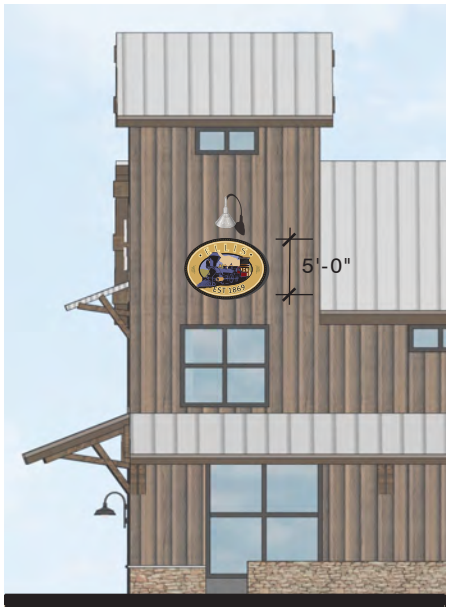
WALL SIGNS

WS INDIVIDUALLY-LETTERED SIGN

Note: All dimensions are approximate

SIGN STANDARDS

Maximum wall sign height: Not to exceed the peak of the roof
Maximum area: 20 square feet
Lighting: Externally illuminated
Location: As shown (see also Appendix A: Pattern Book)



SIGN STANDARDS

Maximum Sign Type C height: Not to exceed the peak of the roof
Maximum area: 35 square feet
Lighting: Externally illuminated
Location: As shown (see also Appendix A: Pattern Book)

ROOF SIGNS

ROOF SIGN RS

Note: All dimensions are approximate

SIGN STANDARDS

Maximum height: Not to exceed peak of roof
Maximum sign area: 100 square feet
Lighting: Internally or externally illuminated
Location: As shown above

Appendix B1

TRACY | CALIFORNIA

AVENUES PATTERN BOOK

Guidelines for a New Neighborhood

MAY 2018

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SECTION 1 INTRODUCTION

1|2 OVERVIEW
1|3 The Architectural Styles of Avenues
1|4 Avenues Houses

SECTION 2 DETACHED RESIDENTIAL

2|2 ARCHITECTURAL PATTERNS
2|4 Avenues Craftsman
2|6 Massing and Composition
2|8 Possibilities, Precedents, Materials, and Colors
2|10 Avenues Farmhouse Victorian
2|12 Massing and Composition
2|14 Possibilities, Precedents, Materials, and Colors
2|16 Avenues Revival
2|18 Massing and Composition
2|20 Possibilities, Precedents, Materials, and Colors
2|22 Avenues European Country
2|24 Massing and Composition
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2|28 Avenues Mediterranean Revival
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2|36 Massing and Composition
2|38 Possibilities, Precedents, Materials, and Colors
2|40 Photovoltaic Panel Guidelines

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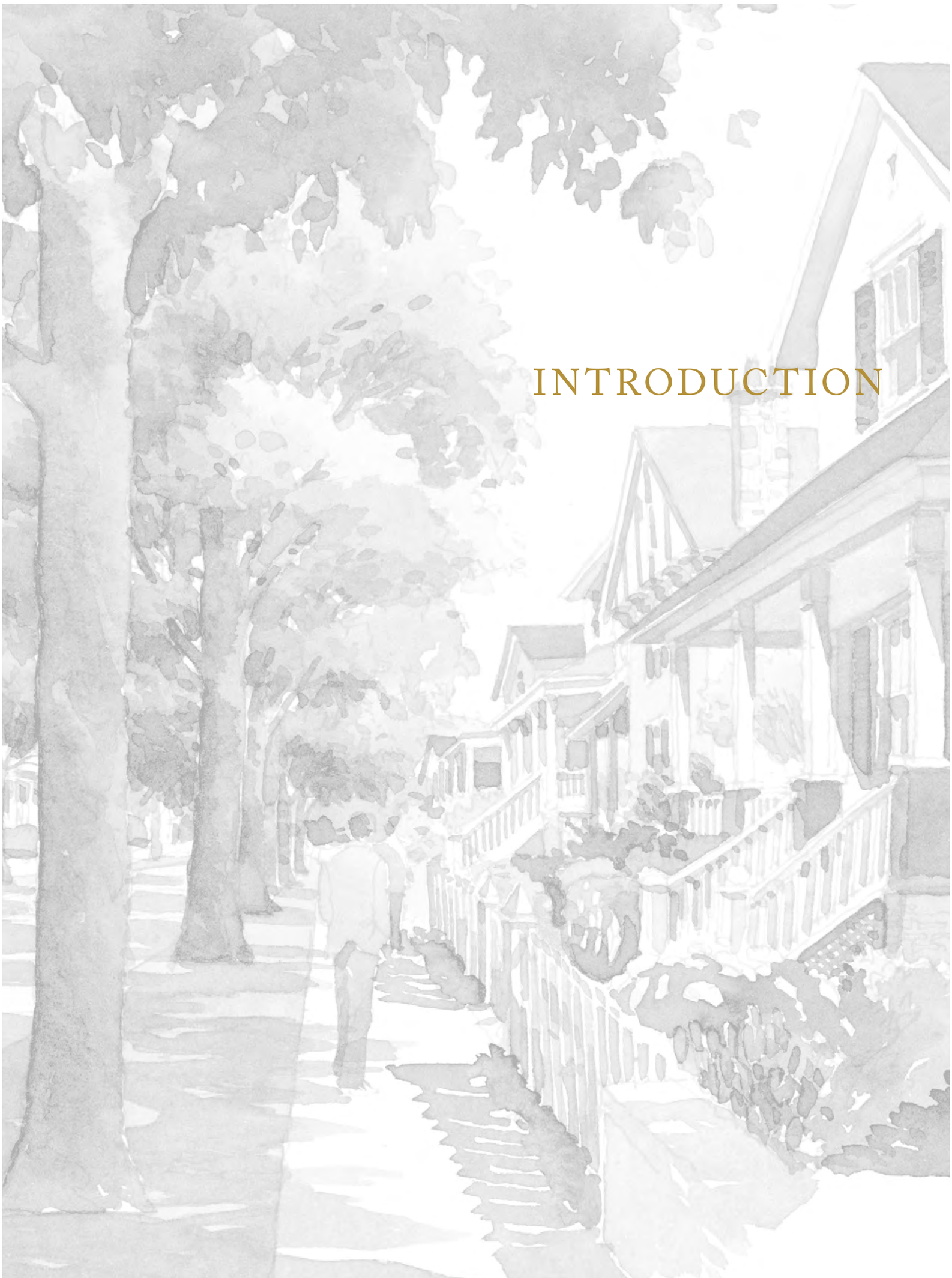


INTRODUCTION

OVERVIEW

Six architectural styles have been selected for Avenues residential development: Avenues Craftsman, Avenues Farmhouse Victorian, Avenues Revival, Avenues European Country, Avenues Mediterranean Revival, and Avenues Spanish Colonial. The Architectural Patterns sections provide information regarding each of these styles, including a description of the history and character of the particular style, a gallery of built examples, the style's basic massing and composition, as well as possibilities for designs using a standard palette of materials. This kit-of-parts approach provides architects, builders, and homebuyers with examples for designing and personalizing a new Avenues home.

The Avenues community will be an extension of the urban fabric of the City of Tracy.

This Pattern Book serves as the basis for Development Review and implementation. Amendments to the Pattern Book are subject to City Council approval.

THE ARCHITECTURAL STYLES OF AVENUES

Avenues Craftsman

Avenues Farmhouse Victorian

Avenues European Country

Avenues Revival

Avenues Mediterranean Revival

Avenues Spanish Colonial

AVENUES HOUSES

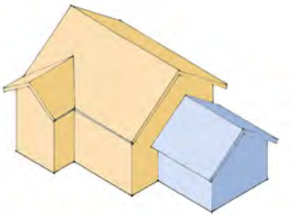
In traditional neighborhoods, the front portion of the house is the most dominant feature and must be responsive to adjacent houses and the overall character of the neighborhood. The landscaping of the front yard, setbacks from the street, size and placement of the house on the lot, and the front porch are all shared elements that form 'the streetscape'.

Dwellings and garages shall be representative of the architectural styles described in this Pattern Book. The architectural style shall be clearly identified on all sides of the building, including the roof, consistent with the City of Tracy Design Goals and Standards.

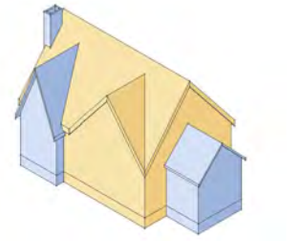
Enhanced architectural emphasis should be applied to facades facing streets. For example, stronger adherence to the architectural style, including: building relief, roof line variation, gables, window trims, ornamental accents, and materials.

All material transition points should carry around corners to an architectural stopping point, such as a pop-out or recess in the building.

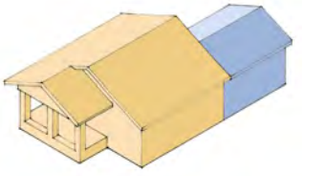
In no case shall the Avenues Pattern Book be less restrictive than the City of Tracy Design Goals and Standards, including the variety of floor plans requirement.



Gable-L house

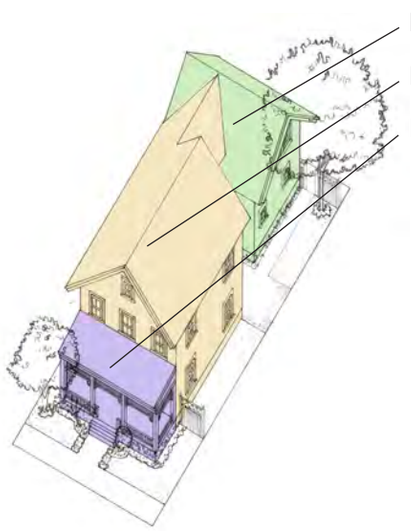


Side gable house with dominant cross gable

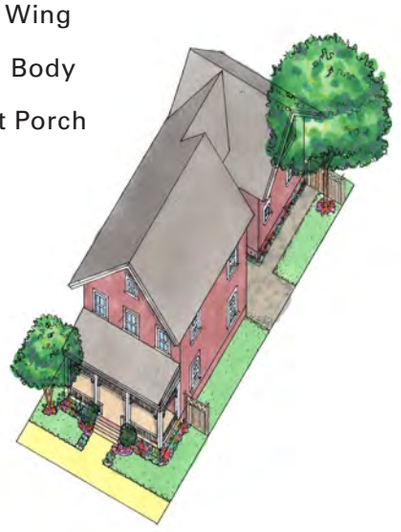


Front gable house

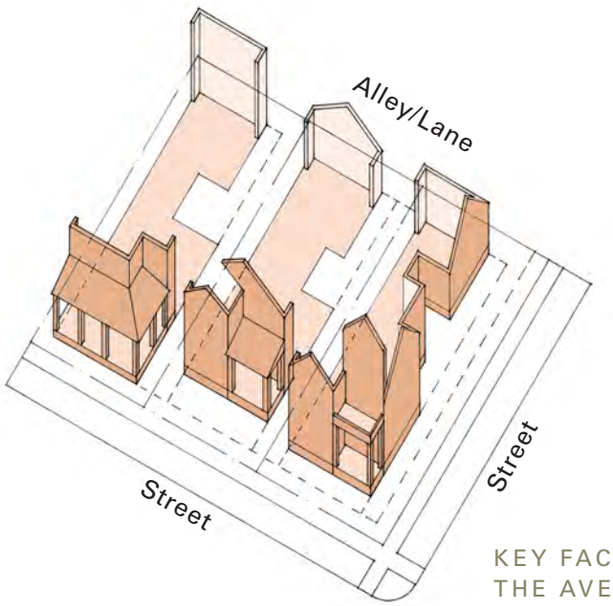
Illustrative view of an Avenues residential street



THE AVENUES HOUSE
Simple, dignified massing with porch and rear wing added



ELEMENTS OF THE AVENUES HOUSE
The Main Body is the largest and most visible element with the most specific design requirements. Side or rear wings, porches, and architectural elements, provide a menu of additional massing options for the homebuilder.



KEY FACADES OF THE AVENUES HOUSE
The principal elevations of the Avenues house are facades facing streets, alleys/lanes, and public spaces

PRINCIPAL ELEMENTS

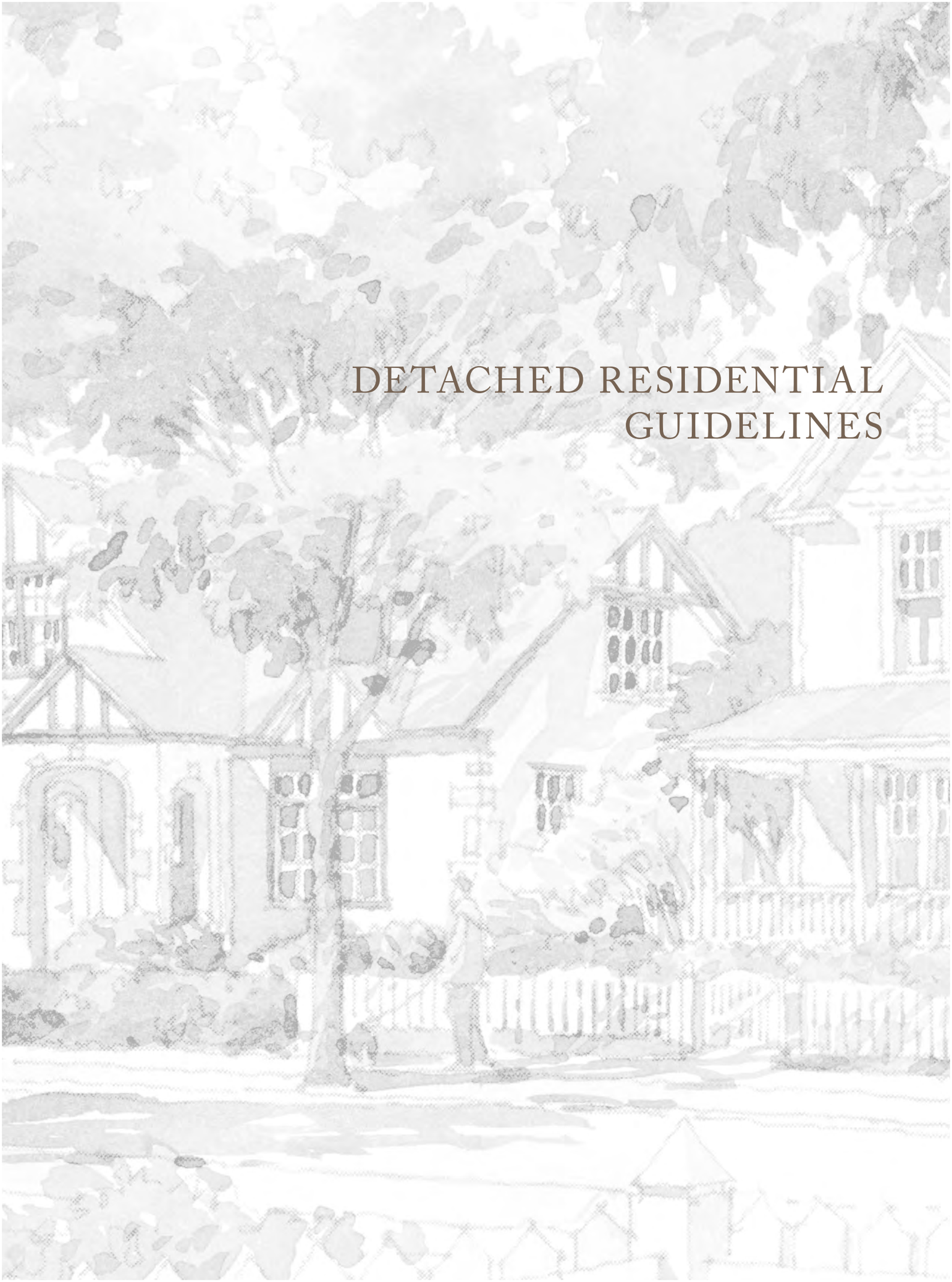
Avenues houses include the following principal elements:

The **Main Body** of the house, which is the principal mass and includes the front door.

Side and Rear Wings, which are one or two stories high and connected to the Main Body. These optional additions are smaller than the Main Body and are set back from the front facade.

Front and Side Porches create exterior amenity space. Possibilities include full-facade front porches, wraparound porches, porticos, and side porches. Some architectural styles also have inset porches.

Note: Side Wings, Rear Wings, and Porches are part of a menu of options. These element as illustrated in the Pattern Book are suggestions, not required as shown. However, simple box dwellings are not permitted.



DETACHED RESIDENTIAL GUIDELINES

ARCHITECTURAL PATTERNS

The Architectural Patterns Section for Detached Residential units illustrates key elements and design strategies for the six permitted traditional styles for Avenues residential architecture. This section provides detailed guidelines for designing within the prescribed styles while creating well-defined variations among houses and buildings. The approach used is not intended to be a comprehensive catalog of all possibilities, but rather to serve as a guide to the key components within a particular style while providing a consistent quality of character and detail.

Variations or other alternative combinations of components may be acceptable so long as they generally conform to the particular style. The goal is to design within specific families of styles that are appropriate to the Avenues context, not to design historic reproductions.

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AVENUES CRAFTSMAN

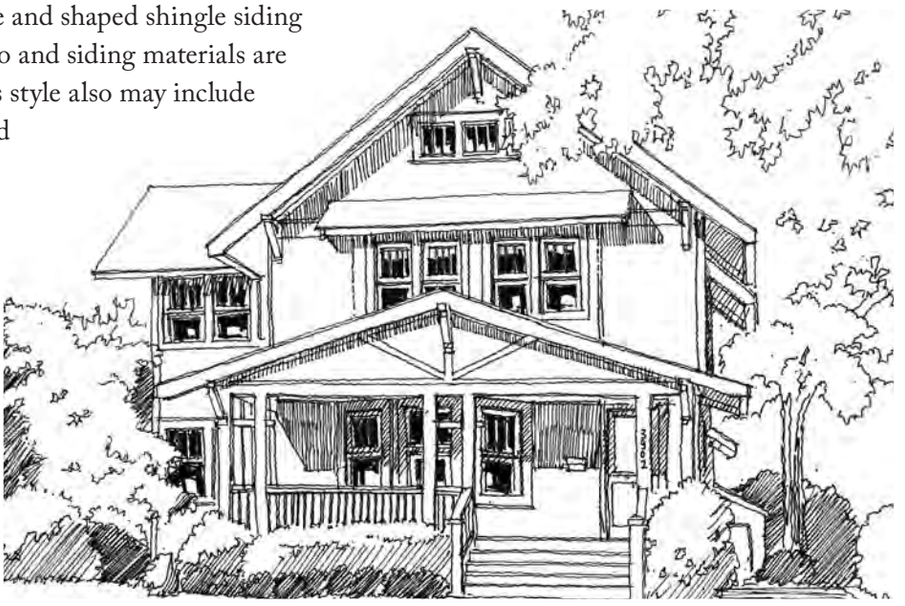
Avenues Craftsman houses are derived from the unique qualities of the Craftsman tradition found throughout northern California and San Joaquin County. Many regional builders constructed houses influenced by the Arts & Crafts movement. California versions are characterized by exposed or expressive structural elements such as rafters, columns, beams, lintels, and porch elements. House exteriors were clapboard or shingle siding mixed with stone and brick or stucco accents and were painted in robust color palettes. The California Craftsman house, which emerged in the beginning of the twentieth century, was influenced by both the Arts & Crafts movement and Japanese architecture.

For houses in Avenues, the emphasis in this style is on simple, structural expression of porch and eave elements using a vocabulary of architectural elements including the Prairie, Japanese, and Swiss styles, as well as influences from the Arts & Crafts movement. Forms are simple and reflect dimensioned lumber elements. Windows in this style tend to be vertical in proportion and are typically ganged or paired. Exposed eave brackets on roofs and porches contribute to this image and detail.

Horizontal siding, square and shaped shingle siding patterns, and a mix of stucco and siding materials are key cladding elements. This style also may include unpainted metal roofing and shingled roofs.

COMMON ELEMENTS OF THE AVENUES CRAFTSMAN

- Pitched roofs with deep overhangs.
- Deep, broad porch elements with expressive structural components.
- Exposed structural elements in the eaves such as rafters and brackets.
- A combination of materials such as stucco, shingles, and siding.
- Asymmetrical window and door compositions.



GALLERY OF EXAMPLES

Photo Credit: AT Design Consulting

Photo Credit: Design Lens

Photo Credit: First Lamp

Photo Credit: Alan Mascord Design Associates

Photo Credit: R.W. Anderson Homes

Photo Credit: urbanSTIX Architecture

Photo Credit: AT Design Consulting

MASSING AND COMPOSITION

A TWO-STORY HIP

Hipped rectangular volume. Hip roof pitch is typically 3 to 7 in 12. Hipped front porches are common and have a shallower roof pitch. Porches may be either additive or a single integral bay.

B ONE-AND-ONE-HALF-STORY SIDE GABLE

Square volume with a 3 to 5 in 12 side gabled roof. Integral front porch that ranges from half to the full length of the front facade. Symmetrically placed gabled or shed dormers with 4 in 12 roof pitch.

C TWO-STORY GABLE L

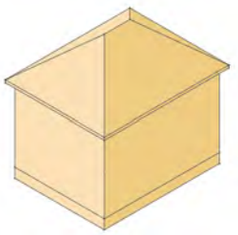
Cross-gabled volume with a 3 to 4 in 12 gable facing the street. Often an in-line gabled porch or wing is added to the front left of the L. Porches may also be located between the legs of the L.

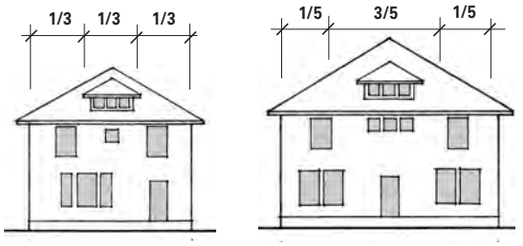
D ONE-AND-ONE-HALF-STORY FRONT GABLE WITH ADD-ON

Rectangular volume with a 3 to 5 in 12 roof pitch and gable facing the street. Asymmetrically placed gable and front porch is common.

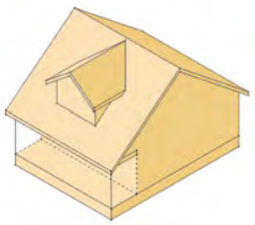
Note: In general, main roof pitches are 4 to 5 in 12 and secondary roof pitches are 3 to 5 in 12.

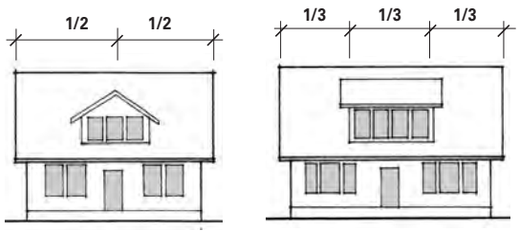
A TWO-STORY HIP



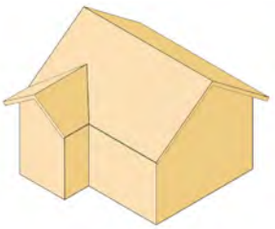


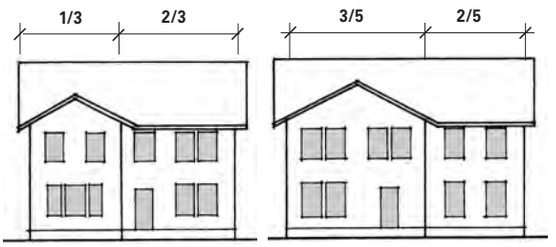
B ONE-AND-ONE-HALF-STORY SIDE GABLE



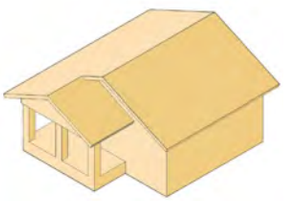


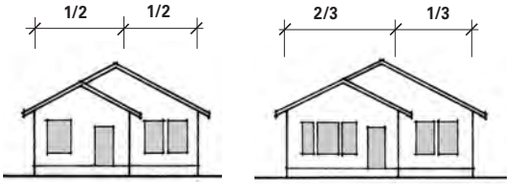
C TWO-STORY GABLE L

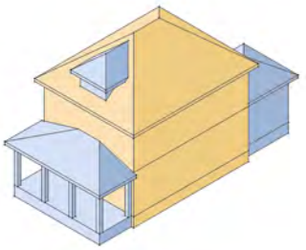




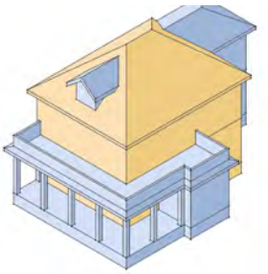
D ONE- AND-ONE-HALF-STORY FRONT GABLE WITH ADD-ON



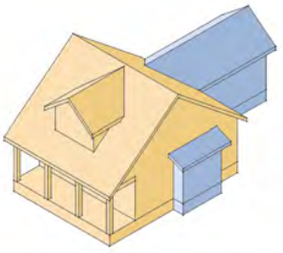




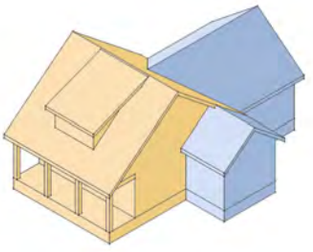
A1 Hipped roof with add-on porch, a rear wing and a street-facing dormer



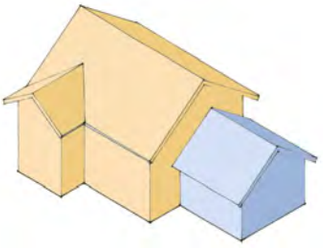
A2 Hipped roof with wraparound porch, a rear wing and a street-facing dormer



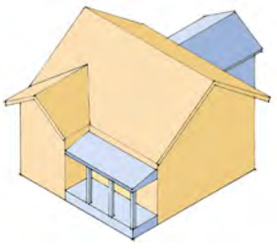
B1 Side gable with an integral porch, a rear wing and side bay window



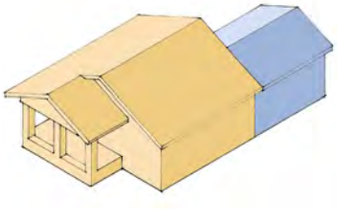
B2 Side gable with an integral porch, a rear wing and a side wing



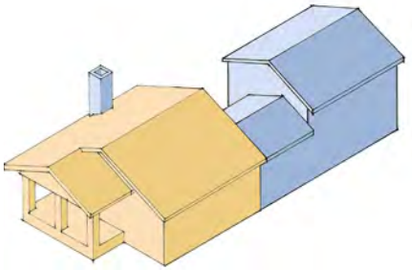
C1 Side gable L with side wing



C2 Side gable with add-on porch and rear wing



D1 Front gable and add-on massing with rear wing



D2 Front gable and add-on massing with one-story connection to two-story carriage unit

POSSIBILITIES

PRECEDENTS

TWO-STORY HIP

ONE-AND-ONE-HALF-STORY SIDE GABLE

TWO-STORY GABLE L

ONE-AND-ONE-HALF-STORY FRONT GABLE WITH ADD-ON

MATERIALS

SIDING/CLADDING

» Wood shingle; fiber-cement clapboard, composite and/or stucco

» Lace finish not permitted

ROOFING

» Composition shingles, flat concrete tile, standing seam, or 5v crimp metal

WINDOWS

» Single- or double-hung

» Fixed accent windows (limited)

» Energy-efficient wood, PVC-clad, cellular PVC, aluminum-clad, aluminum, or vinyl

» Traditional-looking profiles

TRIM

» Stucco, wood, composition board, cellular PVC, polyurethane, or fiber cement

COLUMNS/BRACKETS

» Wood or composite

RAILINGS

» Wood or composite top and bottom rails with square balusters

» Solid railings of wood, fiber cement, cut shingle siding or manufactured stone veneer

SOFFITS AND PORCH CEILING

» Exposed rafters at soffits with starter board or v-groove sheathing

» T&G wood, beaded plywood, exterior-grade plywood, or stucco porch ceiling

GUTTERS

» Ogee or half-round primed or prefinished metal

» PVC is acceptable in a color that matches the trim

» Fascia gutter permitted

DOWNSPOUTS

» Rectangular or round

» Primed or prefinished metal

» PVC is permitted in a color that matches the trim or the stucco cladding

SHUTTERS

Not applicable

CHIMNEYS

» Stucco, brick, or manufactured stone veneer

» Siding to match structure

FRONT YARD FENCES

» Wood, stone, or masonry with stucco finish

» Vinyl picket permitted

» Wrought iron or equivalent

REAR YARD FENCES

» Cedar, redwood, or masonry with stucco finish (if applicable)

» Vinyl and pressure treated wood are permitted

COLORS

Colors to be selected from the approved Ellis Color Palette. The Ellis Color Palette includes a minimum of three colors for each house: main body, trim, and accent.

AVENUES
FARMHOUSE VICTORIAN

The Avenues Farmhouse Victorian style builds on the early Carpenter Gothic cottages built in the western region of the United States from early pattern books. While the Victorian style became fashionable in the 1800s in the Bay Area, its popularity grew and spread outward from San Francisco. Style books published by Andrew Jackson Downing were the source of many early examples. Publications such as *The Horticulturist* influenced the preferences of the public and provided an especially dramatic contrast to the inherited Spanish and adobe building types prevalent at the time. Many early religious camp settlements adopted the style with more and more exotic variations that included Eastlake, Queen Anne, and Italianate detailing.

The Farmhouse Victorian style is centered on simple, elegant forms to create more informal houses on small lots. This style has expressive porch elements, decorative trim elements, and vertical windows and doors.

COMMON ELEMENTS OF AVENUES FARMHOUSE VICTORIAN

- Moderate to steeply pitched, front-facing gable roofs.
- Cut wood ornament, often with natural forms such as leaves and vines.
- Clapboard or cut shingle siding.
- Vertical proportions for windows and doors.
- Box bay and cutaway bay windows.
- Expressive porch elements

GALLERY OF EXAMPLES

Photo Credit: Su Casa Designs

Photo Credit: AT Design Consulting

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Photo Credit: Laurey W. Glenn / Pursley Dixon Architecture

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MASSING AND COMPOSITION

A TWO-STORY SIDE GABLE

Side-gabled rectangular volume, often with a steeply-pitched, gabled dormer flush to the front facade. Front gable roof pitch is typically 3 to 12 in 12, and the side gable is less steeply pitched, typically 4 to 10 in 12. One- or two-story front porches often extend across the full front of the house.

B ONE-AND-ONE-HALF-STORY HIP L

One-and-one-half-story hipped volume with a one-story front or hipped gable extending beyond the main body. Roof pitches are typically 3 to 12 in 12. One-story integral or shed porches are most common.

C TWO-STORY HIP L

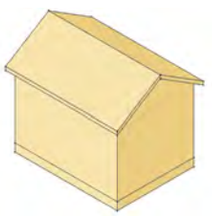
Two-story rectangular volume with hipped roof and a front gable which can extend beyond the front facade of the main body a maximum of 3 feet. Roof pitch is typically 3 to 12 in 12. A one- or two-story front wraparound porch with shed roof is common.

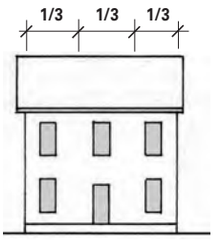
D GABLE L

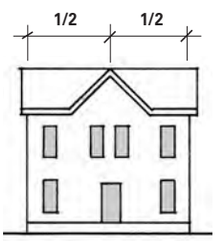
Cross-gabled volume with a 3 to 12 in 12 gable facing the street. Cross-gable is typically equal or steeper than the roof of the primary mass and no wider than half that of the main body. This massing often has a gable porch emphasizing the entrance.

Note: In general, main roof pitches are 5 to 8 in 12 and secondary roof pitches are 3 to 9 in 12.

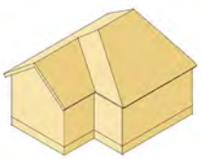
A TWO-STORY SIDE GABLE

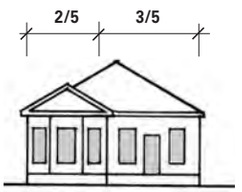




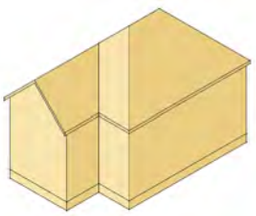


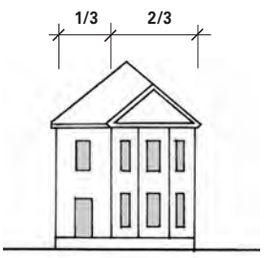
B ONE-AND-ONE-HALF-STORY HIP L

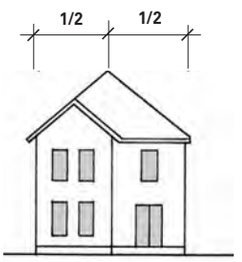




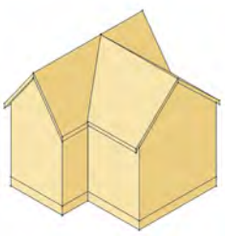
C TWO-STORY HIP L

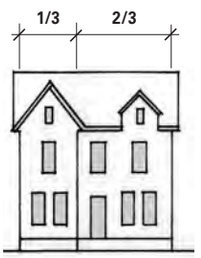


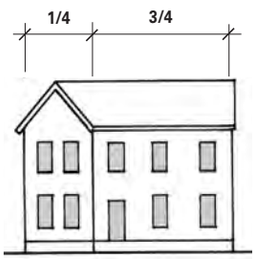


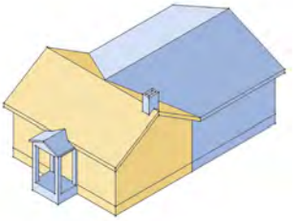


D GABLE L

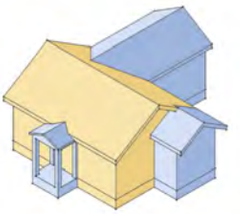






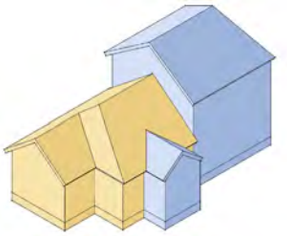


A1 Broad front with large rear wing, a chimney centered on gable ridge and a centered entry porch

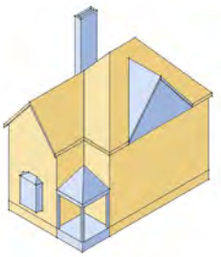


A2 Broad front with rear wing, a side wing and a centered entry porch

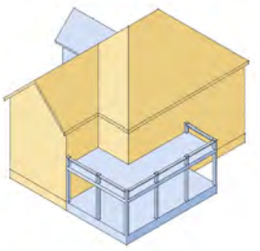
B1 One-story hip L with street-facing bay window and hipped-roof entry porch



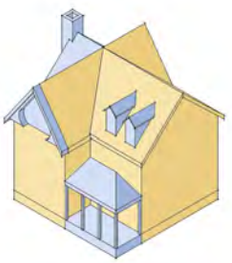
B2 One-story hip L with a side wing and two-story rear wing



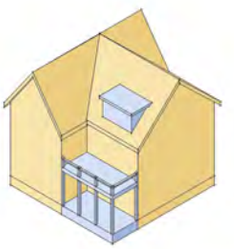
C1 Two-story hip L with side-facing gable dormer, a street-facing bay window, a chimney, and a hipped-roof entry porch



C2 Two-story hip L with a two-story wraparound porch, and a side wing



D1 Gable L with continuous cross gable and chimney, double street-facing dormers, hipped-roof entry porch, and glazing with street-facing projecting gable



D2 Gable L with continuous shed dormer and flat-roof entry porch

POSSIBILITIES

PRECEDENTS

TWO-STORY SIDE GABLE

ONE-AND-ONE-HALF-STORY HIP L

TWO-STORY HIP L

Photo Credit: Design Lens

GABLE L

MATERIALS

SIDING/CLADDING

» Board and batten, wood, or fiber-cement clapboard

ROOFING

» Composite shingles

» Flat concrete tile

WINDOWS

» Single- or double-hung

» Energy-efficient wood, PVC-clad, cellular PVC, aluminum-clad, aluminum or vinyl

» Traditional wood profiles

TRIM

» Wood, composition board, cellular PVC, or polyurethane

COLUMNS

» Turned or built-up wood, or composite

RAILINGS

» Wood or composite top and bottom rails with straight, turned, or scroll cut balusters

SOFFITS AND PORCH CEILING

» Fiber-cement board, stucco, T&G wood, beaded plywood, or exterior-grade plywood

GUTTERS

» Half-round primed or prefinished metal

» PVC is acceptable in a color that matches the trim

» Fascia gutter permitted

DOWNSPOUTS

» Round

» Primed or prefinished metal

» PVC is permitted in a color that matches the trim

SHUTTERS

» Raised or flat paneled

» Louvered or plank

» Wood or composite material, or colored vinyl

» Hinges, shutter dogs, and latches are encouraged

CHIMNEYS

» Manufactured stone or brick veneer or siding to match house

FRONT YARD FENCES

» Wood picket, prefinished metal, or stone

» Vinyl picket permitted

REAR YARD FENCES

» Cedar or redwood, or masonry with stucco finish

» Vinyl and pressure-treated wood are permitted

COLORS

Colors to be selected from the approved Ellis Color Palette. The Ellis Color Palette includes a minimum of three colors for each house: main body, trim, and accent.

AVENUES REVIVAL

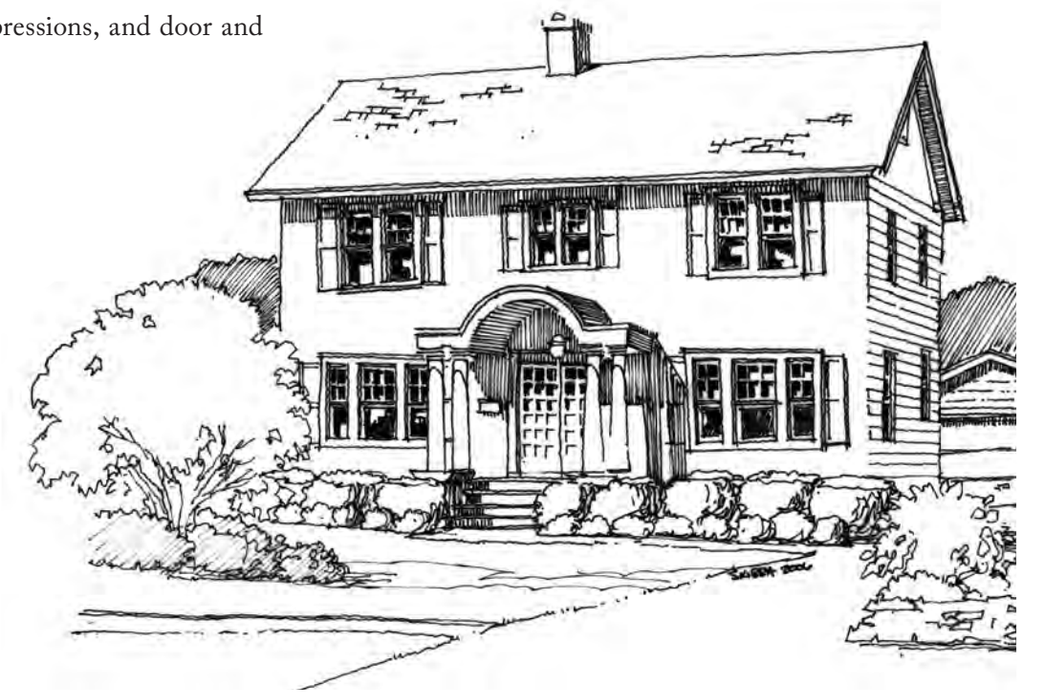
The Avenues Revival style is based upon Colonial Revival styles that were prevalent throughout the country in the early 1900s. The Colonial Revival style is evident in many California towns and cities. Interesting examples of this style can be found in the Central Valley area including regional precedents in places like Stockton, Concord, Antioch, and Livermore.

The Colonial Revival style is based on Classical style design principles followed during the colonial period in this country. The interpretations, however, often reflect regional adaptations. The California examples include many houses with full front porches as well as Dutch Colonial renditions.

The houses are composed of simple forms with well-proportioned windows and door surrounds. These are often more horizontal in appearance with special windows appearing in the center of the house over the front door. Stockton area Colonial Revival houses typically emphasize the horizontal proportions with square, robust columns, wide corner boards, pilaster expressions, and door and window trim.

COMMON ELEMENTS OF AVENUES REVIVAL

- Simple, straightforward volumes with projecting wings and porches added to make more complex shapes.
- An orderly, symmetrical relationship between windows, doors, and building mass.
- Simplified versions of Classical style details and columns, occasionally with Classical orders used at the entry.
- Multi-pane window appearance with six-pane patterns.
- Strong horizontal lines emphasized by broad eaves and wide trim.



GALLERY OF EXAMPLES

Photo Credit: Tatum Brown Custom Homes

Photo Credit: Prestige Window Systems

Photo Credit: Overmyer Architects

Photo Credit: Michelle Matsan

Photo Credit: Chris Little / Peace Design

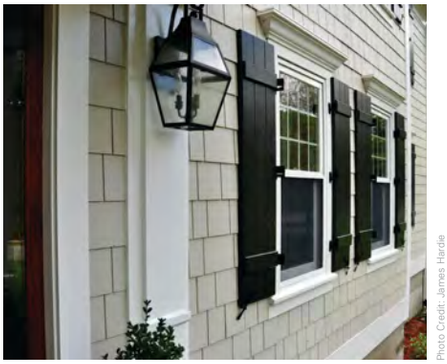


Photo Credit: James Hardie

MASSING AND COMPOSITION

A ONE-AND-ONE-HALF-STORY SIDE GABLE AND HIP

Side-gabled or hipped rectangular volume. Hip roof pitch is typically 4 to 10 in 12. Dormer windows and shed roofs are often present in the roof form. Porches are additive structures that may cover all or part of the front facade.

B TWO-STORY HIP

Hipped rectangular volume. Hip roof pitch is typically 4 to 10 in 12. One-story hipped front porches are common and have a shallower roof pitch. Porches vary between covering the full facade and defining the central portico.

C TWO-STORY FRONT GABLE

Front-gabled rectangular volume. Gable roof pitches range from 4 to 10 in 12. As with other massing, stoops and hipped front porches are common. Porches are most often one-story. Integral two-story porches are reserved for front-gabled houses no greater than 30 feet wide.

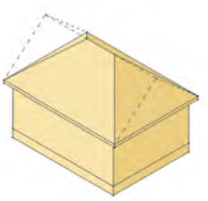
D ONE-AND-ONE-HALF-STORY GAMBREL

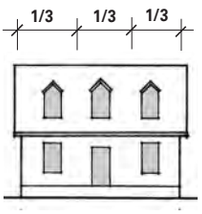
(Not required, but possible accent articulation)

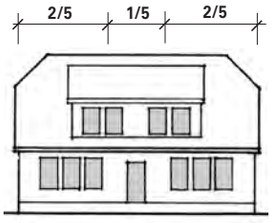
Rectangular volume with a gambrel roof parallel to the street. Roof pitch is nearly vertical on the lower slope and 4 to 6 in 12 at the top. One-story temple front porches centered on the facade extending one-third to one-fourth of the front are typical. Shed roofs are present in the bottom portion of the gambrel roof and dormer windows are also common.

Note: In general, main and secondary roof pitches are 4 to 10 in 12.

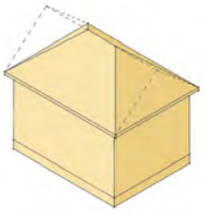
A ONE-AND-ONE-HALF-STORY SIDE GABLE AND HIP

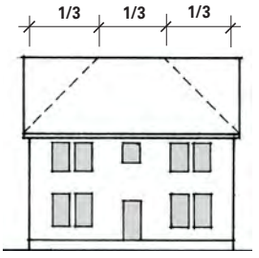


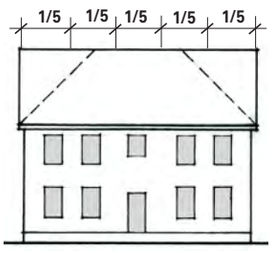




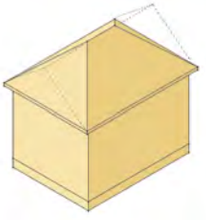
B TWO-STORY HIP

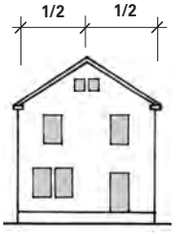


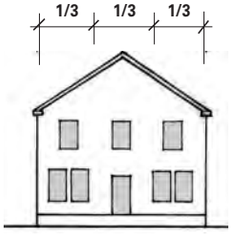




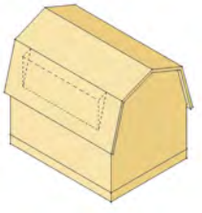
C TWO-STORY FRONT GABLE

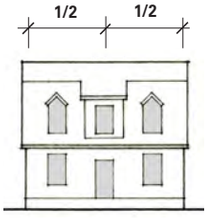


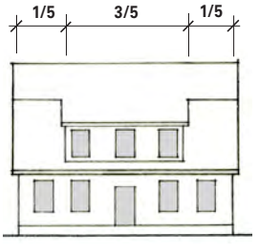


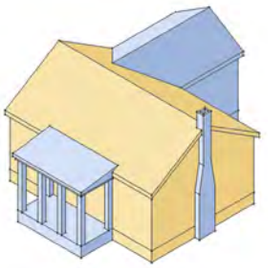


D ONE-AND-ONE-HALF-STORY GAMBREL

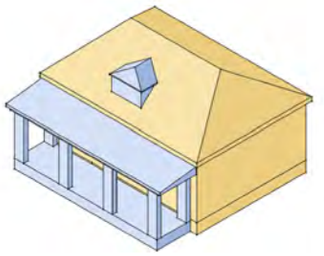




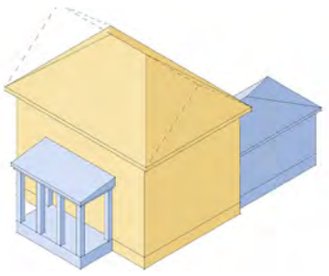




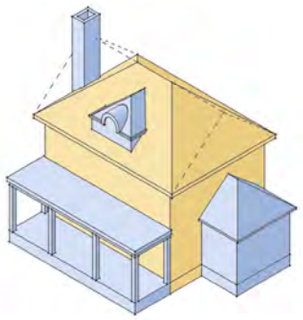
A1 Broad front with add-on porch, a rear wing, and a fireplace



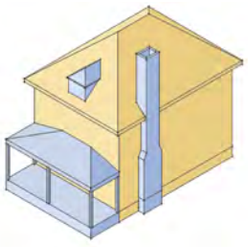
A2 Broad front hipped roof with add-on full front porch and dormer window



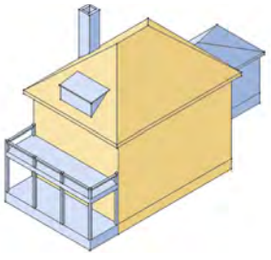
B1 Broad front hipped roof with add-on central porch and hipped rear wing



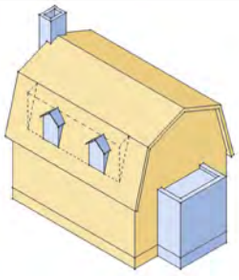
B2 Broad front hipped roof with add-on full front porch, a side wing, a central hipped dormer, and a fireplace



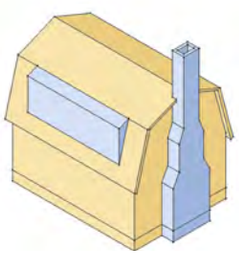
C1 Narrow front hipped roof with add-on full front porch, a central dormer, and a fireplace



C2 Narrow front hipped roof with add-on full front porch, a central shed dormer, a rear wing, and a fireplace



D1 Broad front gambrel with dormers, a roofed side wing, and a fireplace



D2 Broad front gambrel with a broad shed dormer and a prominent fireplace

POSSIBILITIES

PRECEDENTS

ONE-AND-ONE-HALF-STORY SIDE GABLE AND HIP

TWO-STORY HIP

TWO-STORY FRONT GABLE

ONE-AND-ONE-HALF-STORY GAMBREL

MATERIALS

SIDING/CLADDING

- Fiber-cement clapboard or stucco
- Lace finish not permitted

ROOFING

- Composition shingles or concrete tile with flat profile

WINDOWS

- Single- or double-hung and casement
- Energy-efficient wood, PVC-clad, cellular PVC, aluminum-clad, aluminum or vinyl
- Traditional wood profiles

TRIM

- Stucco, wood, composition board, cellular PVC, polyurethane, or fiber cement

COLUMNS

- Wood, or composite with Classical entasis and proportions
- Use Tuscan, Doric, or Ionic orders

RAILINGS

- Wood or composite top and bottom rails with square balusters

SOFFITS AND PORCH CEILING

- Fiber-cement board, stucco, T&G wood, beaded plywood, exterior-grade plywood, or stucco

GUTTERS

- Ogee or half-round
- Primed or prefinished metal
- PVC is acceptable in a color that matches trim
- Fascia gutter permitted

DOWNSPOUTS

- Rectangular or round
- Primed or prefinished metal
- PVC is permitted in a color that matches trim or stucco cladding

SHUTTERS

- Raised or flat paneled
- Louvered or plank
- Wood or composite materials, or colored vinyl
- Hinges, shutter dogs, and latches are encouraged

CHIMNEYS

- Stucco, brick, or manufactured stone veneer
- Siding to match house

FRONT YARD FENCES

- Painted wood, prefinished metal, stone, masonry, or stucco finish (if applicable)
- Vinyl picket also permitted

REAR YARD FENCES

- Cedar or redwood, or masonry with stucco finish
- Vinyl and pressure-treated wood are permitted

COLORS

Colors to be selected from the approved Ellis Color Palette. The Ellis Color Palette includes a minimum of three colors for each house: main body, trim, and accent.

AVENUES
EUROPEAN COUNTRY

The Avenues European Country Style is based on the early twentieth century interpretations of English architecture by American architects and builders. The source for design comes from Medieval English cottages, manor houses, and rural village vernacular houses. The American interpretations include houses with simple volumes often with front-facing gables. Dormers — gable, hip, and shed — are a dominant feature of the style. In California, the principal material for the exterior cladding is stucco. There is often a mix of exterior materials including stone, stucco or brick. Half-timbering and horizontal siding are often used as infill in gables.

Chimneys typically act as principal forms for the massing of the house. These are usually very massive, often with stucco finish, simple detailing and chimney pots. Windows are typically casements, vertical in proportion and arranged in groups of from two to five. There are relatively few windows in the facade; the dominant form is one of a solid mass with small openings.

COMMON ELEMENTS OF AVENUES EUROPEAN COUNTRY

- Seemingly random window and door locations.
- Vertical windows in groupings.
- Broad expanses of wall with few door and window penetrations.
- Roof lines extending below windows at second floor, and to top of window at first floor.
- Simple detailing and shallow overhangs.

GALLERY OF EXAMPLES

Photo Credit: Tommy Daspit / Willow Homes

Photo Credit: Michael Woodall

Photo Credit: Amanda Orr Architects

Photo Credit: Frazier Home Designs

Photo Credit: AT Design Consulting

Photo Credit: Unknown

Photo Credit: Guinar & Gracie

Photo Credit: AT Design Consulting

MASSING AND COMPOSITION

A TWO-STORY BASIC

Rectangular two-story volume with an 4 to 10 in 12 roof pitch. Cross gable entry piece in 3 to 16 in 12. Only one cross gable permitted, often expressed in plan.

B TWO-STORY ASYMMETRICAL GABLE-FRONT L

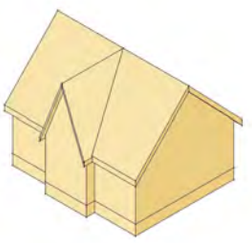
Rectangular two-story volume with a main body roof of 4 to 12 in 12 with either a gable or a hipped roof. Cross-gable volume with a 3 to 16 in 12 roof. Cross gable is asymmetrical and contains an inset entry porch. At times, the roof may transition to a shallower pitch over the entry porch.

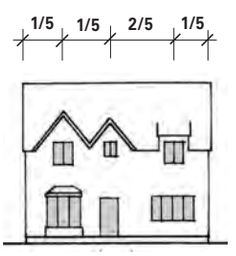
C SIDE GABLE WITH DOMINANT CROSS-GABLE

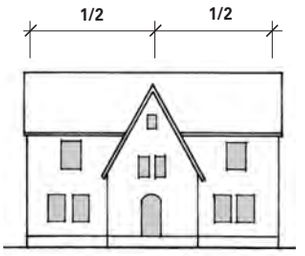
Rectangular two-story volume with a 4 to 10 in 12 roof pitch. One dominant cross gable organizes composition with a 3 to 16 in 12 pitch. Secondary and tertiary gables in the primary roof mass, or as dormers, are common. Element roof may be gable, hip, or partial hip. Front entry is often inset into building mass.

Note: In general, main roof pitches are 5 to 9 in 12 and secondary roof pitches are 3 to 9 in 12.

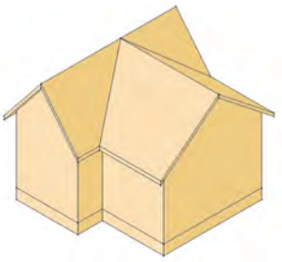
A TWO-STORY BASIC

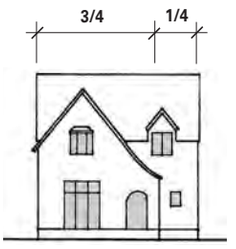


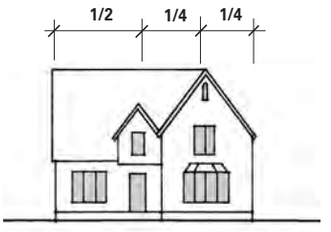




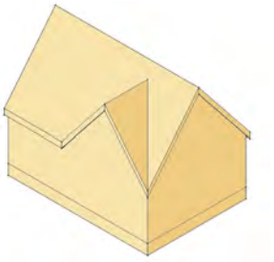
B TWO-STORY ASYMMETRICAL GABLE-FRONT L

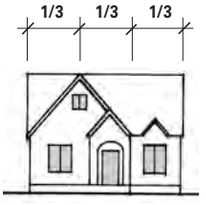


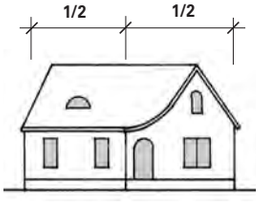


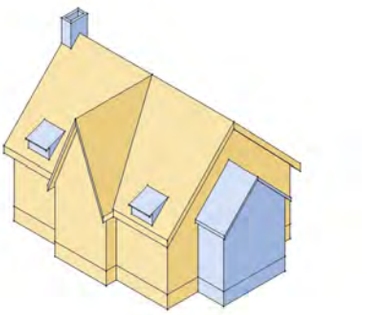


C SIDE GABLE WITH DOMINANT CROSS-GABLE

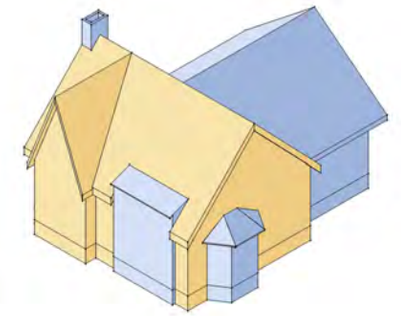




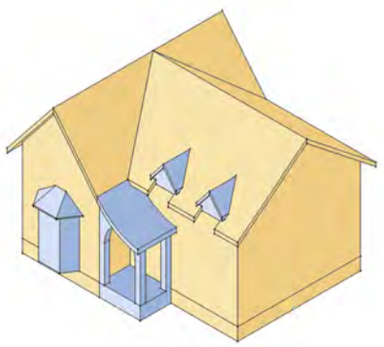




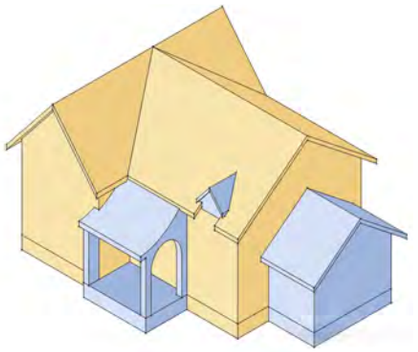
A1 Side gable with symmetrically placed dormers, a chimney centered on the gable ridge and a side wing



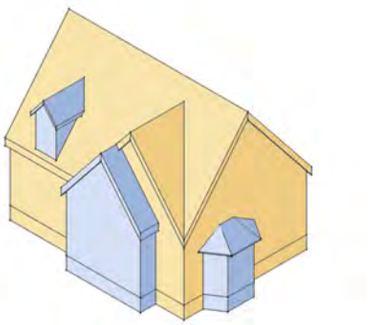
A2 Side gable with off-center cross gable, street-facing dormer, a chimney centered on the gable ridge, a side bay window, and rear wing



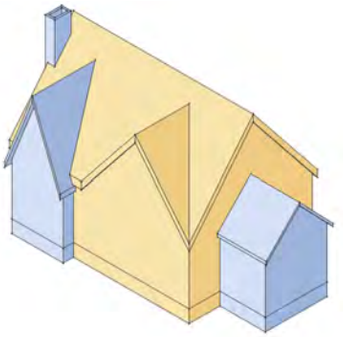
B1 Side gable L with street-facing bay window, street-facing dormers and inset entry porch



B2 Side gable L with street-facing dormer, a side wing and entry porch



C1 Side gable with nested street-facing gable, a street-facing dormer and side bay window



C2 Side gable with multiple street-facing gables, a chimney placed off-center of gable and a side wing

POSSIBILITIES

PRECEDENTS

TWO-STORY BASIC

TWO-STORY ASYMMETRICAL GABLE-FRONT L

SIDE GABLE WITH DOMINANT CROSS-GABLE

MATERIALS

SIDING/CLADDING

» Fiber-cement clapboard or stucco
» Half-timbering for second-story accents

ROOFING

» Composition shingles, concrete tile with flat profile, or manufactured slate

WINDOWS

» Single- or double-hung and casement
» Energy-efficient wood, PVC-clad, cellular PVC, aluminum-clad, aluminum or vinyl
» Traditional wood profiles

TRIM

» Stucco, wood, composition board, cellular PVC, cast stone, polyurethane, or fiber cement

COLUMNS

» Wood or composite

RAILINGS

» Ornamental metal preferred
» Wood or composite top and bottom rails with square balusters

SOFFITS AND PORCH CEILING

» Fiber-cement board, stucco, T&G wood, beaded plywood, exterior-grade plywood, or stucco

GUTTERS

» Ogee or half-round
» Primed or prefinished metal
» PVC is acceptable in a color that matches trim
» Fascia gutter permitted

DOWNSPOUTS

» Rectangular or round
» Primed or prefinished metal
» PVC is permitted in a color that matches trim or stucco cladding

SHUTTERS

» Raised or flat paneled
» Louvered or plank
» Wood or composite materials, or colored vinyl
» Hinges, shutter dogs, and latches are encouraged

CHIMNEYS

» Stucco, brick, or manufactured stone veneer
» Siding to match house

FRONT YARD FENCES

» Painted wood, prefinished metal, stone, masonry, or stucco finish

REAR YARD FENCES

» Cedar or redwood, or masonry with stucco finish
» Vinyl and pressure-treated wood are permitted

COLORS

Colors to be selected from the approved Ellis Color Palette. The Ellis Color Palette includes a minimum of three colors for each house: main body, trim, and accent.

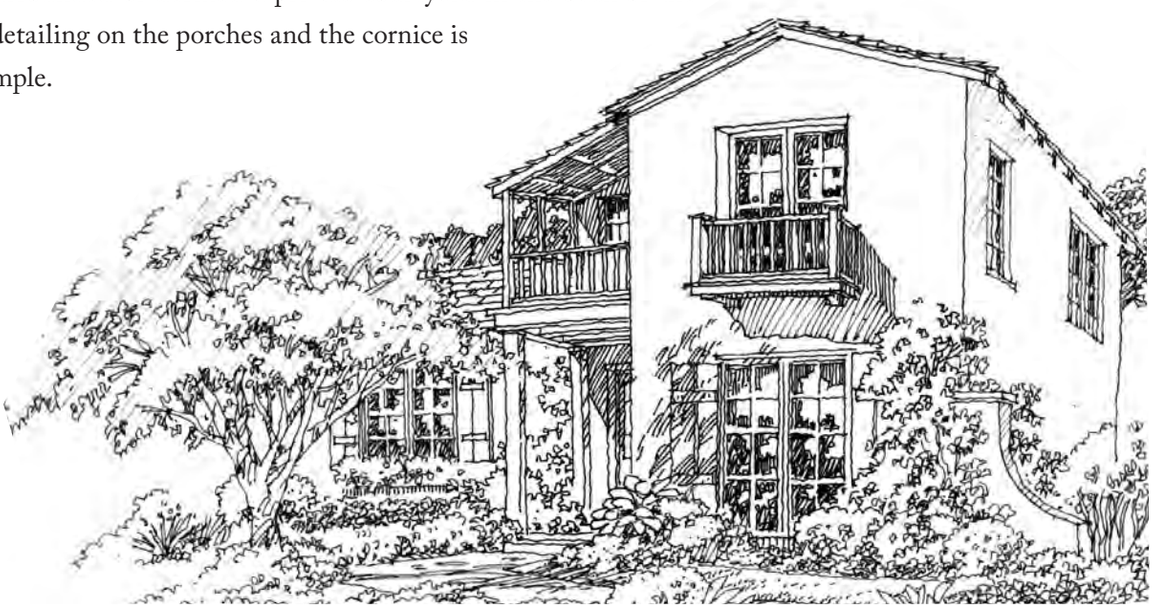
AVENUES MEDITERRANEAN REVIVAL

The Mediterranean Revival style draws on the distinctive architectural character of the Monterey Peninsula as influenced by the popular California Spanish Colonial style. The style dates back to the early nineteenth century. The first revival started around 1925 amidst a very popular renaissance of Spanish architectural forms throughout the region. The Mediterranean style emerged from Spanish adobe precedents that date between 1815 and 1860. This style combines traditional adobe construction, local to this region, with Spanish Colonial influences. The result is a distinctive architectural vocabulary, characterized by simple forms with wooden decorative details. These houses used Colonial window and door detailing borrowed from New England carpentry techniques and added a rustic timber porch with exposed rafters and joists. The roofs had a very shallow pitch, either gabled or hipped, and were covered with clay tiles or cut wooden shingles.

The signature balcony on the front of the house was a prelude to the porch that often surrounded or defined a private courtyard in the back of the house. The detailing on the porches and the cornice is extremely simple.

COMMON ELEMENTS OF AVENUES MEDITERRANEAN REVIVAL

- Simple, straightforward volumes, sometimes with a gable wing facing the street.
- Shallow sloped roofs, either hip or gable, with shingles and tile.
- Typically two-story.
- Simplified versions of double-hung Colonial windows and doors.
- Multi-pane window appearance, wide in proportion, usually with 4 over 4 or 6 over 6 pane patterns.
- Street facing, projecting timber balconies or inset porches with exposed rafters.



GALLERY OF EXAMPLES

Photo Credit: AT Design Consulting

Photo Credit: Irvine Company

Photo Credit: CRMLS

Photo Credit: Studio+OneDesign

Photo Credit: AT Design Consulting

MASSING AND COMPOSITION

A TWO-STORY SIDE GABLE

Rectangular volume with a 3 to 6 in 12 roof pitch and gable or hip parallel to the street. Second floor, full-front projecting balconies or two-story full-front porches are encouraged with this massing.

B TWO-STORY CROSS-GABLE

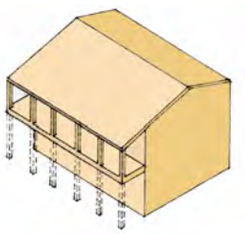
Cross-gabled volume with a 3 in 12 gable or hip facing the street. The width of the bay facing the street is typically two-fifths that of the main body. Often an in-line gabled or hipped wing added to the front leg of the L. Cantilevered balconies are encouraged.

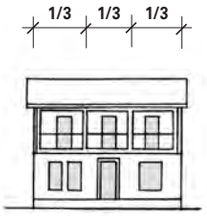
C TWO-STORY FRONT GABLE L

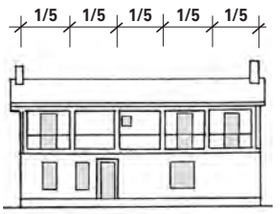
L-shaped volume perpendicular to the street with second-story cantilevered side porch. Hipped and gabled roofs with a 3 in 12 pitch are both permitted.

Note: In general, main and secondary roof pitches are 3 to 6 in 12.

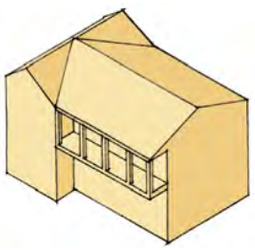
A TWO-STORY SIDE GABLE

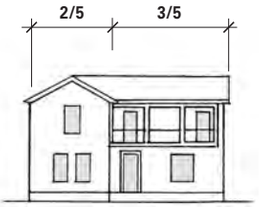




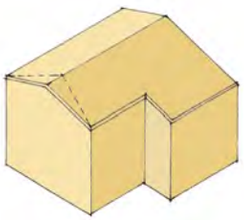


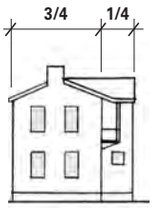
B TWO-STORY CROSS-GABLE

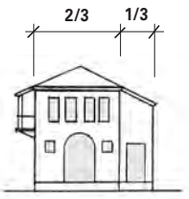


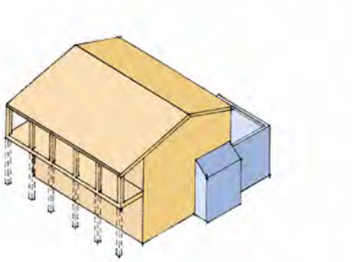


C TWO-STORY FRONT GABLE L

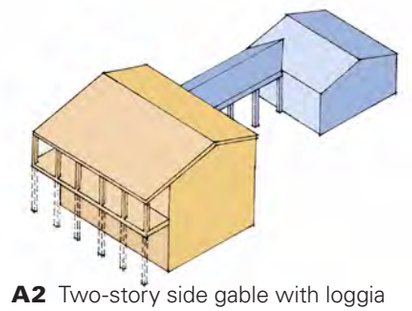




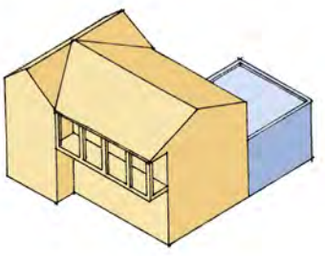




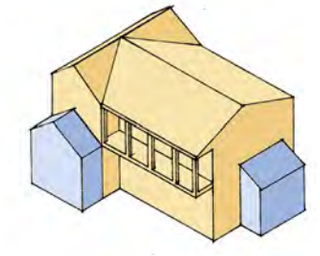
A1 Two-story side gable with a rear wing and a fireplace



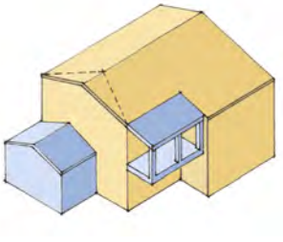
A2 Two-story side gable with loggia connecting to garage



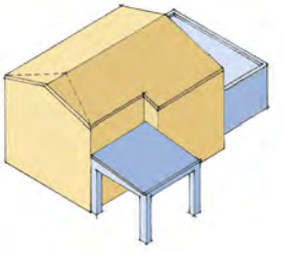
B1 Two-story cross-gable with rear wing added



B2 Two-story cross-gable with a front projecting bay and a bay window



C1 Two-story front gable L with add-on entry bay and a cantilevered side porch



C2 Two-story front gable L with a rear wing and a port cochère

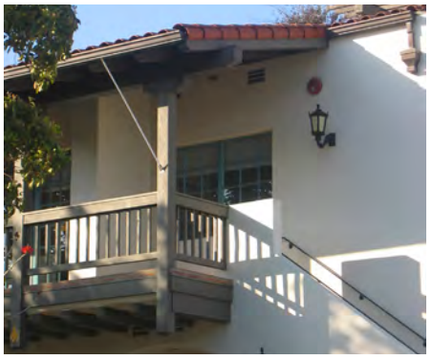
POSSIBILITIES

PRECEDENTS

TWO-STORY SIDE GABLE

TWO-STORY CROSS-GABLE

TWO-STORY GABLE FRONT L



MATERIALS

SIDING/CLADDING

» Stucco and optional second floor wood or fiber-cement clapboard

» Lace finish not permitted

ROOFING

» Concrete tile in flat or barrel profile, multiple stacked tile at eaves.

» Architectural asphalt shingles also permitted

WINDOWS

» Single or double-hung, casement, and picture units, energy-efficient wood, PVC clad, aluminum-clad, cellular PVC, aluminum or vinyl with traditional wood profiles

COLUMNS

» Stucco or composite

BALCONIES

» Wood, corbelled stucco with metal railings, or fiber cement

RAILINGS

» Wood or fiber cement top and bottom rails with square or turned balusters

EAVES

» Starter board or v-groove sheathing

EXTERIOR CEILINGS

» Plank and beam, or stucco

GUTTERS

» Half-round metal or PVC

» Fascia gutter also permitted

DOWNSPOUTS

» Round metal or PVC

SHUTTERS

» Raised or flat panel, louvered, or plank, in wood or composite material or a colored vinyl

CHIMNEYS

» Stucco

FRONT YARD FENCES

» Masonry with stucco finish, wrought iron accents permitted

» Wrought iron or aluminum permitted

REAR YARD FENCES

» Cedar or redwood, or masonry with stucco finish

» Vinyl and pressure-treated wood are permitted

COLORS

Colors to be selected from the approved Ellis Color Palette. The Ellis Color Palette includes a minimum of three colors for each house: main body, trim, and accent.

AVENUES
SPANISH COLONIAL

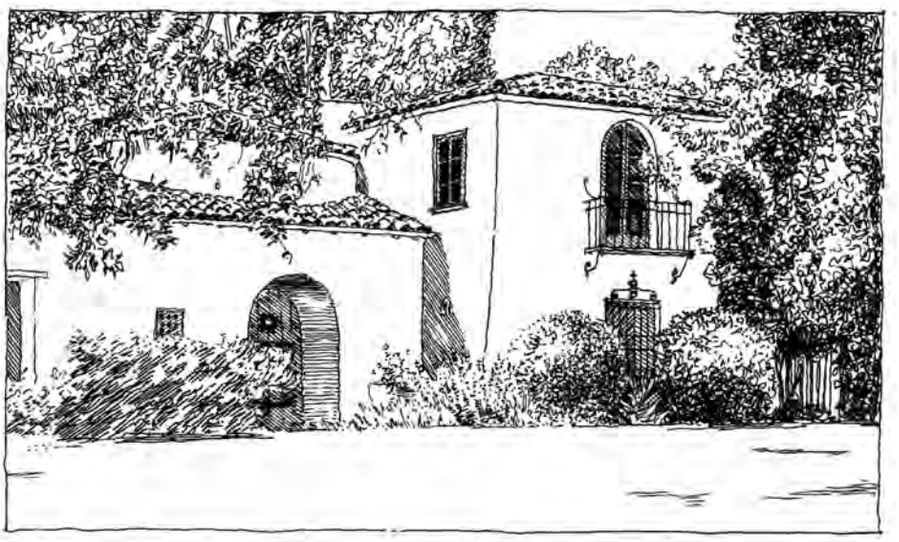
California houses of the 1920s and 1930s were designed in a wide variety of styles, yet the Spanish Revival style was by far the most popular due to its early association with the region, its adaptability to the local landscape and climate, and its charm and character. A major impetus for revival of Spanish architecture came from Bertram Goodhue's designs for the 1915 Pan Pacific Exposition in San Diego.

The Spanish Colonial style is a catalog of styles, unified by the use of arches, courtyards, strong form and mass, plain wall surfaces, and tile roofs; all are derived from Mediterranean architectural styles. Spanish Colonial style is most often characterized by an informal plan arrangement and massing.

Spanish-style houses typically have low, long spreading sweeps of wall with a minimum of penetration (constructed so as to have the appearance of thick masonry). They also have tiled, low pitched roofs (to accentuate the horizontal character); covered patios, loggias, or cloisters; and substantial doors. In a Spanish-style house, most of the effect comes from a correct use of proportion and a spare, well-placed use of ornament. The house's fundamental charm lies in the contrast of warm sunlight and cool shadows (light and shade), in the use of materials, in texture and color, and in its austere simplicity.

COMMON ELEMENTS OF AVENUES SPANISH COLONIAL

- Stucco walls with a handmade/formed appearance.
- Shallow sloped, tile roofs in variegated colors.
- Irregular window and door composition.
- Covered porches and loggias.
- Balconies with decorative ironwork.



GALLERY OF EXAMPLES

Photo Credit: AT Design Consulting

Photo Credit: PhotoTours, Inc.

Photo Credit: AT Design Consulting

Photo Credit: Design Lens

Photo Credit: Chad Mellon

Photo Credit: P Cooper Photography / The New Home Company

MASSING AND COMPOSITION

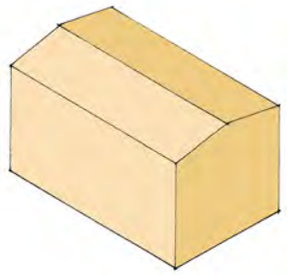
A TWO-STORY SIDE GABLE
Rectangular volume with a 3 in 12 roof pitch and gable or hip parallel to the street. Inset patios on first floor are common.

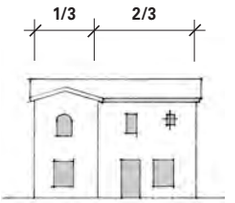
B ONE-STORY FRONT GABLE L
One- or two-story main body with a 3 in 12 roof pitch, and a one-story projecting wing with a gable which faces the street. Inset loggias are encouraged.

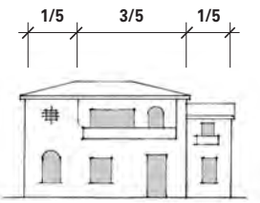
C TWO-STORY FRONT GABLE L
One- or two-story main body with a 3 in 12 roof pitch, and a two-story projecting wing with a gable which faces the street. The width of the street-facing bay is typically two-fifths that of the main body. Inset patios or loggias are encouraged.

Note: In general, main roof pitches are 4 to 5 in 12 and secondary roof pitches are 3 to 5 in 12.

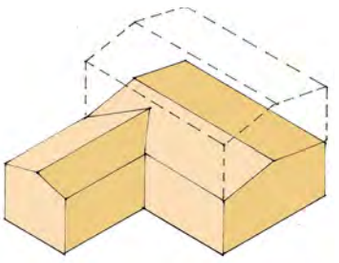
A TWO-STORY SIDE GABLE

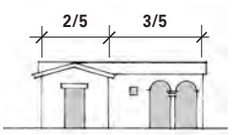


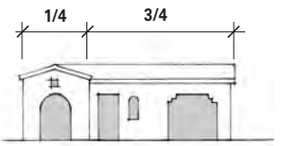




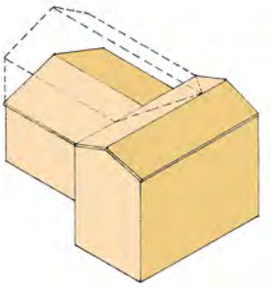
B ONE-STORY FRONT GABLE L

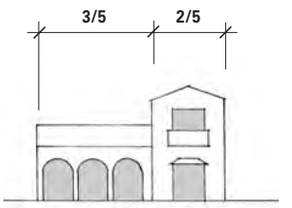


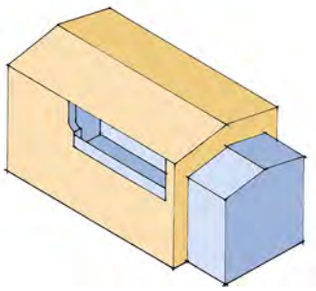




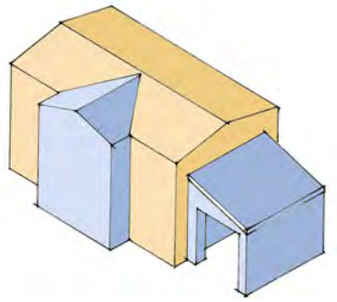
C TWO-STORY FRONT GABLE L



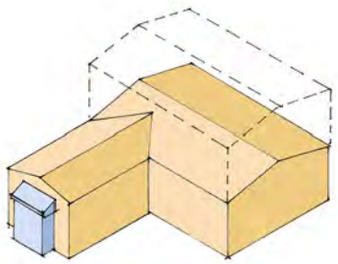




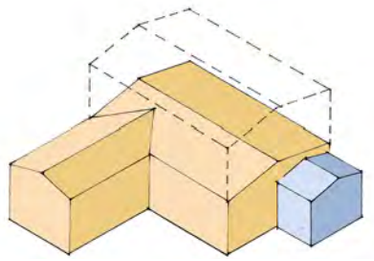
A1 Two-story side gable with inset porch and attached side wing



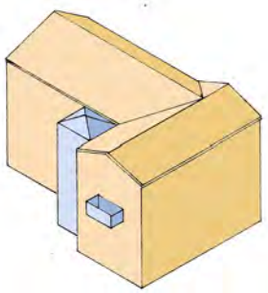
A2 Two-story side gable with attached side garage and two-story central bay



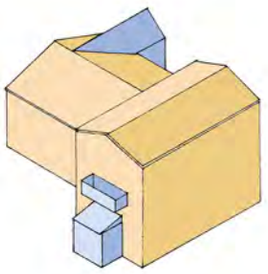
B1 One-story front gable L with side wing attached off-center



B2 One-story front gable L with protruding entry piece



C1 Two-story front gable L with street-facing balcony and a tower at the intersection of the L



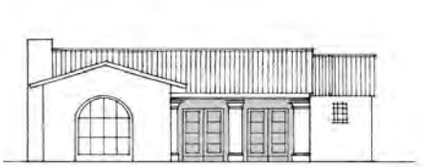
C2 Two-story front gable L with street-facing window and balcony, and additional rear wing

POSSIBILITIES

PRECEDENTS

TWO-STORY SIDE GABLE

ONE-STORY FRONT GABLE L



TWO-STORY FRONT GABLE L

MATERIALS

SIDING/CLADDING

» Stucco with handmade/formed appearance; skip-trowel not allowed

ROOFING

» Terra cotta barrel tile

» Multiple stacked tile at eaves

WINDOWS

» Energy-efficient wood, PVC clad, aluminum-clad, or aluminum

» True divided light appearance (¾-inch horizontal exterior muntins)

» Grilles shall be solid stock or wrought iron

COLUMNS AND ARCHES

» Stucco (square, rectangular, or round), or round cast stone/concrete

EXTERIOR STAIRS

» Terra cotta pavers for treads with stucco or decorative tile

» Risers, sloped or stepped stucco walls as guard-railing. Solid-stock metal rails with a wrought iron appearance are also permitted.

BALCONIES

» Metal with a wrought iron appearance or stucco with metal railings

EAVES

» V-groove sheathing with wood appearance

» Open eaves with wood appearance for rafter tails and soffit

» Stucco molded eaves are permitted.

EXTERIOR CEILINGS

» Plank and beam

GUTTERS

» Half-round metal or PVC

DOWNSPOUTS

» Round metal or PVC

SHUTTERS

» Flat paneled

» Plank

» Wrought iron hinges, shutter dogs encouraged

CHIMNEYS

» Stucco with handmade/formed appearance

FRONT YARD FENCES

» Prefinished metal, or masonry

REAR YARD FENCES

» Painted wood, prefinished metal, or masonry

COLORS

Colors to be selected from the approved Ellis Color Palette. The Ellis Color Palette includes a minimum of three colors for each house: main body, trim, and accent.

PHOTOVOLATIC PANEL GUIDELINES

Photovolatics may be used in the community. Multiple application techniques are possible:

A ROOF MOUNT

Photovolatics are mounted a few inches above the roof structure, during the initial installation of the roof. Choices about where to site panels are based on building orientation, surface pitch.

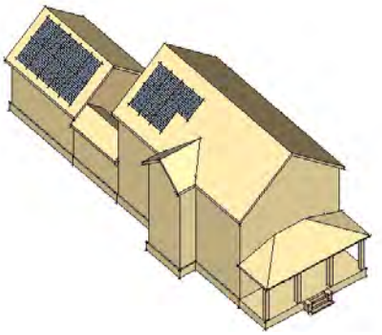
B BUILDING INTEGRATED PV ARRAY (BIPV)

Applications of photovolatic panels may be integral to the building system. Roof materials with PV cells can replace traditional roofing materials, as long as they are stylistically appropriate.

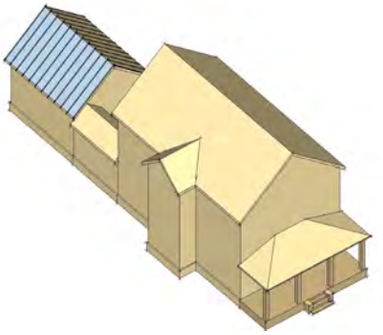
C SHADE STRUCTURE

Photovolatic panels may be applied to roof shade structures on private lots or in public parks and spaces. The application may be either mounted or integral.

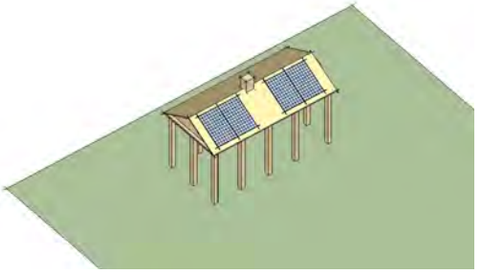
A ROOF MOUNT



B BUILDING INTEGRATED PV ARRAY (BIPV)



C SHADE STRUCTURE



	Flat	4:12	7:12	12:12	21:12	Vertical
South						
SSE, SSW						
SE, SW						
ESE, WSW						
East/West						

The graph to the right shows the optimal building orientation and photovolatic panel pitch to maximize electrical energy generation

DESIGN CONSIDERATIONS

» Place panels on southern-most facing roof surfaces whenever possible for optimal efficiency. Pitch of roof determines optimal solar capture (see chart on page 2|40).

DESIGN CONSIDERATIONS

» Material replacement can include standing seam metal, masonry tiles, and shingles

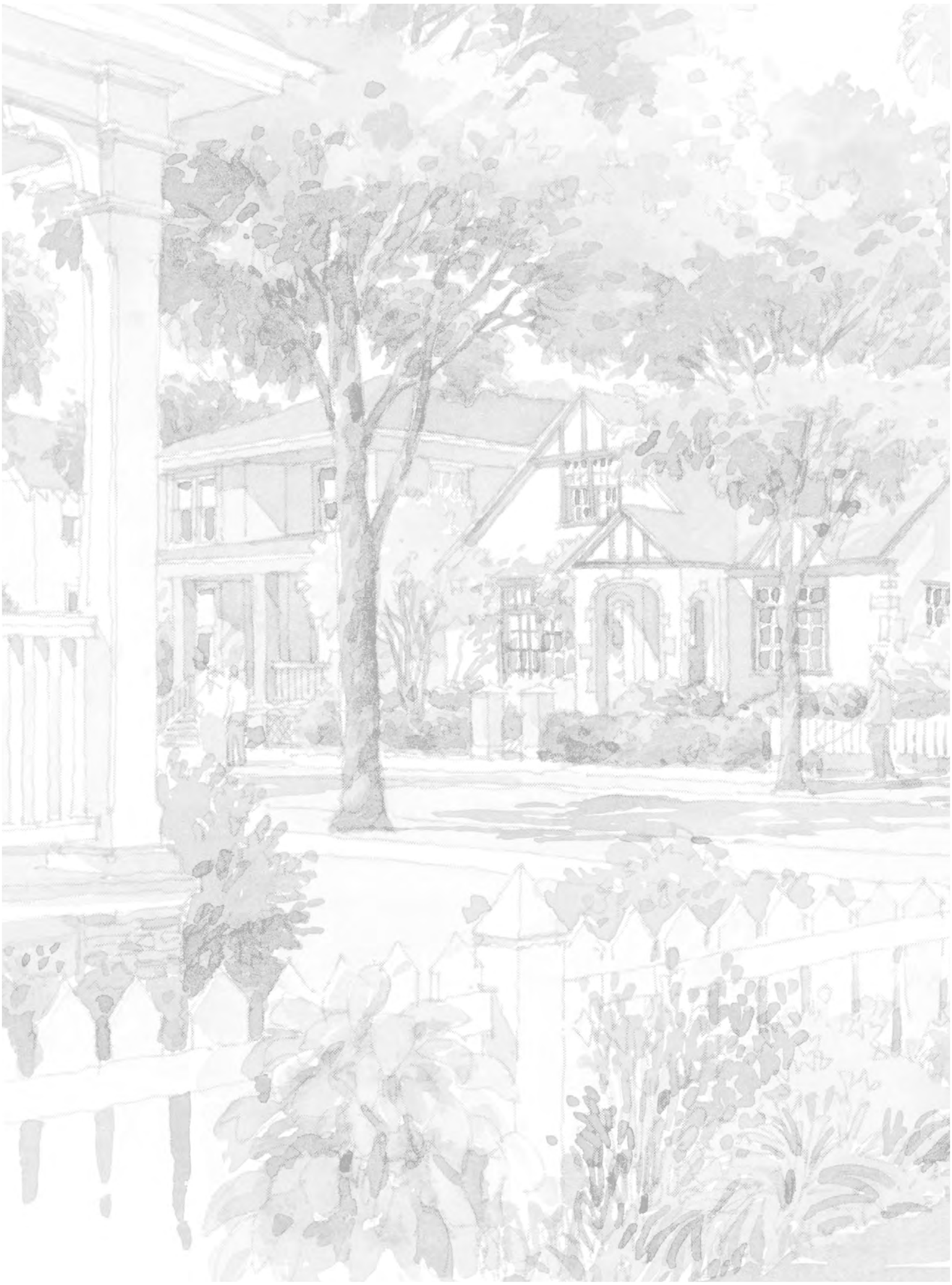
» Color and material should be follow guidelines for each style

DESIGN CONSIDERATIONS

» Wiring underneath panels must be carefully concealed

» Vines and plantings must be trimmed and kept separate from wiring

» May include shading devices over rear or side porches



AVENUES

TRACY, CALIFORNIA

AVENUES
ADDITIONAL LANDSCAPE FEATURES/CHARACTER ELEMENTS
AND SIGN PROGRAM

APPENDIX B2

CONTENTS

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EXECUTIVE SUMMARY VII

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EXECUTIVE SUMMARY | AVENUES

EXECUTIVE SUMMARY

AVENUES SIGN PROGRAM IS A DESIGN GUIDELINE FOR THE AVENUES.

PUBLIC PROPERTY SIGNS INCLUDE SIGNS IN THE PUBLIC RIGHT-OF-WAY, IN PUBLIC PARKS, AND ON PUBLIC PROPERTY, SUCH AS SPECIAL LANDSCAPE FEATURES.

PRIVATE PROPERTY SIGNS INCLUDE SIGNS ON PRIVATE PROPERTY.

ADDITIONAL LANDSCAPE FEATURES/CHARACTER ELEMENTS AND SIGNS IN THE AVENUES NEIGHBORHOOD PLAN AREA SHALL BE REGULATED BY TITLE 10, ARTICLE 35 OF THE TRACY MUNICIPAL CODE, EXCEPT AS SPECIFIED IN SECTIONS 3.1.4 AND 3.2.8.2 OF THE ELLIS SPECIFIC PLAN AND THIS APPENDIX B2: ADDITIONAL LANDSCAPE FEATURES/ CHARACTER ELEMENTS AND SIGN PROGRAM. THE DESIGN OF ADDITIONAL LANDSCAPE FEATURES/CHARACTER ELEMENTS AND SIGNS SHALL BE PERMITTED AS SHOWN IN THE ELLIS SPECIFIC PLAN AND THIS APPENDIX B2. THE APPROVAL PROCESS SHALL INCLUDE ONLY A BUILDING PERMIT, AND A SIGN PERMIT PROCESSED IN ACCORDANCE WITH TITLE 10, ARTICLE 35 OF THE TRACY MUNICIPAL CODE. FOR PURPOSES OF INDEMNIFYING THE CITY, ALL TEMPORARY SIGNAGE AND BANNERS TO BE LOCATED WITHIN STREET RIGHT-OF-WAYS, AS APPROVED IN THE ESP, WILL REQUIRE ONE ALL-INCLUSIVE ENCROACHMENT PERMIT.

ALL SIGN MATERIALS AND COLORS TO BE SELECTED BY THE DEVELOPER EPOA TO SELECT MATERIALS AND COLORS AS SIGNS ARE REPLACED.

SECTION 1: PUBLIC PROPERTY SIGNS

SIGN LOCATION PLAN

OVERALL

G SIGN TYPE G – ENTRY PORTAL

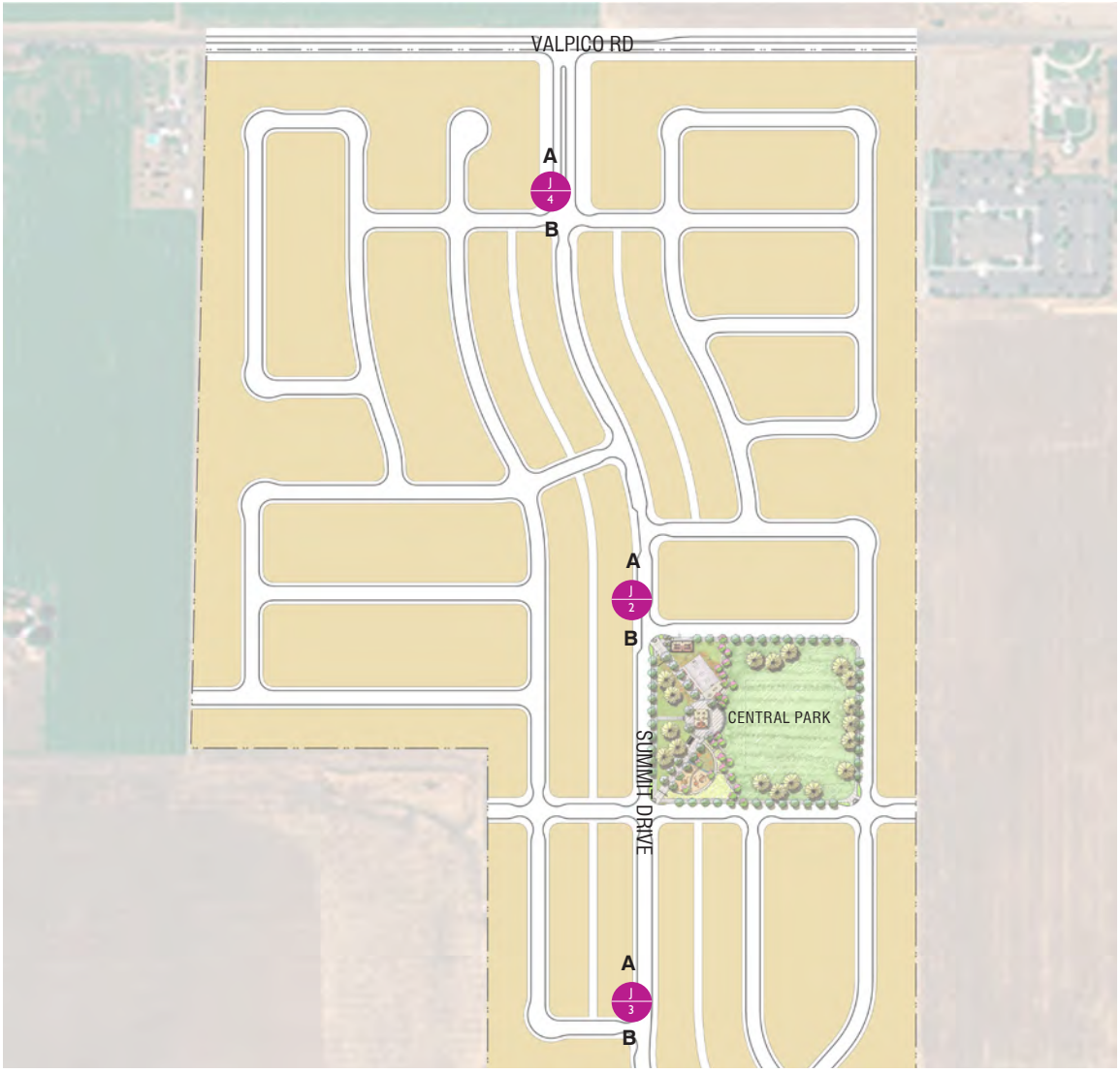
H SIGN TYPE H – SIGN WALL

MS MAILBOX SHADE STRUCTURE

PR PARKING REGULATORY, LOCATIONS TBD

SIGN LOCATION PLAN

J SIGN TYPE J



SIGN TYPE J MESSAGE SCHEDULE

J 4

SIDE A
^CENTRAL PARK | ^AQUATIC PARK
^VILLAGE CENTER | ^ DOG PARK

SIDE B
^ VALPICO ROAD

J 3

SIDE A
^VILLAGE CENTER | ^AQUATIC PARK
^WESTERN PARK | ^ DOG PARK

SIDE B
^ CENTRAL PARK
^ VALPICO ROAD

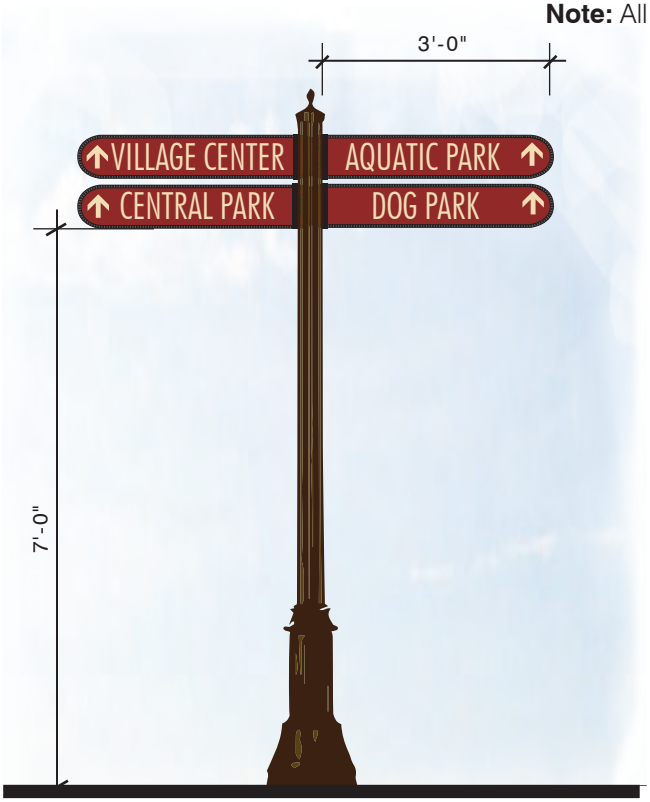
J 2

SIDE A
< CENTRAL PARK | ^AQUATIC PARK
^VILLAGE CENTER | ^ DOG PARK

SIDE B
^ VALPICO ROAD

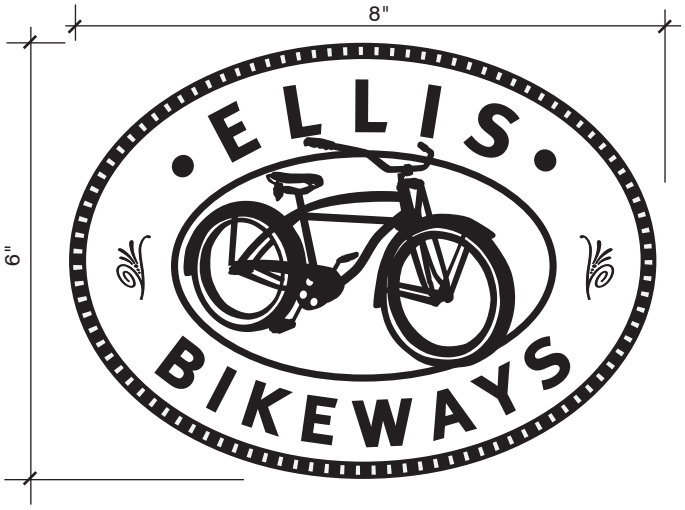
SIGN TYPES J, K, AND Q

Note: All dimensions are approximate



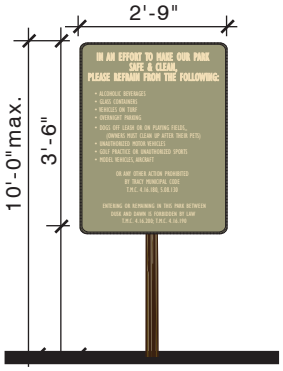
J SIGN TYPE J

SIGN STANDARDS
Height: 9-10 feet
Individual blade area: 2 square feet, up to 3 per side
Lighting: Non-illuminated
Location: Public right-of-way (See Sign Location Plan: Sign Type J)



SIGN TYPE K

Location: Embedded in concrete of multi-use path, near crossings
Material: Metal

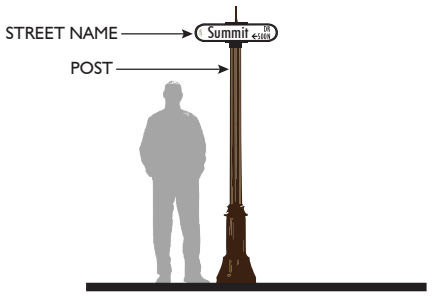


Q SIGN TYPE Q

SIGN STANDARDS
Maximum height: 10 feet
Maximum sign area: 10 square feet
Lighting : Non-illuminated
Location: Public right-of-way, special landscape features and parks. Locations TBD. No maxiumum number.

STREET NAME SIGN & REGULATORY SIGNS

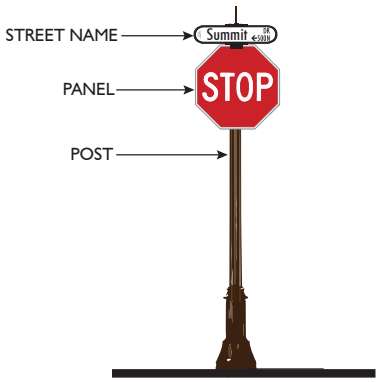
Note: All dimensions are approximate



1. Post: 3900 RICHMOND, 4" OD shaft, fluted, dark bronze

2. Panel Support: Classic Cross (CC07) with Classic 2-Way (2W06, #2 Post Stacker (PS05)

3. Street Name Panel is .125 aluminum
Vendor: Sherine Industries
Background shall be reflective
Custom artwork
Color: White
Font: Gill Sans MT Condensed
Letters: Black



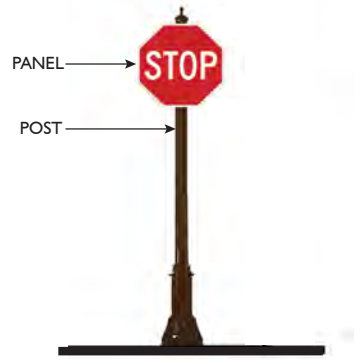
1. Post: 3900 RICHMOND, 4" OD Shaf, fluted, dark bronze

2. Panel Support: Classic Cross (CC07) with Classic 2-Way (2W06, #2 Post Stacker (PS05)
All regulatory signs shall be attached to post with part SB, Sternberg, sign bracket

3. Street Name Panel: .125 aluminum
Vendor: Sherine Industries
Background panel shall be reflective
Custom artwork
Color: White
Letters: Black

4. Panel: 30" min. stop sign by Hawkins Traffic. Panels to be consistent with MUTCD codes

5. Back panel color: Matthew's Paint MPC MP20308 Ancient Bronze Metallic

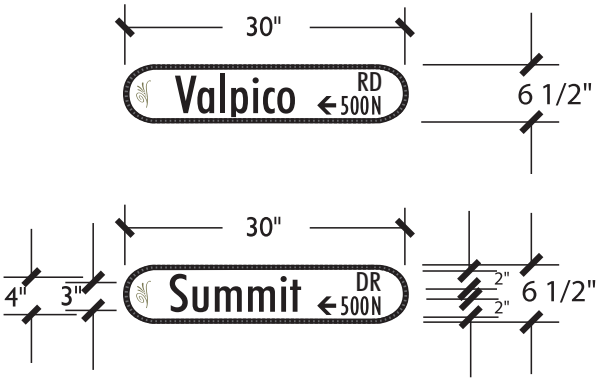


1. Post: 3900 RICHMOND, 4" OD Shaft, fluted, with BCC Ball Center Cap, dark bronze

2. Panel Support: All regulatory signs shall be attached to post with part SB, Sternberg, sign bracket

3. Panel: 30" min. stop sign by Hawkins Traffic Panels to be consistent with MUTCD codes

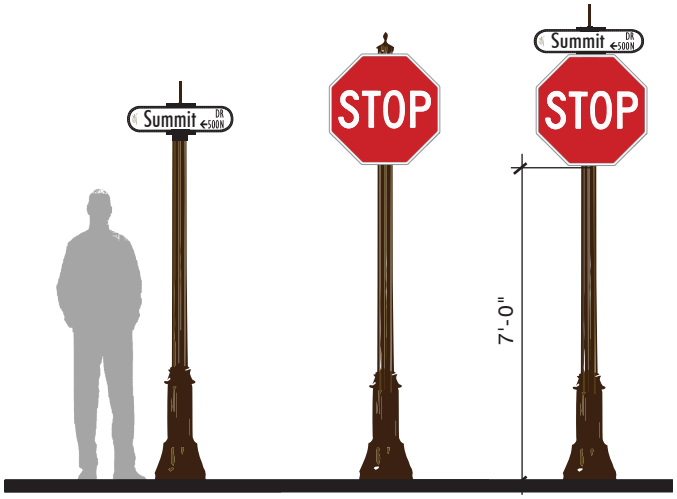
4. Back panel color: Matthew's Paint MPC MP20308 Ancient Bronze Metallic

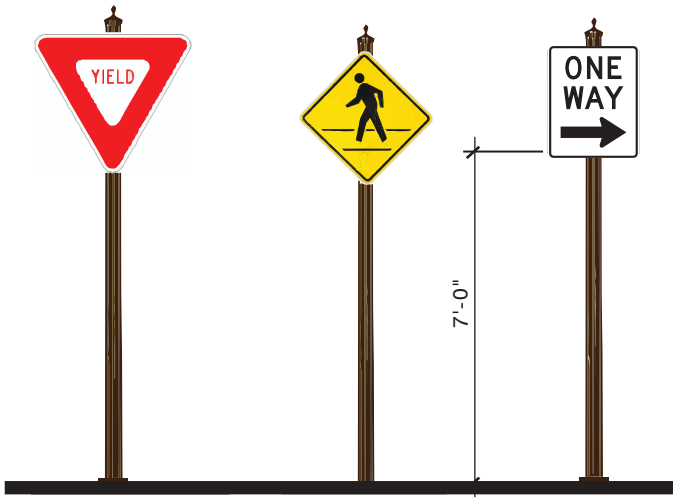


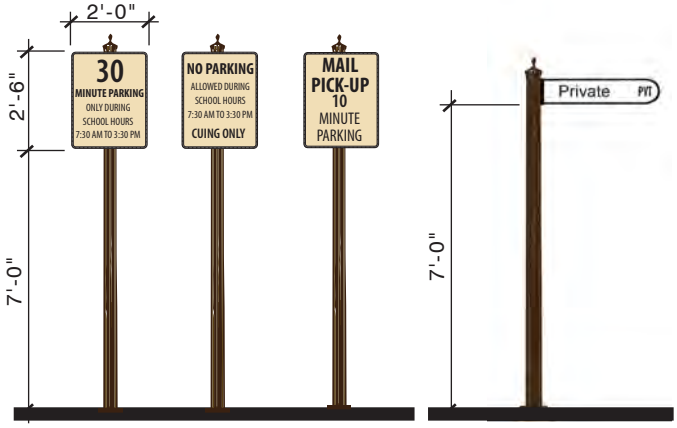
SIGN PANEL SPECIFICATIONS

STREET NAME SIGN & REGULATORY SIGNS

Note: All dimensions are approximate

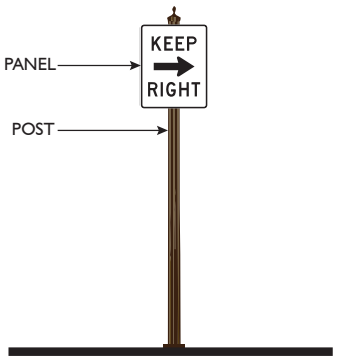






PR PARKING REGULATORY

PS PRIVATE STREET SIGN



REGULATORY SIGNAGE MAY INCLUDE:

- YIELD
- SPEED LIMIT
- KEEP RIGHT
- DO NOT ENTER
- ONE WAY SIGN
- ROUNDABOUT DIRECTIONAL, 2 CHEVRONS
- NO PARKING ANYTIME
- TURN
- YIELD AHEAD
- MERGE & LANE TRANSITION
- LANE ENDS
- THRU TRAFFIC MERGE LEFT
- PEDESTRIAN CROSSING
- CROSSWALK RIGHT/LEFT ARROW

1. Post: 450 LEXINGTON 4" OD shaft, fluted, with BCC Ball Center Cap, dark bronze

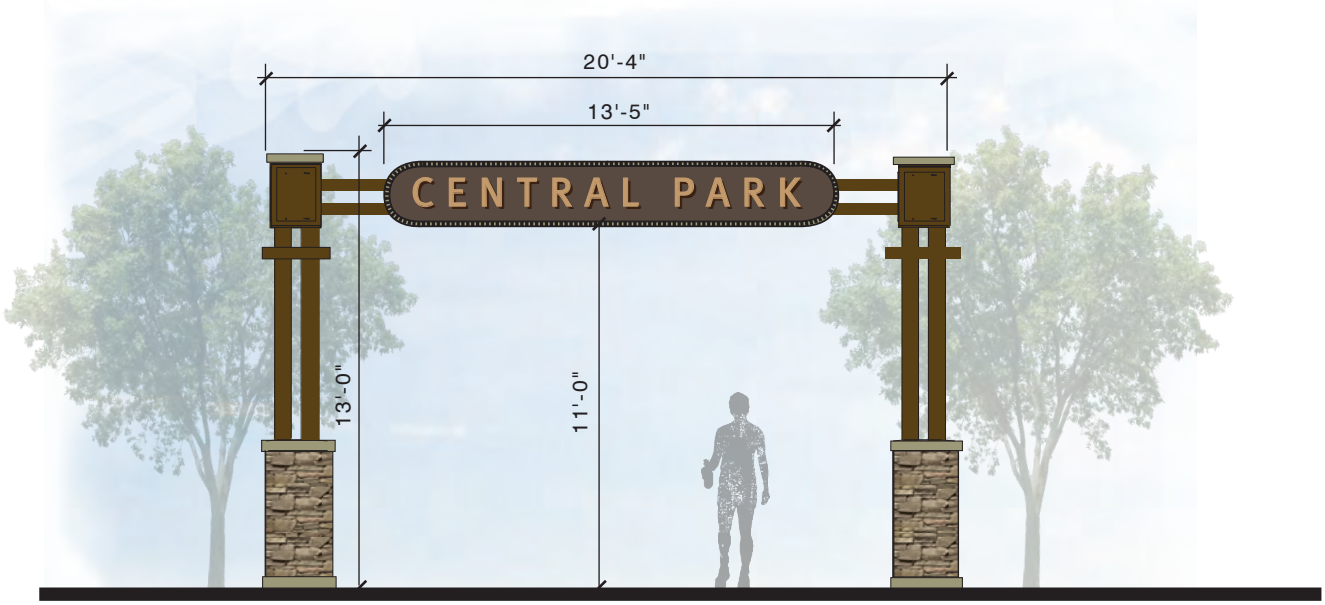
2. Panel Support: All regulatory signs shall be attached to post with part SB, Sternberg, sign bracket

3. Panel: by Hawkins Traffic
Panels to be consistent with MUTCD codes

4. Back panel color: Matthew's Paint MPC MP20308 Ancient Bronze Metallic

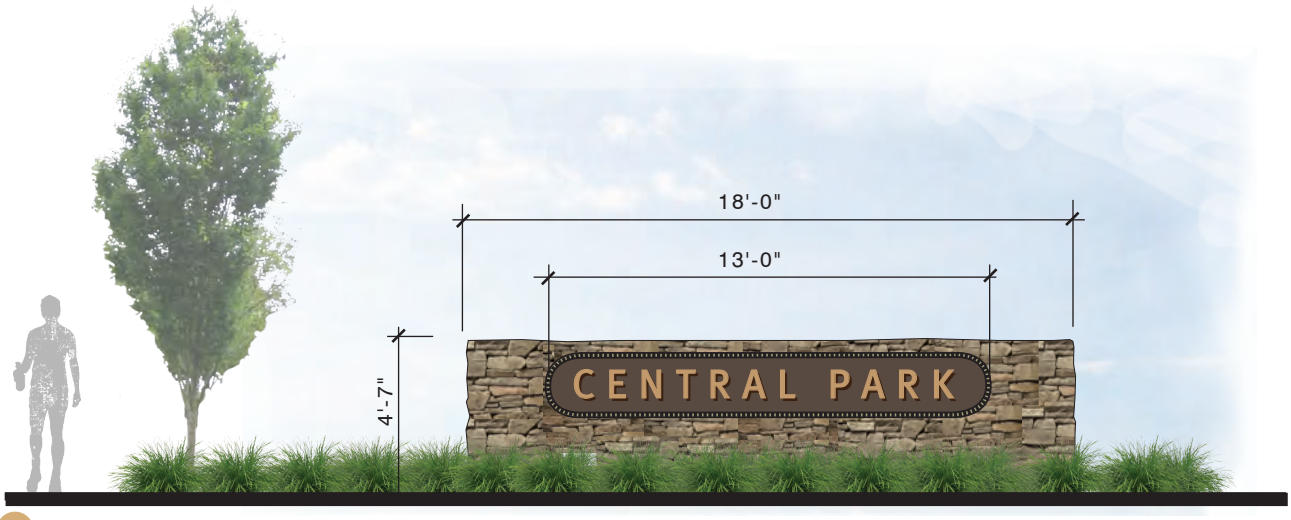
SIGN TYPES G AND H

Notes: 1. All dimensions are approximate
2. These sign types will be located in parks, per the Sign Location Plan, for the purpose of identifying the park.



G ENTRY PORTAL – SIGN TYPE G

SIGN STANDARDS
Maximum structure height: 14 feet
Maximum sign area: 30 square feet
Lighting : Externally illuminated
Location: Parks (see Sign Location Plan: Overall)



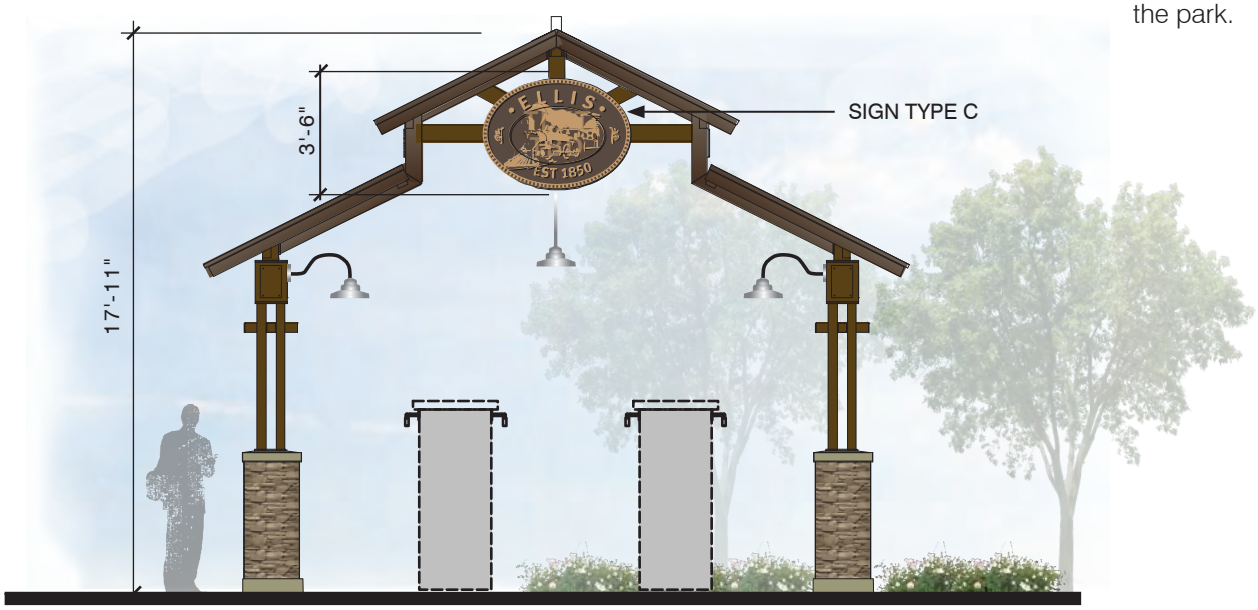
H WALL SIGN – SIGN TYPE H

Maximum structure height: 5 feet
Maximum sign area: 30 square feet
Lighting : Externally illuminated
Location: Parks (see Sign Location Plan: Overall)

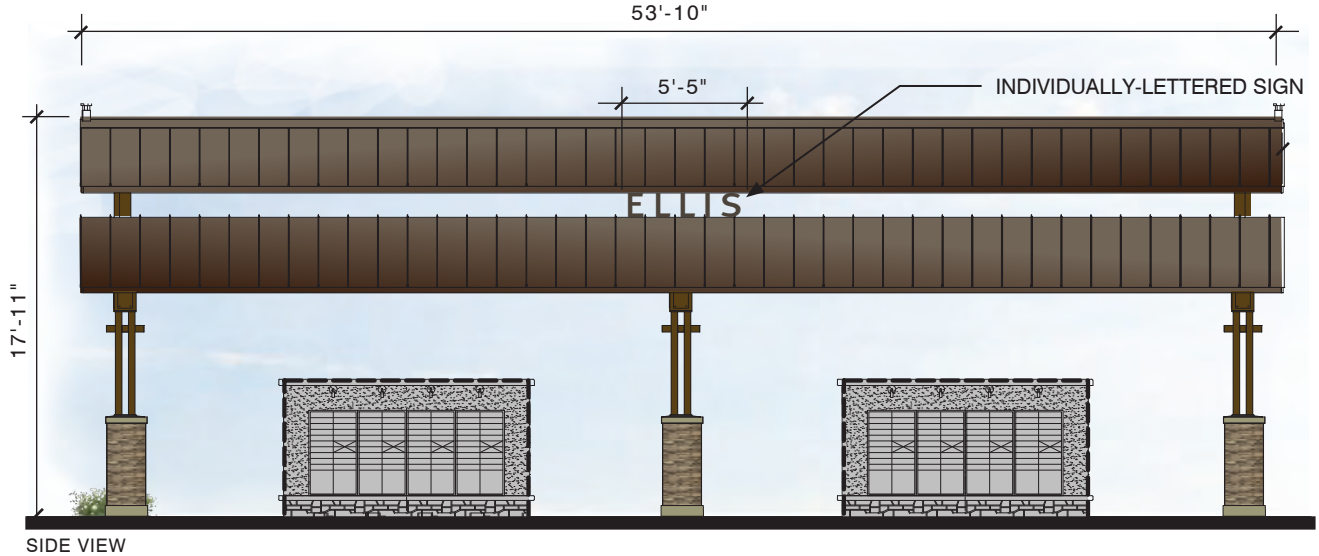
PARK CHARACTER ELEMENTS AND SIGNS

MAILBOX STRUCTURE MS

Note: 1. All dimensions are approximate
2. These sign types will be located in parks, per the Sign Location Plan, for the purpose of identifying the park.



FRONT VIEW



SIDE VIEW

Note: Mailbox structures are typically located in special landscape features, not parks.

SIGN STANDARDS
Maximum mailbox structure height: 20 feet
Maximum Sign Type C area: 20 square feet (each end of structure) for the Mailbox Structure
Maximum individually-lettered sign area: 10 square feet (both sides)
Lighting: Externally illuminated
Location: Proximate to parks (see Sign Location Plan: Overall)

SECTION 2: PRIVATE PROPERTY SIGNS

AVENUES

SIGN LOCATION PLAN

OVERALL

ES VALPICO ENTRY STRUCTURE

EP VALPICO ENTRY PORTAL

O SIGN TYPE O – FLAG SIGNS, LOCATIONS TBD

A SIGN TYPE A – TEMPORARY DEVELOPER SIGN

ENTRY AT VALPICO

EP VALPICO ENTRY PORTAL

Note: All dimensions are approximate

ELEVATION

VIEW LOOKING SOUTH FROM VALPICO ROAD

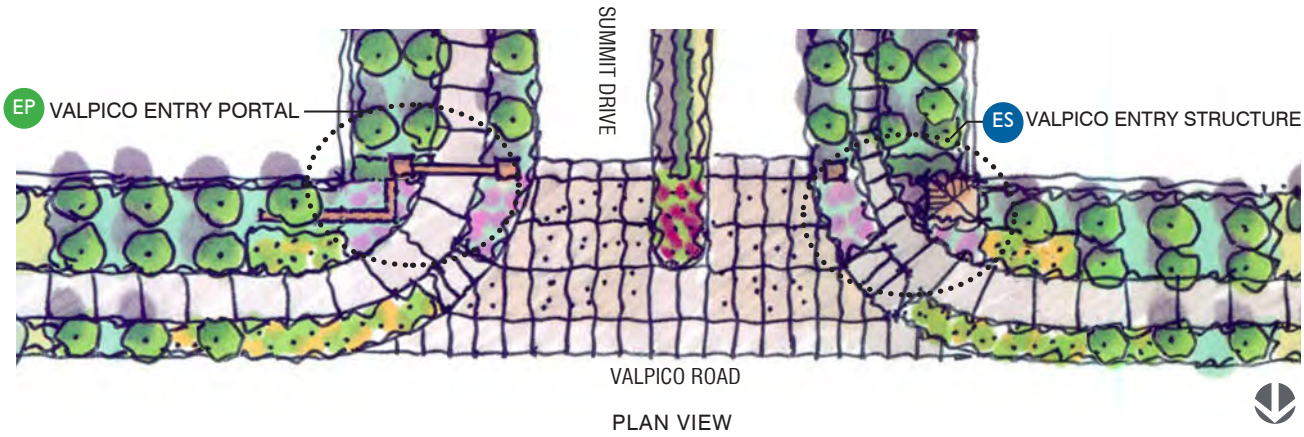
SIGN STANDARDS

Maximum structure height: 15 feet
Lighting: Non-illuminated
Location: Special landscape feature (see Sign Location Plan: Overall)

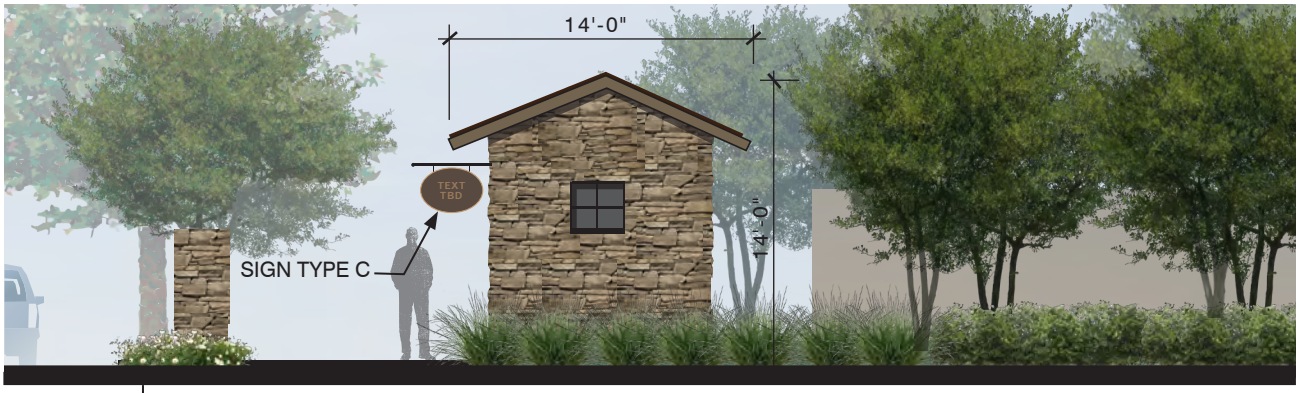
CHARACTER ELEMENT WITH LOGO

VALPICO ENTRY STRUCTURE ES

Note: All dimensions are approximate

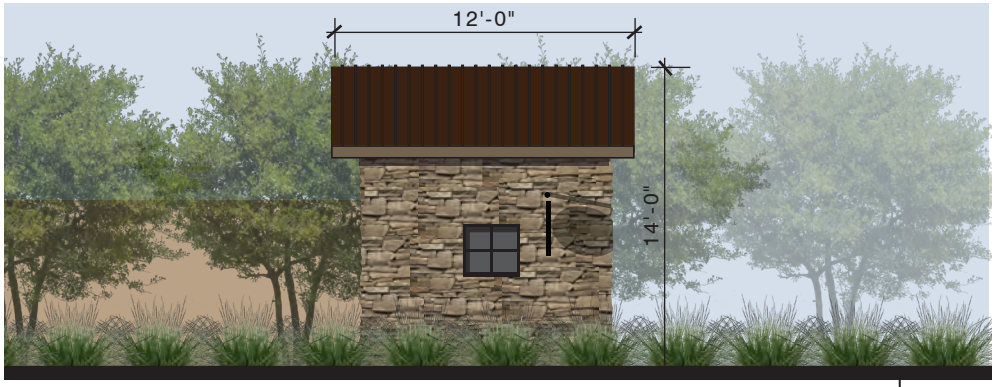


PLAN VIEW



PUBLIC ROW ← | → SPECIAL LANDSCAPE FEATURE

VIEW LOOKING SOUTH FROM VALPICO ROAD
Opposite side shall be substantially the same in design



VIEW LOOKING WEST FROM SUMMIT DRIVE
Opposite side shall be substantially the same in design

SPECIAL LANDSCAPE FEATURE ← | → PUBLIC ROW

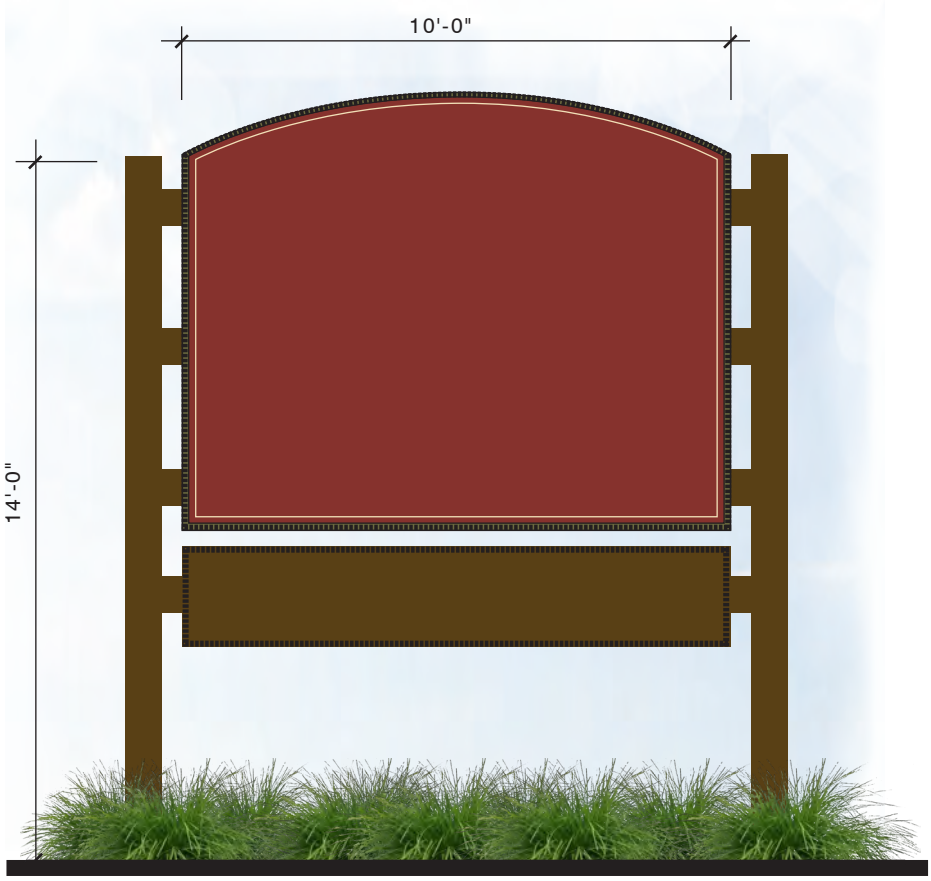
SIGN STANDARDS

Maximum character element height: 15 feet
Maximum Sign Type C area: 10 square feet (both sides)
Lighting of logo panel: Externally illuminated
Location: Special landscape feature (see Sign Location Plan: Overall)

SIGN TYPE A

A TEMPORARY DEVELOPER SIGN

Note: 1. All dimensions are approximate
2. Sign Type A is a temporary sign.



SIGN TYPE A EXAMPLE

SIGN STANDARDS

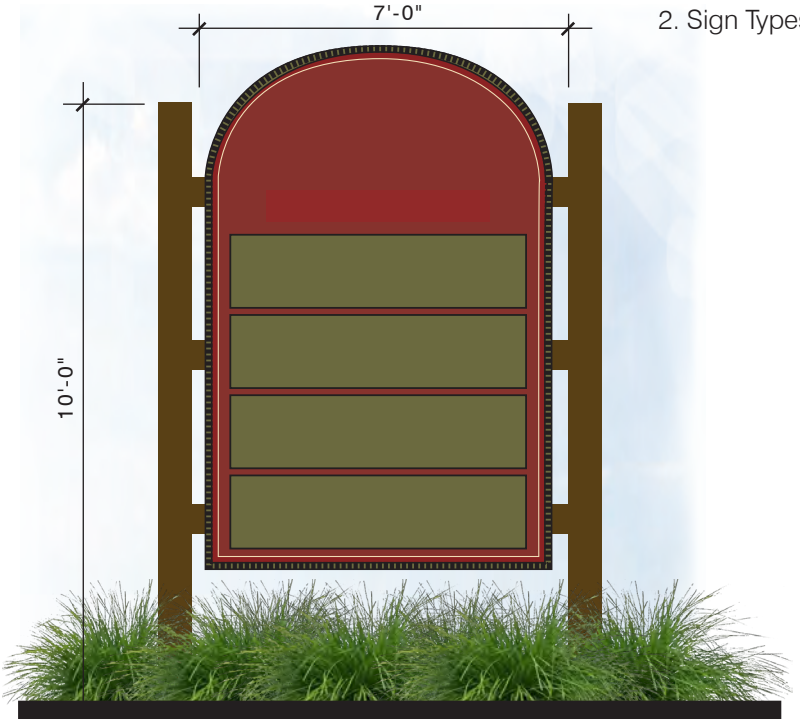
Maximum height: 15 feet
Maximum sign area: 100 square feet (each side)
Maximum number of signs permitted: 2 on each arterial or collector
Lighting: Non-illuminated or externally illuminated
Locations: Special landscape features and private property

Note: Signs shall be removed after completion of sales

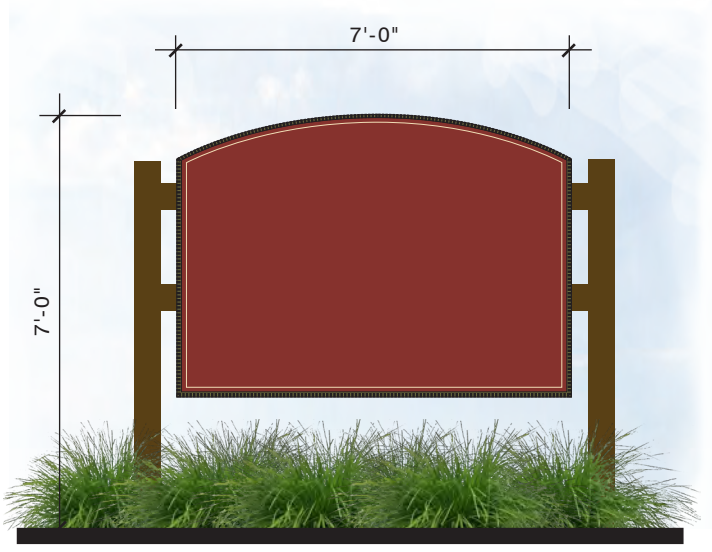
SIGN TYPES B AND D

TEMPORARY DEVELOPER SIGN

Note: 1. All dimensions are approximate
2. Sign Types B and D are temporary signs



SIGN TYPE B EXAMPLE



SIGN TYPE D EXAMPLE

SIGN STANDARDS

Maximum height: 10 feet
Maximum sign area: 50 square feet (each side)
Maximum number of signs permitted: 12
Lighting: Non-illuminated or externally illuminated
Locations: Public right-of-way, special landscape features and private property TBD

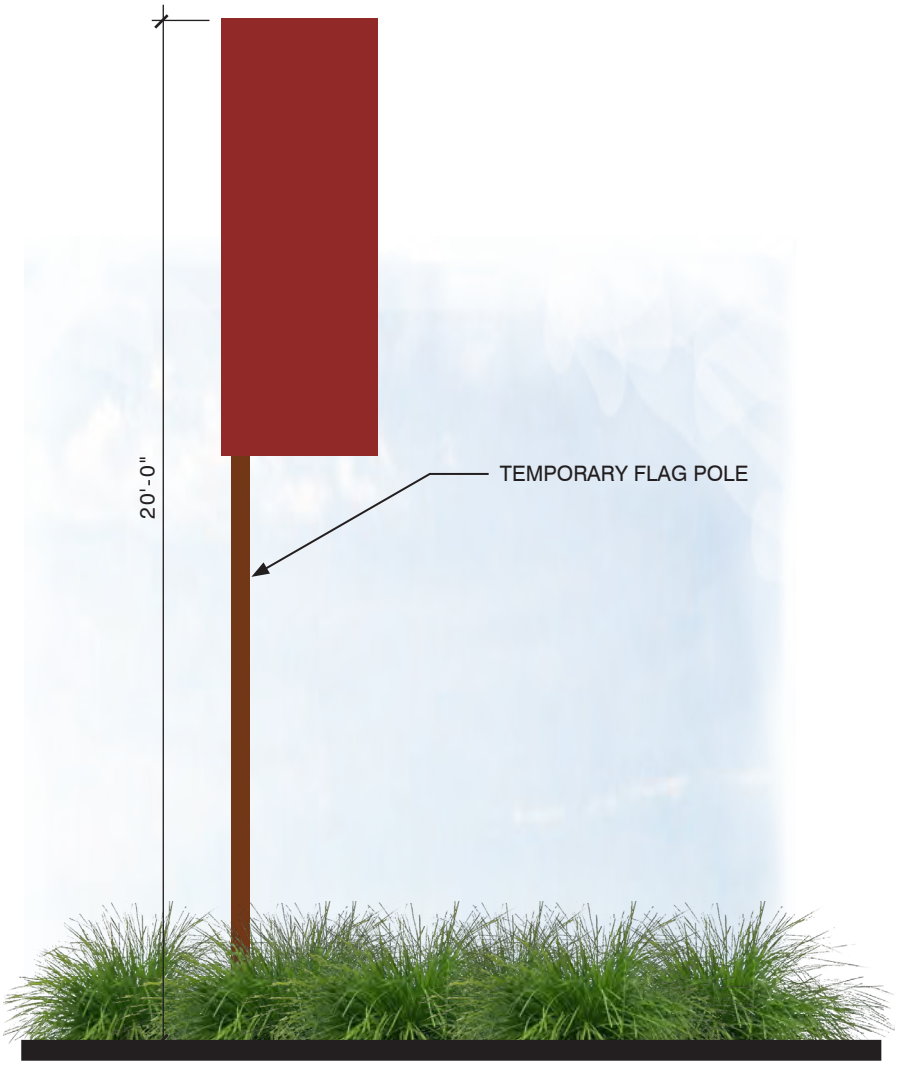
Note: Signs shall be removed after completion of sales

SIGN TYPE O

O FLAG SIGN

Note: 1. All dimensions are approximate

2. Sign Type O is a temporary sign.



SIGN STANDARDS

Maximum height: 20 feet
Maximum sign area: 25 square feet (each side)
Lighting: Non-illuminated
Locations: Up to 10 Sign Type O signs on temporary poles are permitted at each arterial or collector entrance and at each model home complex in public right-of-way, special landscape features, and on private property.

Note: Signs shall be removed after completion of sales

ADDENDUM

TO THE

ELLIS MODIFIED PROJECT

ENVIRONMENTAL IMPACT REPORT

AND THE

AVENUES SPECIFIC PLAN

MITIGATED NEGATIVE DECLARATION

February 2021

Proposed Amendment to the
Ellis Specific Plan

Prepared For:

City of Tracy
Department of Development Services
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Tracy, CA 95376

Prepared By:

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INTRODUCTION

This document provides an analysis of the proposed amendment to the Ellis Specific Plan (SPA20-007), General Plan Amendment (GPA20-0003), and Zoning Text Amendment (ZA20-0004). The proposed amendment is being requested by the Project Applicant to reflect the consolidation of the two previously adopted specific plans (the Ellis Specific Plan and the Avenues Specific Plan) into one integrated specific plan document, the updated Ellis Specific Plan. For the purposes of this document, the previously adopted Ellis Specific Plan is referred to as the "ESP" and the previously adopted Avenues Specific Plan is referred to as the "ASP". For purposes of this analysis (only), the updated version of the Ellis Specific Plan that results from the consolidation of the ASP and the ESP is referred to herein as the "updated ESP".

Given the adjacency to, and shared boundary of the ASP with the ESP, the Project Applicant's design team intentionally prepared the ASP to closely mirror the ESP in terms of similarity in site design, development and construction-related standards. It is anticipated that consolidation of the two previously adopted specific plans into the updated ESP would allow for the combined areas to function as one community in terms of design and development standards, plan amenities, and overall community operations and management.

The proposed amendments to the General Plan include updating the description of the TR-Ellis General Plan land use designation to be consistent with the proposed Specific Plan Amendment, and adding the ASP to the Secondary Residential Growth Areas, Figure 2-3. No changes to the General Plan land use designations are proposed with this project.

PROJECT OVERVIEW

The proposed Project would consolidate the ASP and ESP into the updated ESP. A specific plan amendment to the ESP (SPA20-007) would reflect this consolidation in the updated ESP. This specific plan amendment would update the text of the ESP to reflect the inclusion of the ASP as the "Avenues Neighborhood" in the updated ESP. This would remove the current shared boundary between the ASP and the ESP to form one updated ESP boundary. After the consolidation, the ASP would no longer exist as a separate specific plan from the updated ESP.

The proposal includes an amendment to the City of Tracy General Plan (GPA20-0003) and corresponding Zoning Code text amendment (ZA20-0004). This General Plan amendment would update the General Plan and Zoning Ordinance text related to the ESP and ASP, such that they are consistent with the updated ESP. The proposed General Plan amendment would also add the ASP area to the Secondary Residential Growth Area of the General Plan as part of the updated ESP area.

The actions contemplated above constitute the entirety of the action and define the "proposed Project" or "Project". The location of the proposed Project, which includes both the ASP and ESP areas, is referred to as the "Project site". The area immediately surrounding the Project site is referred to as the "Project area".

The analysis contained herein is with respect to the consistency of the integration of these two previously adopted specific plans with the previously approved analyses of the ESP and ASP contained in the certified Modified Ellis Project Environmental Impact Report (ESP EIR)[1] and the adopted Avenues Specific Plan Mitigated Negative Declaration (ASP MND), as well as any site-specific environmental impacts or cumulative impacts that may result from the proposed Project.

As described in the analysis that follows, the proposed Project is consistent with the ESP EIR and the ASP MND. There would be no changes to the land use density or intensity within the Project site as a result of the Project. There are no new site specific or cumulative environmental impacts associated with the proposed Project that were not fully addressed in the previously certified or adopted environmental documents (the ESP EIR and ASP MND). The findings presented below demonstrate that no additional environmental analysis is required under the California Environmental Quality Act (CEQA) prior to approval of the proposed Project.

PREVIOUS ENVIRONMENTAL ANALYSIS OF THE PROJECT

Modified Ellis Project Environmental Impact Report

The Tracy City Council approved the ESP and certified the ESP EIR (SCH# 2012022023) on January 22, 2013. The ESP EIR evaluated the potential environmental impacts resulting from the approval and implementation of the ESP. The implementation of the ESP involved the development of a minimum of 1,000 to a maximum of 2,250 residential units, as well as a Village Center, open space, 180,000 square feet of retail, office, and other commercial uses, and, consistent with the City's requirements, approximately four acres per 1,000 people of parks with an opportunity to include a Swim Center. The ESP also included a zoning action, and therefore constitutes the zoning for the ESP area. Implementation of the ESP has been underway for the last six years with several neighborhoods built and occupied.

In February of 2018, an amendment to the ESP and an addendum to the ESP EIR was approved by the Tracy City Council, allowing for a decrease in the Residential Mixed designation from 284.7 acres to 260 acres, an increase the Village Center designation from 5.7 to 14 acres, the elimination of the Commercial designation, an increase in the Limited Use designation from 26.2 acres to 30 acres, and the addition of 17 acres in a new designation known as "Residential Estates." The amendment served to merge the 5.7 acres of Village Center (60,000 square feet of non-residential uses and up to 50 high density residential units) with the existing 4.4 acres of Commercial designation (40,000 square feet of non-residential uses), eliminating the Commercial designation, and added 4 acres to create a total of approximately 14 acres of Village Center. The Swim Center location also shifted south of its prior approved location for better site

[1] For the purposes of this document, the "ESP EIR" also includes the analysis contained in the February 2018 Addendum to the Modified Ellis Project EIR.

access. The CEQA Addendum found that these changes would not result in any substantial change in impact from the ESP EIR.

Avenues Mitigated Negative Declaration

The Tracy City Council adopted the ASP and the ASP MND (SCH# 2018072045) on September 18, 2018. The ASP MND evaluated the potential environmental impacts resulting from the approval and implementation of the ASP. The ASP serves as a comprehensive land use plan for the development of approximately 95 acres, though to date no tentative map has been approved for subsequent development of the ASP area. Implementation of the ASP would result in a residential neighborhood made up of a mix of residential building types and recreational uses. The ASP would allow for a maximum of 480 dwelling units and a minimum of 380 units, for a total density of 4 to 5 dwelling units per gross acre. The ASP was prepared with the intent of being visually, aesthetically and physically similar to the ESP; to this end, lighting, landscaping features, character elements and materials are all intended to mirror the ESP and corresponding pattern book.

PURPOSE OF ADDENDUM

The purpose of this addendum is to analyze any potential differences between the impacts identified in the previously certified environmental documents, the ESP EIR and the ASP MND, and those that would be associated with the proposed Project.

Pursuant to provisions of CEQA and the State *CEQA Guidelines*, the City of Tracy is the lead agency charged with the responsibility of deciding whether to approve the proposed Project. As part of its decision-making process, the City is required to review and consider whether the proposed Project would create new significant impacts or significant impacts that would be substantially more severe than those disclosed in the previously certified environmental documents. The lead agency must consider the whole of the data presented in the ESP EIR, the ASP MND, and for the proposed Project. This addendum presents the lead agency with this analysis for consideration. No additional CEQA documentation would be required for the proposed Project unless conditions in *CEQA Guidelines* section 15162 are met.

CEQA Guidelines section 15162 states that a subsequent EIR is required for a project that has previously certified CEQA documentation only if the lead agency determines that any of the following conditions are met by the project;

> (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
>
> (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:

(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

If none of these conditions are met the lead agency may prepare a subsequent negative declaration, an addendum, or may find that no further environmental documentation is required for the project. Since the proposed Project does not meet any of the above requirements, the City of Tracy in its role as lead agency has determined that an addendum is the appropriate CEQA documentation required for the proposed Project.

The following describes the requirements of an addendum, as defined by *CEQA Guidelines* section 15164;

(a) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in section 15162 calling for preparation of a subsequent EIR have occurred.

(b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.

(c) An addendum need not be circulated for public review but can be included in or attached to the final EIR.

(d) The decision-making body shall consider the addendum with the final EIR prior to making a decision on the project.

(e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

PROPOSED AMENDMENTS TO THE ELLIS AND AVENUES SPECIFIC PLANS, CITY OF TRACY GENERAL PLAN, AND TRACY MUNICIPAL CODE ZONING ORDINANCE

An amendment to the previously approved ESP and a General Plan amendment with corresponding zoning text amendments has been submitted to the City of Tracy for review and consideration. The purpose/intent of the proposed revisions are to consolidate the ASP and the ESP into a single specific plan document, referred to herein as the updated ESP, and revise the General Plan text and figure references applicable to the boundary of the ESP to reflect the updated ESP in the General Plan. The existing footprint of the ESP would be revised to include the ASP area as the Avenues Neighborhood in the updated ESP. Once consolidated, the updated ESP area would be comprised of 416 acres containing up to 2,730 residential units, a Village Center, retail, office, and other commercial land use, open space and park land including a community swim center. The number of acres of each land use and the number of residential units previously approved for the ASP and the ESP and analyzed in the ESP EIR and ASP MND would not change. The area of the updated ESP and the land use within it would be the total of the ASP and ESP. See Table 1: Existing vs Proposed Ellis Specific Plan Land Use Summary.

Project Location

The City of Tracy is located in San Joaquin County, which is within the Central Valley region of California. The City is approximately 60 miles east of San Francisco, which is separated from the Central Valley by the Coastal Range. The southwestern portion of San Joaquin County is located within the Diablo Range, and generally consists of rolling hills cut by drainage channels; refer to Figure 1: Regional Location Map.

The ESP area is bounded by the Union Pacific Railroad to the south, the Delta Mendota Canal to the southwest, Corral Hollow Road to the east, Lammers Road to the west, and the ASP area and farm land to the north. The ASP area is located immediately adjacent and north of the ESP area, with a portion of the ESP area's northern boundary serving as the southern boundary of the ASP area. The ASP area is bounded to the north by Valpico Road and farmland to the east and west; refer to Figure 2: Project Vicinity Map.

Change in Site Condition

Implementation of the ESP has been underway for approximately the last six years with parks and several hundred homes built and occupied. Tentative Subdivision Maps have been approved affecting nearly the entire residential area of the ESP, totaling 964 single-family home lots. Nine additional lots are anticipated in the Residential Estate Area and up to 50 multi-family dwelling units are allowed in the Village Center.

Proposed Modifications to the Ellis Specific Plan

The proposed Project would result in a consolidation of the ASP and the ESP into the updated ESP. The southern boundary of the ASP area would be dissolved and the entire ASP area would be incorporated into the ESP as the Avenues Neighborhood in the updated ESP, refer to Figure 3: Amended Ellis Specific Plan Area. Consolidation of the ASP and the ESP would result in the area of the updated ESP consisting of 416 acres containing up to 2,730 residential units, a Village Center, retail, office, and other commercial land use, open space and park land including a community swim center. The number of acres and the number of residential units previously approved for the ASP and the ESP analyzed in the ESP EIR and the

ASP MND would not change as a result of the proposed Project. The area of the updated ESP and the number of residential units analyzed within it would be the total of the two. See Table 1: Existing vs Proposed Ellis Specific Plan Land Use Summary below for a detailed summary of how many acres and the number of residential units were included within the ASP and ESP areas and would make up the updated ESP area.

Table 1: Existing vs Proposed Ellis Specific Plan Land Use Summary

	2018 Avenues Specific Plan	2018 Amended Ellis Specific Plan	Proposed Updated Ellis Specific Plan
Maximum Number of Residential Units	480 units	2,250 units	2,730 units
Total acres	95 acres	321 acres	416 acres

Sources: Avenues Specific Plan, 2018 and Ellis Specific Plan, 2019

As identified in Table 1, no changes would occur to the overall allowable residential units, land use density or intensity of use, or overall acreage previously approved as part of the ASP or the ESP as a result of the consolidation of the two specific plans into one specific plan document. Though the boundary would be dissolved between the ASP and the ESP in the updated ESP, the maximum allowed residential units and/or total development/land use intensity within each specific plan area would not change, nor would the units be transferrable between the Ellis neighborhoods and the Avenues Neighborhood.

All development within the updated ESP area (including in the Avenues Neighborhood) would be required to go through normal City processes and approvals prior to construction, as specified in the updated ESP[2].

As indicated above, the Project will combine the two specific plans, ESP and ASP, into one specific plan. The updated Specific Plan will retain the name, "Ellis Specific Plan". The proposal also includes a number of relative minor amendments and the addition of an approximately one-half acre park at the northeast corner of the school site.

Centrally located in the ESP area is a proposed, 16-acre, elementary school site. The Project includes replacement of one-half acre at the northeast corner of the school site with a public park.

Other minor amendments include addressing typos and clarifying statements; updating street sections and utilities descriptions to match City-approved tentative maps, improvement plans, and as-built conditions; updating figures for pedestrian and bicycle networks; updating park designs to be consistent with plans approved by the City Council and recommended by the Parks and Community Services Commission; updating figures to reflect traditional architectural styles; and updated sign locations and

[2] Development within the existing ESP area is also subject to the terms and conditions of that certain Amended and Restated Development Agreement by and between the City of Tracy and Surland Communities, LLC, dated April 18, 2013 and recorded in the official records of San Joaquin County as Document Number 2013-119548 (the "DA). The DA applies to the property within the existing ESP area but does not apply to the property within the existing ASP area. The instant Project will not change any of the terms, conditions, or coverage of the DA, so that if the Project is approved, the DA will continue to apply to the Ellis Neighborhood of the updated ESP area but will not apply to the Avenues Neighborhood of the updated ESP area. Similarly, development within the existing ESP area is subject to the Ellis Program Area Finance and Implementation Plan dated August 20, 2013 (the "Ellis FIP"), but the Ellis FIP does not apply to the existing ASP area, which instead is subject to the City-wide Master Plans for purposes of providing all public infrastructure and services, including without limitation circulation infrastructure, utilities, parks, and public services. The proposed project will not change the coverage of the DA or the Ellis FIP, which will both continue to apply to the 321-acre, Ellis Neighborhood of the amended ESP but will not apply to the 95-acre, Avenues Neighborhood of the amended ESP area, which will continue to be subject to the City-wide Master Plans.

examples.

The updated ESP includes new chapter and section numbers, replaces the Ellis and Avenues "Specific Plan" to "Neighborhood" where appropriate, updates labels to tables and figures, updates references to the new page and section numbers, and includes formatting changes.

Proposed Amendments to the City of Tracy General Plan

The proposed Project includes an amendment to the General Plan to update the General Plan related to the ESP, such that it is consistent with the updated ESP. These actions are subject to discretionary review and thus trigger environmental review under CEQA. The proposed amendments to the General Plan include:

- Revise Page 2-12 of the General Plan to state that the updated ESP area is comprised of 416 acres and allows for the construction of up to 2,730 residential units total;
- Revise Page 2-59 of the General Plan to state that the updated ESP area, "Ellis", is comprised of 416 acres within the Ellis/Tracy Airport Outer Approach Zone Property Area of Special Consideration;
- Revise the description of the TR-Ellis designation in the General Plan to state that the designation only applies to the Ellis Neighborhoods portion of the updated ESP and not to the Avenues Neighborhood portion of the updated ESP;
- Amend Figure 2-3 of the General Plan to incorporate the addition of the Avenues Neighborhood in the updated ESP into the City's Secondary Residential Growth Area, see Figure 4: Amended Secondary Residential Growth Area.

Proposed Amendments to the Tracy Municipal Code Zoning Ordinance

The ESP and the ASP serve as the zoning documents for their respective areas. The Tracy Municipal Code (TMC) Zoning Ordinance does not contain development regulations for the ESP or ASP because those regulations are contained within each specific plan.

Instead, the TMC states, in Section 10.08.3025, "The zoning within the Ellis Specific Plan Zone is governed by the Ellis Specific Plan." And TMC Section 10.08.3026 states, "The zoning within the Avenues Specific Plan Zone is governed by the Avenues Specific Plan."

Since, upon approval of this project, the ASP will be combined with and included within the ESP, the Avenues Specific Plan Zone will no longer be required. Therefore, the Avenues Specific Plan Zone is proposed to be repealed from the Zoning Ordinance.

Figure 1: Regional Location Map

Figure 2: Project Vicinity Map

Figure 3: Amended Ellis Specific Plan Area

Figure 4: Amended Secondary Residential Growth Area

SUMMARY OF PREVIOUS ENVIRONMENTAL IMPACTS: MODIFIED ELLIS PROJECT ENVIRONMENTAL IMPACT REPORT

Significant and Unavoidable Impacts

The ESP EIR, certified on January 22, 2013, found the following impacts to be significant and unavoidable:

Aesthetics:

- The ESP would create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area.
- Implementation of the ESP could substantially degrade the existing visual character or quality of the site and its surroundings.
- The ESP could cause a substantial adverse effect on a scenic vista.
- The ESP could substantially damage scenic resources, including, but not limited to, trees, rocks, outcroppings, and historic buildings within a state scenic highway.

Air Quality:

- The ESP would result in an overall increase in the local and regional pollutant load due to direct impacts from vehicle emissions and indirect impacts from area sources and electricity consumption.
- Due to the ESP site's exceedances of SJVAPCD's air quality standards, future development within the ESP site would not be consistent with the most recent Air Quality Management Plan.
- Implementation of the ESP could impact regional air quality levels on a cumulatively considerable basis.

Agricultural Resources:

- The proposed ESP would convert Prime Farmland to non-agricultural uses.

Greenhouse Gas Emissions:

- Significant generation of greenhouse gas emissions.
- Future development facilitated by the ESP and other related cumulative projects could have a cumulatively considerable contribution to greenhouse gas emissions.

Land Use:

- Agricultural land conversion.

Noise:

- Substantial noise levels for future residential uses along the Union Pacific Railroad.
- Temporary increases in noise and/or vibration from grading and construction.
- Substantial increases in traffic noise.
- Cumulatively considerable contribution to traffic noise.

Traffic:

- The addition of traffic to the regional transportation system from the ESP would degrade LOS on I-580 west of I-205 to unacceptable traffic conditions during the AM and PM peak hours.
- The addition of traffic from the ESP would further degrade an existing unacceptable traffic condition on Tesla Road and Patterson Pass Road individually and cumulatively.
- Cumulative contribution of traffic to segments of I-580.

An addendum to the ESP EIR was approved in 2018. The addendum did not identify any additional or more severe significant and unavoidable impacts.

Less than Significant with Mitigation Impacts

The 2013 ESP EIR found the following impacts to be less than significant with mitigation incorporated:

Air Quality:

- Construction related dust and vehicle emissions.

Agriculture:

- Impacts to Important Farmland.

Biological Resources:

- Impacts to candidate, sensitive, or special status species or sensitive natural community identified in local or regional plans, policies, or regulations.
- Impacts to riparian habitat or other sensitive natural communities.
- Cumulatively considerable contribution to the loss of vegetation and wildlife resources.

Geology and Soils Hazards:

- Located on expansive soils.

Greenhouse Gas Emissions:

- Conflict with an applicable greenhouse gas reduction plan, policy, or regulation.

Hazards and Hazardous Materials:

- Accidental release of hazardous materials.

Hazards associated with natural gas and oil pipelines:

- Cumulatively considerable contribution to hazardous impacts.

Hydrology, Drainage, and Water Quality:

- Violate water quality standards.
- Alter drainage patterns.
- Degrade water quality.

Public Utilities:

- Increase demand necessitating the expansion of utility services.
- Substantial adverse impacts associated with provisions of new or physically altered government facilities, or the need for new facilities.

Traffic:

- Generation of unacceptable levels of service.

Water Supply and other Public Utilities:

- Expansion of City's existing wastewater treatment system.
- Cumulative demand for water, wastewater, and storm drainage facilities.

An addendum to the ESP EIR was approved in 2018. The addendum did not identify any additional potentially significant impacts that would be reduced to a less than significant level with mitigation.

Implementation of mitigation measures identified in the ESP EIR would reduce the severity of potentially significant and unavoidable impacts as well as mitigate aforementioned impacts to a level of less than significant. Where applicable, mitigation measures stemming from the previously certified ESP EIR and those adopted as conditions of ESP approval would be incorporated into the proposed Project.

On January 22, 2013, the Tracy City Council adopted a statement of overriding considerations for all significant impacts associated with build-out of the ESP. Per the analysis included in this document the proposed Project would cause neither a new impact to occur, nor an increase in the severity of an impact

not contemplated in the previously certified ESP EIR. Therefore, the proposed Project is covered under this statement of overriding considerations.

SUMMARY OF PREVIOUS ENVIRONMENTAL IMPACTS: AVENUES SPECIFIC PLAN MITIGATED NEGATIVE DECLARATION

Significant and Unavoidable Impacts

The ASP MND, adopted on September 18, 2018, did not find any impacts of the ASP to be significant and unavoidable.

Less than Significant with Mitigation Impacts

The 2018 ASP MND found the following impacts to be potentially significant, but reduced to a less than significant level with mitigation incorporated:

Aesthetics:

- Implementation of the ASP would add residential uses to the project site and change the existing site use from agricultural to residential uses.
- Implementation of the ASP would add buildings to the area which are a source of daytime glare and include exterior lighting around the residences.

Agriculture:

- Implementation of the ASP would convert farmland to residential uses.

Air Quality:

- Construction related dust and vehicle emissions
- Operational emissions.
- Valley Fever from soil disturbing activities.

Biological Resources:

- Impacts to special status bird known to exist within the project site and other special status plant or animal species throughout the region.

Cultural Resources:

- The potential for discovery of previously unknown cultural and historical resource or human remains during ground disturbing activities.
- The potential to impact unknown paleontological resources during grading and construction activities.

- The potential to impact unknown human remains.

Geology and Soils:

- Loss of topsoil and soil erosion as a result of construction activities.
- Located on expansive soils.

Hazards and Hazardous Materials:

- Possible pesticides in soils as a result of previous agricultural use.

Hydrology and Water Quality:

- Water quality impacts to water resources as a result of drainage.
- Alter drainage patterns

Land Use and Planning:

- Residential growth.

Noise:

- Noise level in excess of standards.

Public Services:

- Increase in need for fire protection services.

Traffic:

- Generation of unacceptable levels of service.

Tribal Cultural Resources:

- Potential alteration of significance of a tribal cultural resource.

Utilities and Service Systems:

- Require the extension of a storm drain.

Implementation of mitigation measures identified in the ASP MND would reduce the severity of the potentially significant impacts to a level of less than significant. Where applicable, mitigation measures from the previously adopted ASP MND and those adopted as conditions of ASP approval would be incorporated into the proposed Project.

The ASP MND found that build-out of the ASP would have a less than significant impact or no impact to remaining topical areas not identified above pursuant to the *CEQA Guidelines*.

ENVIRONMENTAL IMPACT ANALYSIS

The environmental factors listed in this checklist correspond directly with the topics analyzed in the certified ESP EIR and adopted ASP MND. The topic thresholds analyzed are those analyzed by the ESP EIR and ASP MND. The ESP EIR did not include a separate analysis of impacts to tribal cultural resources since the CEQA Appendix G change that required impacts to tribal cultural resources be evaluated separately occurred after the EIR was approved in 2012. The ASP MND did analyze potential impacts to tribal cultural resources as a separate topic so that section is included in this document. The ESP EIR and ASP MND found no impacts to mineral resources or forestry resources, and as such are not discussed further. All other sections were analyzed by both the ESP EIR and ASP MND.

I. AESTHETICS

Threshold (a) Would the Project have a substantial adverse effect on the scenic vista?

Threshold (b) Would the Project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?

Threshold (c) Would the project substantially degrade the existing visual character or quality of the site and its surroundings?

Threshold (d) Would the Project create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

Previous Significance Determination: Impacts related to scenic vistas, the visual character of the ESP site, and light and glare were considered significant and unavoidable in the ESP EIR. All other impacts related to aesthetics were found to be less than significant.

Impacts related to light and glare were considered less than significant with mitigation in the ASP MND. All other impacts of the ASP related to aesthetics were found to be less than significant.

Project-Specific Analysis and Significance Determination: No substantial change from previous analysis.

Implementation of the proposed Project would not impact scenic vistas or damage scenic resources beyond what was previously analyzed nor have an effect on the previously analyzed light and glare impacts as the changes included in the Project are limited to removing the shared boundary between the ESP and ASP areas to form the updated ESP area. A portion of the ESP area has already been developed with residential uses. Implementation of the proposed Project would lead to future development of the Project site consistent with the previously evaluated ESP and the ASP. No new, different, or more intense land uses are allowed in the Project site as a result of the Project. As such, aesthetics would not be impacted any further by the proposed Project than what was previously analyzed in the ESP EIR and ASP MND.

Given that the Project would not change the type, density, intensity, or location of allowable development, the proposed Project would cause neither a new project impact, new cumulative impact to occur, nor an increase in the severity of either the project or cumulative impact.

No additional mitigation measures are required, and no further analysis is necessary.

II. AGRICULTURAL AND FORESTRY RESOURCES

Threshold (a) Would the Project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

Threshold (b) Would the Project conflict with existing zoning for agricultural use, or a Williamson Act contract?

Threshold (c) Would the Project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

Threshold (d) Would the Project result in the loss of forest land or conversion of forest land to non-forest use?

Threshold (e) Would the Project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to Previous

Previous Significance Determination: Impacts related to the conversion of prime farmland from the ESP were considered significant and unavoidable in the ESP EIR. All other impacts related to agricultural resources were found to be less than significant in the ESP EIR. As noted at the beginning of this Environmental Impact Analysis section, the ESP EIR scoped out forestry resources since none exist in the ESP area and vicinity. Therefore, this section does not include a comparison of Project impacts to forestry resources to those identified in the ESP EIR since none were evaluated.

Impacts related to the conversion of farmland to residential uses from the ASP were considered less than significant with mitigation in the ASP MND. All other impacts related to agricultural and forestry resources were found to be less than significant in the ASP MND.

Project-Specific Analysis and Significance Determination: No substantial change from previous analysis.

Future development that may occur under the updated ESP would be located within the same footprint as the ESP and ASP, and the Project would not change the type, density, intensity, or location of allowable development. Thus, impacts associated with agricultural resources would be identical to those identified in the ESP EIR and ASP MND. Impacts associated with forestry resources would be identical to those identified in the ASP MND. The proposed Project would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed so no additional mitigation measures are required, and no further analysis is necessary.

III. AIR QUALITY

Threshold (a) Would the Project conflict with or obstruct implementation of the applicable air quality plan?

Threshold (b) Would the Project violate an air quality standard or contribute to an existing or projected air quality violation?

Threshold (c) Would the Project result in cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emission which exceed quantitative thresholds for ozone precursors)?

Threshold (d) Would the Project expose sensitive receptors to substantial pollutant concentrations?

Threshold (e) Would the Project create objectionable odors affecting a substantial number of people?

Previous Significance Determination: The ESP EIR found that build-out of the ESP would generate a substantial increase in both construction and operational criteria air pollutants that would exceed the SJVACPD's significance thresholds. The region the ESP area is within is classified as nonattainment for ozone, PM_{10}, and particulate matter with a diameter smaller than 2.5 microns ($PM_{2.5}$). Buildout of the ESP would generate emissions of ROG, PM_{10}, and NO_x during operation. Therefore, build out of the ESP would be inconsistent with the SJVAPCD's air quality plans and impacts were considered significant and unavoidable in the ESP EIR. The ESP EIR also determined that implementation of the ESP would impact regional air quality levels on a cumulatively considerable basis.

The ASP MND considered impacts related to construction related dust and vehicle emissions, operational emissions, and Valley Fever from soil disturbing activities to be less than significant with mitigation. All other impacts related to air quality were found to be less than significant in the ASP MND.

Project-Specific Analysis and Significance Determination: No substantial change from previous analysis.

The density and intensity of land uses proposed in the Project are consistent with the ESP and ASP; thus, impacts relative to conflicts with applicable air quality plans or air quality violations are the same as those included in the ESP EIR and ASP MND. The proposed Project would not include any odor inducing uses on the site not previously accounted for in the ESP or ASP. No new impact or increase in the severity of a previously identified impact would occur as a result of the Proposed Project.

Impacts related to air quality associated with the development of the ESP were considered cumulatively significant and unavoidable in the ESP EIR. As discussed above, the proposed Project would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed. Therefore, no additional adverse cumulative air quality related impacts would occur as a result of the proposed Project.

Impacts related to construction related dust and vehicle emissions, operational emissions, and Valley Fever from soil disturbing activities were considered less than significant with mitigation in the ASP MND. As discussed above, the proposed Project would cause neither a new impact to occur, nor an increase in

the severity of an impact previously disclosed. Mitigation measures from the ASP MND and ESP EIR are applicable to the proposed Project. Therefore, no additional adverse cumulative air quality related impacts would occur as a result of the proposed Project.

No additional mitigation measures are required, and no further analysis is necessary.

IV. BIOLOGICAL RESOURCES

Threshold (a) Would the Project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Threshold (b) Would the Project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Threshold (c) Would the Project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption?

Threshold (d) Would the Project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Threshold (e) Would the Project conflict with any local policies or ordinances related to protecting biological resources, such as a tree preservation policy or ordinance?

Threshold (f) Would the Project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Previous Significance Determination: The ESP EIR concluded that, with mitigation, implementation of the ESP would not significantly impact candidate, sensitive, or special status species, the movement of fish or wildlife species, nor riparian habitat or other sensitive natural communities. All other impacts related to biological resources were found to be less than significant in the ESP EIR.

The ASP MND concluded that the ASP would have less than significant impact to a special status bird species known to exist within the ASP site and other special status plant or animal species throughout the region with mitigation. All other impacts related to biological resources were found to be less than significant in the ASP MND.

Project-Specific Analysis and Significance Determination: No substantial change from previous analysis.

Future development that may occur under the updated ESP would be located within the same footprint as the ESP and ASP, and the Project would not change the type, density, intensity, or location of allowable development. Thus, impacts associated with sensitive, candidate, or special status species, the movement of fish or wildlife species, special status plant or animal species, or riparian or other sensitive natural communities that were previously analyzed in the ESP EIR and ASP MND are not changed by the proposed Project. The ESP and ASP were both adopted in compliance with the General Plan. All impacts regarding conflicts with relevant plans and ordinances were considered at the time the ESP EIR and ASP MND were adopted. Like the ESP and ASP, the proposed Project is also subject to the San Joaquin Multi Species

Conservation Plan. The proposed Project would cause neither a new project impact, new cumulative impact to occur, nor an increase in the severity of either the project or cumulative impact previously disclosed in the certified ESP EIR or the ASP MND.

No additional mitigation measures are required, and no further analysis is necessary.

V. CULTURAL RESOURCES

Threshold (a) Would the Project cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines section 15064.5?

Threshold (b) Would the Project cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines section 15064.5?

Threshold (c) Would the Project directly or indirectly destroy a unique paleontological resource or site or unique geological feature?

Threshold (d) Would the Project disturb any human remains, including those interred outside of formal cemeteries?

Previous Significance Determination: The ESP EIR concluded that implementation of the ESP would not impact cultural resources. The ASP MND concluded that the implementation of the ASP would have a less than significant impact on cultural resources with mitigation incorporated. All other impacts related to cultural resources were found to be less than significant.

Project-Specific Analysis and Significance Determination: No substantial change from previous analysis.

Future development that may occur under the updated ESP would be located within the same footprint as the ESP and ASP, and the Project would not change the type, density, intensity, or location of allowable development. Thus, impacts associated with cultural resources would be identical to those identified in the ESP EIR and ASP MND. The proposed Project would cause neither a new project impact, new cumulative impact to occur, nor an increase in the severity of either the project or cumulative impact previously disclosed so no additional mitigation measures are required, and no further analysis is necessary.

VI. GEOLOGY AND SOILS

Thresholds (a.i – a.iv) Would the Project expose persons or structures to seismic hazards?

Threshold (b) Would the Project result in substantial erosion or loss of topsoil?

Threshold (c) Would the Project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

Threshold (d) Would the Project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial risks to life or property?

Threshold (e) Would the Project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewer is not available for the disposal of waste water?

Previous Significance Determination: The ESP EIR concluded that implementation of the ESP would not expose persons or structures to seismic hazards, result in erosion or loss of topsoil, result in landslide, lateral spreading, subsidence, liquefaction and/or collapse, nor be subject to expansive soil with mitigation incorporated.

The ASP MND considered loss of topsoil and subjection to expansive soils less than significant impacts with mitigation incorporated. All other impacts related to geology and soils were found to be less than significant.

Project-Specific Analysis and Significance Determination: No substantial change from previous analysis.

The ESP and ASP areas are not considered susceptible to the risk of loss, injury, or death due to fault rupture and the associated impacts would be less than significant. The Seismic Hazards Zonation Program of the California Geological Survey (CGS) has not identified any seismically-induced liquefaction zones in the City of Tracy or in the ESP or ASP areas. The risk of loss, injury, or death due to landslides is considered very low in the ASP and ESP areas. Landslide and liquefaction potential for the ESP and ASP areas are considered low.

Future development that may occur under the updated ESP would be located within the same footprint as the ESP and ASP, and the Project would not change the type, density, intensity, or location of allowable development. Thus, impacts associated with geologic and soils resources would be identical to those identified in the ESP EIR and ASP MND. The proposed Project would cause neither a project impact, new cumulative impact to occur, nor an increase in the severity of either the project or cumulative impact previously disclosed so no additional mitigation measures are required, and no further analysis is necessary.

VII. GREENHOUSE GAS EMISSIONS

Threshold (a) Would the Project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Threshold (b) Would the Project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Previous Significance Determination: The ESP EIR found that GHG emissions generated by the ESP, both construction and operational-related, would be significant and exceed the applicable threshold set forth in SJVAPCD's guidance. The resulting impact would be significant and unavoidable. The ESP EIR also found that future development facilitated by the ESP and other related cumulative projects could have a cumulatively considerable contribution to GHG emissions.

The ASP MND found the impacts of the ASP to GHG emissions to be less than significant.

Project-Specific Analysis and Significance Determination: No substantial change from previous analysis.

Future development that may occur under the updated ESP would be located within the same footprint as the ESP and ASP, and the Project would not change the type, density, intensity, or location of allowable development. Thus, impacts associated with construction and operations greenhouse gas emissions would be identical to those identified in the ESP EIR and ASP MND.

As discussed above, the proposed Project would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed. Project-related impacts are consistent with the environmental impacts previously identified in the ESP EIR and ASP MND. Therefore, no additional adverse cumulative GHG impacts would occur.

The proposed Project would cause neither a new project impact, new cumulative impact to occur, nor an increase in the severity of either the project or cumulative impact previously disclosed so no additional mitigation measures are required, and no further analysis is necessary.

VIII. HAZARDS AND HAZARDOUS MATERIALS

Threshold (a) Would the Project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Threshold (b) Would the Project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?

Threshold (c) Would the Project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Threshold (d) Would the Project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and as a result, would create a significant hazard to the public or the environment?

Threshold (e) Would the Project be located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area?

Threshold (f) Would the Project be located within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area?

Threshold (g) Would the Project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Threshold (h) Would the Project expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas?

Previous Significance Determination: The ESP EIR found that impacts from the accidental release of hazardous materials from the implementation of the ESP would be less than significant with mitigation incorporated. All other impacts related to hazards and hazardous materials were found to be less than significant.

The ASP MND found that impacts from the possible existence of pesticides in the soil of the ASP site would be less than significant with mitigation incorporated. All other impacts related to hazards and hazardous materials were found to be less than significant.

Project-Specific Analysis and Significance Determination: No substantial change from previous analysis.

Future development that may occur under the updated ESP would be located within the same footprint as the ESP and ASP, and the Project would not change the type, density, intensity, or location of allowable development. Thus, impacts associated with hazards and hazardous materials would be identical to those identified in the ESP EIR and ASP MND. Neither the ESP nor the ASP areas are listed on any hazardous materials site lists, and thus, future development that may occur under the proposed Project would not be located on hazardous site lists.

The proposed Project does not include development of uses that are restricted in the 2009 Airport Land Use Compatibility Plan Outer Approach/Departure Zone 4 Safety Zone. The ESP and ASP areas are not located within 2 miles of a private airstrip. No component of the proposed Project would create future development that would impair or physically interfere with an adopted emergency response or evacuation plan. The ESP and ASP areas are not located within a High or Moderate fire hazard area, per the California Department of Forestry. Therefore, the Project would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed.

The proposed Project would cause neither a new project impact, new cumulative impact to occur, nor an increase in the severity of either the project or cumulative impact previously disclosed so no additional mitigation measures are required, and no further analysis is necessary.

IX. HYDROLOGY AND WATER QUALITY

Threshold (a) Would the Project violate any water quality standards or waste discharge requirements?

Threshold (b) Would the Project substantially deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level?

Threshold (c) Would the Project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

Threshold (d) Would the Project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding?

Threshold (e) Would the Project create or contribute runoff water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?

Threshold (f) Would the Project otherwise substantially degrade water quality?

Threshold (g) Would the Project place housing/structures within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

Threshold (h) Would the Project place within a 100-year flood hazard area structures which would impede or redirect flood flows?

Threshold (i) Would the Project expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

Threshold (j) Would the Project result in inundation by seiche, tsunami or mudflow?

Previous Significance Determination: The ESP EIR found that the implementation of the ESP would not violate water quality standards, alter drainage patterns, or degrade water quality with mitigation incorporated. All other impacts related to hydrology and water quality were found to be less than significant.

The ASP MND found that the implementation of the ASP would have a less than significant impact on water quality and drainage patterns with mitigation incorporated. All other impacts related to hydrology and water quality were found to be less than significant.

Project-Specific Analysis and Significance Determination: No substantial change from previous analysis.

Future development that may occur under the updated ESP would be located within the same footprint as the ESP and ASP, and the Project would not change the type, density, intensity, or location of allowable development. Thus, impacts associated with hydrology and water quality would be identical to those identified in the ESP EIR and ASP MND.

No increased or substantially different impacts associated with onsite drainage would occur as a result of the Project because the Project does not include changes to allowable development. Neither the ESP nor the ASP area is located within a 100-year flood hazard area or in close proximity to an area subject to flooding due to tsunamis or seiches resulting in levee failure and would not be subject to mudflows as a result of a seiche.

The proposed Project would cause neither a project impact, new cumulative impact to occur, nor an increase in the severity of either the project or cumulative impact previously disclosed so no additional mitigation measures are required, and no further analysis is necessary.

X. LAND USE AND PLANNING

Threshold (a) Would the Project physically divide an established community?

Threshold (b) Would the Project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Threshold (c) Would the Project conflict with any applicable habitat conservation plan or natural community conservation plan?

Previous Significance Determination: The ESP EIR found a significant and unavoidable impact as a result of the implementation of the ESP due to the conversion of agricultural land. All other impacts related to land use and planning were found to be less than significant.

The ASP MND found that with mitigation incorporated impacts from residential growth as a result of the implementation of the ASP would be less than significant. All other impacts related to land use and planning were found to be less than significant.

Project-Specific Analysis and Significance Determination: No substantial change from previous analysis.

The proposed Project includes a request to amend the General Plan by including the ASP area within the City's Secondary Residential Growth boundary, which ultimately would provide the Project Applicant with the opportunity to obtain Residential Growth Allotments (RGAs) for the Avenues Neighborhood within the updated ESP. The previously adopted ASP permits up to 480 dwelling units, and the Project would not modify this maximum allowed RGA allocation for the Avenues Neighborhood.

The ASP MND found that implementation of the ASP would require an amendment to the General Plan to include the ASP Area within the Secondary Residential Growth Area. The proposed Project includes this required action as part of the Project Description. Specifically, the required General Plan Amendment referred to in the ASP MND would result in an update to Figure 2-3: Secondary Residential Growth Areas to reflect the inclusion of the ASP within the Secondary Residential Growth Area. As per mitigation measure LU-1, prior to issuance of the first building permit, the developer must demonstrate that a General Plan Amendment has been approved by the City Council that identifies the ASP area with the Secondary Residential Growth Area within the City. Further, the developer must demonstrate that it has secured the necessary RGAs to implement the proposed development, consistent with the approved ASP. To ensure conflicts with the City's General Plan and GMO are avoided, the ASP MND found that implementation of Mitigation Measure LU-1 was required.

Consistent with Mitigation Measure LU-1, the proposed Project includes an amendment to the General Plan to update Figure 2-3 to include the ASP area of the Project site in the Secondary Residential Growth Area, see Figure 4: Amended Secondary Residential Growth Area for the area to be added by the Project to the Secondary Residential Growth Area. With implementation of the previously identified mitigation

measure, the Project would not conflict with the General Plan and would not have any new or more severe significant land use impacts.

The proposed Project would cause neither a new project impact, new cumulative impact to occur, nor an increase in the severity of either the project or cumulative impact previously disclosed so no additional mitigation measures are required, and no further analysis is necessary.

XI. MINERAL RESOURCES

Threshold (a) Would the Project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?

Threshold (b) Would the Project result in the loss of availability of a locally important mineral resources recovery site delineated on a local general plan, specific plan, or other land use plan?

Previous Significance Determination: Neither the ESP EIR nor the ASP MND identified any significant impacts to mineral resources.

Project-Specific Analysis and Significance Determination: No substantial change from previous analysis.

Neither the ASP area nor the ESP area contains and mineral resources. The proposed Project would occur entirely within the footprint of the ASP and ESP. Since there are no mineral resources in the ASP or ESP area and the proposed Project would occur entirely within the same footprint, the proposed Project would not cause a new impact to occur related to mineral resources.

The proposed Project would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed so no additional mitigation measures are required, and no further analysis is necessary.

XII. NOISE

Threshold (a) Would the Project result in the exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Threshold (b) Would the Project result in the exposure of persons to or generation of, excessive groundborne vibration or groundborne noise levels?

Threshold (c) Would the Project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

Threshold (d) Would the Project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Threshold (e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the project area to excessive noise levels?

Threshold (f) For a project within the vicinity of a private airstrip, would the Project expose people residing or working in the project area to excessive noise levels?

Previous Significance Determination: The ESP EIR found that significant and unavoidable impacts would occur as a result of implementation of the ESP since it would result in excessive noise, a substantial

permanent increase in ambient noise levels, and substantial periodic increases in ambient noise levels. All other impacts related to noise were found to be less than significant.

The ASP MND found that, with mitigation, implementation of the ASP would result in a less than significant impact as a result of noise levels in excess of standards. All other impacts related to noise were found to be less than significant.

Project-Specific Analysis and Significance Determination: No substantial change from previous analysis.

The density, intensity, type and location of all land uses of the proposed Project are consistent with the ESP and ASP; thus, impacts relative to excessive noise, vibration, a permanent increase in noise, a periodic increase in noise, and airport noise would be the same as what was identified in the ESP EIR and ASP MND.

The proposed Project would cause neither a new project impact, new cumulative impact to occur, nor an increase in the severity of either the project or cumulative impact previously disclosed so no additional mitigation measures are required, and no further analysis is necessary.

XIII. POPULATION AND HOUSING

Threshold (a) Would the Project induce substantial population growth in an area, either directly or indirectly?

Threshold (b) Would the Project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

Threshold (c) Would the Project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

Previous Significance Determination: Neither the ESP EIR nor the ASP MND found any significant impacts to population and housing.

Project-Specific Analysis and Significance Determination: No substantial change from previous analysis.

The Project does not include any changes to the type, density, or intensity of land use or the maximum allowable residential units included in either the ASP and ESP. Since no more dense or intense land use or an increase in the number or residential units within the ESP and ASP areas are included in the proposed Project, the Project would not induce substantial population growth beyond that already projected to occur as a result of the implementation of the ESP and ASP. Because the population growth associated with the ESP and ASP is within the estimates projected by San Joaquin Council of Governments (SJCOG), and were considered in the General Plan, the Project would not exceed the amount of growth projected for the City for the year 2025. While the Project would amend the Secondary Residential Growth Boundary to include the Avenues Neighborhood, this action was considered in Mitigation Measure LU-1 of the ASP MND, and therefore this would not result in any unplanned growth.

The ASP site is currently undeveloped, and the residences currently built within the ESP site are part of the initial build out of the ESP and would not be demolished as a result of the Project. The Project would not involve the displacement of people or housing.

The proposed Project would cause neither a new project impact, new cumulative impact to occur, nor an increase in the severity of either the project or cumulative impact previously disclosed so no additional mitigation measures are required, and no further analysis is necessary.

XIV. PUBLIC SERVICES

Threshold (a) Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for: fire protection, police protection, schools, parks, and other public facilities?

i. **Fire Protection**

ii. **Police Protection**

iii. **Schools**

iv. **Parks**

v. **Other Public Facilities**

Previous Significance Determination: As identified in the ESP EIR, the ESP would not result in a significant impact to public services.

The ASP MND found that, with mitigation, the implementation of the ASP would not have a substantial impact to public services as a result of increased demand for fire protection services. All other impacts related to public services were found to be less than significant.

Project-Specific Analysis and Significance Determination: No substantial change from previous analysis.

The proposed Project is consistent with the overall density and intensity of development analyzed in the ESP EIR and ASP MND, and as such, would not create a significant or more substantial impact relative to public services. Any future population increases associated with development under the proposed Project have already been accounted for and analyzed in the ESP EIR and ASP MND.

The proposed Project would cause neither a new project impact, new cumulative impact to occur, nor an increase in the severity of either the project or cumulative impact previously disclosed so no additional mitigation measures are required, and no further analysis is necessary.

XV. RECREATION

Threshold (a) Would the Project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Threshold (b) Would the Project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Previous Significance Determination: Neither the ESP EIR nor the ASP MND found a significant impact to recreation as a result of the implementation of the ESP or the ASP.

Project-Specific Analysis and Significance Determination: No substantial change from previous analysis.

The proposed Project does not propose any new recreational resources and would not generate population growth beyond what has been anticipated in the City's General Plan for either the ASP or the ESP; therefore, it would not create an increased demand for recreational facilities.

The proposed Project would cause neither a new impact to occur, nor an increase in the severity of an impact previously disclosed so no additional mitigation measures are required, and no further analysis is necessary.

XVI. TRANSPORTATION/TRAFFIC

Threshold (a) Would the Project conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

Threshold (b) Would the Project conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

Threshold (c) Would the Project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

Threshold (d) Would the Project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Threshold (e) Would the Project result in inadequate emergency access?

Threshold (f) Would the Project conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

Previous Significance Determination: The ESP EIR found that impacts of the ESP to the effectiveness of the circulation system were considered significant and unavoidable. All other impacts related to transportation and traffic were found to be less than significant.

The ASP MND found that with mitigation impacts of the ASP to levels of service are less than significant. All other impacts related to transportation and traffic were found to be less than significant.

Project-Specific Analysis and Significance Determination: No substantial change from previous analysis.

The Project does not include any changes to the location, type, density, or intensity of land use or the maximum allowable residential units included in the ASP and ESP. As such, the Project would not change the anticipated traffic patterns or volumes from what the ESP EIR and ASP MND considered, and the Project would not create a new significant or more substantial impact relative to a change in traffic patterns, an increase in hazards due to design features, inadequate emergency access, or public transit policies.

The proposed Project would cause neither a new project impact, new cumulative impact to occur, nor an increase in the severity of either the project or cumulative impact previously disclosed so no additional mitigation measures are required, and no further analysis is necessary.

XVII. TRIBAL CULTURAL RESOURCES

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

Threshold (a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or

Threshold (b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

Previous Significance Determination: The ESP EIR did not include a separate analysis of impacts to tribal cultural resources because the CEQA Appendix G change that required impacts to tribal cultural resources be evaluated separately occurred after the EIR was approved in 2012. Instead potential impacts to cultural resources were evaluated as part of the ESP EIR's Cultural Resources analysis. See section V. Cultural Resources of this document for an analysis of Project impacts compared to impacts identified in the ESP EIR.

The ASP MND included a separate analysis of potential impacts to tribal cultural resources. The ASP MND found that impacts to tribal cultural resources would be less than significant with mitigation incorporated.

Project-Specific Analysis and Significance Determination: No substantial change from previous analysis.

Future development that may occur under the updated ESP would be located within the same footprint as the ESP and ASP, and the Project would not change the type, density, intensity, or location of allowable development. Impacts to unknown tribal cultural resources as a result of the build out of the ASP were mitigated by Mitigation Measure CULT-1 of the ASP MND. Mitigation measures from the ASP MND apply to the Project. Since the Project would occur within the same footprint as the ESP and ASP and mitigation measures from the ASP MND apply to the Project the proposed Project would cause neither a new project impact, new cumulative impact to occur, nor an increase in the severity of either the project or cumulative impact previously disclosed. No additional mitigation measures are required, and no further analysis is necessary.

XVIII. UTILITIES AND SERVICE SYSTEMS

Threshold (a) Would the Project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

Threshold (b) Would the Project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Threshold (c) Would the Project require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

Threshold (d) Would the Project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Threshold (e) Would the Project result in a determination by the wastewater treatment provider, which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Threshold (f) Would the Project be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?

Threshold (g) Would the Project comply with federal, state, and local statutes and regulations related to solid waste?

Previous Significance Determination: The ESP EIR found that, with mitigation, the ESP would not exceed wastewater treatment requirements or capacities, and thus less than significant impacts would occur and cumulative impacts would also be less than significant. All other impacts related to utilities and service systems were found to be less than significant.

The ASP MND found that impacts as a result of the implementation of the ASP, which requires the extension of a storm drain, would be less than significant with mitigation. All other impacts related to utilities and service systems were found to be less than significant.

Project-Specific Analysis and Significance Determination: No substantial change from previous analysis.

Anticipated wastewater generated, water supply needed, storm drainage needed, or solid waste generated as a result of the updated ESP would not result in an exceedance of any levels projected for the previously approved ESP and ASP. Given that the proposed Project does not increase the overall location, type, density or intensity of land use, the demand for utilizes would be the same as considered in the ESP EIR and ASP MND.

The proposed Project would cause neither a new project impact, new cumulative impact to occur, nor an increase in the severity of either the project or cumulative impact previously disclosed so no additional mitigation measures are required, and no further analysis is necessary.

DETERMINATION OF APPROPRIATE CEQA DOCUMENTATION

Section 15162 – Subsequent EIRs and Negative Declarations

(a) When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, one of more of the following:

(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

The City of Tracy proposes to implement the proposed Project within the context of the ESP and ASP, as described in this addendum. As discussed in the Environmental Impact Analysis section of this addendum, no new or substantially more severe significant environmental effects beyond what was evaluated in the ESP EIR or the ASP MND would occur.

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

As documented herein, no circumstances associated with the location, type, setting, or operations of the proposed Project have substantively changed beyond what was evaluated in the ESP EIR and ASP MND; and none of the proposed Project elements would result in new or substantially more severe significant environmental effects than previously identified. No major revisions to the ESP EIR or ASP MND are required.

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:

(A) The project will have one or more significant environmental effects not discussed in the previous EIR or negative declaration;

No new significant environmental effects beyond those addressed in the ESP EIR or ASP MND were identified.

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR.

No significant environmental effects identified in the ESP EIR or ASP MND would be substantially more severe as a result of the proposed Project.

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

No mitigation measures or alternatives were found infeasible in the ESP EIR or the ASP MND.

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

No other mitigation measures or feasible alternatives have been identified that would substantially reduce significant impacts.

(b) If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subsection (a). Otherwise, the lead agency shall determine whether to prepare a subsequent negative declaration, an addendum, or no further documentation.

(c) Once a project has been approved, the lead agency's role in project approval is completed, unless further discretionary approval on that project is required. Information appearing after an approval does not require reopening of that approval. If after the project is approved, any of the conditions described in subsection (a) occurs, a subsequent EIR or negative declaration shall only be prepared by the public agency which grants the next discretionary approval for the project, if any. In this situation, no other Responsible Agency shall grant an approval for the project until the subsequent EIR has been certified or subsequent negative declaration adopted.

None of the conditions listed in subsection (a) would occur as a result of the proposed Project. No subsequent EIR is required.

Section 15164 – Addendum to an EIR or Negative Declaration

(a) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary, but none of the conditions described in section 15162 calling for preparation of a subsequent EIR have occurred.

As described above, none of the conditions described in the State *CEQA Guidelines* section 15162 calling for the preparation of a subsequent EIR have occurred.

(b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.

None of the conditions described in section 15162 calling for preparation of a subsequent EIR would occur as a result of the proposed Project. Therefore, an addendum to the ESP EIR and ASP MND is the appropriate CEQA document for the proposed Project.

(c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.

This addendum will be maintained in the administrative record files at the City of Tracy.

(d) The decision-making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.

The City of Tracy will consider this addendum, with the whole of the record for the ESP EIR and ASP MND, prior to making a decision on the proposed Project.

(e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to section 15162 should be included in an addendum to an EIR, the lead agency's required findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

This document provides substantial evidence for City of Tracy records to support the preparation of this addendum for the proposed Project.

CONCLUSION

The proposed Project would not result in any new significant impacts that have not already been analyzed in the ESP EIR or the ASP MND. The proposed Project would also not result in an increase in the severity of any previously identified environmental impacts. The potential impacts associated with the proposed Project would either be of the same significance or less than those described in the ESP EIR and ASP MND. There are no substantial changes to the conditions under which the proposed Project would be undertaken that would result in any new or more severe environmental impacts than those already addressed in the ESP EIR and ASP MND. No new information regarding the potential for new or more severe significant environmental impacts been identified. Therefore, in accordance with the State *CEQA Guidelines*, this addendum to the previously certified ESP EIR and ASP MND is the appropriate environmental documentation for the Ellis Specific Plan Amendment.

This addendum has been prepared in accordance with the provisions of the State *CEQA Guidelines* to document the finding that none of the conditions or circumstances that would require preparation of a subsequent EIR, pursuant to sections 15162 and 15164 of the State *CEQA Guidelines*, exist in connection with the proposed Project. No major revisions would be required to the ESP EIR or the ASP MND prepared for the City of Tracy as a result of the proposed Project. No new significant environmental impacts have been identified. Since the certification of the ESP EIR and adoption of the ASP MND, there has been no new information showing that mitigation measures or alternatives once considered infeasible are now feasible, or showing that there are feasible new mitigation measures or alternatives substantially different from those analyzed in the ESP EIR and ASP MND that the City declined to adopt. No additional environmental analysis or review is required for the proposed Project. This document will be maintained in the administrative record files at City of Tracy City Hall.

ATTACHMENT F

THE SURLAND COMPANIES

November 4, 2020

Alan Bell
Senior Planner
City of Tracy
333 Civic Center Plaza
Tracy, CA 95376

Residential

Commercial

RE: Ellis Specific Plan Amendment Application No. SPA20-0007

Dear Alan:

This letter serves to request amendment to the Ellis Specific Plan Amendment Application No. SPA20-0007 to include a request for a General Plan Amendment as follows:

- Page 2-12 "The Ellis Specific Plan, located at the northwest corner of Corral Hollow and Linne Roads, consists of ~~321~~ 416 acres of Traditional Residential and Commercial land uses, allowing for up to ~~2,250~~ 2,730 residential units and a Village Center commercial site. The proposed project also includes parks and a family-oriented swim center." (see attached page 2-12 of the General Plan)

- Page 2-59 "10. Ellis/Tracy Airport Outer Approach Zone Property.
  The Ellis/Tracy Airport Outer Approach Zone property is a rectangular shaped property, as shown in the applicable San Joaquin County Airport Land Use Plan. As the name suggests, the property is part of what is known as the "Ellis" property, which consists of approximately ~~321~~ 416 acres generally bound by Lammers Road to the west, Corral Hollow Road to the east, and the Union Pacific Railroad to the south. The Ellis/Tracy Outer Approach Zone property is identified in the applicable San Joaquin County Airport

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Land Use Plan." (see attached pages 2-58 and 2-59 of the General Plan)

- General Plan Amendment GPA15-0003:
"Traditional Residential – Ellis (TR-Ellis). The Traditional Residential – Ellis (TR-Ellis) designation applies to the Ellis Neighborhood portion of the Ellis Specific Plan."(see attached previous GPA for placement of text)

- Zoning Text amendment to delete 10.08.3026:
  - ~~Article 22.8. - Avenues Specific Plan Zone (ASP)~~
  - ~~10.08.3026 - Avenues Specific Plan Zone (ASP)~~

  ~~The zoning within the Avenues Specific Plan Zone is governed by the Avenues Specific Plan.~~
  ~~(Ord. No. 1262, § 3, 9-18-2018)~~

- Amend Figure 2.3 to incorporate the Avenues property into the City's Secondary residential Growth Area. (see attached Figure 2-3)

Your expeditious processing of this application is greatly appreciated so that this can be placed on the December 2nd Planning Commission hearing agenda.

Please contact me if you have any questions.

Sincerely,
THE SURLAND COMPANIES

Chris Long
President

c.c. Andrew Malik, Assistant City Manager

- **Tracy Hills Specific Plan**. The Tracy Hills Specific Plan area, located on the southwest side of the City, covers 6,175 acres, approximately 2,700 acres of which falls within the City limits and is planned with residential, commercial, office, industrial and recreational land uses, and approximately 3,550 acres located outside the City limits and within the Sphere of Influence planned as permanent open space for habitat conservation and managed grazing. Of the 2,700 acres within the City limits, proposed land uses include approximately 1,300 acres at a mixture of densities with a maximum of 5,499 residential units. Approximately 600 acres with up to 6 million square feet of space are planned for commercial, office and industrial uses. Roughly half of the remaining 800 acres of the Specific Plan area within the City limits is designated to accommodate neighborhood parks, schools, recreational uses and other open space, while the other half is devoted to roads and canals.

- **Ellis Specific Plan**. The Ellis Specific Plan, located at the northwest corner of Corral Hollow and Linne Roads, consists of ~~321~~ acres of Traditional Residential and Commercial land uses, allowing for up to ~~2,250~~ residential units and a Village Center commercial site. The proposed project also includes parks and a family-oriented swim center.

4. Sustainability Action Plan

The City of Tracy adopted a Sustainability Action Plan in 2011 as part of the City's on-going efforts to transform Tracy into a leader for environmental, economic, and social sustainability. The Sustainability Action Plan is a detailed, long-range strategy to achieve sustainability in the sectors of greenhouse gas (GHG) emissions, energy, transportation and land use, solid waste, water, agriculture and open space, biological resources, air quality, public health, and economic

the General Plan, especially those related to Community Character, Open Space, and Economic Development.

8c. Interim or phased infrastructure that is consistent with existing City approvals shall be allowed within the Tracy Hills Specific Plan Area.

9. Chrisman Road Property

The Chrisman Road property represents approximately 113 gross acres on the northeast corner of Chrisman Road and Eleventh Street. The property is envisioned to develop as a public-private educational focused project with mixed use commercial, public and private educational facilities, recreational, hospitality, and office elements enhancing and complementing the educational experience. The following policy guidance is provided for these areas:

9a. Public - Private partnerships with regard to funding and shared-use facilities are encouraged to maximize site utilization.

9b. Educational, recreational and commercial developments shall create pedestrian linkages enhancing site utilization.

9c. Educational institutions locating within the project site shall participate, to the extent possible, in efforts to connect course programming with local business needs.

9d. The City shall consider developing a portion of the site as a future multi-modal station for regional connections to ACE, BART, High Speed Rail or other future passenger rail opportunities.

10. Ellis/Tracy Airport Outer Approach Zone Property

The Ellis/Tracy Airport Outer Approach Zone property is a rectangular shaped property, as shown in the applicable San Joaquin

County Airport Land Use Plan. As the name suggests, the property is part of what is known as the "Ellis" property, which consists of approximately ~~321~~ acres generally bound by Lammers Road to the west, Corral Hollow Road to the east, and the Union Pacific Railroad to the south. The Ellis/Tracy Outer Approach Zone property is identified in the applicable San Joaquin County Airport Land Use Plan.

E. Urban Reserves

As discussed above, this General Plan assigns an "Urban Reserve" designation to undeveloped areas at the city's periphery instead of specific land use designations to various parcels. The Urban Reserve designation is intended to provide guidance regarding the vision and potential mix of land uses while allowing flexibility in the location of these uses.

Areas with the Urban Reserve designation will require comprehensive planning. A General Plan amendment with specific land use designations will be required as each of these Urban Reserves develops in order to reflect the appropriate land use designation. The preparation of a Zoning District, Specific Plan and/or PUD will also be required prior to development.

Ten Urban Reserves have been identified in Tracy, as shown in Figure 2-2, the land use designation map. A brief discussion of the vision for each Urban Reserve, principles for its development and a statistical profile of the expected land uses are provided below. The statistical profiles are guidelines for the approximate mix of land uses. The acreages assigned to land uses in the statistical profile for each Urban

...applies to the **Ellis Neighborhood portion of the** Ellis Specific Plan.

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 ~~7~~14-acre Village Center (with up to 50 of the 2250 residential units and up to ~~60~~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.

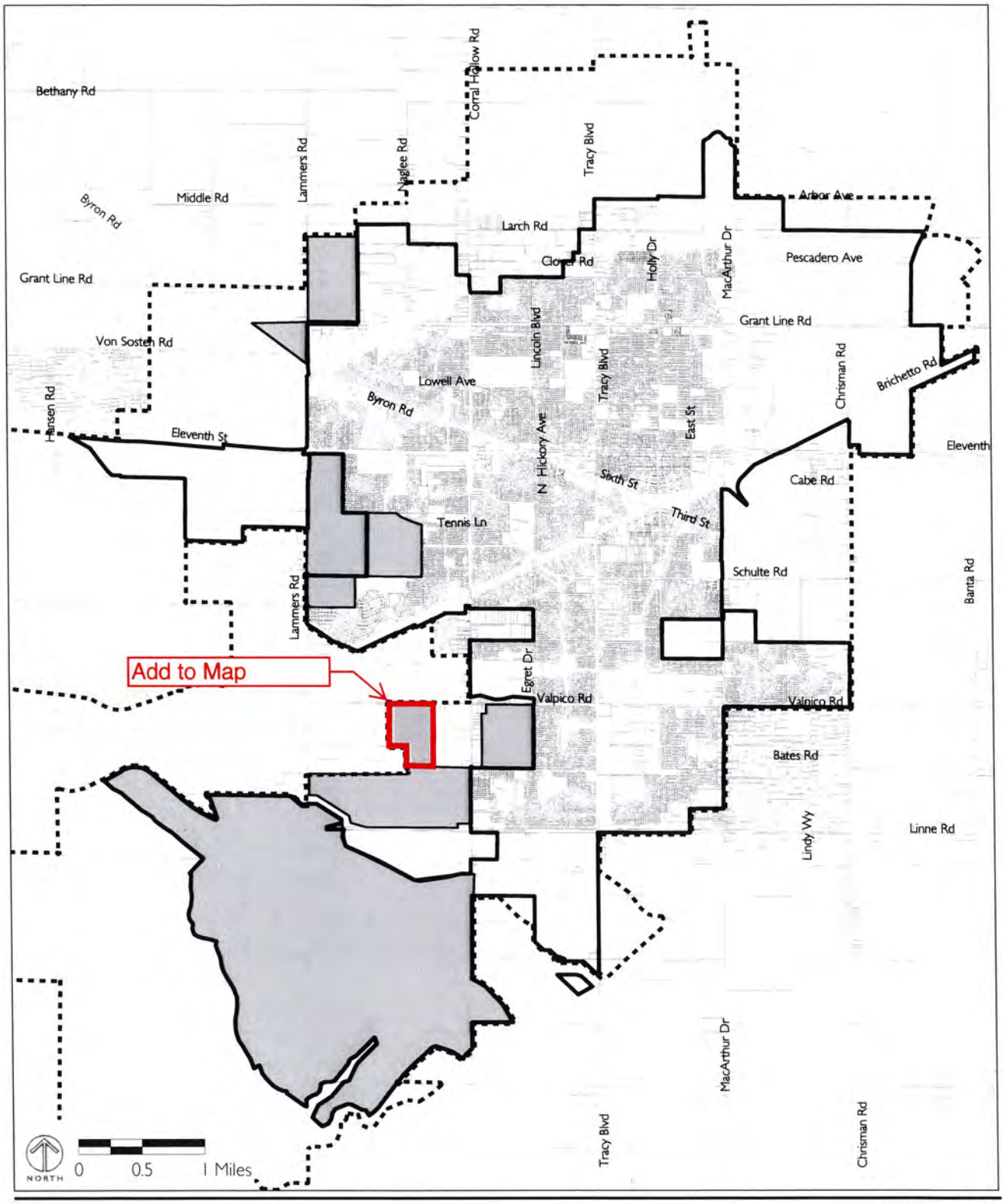

FIGURE 2-3

City Limits

Sphere of Influence

Secondary Residential Growth Areas

SECONDARY RESIDENTIAL GROWTH AREAS

CITY OF TRACY

GENERAL PLAN
LAND USE ELEMENT

MARK V. CONNOLLY

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PO BOX 1109
TRACY, CALIFORNIA 95378

February 23, 2021

Honorable Chairman and Members of the Planning Commission
City of Tracy
City Hall
333 Civic Center Plaza
Tracy, CA 95376

Re: **My Client:** Mary Mitracos
Hearing: February 24, 2021
Agenda Item: Ellis and Avenues Specific Plans: Specific Plan Amendment (SPA 20-007) to Incorporate the Avenues Specific Plan Area into the Ellis Specific Plan, Approve Various Modifications, and add a Public Park to the Northeast Corner of the Proposed School Site; General Plan Amendment (GPA 20-0003) To Update the Description of Ellis and add the Avenues Specific Plan Area to the Secondary Residential Growth Area; A Zoning Text Amendment To Remove The Avenues Specific Plan As A Separate Zone District (ZA 20-0004); and Repeal Ordinance 1262 Creating the Avenues Specific Plan and Avenues Specific Plan Zoning.

Honorable Chairman and Members of the Planning Commission:

I have been retained by Mary Mitracos concerning Surland Communities, LLC ("Surland"), the Ellis project and Development Agreements, and this attempt to add property to Ellis diverting RGAs and other resources from in fill, the downtown, the Bow Tie, affordable housing and other more important priorities.

This letter is to recommend the Planning Commission deny the Amendments to the Ellis Specific Plan (SPA 20-0007), General Plan (GPA 20-0003), and Zoning Ordinance (ZA 20-0004), Repeal of Ordinance 1262, and Approval Of A CEQA Addendum. This is for two reasons: (1) RGAs and other growth entitlements should be saved for downtown, Bow Tie and other higher priority development already in the General Plan for construction, and (2) the approvals are designed to facilitate a third attempt to add real property to the Surland Development Agreement, which two courts have ruled is illegal.

THE CITY SHOULD NOT MOVE THE AVENUES AHEAD OF DOWNTOWN, THE BOW TIE, AFFORDABLE HOUSING AND HIGHER PRIORITY INFILL

What you are being asked to recommend for approval is terrible public policy and very damaging to Tracy.

First, you need to know the facts. Surland claims to be entitled to 2,250 RGAs in the Ellis Specific Plan by Development Agreement. Two attempts by the City to allow those RGAs and other vested rights to be applied to property other than what is currently the Ellis Specific Plan have been determined to be illegal violations of the Government Code and ordered to be set aside by two courts. In both cases, Counsel for Surland, Steve Herum, argued that Amended Development Agreements that allowed Surland to use rights under those development agreements on other projects were legal. **Both times he was wrong**. Both times courts ruled the action was illegal. NO WEIGHT SHOULD BE GIVEN LEGAL ARGUMENTS MADE BY SURLAND'S COUNSEL.

You are being asked to allow Surland to develop the recently annexed Avenues property which is not a priority project. To make this special favor to Surland happen, you are requested to move the Avenues to the front of the development line for Surland's benefit. The Avenues was not even a Tracy project when the 2018 Development Agreement was approved and was just recently annexed. The 480 RGAs, sewage, water, building permits and other entitlements which will be used by Surland to develop the Avenues will NOT be available for affordable housing, in fill, the Bow Tie or the downtown. You are being asked to recommend again moving Surland to the head of the line with a new-non-priority project. Why? There is no logical or policy reason. Its terrible public policy. It's pure favoritism. The approximate 480 RGAs and entitlements that will be used for this recently annexed development designed to further enrich Surland is on the backs of Tracy residents who will not have the entitlements necessary to provide housing.

Surland and Les Serpa are salesmen. There will be a long presentation with many nice watercolors, concept drawings and more promises never fulfilled and excuses about an aquatic center. Where is the aquatic center? The truth is that this is a request to move property adjoining Ellis to the head of the development line so Surland can, for a third time, attempt to illegally use RGAs from Ellis on new property to be added to the Development Agreement in the future. How the requested recommendations fit into this plan is explained in the following section.

THE REQUESTED APPROVALS ARE FOR THE PURPOSE OF ALLOWING SURLAND TO MAKE A THIRD ATTEMPT TO ILLEGALLY USE SOME OF THE 2,250 RGAS ALLOCATED TO ELLIS IN THE DEVELOPMENT AGREEMENT ON PROPERTY OTHER THAN ELLIS: THE AVENUES

On October 31, 2011, by Judgment in San Joaquin County Court #39-2009-00201854-CU-WM-STK the court ruled a Development Agreement entered into by the City that allowed property not owned by Surland and not specifically identified in the Development Agreement at the time it was signed to be added later was void ab initio. (See the attached Judgment and Statement of Decision both dated October 31, 2011.)

The City amended that DA eliminating provisions allowing the addition of property. However, Surland still needed a place to use the approximately 1,250 RGAs far above what it needed to develop Ellis that the City foolishly gave it by the Development Agreement.

On May 18, 2018, the City illegally amended the DA back to allowing Surland to add property to the Development Agreement it did not own and which property had not been described in the Development Agreement. Surland's counsel assured the Planning Commission and City Council this second amendment back to what the Court had determined was illegal in 2011 was somehow magically legal. It was not. Mary Mitracos filed a legal challenge. A second court again ruled the 2018 Development Agreement was void ab initio. As with the first illegal Development Agreement, the City and Surland have appealed. With the first illegal Development Agreement the City and Surland abandoned their appeals. The current appeals are also doomed to fail, although Surland's counsel will again incorrectly assure you this time something is different.

What you are being asked to do is to take steps to set up a third attempt to add property to a Development Agreement illegally. Staff is careful to not take the final step, but the boxes required to be checked in the illegal Development Agreement would be checked by the recommended action.

What are the steps in the illegal DA you are being asked to take and how does that set up an illegal addition of the Avenues property to the 2018 Development Agreement?

Ordinance 1253, the 2018 Development Agreement which the court has determined to be void, provides steps to illegally add property to the Development agreement. **You are being asked to follow these steps. They are:**

(1) The Development Agreement property (the Avenues) has been annexed to the City of Tracy. (2018 DA § 1.07 (h)(i))

Status: The Avenues were just annexed. Box one is checked.

(2) Surland has a "legal and equitable interest in real property to purchase the property. (2018 DA § 1.07 (h)(ii))

Status: "The Surland Companies is the developer of both the ESP and ASP." (Staff Report pg.1.) Surland was not at the time of the Development Agreement, but is now a developer of the Avenues, so box two is checked.

(3) The Owner agrees to annex the DA Property into the Ellis Property Owners Association, the ECFD or equivalent finance district, the Ellis Finance Plan, or other requisite finance districts; and (2018 DA § 1.07 (h)(iii))

Status: This will also be accomplished by the recommended action. (Staff Report pgs. 1-2

(4) The development agreement, either in the form of this Development Agreement or as may be modified by the parties, proposed for DA Property contains an amended property description that includes a property description of the DA Property. (2018 DA § 1.07 (h)(iv))

Status: This final step, which is the modification of the Development Agreement, to add the Avenues property to it, is the last step remaining. It is essentially the same as (5) below. The Staff Report states:

"The DA was subsequently amended in 2014 and 2018. That DA only applies to the existing 321-acre, Ellis portion of the project and does not apply to the 95-acre, existing Avenues portion of the project. Therefore, benefits available to the Ellis portion of the project under the DA will not be available to the Avenues portion of the project, unless the DA is amended to incorporate the Avenues area. No changes to the DA are proposed as part of this application."
Staff Report pg. 2

(5) The City Council adopts a finding that amending the property description into this Development Agreement is not inconsistent with the GMO in its form as of the Effective Date of this Agreement. (2018 DA § 1.07 (h)(v))

Status: See above.

If the action recommended by Staff is taken, what it is doing will be to set up the third illegal Development Agreement action by stripping RGAS and other development rights that should be available, recovered and reserved for other more worthy projects out of the system for Surland, and adding property to Ellis so Surland can take the final step of illegally adding the Avenues to the DA.

PRIOR PLANNING COMMISSION REFUSAL TO FOLLOW PLANNING STAFF RECOMMENDATIONS AND BOW TO SURLAND WAS CORRECT

In 2018 this Planning Commission recommended against the adoption of the 2018 Development Agreement as presented. The City Council failed to follow that recommendation with strong assurances by Surland Counsel Herum that the Planning Commission and Mary Mitracos were wrong. Herum and the Council were wrong. The court determined the 2018 Development Agreement was void. That was the second time a court determined a City Council approved Development Agreement was void.

The reasons that the Planning Commission rejected the recommendation then are the same as today. RGAs, sewage, water, and other entitlements are needed for other projects of more importance. The Planning Commission again needs to reject this recommendation and hope the Council listens.

SUPPORTING DOCUMENTS

Although they do not contain watercolors or concept drawings, the following documents are attached to support the facts stated in this letter. (Judges aren't easily influenced by watercolors and concept drawings.)

(1) The filed Judgment dated October 30, 2011 determining the earlier Development Agreement was void because it allowed real property to be added later.

(2) The filed Statement of Decision dated October 31, 2011 explaining why the earlier Development Agreement was void. (Hint: it allowed real property to be added later.)
(3) The filed Judgment from September 30, 2020 requiring the City to set aside the 2018 DA Surland and its Counsel Steve Herum urged the City to adopt. This is being appealed by Surland and the City.
(4) The filed Statement of Decision dated September 30, 2020 explaining why the 2018 Development Agreement was illegal. (Hint: It allowed real property to be added later.)

CONCLUSION

It is a mystery why when Surland says "jump" the City asks "how high". The City adopted two illegal Development Agreements and is being asked to set up a third illegal act. The City claims it is desperate for RGAs for work force and affordable housing, in fill, downtown and bow tie development, yet it proposes to divert those limited resources to recently annexed land so that Surland can develop it as part of Ellis. Surland has promised for years to build a swim center but nothing has been built. This proposal makes no public policy sense. It is an attempt to set up Surland with newly annexed land to use its spare 1,250 RGAs rather than allow the City to use those on higher priority development. This is terrible public policy.

Surland fooled the City with the first illegal Development Agreement. It fooled the City with the second illegal development agreement. If this action is recommended and taken, then it must be asked what is the real motivation? The action certainly is not to the benefit of the citizens of Tracy. There is no logical public policy justification, and the City cannot really be that foolish.

Surland and its counsel will try to distract with nice watercolors and promises of a great swim center just around the corner. They will argue this has nothing to do with any Development Agreement but they will offer no public policy reason why this property was annexed to enrich Surland nor why it should be attached to Ellis. We have seen this show many many times. It is a con job.

The Planning Commission should recommend denial of ALL the actions recommended to the Council.

Very truly yours,

MARK V. CONNOLLY

EXHIBIT A

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Attorney for TRAQC

Filed
OCT 31 2011
ROSA JUNQUEIRO, CLERK
By
DEPUTY

Superior Court of California, County of San Joaquin

Unlimited Jurisdiction

TRACY REGION ALLIANCE FOR A QUALITY COMMUNITY (TRAQC)

Petitioner,

vs.

CITY OF TRACY, BY AND THROUGH THE CITY COUNCIL; and DOES 1-20 inclusive,

Respondents.

SURLAND COMMUNITIES, a California Limited Liability Company; THE SURLAND COMPANIES LLC, a California Limited Liability Company; SURLAND DEVELOPMENT COMPANY; and DOES 21-40 inclusive,

Real Parties in Interest.

Case No. 39-2009-00201854-CU-WM-STK

~~[PROPOSED]~~ JUDGMENT GRANTING PEREMPTORY WRIT OF MANDATE

HEARING:
Dates: October 15 & November 19, 2010
Dept: 13
Time: 10:00 a.m.
Judge: Honorable ~~Leslie~~ Holland

LESLEY HOLLAND

MAR 14 2011

This matter came regularly for hearing on October 15, [illegible] and November 19, 2010 in Department 13 of this Court, located at 222 E. Weber Avenue, Stockton, CA. Mark V. Connolly, Esq. appeared on behalf of Petitioner TRAQC. Arthur F. Coon, Miller Starr & Regalia appeared on behalf of Real Parties in Interest. Rick W. Jarvis, Esq. Jarvis, Fay, Doporto & Gibson appeared on behalf of Respondents.

The Court having reviewed the record of Respondent's proceedings in this matter, the briefs submitted by counsel, and the arguments of counsel; the matter having been submitted for decision, and the court having issued its Tentative Decision of February 16, 2011 and its Statement of Decision granting the Application for Writ of Mandate filed by Tracy Region Alliance for a Quality Community ("Petitioner" or "TRAQC"), and good cause appearing therefore,

IT IS ORDERED, DECREED AND ADJUDGED that:

1. Judgment granting a Peremptory Writ of Mandate is entered in favor of Petitioner in this proceeding. Judgment is so entered because the Court finds that Respondents committed a prejudicial abuse of discretion under the California Environmental Quality Act, Public Resources Code Section 21000 et seq. in taking the following actions, hereinafter referred to as the "Project":

   a. Certifying the Final Environmental Impact Report ("FEIR") Adopting Findings of Fact, A Statement of Overriding Considerations and a Mitigation Monitoring Program for the Surland Companies Applications No. 1-04-GPA, 1-04-A/P; 2-04-SPA;

   b. Adopting an Ordinance of the City of Tracy Approving a Development Agreement ("DA") with the Surland Companies, Application 2-06-DA;

   c. Approving a Petition for Annexation, Application No. 1-04-GPA;

   d. Approving a General Plan Amendment, Application No. 1-04-GPA; and

   e. Approving of the Ellis Specific Plan and Pre-Zoning, Application 2-04-SPA.

2. The court finds the Development Agreement ("DA") does not comply with Government Code Sections 65865 (b) and 65865.2 and is therefore void.

3. A Peremptory Writ of Mandate directed to Respondents shall issue under seal of this Court, ordering Respondents to vacate and set aside, within thirty (30) days from service of the Writ of Mandate, all approvals of the Project, as described in paragraphs 1 and 2 above in their entirety and all other actions taken by Respondents to approve or implement the Project approvals described above including approval of the Development Agreement.

4. Respondents shall file a return to the Peremptory Writ of Mandate within 10 days of completion of the actions mandated by this judgment. This Court shall retain jurisdiction over Respondents' proceedings by way of the return to the Peremptory Writ of Mandate until the Court has determined that Respondents have complied with the directives of this Court.

5. Petitioner shall be awarded its costs of suit. The Court reserves jurisdiction to determine entitlement to attorneys' fees and litigation expenses, pursuant to any properly and timely filed motion which Petitioner may make.

6. Injunctive relief is granted consistent with this ruling. Respondents, Real Parties in Interest, and their respective agents, employees, and persons acting in concert with them are enjoined from any and all actions to further implement the Project as described in paragraph 1 and the Development Agreement as described in paragraph 2 above.

Dated: ~~March~~ October 31, 2011

LDH

Hon. ~~Leslie~~ Holland
Judge of the Superior Court

LESLEY HOLLAND

EXHIBIT B

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Filed OCT 31 2011
ROSA JUNQUEIRO, CLERK
By [illegible] DEPUTY

Superior Court of California, County of San Joaquin

Unlimited Jurisdiction

TRACY REGION ALLIANCE FOR A QUALITY COMMUNITY (TRAQC)

Petitioner,

vs.

CITY OF TRACY, BY AND THROUGH THE CITY COUNCIL; and DOES 1-20 inclusive,

Respondents.

SURLAND COMMUNITIES, a California Limited Liability Company; THE SURLAND COMPANIES LLC, a California Limited Liability Company; SURLAND DEVELOPMENT COMPANY; and DOES 21-40 inclusive,

Real Parties in Interest.

Case No. 39-2009-00201854-CU-WM-STK

~~[PROPOSED]~~ STATEMENT OF DECISION

HEARING:
Dates: October 15 & November 19, 2010
Dept: 13
Time: 10:00 a.m.
Judge: Honorable ~~Leslie~~ Holland

LESLEY HOLLAND

MAR 14 2011

The above-referenced petition came on regularly for hearing on October 15, 2010, and November 19, 2011, before the Honorable Lesley D. Holland, Judge of the Superior Court. Petitioner Tracy Region Alliance for a Quality Community ("TRAQC") was represented by its attorney of record, Mark V. Connolly of the Law Offices of Mark V. Connolly; Respondent City

of Tracy ("City") was represented by City Attorney Debra E. Corbett, and by Rick W. Jarvis of Jarvis, Fay, Doporto & Gibson, LLP; Real Parties in Interest Surland Communities, Surland Development Company, and The Surland Companies (collectively "Surland") were represented by their attorneys of record, George Speir and Arthur Coon of Miller Starr Regalia.

Briefly, TRAQC seeks issuance of a writ of mandate to enjoin by Respondent City of Tracy ("City") from proceeding under a Development Agreement, and from proceeding with a project known as the Ellis Specific Plan ("ESP", "Plan", or "Ellis Plan").

The matter was argued by counsel and stood submitted as of November 19, 2010. The court has read and considered the written briefs submitted in support and opposition to the Petition and has heard and considered the arguments of counsel.

Issues Raised by the Petition

First, Petitioner contends that a Development Agreement made by City and Surland violates Government Code sections 65865(a) and 65865.2 and is, therefore, invalid.

Second, Petitioner contends is that the subject Project violates CEQA on the following grounds:

1. The Project's description is inaccurate, inconsistent and unstable;
2. On-site Project alternatives were not properly considered;
3. Off-site Project alternatives were not considered at all;
4. The change in the Project as re-negotiated required a new analysis and re-circulation of an appropriate EIR; and
5. The analysis and responses provided to the EIR comments were inadequate.

Overview

A. The Project

Briefly, the project involved in this litigation "consists of two distinct components: (1) development of Ellis Specific Plan area; and (2) a Development Agreement between the City and Surland in which, *inter alia*, the City agree[d] to allocate to Surland up to 2,250 Residential Growth Allotments ("RGAs") at a rate of no more than 225 RGAs per year." City's Opposition, page 4:19-22.

To obtain approval of residential construction in Tracy, a developer must meet certain requirements, make certain applications, and obtain certain approvals or permits, as follows:

1. Developer is required to obtain City water treatment and wastewater conveyance and treatment capacities. One ECU (equivalent consumer unit) is required for a single-family residence. This is done by application to the Capacity Allocation Review Board (CARB). CARB will only award ECUs when the necessary supplies/capacities are available.
2. Next, the developer submits an application for a Residential Growth Allotment (RGA). The City's Growth Management Review Board considers the application and awards the allotments after specific findings are made that needed public facilities and services, including water and wastewater supplies/capacities, are available for the new housing.
3. Lastly, a building permit is required before construction may begin. The City does not issue a residential building permit unless the necessary ECUs and RGAs are in place. In past litigation between TRAQC and City, the parties have agreed that the issuance of a permit is merely a ministerial act.

Thus, approval of a developer's application for Residential Growth Allotments (RGAs) is a crucial required step under Tracy's Growth Management Ordinance. Without an allotment of RGAs, a developer cannot obtain necessary building permits. Tracy's Growth Management Ordinance caps annual RGAs at 750, with a maximum annual average of 600, subject to certain exceptions. The Growth Management Ordinance also limits the number of RGAs that Tracy may allocate annually by development agreements to not more than 225.

B. The Ellis Specific Plan

The Ellis Specific Plan is a "specific plan" within the meaning of Government Code section 65450, et seq[1]. This Plan provides for the development of a residential village on approximately 321 acres to be annexed the City of Tracy. The Plan includes a maximum of 2,250 residences (with a minimum of 1,200), plus 180,000 square feet of retail, office, and other commercial space, and approximately 40 acres of neighborhood and community parks. The Plan is to be developed in three phases over more than 10 years. The Ellis Plan is intended to serve as "a comprehensive planning document that establishes the vision, goals, and objectives to serve as a blueprint to the future growth and development within the project site." See AR 7:1640-1642.

The City's prior General Plan had designated the ESP area for development since 1993. AR 7:1637. The current General Plan (2006) also identifies the ESP area, and likewise designates it for development over a 20 year horizon. AR 4:882; 7:1637-1638; 17:4367, 4387-4388; 39:10390, 10393.

Surland has been working with the City on development plans for the ESP area since 2003. AR37:10022-10030.

Meanwhile, City has been planning for the development of a community/city swim center for nearly a decade. AR 1:176.

In October and November of 2005, Surland approached City with proposal to develop such a swim center as part of the Ellis Plan. AR 1:176; 36:9690-9691. By April 2006, Surland submitted an application for approval of the development of the Ellis Plan which included Surland's offer to dedicate 20 acres in the ESP area plus payment of $20 million toward the design and development

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[1] Govt. Code§65450 reads: "After the legislative body has adopted a general plan, the planning agency may , or if so directed by the legislative body, shall, prepare specific plans for the systematic implementation of the general plan for all or part of the area covered by the general plan.

of the swim center, in return for an allocation of RGA's. AR 30:8084-8088. In response, the City Council directed staff to negotiate a development agreement with Surland for the potential development of the swim center. AR 30:8065-8067,8094,8121.

C. *The Development Agreement*

The Development Agreement ("DA") at issue in this litigation came into existence as part of the development of the ESP. Importantly, however, the specific DA in this case addresses and directly impacts development both within, and outside, the boundaries of the ESP area. Some of the major components of this DA include:

Swim Center – the DA obligates Surland to pay $10 million toward future development of a swim center and to make an offer of dedication to Tracy of 16 acres within the ESP area as a site for the swim center. The City would then have 2 years from the date the ESP area was annexed to decide whether to accept the offer of dedication. If not accepted, Surland would retain the a 16 acre parcel and could develop it for other uses consistent with the ESP. AR 1:177.

Vested Development Rights – the DA gives Surland a vested right to develop the ESP area consistent with the ESP, the City's General Plan, and all other zoning laws which are in effect on December 1, 2008, without being subject to any newly adopted local laws unless later agreed to by all parties. AR 1:180-184.

Allocation of Residential Growth Allotments – The DA provides that the City shall allocate to Surland up to 2,250 RGA's over a period of more than 11 years, with annual limits ranging from 125 to 225 RGA's per year. AR 1:186-189. The DA mandates that the first 500 RGAs must be used in the ESP area. AR 1:189. All remaining RGAs may be used in the ESP area, assuming it builds out to the maximum permitted density of 2,250 homes. Alternately, the DA allows Surland to apply for RGAs to be used on other property owned by Surland if, and only if, Surland hereafter first

meets numerous preconditions, including obtaining from of the City a specific plan or similar legislative approval for development of such property. AR 1:186. In this regard, the DA reads, in pertinent part:

> "Again, if and only if certain specified prerequisites set forth in this Agreement are first satisfied, then may Owner record this Agreement against properties and become 'eligible' to apply for the RGAs provided for in this Agreement. As to all property, as detailed in this Agreement, Owner must have a legal or equitable interest in such property before this Agreement can be recorded against such property. Further, under this Agreement, only after an application for development of such property by Owner is first properly and publicly processed and reviewed in compliance with all controlling planning and environmental (CEQA) laws, the CEQA compliance work is certified and adopted by City, and then the development proposal and its needed permits and entitlements are adopted and approved by City (which City adoption and approval shall remain within the full and exclusive discretion of City and which adoption and approval is not mandated by the Agreement), will Owner be eligible to make application for RGAs under this Agreement." AR 1:174-175.

The DA does expressly recognize that Surland might ultimately not be able to obtain the maximum 2,250 RGAs potentially allocated if it does not obtain the required approvals. AR 1:187.

CEQA Review by the City of Tracy

The City prepared the Initial Study for the ESP in August 2006. In April 2008, the City published the Draft Environmental Impact Report (DEIR). The "Project" identified in the DEIR consisted of: (1) a "Development Agreement Program (DAP)"[2] allocating up to 3,850 RGAs to Surland, including "up to 2,250" units proposed by the ESP, and (2) development of the ESP itself. See AR 1:187.

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[2] Under Guideline, section 15168, program EIRs are used for a series of related actions that can be characterized as one large project. See *Friends of Mammoth v. Town of Mammoth Lakes Redevelopment Agency* (2000) 82 C.A. 4th 511, 531.

Under the proposed DAP, Surland would have been entitled to allocations of up to 3,850 RGAs in the future for use both within the ESP area (up to the 2,250 maximum units), as well as in other future projects developed by Surland if (and only if) the City later approved such projects. The DEIR analyzed the environmental impacts of the DAP at a program level and also at a more extensive and detailed project specific level. The City circulated the DEIR for public review in April and May 2008. The Planning Commission held three public hearings to receive comments. The Final EIR was published in December 2008.

The Final EIR reproduced and responded to the nineteen comment letters received during the comment period, as well as the oral comments made at the hearings.

Prior to the City's final public hearings on the Project, City Staff and Surland negotiated certain changes to the proposed Development Agreement, apparently to give the City more flexibility in deciding whether to locate the swim center within the ESP area or elsewhere.

On December 3, 2008, the Planning Commission voted to recommend that the City Council certify the EIR and approve the Ellis Plan, but voted to recommend against approval of the Development Agreement. The Planning Commission expressed concerns about the City making a commitment to provide RGAs to Surland in excess of what could be used within the ESP area, as well as about the length of the proposed 30 – year term of the DA. AR 19:4941.

In response to the Planning Commission's concerns, City negotiated with Surland a reduction in the number of RGAs (from 3,850 to 2,250); the new limit of 2,250 matched the number of RGAs that would be needed for maximum development of the ESP area. In return, Surland's commitment of money and acreage toward the swim center was reduced (from $20 million/21 acres, to $10 million/16 acres). Finally, the term of the Development Agreement was shortened from 30 years to 25 years. AR 20:4935-4939.

On December 16, 2008, the City Council considered the Project, including the DA as re-negotiated. The City Council voted to approve the Project and also took the following actions:

1. Certified the Final EIR and adopted the CEQA findings (including a statement of overriding considerations and a mitigation monitoring program);
2. Approved a General Plan amendment;
3. Approved a petition to annex the ESP area;
4. Approved the ESP and related pre-zoning; and
5. Approved the DA.

Standard of Review

The pertinent standard of review is whether there was a prejudicial abuse of discretion by City in approving the Development Agreement and/or certifying the EIR, and in issuing the related approvals to proceed with the Project. "Abuse of discretion is established if the agency has not proceeded in a manner required by law or if the determination or decision is not supported by substantial evidence." See *National Parks & Conservation Assn. v. County of Riverside* (1996) 42 Cal.App.4th 1505, 1514.

TRAQC'S First Challenge - Validity of the Development Agreement

TRAQC contends that the approved Development Agreement violates Government Code § 65865 (a) cause Surland does not have legal or equitable title in the real property to be developed, and because the Development Agreement is not associated with any project, parcel, or real property.

TRAQC further argues at the Development Agreement violates Government Code § 65865.2 because it does not provide adequate detail concerning the project.

A. Discussion —Development Agreements Generally

The decision in *Santa Margarita Area Residents Together (SMART) v. San Luis Obispo County Board Supervisors* (2000) 84 Cal.App.4th 221 includes a good overview and discussion of development agreements generally, and of the relevant Government Code provisions at issue in this writ proceeding. The *SMART* court explained:

> "The development agreement statute permits a city or county to 'enter into a development agreement' with any property owner 'for the development of the property.' Section 658659(a). In essence, the statute allows a city or county to freeze zoning and other land use regulation applicable to specified property to guarantee that a developer will not be affected by changes in the standards for government

approval during the period of development. [Citations omitted.] In the words of the statute, '[u]nless otherwise provided by the development agreement, rules, regulations, and official policies governing permitted uses of the land, governing density, and governing design, improvement, and construction standards and specifications, applicable to development of the property subject to a development agreement, shall be those rules, regulations, and official policies in force at the time of execution of the agreement.'

...A development agreement is a legistaltive act (section 65867.5). ... ***A reviewing court will not set aside a legislative act unless it is arbitrary, capricious, or unlawful. On the other hand, courts, independently decide purely legal issues such a statutory interpretation....***

...[D]evelopment agreements are permitted before the issuance of building permits, just not too much before....

... ***The statute is limited to actual projects***, but does not require deferral of development agreements until construction is ready to begin or require any particular stage of project approval as a prerequisite. In fact, by permitting conditional development agreements property is subject to future annexation, section 65865, subdivision (b) expressly permits local government to freeze zoning and other land use regulation before a project is finalized.

This specific provision supports the general conclusion that the development agreement statute permits local government to make commitments to developers at the time the developer makes a substantial investment in a project."

--*Ibid.*, at 226-230 (emphasis added).

B. Adequacy of Surland's Interest in Subject Real Property

Government Code section 65865(a) reads: "(a) [a]ny city, county, or city and county, may enter into a development agreement with any person having *a legal or equitable interest in real property for the development of the property* as provided in this article". (Emphasis added).

TRAQC maintains that this statutory language requires that the person with whom the city enters into such an agreement have a legal or equitable interest in the real property *to be developed.* According to TRAQC, the Development Agreement at issue here has no conditions precedent to its effectiveness and, in particular, argues that the promises/obligations set forth in the Development Agreement will be against Surland's *future* not-yet-identified development projects. Opening Brief,

page 3:1-13. It is lawful and appropriate that Surland be able to record the DA in connection with the 23 acres within the Ellis Plan area which it presently owns. However, the DA by its terms is not limited to these 23 acres. Rather, this Development Agreement could also be recorded against any of 28,260 acres within the City's Sphere of Influence, or against any of the 298 acres within the ESP, *in which Surland has no interest whatsoever.*

TRAQC cites to *National Parks and Conservation Assn. v. County of Riverside et* (1996) 42 CA.4th 1505 in support of its argument. In *National Parks*, the appellate court upheld the development agreement even though the developer did not own all of the property necessary for the project because: (1) the DA was written so that it was not effective until the developer acquired an interest in specifically identified adjacent property that would be used for the project, and (2) the developer already had a significant legal interest in the bulk of the adjacent property which would be developed.

In opposition, Surland and City point out that Surland owns 23 acres within the ESP area[3]. Surland and City then argue that Government Code § 65865 can be read to mean that "less than full ownership of the property can be sufficient to support a development agreement." Surland Opposition, page 21:18-22. Surland and City maintain that under the *National Parks* case, Surland has a substantial interest in the real property which composes the ESP. Further, Surland and City quote the language of the DA — "as to all property ... Owner must have a legal or equitable interest in such property before this Agreement can be recorded against the property." According to Surland and City, this is a condition precedent to the effectiveness of the DA and, so, following this reasoning, the statutory requirements are satisfied.

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[3] The Ellis Specific Plan involves a total of 321 acres, of which Surland presently owns 23 acres.

Surland's and City's argument is not persuasive. First, Surland and City ignore the phrase "for the development of the property" included in Section 65865(a). The phrase cannot be disregarded. Cities may make development agreements, but only with "person[s] having a legal or equitable interest in real *property for the development of the property*". Government Code § 65865(a). Second, *National Parks, supra*, supports TRAQC's contention. In *National Parks*, a conservation group challenged a development agreement entered to by County and developer because the developer had an insufficient legal or equitable interest in the real property where the landfill project was to be sited. Developer did not own all of the land needed for the project. Some of the land needed for the project was federally owned and managed by the US Bureau of Land Management (BLM). At the time of the challenge, however, there was a pending land exchange between the developer and BLM. To account for that pending exchange and in order to meet the statutory requirements of the development agreement statute, the DA provided that the agreement would not be effective until the developer acquired the fee interest in the real property currently owned by the federal government.

In interpreting the development agreement In *National Parks* and deciding whether or not it satisfied requirements of Government Code § 65865(a), the trial court made findings that the developer already had significant legal interest in the bulk of the adjacent land to be developed and it was reasonably foreseeable the developer would also acquire an interest in the BLM land. The court thus ruled, "In order to effect the legislative intent, the court concludes under the particular circumstances of this case, the law should be liberally construed to allow this agreement to stand. To hold otherwise would unduly restrict public agencies from working with private entities to develop housing and other facilities needed to support growing populations." *Ibid* @ 1521.

In affirming the trial court, the appellate court explained:

> "In general, substantial compliance is the governing test for determining whether statutory requirements have been met. Strict compliance is required only when the intent of the statute can only be served by such a test. Substantial compliance ... means actual compliance in respect to the substance essential to every reasonable objective of the statute. The reasonable objectives of the development agreement article are to promote an orderly planning process and encourage private participation in such planning, particularly for large projects subject to many types of regulation.
>
> [Developer] has a sufficiently defined and adequate interest in the property to permit it to enter into the development agreement with the County upon the specified terms." Ibid @ 1522.

In contrast, the DA in this case is not tethered to any specifically identified property or project. Instead, as TRAQC says, the DA "allows the developer to apply the DA anywhere within the Sphere of Influence with no possibility that [Surland] would acquire an interest in all of it." Further, Surland's interest in the ESP property is arguably not sufficiently significant or substantial; it is just 23 of 321 acres (about 7%). Most significantly, to the extent of development outside of the ESP area and within Tracy's Sphere of Influence, Surland has not shown that it has any interest — legal or equitable—to support the DA. See also, *SMART, supra*, where the court wrote "the statute [Govt. Code § 65865(a)] is limited to actual projects." *Ibid* @230.

Also notable is the language of the DA itself. In pertinent part, it reads: "Again, if, and only if, certain specified prerequisites set forth in this Agreement are first satisfied, then may Owner record this Agreement against properties and become 'eligible' to apply for the RGAs provided for in this Agreement. As to all property, as detailed in this Agreement, Owner[4] must have a legal or equitable interest in such property before this Agreement can be recorded against such property." See AR 1:174, para. H of Development Agreement." Elsewhere, the DA specifies that its "effective" date is "thirty (30) days after the adoption of the Approving Ordinance ("Agreement

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[4] The court notes that the DA describes Surland as "Owner" suggesting again that the parties to a development agreement must own the real property which is to be developed thereunder.

Effective Date"), and shall continue twenty-five (25) years plus one day Term") ...." See AR 1. 184, para. 1.06(a). Thus, the Agreement is *effective*. Plainly, the DA contemplates allocation of RGAs for future, not-yet-identified, residential developments. In so doing, the DA runs afoul of the Government Code.

This case is quite different from *National Parks, supra*. Whereas *National Parks* concerned an identified parcel and a developer's substantial investment in an identified project, the DA in this case is not similarly tied or tethered to particular projects or parcel(s). Tracy's sphere of influence is some 28,230 acres. Aside from 23 acres within the Ellis Plan area, Surland does not identify a project or parcel and, hence, cannot show substantial investment. Without the context of an actual project, "actual compliance in respect to the substance essential to every reasonable objective of the statute" cannot be determined. Similarly, whether the DA in this case "promote[s] an orderly planning process and encourage[s] private participation in such planning" is not knowable without some tie or tether to an actual project.

This Court cannot find substantial compliance with Government Code § 65865(a) - as the court did in *National Parks* - under the circumstances presented here. Rather, the Court finds that the Development Agreement in this case is a reservation of future development rights for Surland within Tracy's Sphere of Influence, contrary to the plain language and objectives of the Section 65865(a).

C. <u>Adequacy of Project Detail Provided in the Development Agreement</u>

Government Code § 65865.2 specifies: "A development agreement shall specify the duration of the agreement, the permitted uses of the property, the density or intensity of use, the maximum height and size of the proposed buildings, and provisions for reservation or dedication of land for public purposes."

TRAQC argues that given the broad nature of the Development Agreement, the required information is not provided in the DA and cannot be provided by reference to other plans, ordinances, or regulations. For example, reference to the General Plan is insufficient because there are too many variables, too many unknowns given the range of real property that could potentially be subject to the Development Agreement. Simply put, there is not enough specificity to satisfy the statute.

TRAQC relies upon the *SMART* case, cited above, in support of its argument by comparison. In *SMART* there was a definite project, a definite commitment by the developer regarding specified property. In that context, the *SMART* court - like the *National Parks* court- invoked the liberal construction of the development agreement statute and found compliance with Section 65865.2 because the specifics for the maximum height and size of proposed buildings within the project were limited by San Luis Obispo County Land Use Ordinances and the Salinas River Area Plan. *Ibid* @ 231. TRAQC urges that this case is nothing like the *SMART* case.

In opposition, the City and Surland try to argue that TRAQC has made a concession that the DA complies with section 65865.2 as to the ESP property. See Opposition, page 25:16-17. TRAQC, in fact, wrote "If this DA applied ONLY to the ESP then the density of housing, permitted uses, intensity of use, maximum height and size of buildings would be known as they are specified in the ESP." Opening Brief, page 5: 5-7. From there, City and Surland urge that the DA does not become invalid because of its references to property outside the ESP because the DA cannot be recorded against and/or bind such property until Surland acquires it. According to the Opposition, "the DA by its own terms is currently inoperative as to and does not apply to such 'other property." Surland Opposition, page 25:19-20.

City and Surland cite to *SMART* in support and further contend: "[T]his Court should likewise defer to the City's sound judgment that the modest and heavily-conditioned *priority status*[5] conferred on Surland merely to be eligible for a limited number of RGAs pursuant to the DA's terms was a required and appropriate incentive for the substantial benefits City was to receive in return. These benefits included Surland's engaging and funding the comprehensive planning and environmental review for the 321-acre Ellis Specific Plan property, as well as the agreement to dedicate 16 acres of land and $10 million for the City to construct a much-needed and long-awaited first-class swim center for its citizens and youth, should the City choose to do so." Surland Opposition, page 27:15-22.

SMART is distinguishable from this case. It is the potential applicability of the DA to 28,260 acres within the Tracy's sphere of influence, for which there is no specified project, which makes it distinguishable. Under such broad terms, there can be no reference to existing regulations or zoning ordinances which can satisfy the requirements of Government Code § 65865.2.

Defenses and Objections Raised by City and Surland

City and Surland raised certain procedural challenges to TRAQC's petition. Specifically, City and Surland contend that Petitioner (1) failed to exhaust its administrative remedies, (2) failed to join necessary and indispensable parties, and (3) failed to present an actual controversy ripe for adjudication.

A. Exhaustion of Administrative Remedies

Government Code § 65009(b) reads:

> "(b)(1) In an action or proceeding to attack, review, set aside, void, or annul a finding, determination, or decision of a public agency made pursuant to this title at a properly noticed public hearing, the issues raised shall be limited to those raised in

[5] The use of the phrase "priority status" confirms the court's impression that the DA is a reservation of future development rights for Surland in exchange for what is really a promise to build/contribute toward a swim center somewhere in City.

the public hearing or in written correspondence delivered to the public agency prior to, or at, the public hearing, except where the court finds either of the following:

(A) The issue could not have been raised at the public hearing by persons exercising reasonable diligence.

(B) The body conducting the public hearing prevented the issue from being raised at the public hearing.

(2) If a public agency desires the provisions of this subdivision to apply to a matter, it shall include in any public notice issued pursuant to this title a notice substantially stating all of the following: "If you challenge the (nature of the proposed action) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the (public entity conducting the hearing) at, or prior to, the public hearing."

City and Surland contend that TRAQC failed to raise the issue —that the DA lacked adequate specificity — in hearings before the City Council. City and Surland point out that "(t)he purpose of the rule of exhaustion of administrative remedies is to provide an administrative agency with the opportunity to decide matters in its area of expertise prior to judicial review.' Exhaustion of administrative remedies is said to be a jurisdictional prerequisite to judicial action challenging a planning decision." Surland Opposition, page 8:18- a, quoting *Friends of Lagoon Valley v. City of Vacaville* (2007) 154 Cal.App.4th 807, 831-832. City and Surland argue that TRAQC did not raise the issue of the DA's alleged failure to comply with Government Code § 65865.2 specifically or even generally object to the DA's lack of specificity, either in writing or at any noticed hearing.

TRAQC relies to excerpts in the Administrative Record — most notably AR 35:9465 and AR 30:8126 in support of its contention that TRAQC representatives and other speakers raised the issue, and dismisses the notion that it needed to re-raise the issue after the DA was modified and key terms changed.

The Administrative Record confirms that on April 17, 2006, Keenan Land Company raised the issue of uncertainties in the DA and, more specifically, it cited to Government Code § 65865.2.

See, AR 30:8126. Further, on July 28, 2008, TRAQC submitted a letter in which the perceived deficiencies of the DA were used including its lack of specificity as a statutory requirement. See, AR 35:9465.

Accordingly, the Court finds that the issue of lack of specificity was adequately raised both by TRAQC and other interested parties in proceedings prior to this petition. The Court further finds that changes in the terms of the DA were of no moment; the DA was insufficiently specific before the modification the changes did not appreciably worsen the problem, and therefore TRAQC's original concerns were sufficient to reserve the issue.

B. Joinder of Necessary or Indispensable Parties

As noted above, Surland owns just 23 acres within the Ellis Plan area. The remaining 298 acres are owned by other persons who were not named as parties-defendants in the petition. City and Surland argue that these not-named owners are "recipients of the project approvals because such entitlements run with land." Surland Opposition 16:5-7. *Citing County of Imperial v. Superior Court* (2007) 152 Cal.Appg 13, 31, Surland submits that "Unnamed recipients of approvals automatically satisfy the "necessary" party test of Code of Civil Procedure §389(a)" and must be joined in this lawsuit. Surland Opposition 15:26-27.

TRAQC maintains that the only parties to the Development Agreement are City and Surland. The unnamed owners of the other 298 acres within the ESP are not parties to the Development Agreement. TRAQC further contends that Surland's reliance on *County of Imperial v. Superior Court, supra* is misplaced because unlike the situation in *County of Imperial* where two water districts which were named as recipients of water were not named, "[e]very party entitled to receive any benefit from DA is named... The DA is not a land use applied tied to any particular parcel... [;] by its very language [it] is personal to [Surland]." Reply, page 11:6-10, 22-23.

TRAQC is correct. The issue presented here is validity of the Development Agreement. It is undisputed that the only parties to the Development Agreement are City and Surland. AR 1:170-211. True, the approvals conferred pursuant to the Development Agreement run with the land; however, they run with the owned *by Surland*, and do not run with other property. AR 1:180, 198. The other non-Surland owners of real property within the boundaries of the ESP are not indispensible. See, Code of Civil Procedure §389.

C. Actual Controversy/ Ripeness for Adjudication

"The principle that courts will not entertain an action which is not founded on an actually controversy is tenet of common law jurisprudence, the precise content of which is difficult to define and hard to apply... A controversy is 'ripe' when it has reached, but has not passed, the point that the facts have sufficiently congealed to permit an intelligent and useful decision to be made." *(California Water & Telephone Co. v County of Los Angeles* (1967) 253 Cal.App.2d 16, 22.) ... [I]ts basic rationale is to prevent the courts, through avoidance of premature adjudication, from entangling themselves in abstract disagreements over administrative policies, and also to protect the agencies from judicial interference until an administrative decision has been formalized and its effects felt in a concrete way by the challenging parties." *Pacific Legal Foundation v. California Coastal Com.* (1982) 33 Cal.3d 158, 170.

City and Surland argue that because the Development Agreement allows Surland to be eligible for up 2,250 RGAs — that is, the maximum capacity of the ESP site — and because TRAQC concedes that there is sufficient project detail in the Development Agreement as it relates to the ESP property, that a possibility exists that the controversy at issue may never arise. Stated differently, since it is mathematically possible that all RGAs afforded by the DA could be used within the ESP area alone, thereby leaving no RGAs for other, not-yet-named or identified developments, it is likewise possible that the problem identified by TRAQC — failure to tether the DA to specific real estate in which Surland has a ownership or equitable interest as require

Government Code § 65865.2— might never arise. City and Surland argue that it is "sheer guesswork" as to whether any of the contingencies will occur in the future and, therefore, TRAQC's challenge is not ripe for adjudication.

TRAQC submits that Surland and City misconstrue its challenge; the challenge is not to the future recording of RGAs under the Development Agreement. The challenge is to the Development Agreement as it exists today. The challenge is that the Development Agreement - in its present form - fails to satisfy statutory requirements. Moreover, TRAQC argues that any challenge to a local decision to adopt or amend a development agreement must be made within 90-days from the date the decision is made. Government Code §65009(c). Thus, the challenge had to be filed now.

The court agrees with TRAQC. The controversy is ripe. The DA plainly contemplates use of RGAs in development projects that are not now known. Hence, the DA as it exists today violates the requirements of the Government Code.

TRAQC'S Second Challenge - Compliance with CEQA

As noted above, TRAQC contends that the Project violates CEQA (California Environmental Quality Act) in the following ways:

1. The Project's description is inaccurate, inconsistent and unstable;
2. On-site Project alternatives were not properly considered;
3. Off-site Project alternatives were not considered at all;
4. The change in the Project as re-negotiated required a new analysis and re-circulation of an appropriate EIR; and
5. The analysis and responses provided to the EIR comments were inadequate.

A. Adequacy of Project Description

The EIR must describe the project being reviewed. Guideline, section 15124. "An accurate, stable and finite project description is the *sine qua non* of an informative and legally sufficient EIR. *County of Inyo v. City of Los Angeles* (1977) 71 Cal.App.3d 185.

TRAQC maintains that before, during and after the Draft EIR process, City represented that 2,250 RGAs would go to ESP. In January 2006, Surland proposed to donate 10 acres and $10 million for an aquatics enter. AR 31:8150, 8156. Surland asked for RGAs to be used at the ESP area only. There was no mention of extra non-ESP RGAs. AR 31:8157. By April 2006, Surland proposed to design and construct an aquatic park and community park on 20 acres and Surland agreed to contribute up to $20 million. AR 29:7589. On May 15, 2007, the proposal was described as $20 million and 20 acres for 2,250 RGAs for Ellis and 2,450 RGAs for undefined, future projects. AR 29:7673, 7678. It was contemplated that the extra RGAs would only be issued after the 2,250 Ellis RGAs were used on Ellis and Ellis was built-out. AR 29:7651.

On July 24, 2008, after the comment period on the DEIR had closed, the draft DA was released and with the exception of the first 500 RGAs, the 2,250 RGAs could be used anywhere. AR 24:6076. In other words "the proposal changed from a request for 2,250 RGAs for only the ESP to 1,750 RGAs to be used anywhere on 28,260 acres." Opening Brief, page 8:25-27.

TRAQC also complains that the project description significantly changed when the Development Agreement originally called for the aquatics center to be built in the ESP but later, in its revisions, allowed the aquatics center to be built anywhere and further included different conditions as to money paid, dedication and reversion rights. TRAQC submits that the Project description has not been accurate, consistent, stable or finite; instead, it changed over time. Opening Brief, page 8:3-4.

City and Surland argue that "there is no requirement that a project description remain exactly the same throughout the CEQA process. Citing *County of Inyo v. City of Los Angeles* (1977) 71 Cal.App.3d 185, City and Surland urge that "the CEQA reporting process is not designed to freeze the ultimate proposal in the precise mold of the initial project; indeed, new and unforeseen insights may emerge during investigation, evoking revision of the original proposal." *Ibid* @ 200.

City and Surland concede, as they must, that changes were made to the Development Agreement, but they claim TRAQC misrepresents what the Draft EIR advised the public. The Opposition stresses that the Draft EIR stated: "The Development Agreement Program (DAP) would provide eligibility for the Project applicant to obtain up to 3,850 RGAs at some time in the future, which would include **up to 2,250** units proposed by the ESP." AR 7:1605 (emphasis added.)

City and Surland also point to AR 7:1705: "Phase I of this program would be the development of **up to 2,250** residential units within the Ellis Specific Plan The remaining RGAs would be developed within the City's Planning Area, Sphere of Influence, or City Limits in the future." (Emphasis added)

Citing to these excerpts of the Draft EIR, City and Surland maintain that the Draft EIR clearly put the public on notice of the possibility that less than 2, 250 RGAs would be used within the ESP area (and thus more could be used elsewhere). City's Opposition, page 15:6-12.

In an attempt to explain TRAQC's citations, City and Surland state that TRAQC is quoting portions of the record from 2006 and 2007, before the Draft EIR was published. To that, the Respondents claim that "the only legal question" ... is whether the Draft EIR published in 2008 adequately and consistently described the project." City's Opposition, page 15:15-18.

Finally, Respondents add that while changes were made regarding the RGAs, the changes *reduced* the number of RGAs available to Surland and so, the description is adequate.

In reply, TRAQC first argues that the Opposition mentions only the number of RGAs and re-iterates that there were other changes to the Project (via the Development Agreement); for example, where the swim center would be located. Moreover, TRAQC adds that the Opposition specifically acknowledged that there were "significant changes to the project" from April 2008 to its approval in December 2008. See Surland opposition, page 11:9-11 ["The language of the DA and

development approvals under consideration had changed considerably in the several months before the hearing due to ongoing negotiations and revisions."]

With attention to Respondents' emphasis on the words "**up to**" when referring to the number of RGAs, TRAQC states that the argument proves why the description is misleading. "Nothing in the phrase 'up to 2,250 tells the reader that it was planned that the entire 3, 850 RGAs could be used anywhere in the 28,260 acre sphere of influence. The General Plan showed a minimum density of 1,200 RGAs for the ESP. The description certainly implies that SOME of the 3,850 RGAs would be used in the ESP....". Reply Brief, page 21:15-18.

According to TRAQC, the history of the Project is relevant. The Project in 2006 provided that the RGAs were to be used at the ESP only. But, in December 2008, when the Project was approved, "the last links between the DA RGAs and the ESP were broken. The DA was amended so the swim center could be located anywhere and a new property description for only 23 acres was substituted for the ESP property description as a new Exhibit A. The ESP was a slight of hand used to give the illusion that RGAs were being issued to be used in the ESP." Reply Brief, page 21:18-24.

TRAQC submits that in November 2007, the clear representation was made that 2,250 RGAs would be applied to the ESP. In support of the argument, TRAQC notes that RGAs beyond the 2,250 were categorized as "Post-Ellis" or "Non-Ellis" RGAs. According to TRAQC, those sorts of representations/categorizations continued to be made in 2008. Citing to the Administrative Record, TRAQC points to representations made by Surland that perpetuated the impression that *some* of the RGAs would be used in the ESP. See AR 24:6129. Also, when the final number of RGAs was reduced, the Planning Commission and staff again spoke in terms of "Post-Ellis" or "Non-Ellis" RGAs. Moreover, the Planning Commission recommended rejection of the 1,600 Non-Ellis RGAs because "it is currently unknown where an additional 1,600 RGAs could be located."

AR 21:5393. That statement by the Planning Commission makes no sense if the Planning Commission always understood that the 2,250 RGAs could likewise be placed elsewhere.

TRAQC maintains that the term "up to 2,250" meant a cap for the Ellis project. The phrase does not tell the reader that none of the RGAs need to be used at ESP and could be used anywhere, as the Opposition now urges.

Looking at the administrative record as a whole, the court concludes that the Project description is not clear; the description either changed or morphed, or it is not an accurate description. In any event, at a minimum, the description has created confusion about the Project and about the Development Agreement's provision of RGAs and how many are available and where. A legally sufficient EIR requires an accurate and stable project description. *County of Inyo v. City of Los Angeles*, (1977) 71 Cal.App.3d 185.

B. Project Changes Required Re-Circulation of EIR

In 1993, the California Supreme Court interpreted and clarified the grounds for re-circulation of an EIR. See *Laurel Heights Improvement Assn. v. Regents* (Laurel Heights II) (1993) 6 Cal.4th 1112. The Court interpreted Public Resources Code, section 21092.1, to require re-circulation of an EIR in four different circumstances:

1. When new information discloses a new, substantial environmental impact of a project.
2. When new information shows a substantial increase in the severity of an environmental impact (unless mitigation measures reduce that impact to insignificant).
3. When new information discloses a feasible alternative or mitigation measure that has not been adopted and that clearly would lessen environmental impacts.
4. When the draft EIR was so fundamentally flawed that public comment on the draft was effectively meaningless.

This standard was adopted and is now set forth as Guidelines, section 15088.4. Review of an agency's decision relating to re-circulation is subject to the substantial evidence standard of review.

TRAQC argues that substantial changes were made to the Project and such changes "require major revisions of the environmental impact report or new information ... which was not known and could not have not known at the time the environmental impact report was certified as complete." Opening Brief, page 30:10-14. Specifically, TRAQC points to these changes in the Development Agreement:

1. Reduction of parkland and money for the Project: The Development Agreement provided for 40 acres of parkland with a 20 acre aquatic park. AR 30:7846-7847; AR 19:4778. The Project further contemplated Surland spend $20 million toward the swim center. AR 30:8112-8130; 8117-8118. The amendments reflect that only 20 acres of parkland would be dedicated. AR 19:4778. The amendments further reflect that $10 million would be used toward the swim center. AR 20:4937.

The Development Agreement originally provided that Surland would provide design assistance for the swim center. AR 22:5663. The amendments, however, require that Surland be reimbursed 100% for its design assistance. TRAQC calculates that cost to be $324,000.00. AR 1:218-219.

The amendments created an reversionary interest in Surland of the swim center site and further allowed Surland to build the swim center somewhere other than within the ESP. AR 20:5108; AR 22:5625, 5665.

The Development Agreement originally had a park built next to the aquatic center, but with the amendments to the DA, the park would not be constructed until Surland received funds from other projects. AR 20:4940.

2. Possible conversion of the 16-acre swim center to residential development. AR 20:4937:

The General Plan Amendment (required for the Project) allows a residential development *or* a swim center at the site originally designated to be the swim center site. Thus, it differs from the original plan which was to only allow swim center at the site. AR 19:4775; 20:5108. The revision

apparently is meant to address the possibility of reversion of the swim center property to Surland and/or the development of the swim center outside of the ESP and at another site.

3. 1,750 RGAs to be held for Surland can be used outside of the Ellis Specific Plan area: The 2,250 RGAs represented to be available to Surland for development of Ellis (AR 29:7673, 7678; AR 9:2155) was reduced to 500 and as a result, the balance of 1,600 RGAs represented to be available for outside development were increased to 1,750, even though the overall total number of RGAs allocated to Surland was reduced from 3,850 to 2,250. AR 19:4792; AR 1:189; AR 24:6076.

4. The ESP, DAP and the aquatics center are effectively split: Simply, by reason of the immediately proceeding changes – enumerated 1-3 – the DAP and swim center have been effectively severed from development of the Ellis Plan area. The Project has morphed into three unrelated projects.

Respondents argue that the above changes do not fall within the four categories outlined in Guidelines, section 15088.5, and no obligation arose to re-circulate. Respondents add that the most significant change was the reduction of RGAs to be available to Surland and such a reduction "will only reduce the potential impacts that were analyzed in the EIR."

Notwithstanding the reduction in RGAs, the point is that the project did morph over time in a substantial way, with confusion as a consequence. Does the Project described in the EIR provide that up to 2, 250 RGAs are to be used in Ellis Plan area, with 1,600 other RGAs available for outside development — as TRAQC urges? Or, as Respondents contend, has the Project always provided that up to 2,250 RGAs could be used in the Ellis area but, if not used there, could be used outside the Ellis area? At a minimum, there is confusion about the Project, especially about the

Development Agreement's provision of RGAs. Such confusion undermines the EIR and the public comments thereto.

For the reasons stated, re-circulation of the ER was required[6].

C. **TRAQC's challenges to the City's approvals of the Ellis Specific Plan ("ESP"), pre-zoning, general plan amendment and annexation petition are not barred because Surland's being named as Real Parties in Interest was sufficient.**

Surland raised the issue of indispensible parties as to the Second Cause of Action relating to the DA only. See Real Parties Opposition page 14:19-20. The City's Opposition Brief did not argue the issue. At oral argument on October 15, 2010 the City and Surland stated they were making this argument as to the CEQA issues as well. The indispensible party issue as to the CEQA challenges had been previously raised by demurrer which demurrer was overruled.

The administrative record as a whole demonstrates Surland represented itself as representative of the property owners and the developer of the project including the ESP throughout the application, hearing and approval process. The City and Surland both strongly defended the ESP and other approvals in this legal challenge. The court finds the owners of property in the ESP were not necessary parties because as a practical matter their interests were represented by the developer Surland. (*Citizens Association for Sensible Development of Bishop Areas v. County of Inyo* (1985) 172 Cal.App.3d 151, 161-162, citing *Hollister Co. v. Cal-L Exploration Corp.* (1972) 26 Ca.App.3d 713 and *Hebbard v. Colgrove* (1972) 28 Cal.App.3d 1017) Any non-joined interested parties interests were adequately protected by the named parties to the action. (*Deltakeeper vs. Oakdale Irrigation District* (2001) 94 Cal.App.4th 1092, 1107)

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[6] Parenthetically, re-circulation will also be required in light of the Court's decision, above, regarding the Development Agreement's lack of compliance with Government Code §65865(b) and 65865.2. The Court's decision effectively eliminated one of the two components of the Project. Such a change in Project compels re-circulation.

In consideration of the policy and purpose of CEQA and the harsh result a dismissal would cause, the court finds that the non-joined parties were not indispensable. (*Deltakeeper* id at 1109)

D. TRAQC fairly summarized the relevant information.

The court finds that Petitioner's 40 page Opening Brief, 48 page Reply Brief, written Summary of Citations submitted at trial and oral presentation at trial set forth fully the facts relating to Respondent's decisions on the project and fairly summarized the relevant information in the FEIR.

E. The FEIR's analysis of alternatives was legally inadequate.

TRAQC contends that off-site alternative locations should have been considered.

The purpose of alternatives analysis "...is to allow a decision maker to determine whether there is an environmentally superior alternative that will meet **most** of the project's objectives, the key to the selection of the range of alternatives is to identify alternatives that meet most of the project's objectives but have a reduced level of environmental impacts." (*Watsonville Pilots Association v. City of Watsonville* (March 15, 2010) 031510 CAAPP6, H033097) The lead agency **must** consider such alternatives "even if [they] would impede to some degree the attainment of the project objectives, or would be more costly." (Regs § 15126.6(b))

The EIR's analysis of alternatives was legally inadequate due to the failure to consider off-site alternatives. An alternative location should be considered if it **could substantially reduce significant environmental impacts, attain most of the basic project objectives, is potentially feasible, reasonable and realistic.** (Regs §15126.6(c)) Potentially feasible alternative locations including the Keenan Saddlebrook Development/UR 17, Moitoso/Plan B and the Alvarez/UR1 proposal were presented but were never considered as alternatives.

Saddlebrook was represented as an alternative as early as 2006, included an aquatic center and was not in the airport flight path. AR 30:8125-8130; 30:7978

Plan B included an aquatic center and was not in the airport flight path. AR 28:7409; 28:7411-7412.

Alvarez was 300 acres offering 50 acres for recreational facilities and was not in the airport flight path. AR 27:7057-7068 (Note the letter is in the record from last page to first), 2:498-502;

City and Surland argue that some alternatives were smaller parcels and would not accommodate all the RGAs of Ellis. However by final approval the swim center could be located off the ESP, the $10 million could be used other than at the ESP, and most of the RGAs could be used at other than at the ESP which meant the reasons for not considering these other proposals – that they were not the entire project- had disappeared.

It was undisputed that airport noise was a significant unavoidable impact as the ESP within the 60 CNEL Airport noise contour. (AR 2:484; 7:1845) TRAQC argued because the airport related noise impact could be avoided or substantially lessened by an alternative location, those locations needed to be considered. AR 22:5785 The FEIR was legally inadequate due to the failure to consider alternative locations which could have avoided airport noise impacts. TRAQC is correct that the FEIR was inadequate due to the failure to consider alternative locations that were presented that potentially could have avoided airport noise impacts. 14 Cal Code Regs Section 15126.6(f)(2)(A)

F. <u>Rejection of the reduced density alternative (Alternative #6) was not supported by substantial evidence.</u>

TRAQC argues the City improperly rejected the environmentally superior alternative without substantial evidence demonstrating infeasibility. An EIR must identify the environmentally superior alternative which in this case was Alternative 6. Regs §15126.6(e)(2); AR 8:2037 Alternative 6 was a reduced density version of the ESP. AR 19:4823-4824. The FEIR determined Alternative 6 would meet all of the ESP's basic objectives including the building of a swim center

and community park. It reduced all impacts, and it was identified as the environmentally superior alternative. AR 8:2021-2027, 2037

The City gave two reasons for rejecting Alternative 6: that the lower density would result in the overflow of the units to other areas resulting in adverse impacts and an insufficient amount of housing for UR10 (the ESP). These findings are not supported by substantial evidence and are inconsistent with other findings. The City rejected Alternative 6 finding that 1,026 non-Ellis RGAs would "convert undeveloped land to urban uses or create the potential for growth inducement" in either infill areas or the SOI. AR 1:55 This finding conflicted with the City's position that the 1,750 non-Ellis RGAs of the DAP would not result in significant land use and planning impacts. AR 1:25

The City's reasons for rejecting Alternative 6 also conflicted with the City's response to comments that 1,600 RGAs used outside the ESP but within the SOI would create land use, farmland conversion, and other impacts that should be analyzed. AR 2:55

The City's finding that reducing the RGAs from 2,250 to 1,224 would result in insufficient number of units being built in UR 10 (ESP) is also not supported by substantial evidence. The allowed density range for the ESP is "1,200 to 2,250" RGAs. AR 1:172, 174; 27:7018; AR 21:5413 The density of Alternative 6 was within the planned range for the ESP.

The City could reject mitigation measures or project alternatives if it found them to be "infeasible." Public Resources Code §21081(a)(3); Regs §15091(c)(3) "Feasible" is defined as capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, technological, and legal factors. Public Resources Code §21061.1; Regs §15364) To be rejected Alternative 6 would have to be determined to be "truly infeasible." See *City of Marina v. Board of Trustees of California State University* (2006) 39

Cal.4th 341, 369 The finding of infeasibility must be supported by substantial evidence in the record. (Public Resources Code §21081.5; Regs §15091(b)) The City's findings rejecting the environmentally superior alternative did not rise to the level of determining infeasibility and were not supported by substantial evidence.

G. The FEIR did not adequately respond to public comments regarding alternatives.

A FEIR must include written responses to comments on the DEIR raising significant environmental issues. (Regs §15088) A specific detailed response is required when a comment raises a specific question about a significant environmental issue. Regs §§15088(b),15204(a); See *Cleary v. County of Stanislaus* (1981) 118 Cal.App.3d 348. A reasoned analysis of the issue and references to supporting evidence may be required. *California Oak Foundation vs. City of Santa Clarita* (2005) 133 Cal.App.4th 1219; *Santa Clarita Organization for Planning the Environment vs. County of Los Angeles* (2003) 106 Cal.App.4th 715; *Vineyard Areas Citizens for Responsible Growth, Inc. vs. City of Rancho Cordova* (2007) 40 Cal.4th 412, 449

Specific detailed responses supported by a reasoned analysis are particularly important when the EIR's impact analysis is criticized by experts or other agencies with expertise in the area such as the many comments about airport impacts. A FEIR must at least acknowledge the conflicting opinions and explain why suggestions made in the comments have been rejected, supporting its statements with relevant data. See *Berkeley Keep Jets Over the Bay Comm. Vs. Board of Port Commissioners* (2001) 91 Cal.App.4th 1344, 1367, 1371

In comments TRAQC suggested specific alternative locations. AR 2:0490-0491 The City's Response was conclusory and not responsive stating in part that the City was not required to analyze potential alternative sites "...when alternative sites would not definitely alleviate potential unavoidable significant impacts of the proposed Project or meet the basic principals of the proposed

Project." AR 2:513 The response was not a reasoned analysis of the issue and provided no references to supporting evidence. The response ignored that specific suggested alternative locations outside airport noise contours could reduce the significant noise impact related to the airport identified in the DEIR.

At subsequent hearings TRAQC again asked that alternative locations not in the airport flight path be considered as airport noise was identified as a significant unavoidable impact. AR 22:5622 TRAQC argued and now contends that the City's reasons for not considering alternative locations to avoid airport noise impacts was non-responsive and ignored alternative locations outside those same noise contours. (AR 22:5785) The response was conclusory and did not address whether any significant effects, such as airport related noise impacts, could be avoided or substantially lessened by an alternative location. Regs § 15126.6(f)(2)(A) The City should have either explained why further consideration of the alternative was rejected or provided an evaluation of the alternative. See *Marin Municipal Water District vs. KG Land Cal. Corp.* (1991) 235 Cal. App.3d 1652, 1666. The City's reasons for excluding potential alternatives from the EIR on the grounds that they are infeasible or incapable of fulfilling project objectives should have included in responses to comments contained in the FEIR. See *City of Long Beach v Los Angeles Unified Sch. Dist.* (2009) 176 CA4th 889, 922

TRAQC also commented that the DEIR alternatives were just parts of the same project. AR 2:490-491 Again the City's response was conclusory and non-responsive saying just that 'each of the alternatives was carefully selected to be compliant and consistent with the requirements..." of the Guidelines. AR 2:513 This Response is devoid of any analysis, explanation or supporting evidence and is also legally inadequate.

H. The FEIR did not adequately analyze or respond to comments regarding growth management, land use, and loss of farmland.

1. The FEIR did not adequately analyze or respond to comments regarding growth management: The City received comments that providing a single developer with RGAs, permits, water and sewage and allowing that developer chose any property on which to apply the RGAs would mean more contiguous developments or developments on non-agricultural land would have to stand down. AR 2:468-469, 2:471-472, 2:491-492. The City's esponses were non-responsive and never addressed the effect of allowing a developer to deprive other locations of RGAs. AR 2: 473-474, 475-476

The responses were also inconsistent with the City's position and findings in rejecting 1,600 non-Ellis RGAs in the original proposed DAP, rejecting Alternative 2 with 1,600 non-Ellis RGAs, and rejecting the environmentally superior Alternative 6 with its 1,026 non-Ellis RGAs. (AR 1:25, 1:53, 1:55)

For these reasons the FEIR did not adequately analyze or respond to comments regarding growth management.

2. The FEIR did not adequately analyze or respond to comments regarding land use: The concerns expressed in comments to the DEIR concerning land use had been made before the DEIR was circulated. The August 2006 Draft Initial Study identified as a potentially significant impact conflicts with land use plans. AR 30:7872 City Staff expressed concern that project approval might mean property ownership might require amendment of City policies. AR 29:7651

TRAQC and others commented that allocation of RGAs to Surland would create a priority system due to identified shortages of RGAs and that RGAs allocated to Surland could be used in the SOI on agriculturally designated property. (AR 24:6268-6269; 2:468-469) The shortage of RGAs

was quantified. AR 27:6999-7006, 27:7018 Commentators stated that the RGA need was up to 10,500. RGAs available over the 10 years to 2017 were only 3,542 and available over 20 years to 2027 were only 9,542. AR 2:468-469 Commentator's argued that higher priority projects, some infill and many more contiguous than the Ellis project would be displaced. The City acknowledged the project would require rewriting the GMO and other projects to "stand down" and be deprived of RGAs. AR 21:5392 TRAQC and others commented that this commitment of RGAs was a prioritization as other projects with a higher priority in the GMO were deprived of RGAs. (AR 22:5622; 21:5310-5311; 21:5294) The City acknowledged approval would mean the GMO would have to be written to accommodate Surland and that other projects would have to "stand down". Surland would never have to "stand down" even if it used RGAs at locations outside priority areas like the downtown, infill or concentric growth projects. AR 20:4939

In written comments on this issue TRAQC made the above arguments. AR 2:0493-0494) The City response did not address the issue raised by TRAQC. The response indicated that since the RGAs allocated to Surland were within the total number planned there would be no impacts. The City went on to summarily respond, without analysis, that there would be no impact. AR 2:513. This response was deficient in failing to address the issue raised which was the prioritization of growth which would occur as a result of the approval of the project. It was conclusory, provided no reasoning or analytical support, and was not supported by substantial evidence in the record.

The finding that "no significant impacts relative to land use would occur with implementation of the amended Development Program" is not supported by substantial evidence. AR 19:4794 As described above there was evidence that a prioritization of growth would occur as a result of project approval affecting land use growth patterns. The City's finding rejecting environmentally superior Alternative 6, that 1,026 RGAs if used in the SOI would have significant

impacts, conflicts with this finding. See AR 1:55 The EIR failed to analyze the impact of this de facto reprioritization and allocation of development depriving other projects of RGAs, building permits, water and sewer capacity which could affect the pattern of growth. It is an abuse of discretion to make contradictory findings not supported by substantial evidence.

The responses to comments and analysis in the FEIR on land use were deficient.

3. The FEIR did not adequately analyze or respond to comments regarding conversion of farmland: Supported by statistical analysis Attorney Nicolaou commented that "annexation of the Ellis Specific Plan area will result in the premature conversion of open space and agriculture land to developed uses when adequate land already exists within City limits." He quantified an inventory of land already able to accommodate 10,050 units. (AR 2:468-469) Nicoleau's comment potentially understated the impact because the DA actually created 1,750 RGAs non-Ellis.

The response did not address the issue instead arguing that this was a policy issue not an environmental issue and the policy "will" be considered by Council decision makers. AR 2:475 This response is not adequate. The response identifies no specific General Plan policy in support of its conclusion and no such policy of the General Plan was identified. The record does not contain any reference to a policy indicating the ESP should develop before other areas in the secondary growth areas and no such policy was identified by Surland or the City. The City cannot refuse to analyze and respond to comments concerning a potentially significant environmental impact based on an unidentified policy.

The City takes conflicting positions in the FEIR on this issue. The City takes the position that so long as the 1,750 RGAs are used in the SOI there is no additional impact on agricultural land, but then in rejects DAP Alternative 2 and the environmentally superior Alternative 6 because

"non-Ellis" RGAs because these alternatives would have similar impacts. The FEIR did not adequately analyze or respond to comments regarding conversion of farmland.

I. The FEIR did not adequately analyze or respond to comments regarding airport-related impacts.

The 2007 Initial Study identified the location of the Airport relative to the ESP as a potentially significant hazard impact because the main runway approach and departure flight path was directly over the eastern portion of the ESP. AR 9:2180 The FEIR concluded these hazards were a less than significant impact and required no mitigation. AR 7:1629

TRAQC contends the City relied on the outdated 1993 Airport Land Use Plan (ALUP) and 1998 Airport Master Plan update which contracted the hazard zones. TRAQC contends the City should have considered and the FEIR should have used the more recent May 2008 studies which significantly expanded all airport impact zones, in particular the Inner and Outer Approach/Departure Zones that overlap the ESP. AR 22:5723-5724

There was documentary and testimony evidence of the safety risks of locating the ESP, including the aquatics center, in the direct flight path of the Airport. AR 20:5111, 5190-5235, 5297-5302, 5312-5346; 22:5617-5618, 5719-5722 TRAQC argued to the City that the "...EIR relies on outdated data even though more current data is available..." (AR20:5190) Exhibits including CTM1- Compatibility Factors and CTM-2 Compatibility Zones from the May 2008 which testimony indicated "will result in airport protection zones that are significantly larger than the outdated model" were submitted. (AR 20:5190-5200)

The City's contention was that the FEIR was prepared using the latest **approved** Airport Land Use Plan ("ALUP"). (AR19:4780) That response was non-responsive to the issue of failure to use currently available data. As in *Berkeley Keep Jets Over the Bay* (2001) 91 Cal.App 4th 1347

more current data, information and studies cannot be ignored. *Ibid at 1367.* The more current information and studies should have been considered.

The City deferred studies and mitigation to the future and disregarded requests for the noise studies to be completed with appropriate mitigation today. *Endangered Habitats League v. County of Orange (2005) 131 Cal. App.4th 777, 794* rejected a mitigation measure requiring submission of acoustical analysis and approval of mitigation measures recommended by analysis because no mitigation criteria or potential mitigation measures were identified. The same failure occurred in this case. The proposed mitigation measure, to conduct noise studies in the future and implement unspecified mitigation measures which might or might not mitigate the impact, was not adequate.

J. The FEIR did not adequately analyze or respond to comments regarding traffic.

Adverse traffic impacts were significant and unavoidable. AR 7:1758-1762 Mitigation was payment of project's proportionate fair share of roadway improvements. When this mitigation would occur for intersections with unacceptable levels of service was unknown. AR 7:1761-1762 The record is devoid of any evidence that a program for collection of fees and development in the area of the ESP will ever allow this mitigation to occur and no commitment or time frame to make these roadway improvements is in place. *Gray vs. County of Madera* (2008) 167 Cal.App.4th 1099, 1122, *Anderson First Coalition v. City of Anderson* (2005) 130 Cal.App.4th 1173, 1187) *San Franciscans for Reasonable Growth v. City & County of San Francisco* (1984) 151 Cal.App.61, 79) As with airport noise impacts and mitigation measures, these traffic mitigation measures were inadequate.

K. The EIR did not adequately analyze or respond to comments regarding air quality.

The FEIR confirmed adverse ongoing cumulative air quality impacts primarily relating to increased direct traffic and indirect electricity loads, identifying the impacts as significant and

unavoidable. Commentators noted that alternative locations more contiguous to the city core including for the aquatics facility that would have reduced vehicle miles driven were not evaluated. AR 2:559-560 The City's response did not address the alternative location issue relative to vehicle omissions and was therefore non-responsive and inadequate. AR 3:616-617

L. The EIR did not adequately analyze or respond to comments relating to gas and oil pipelines.

Written comments were made during the comment period concerning the danger of large PG&E gas transmission pipelines and the need for a greater setback. (AR 526-619) Specific and detailed comments arguing a 100 foot setback was insufficient and the impact zone for a 36 inch pipeline was 660 feet to 1,000 feet. AR 2:565 This comment specifically referencing the 660 foot setback was contained in a three page comment on the PG&E pipelines. (2:564-566)

The FEIR response was "Operation of the pipelines by PG&E and construction activities by Project contractors would be in accordance with State and Federal regulations regarding pipeline operations." AR 3:618 The response is conclusionary, contains no analysis, was non-responsive to the setback issue and did not address the setback issue or other issues raised in the comment.

The City argues comments made at later hearings on this same issue are not relevant. The record shows commentators continued to urge the City to increase the setback and provided additional information at later hearings supporting the earlier comments. On December 16, 2011 commentators again argued a 660 foot setback from gas lines was required. (AR 32:8644: 3-13) These efforts even at the final approval hearing were attempts to have the City provide a meaningful response and analysis to the issue of a 100 foot vs. a 660 foot setback and to provide the requested setback. Other Responses did not address the 660 foot setback but only acknowledged a 100 foot setback. (AR 2:410) The analysis and responses concerning the requested minimum 660 footset back were inadequate.

The City argues that incidents discussed in the comments were at locations distant from the ESP, that the risks had been analyzed, that the pipelines had been inspected and that some project design modifications had been undertaken. (City Opposition 32:28-33:8) However none of these responses or analysis discussed why a 100 foot setback was sufficient and a 660 setback was unnecessary. The City cites to no part of the record where there is any response concerning comment that a 660 to 1,000 foot setback was needed for a 36 inch gas pipeline. There was no analytical response by the City or analysis contained in the FEIR as to why a 100 foot rather than a 600 foot setback was sufficient. The EIR therefore did not adequately analyze or respond to comments relating to gas pipelines.

J. The FEIR did not adequately analyze or respond to comments regarding water supply impacts.

TRAQC challenged the sufficiency of the Water Supply Assessment (WSA) which was relied upon by the City to determine, based on the entire record, whether water supplies will be sufficient to satisfy the demands of the project, in addition to existing and planned future uses. (Water Code Section 10911(c)) The City could still approve a project with supplies are not sufficient, but would be required to make additional findings. (Water Code Section 10911) The City determined that the water supply was sufficient. This finding is not supported by substantial evidence for two reasons.

Table 21 of the WSA indicates that in an extreme drought year demand is 24,989 acre feet per year with a supply of 24,308 acre feet per year for a shortage of 681 acre feet per year. The City reduces this demand by unspecified "mandatory conservation measures". (AR 24:6348, footnote (a)) TRAQC argues that this is not an adequate supply, but an unsupported assertion that demand will be less by simply providing less water and rationing. The City cannot avoid making a finding that the Water Supply would not be sufficient in an extreme drought year by referring to some

unspecified reduction in demand due to unspecified conservation measures. The finding that water supply is adequate is not supported by substantial evidence.

The record also indicates that not all projects were included in the WSA. A discussion between a council member and staff indicated that 206 RGAs were projected for the downtown and these were not included. AR 35:9399-9400 Neither the City or Surland responded to this issue in briefing or at trial.

The Respondent did not properly analyze water impacts by using a reduction of demand not supported by substantial evidence and because the study did not apparently include all the projects.

K. The administrative record relative to Notice to OPR and State Clearinghouse.

The administrative record shows that in April 2008, the City sent a copy of the Draft EIR and a Notice of Completion to the Office of Planning and Research ("OPR") and State Clearinghouse, and OPR thereafter returned a stamped copy of the Notice of Completion to the City indicating it had received the Draft EIR and provided a copy to the San Joaquin Valley Air Pollution Control District ("SJ VAPCD").

California Rule of Court requires a party requesting a request for a Statement of Decision must specify the principal controverted issues in the request. CRC 3.1590(d) The request that the court address "Any other issue of fact or law subsidiary to the above or otherwise necessary to the resolution of the proceeding (Request 4:1-2) does not comply with CRC 3.1590(d).

Petitioner is the prevailing party.

Conclusion

The Court finds the subject Development Agreement does not comply with Government Code §65865(b) and 65865.2 and is therefore invalid.

The Court also finds that the Project description was neither accurate nor stable, that the EIR was inadequate as a consequence, and/or that the Project changed significantly such that re-circulation of the EIR as required.

The Court also finds that the FEIR's analysis of alternatives was legally inadequate, the rejection of the Environmentally Superior Reduced Density Alternative #6 was not supported by substantial evidence, that the FEIR did not respond adequately to public comments regarding alternatives, and that the FEIR did not adequately analyze or respond to comments regarding growth management, land use and loss of farmland, airport-related impacts, traffic, air, gas and oil pipelines and water supply impacts.

IT IS HEREBY ORDERED: The Petition is granted. A peremptory writ of mandate shall issue by which Respondent shall be ordered and directed to:

1. Vacate and set aside the Development Agreement;

2. Vacate and set aside approvals of the Project including, but not limited:

   a. Certification of the Final Environmental Impact Report ("FEIR") Adopting Findings of Fact, A Statement of Overriding Considerations and a Mitigation Monitoring Program for the Surland Companies Applications No. 1-04-GPA, 1-04-A/P; 2-04-SPA;

   b. Adoption of an Ordinance of the City of Tracy Approving a Development Agreement ("DA") with the Surland Companies, Application 2-06-DA;

   c. Approval of a Petition for Annexation, Application No. 1-04-GPA,

   d. Approval of a General Plan Amendment, Application No. 1-04-GPA; and

   e. Approval of the Ellis Specific Plan and Pre-Zoning, Application 2-04-SPA

Dated: ~~March~~ October 31, 2011

LDH

Hon. ~~Leslie~~ Holland
Judge of the Superior Court

LESLEY HOLLAND

EXHIBIT C

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Attorney for Mary Mitracos

FILED
SUPERIOR COURT
Brandon E. Riley, Clerk

Danielle Jeandebien
September 30, 2020

SUPERIOR COURT OF CALIFORNIA, COUNTY OF SAN JOAQUIN

UNLIMITED JURISDICTION

MARY MITRACOS Petitioner, vs. CITY OF TRACY, BY AND THROUGH THE CITY COUNCIL; and DOES 1-20 inclusive, Respondents.	Case No. STK-CV-UWM-2018-5531 [redacted] **JUDGMENT** Hearing/Trial: Date: October 28, 2019 Time: 9:00 a.m. Dept.: Dept. 10A Honorable George Abdullah.
SURLAND COMMUNITIES, LLC, a California limited liability company, and DOES 21-40 inclusive, Real Parties in Interest.	

BY FAX

This matter came regularly for hearing on October 28, 2019 at 9:00 in Department 10(A) of this court located at 180 E. Weber Avenue, Stockton, CA before the Honorable George Abdullah, Judge of the Superior Court. Petitioner Mary Mitracos ("Mitracos") was represented by counsel Mark V. Connolly. Respondent City of Tracy ("City") was represented by Counsel Kevin D. Siegel. Real Party in Interest Surland Communities, LLC ("Surland") was represented by Steven A. Herum.

The court having reviewed the record of Respondent City's proceedings in this matter, the briefs submitted by counsel, and the arguments of counsel, the matter having been submitted for decision, and the court having issued its Tentative Decision on February 20, 2020 and its Statement of Decision, and good cause appearing therefore,

IT IS SO ORDERED, DECREED AND ADJUDGED that:

1. Judgment granting a Peremptory Writ of Mandate is entered in favor of Petitioner Mitracos in this proceeding. Judgment is entered because the Court finds that Respondent committed a prejudicial abuse of discretion in taking the following actions:

   (a) Adopting, approving and entering into the Second Amendment to Amended and Restated Development Agreement by and between The City of Tracy and Surland Communities, LLC" ("2018 DA").

   (b) Adopting Ordinance 1253

2. The court finds the 2018 DA does not comply with Government Code Sections 65865(b) and 65865.2 and is therefore void ab initio.

3. A Preemptory Writ of Mandate direct to Respondents shall issue under seal of this Court, ordering Respondents to vacate and set aside, within (30) days from service of the Writ of Mandate, all approvals and adoptions of the 2008 DA and Ordinance 1253, as described in paragraph 2 above in their entirety and all other actions taken by Respondents to approve or implement the Development Agreement. Respondent City is ordered to:

   (a) Set aside, rescind, and vacate the "Second Amendment to Amended and Restated Development Agreement by and between The City of Tracy and Surland Communities, LLC" ("2018 DA").

BY FAX

(b) Set aside, rescind, and vacate Ordinance 1253.

(c) Set aside, rescind, and vacate any actions taken pursuant to the "Second Amendment to Amended and Restated Development Agreement by and Between the City of Tracy and Surland Communities, LLC" ("2018 DA") and Ordinance 1253.

4. Respondent City shall file a return to the Peremptory Writ of Mandate within 10 days of completion of the actions mandated by this judgment. This Court shall retain jurisdiction over Respondents' proceedings by way of the return to the Peremptory Writ of Mandate until the Court has determined that Respondent has complied with the directives of this Court.

5. Petitioner shall be awarded its costs of suit. Petitioner is the successful party pursuant to Code of Civil Procedure § 1021.5. The Court reserves jurisdiction to determine entitlement to attorneys' fees and litigation expenses, pursuant to any properly and timely filed motion which Petitioner Mitracos may make.

6. Injunctive relief is granted consistent with this ruling. Respondents, Real Parties in Interest, and their respective agents, employees, and persons acting in concert with them are permanently enjoined from any and all actions to further implement the 2018 Development Agreement as described in paragraph 1(a) above.

Dated: September 30, 2020

HON. GEORGE J. ABDALLAH, JR.
Judge of the Superior Court

BY FAX

PROOF OF SERVICE

I, the undersigned, declare that: I am, and was at all times herein mentioned, a citizen of the United States, over the age of 18 years; not a party to the within action or proceeding; employed in the County of San Joaquin, State of California; and my business address is 121 E. 11th Street, Tracy, California 95376.

On March 19, 2020, I served the following document(s):

- **(PROPOSED) JUDGMENT**

by placing a true and correct copy thereof enclosed in a sealed envelope and served in the manner and/or manners described below to each of the party(ies) addressed below:

Kevin D. Siegel Burke, Williams & Sorensen, LLP 1901 Harrison Street, Suite 900 Oakland, CA 94612 Email: ksiegel@bwslaw.com	*Attorneys for Respondent City of Tracy, by and through the City Council* *KSiegel@bwslaw.com*
Steven A. Herum Herum Crabtree Suntag 5757 Pacific Avenue, Suite 222 Stockton, CA 95207 Email: sherum@herumcrabtree.com	*Attorney for Real Parties in Interest Surland Communities, LLC* *sherum@herumcrabtree.com*
Leticia Ramirez City Attorney City of Tracy 333 Civic Center Plaza Tracy, CA 95376 Email: attorney@cityoftracy.org	*Attorney for Respondent City of Tracy, by and through the City Council*

XXX **BY MAIL:** U.S. Postal Service by placing such envelope(s) with postage thereon fully prepaid in the designated area for outgoing mail in accordance with this office's practice, whereby the mail is deposited in a U.S. Mailbox in the City of Tracy, California after the close of the day's business.

XXX **BY ELECTRONIC MAIL:** I caused said document(s) to be transmitted electronically to the addressee(s) designated above.

BY FAX

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on March 19, 2020 at Tracy, California.

Amber Rocha

EXHIBIT D

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Attorney for Mary Mitracos

FILED
SUPERIOR COURT
Brandon E. Riley, Clerk

Danielle Jeandebien
September 30, 2020

SUPERIOR COURT OF CALIFORNIA, COUNTY OF SAN JOAQUIN

UNLIMITED JURISDICTION

MARY MITRACOS Petitioner, vs. CITY OF TRACY, BY AND THROUGH THE CITY COUNCIL; and DOES 1-20 inclusive, Respondents.	Case No. STK-CV-UWM-2018-5531 [redacted]**ATEMENT OF DECISION** Hearing/Trial: Date: October 28, 2019 Time: 9:00 a.m. Dept.: Dept. 10A Honorable George Abdullah.
SURLAND COMMUNITIES, LLC, a California limited liability company, and DOES 21-40 inclusive, Real Parties in Interest.	

BY FAX

The above-referenced Petition for Writ of Mandate and Verified Complaint for Declaratory Relief came regularly for hearing on October 28, 2019 at 9:00 a.m. in Department 10(A) before the Honorable George Abdullah, Judge of the Superior Court. Petitioner Mary Mitracos ("Mitracos") was represented by counsel Mark V. Connolly. Respondent City of Tracy ("City") was represented by Counsel Kevin D. Siegel. Real Party in Interest Surland Communities, LLC ("Surland") was represented by Steven A. Herum.

The matter was argued by counsel on October 28, 2019. The court requested that the parties submit excerpts of the Administrative Record cited in the parties' briefs. The matter was not taken under submission until excerpts of the Administrative Record were submitted. On November 27, 2019 excerpts of the Administrative Record were submitted and the matter was taken under submission.

The court having heard and considered the argument of counsel, having read and considered the pleadings and the parties briefs on file herein, and having read and considered the record of the Superior Court of California, San Joaquin County, Case number 39-2009-00201854-CU0WM-STK as referred to the parties, the court issued its Tentative Decision on February 19, 2020 directing Petitioner to prepare this Statement of Decision pursuant to California Rule of Court (CRC) 3.1590.

I. LIMITED SCOPE OF THIS (PROPOSED) STATEMENT OF DECISION AND ENTRY OF (PROPOSED) JUDGMENT LODGED CONCURRENTLY

This Statement of Decision is not intended as a Statement of Decision applicable to any decision the court may make on the issue of contempt, the Third Cause of Action of the Petition. The court has requested additional briefing on that issue and the Parties have stipulated to a briefing schedule.

The Proposed Judgment has been lodged as required by CRC 3.1590, but the court will not enter a Judgment until after a decision has been made on the issue of contempt and the Third Cause of Action. At that time the court may ask that the lodged Proposed Judgment be amended to include any determinations on the contempt issue thereby providing the parties with a single Judgment.

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II. PETITIONER'S CONTENTIONS

Petitioner Mitracos seeks a finding that the Respondent City's 2018 "Second Amendment to Amended and Restated Development Agreement by and between the City of Tracy and Surland Communities, LLC" ("2018 DA") violates Government Code §§ 65865 and 65865.2, the issuance of a writ of mandate pursuant to Code of Civil Procedure § 1085 ordering Respondent City and Real Party Surland to set aside, rescind, vacate and declare void their 2018 DA, vacate Ordinance 1253 and set aside, vacate and rescind any action taken pursuant to the ordinance and the Respondent City and Real Party Surland's 2018 DA.

Petitioner Mitracos also seeks a finding the Respondent City, Real Party Surland, and their counsel willfully violated the court's 2011 orders entered in the above referenced 2009 case by way of its 2018 amendment to the Development Agreement which was also the subject of the parties' 2009 action.

III. RESPONDENT AND REAL PARTY'S DEFENSES

Respondent City and Real Party Surland contend the 2018 Development Agreement §1.07 authorizes further amendments to the 2018 DA and contains a declaration of authority to determine whether to amend the DA. In their Joint Opposition Brief, the Respondents assert § 1.07 and the requirement for official action for the annexation of property in which Real Party Surland in the future may acquire a legal or equitable interest satisfies the requirements of Government Code §§ 65865 & 65865.2.

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IV. FACTUAL SUMMARY: RESPONDENTS' DEVELOPMENT AGREEMENT AMENDMENTS AND RESTATEMENTS, THE PRIOR LEGAL CHALLENGE & THE APPROVAL OF THE 2018 DA

This Statement of Decision will use abbreviations to describe the various Development Agreements and "Amendments" and "Restatements" of Development Agreements adopted by Respondent since 2008. For convenience and brevity "Development Agreements", and "Amendments" and "Restatements" of Development Agreements shall be referred to as a "DA". The date of adoption of the DA shall be referenced.

The court has read and considered and incorporates herein by reference the background and history of the Respondent City and Real Party Surland's Development Agreements in the Ellis

Project as set forth in the Tentative Ruling filed February 11, 2011 in San Joaquin County, Case number 39-2009-00201854-CU0WM-STK. The court has also read and incorporates by reference the Court's 2011 Judgment, Preemptory Writ and Statement of Decision vacating the Respondent's and Real Party's 2008 Development Agreement.

On December 16, 2008, Respondent City approved the 2008 DA with Real Party Surland (AR 00001-00061.) The final approval and recording process continued into 2009, but this DA will be referenced as the 2008 DA. The 2008 DA was for the Ellis project, or Ellis Specific Plan area ("ESP") and allowed the 2008 DA's benefits to be applied to unknown property in the future. This is the same Ellis Project and "ESP" before the court in this action.

In 2009, a Writ of Mandate was filed, San Joaquin County Action 39-2009-00201854-CU-WM-STK, challenging the 2008 DA ("2009 Writ"). The 2009 Writ alleged the 2008 DA was void because although it described the Ellis subdivision property and contained ESP, it allowed its benefits and vested rights to flow to unknow unidentified property in the future. In the October 31, 2011 Statement of Decision Judge Holland restated and agreed with Petitioner's argument in the 2009 Writ:

> "TRAQC contends that the approved Development Agreement violates Government Code Section 65865(a) because Surland does not have legal or equitable title in the real property to be developed, and because **the Development Agreement is not associated with any project, parcel or real property.**"
> (SAR 00023:15-18, 2011 Statement of Decision 8:15-18.)

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Judge Holland determined "...the DA in this case is not tethered to any specifically identified property or project" and therefore also failed to provide adequate project detail. (SAR 00027-00030, Statement of Decision 12:9-12, 13:23-15:16.) Judge Holland issued a Peremptory Writ of Mandate commanding Respondent City to vacate and set aside the 2008 DA. (SAR 00061-00062.) Judge Holland also issued a "Judgment Granting Peremptory Writ of Mandate" ("Judgment"). (SAR 00057-00059.) Judge Holland found "...the Development Agreement ("DA") does not comply with Government Code Sections 65865(b) and 65865.2 and is therefore void." (SAR 00058:27-28, Judgment at 2:27-28.)

Judge Holland's 2011 Statement of Decision summarized a DA's purpose quoting Santa

Margarita Residents Together (SMART) v. San Luis Obispo Borad of Supervisors (2000) 84 Cal.App. 4th 221 (the bold and emphasis is in the original):

> "The decision in *Santa Margarita Area Residents Together (SMART) v. San Luis Obispo County Board Supervisors* (2000) 84 Cal.App.4th 221 includes a good overview and discussion of development agreements generally, and of the relevant Government Code provisions at issue in this writ proceeding. The *SMART* court explained:
>
> > "The development agreement statute permits a city or county to 'enter into a development agreement' with any property owner 'for the development of the property.' Section 65865(a). In essence, the statute allows a city or county to freeze zoning and other land use regulation applicable to specified property to guarantee that a developer will not be affected by changes in the standards for government approval during the period of development. [Citations omitted.] In the words of the statute, '[u]nless otherwise provided by the development agreement, rules, regulations, and official policies governing permitted uses of the land, governing density, and governing design, improvement, and construction standards and specifications, applicable to development of the property subject to a development agreement, shall be those rules, regulations, and official policies in force at the time of execution of the agreement.'
> >
> > ...A development agreement is a **legislative** act (section 65867.5). ... ***A reviewing court will not set aside a legislative act unless it is arbitrary, capricious, or unlawful. On the other hand, courts, independently decide purely legal issues such a statutory interpretation....***
> >
> > ...[D]evelopment agreements are permitted before the issuance of building permits, just not too much before....
> >
> > ... ***The statute is limited to actual projects*** but does not require deferral of development agreements until construction is ready to begin or require any particular stage of project approval as a prerequisite. In fact, by permitting conditional development agreements property is subject to future annexation, section 65865, subdivision (b) expressly permits local government to freeze zoning and other land use regulation before a project is finalized.
> >
> > This specific provision supports the general conclusion that the development agreement statute permits local government to make commitments to developers at the time the developer makes a substantial investment in a project."
> >
> > --*Ibid.*, at 226-230 (emphasis added)."
>
> (SAR 00023:26-00024:18, October 31, 2011 Statement of Decision pgs.8:26-9:18)

Judge Holland agreed with the Petitioner in 2011 stating: "The court finds the subject

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Development Agreement does not comply with Government Code §65865(b) and 65865.2 and is therefore invalid." (SAR 00054:25-27, Statement of Decision 39:25-27.)

The 2011 Judgment included permanent injunctive relief against Respondent and Real Party:

> "Injunctive relief is granted consistent with this ruling. **Respondents, Real Parties in Interest, and their respective agents, employees, and persons acting in concert with them are enjoined from any and all actions to further implement** the Project as described in paragraph 1 and **the Development Agreement as described in paragraph 2 above.**"
> (SAR 00059:13-15, Judgment 2:13-15)

The 2011 Judgment with its permanent injunction is final as Respondent and Real Party dismissed their appeal. (SAR 00064-00068.)

On September 17, 2013, the Respondent City recorded the "Amended and Restated Development Agreement by and Between the City of Tracy and Surland Communities LLC." ("2013 DA"). (AR 01334-01378.) The 2013 DA amended and restated the 2008 DA. The 2013 DA provided:

> "City and Owner agree that the RGAs allocated under this Agreement **apply only to the Property and may not be applied or transferred to any other property.**" (AR 01351, 2013 DA pg. 16.)

On August 2, 2013, Respondent City filed a "Return to Peremptory Writ of Mandate and Request to Discharge and Dissolve Writ Issued Against the City of Tracy; [Proposed] Order Discharging and Dissolving Writ" ("Return of Writ"). (SAR 00064-00068.) The Return of Writ stated:

> "The prior approvals found by this Court to be legally deficient are now superseded and replaced by the Revised Approvals and therefore the prior approvals are of no further force and effect."
> (SAR 00065:4-6, Return of Writ at 2:4-6)

Attached to the Return of Writ by Respondent City was Ordinance 1182 "An Ordinance of the City of Tracy Approving an *Amended and Restated* Development Agreement with the Surland Communities, LLC, Application DA11-0002." (AR 01281-01333, SAR 00271-00321, emphasis added.) The 2013 DA was an "*Amended and Restated*" version of the 2008 DA as its title indicates.

BY FAX

The 2013 DA was limited in application to the property described in its attached Exhibit A:

> "The Property that is the Subject of this **Agreement is all the property comprising and subject to the Ellis Specific Plan, which is depicted and legal described on *Exhibit A* to this Agreement (the "Property").** (AR 01339.)

The 2013 DA, an amended and restated version of the 2008 DA, corrected the problem identified by Judge Holland by limiting the 2013 DA to property described in Exhibit A at that time.

In 2016, discussions began to amend the 2013 DA. As described in the 2018 DA the discussions were to "***describe a process by which other real property could become subject to the Development Agreement***, subject to future Owner applications and future City approvals." (AR 04970.) Negotiations continued into 2017:

> "WHEREAS, On May 25, 2017, Surland submitted a request to the City asking the City Council to authorize staff to expand the scope of the negotiations for the Second Amendment to, among other things, also address the concepts of (a) having Surland construct the proposed public swim center and fund the first $8 million of construction costs in lieu of making its second swim center payment, and (b) ***potentially expanding the property subject to the DA to lands outside of the current Ellis Specific Plan area, subject to future discretionary approvals***; and…".
>
> AR 04965

On February 14, 2018, Respondent City and Real Party Surland presented to the Tracy Planning Commission a "Second Amendment to Amended and Restated Development Agreement by and between the City of Tracy and Surland Communities, LLC." ("2018 DA"). (AR 02414-02469.) This was the second amendment to the 2013 DA which itself was an amended and restated 2008 DA.

The Planning Commission concluded, as does this court, that the 2018 DA should not be applicable to unidentified property. The Planning Commission recommended that the 2018 DA NOT allow RGAs to be used outside the ESP. (AR 02853:12-02854:11.) The City Attorney clarified that the Planning Commission wanted "…to remove the language that provides a mechanism for expanding the development agreement property so that RGA's can be applied to other properties?" (AR 02858:22-02859:2.) The City Planning Commission made a recommendation to the City Council not to adopt the 2018 DA as presented. The City Attorney described modifications recommended by the Planning Commission as including "that you would

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remove language allowing expansion of property to use RGA's ***on non-Ellis land***..." (AR 02860:5-16.) The Planning Commission recommendation was consistent with the 2011 Judgment with its injunction and Statement of Decision issued by Judge Holland, and that recommendation was adopted **unanimously** by the Planning Commission. (AR 02860:16-24, 2863-2864.)

When the matter proceeded to the City Council, the Planning Commission recommended the City Council adopt a modified Ordinance eliminating provisions that would allow the Real Party to apply for RGAs on property(ies) not currently part of the ESP. (AR 03905, Staff Report.) The 2018 Modified DA recommended by the Planning Commission defined the "Property" as limited to the ESP, and was therefore consistent with Judge Holland's Judgment with its permanent injunction, the Statement of Decision, the Peremptory Writ of Mandate, the Government Code and the 2013 DA:

> "The Development Agreement as originally approved and executed, also provides that, in exchange for the Owner Swim Center Contribution and Land Dedication Offer, the City shall reserve and Owner shall eligible for the allocation of up to 2,250 Residential Growth Allocations ("Subsection F.3.RGAs") **to be used exclusively on the property consisting and subject to the Ellis Specific Plan ("Property")**. (AR 04028-04029.)

The *modified* 2018 DA *as recommended to the City Council by the Planning Commission* limited the 2018 DA to the ESP property:

> "At Owner's option, Subsection F.3.RGAs may be applied to a project as defined in the GMO on the Development Agreement Effective Date (Project) within the **Ellis Specific Plan's Boundary that exist as of the date of this Amendment** ....". (AR 04037)

The Staff Report to the City Council reported that the Planning Commission requested the 2018 DA be modified to "***Delete the provisions in the Proposed DA Amendment to expand the scope of the property covered by the DA and limit its application to include the property that currently comprises the Ellis Specific Plan area as of the date of the Amendment***". (AR 03905.)

On March 13, 2018, the Tracy City Council ("CC") rejected the Planning Commission's recommendation, and adopted Ordinance 1253 and the 2018 DA which included the language:

> "**This amendment is designed to permit additional property to be added to and incorporated into the Development Agreement and therefore become Property of the Development Agreement**, and Owner may apply for RGAs for Projects and

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home builders with the Property (whether or not annexed to the ESP) area."
(AR 03919, AR 05041, 2018 DA, pg. 12).

The 2018 DA allowed not just the transfer of RGAs to unidentified unknown property in the future to it, it allowed the application or transfer of other credits and benefits of the 2018 DA to that unknown unidentified property in the future:

> "...this credit of sixteen acres of park land and shall be available by Owner and shall be applied at the option of Owner to the Property and/***or to such other real property which is subsequently subject to the Development Agreement (DA Property)***.
> (AR 03915, Connolly Decl., Ex. I at pg. 644, Staff Report Attachment A at 8).

The 2018 DA was another in the line of "Amended and Restated" versions of the 2008 agreement which was the subject of this court's 2011 orders. The 2013 DA was an "Amended" and "Restated" version of the 2008 DA, and the 2018 DA was the second "Amended and Restated" version of the 2013 DA.

V. LEGAL ANALYSIS

1. Standard of Review

The standard of review is exactly as Judge Holland stated in the 2011 Statement of Decision:

> "The pertinent standard of review is whether there was prejudice abuse of discretion by the City in approving the Development Agreement and/or certifying the EIR, and in issued the related approvals to proceed with the Project. 'Abuse of discretion is established **if the agency has not proceeded in a manner required by law** or if the determination or decision is not supported by substantial evidence.'" See *National Parks & Conservation Assn. County of Riverside* (1996) 42 Cal.App.4th 1505,1514.
> AR 02490, SOD 8:8-13

Approving a DA, or in this case an amended and restated DA, to allow unknown unowned property to be added not proceeding in a manner required by law. Judge Holland cited *Santa Margarita Area Residents Together (SMART) v. San Luis Obispo County Board of Supervisors* (2000) 84 Cal.App.4th 221:

> "...A development agreement is a legislative act (Section 65867.5)....A reviewing court will not set aside a legislative act unless it is arbitrary, capricious or **unlawful**. On the other hand, courts, independently decide purely legal issues such as statutory interpretation...". AR02491, SOD 9:6-8)(emphasis added)

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A Development Agreement is a legislative act that may be set aside if unlawful. A court should independently decide the legal issue of statutory interpretation without deference to a City. (*California Assn. of Psychology Providers s. Rank* (1990) 51 Cal.3d 1, 11, 270 Cal. Rtpr. 796, Government Code § 65867.5)

2. **The 2018 DA violates Government Code § 65865(a)**

The court has read and considered those policy and practical considerations which underlie the use of development agreements as set forth in *Santa Margarita Area Residents Together (SMART) v. San Luis Obispo County Board of Supervisors* (2000) 84 Cal. App. 4th 221; considered the requirements of Government Code §§ 65865 & 65865.2; and application of the policies and rules enumerated in *National Parks Conservation Association v. County of Riverside et al.* (1996) 42 Cal. App. 4 1505.

The court finds that the Respondent City's 2018 DA could be recorded against and currently allocated Residential Growth Allotments applied to real property in which Real Party in Interest, Surland Communities, L.L.C., has no "legal or equitable interest... " as required by Government Code § 65865. The Respondent City has restored the very practice which was found invalid and was the subject of this court's 2011 orders.

Government Code § 65865(a) allows a public entity to enter into a development agreement only "with a person ***having*** a legal or equitable interest in real property **for the development of the property**...". The statue does not allow a public entity to enter a DA with a person who may have sometime in the future a legal or equitable interest in unknown real property **for the development of the property.**

In *National Parks vs. Riverside, Kaiser* (1996) 42 Cal.App.4th 1501 a developer with a legal or equitable interest in the development of property was entered into a DA that covered adjacent property that would be part of the same landfill project. There was evidence in the record that it was reasonably foreseeable that the developer would acquire an interest in this specific identified adjacent property for use as part of this same project. There was a critical difference between the *National Parks* DA and this 2018 DA: **The *National Parks* DA was not effective** until the developer acquired an interest in this specifically identified adjacent property:

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> "The agreement is **conditional in that it specifically provides that it shall not become effective until the developer acquires a fee interest in the BLM property which would be part of the proposed landfill.** The developer already had a **significant legal interest in the bulk of the adjacent land which would be developed.** At the time of entering into the development agreement, **it was reasonably foreseeable the developer would acquire an interest in the BLM land.** *National Parks vs. Riverside, Kaiser* (1996) 42 Ca.App.4th 1501, 1513

National is the best example of why the 2018 DA is void. Here the 2018 DA is effective immediately and NOT conditioned on any real property being identified BEFORE it becomes effective. In *National* the developer demonstrated in the record that it was probable that it would acquire an interest in a specific parcel of adjacent property which would be part of the same landfill project. Here the opposite is true. Real Party does not own any of the unknown unidentified property that will be added in the future, yet the DA is effective and recorded providing protections, RGAs and vested rights in laws and benefits existing in 2008 to the ESP and unknown future property. (The 2018 DA is an "amendment and restatement" of the 2008 DA and therefore vesting in the laws, ordinances and statutes of 10 years ago occurs.) The DA in *National* applied to a specific project and property and was not effective until that other property was identified. Here the DA is effective was recorded.

Judge Holland distinguished *National* from the facts of the 2008 DA and that logic is equally applicable to the 2018 DA:

> "This Court cannot find substantial compliance with Government Code § 65865(a) - as the court did in *National Parks* - under the circumstances presented here. Rather, the Court finds that the Development Agreement in this case is a reservation of future development rights for Surland within Tracy's Sphere of Influence, contrary to the plain language and objectives of the Section 65865(a)."
> AR 00028:17-22

The 2018 DA is a reservation of future development right for Real Party somewhere contrary to the plain language and objectives of Section 65865(a).

The 2018 DA states its purpose and design is to do what Judge Holland determined voided it and violated Government Code §§ 65865(a) & (b) & 65865.2:

> ***"This amendment is designed to permit additional property to be added to and incorporated into the Development Agreement and therefore become Property of the Development Agreement, and Owner may apply for RGAs for Projects and***

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home builders within the Property (whether or not annexed to the ESP) area. Owner shall not apply RGAs subject to this Agreement to other real property ***unless this property has been added to the Development Agreement as Property pursuant to subsection 1.07(h).*** Owner may allocate RGAs, building permit or both, derived from any source, including the Growth Management ordinance, this Development Agreement, the RHNA or any other sources not specifically identified herein to Projects or homebuilders within the property subject to this Agreement and building permits in certain circumstances may be acquired without an RGA such as through RHNA, and as subsequently provided by this section."

AR 04979

The 2018 DA was "further implementation" of the 2008 DA because it is an "Amended" and "Restated" version of the 2008 DA that added back provisions allowing unknown unidentified property to be added to, become subject, to and receive the benefits of the 2018 DA at an unknown time in the future in violation of the Judgment with its permanent injunction and Statement of Decision issued by Judge Holland. (AR 02558-02567, AR 05039-05049, 2018 DA, Section 1.07.)

The 2018 DA allows unknow property to be added to it in the future:

"In order to achieve area wide consistency in planning and design achieve General Plan goals, policies objectives to efficiently use land and public infrastructure, and for community consistency ***Owner intends to annex to the Ellis Property Owners Association*** all real property which is subsequently subject to the Development Agreement; *and, (ii) such other real property* ***may*** *adopt the Ellis Specific Plan design and planning standards for all infrastructure and site improvements.*"

AR 04972 (emphasis added)

While certainly the parties' Development Agreement may be amended, the court agrees with Petitioner Mitracos' analysis and conclusions set forth in her Reply Brief filed September 27, 2019 which the court adopts: the amendments authorized by § 1.07 do not satisfy the Government Code requirement that the public entity may enter into Development Agreements exclusively "... with a person having a legal or equitable interest in real property..." (Gov. Code 65865.) The court finds that the fact the 2018 amendments allow for the annexation of Real Party's after acquired property, and the application of allotted RGAs only upon city council action does not meet the Government Code requirements which exist at the inception of Development Agreements. (Gov. Code §§ 65865 & 65865.2.) The court finds this court's 2011 analysis, conclusions and finding that the City Council approved Development Agreement, which included a reservation of rights, violated the Government Code are fully applicable to those elements of the 2018 Amended Development

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Agreement which address Real Parties unknown, after acquired property and the application of allotted RGAs to that later identified and later annexed property.

Respondent City and Real Party Surland agree that Judge Holland neither ruled nor suggested that the Respondent could not subsequently amend the 2013 DA. (Joint Opposition Brief ("JOB") 8:25-26.) Respondent and Real Party agree 2018 DA allows the Respondent to amend the 2018 DA to add additional property and allow Real Party to apply RGAs to additional property. (JOB at 8:12-15, 12:6-7.) Respondent City and Real Party Surland agree that the 2018 DA allows Real Party to apply to use RGAs on future development areas through the typical application processing requirements at the discretion of the Council. (JOB, pg. 12, Fn. 5.) Judge Holland's Statement of Decision was not based on whether additional real property could be added unilaterally or whether Respondent's legislative or other approval was required. The 2008 DA was invalid because it could be applied to property "in which Real Party has no interest". (SAR at 1:25, 54.)

The Administrative Record indicates the 2018 DA allows property to be added in which Real Party Surland did not own or have an interest in when the 2018 DA was record, but in which Real Party Surland may acquire an interest later:

> (h) Subject to Section 1.02, Owner ***shall have the right but not the obligation to file a request with the City to approve and if approved thereafter have recorded this development agreement against DA Property*** subject to the following conditions being satisfied:
>
> (i) The DA Property has been annexed to the City of Tracy;
>
> (ii) The Owner owns or has an enforceable right, within the meaning of "legal and equitable interest in real property" as used in current Government Code Section 65865(a) and (b), to purchase DA Property;
>
> (iii) The Owner agrees to annex the DA Property into the Ellis Property Owners Association, the ECFD or equivalent community finance district, the Ellis Finance Plan, or other requisite finance districts; and,
>
> (iv) The development agreement, either in the form of this Development Agreement or as may be modified by the parties, **proposed for DA Property contains an amended property description** that includes a property description of the DA Property.
>
> (v) The City Council adopts a finding **that amending the property description into this Development Agreement** is not inconsistent with the GMO in its form as of the Effective Date of this Agreement."
>
> AR 04986

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In the hearings before the Planning Commission, Petitioner City's counsel, the public and City staff indicated that the 2018 DA would allow unknown and undesignated property to be added to the 2018 DA and benefited by RGAs issued pursuant to the 2018 DA. Petitioner's counsel argued that the ESP could accommodate only 1,000 RGAs and Surland was being allocated 1,250 RGAs to sell. (AR 02696:15-02697:25.) Members of the public expressed the same concern that a developer with a built-out project was getting RGAs to use on other property. (AR 2728:9-19.) City Staff explained that the 2018 DA contemplated Surland using RGAs not used on Ellis in a "future development area". (AR 02740:17-21; AR 02744:14-02745:3; AR 02745:16-21.) Staff clarified that RGAs were to be granted "in the future". (AR 02746:4-9.) This was the only project of where benefits would be provided to property outside the development area. (AR 02760:4-14.)

Responses by City Staff to the Planning Commission indicated it was understood that the reason 2,250 RGAs could be issued to a developer (Real Party Surland) who had no real property to use them on, was because the original 2008 DA "allowed for 2250". (AR 02749:16-02750:1.) There were multiple discussions where staff indicated that surplus RGAs could be transferred to other property, property added to DA, and that there was no prohibition against Surland selling these surplus RGAs. (AR 2744:9-17, 2745:16-21, 2846:10-2847:23, 2853:17-2854:2.)

Real Party Surland did not dispute that the 2018 DA allows unknown property to be added to the 2018 DA in the future. Counsel for Real Party Surland explained "the method by which additional property can be amended to the DA…" as being annexed by LAFCO and the City and an approval process, and then Surland can "request that RGA's apply to this new property that's been added to the Ellis development agreement." (AR 02786:5-02787:5.) This is exactly what Government Code § 65865(a) prohibits.

Similarly, Respondent's Staff made the intent to allow property in which Respondent did not have an ownership interest at the time the 2018 DA was approved and entered into to be added to the 2018 DA, and this property would receive RGAs allocated pursuant to the 2018 DA. The Staff Report to the City Council stated the 2018 DA as proposed allowed Surland to use surplus RGAs off the ESP and transfer DA RGAs to that property:

"Currently, the DA gives Surland the rights to develop Ellis, and makes

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Surland eligible for up to 2,250 RGAs to be used to develop the Ellis property, based on its existing zoning range of between 1000 and 2,250 residential units. ***The amendment to the DA contemplates the developer using Residential Growth Allotments (RGAs) that the developer does not use to develop Ellis (2,250 less the number chosen to develop Ellis) on potential future develop areas selected by Surland***, if such future develop areas are approve by the City Council through typical application processing requirements at the discretion of the City Council."

AR 03901

"***Affirmation of the intent of expand the coverage of the existing DA in the future to other properties for the benefit of using RGAs and potential nexus infrastructure if future applications are approved by Council***, in Council's discretion, consistent with Section 1.02 of the DA."

AR 03904

"All owners of property within the coverage of the DA (existing Ellis Specific Plan area ***plus any future property added to the DA***) and the Ellis CFD ***will be exempted from all future fees and assessments*** adopted by the City to fund police services, fire services, public works services, public landscaping, park maintenance, storm basin maintenance, and all other public services."

AR 03905

Respondent City and Real Party Surland argue that because future city approvals are required before property unknow and unidentified at the time of adoption of the 2018 DA can be added to the 2018 DA this somehow saves the 2018 DA. Provisions in the 2018 DA that provide that property not identified in it may only be added to it in the future if that property meets other unspecified conditions or approvals does not make the 2018 DA compliant with Government Code § 65865(a) and (b), and 65865.2. It is of no consequence that Respondent City would have to provide other approvals, legislative or otherwise, to allow unknown property to be added into the 2018 DA or receive vested benefits from the DA. The 2008 DA had the same requirement:

"Allocation of Residential Growth Allotments – The DA provides that the City shall allocate to Surland up to 2,250 RGA's over a period of more than 11 years, with annual limits ranging from 125 to 225 RGA's per year. AR 1:186-189. The DA mandates that the first 500 RGAs must be used in the ESP area. AR 1:189. All remaining RGAs may be used in the ESP area, assuming it builds out to the maximum permitted density of 2,250 homes. Alternately, the DA allows Surland to apply for RGAs to be used on other property owned by Surland if, and only if, Surland hereafter first meets numerous preconditions, including obtaining from of the City a specific plan or similar legislative approval for development of such property. AR 1:186. In this regard, the DA reads, in pertinent part:

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"Again, if and only if certain specified prerequisites set forth in this Agreement are first satisfied, then may Owner record this Agreement against properties and become 'eligible' to apply for the RGAs provided for in this Agreement. As to all property, as detailed in this Agreement, Owner must have a legal or equitable interest in such property before this Agreement can be recorded against such property. Further, under this Agreement, only after an application for development of such property by Owner is first properly and publicly processed and reviewed in compliance with all controlling planning and environmental (CEQA) laws, the CEQA compliance work is certified and adopted by City, and then the development proposal and its needed permits and entitlements are adopted and approved by City (which City adoption and approval shall remain within the full and exclusive discretion of City and which adoption and approval is not mandated by the Agreement), will Owner be eligible to make application for RGAs under this Agreement." AR 1:174-175.

The DA does expressly recognize that Surland might ultimately not be able to obtain the maximum 2,250 RGAs potentially allocated if it does not obtain the required approvals. AR 1:187."

SAR 00019:22-00021:19

Whether the addition of additional real property to the 2018 DA requires further legislative approval as Respondent and Real Party argue is of no consequence. (Joint Opposition Brief 17:9-10.) Judge Holland's Statement of Decision was not based on whether additional real property could be added unilaterally or whether Respondent's legislative or other approval was required. The 2008 was invalid because the 2008 DA could be applied to property "in which Real Party has no interest". (SAR at 1:25, 54.) In neither the 2008 nor 2018 DA does Real Party have the unilateral right to add property. For this reason, the 2018 DA is also invalid. Judge Holland summarized how the 2008 DA was invalid at inception because of its failure to satisfy the statutory requirement when it was adopted:

"TRAQC submits that Surland and City misconstrue its challenge; the challenge is not to the future recording of RGAs under the Development Agreement. The challenge is to the Development Agreement as it exists today. The challenge is that the Development Agreement-in its present form-fails to satisfy statutory requirements. Moreover, TRAQC argues that any challenge to a local decision to adopt or amend a development agreement must be made within 90-days form the date the decision is made. Government Code § 65009(c). Thus, the challenge had to be filed now.

The court agrees with TRAQC. The controversy is ripe. The DA plainly contemplates use of RGAs in development projects that are not now know. Hence,

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the DA as it exists today violate the requirements of the Government Code." SAR00034, Statement of Decision 19: 4-14

The 2018 DA is void for the same reason.

3. **The 2018 DA violates Government Code § 65865.2**

"A development agreement shall specify the duration of the agreement, **the permitted uses of the property, the density or intensity of use, the maximum height and size of proposed buildings, and provisions for reservation or dedication of land for public purposes."** Government Code § 65865.2

The density of housing, permitted used, intensity of use, maximum height and size of buildings are all unknown for these unknown property or projects to be added to the 2018 DA. The 2018 DA only provides that "*property **may** adopt the Ellis Specific Plan design and planning standards for all infrastructure and site improvements.* (AR 04972.) Requiring that a DA "shall specify" "the permitted uses of the property, the density or intensity of use, the maximum height and size of proposed buildings, and provisions for reservation or dedication of land for public purposes" is not the same as stating the property "may" adopt the ESP design and planning standards. The 2018 DA fails to satisfy the legal requirements of Government Code § 65865.2. The 2018 DA allows RGAs to be used on other unknown projects and unknown parcels which may or may not have the Ellis Specific Plan design and planning standards for all infrastructure and site improvements.

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VI. CONCLUSION

Consistent with this court's 2011 ruling, the court finds the Respondent's 2018 Amended and Restated Development Agreement does not comply with and violates Government Code §§ 65865(a) & 65865.2 and is invalid and void ab initio.

8/27/20

Petitioner [redacted] into their 2018 Amended and Restated Development agreement, under its terms have acted in contempt and in willful violation of the court's 2011 orders and should therefore be sanctioned. The parties have noted in their briefs that subsequent to the court issuing its 2011 orders, the court 2013 entered an "Order Discharging and Dissolving Peremptory Writ of Mandate". The parties disagree about the impact of the order

on Respondents' 2018 actions. The court invites further briefing and citation to the record on the issue of the of the viability of the court's 2011 orders in 2018; briefing on what "willful" acts may give rise to the finding of contempt and the imposition of sanctions and application of the rules to the separate actions of each of the Respondent's and their counsel. Therefore, the court reserves ruling on the issue of Respondents' alleged contempt and imposition of sanctions. This Statement of Decision is without prejudice to a future Statement of Decision, or amendment or addition to this Statement of Decision, on the issues related to contempt.

VIII. ATTORNEY FEES AND COSTS

The court finds Petitioner is a "successful party" herein and shall recover attorney fees and costs pursuant to Code of Civil Procedure § 1021.5 and the filing of Memorandum of Costs. Petitioner has enforced an important public right affecting the public interest and conferred a significant benefit on the general public by preventing Respondent City and Real Party Surland from proceeding with a void DA as they had attempted in 2008. (See *Colusa v. California Wildlife Conservation Bd.* (2006) 135 Cal.App.4th 637, 648-649.) This matter was of such great public interest and affected such a public right, that the City Council scheduled a Special Meeting on March 13, 2018. (AR 02865.) The matter was of great interest to the general public and affected a broad swath of the citizens of Tracy as the lengthy administrative record indicates.

Petitioner is still required to file a motion for fees, pursuant to CCP § 1021.5, and a timely Memorandum of Costs to allow for recovery of fees and costs.

IT IS THEREFORE ORDERED: THE PETITION IS GRANTED. A peremptory writ of mandate shall issue by which Respondent City be ordered and directed to:

1. Set aside, rescind, and vacate the "Second Amendment to Amended and Restated Development Agreement by and between The City of Tracy and Surland Communities, LLC" ("2018 DA").

2. Set aside, rescind, and vacate Ordinance 1253.

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3. Set aside, rescind, and vacate any actions taken pursuant to the "Second Amendment to Amended and Restated Development Agreement by and Between The City of Tracy and Surland Communities, LLC" ("2018 DA") and Ordinance 1253.

Dated: September 30, 2020

HON. GEORGE J. ABDALLAH, JR.
Judge of the Superior Court

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PROOF OF SERVICE

I, the undersigned, declare that: I am, and was at all times herein mentioned, a citizen of the United States, over the age of 18 years; not a party to the within action or proceeding; employed in the County of San Joaquin, State of California; and my business address is 121 E. 11th Street, Tracy, California 95376.

On March 19, 2020, I served the following document(s):

- **(PROPOSED) STATEMENT OF DECISION**

by placing a true and correct copy thereof enclosed in a sealed envelope and served in the manner and/or manners described below to each of the party(ies) addressed below:

Kevin D. Siegel Burke, Williams & Sorensen, LLP 1901 Harrison Street, Suite 900 Oakland, CA 94612 Email: ksiegel@bwslaw.com	*Attorneys for Respondent City of Tracy, by and through the City Council* *KSiegel@bwslaw.com*
Steven A. Herum Herum Crabtree Suntag 5757 Pacific Avenue, Suite 222 Stockton, CA 95207 Email: sherum@herumcrabtree.com	*Attorney for Real Parties in Interest Surland Communities, LLC* *sherum@herumcrabtree.com*
Leticia Ramirez City Attorney City of Tracy 333 Civic Center Plaza Tracy, CA 95376 Email: attorney@cityoftracy.org	*Attorney for Respondent City of Tracy, by and through the City Council*

XXX **BY MAIL:** U.S. Postal Service by placing such envelope(s) with postage thereon fully prepaid in the designated area for outgoing mail in accordance with this office's practice, whereby the mail is deposited in a U.S. Mailbox in the City of Tracy, California after the close of the day's business.

BY FAX

_____ **BY ELECTRONIC MAIL:** I caused said document(s) to be transmitted electronically to the addressee(s) designated above.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on March 19, 2020 at Tracy, California.

Amber Rocha

Amber Rocha

HERUM \ CRABTREE \ SUNTAG
ATTORNEYS

Steven A. Herum
sherum@herumcrabtree.com

February 24, 2021

VIA ELECTRONIC MAIL

Honorable Chairman and Members of the Planning Commission
City of Tracy
City Hall 333
Civic Center Plaza
Tracy, CA 95376
Email: cityclerk@cityoftracy.org
Email: leticia.ramirez@cityoftracy.org

Re: February 24, 2021 hearing concerning agenda Item: Ellis and Avenues Specific Plans: Specific Plan Amendment (SPA 20-007) to Incorporate the Avenues Specific Plan Area into the Ellis Specific Plan.

Dear Honorable Chairman and Members of the Planning Commission:

This letter is submitted in response to Mr. Connolly's February 23 letter.

After discarding the letter's fuss and bluster, there is very little discussion relevant to the requested action you are considering. Indeed, to a great extent, explaining the pending request answers many of the letter's wildly speculative and misguided allegations.

A DESCRIPTION OF THE REQUEST PENDING BEFORE THE PLANNING COMMISSION

What decision is actually before the Planning Commission?

The request seeks to integrate two *approved projects*—the Ellis project and the Avenues project—into a single specific plan. This is a pure and classic land use planning decision. The pure land use planning focus of the request is confirmed by outlining what is NOT involved in this request. The following elements are not part of this request:

1. The request does not change the number or type of residential units, the amount of traffic or the circulation of traffic. Previous Planning Commission and City Council determinations about the density and intensity of the land uses for Ellis and the Avenues remain untouched and unchanged by this request. The Avenues documents, as approved, indicate that it would be integrated with the Ellis Specific Plan and this request implements that portion of the Avenues' approval.

2. The request does not affect current methods of allocating RGAs. This does not change the City's method for allocating RGAs under the City's Growth Management Ordinance.

3. The request does not implicate the development agreement. The Specific Plan is a land use ordinance that expresses the land use planning relevant to the property. It is an important planning document. In contrast a development agreement is a contract approved by ordinance between the landowner and the city and it can provide specific terms and conditions about building a project. A development agreement is a separate and stand alone ordinance.

For instance, in the litigation about the development agreement, the Specific Plan was not challenged in any respect. That is because the Specific Plan and the Development Agreement are two separate and distinct ordinances carrying out different functions. Thus, reference to the development agreement is simply a red herring, intended to distract the reader from the true nature of the pending request.

4. The request does not affect the current priority carve out for downtown, infill, and affordable housing projects that are in the current RGA system.

The current RGA system includes a priority carve out for downtown infill, and affordable housing projects. This request does not change or otherwise alter this priority carve out.

WHAT THE LETTER SHOULD BUT DOESN'T TELL YOU

1. The downtown/bow tie/TOD project does not yet qualify to apply for RGAs. It is not yet an approved project. Indeed, a formal application has not yet been submitted to the City.

In summary, the February 23 letter raises no relevant issues. The request is a simple and straightforward PLANNING request that does not implicate the allocation of RGAs, the RGA carve out for downtown infill, and affordable housing projects, the rights of unrelated and unapproved other projects or the Development Agreement.

I intend to attend your meeting remotely and will be available to answer any questions or comments you may have about this February 23 letter.

Very truly yours,

Steven A. Herum

STEVEN A. HERUM
Attorney-at-Law
SAH:lac

RESOLUTION 2014-145

ADOPTING REVISED GROWTH MANAGEMENT ORDINANCE GUIDELINES

WHEREAS, On June 16, 1987, City Council adopted by ordinance a Residential Growth Management Plan, (commonly referred to as the Growth Management Ordinance "GMO"), which has been amended from time to time and which is codified in Tracy Municipal Code Chapter 10.12, and

WHEREAS, On February 20, 2001, the City Council adopted Resolution 2001-067, GMO Guidelines to aid in the implementation of the Growth Management Ordinance, and

WHEREAS, Measure A, which became effective December 22, 2000, caused a change in the growth rate and patterns of the City, thus creating a need to review and update the GMO and GMO Guidelines to most effectively implement the intentions of the Residential Growth Management Plan, and

WHEREAS, On April 5, 2005, City Council adopted Resolution 2005-092 which amended the GMO Guidelines, and

WHEREAS, It is the intent of the City Council to substantially modify the GMO Guidelines from time-to-time to implement the General Plan, and

WHEREAS, On May 19, 2009, City Council adopted Resolution 2009-084 which amended the Growth Management Ordinance Guidelines, and

WHEREAS, On October 16, 2012, City Council adopted Resolution 2012-214, which amended the Growth Management Ordinance Guidelines, and

WHEREAS, On September 2, 2014, City Council held a regular meeting to consider revisions to the Growth Management Ordinance Guidelines, and

WHEREAS, The revised GMO Guidelines, which implement the requirements of the GMO, are set forth below;

NOW, THEREFORE, BE IT RESOLVED, by the Tracy City Council as follows:

SECTION 1. Resolution 2012-214 is hereby repealed.

SECTION 2. In accordance with the Growth Management Ordinance ("GMO"), Tracy Municipal Code Chapter 10.12, specifically section 10.12.050, the Tracy City Council hereby adopts the "Growth Management Ordinance Guidelines," as set forth below.

Growth Management Ordinance ("GMO") Guidelines

A. Overview; Purpose of Guidelines.

The Guidelines are intended to contemporize the City's residential growth management program by addressing the following components:

- Residential Growth Allotment and Building Permit activities including tracking and forecasting of all RGAs and Building Permits
- RGA Exemptions
- RGA Issuance including application requirements, deadlines, expirations
- System for Allocation of RGAs/Building Permits

B. Annual Report on Residential Building Activity and Projections/Forecast.

An Annual Report, and a preliminary, and final RGA allocation, shall be prepared by staff and presented to the Growth Management Board ("GMB"). This Annual Report shall serve as the official tracking system for the GMO and shall include historic information as well as update the annual average/maximums of the GMO. In addition, the Annual Report shall serve as the official forecast for the purposes of planning the next calendar year's RGA allocation by identifying various residential projects in process.

C. Applications. All applications for RGAs shall meet all requirements of the GMO, and these Guidelines.

1. Applicability; Application Contents. Every project is subject to these Guidelines unless specifically exempted by the GMO. Each application shall identify, at a minimum, (1) the project which is the subject of the application; (2) the applicant; (3) all property owners; (4) the purpose of the application; (5) each development project which is the subject of the application; (6) the total number of dwelling units included in the project which is the subject of the application for which: (i) the City has previously allocated RGAs, (ii) the applicant has received building permits, (iii) the applicant has received certificates of occupancy or approved final building inspection, (iv) the applicant's RGA has expired; and (7) compliance with all requirements of the GMO and the GMO Guidelines relevant to the application.

2. Application and Eligibility Requirements.

(a) In order to apply for an RGA a project must demonstrate *all of the following components*:

(i) be within the City limits,
(ii) be identified in the City's General Plan ("GP") as an area for residential growth consistent with all GP growth policies set forth in Object LU 1.4,
(iii) be within an approved specific plan/PUD, or within a zoning district that permits residential uses,
(iv) be subject to an approved Finance and Implementation Plan (FIP) based on approved infrastructure master plans,

(v) have an approved Tentative Subdivision Map, Vesting Tentative Subdivision Map, or if no map is required, Development Review approval in accordance with Tracy Municipal Code ("TMC") Section 10.08.3920 et seq., or a Final Development Plan in accordance with Tracy Municipal Code ("TMC") Section 10.08.1760, et seq.

3. Application due dates. The term "application date" shall mean the deadline for filing any complete application pursuant to the GMO (including applications for RGAs, exceptions, and residential building permits). Unless otherwise established in these Guidelines, the application for RGAs, other than Affordable Housing Project RGAs, shall be the first Thursday in September each year for RGAs to be used to obtain building permits in the following calendar year. See Section D below for Timeframes for Allocations.

4. Application dates for Affordable Housing Project exception applications. In accordance with the GMO, the application date for filing Affordable Housing Project exception applications shall be at any time during normal City working hours. (Also see GMO section 10.12.100(d)).

5. Affordable Housing Project exceptions. The GMB shall determine, and allocate, the number of RGAs which are subject to the Affordable Housing Project exception set forth in the GMO. The allocation of RGAs for Affordable Housing Project exceptions may occur at any time, regardless of the allocation cycles established in the GMO. These applications will be processed as they are received, and RGAs shall be allocated to the qualifying applicants in accordance with the GMO. Affordable housing exceptions count against the GMO average/maximum for affordable housing but not against GMO average of 600 for market rate. Affordable housing exceptions do count against the GMO maximum of 750 per calendar year.

D. Timeframes for RGA allocations; expirations.

1. Allocations timeframes. The following timeframes shall apply to the allocations of RGAs:

1st Thursday in September:	Application date per C 3 above
October-November:	GMB Public hearing to allocate RGAs
December:	Appeals (if any) to City Council
October-March:	Staff verification of submitted or approved project Final Map
No later than March 31:	GMB verifies number of RGAs allocated against number of lots on submitted or approved Final Map

2. Calendar years 2013 through 2016. The application date for an RGA application in calendar years 2013 through 2016 shall be at any point during this period. The GMB shall meet as needed in response to complete RGA applications in calendar years 2013 through 2016 to allocate RGAs. However, the application date for an RGA application for RGAs described in subsection F 6 shall be no earlier than April 1st of each of those years.

3. Expirations.
(a) RGAs shall be valid only for the calendar year for which they are allocated, and shall expire concurrently with issuance of the building permit, or pursuant to this subsection.

(b) No later than March 31st the GMB shall verify that a Final Map and improvement plans have been submitted and/or approved for the number of lots for which RGAs were awarded. Any RGAs for the number of lots that do not have submitted or approved Final Maps or improvement plans as of March 31st shall automatically revert back to the City and shall be available for the GMB to allocate to projects with complete applications in accordance with the criteria in Section F.

(c) RGAs must be used to obtain a building permit no later than September 30th of the year following the allocation in accordance with GMB action. For RGAs allocated in years 2013 through 2016, the RGA must be used by September 30th in the year for which it was allocated. In the event an RGA has not been used to obtain a building permit by September 30th, then such RGAs automatically revert back to the City and shall be available for the GMB to allocate to projects with complete applications in accordance with the criteria set forth in Section F. The GMB shall meet as needed to address such RGA allocations.

E. Evaluation of RGA Applications and Final RGA Allocations.

1. In order to obtain an RGA allocation, the applicant shall provide documentation to the satisfaction of the Board, that the public facilities and services required to serve the development project are available to the project, including each of the elements set forth below. A project with an approved Vesting Tentative Subdivision Map, Tentative Subdivision Map, Development Review approval, or Finance and Implementation Plan is deemed to have complied with the public facilities obligations of this section. The public facilities and services to be analyzed by the Board for each RGA application shall include, at a minimum: (1) the water system (including supply, storage, treatment, distribution); and (2) the wastewater system (including conveyance and treatment); and (3) the storm drainage system (including permanent facilities and interim ponds prior to construction of the permanent facilities); and (4) the roadway system (including regional streets and interchanges, transit, bikeways, local streets, traffic signals, and other public right-of-way improvements); and (5) the parks system (including mini parks, neighborhood parks, and community parks); and (6) public buildings (including but not limited to buildings for city hall, police, fire, public works maintenance, community meeting facilities, libraries, and aquatics); and (7) police protection services and facilities; and (8) fire protection services and facilities. Any application which does not meet all of the minimum requirements shall not receive any RGA allocations.

2. In accordance with the preparation and process for the Annual Report, as described in Section B above, the GMB shall issue a recommendation of preliminary allocations, hold a public hearing for input on the proposed allocations, and issue final allocations. At the public hearing, the Board shall address written and oral comments regarding the Annual Report and the proposed RGA allocation. The purpose of the Board's consideration of written and oral comments at the public hearing shall be for applicants to provide information which was not included in the

application. The public hearing may be continued by the Board, as necessary, to obtain additional information. After the conclusion of the public hearing, the Board shall provide written notice to each applicant of the Board's final RGA allocations. After the appeal period has expired pursuant to Tracy Municipal Section 10.12.160, and after the City Council has acted on any relevant appeals, the Board shall issue a final determination of RGA allocations. The allocations of the GMB shall be final unless appealed to the City Council in accordance with the GMO. Allocations shall be project-specific.

F. RGA allocation criteria, order of priority for allocations of RGAs; proportionate allocation of previously unallocated RGAs.

The GMB shall evaluate RGA applications, and allocate RGAs, in accordance with these criteria. A project may not receive more RGAs than on its approved Tentative Subdivision Map or Development Review Approval, or Final Development Plan. In any year, the GMB shall not allocate more RGAs than the anticipated number of available building permits for that same year. RGAs shall be issued on a first come first serve basis based when the City receives a complete application and in accordance with the following order of priority:

1. Vested Projects: RGA applications from projects vested under a previous GMO Guidelines shall be process in accordance with such guidelines.

2. Primary Growth Areas. Primary Growth Areas are defined in Exhibit "A", attached hereto and incorporated herein by this reference. Subject to the requirements of the GMO and these Guidelines, including criteria in subsection F 8 below, Primary Area projects shall be entitled to receive, at the beginning of each allocation cycle:

   (a) In years where 750 RGAs may be allocated, the Primary Growth Areas shall be entitled to receive 100 RGAs;
   (b) In years where 600 RGAs may be allocated, the Primary Growth Areas shall be entitled to receive 80 RGAs

3. Development Agreements. Notwithstanding subsection 4 below, Development Agreement projects may receive allocations as specifically set forth in the applicable development agreement subject to the provisions in these Guidelines. In any conflict between the development agreement and these Guidelines, the development agreement provisions shall control.

4. Tracy Hills and Ellis Specific Plan Projects. The following specific plan projects, more fully described in the General Plan and subject to the requirements of the GMO and these Guidelines, shall be entitled to receive, at the beginning of each allocation cycle:

   (a) In years where 750 RGAs may be allocated, Tracy Hills shall be eligible to receive 406 RGAs and Ellis shall be eligible to receive 194 RGAs
   (b) In years where 600 RGAs may be allocated, Tracy Hills shall be entitled to receive 325 RGAs and Ellis shall be entitled to receive 155 RGAs
   (c) If either Tracy Hills or Ellis receives less than the number of RGAs described above, the difference between the numbers of RGAs allocated and the numbers

of RGAs described above shall be reserved. Either Tracy Hills or Ellis may apply for such RGAs no later than the March GMB meeting described in Section D. If Tracy Hills or Ellis do not apply for RGAs prior to the March GMB meeting, the RGAs shall be available in accordance with this Section F.

5. Other Projects. "Other Projects" is defined as initially beginning with the Kagehiro Phase III project (Assessor's Parcel Number 242-040-360) and then commencing with development sites identified in the General Plan Objective LU 1.4 that are not within the Primary Areas as defined in these GMO Guidelines. Subject to the requirements of the GMO and these Guidelines, the Other Projects shall be entitled to receive, at the beginning of each allocation cycle:

   (a) In years where 750 RGAs may be allocated, Other Projects shall be entitled to receive 50 RGAs per year
   (b) In years where 600 RGAs may be allocated, Other Projects shall be entitled to receive 40 RGAs per year

6. If the number of RGAs allocated does not meet or exceed the number of RGAs available, the remaining RGAs shall then be made available on a proportionate basis in accordance with the criteria set forth in subsections F 1-5 to the projects identified in subsections F 1-5, for which a complete application has been submitted. Any RGAs then allocated would be in addition to the RGAs identified in subsections 1-5 of this Section F. The GMB can meet as needed to allocate such RGAs.

7. During years when a number of RGAs other than 600 or 750 are available, the RGAs shall be issued in proportionate amounts as established in section F 1-5.

8. Additional Primary Areas Criteria. These Primary Areas criteria will apply to all Primary Areas Projects in competition for RGAs. The following criteria can be used to determine which projects will have priority to receive RGAs in the event that the number of RGAs requested exceeds the number available in any allocation cycle for the Primary Areas numeric parameters established in section F 2 above. Within these categories, projects that meet more of the criteria listed are considered preferred to receive RGAs. Based on the following criteria, staff will make a recommendation to the Board as to which proposed projects have best achieved the criteria.

   (a) Housing Type, in order of importance
      (i) High Density—12.1 dwelling units per gross acre or more
      (ii) Medium Density—5.9-12 dwelling units per gross acre
      (iii) Low Density—5.8 dwelling units per gross acre or less
      (iv) Projects with an affordable component, including moderate and low to very low income categories (RGAs for the affordable component come from the "Affordable Housing Exception" category in the GMO)
      (v) Innovative housing types—Mixing products in a single project, cluster housing, mixed-use developments
   (b) Geographic Area, in order of importance
      (i) In a Village Center, as established in the General Plan
      (ii) Connects incomplete infrastructure (streets, water, sewer, etc.)
      (iii) Projects that combine several smaller parcels

(iv) Fit and compatibility with the surrounding area

(c) Project Size and Proximity to Existing Development, in order of importance
  (i) Small infill (less than 5 acres surrounded by development on 3 sides)
  (ii) Large infill (over 5 acres surrounded by development on 3 sides)
  (iii) Project in progress that needs additional RGAs to complete construction

(d) Project Design
  (i) High level of connectivity, vehicular and pedestrian, both internally and externally to the project
  (ii) Amenities—public or private, parks, schools, etc.
  (iii) Architecture—compatible with, enhances, and/or improves neighborhood
  (iv) Energy efficient design, using recycled or green/sustainable materials
  (v) Walkability and high intersection density
  (vi) Building type and building frontage type variation

G. Processing Fees. The fees for processing all applications pursuant to the GMO shall be as set forth in a separate Resolution of the City Council.

H. 1994 GMO Guidelines for Pre-Measure A Projects. The Board shall award RGAs to any applications for Pre-Measure A Vested Projects in accordance with the provisions of the 1994 GMO.

I. Building Permit Issuance. The City shall evaluate applications for residential building permits (and, for each approved application, issue the building permit) in the order in which the City receives them. The City shall not issue any building permits in excess of the limitations set forth in the GMO, except the limit Measure A and the GMO impose on the average number of building permits issued each year does not, by its terms, apply to affordable housing projects.

SECTION 3. Pursuant to Section 15183 of the California Environmental Quality Act this amendment to the GMO Guidelines is exempt because there will be no significant on or off-site impacts as a result of the amended GMO Guidelines (CEQA Guidelines, 14 Cal. Code of Regs. §15061(b)(3).) All development projects are required to comply with CEQA as a part of their project approvals, and all of the potential environmental impacts are studied and mitigated through the development process, not through the administration of the GMO. These GMO Guidelines simply provide procedures related to future land use applications, which must first undergo CEQA review.

Furthermore, in accordance with CEQA Guidelines Section 15162, no further environmental assessment of the GMO Guidelines is required. An analysis of the project shows that no substantial changes are proposed that would require major changes to any existing environmental documentation, including the General Plan EIR SCH #2008092006, or cause any increase in severity of previously identified significant effects or any new significant effects. Also, no new information of substantial importance shows that there will be additional significant effects not discussed in the previous environmental documentation of the General Plan EIR, or that any previously identified significant effects will be substantially more severe, or that any potential mitigation measures are now considered feasible that weren't previously, nor are any new mitigation measures identified but not implemented. The GMO Guidelines add no new development areas, remove no new development areas, or modify any development areas. The GMO Guidelines provide procedures for future land use applications.

SECTION 4. In the event any provision of the Guidelines is held invalid by a court of competent jurisdiction, the Guidelines shall be construed as not containing that provision, and the remainder of the Guidelines shall remain in full force and effect.

SECTION 5. The City Council finds that these GMO Guidelines will not be detrimental to the health safety and welfare of the residents of Tracy because they aid only in the administration (i.e. timing and distribution of RGAs) of the existing regulations within the GMO.

This resolution shall be effective upon adoption.

* * * * * * * * * * *

The foregoing Resolution 2014-145 was adopted by the Tracy City Council on the 2nd day of September 2014, by the following vote:

AYES:	COUNCIL MEMBERS:	MACIEL, MANNE, RICKMAN, YOUNG, IVES
NOES:	COUNCIL MEMBERS:	NONE
ABSENT:	COUNCIL MEMBERS:	NONE
ABSTAIN:	COUNCIL MEMBERS:	NONE

MAYOR

ATTEST:

INTERIM CITY CLERK

RESOLUTION 2021-_____

APPROVING AN ADDENDUM TO THE ELLIS SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT AND THE AVENUES SPECIFIC PLAN MITIGATED NEGATIVE DECLARATION FOR THE ELLIS/AVENUES SPECIFIC PLAN AMENDMENT (SPA20-0007), GENERAL PLAN AMENDMENT, (GPA20-0003), AND ZONING ACTIONS (ZA20-0004) PROJECT

WHEREAS, The Ellis Modified Project Environmental Impact Report (EIR) was certified by the City Council on January 22, 2013 and the Avenues Specific Plan Mitigated Negative Declaration (MND) was approved by the City Council on September 18, 2018, and

WHEREAS, The Surland Companies submitted applications to amend the Ellis and Avenues Specific Plans (SPA20-0007), amend the General Plan (GPA20-0003), and amend the Zoning Ordinance (ZA20-0004) (collectively, the "Project"), and

WHEREAS, In accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15164, a lead agency shall prepare an Addendum to a previously certified EIR or approved MND if some changes or additions are necessary but none of the conditions described in Guidelines Section 15162 calling for the preparation of a Subsequent EIR or MND (summarized in the Addendum, Exhibit 1) have occurred, and

WHEREAS, The Addendum to the Ellis Modified Project EIR and the Avenues Specific Plan Mitigated Negative Declaration (the "Addendum") concludes that none of the conditions described in CEQA Guidelines Section 15162 calling for the preparation of a Subsequent EIR or MND would occur as a result of the Project, as proposed, and therefore no further CEQA documentation or review is required, and

WHEREAS, The Planning Commission conducted a public hearing to review the Project and the Addendum on February 24, 2021, and

WHEREAS, The City Council conducted a public hearing to review the Project and the Addendum on April 20, 2021;

NOW, THEREFORE, BE IT RESOLVED, That the City Council of the City of Tracy hereby approves the Addendum to the Ellis Modified Project EIR and the Avenues Specific Plan Mitigated Negative Declaration, Exhibit 1.

* * * * * * * * * * * *

The foregoing Resolution 2021-_____was adopted by the City Council on the 20th day of April, 2021, by the following vote:

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

_____
MAYOR

ATTEST:

_____
CITY CLERK

Exhibit 1 – Addendum to the Ellis Modified Project EIR and Avenues Specific Plan MND, February 2021 – Attachment E to the April 20, 2021 City Council Staff Report

RESOLUTION 2021-_____

APPROVING A GENERAL PLAN AMENDMENT TO THE DESCRIPTION OF THE ELLIS SPECIFIC PLAN AREA AND ADDING THE AVENUES SPECIFIC PLAN AREA TO THE SECONDARY RESIDENTIAL GROWTH AREAS, FIGURE 2-3 APPLICATION NUMBER GPA20-0003

WHEREAS, The Ellis Specific Plan (ESP) is recognized in the General Plan as a specific plan area (page 2-12), a General Plan designation (TR-Ellis, beginning on page 2-18), and as an area of special consideration (beginning on page 2-58), and

WHEREAS, On January 22, 2013, the City Council approved the ESP for the approximately 321-acre Specific Plan site (Resolution No. 2013-012), and

WHEREAS, On January 18, 2018, the City Council approved the approximately 95-acre Avenues Specific Plan (ASP) (Ordinance 1262), and

WHEREAS, The developer of the ESP and ASP, The Surland Companies, submitted an application to incorporate the ASP property into the ESP (and this related General Plan Amendment application) because the two specific plans share a common boundary; reflect common designs; contain similar development and construction standards (such as sidewalk design and street width), amenities (such as parks), and architectural design guidelines, and

WHEREAS, In order to maintain consistency between the General Plan and the ESP (with the proposed incorporation of the ASP), specific sections of the General Plan describing the size and number of dwelling units of the ESP must be amended, and

WHEREAS, The proposal will provide for the ASP property to be incorporated into the ESP, retaining the name, Ellis Specific Plan (in the General Plan), for convenient implementation of the Specific Plan, and

WHEREAS, The proposed amendments do not change the land uses, development standards, or development potential of the subject property, and

WHEREAS, Consistent with General Plan Policy P3 (page 2-36), the City's Growth Management Ordinance, and Mitigation Measure LU-1 of the ASP MND, the ASP area must be added to the General Plan Secondary Residential Growth Areas (Figure 2-3) in order to be eligible to apply for Residential Growth Allotments under the City's Growth Management Ordinance, and

WHEREAS, The Planning Commission conducted a public hearing to review the development applications and an Addendum prepared for the applications pursuant to the California Environmental Quality Act on February 24, 2021, and

WHEREAS, The City Council conducted a public hearing to review the development applications and the Addendum on April 20, 2021;

NOW, THEREFORE, BE IT RESOLVED, That the City Council of the City of Tracy herby approves the following amendments to the City's General Plan:

i. Page 2-12: Amend the number of acres in the ESP from 321 to 416 and the maximum number of residential units from 2,250 to 2,730;
ii. Page 2-59: Amend the number of acres in the ESP from 321 to 416;
iii. Page 2-20: as revised by Resolution 2018-046, add the phrase, “Ellis Neighborhood portion of the,” to the second line, following the existing words, “designation applies to the”; and
iv. Amend Figure 2-3, on page 2-37, by adding the approximately 95-acre, ASP area (APNs 240-140-05 and -49) to the Secondary Residential Growth Areas.

* * * * * * * * * * * *

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The foregoing Resolution 2021-____was adopted by the City Council on the 20th day of April 2021, by the following vote:

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

_____
MAYOR

ATTEST:

_____
CITY CLERK

ORDINANCE _____

APPROVING AMENDMENTS TO THE ELLIS SPECIFIC PLAN, INCORPORATING THE AVENUES SPECIFIC PLAN PROPERTY INTO THE ELLIS SPECIFIC PLAN AND VARIOUS OTHER AMENDMENTS; APPLICATION NUMBER SPA20-0007

WHEREAS, On January 22, 2013, the City Council approved the Ellis Specific Plan (ESP) and related General Plan amendment for the approximately 321-acre Specific Plan site (Resolution 2013-012), and

WHEREAS, Construction and improvements of the ESP area are underway and, unrelated to the current application, the City Council has previously amended the ESP on March 5, 2019 (Ordinance 1266), April 3, 2018 (Ordinance 1251), and May 17, 2016 (Resolution 2016-098), and

WHEREAS, On September 18, 2018, the City Council approved the Avenues Specific Plan (ASP) for the approximately 95-acre Specific Plan site (Ordinance 1262), and

WHEREAS, The ASP Zone is codified in Tracy Municipal Code Chapter 10.08, Article 22.8, Section 10.08.3026, and

WHEREAS, The developer of the ESP and ASP, The Surland Companies (Surland), has submitted an application to incorporate the ASP property into the ESP and make other, various amendments to the ESP, such that the amended ESP would become the governing specific plan for both the ASP area and the ESP area, and the ASP would have no further force and effect, and

WHEREAS, The proposed amendments will also update street sections and utility descriptions to be consistent with City-approved tentative maps, improvement plans, and as-built conditions; update figures for pedestrian, trail, and bicycle networks; update graphics and descriptions of the Aquatic Park; add the new Schoolhouse Park; update examples of homes that reflect traditional styles in the Pattern Books; update sign locations and examples; and other minor updates, and

WHEREAS, Surland requested the ASP property be incorporated into the ESP because the two specific plans currently share a common boundary; reflect common designs; contain similar development and construction standards (such as sidewalk design and street width), amenities (such as parks), and architectural design guidelines, and

WHEREAS, Development within the existing, 321-acre ESP area is subject to the terms and conditions of that certain Amended and Restated Development Agreement by and between the City of Tracy and Surland Communities, LLC, dated April 18, 2013 and recorded in the official records of San Joaquin County as Document Number 2013-119548 (the “DA”). The DA applies to the property within the existing ESP area but does not apply to the property within the existing ASP area. Similarly, the Ellis Program Area Finance and Implementation Plan dated August 20, 2013 (the “Ellis FIP”) applies to the property within the existing ESP area but does not apply to the property within the existing ASP area, which is subject instead to the City-wide Master Plans for purposes of providing all public infrastructure and services, including without limitation circulation infrastructure, utilities, parks, and public services. These applications will not change any of the terms, conditions, or coverage of the DA or the Ellis FIP, and the DA and the Ellis FIP will continue to apply to the 321-acre, Ellis Neighborhood of the amended ESP but will not apply to the 95-acre, Avenues Neighborhood of the amended ESP area, and

WHEREAS, The proposed Specific Plan Amendments are consistent with the General Plan land use, housing, public facilities and services, and other elements; the City's infrastructure master plans; and contain requirements for the project to pay its fair share of infrastructure costs required by the master plans, and

WHEREAS, The Planning Commission conducted a public hearing to review the requested actions on February 24, 2021, and

WHEREAS, The City Council conducted a public hearing to review the requested actions on April 20, 2021;

NOW, THEREFORE, The City Council of the City of Tracy does ordain as follows:

SECTION 1: The City Council approves the ESP Amendment to incorporate the ASP area property into the ESP and other amendments to the ESP as identified in Exhibit 1, including the following text which shall be added to the title/description at the bottom of Figures 2.31 and 2.33:

> Figure 2.31 - "This figure is illustrative and does not represent all of the design requirements of this intersection nor does it represent the final configuration of the turning movements shown. The design of this intersection shall be based on the technical Memorandum by Kimley-Horn "Lammers Road and Ellis Town Drive Traffic Analysis" dated May 1, 2019, Ellis FEIR and Addendums, and City Design Standards; as approved by the City Council."
>
> Figure 2.33 - "This figure is illustrative and does not represent all of the design requirements of this intersection nor does it represent the final configuration of the turning movements shown. The design of this intersection shall be based on City's Roadway Master Plan and City Design Standards, and final design documents for capital improvement project as approved by the City Engineer."

SECTION 2: This Ordinance shall take effect 30 days after its final passage and adoption.

SECTION 3: This Ordinance shall be published once in a newspaper of general circulation within 15 days from and after its final passage and adoption.

* * * * * * * * * * * *

The foregoing Ordinance ___was introduced at a regular meeting of the Tracy City Council on the 20th day of April, 2021, and finally adopted on the ___ day of _____, 20__, by the following vote:

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

_____
MAYOR

ATTEST:

_____
CITY CLERK

Exhibit 1 – (Combined ESP and ASP) Ellis Specific Plan – Attachment D to the April 20, 2021 City Council staff report

ORDINANCE _____

REPEALING THE AVENUES SPECIFIC PLAN AND THE TRACY MUNICIPAL CODE AVENUES SPECIFIC PLAN ZONE, CHAPTER 10.08, ARTICLE 22.8, AND REPEALING ORDINANCE 1262 – APPLICATION NUMBERS SPA20-0007 AND ZA20-0004

WHEREAS, On January 22, 2013, the City Council approved the Ellis Specific Plan (ESP) and related General Plan amendment for the approximately 321-acre Specific Plan site (Resolution No. 2013-012), and

WHEREAS, On September 18, 2018, the City Council adopted the Avenues Specific Plan and the Avenues Specific Plan Zone, Ordinance 1262, and

WHEREAS, The Tracy Municipal Code Zoning Ordinance identifies the ESP as zoning for the ESP area (TMC Chapter 10.08, Article 22.7) and the ASP as zoning for the ASP area (TMC Chapter 10.08, Article 22.8), and

WHEREAS, The developer of the ESP and ASP, The Surland Companies (Surland), has submitted an application to incorporate the ASP property into the ESP and make other, various amendments to the ESP, such that the amended ESP would become the governing specific plan for both the ASP area and the ESP area, and the ASP would have no further force and effect, and

WHEREAS, Surland requested the ASP property be incorporated into the ESP because the two specific plans currently share a common boundary; reflect common designs; contain similar development and construction standards (such as sidewalk design and street width), amenities (such as parks), and architectural design guidelines, and

WHEREAS, As the ASP property will be fully incorporated within the amended ESP, the ASP Zone will no longer be required or used, and

WHEREAS, The Planning Commission conducted a public hearing to review the requested action on February 24, 2021, and

WHEREAS, The City Council conducted a public hearing to review the requested action on April 20, 2021;

NOW, THEREFORE, The City Council of the City of Tracy does ordain as follows:

SECTION 1: The City Council repeals Tracy Municipal Code Chapter 10.08, Article 22.8 Avenues Specific Plan Zone (ASP), including TMC Section 10.08.3026:

~~**Article 22.8. Avenues Specific Plan Zone (ASP)**~~

~~**10.08.3026 Avenues Specific Plan Zone (ASP).**~~

~~The zoning within the Avenues Specific Plan Zone is governed by the Avenues Specific Plan. (Ord. No. 1262. Sec 3, 9-18-2018)~~

SECTION 2: The City Council repeals Ordinance 1262, effective upon City Council approval of the recommended ESP amendments (of Application SPA20-0007), General Plan amendments (Application Number GPA20-0003), and zoning text amendments (of Application Number ZA20-0004).

SECTION 3: This Ordinance shall take effect 30 days after its final passage and adoption.

SECTION 4: This Ordinance shall be published once in a newspaper of general circulation within 15 days from and after its final passage and adoption.

* * * * * * * * * * * *

The foregoing Ordinance ___was introduced at a regular meeting of the Tracy City Council on the 20th day of April 2021, and finally adopted on the ___ day of _____, 20__, by the following vote:

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

_____
MAYOR

ATTEST:

_____
CITY CLERK

April 20, 2021

AGENDA ITEM 3.C

REQUEST

ADOPT A RESOLUTION AMENDING THE CITY'S OPERATING AND CAPITAL IMPROVEMENT PROJECTS (CIP) BUDGET FOR THE FISCAL YEAR ENDING JUNE 30, 2021, AS PROPOSED

EXECUTIVE SUMMARY

On June 16, 2020, Council adopted the FY 2020-21 Operating and Capital Budget. This report provides an update of the City's current financial performance for the Third Quarter (Q3) through March 31, 2021. This financial summary identifies Q3 General Fund revenue and expenditure actuals and encumbrances, minor amendments to the FY 2020-21 budget, and provides an update of current Capital Improvement Projects (CIPs).

DISCUSSION

Quarterly, staff prepares a report to the City Council on the year-to-date revenues and expenditures as compared to the amended budget as of March 31, 2021 (Third Quarter-Q3). For comparison, FY 2019-20 Q3 actuals are also provided.

FY 2020-21 General Fund Budget to Actuals

As of March 31, 2021, the General Fund expenditures are approximately 59-73% of the amended operating budget with the exclusion of Transfers Out that occurs during year end closing. City personnel costs are reporting similarly to prior year trends (approximately 3% over prior year Q3). This actually represents a lower trend as employees received a 4% cost of living adjustment on July 1, 2020. The employee raises are offset by the personnel decreases resulting from the City's select hiring freeze and various vacancies in place throughout the City. Personnel costs are $42M as of March 31 (73% of the amended budget). Non-personnel expenses total $9.9M (65% of budget). These expenses do not include transfers out and debt which are reported in Q4.

General Fund revenues collected in Q3 (as of March 31, 2021), reflect approximately $51M of the $79M General Fund's estimated revenues budget (65%). City revenues tend to lag a quarter behind and many revenues will appear half or less as a result. The City received a portion of the Property Tax, the majority of the revenue is reported in April (Q4) after the next County apportionment. The City's Sales Tax are one-quarter in arrears; therefore, the revenue reported at Q3 is approximately 6-7 months of the annual tax. General Fund revenues in Franchise Fees and Business Licensees are typically reported in Q3 and Q4 of the fiscal calendar.

FY 2020-21 General Fund Amended Budget

On March 16, 2021, the City Council held a workshop on the FY 2021-22 Proposed Operating Budget and FY 2020-21 Amended Operating Budget. At adoption, the FY 2020-21 General Fund budget projected a deficit of $5.4 million, which assumed the use of the remaining 10% Economic/Budget Stabilization Reserves and borrowing $2.2 million from the Measure V General Fund Capital. Staff previously presented the First and Second Quarter budget updates to the City Council and tracked the various amendments to the budget as it progressed. While recent updates have reflected improvements in Sales Tax and Property Tax, these revenue increases were negated by losses in Other Taxes and Other Revenues, particularly in Charges for Services revenues.

The amended Total Revenues is $84 million. This is a net change of $5.3 million, or 6.7% increase over the adopted revenues. This amendment is almost exclusively in Sales Tax and Measure V Sales Tax. At the adoption of the FY 2020-21 budget, the City anticipated a 15% reduction in Sales Tax as a result of the stay at home orders related to the COVID-19 pandemic. By First Quarter FY 2020-21 (September 30, 2020), Sales Tax and Measure V Sales were both amended with an expected growth of 5% versus a 15% loss over FY 2019-20; equivalent to an approximate increase of $3M for Sales Tax and $1.5M for Measure V. As of Q3 (March 31), the City has received two full quarters of Sales Tax and Measure V Sales Tax. Sales Tax continues to trend at the First Quarter amendment. Measure V Sales Tax; however, continues to outpace the growth in Sales Tax with an anticipated growth of 13% over FY 2019-20. It should be noted that the increase in Measure V Sales Taxes do not impact the General Fund net position as the increase in Measure V Sales Tax revenue is offset by an increase in expenses of Transfers Out: Measure V Capital (see below).

The City's amended operating expenses, $75.8 million, have remained relatively flat compared to the adopted operating expenses, $75 million. Personnel savings (averaging 5-10% citywide) have been generated as a result of select vacancy and a hiring freeze implemented in March 2020. The City's natural attrition rate has also helped to further mitigate expenses of various minor adjustments arising in non-personnel costs. Non-personnel expenses had an increase of $500,000 reflecting the Small Business Loans approved by the City Council in December 2020, funded through Measure V.

Finally, the most significant change in the amended General Fund budget is reflected in the Transfers Out, which increased from $7.1 million to $13.1 million. This $6 million change includes a slight increase in the subsidy to Development Services ($700,000) and an increase in the Transfers Out, Measure V Capital ($5.3 million). Two components make up the increase in Transfers Out: Measure V Capital. First, the City's amended budget does NOT include a loan of $2.2 million from Measure V funds to address its structural deficit. Second, the Transfers Out: Measure V Capital increased to reflect the revised revenue projections of $3.5 million less the Small Business Loan program funding ($500,000). Overall, the amended contribution to Measure V Capital Fund at the end of FY 2020-21 is $10.8 million; revised from $5.5 million in the adopted

budget.

The General Fund's amended projections for FY 2020-21 show that the deficit has decreased to $4.7 million from $5.4 million. The 10% Economic/Budget Stabilization Reserve balance as of June 30, 2020 was $5.6 million. This will allow the City to carryover almost $1 million of the 10% Economic/Budget Stabilization Reserves to help balance the proposed FY 2021-22 budget.

Table 1A General Fund FY 2020-21 Amended Budget

(in thousands)	***2020/2021 (Adopted)***	***Changes***	***2020/2021 (Amended)***
Property Tax	25,776	*1,000*	26,776
Sales Tax	24,000	*3,012*	27,012
Sales Tax Measure V	7,967	*3,533*	11,500
Other Taxes	2,362	*-400*	1,962
Other Revenues	18,823	*-1,853*	16,970
Total Revenues	**78,927**	*5,292*	**84,220**
Personnel	58,846	*-763*	58,083
Non Personnel	16,161	*1,586*	17,747
Net Transfers In/(Out) Operating	1,625	*656*	2,281
Net Transfers In/(Out) Measure V Capital	5,471	*5,347*	10,818
Loan from Measure V	2,200	*-2,200*	0
Total Expenditures	**84,303**	**4,626**	**88,929**
Surplus/(Deficit)	**-5,376**	*667*	**-4,709**

Table 1B: SUMMARY OF REVENUES AND EXPENDITURES FOR THE GENERAL FUND AS OF MARCH 31, 2021 (Q3)

REVENUES (in thousands)	FY 19/20 Q3	FY 20/21 Adopted	FY20/21 Amended	FY20/21 Q3	*% of Amended Budget*
Property Tax	$13,478	$25,776	$26,776	$14,458	***54.00%***
Sales Tax	15,170	24,000	27,012	16,676	***61.74%***
Sales Tax Measure V	6,415	7,967	11,500	7,634	***66.38%***
Other Taxes	1,654	2,362	1,962	1,491	***76.00%***
Other Revenues	16,470	18,823	16,970	11,416	***67.05%***
TOTAL REVENUES	**$53,188**	**$78,927**	**$84,220**	**$51,675**	***61.32%***
EXPENDITURES (in thousands)					
Personnel	$41,460	$58,846	$58,083	$42,516	***73.20%***
Purchased Services and Supplies	8,041	13,151	14,532	8,557	***58.88%***
Utilities	1,165	1,735	1,940	1,348	***69.48%***
Capital	135	0	0	0	***0.00%***
Debt	0	1,276	1,276	0	***0.00%***
Net Transfers In/(Out)	94	7,096	13,099	0	***0.00%***
TOTAL EXPENDITURES	**$50,895**	**$82,103**	**$88,929**	**$52,420**	***58.91%***
Total Change in Net Position	**$2,293**	**($3,176)**	**($4,709)**	**($745)**	

FY 2020-21 Third Quarter (Q3) Operating Budget Augmentations

Staff is making the following request for additional appropriations for Purchased Services and Capital:

SUMMARY OF PROPOSED AMENDMENTS

Fund Name	Dept	Amount	Reason
General Fund	City Clerk	$ 145,000	City Election Costs and City Agenda Contracts
ISC-Vehicle/ Equipment	Public Works	$ 75,000	Equipment Replacement: Dump Truck
Water Fund	Public Works	$ 100,000	Water Meter Replacement

1. The General Fund's City Clerk budget requires an amendment of $145,000 to provide additional funding for Election services provided by San Joaquin County ($90,000) and the acquirement of new agenda services (Webex, Granicus and others) $55,000. This request is reflected in the General Fund Amended Budget above.

2. Public Works must replace a 13-year old dump truck that experienced a catastrophic failure and is no longer operable. This funding is available in fund balance.

3. Public Works requests funding to restore the annual Meter Replacement program. There is sufficient funding for this request.

FY 2020-21 Third Quarter (Q3) Capital Improvement Project (CIP) Augmentations

At a workshop of the City's Capital Improvement Project (CIP) plan, held earlier on April 20, 2021, the City Council considered and discussed various current and new CIPs for the amended FY 2020-21 Operating and Capital Budget.

NEW APPROPRIATIONS			
CIP	Amount	Fund	Project Description
71111-Grand Theater Repair	$ 66,000	615 - Building Maintenance	Additional funding needed to complete Phase 1
71113-Station 91 Renovations	$ 65,000	211 - SSJCFA	Additional funding (CARES/ARPA) needed to complete Phase 1
71114-PD Communication Tower Software	$ 135,000	367 - TIMP Public Safety Poli	Software for Police Communications Tower
73084-I-205 & Lammers Road - Ph I, EIR Study	$ 715,000	808 - RTIF	Project requires funding to complete EIR
73147-I-580/Mountain House Overcrossing	$ 24,884,000	261 - ISTEA	Project was awarded 2 TCEP Grants
77560-Paratransit Bus Replacement	$ 60,000	573-Transit	Increase to provide graphics details to the buses

1. CIP 71111-Grand Theater repair: Engineering design estimates have increased for roof repair. Funding provided by Building Maintenance fund reserves.

2. CIP 71113: Station 91 Renovations: Engineering design estimates have increased for sleeping quarters at Station 91. Funding source is CARES/ARPA COVID-19 relief funds.

3. CIP 71114: Police Department Communication Tower Software: Construction of the PD communication tower has been completed. The CIP is being increased for the initial software purchase to activate the communication tower. Funding for the new software is funded by Tracy Master Plan Impact Fees; on-going maintenance and inspection will be budgeted in the Police Department's operation budget (estimated $40,000 annually).

4. CIP 73084: I-205 and Lammers Road Phase 1 Environmental Impact Study (EIR): Engineering estimates have increased for EIR Study for the I-205 and Lammers road improvements. This report helps position the City for grant opportunities as they arise. Funding source is Regional Traffic Impact Fees.

5. CIP 73147: I-580/Mountain House overcrossing: This CIP increase is to appropriate grant funds for construction costs for I-580/Mountain House overcrossing.

6. CIP 77560: Paratransit Bus Replacement: An increase is requested to the capital purchase to include graphic costs to transit buses. Funding source is Transit fund reserves.

STRATEGIC PLAN

This agenda item addresses Goal 2 of the Governance Strategy to ensure short and long- term fiscal health and Goal 3 of the Governance Strategy to increase public awareness around City finances and other civic matters.

FISCAL IMPACT

Staff is recommending amendments to the City Operating and Capital Budget for FY 2020-21 reflected in Table 1A: General Fund FY 2020-21 Amended Operating and Capital Budget. These items were considered and discussed at two workshops, March 16, 2021 for FY 2021-22 proposed and FY 2020-21 amended Operating Budget and April 20, 2021 for FY 2021-2026 Five Year Capital Improvement Project plan.

RECOMMENDATION

The City Council, by resolution, adopt the Amended City Operating and Capital Budget for Fiscal Year 2020-21 as presented.

Prepared by: Karin Schnaider, Director of Finance

Reviewed by: Midori Lichtwardt, Assistant City Manager

Approved by: Jenny Haruyama, City Manager

ATTACHMENT

A - FY 20-21 Q2 CIP Update

Attachment A

GENERAL GOVERNMENT PUBLIC SAFETY PROJECT BUDGET UPDATE
FY2020-21 Q3

CIP	Expenses	Budget	% Budget Expensed	Planning	Design	Construction	Close out	Status Update and Timeline
ACTIVE PROJECTS								
71027-Retrofit Water Tower 6th St	$ 5,711	$ 210,000	3%					Pending discussions with cell phone licenses
71078-New Radio Tower - Station 96	$ 17,264	$ 118,080	15%	X				Additional Geotechnical investigation completed, report due April
71089-Council Chamber Audio/Visual Systems	$ 609,906	$ 755,317	81%			X		CH26/Engineering working on project close out
71107-Public Facilities Master Plan Update	$ 215,633	$ 500,000	43%	X				Final Draft Received, review underway, routing for review to City Staff in early April
71108-Public Safety Master Plan Update	$ 51,323	$ 420,000	12%	X				Plan development at 80%, Final draft due early April
71109-Fire Training Tower Site	$ 103,773	$ 450,000	23%		X			Design complete in 2020. On hold pending additional funding
71110-Multipurpose Reality Based Training Facility	$ 50,702	$ 400,000	13%	X				Consultant selected, PSA to Council for Approval 4/6/21
71111-Grand Theater Repair	$ 40,177	$ 355,000	11%		X			Engineering Report Receive, Phase 1 Roof Repairs under Permit Review
71112-Temporary Emergency Housing	$ 14,420	$ 709,000	2%	X				Site information being collected and proposals for design support in April
71113-Station 91 Renovations	$ 62,642	$ 300,000	21%		X			90% Plan submittal received and reviewed, submittal for permits early April

NEW APPROPRIATIONS			
CIP	**Amount**	**Fund**	**Description**
71111-Grand Theater Repair	$ 66,000	211 - SSJCFA	Additional funding (CARES/ARPA) needed to complete Phase 1
71113-Station 91 Renovations	$ 65,000	615 - Building Maintenance	Additional funding needed to complete project
71114 -PD Communication Tower Software	$ 135,000	367 - TIMP Public Safety Police	Software for Police Communications Tower

TRAFFIC SAFETY PROJECT BUDGET UPDATE
FY2020-21 Q3

CIP	Expenses	Budget	% Budget Expensed	Planning	Design	Construction	Close out	Status Update and Timeline
ACTIVE PROJECTS								
72074-Intersection Improvements - Tracy Blvd & Valpico Road	$ 3,652	$ 25,000	15%	X				
72095-Traffic Signal - Corral Hollow & Valpico	$ 58,715	$ 300,000	20%		X			Design expected to complete 06/21
72098-Adaptive Traffic System - 11th Street	$ 5,368	$ 100,163	5%		X			Consultant Selected. Agreement is getting drafted
72104-Intersection Improvements - Corral Hollow & Linne	$ 5,089	$ 595,000	1%		X			Consultant Agreement Going to Council 04/06
72113-Adaptive Traffic System - Corral Hollow Road	$ -	$ 100,000	0%		X			Consultant Selected. Agreement is getting drafted
72116-Crosswalk Safety Enhancement on 11th St at F St	$ 11,837	$ 280,000	4%	X				Design Anticipated to begin 05/21
72117-Traffic Cameras Repair/Replacement	$ 518	$ 275,000	0%	X				Developing Scope of Work
72118-Upgrade & Maintenance of Traffic Management Center Software	$ 723	$ 140,000	1%		X			To be completed along with CIP 72113
72119-Local Roadway Safety Plan	$ 1,262	$ 80,000	2%	X				RFP/PO to be issued April/May
COMPLETED PROJECTS								
72068-Traffic Signal - Lammers & West Schulte	$ 1,230,494	$ 1,298,900						Project accepted by CM

STREETS AND HIGHWAYS PROJECT BUDGET UPDATE
FY2020-21 Q3

CIP	Expenses	Budget	% Budget Expensed	Planning	Design	Construction	Close out	Status Update and Timeline
ACTIVE PROJECTS								
73084-New Interchange - I-205 & Lammers Road - Ph I, EIR Study	$ 438,622	$ 1,008,000	44%	X				EIR Revalidation in progress
73103-Widening - Corral Hollow, 11th to Schulte	$ 191,267	$ 740,829	26%	X				Project is currently on hold
73109-I-205 at Chrisman Road Interchange	$ 251,068	$ 696,290	36%		X			Design is complete, project is on hold
73144-Widening - Corral Hollow, Linne to Old Schulte	$ 4,849,187	$ 6,111,938	79%		X			Dependent on the ROW acquisitions
73146-I-205/Mountain House Overcrossing	$ 3,220,817	$ 1,256,715	256%		X			Environmental in progress
73147-I-580/Mountain House Overcrossing	$ 209,963	$ 2,486,298	8%		X			PA&ED approved, progressing to R/W Phase
73148-Bridge Widening Over Delta Mendota Canal on Mountain House Parkway	$ 16,707	$ 101,205	17%	X				Under design by Prologis
73149-Bridge Widening Over California Aqueduct on Mountain House Parkway	$ 10,858	$ 101,716	11%	X				EIR in progress
73150-Bridge Widening Over Delta Mendota Canal on Old Schulte Road	$ 25,786	$ 101,716	25%	X				Under design by Prologis
73161-Reconstruction - Corral Hollow Road from Linne to I-580	$ 1,002,657	$ 2,210,231	45%		X			Currently funded for the design phase, 30% completed.
73166-Street Patch & Overlay Program FY19	$ 2,466,861	$ 3,224,190	77%				X	Phase 1 and Phase 2 construction complete, needs to be accepted thru City Council
73168-Reconstruction 6th St, west of Tracy Blvd	$ 81,358	$ 400,000	20%		X			Project under construction
73171-Sidewalk and Curb Ramp Project – West St & 6th St/West St & South St	$ 16,292	$ 250,000	7%		X			Design in progress; advertise in Q4
73172-Cherry Blossom Ct Pedestrian	$ 47,933	$ 60,000	80%			X		Project to be completed by June 30
73173-Transportation Master Plan	$ 447,750	$ 700,000	64%		X			In progress
73175-Tracy Boulevard Sidewalk	$ 26,622	$ 724,581	4%		X			Right of way acquired, design in process
73176-Street Patch & Overlay Program FY20	$ 97,097	$ 2,175,000	4%		X			Design in progress; advertise in Q4
73177-ADA Accessibility Improvements	$ 7,816	$ 265,000	3%		X			Design in progress; advertise in Q4
73178-Overlay Program FY21	$ 16,016	$ 3,311,862	0%		X			Design consultant selected and agreement in progress
73179-Pavement Management System Update	$ 2,628	$ 50,000	5%	X				RFP for Update planned to be issued in May 2021
73180-Sidewalk, Curb, and Gutter Repair	$ 643	$ 250,000	0%		X			Design in progress; advertise in Q4
73181-Asphalt Concrete Pedestrian Path Installation on Lammers Road	$ -	$ 80,581	0%	X				Preliminary research in progress
73182-Street Patch FY21	$ 10,810	$ 400,000	3%		X			Design in progress; advertise in Q4

NEW APPROPRIATIONS			
CIP	**Amount**	**Fund**	**Description**
73084-New Interchange - I-205 & Lammers Road - Ph I, EIR Study	$ 715,000	808 - RTIF	Project requires funding to complete EIR
73147-I-580/Mountain House Overcrossing	$ 24,884,000	261 - ISTEA	Project was awarded 2 TCEP Grants

WASTEWATER IMPROVEMENTS PROJECT BUDGET UPDATE
FY2020-21 Q3

CIP	Expenses	Budget	% Budget Expensed	Planning	Design	Construction	Close out	Status Update and Timeline
ACTIVE PROJECTS								
74083-New Outfall Pipeline WW Treatment Plant- Larch Road & Holly Drive	$ 20,171,193	$ 39,900,000	51%			X		Estimated completion June 2023
74084-WW Line Upgrades - East Side Sewer mains on Grant Line Rd	$ 34,987	$ 755,910	5%		X			4000 feet of 24" wastewater pipe in MacArthur, parallel to existing pipe, is required to address choke points and accommodate future development
74091-Wastewater Recycling, Phase I	$ 23,555,600	$ 24,000,000	98%				X	Construction has been completed, project awaiting close out w/DWR
74107-Wastewater Treatment Plant Expansion - Phase 2	$ 3,634,533	$ 6,000,000	61%		X			Design is complete, project is out for bid.
74128-Security Upgrades at WWTP	$ 7,793	$ 264,000	3%		X			Design in progress
74159-Wastewater Master Plan Update	$ 468,842	$ 781,200	60%	X				

WATER IMPROVEMENTS PROJECT BUDGET UPDATE
FY2020-21 Q3

CIP	Expenses	Budget	% Budget Expensed	Planning	Design	Construction	Close out	Status Update and Timeline
ACTIVE PROJECTS								
75130-SCADA Replacement	$ 328,278	$ 610,000	54%				X	
75153-Luis Manner Well Rehab	$ 98,200	$ 964,973	10%			X		In progress
75156-WTP UV Upgrade	$ 83,540	$ 400,000	21%		X			
75159-Water Master Plan Update	$ 397,557	$ 659,767	60%	X				In progress (75% complete)
75160-Water Lines Lammers Rd	$ 139,099	$ 4,800,000	3%		X			80% Design complete, UPRR easement in progress, WSID Easements still needed

DRAINAGE IMPROVEMENTS PROJECT BUDGET UPDATE
FY2020-21 Q3

CIP	Expenses	Budget	% Budget Expensed	Planning	Design	Construction	Close out	Status Update and Timeline
ACTIVE PROJECTS								
76059-South MacArthur, Ph 2-From Northern Boundary of Elissagaray Ranch to Connection at Eastside Channel	$ 53,461	$ 554,007	9.6%		X			
76066-Detention Basin 2B - Blue Zone, Zone 1 - South Central area	$ 1,979,760	$ 1,989,893	99.5%		X			Property acquisition completed
76070-Detention Basin 10 Storm Water Pump Station Upgrade	$ 57,638	$ 300,000	19.2%	X				
76082-Arbor Ave. - MacArthur to Outfall Ditch	$ 27,663	$ 710,000	3.9%		X			Design 90%, on hold due to funding
76086-Storm Drain Master Plan Update	$ 645,914	$ 664,550	97.2%	X				Substantially complete, review in progress with other City infrastructure master plan updates.

AIRPORT TRANSIT PROJECT BUDGET UPDATE
FY2020-21 Q3

CIP	Expenses	Budget	% Budget Expensed	Planning	Design	Construction	Close out	Status Update and Timeline
ACTIVE PROJECTS								
77560-Paratransit Bus Replacement	$ 145,464	$ 1,000,000	14.5%			X		Purchase approved by CC June 16, 2020
77561-Fixed Route Transit Bus Replacement	$ -	$ 2,300,000	0.0%			X		Purchase approved by CC August 18, 2020
77564-Transit Station Security Cameras	$ 1,533	$ 140,000	1.1%	X				
77582-Airport RDA Improvements	$ 925,134	$ 1,502,717	61.6%			X		Construction in progress, substantially complete
77583-Airport Layout Plan/Geospatial Info	$ 60,465	$ 241,200	25.1%	X				
77584-Transit Station Rehab	$ 12,897	$ 400,000	3.2%		X			Plans submitted for Building Permit Review
77585-Tracer Bus Stop Improvements	$ -	$ 500,000	0.0%					Not yet started
77586-Transit Maintenance & Storage Yard (Land Acquisition)	$ -	$ 1,000,000	0.0%					Not yet started

NEW APPROPRIATIONS			
CIP	**Amount**	**Fund**	**Description**
77560-Paratransit Bus Replacement	$ 60,000	573-Transit	Increase to provide graphics details to the buses

PARKS RECREATION IMPROVEMENTS PROJECT BUDGET UPDATE
FY2020-21 Q3

CIP	Expenses	Budget	% Budget Expensed	Planning	Design	Construction	Close out	Status Update and Timeline
ACTIVE PROJECTS								
78054-Aquatics Center	$ 464,041	$ 65,000,000	0.7%	X				Final conceptual plan is approved, working on phasing plan & design, funding & construction agreement, design will start soon
78170-Gretchen Tally Park Phase III	$ 500,400	$ 2,956,571	17%		X			Conceptual plan to Parks Commission in May
78171-Bikeways Master Plan Update	$ 76,992	$ 100,000	77%	X				Ongoing
78173-Playground Replacements Alden & Yasui Parks	$ 26,977	$ 690,000	4%			X		Bid to be awarded May 4
78178-Multi-Generational Recreation Center	$ 82,557	$ 4,000,000	2%	X				Planning stage
78179-Parks Master Plan Update	$ 276,652	$ 426,000	65%	X				Ongoing, estimated Spring 2021 for CC adoption
78180-Nature Park	$ 83,524	$ 471,000	18%	X				Currently in planning phase, estimated Winter 20/21 of CC adoption
78181-Lincoln Park Landscape Improvements	$ 9,905	$ 200,000	5%	X				Currently in design
78182-American Legion Parking Lot	$ 30,000	$ 30,000	100%				X	Project included in CIP 73166 Phase 2 - Parking lot work completed
78183-Bikeways Improvements	$ 88,308	$ 155,000	57%		X			Design completed
COMPLETED PROJECTS								
78149-Park Renovation - LMZ 17, Sullivan and Huck Parks	$ 457,393	$ 525,200	87%					Project accepted by CM

BUDGET TRANSFERS				
CIP	**In**	**Out**	**Fund**	**Description**
78173-Playground Replacements Alden & Yasui Parks	$ 60,000		301- General Projects	Additional funds needed to complete project
78181-Lincoln Park Landscape Improvements		$ 60,000	301- General Projects	

RESOLUTION _____

AMENDING THE CITY OPERATING AND CAPITAL BUDGET FOR FISCAL YEAR 2020-21

WHEREAS, The City Council, on June 16, 2020, adopted the FY 2020-21 Operating and Capital Budget for the City of Tracy, and

WHEREAS, Based upon a review of revenues and expenditures, the City Manager has prepared and proposed additional amendments to the FY 2020-21 budget, and

WHEREAS, The City Council has considered information related to these matters, as presented at a public meeting of the City Council, including any supporting documents and reports by City staff, and any information provided during that public meeting, and

WHEREAS, The City Council has reviewed the level of budgeting control needed by the City Manager to ensure efficiency in managing the operations of the City, including the authorization of budget transfers between funds;

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Tracy hereby adopts the Amended Municipal Budget for the Fiscal Year 2020-21 as evidenced by the attached summary of FY 2020-21 Revised General Fund Budget and Capital Improvement Projects Exhibit A.

* * * * * * * * * * *

The foregoing Resolution 2021_____was passed and adopted by the Tracy City Council on the 20th day of April, 2021, by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

_____
MAYOR

ATTEST:

_____
CITY CLERK

(in thousands)	***2019/2020 (actuals)***	***2020/2021 (adopted)***	***2020/2021 (amended)***
GENERAL FUND	87,138	78,927	84,220
DEVELOPMENT SERVICES	11,931	10,781	13,201
SCFA	6,448	6,672	6,675
GAS TAX	3,885	3,163	3,163
SPECIAL REVENUE	13,702	12,092	12,211
GEN FUND CAPITAL	19,213	5,323	10,817
CAPITAL	23,728	14,273	15,773
DEBT	35,791	6,143	6,143
INTERNAL SERVICES FUND	13,861	12,895	12,895
WASTEWATER	42,687	16,917	15,810
WATER	31,290	18,368	21,309
SOLID WASTE	23,514	21,731	21,731
STORM DRAIN	8,758	719	719
AIRPORT	2,903	1,176	1,102
TRANSIT	6,596	5,556	5,556
Total Revenue	**331,445**	**214,736**	**231,325**
GENERAL FUND	97,072	82,103	88,929
DEVELOPMENT SERVICES	11,241	10,693	12,638
SCFA	6,448	6,672	7,089
GAS TAX	2,129	4,090	5,298
SPECIAL REVENUE	13,756	6,889	9,040
GEN FUND CAPITAL	5,212	297	1,986
CAPITAL	34,615	10	5,603
DEBT	26,255	5,138	4,756
INTERNAL SERVICES FUND	11,780	13,591	14,095
WASTEWATER	31,595	15,659	44,363
WATER	18,156	18,788	19,211
SOLID WASTE	25,275	24,304	24,823
STORM DRAIN	952	685	644
AIRPORT	952	864	1,057
TRANSIT	4,573	7,008	7,827
Total Expenses	**290,011**	**196,791**	**247,358**
Surplus/(Deficit)	**41,434**	**17,945**	**(16,034)**

April 20, 2021

AGENDA ITEM 3.D

REQUEST

APPOINTMENT OF CITY COUNCIL SUBCOMMITTEE TO INTERVIEW APPLICANTS TO FILL THREE TERM EXPIRATIONS ON THE TRANSPORTATION ADVISORY COMMISSION

EXECUTIVE SUMMARY

This item requests that Council appoint members to a subcommittee to interview applicants to fill three term expirations on the Transportation Advisory Commission.

DISCUSSION

On April 30, 2021, terms for three Transportation Advisory Commissioners will expire. A recruitment is under way and appointments need to be made to fill the positions.

In accordance with Resolution No. 2020-009, a two-member subcommittee needs to be appointed to interview the applicants and make a recommendation to the full Council.

STRATEGIC PLAN

This item is a routine operational item and does not relate to any of the Council's strategic plans.

FISCAL IMPACT

None.

RECOMMENDATION

It is recommended that Council appoint, by motion, a two-member subcommittee to interview applicants to fill three term expirations on the Transportation Advisory Commission.

Prepared by: Adrianne Richardson, City Clerk

Reviewed by: Midori Lichtwardt, Assistant City Manager

Approved by: Jenny Haruyama, City Manager

ATTACHMENT

A – Resolution No. 2020-009

ATTACHMENT A

RESOLUTION 2020-009

ADOPTING A COUNCIL POLICY ESTABLISHING A SELECTION PROCESS FOR APPOINTMENTS TO CITY ADVISORY BODIES AND REPEALING RESOLUTION NO. 2004-089 AND RESOLUTION NO. 2004-152

WHEREAS, In March 2004, the Tracy City Council adopted Resolution No. 2004-089 establishing a policy for the selection process and defining residency requirements for appointee bodies ("Policy") in accordance with Government Code sections 54970 et seq. that was last amended in May 2004, via Resolution No. 2004-152;

WHEREAS, The current policy states that the Mayor (or designee) and a selected Council member shall serve on a selection subcommittee to review applications to serve on an advisory body, interview applicants, and make a recommendation to the full Council on a candidate for appointment to an advisory body,

WHEREAS, In practice, Council appoints any two Council members to a subcommittee to review applications and interview applicants for an appointment to an advisory body, and

WHEREAS, Council wishes to amend the policy to accurately reflect its current practice.

NOW, THEREFORE, the City Council of the City of Tracy hereby adopts the Council Policy Establishing a Selection Process for Appointments to City Advisory Bodies, attached as Exhibit A, and thereby repeals and supersedes Resolution No. 2004-089, and Resolution No. 2004-152.

* * * * * * * * * * *

The foregoing Resolution 2020-009 was passed and adopted by the Tracy City Council on the 21st day of January, 2020, by the following vote:

AYES: COUNCIL MEMBERS: ARRIOLA, RANSOM, VARGAS, YOUNG, RICKMAN
NOES: COUNCIL MEMBERS: NONE
ABSENT: COUNCIL MEMBERS: NONE
ABSTAIN: COUNCIL MEMBERS: NONE

MAYOR

ATTEST:

CITY CLERK

COUNCIL POLICY ESTABLISHING A SELECTION PROCESS FOR APPOINTMENTS TO CITY ADVISORY BODIES

(Exhibit "A" to Resolution No. 2020-009)

SECTION 1: PURPOSE

To establish a selection process for appointments to City advisory bodies including defining residency requirements, in accordance with Government Code sections 54970 et seq.

SECTION 2: SELECTION PROCESS FOR APPOINTEE BODIES

A. On or before December 31st of each year, the City Clerk shall prepare an appointment list of all regular and ongoing boards, commissions and committees that are appointed by the City Council of the City of Tracy. The list shall contain the following information:

   1. A list of all appointee terms which will expire during the next calendar year, with the name of the incumbent appointee, the date of the appointment, the date the term expires and the necessary qualifications for the position.

   2. A list of all boards, commissions and committees whose members serve at the pleasure of the Council and the necessary qualifications of each position.

   3. The list of appointments shall be made available to the public for a reasonable fee that shall not exceed actual cost of production. The Tracy Public Library shall receive a copy of the list.

B. Whenever a vacancy occurs in any board, commission or committee, whether due to expiration of an appointee's term, resignation, death, termination or other causes, a special notice shall be posted in the office of the City Clerk, The Tracy Public Library, the City website, and in other places as directed within twenty (20) days after the vacancy occurs. Final appointment to the board, commission or committee shall not be made by the City Council for at least ten (10) working days after the posting of the notice in the Clerk's office. If Council finds an emergency exists, the Council may fill the unscheduled vacancy immediately.

C. Appointments shall be made for the remainder of the term created by the vacancy except as follows:

   1. If appointee will fill an un-expired term with six months or less remaining, the appointment shall be deemed to be for the new term.

   2. If the vacancy is filled by an emergency appointment the appointee shall serve only on an acting basis until the final appointment is made pursuant to section 2.

D. The Council shall use the following selection process to provide an equal opportunity for appointment to a board, commission or committee:

1. Council shall appoint two Council members to serve on a subcommittee to review applications, interview applicants and recommend a candidate for appointment to the board, commission or committee.

2. If the Council subcommittee determines there are multiple qualified candidates, the subcommittee can recommend the Council establish an eligibility list that can be used to fill vacancies that occur in the following twelve (12) months.

3. At the Council subcommittee's discretion, the chair (or designee) of the board, committee or commission for which a member will be appointed, can participate in the interviews.

E. In the event there are not two or more applicants than vacancies on any board, commission or committee, the filing deadline may be extended by the City Clerk.

F. An individual already serving on a City of Tracy board, committee or commission may not be appointed to serve on an additional City of Tracy board, committee, or commission concurrently.

SECTION 3: DEFINITION OF RESIDENCY REQUIREMENTS

A. The following definitions shall be used to determine whether residency requirements are met for boards and commissions to which the Tracy City Council appoints members:

1. Tracy Planning Area means the geographical area defined in the City of Tracy General Plan and any amendments thereto.

2. City of Tracy means within the city limits of the City of Tracy.

3. Citizen means a resident of the City of Tracy.

4. Tracy School District means the geographical area served by the Tracy Unified School District.

5. Sphere of Influence shall be the geographical area approved by the Local Agency Formation Commission (LAFCo) of San Joaquin County and any amendments thereto.

B. Residency, as defined above and as set forth in the applicable bylaws for each board or commission, shall be verified annually by the City Clerk. The residency must be verifiable by any of the following means:

1. Voter registration,

2. Current California Driver's License or Identification,

3. Utility bill information (phone, water, cable, etc.),

4. Federal or State tax returns.

C. Members of boards or commissions shall notify the City Clerk in writing within thirty (30) days of any change in residency. If the change in residency results in the board member or commissioner no longer meeting the residency requirements, the member shall tender their resignation to the City Clerk who shall forward it to the City Council.

April 20, 2021

AGENDA ITEM 3.E

REQUEST

DISCUSS COUNCIL POLICY REGARDING STANDARD PROCEDURES FOR ISSUING CEREMONIAL DOCUMENTS AND PROVIDE DIRECTION TO STAFF

EXECUTIVE SUMMARY

At the December 15, 2020, City Council meeting, Mayor Pro Tem Vargas, seconded by Council Member Arriola, requested a proclamation to support the farmers in India for a safe protest against legislation adopted in India. The current Council policy regarding standard procedures for issuing ceremonial documents states requests for recognition should have local or regional appeal and promote activities taking place in the City. Staff is requesting that Council discuss the current policy and provide direction on any desired amendments.

DISCUSSION

Recently there have been requests from members of the public and City Council for forms of recognition and support that do not meet the current ceremonial document policy guidelines.

On May 4, 2010, City Council adopted Resolution No. 2010-059, adopting standard procedures for issuing ceremonial documents (Attachment A). On January 17, 2012, City Council adopted Resolution No. 2012-020 amending Resolution No. 2010-059 to establish a process for Tracy Veterans to apply for a Certificate of Commendation upon their honorable discharge from military service (Attachment B). The policy was intended to establish guidelines for issuing formal recognition in support of a particular event, program or cause, or recognition of a particular individual or group. The current policy states that the following types of ceremonial documents may be issued by the City:

1. Proclamations may be issued to recognize:
    - National events with widespread community interest or concern
    - Significant local, county or state activities which promote the health, welfare and heritage of the community, with an emphasis on events which support the City Council's goals and objectives
    - Commemorative events
    - Civic celebrations

2. Certificates of Recognition may be issued to recognize:
    - Exceptional accomplishments attained by local groups, businesses, civic organizations or individuals
    - Individuals or groups who have made significant contributions to the community
    - Outstanding achievements or contributions by non-profit organizations

3. Certificates of Commendation may be issued for:
    - Acts of Heroism
    - School or sport groups' achievements

Other Types of Presentations:

- Employee of the Month, Employee/Police Officer/Firefighter of the Year, etc.
- Certificates of Appointment for incoming Boards and/or Commission members
- Certificates of Recognition for outgoing Boards and/or Commission members

The City of Tracy periodically receives requests for issuing formal recognitions, certificates of appreciation or commendation, proclamations and letters of support for a number of events, programs or individuals from members of the public and City Council.

STRATEGIC PLAN

This agenda item is a routine operational item and does not relate to the Council's strategic priorities.

FISCAL IMPACT

There is no fiscal impact.

RECOMMENDATION

That Council discuss its policy regarding Standard Procedures for issuing Ceremonial Documents and provide direction to staff.

Prepared by: Adrianne Richardson, City Clerk

Reviewed by: Midori Lichtwardt, Assistant City Manager

Approved by: Jenny Haruyama, City Manager

ATTACHMENTS:

Attachment A: Resolution 2010-059
Attachment B: Resolution 2012-020

ATTACHMENT A

RESOLUTION 2010-059

ADOPTING STANDARD PROCEDURES FOR ISSUING
CEREMONIAL DOCUMENTS

WHEREAS, The City of Tracy periodically receives requests to issue Proclamations in recognition of national and local events, Certificates of Recognition and Commendation for accomplishments and achievements attained by individuals and groups, and Certificates of Appreciation and Letters of Congratulation for contributions and achievements; and

WHEREAS, previously, the City has addressed these types of requests based on past precedent; and

NOW, THEREFORE, BE IT RESOLVED, that Exhibit A (attached) establishes criteria to be used in issuing Proclamations, Certificates of Recognition and Commendation, Certificates of Appreciation and Letters of Congratulation on behalf of the City of Tracy.

The foregoing Resolution 2010-059 was passed and adopted by the Tracy City Council on the 4th day of May, 2010, by the following vote.

* * * * * * * * * * * * *

AYES: COUNCIL MEMBERS: ABERCROMBIE, MACIEL, TOLBERT, TUCKER, IVES

NOES: COUNCIL MEMBERS: NONE

ABSENT: COUNCIL MEMBERS: NONE

ABSTAIN: COUNCIL MEMBERS: NONE

Mayor

ATTEST:

Carole Fleischmann (for)
City Clerk

STANDARD PROCEDURES FOR ISSUING CEREMONIAL DOCUMENTS
(Exhibit "A" to Resolution 2010- 059)

Applicability

This policy applies to all ceremonial documents, and other forms of recognition issued by the City of Tracy.

Policy Statement

The procedures outlined in this policy are intended to establish guidelines for issuing formal recognition in support of a particular event, program or cause, or recognition of a particular individual or group.

The policy prohibits the City of Tracy from advancing any particular religioun or from advancing religion generally but shall not be construed so as to limit the free exercise of religion or to allow the City to treat a religious organization differently than a similarly situated non-religious organization.

Requests for Recognition

The City of Tracy will consider requests for proclamations, certificates of recognition, commendation and/or appreciation and letters of congratulations from any group or individual. The request should have local or regional appeal and promote activities taking place in the City. Requests for proclamations should include a sample proclamation.

All requests are subject to approval by the Mayor or his/her designee, and only one ceremonial document will be issued per event.

Types of Recognition

1. **Proclamations may be issued to recognize:**
    - National events with widespread community interest or concern
    - Significant local, county or state activities which promote the health, welfare and heritage of the community, with an emphasis on events which support the City Council's goals and objectives
    - Commemorative events
    - Civic celebrations

2. **Certificates of Recognition may be issued to recognize:**
    - Exceptional accomplishments attained by local groups, businesses, civic organizations or individuals
    - Individuals or groups who have made significant contributions to the community
    - Outstanding achievements or contributions by non-profit organizations

3. **Certificates of Commendation may be issued for:**
    - Acts of Heroism
    - School or sport groups' achievements

4. **Certificates of Appreciation may be issued for:**
    - Monetary donations
    - In-kind contributions
    - Cultural contributions
    - Volunteer efforts

5. **Letters of Congratulations may be issued for:**
    - Eagle Scout achievements
    - Significant birthdays, anniversaries or retirements
    - Significant anniversaries of City based institutions, corporations, community partners and non-profit organizations

Other Types of Presentations

The City Manager, or his/her designee, will have the authority to authorize employee awards including Employee of the Month, Employee/Police Officer/Firefighter of the Year, etc.

Certificates of Appointment (or reappointment) will be presented to incoming Board and/or Commission members, and Certificates of Recognition will be presented to outgoing members. Public officials will be presented with Certificates of Election upon appointment, and with plaques recognizing their years of service to the community at their final Council meeting.

The Mayor and Council Members may request acknowledgments in accordance with the guidelines. To expedite requests, proclamations, certificates and letters will be signed by the Mayor or his/her designee, but will be issued on behalf of the City Council.

The City also, on occasion, will issue other types of formal recognition including plaques, Keys to the City, etc., as determined by the issuing official. The City Manager, or his/her designee will be responsible for coordinating these presentations.

Submitting Requests

Requests for recognition should be sent to: City of Tracy, Attn: Mayor/Ceremonial Documents, 333 Civic Center Plaza, Tracy, 95376, at least 30 days prior to the requested date of recognition. Requests must include the name and daytime phone number of the contact person.

All requests will be subjected to a review and approval process. The City Manager, or his/her designee, reserves the right to determine the type of document to be issued based on the information provided by the requesting party. Submission of a request does not guarantee the issuance of a ceremonial document.

Please specify whether the document should be mailed, held for pick-up or presented at a special event. Documents will be presented at special events pending the availability of the Mayor, his/her designee, or other city official. The City Manager, or his/her designee, will determine the timing of presentations at specific City Council meetings based on the length of the agenda and the availability of the Mayor or his/her designee.

ATTACHMENT B

RESOLUTION 2012-020

AMENDING RESOLUTION 2010-059 TO ESTABLISH A PROCESS FOR TRACY VETERANS TO APPLY FOR A CERTIFICATE OF COMMENDATION UPON THEIR HONORABLE DISCHARGE FROM MILITARY SERVICE

WHEREAS, The City of Tracy has a procedure in place (Resolution 2010-059) to issue ceremonial documents and other forms of recognition to members of the community; and

WHEREAS, In light of the long history of Tracy residents serving their country through military service, it is appropriate to establish a process to specifically recognize Tracy veterans; and

WHEREAS, Current policy states that a Certificate of Commendation may be issued for "Acts of heroism," which is the appropriate level of recognition for any Tracy resident who is honorably discharged from the Army, Navy, Air Force, Marines, Coast Guard and the reserve components of those services or the National Guard; and

WHEREAS, "Tracy resident" would be defined as anyone residing in the City Tracy either at the time of discharge or enlistment into military service.

NOW THEREFORE BE IT RESOLVED, That the Tracy City Council hereby amends Resolution 2010-059 to establish a process for Tracy veterans to apply for a Certificate of Commendation upon their honorable discharge from military service.

The foregoing Resolution 2012-020 was passed and adopted by the Tracy City Council on the 17th day of January, 2012, by the following vote:

AYES: COUNCIL MEMBERS: ABERCROMBIE, ELLIOTT, MACIEL, RICKMAN

NOES: COUNCIL MEMBERS: NONE

ABSENT: COUNCIL MEMBERS: IVES

ABSTAIN: COUNCIL MEMBERS: NONE

MAYOR PRO TEM

ATTEST:

CITY CLERK