

MINUTES
TRACY CITY PLANNING COMMISSION
JUNE 09, 2010
7:00 P.M.
TRACY COUNCIL CHAMBERS
333 CIVIC CENTER PLAZA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

MINUTE APPROVAL

DIRECTOR'S REPORT REGARDING THIS AGENDA:

ITEMS FROM THE AUDIENCE

In accordance with Procedures for Preparation, Posting and Distribution of Agendas and the Conduct of Public Meetings, adopted by Resolution 2008-140 any item not on the agenda brought up by the public at a meeting, shall be automatically referred to staff. If staff is not able to resolve the matter satisfactorily, the member of the public may request a Planning Commission Member to sponsor the item for discussion at a future meeting.

1. OLD BUSINESS

2. NEW BUSINESS

A. PUBLIC HEARING TO CONSIDER PLANNING COMMISSION

RECOMMENDATIONS TO CERTIFY THE FINAL ENVIRONMENTAL IMPACT REPORT FOR A GENERAL PLAN AMENDMENT, ZONING ORDINANCE AMENDMENT, AND PREZONING/ ANNEXATION APPLICATIONS FOR THE HOLLY SUGAR SPORTS PARK, AND TO CONSIDER RECOMMENDATIONS REGARDING A GENERAL PLAN AMENDMENT, ZONING ORDINANCE AMENDMENT, AND PREZONING/ ANNEXATION FOR THE HOLLY SUGAR SPORTS PARK SITE. THE HOLLY SUGAR SPORTS PARK SITE IS APPROXIMATELY 298 ACRES OF LAND LOCATED BETWEEN TRACY BOULEVARD AND CORRAL HOLLOW ROAD, NORTH OF LARCH ROAD, AND SOUTH OF SUGAR ROAD (ASSESSOR'S PARCEL NUMBER 212-150-01). THE APPLICATIONS ARE CITY INITIATED. APPLICATION NUMBERS GPA10-0002, ZA10-0003, AND A/P09-0001

B. REPORT OF GENERAL PLAN CONSISTENCY FOR CAPITAL IMPROVEMENT PROGRAM PROJECTS FOR FISCAL YEAR 2010-2011 THROUGH FISCAL YEAR 2014-2015 - APPLICATION NUMBER DET10-0003

3. ITEMS FROM THE AUDIENCE

4. DIRECTOR'S REPORT

5. ITEMS FROM THE COMMISSION

6. ADJOURNMENT

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The Planning Commission meeting was called to order by Chair Mitracos at 7:01 p.m.

The pledge of allegiance was led by Chair Mitracos.

ROLL CALL: Roll call found Commissioner Johnson, Commissioner Ransom, Vice Chair Alexander, and Chair Mitracos present; Commissioner Manne was absent. Also present were staff members Andrew Malik, Director of Development and Engineering Services; Bill Dean, Assistant Director of Development and Engineering Services; Kuldeep Sharma, City Engineer; Scott Claar, Associate Planner; Victoria Lombardo, Senior Planner; Bill Sartor, Assistant City Attorney; and Elizabeth Silva, Recording Secretary.

MINUTES – None

DIRECTOR'S REPORT REGARDING THIS AGENDA – None

ITEMS FROM THE AUDIENCE – None

1. OLD BUSINESS – None

2. NEW BUSINESS

**A. PUBLIC HEARING TO CONSIDER PLANNING COMMISSION
RECOMMENDATIONS TO CERTIFY THE FINAL ENVIRONMENTAL IMPACT
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Scott Claar, Associate Planner provided the staff report. Mr. Claar provided an electronic presentation. Mr. Claar stated the item involved four action items: First - Certify the Final Environmental Impact Report (FEIR); Second – Adopt the General Plan Amendment to change the General Plan designation from Agriculture to Park; Third – Zoning Ordinance Amendment to establish a new zone district of park and to zone the Holly Sugar Sports Park site as Park; Fourth – Make a recommendation to Council for a petition to LAFCo for annexation of the site. Mr. Claar introduced Ben Ritchie from De Novo Planning Group.

Mr. Ritchie stated that he was going to briefly provide information regarding the process of CEQA, the project description, and the FEIR actions. Mr. Ritchie stated in the original analysis they had made an error regarding CALTRANS off-ramps at I-205 and Tracy Boulevard, and after the errors had been identified, amendments were necessary which changed the significance of some conclusions. Mr. Ritchie further stated that when the impact significance is changed after the circulation of the Draft EIR, CEQA required the recirculation of the Draft EIR.

Mr. Ritchie indicated that the project would be on approximately 290 acres of City owned land, and would include an active sports park area, a passive recreation area, and a future expansion area. Mr. Ritchie stated that the active sports park facility would be developed first, and would include various sports fields, a sports stadium, play areas, lighted parking, restrooms, and necessary infrastructure. Mr. Ritchie stated that the passive recreation area would be south of the active sports park site, and would be intended for walking and biking trails, bocce ball, and disk golf. Mr. Ritchie stated that the expansion area would be located to the northwest of the active sports park, and may be developed in the future, as the City's park needs increase. Mr. Ritchie stated that the FEIR included all the comments received on the Draft EIR with detailed responses. Mr. Ritchie further stated staff and the consultant were asking for a finding that the City determined the FEIR is adequate. Mr. Ritchie stated that staff and the consultant were asking for adoption of the Mitigation Monitoring and Reporting Program (MMRP). Mr. Ritchie stated that the Findings of Fact and Statement of Overriding Considerations acknowledge that not all the significant and unavoidable impacts could be mitigated to a point that would bring them below the level of less than significant. Mr. Ritchie stated that the FEIR was available for review at City Hall in the Department of Development and Engineering Services and online at the City's website.

Vice Chair Alexander asked who was responsible for making sure the mitigation measures are being enforced after the certification process. Mr. Ritchie stated that primarily it was the City, with a very small number under the San Joaquin Valley Air Pollution Control District, and the interchange improvements under CALTRANS. Vice Chair Alexander asked how the process worked. Mr. Ritchie stated that it was dependant on the mitigation measure, as there were some that were going to be ongoing through construction, and then would be done, and some would be ongoing through the life of the project, such as coordination with the nearby farmland, to ensure that there would not be pesticide spraying during ball games.

Commissioner Ransom asked for clarification in regards to the significant and unavoidable impacts to the I-205 interchange. Commissioner Ransom asked if Caltrans were to widen the roadway would the impact still be significant and unavoidable. Mr. Ritchie stated that would mitigate the impact; however the City could not guarantee Caltrans would do those improvements. Commissioner Ransom asked if there were any other options considered in regards to green house gas emissions. Mr. Ritchie stated for this project the possible measures were limited due to the nature of the project. Mr. Ritchie further stated there were many mitigation measures including bike racks and facilities, bike route connections to the project site, monitoring the needs for bus routes to the site, and such. Mr. Ritchie stated that they had taken a very conservative approach to the green house gas emissions. Mr. Ritchie stated that when they had quantified the number of vehicle trips to the park, they had looked at every trip to the park as a new trip, when in fact many would be people who were currently driving to other parks, and would now be driving to this park. Commissioner Ransom asked if by "conservative" Mr. Ritchie had meant "worst case scenario". Mr. Ritchie answered that was exactly right.

Chair Mitracos asked if there had been any discussion regarding adding additional lanes to I-205 in the project area. Kul Sharma, City Engineer, stated generally CALTRANS would look into the traffic analysis and City recommendations, and then there would be a required project study report, which would have to be approved, and they would proceed only after they had funding. Chair Mitracos asked if he was remembering correctly, that SJCoG had lent the State the money for the previous I-205 improvements, and there would be a repayment in the future. Mr. Sharma stated that was correct; there was some money from Measure K and sales tax, and SJCoG fronted the money for the construction. Chair Mitracos asked if currently I-205 was adequate for the amount of traffic. Mr. Sharma stated that looking at regional planning the next expansion for I-205 would be to four lanes in each direction, sometime in the next ten years; however there was no funding at the moment. Chair Mitracos asked about the new interchange on Lammers. Mr. Sharma stated that staff was working on that; however it would be about a mile from the project area, and would not really be affected by the project.

Commissioner Ransom stated she would like, for clarification purposes, some information on the decrease in level of Service from E to F. Mr. Ritchie stated that the move from E to F, could mean a few a seconds delay to a minute delay. Mr. Ritchie stated it was important to remember that the service level jump to E to F would only occur on Saturday, peak hour, after full build-out of the Active Sports Park. Mr. Richie stated that it would be much like after a concert, after a Saturday soccer tournament, there could be an hour of lowered service levels.

Chair Mitracos asked when people would start to get nervous. Mr. Ritchie stated that it is subjective, as in San Francisco they deal with level F on a daily basis, where as in rural areas, some people are bothered by having to stop at a stop sign. Mr. Dean added that part of the importance was understanding the impacts and associated trade offs, and whether to mitigate or not.

Chair Mitracos opened the public hearing. As there was no one to speak to the item, the Public Hearing was closed.

Commissioner Johnson stated that the item involved a lot of reading, but he felt it was very enlightening. Commissioner Johnson indicated that he felt the project would be a big asset to the City, and he liked the location and the site plan more than the previous attempts for a sports field. Commissioner Johnson stated he felt privileged to sit on the Commission and review the project.

Commissioner Ransom asked if it would be appropriate to request that the project include sustainability measures. Mr. Dean stated that the question was a good one, however this project and its action items were stand-alone at this point, and the Sustainability Action Plan had not yet been adopted and would be in review through the summer.

Chair Mitracos stated he agreed with Commissioner Johnson, in that this was a terrific project, and it had been needed for more than 20 years.

It was moved by Commissioner Ransom and seconded by Commissioner Johnson to recommend the City Council certify the Final Environmental Impact Report, adopt findings of fact, a statement of overriding considerations and a mitigation monitoring and reporting program for the Holly Sugar Sports Park applications. Voice vote found all in favor; Commissioner Manne was absent. Passed 4-0-1-0.

Chair Mitracos asked if in regards to the Ag zone, the park land was designated as park, would it still be an allowable use to use it for agriculture until the park was under construction. Mr. Dean stated if it was not abundantly clear, the language can be added. Mr. Dean stated if the land was designated as a park, it would allow open spaces and public facility uses. Mr. Dean indicated that the current use would continue until annexation, and after annexation, it would keep its non-conforming status until the facility was built. Chair Mitracos stated that he hoped construction would begin soon. Chair Mitracos asked if the site was included in the Sphere of Influence. Mr. Dean stated that the site was included in the 1994 Sphere of Influence (SOI), while some of the adjacent City-owned property was not; however the proposed SOI would include all of the City-owned properties in this area. Mr. Claar provided a map to show the site location, and the SOI.

It was moved by Commissioner Ransom with a second by Vice Chair Alexander that the Commission recommend that the City Council approve the General Plan Amendment (Application GPA10-0002); recommend that the City Council introduce the Zoning Ordinance Amendment (Application ZA10-0003), and recommend that the City Council approve rezoning and annexation of the Holly Sugar Sports Park site to the City of Tracy, by means of annexation petition application to LAFCO (Application A/P09-0001). Voice vote found all in favor; Commissioner Manne was absent. Passed 4-0-1-0.

B. REPORT OF GENERAL PLAN CONSISTENCY FOR CAPITAL IMPROVEMENT PROGRAM PROJECTS FOR FISCAL YEAR 2010-2011 THROUGH FISCAL YEAR 2014-2015 - APPLICATION NUMBER DET10-0003

The staff report was provided by Victoria Lombardo, Senior Planner. Mrs. Lombardo stated that the City was required by the State to report on the Capital Improvement Projects (CIPs) General Plan Consistency annually. Mrs. Lombardo stated that the City had a five year CIP plan. Mrs. Lombardo indicated that staff looked at all the goals and policies in the General Plan to ensure that the CIPs were generally consistent with them. Mrs. Lombardo introduced Kuldeep Sharma, City Engineer and Assistant Director of Development and Engineering Services to provide information on the CIP projects.

Mr. Sharma provided brief descriptions of some of the CIPs in the City's five year CIP plan.

Commissioner Johnson asked if there were any items that need immediate attention but are being pushed back due to lack of funding. Mr. Sharma answered that staff looked at what the CIP needs are now and what the needs will be in the future as well as how the funding can be gathered by the developers, and then they prioritize the projects by those factors. Mr. Malik added that a good example was the NEI area off Grant Line to the east where there are CIP projects planned but they would not be triggered until a future date when the fees had been collected and the improvements were needed.

Commissioner Johnson stated that in looking at the list of CIPs, he could not imagine any of the projects not being in line with the General Plan. Commissioner Johnson further stated that the only way he could see an item not being consistent with the General Plan would be if there was a project needed for public safety, however it was being pushed back due to budget constraints.

Vice Chair Alexander asked what the approximate cost was to install a street signal at one intersection. Mr. Sharma answered that it was about \$350 thousand dollars for one intersection.

Chair Mitracos asked for clarification on the animal shelter project. Mr. Malik answered that the estimate was about \$4 million for a new facility, and currently the funding was not available.

Chair Mitracos asked for information regarding new fire stations. Mr. Sharma stated that there were two stations included in the four year plan; one was the relocation of the existing station on Central, potentially to Grant Line or west of Corral Hollow; and the second was moving the Banta station potentially to sites on Grant Line. Mr. Sartor stated that where one station was placed would dictate where another should be because of coverage and response times. Mr. Sartor added that the Fire Department was part of a regional system. Chair Mitracos asked about the fire station that was planned next to the Raley's center. Mr. Malik indicated that currently in terms of standards of service, the station was not needed there.

Commissioner Johnson asked if there were any issues with response times to make additional stations necessary at the current time. Mr. Malik stated that the stations listed would improve response times and that areas hadn't been built out yet, for instance Ellis has not been built so a station is not necessary in the area.

Chair Mitracos asked for information regarding the Sports Complex. Mr. Sharma indicated that there was a budget of nearly \$8 million. Chair Mitracos asked about the funding and possible partnerships. Mr. Malik indicated that the Parks and Community Services Director was working with sports leagues to create MOUs for building ball fields.

Chair Mitracos asked if the Sixth Street and Central Avenue Plaza was still moving forward. Mr. Sharma answered that staff was working on construction drawings; however there is no funding for the construction of the project.

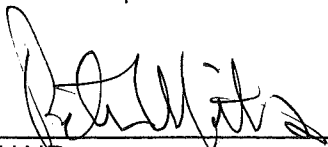
Chair Mitracos opened the Public Hearing. As there was not one to speak to the item, the Public Hearing was closed.

It was moved by Vice Chair Alexander and seconded by Commissioner Ransom that the Planning Commission report that the Capital Improvement Program Projects are consistent with the goals, policies and actions of the City's General Plan. Voice vote found all in favor; Commissioner Manne was absent. Passed 4-0-1-0.

3. ITEMS FROM THE AUDIENCE – None
4. DIRECTOR'S REPORT - None
5. ITEMS FROM THE COMMISSION - None
6. ADJOURNMENT

It was moved by Vice Chair Alexander and seconded by Commissioner Ransom to adjourn. Voice vote found all in favor; passed 4-0-1-0.

Time: 8:42 p.m.



CHAIR



STAFF LIAISON

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