

NOTICE OF REGULAR MEETING

Pursuant to Section 54954.2 of the Government Code of the State of California, a Regular meeting of the Planning Commission is hereby called for:

Date/Time: **Wednesday, August 11, 2010, 7:00 p.m.**
(or as soon thereafter as possible)

Location: City Hall Council Chambers
333 Civic Center Plaza, Tracy

Government Code Section 54954.3 states that every public meeting shall provide an opportunity for the public to address the Planning Commission on any item, before or during consideration of the item, however no action shall be taken on any item not on the agenda.

PLEDGE OF ALLEGIANCE

ROLL CALL

MINUTES 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. CONDUCT A SCOPING MEETING TO OBTAIN COMMENTS FROM PUBLIC AGENCIES OR OTHER INTERESTED PARTIES REGARDING ISSUES TO BE ANALYZED IN THE FILIOS/DOBLER ANNEXATION AND DEVELOPMENT PROJECT ENVIRONMENTAL IMPACT REPORT – APPLICATION NUMBERS A/P09-0002, GPA09-0002, SPA10-0002

B. RECEIVE COMMENTS FROM THE PLANNING COMMISSION AND THE PUBLIC REGARDING THE GENERAL PLAN AMENDMENT, SUSTAINABILITY ACTION PLAN, AND REVISED DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT (SEIR)

3. ITEMS FROM THE AUDIENCE

4. DIRECTOR'S REPORT

5. ITEMS FROM THE COMMISSION

6. ADJOURNMENT

August 5, 2010

Posted Date

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

Any materials distributed to the majority of the Planning Commission regarding any item on this agenda will be made available for public inspection in the Development and Engineering Services Department located at 333 Civic Center Plaza during normal business hours.

AGENDA ITEM 2-A

REQUEST

CONDUCT A SCOPING MEETING TO OBTAIN COMMENTS FROM PUBLIC AGENCIES OR OTHER INTERESTED PARTIES REGARDING ISSUES TO BE ANALYZED IN THE FILIOS/DOBLER ANNEXATION AND DEVELOPMENT PROJECT ENVIRONMENTAL IMPACT REPORT – APPLICATION NUMBERS A/P09-0002, GPA09-0002, SPA10-0002

DISCUSSION

The Filios/Dobler Annexation and Development Project (Project) application has been submitted to begin the entitlement process for future commercial development. The approximately 43-acre Project site is located on the south side of Grant Line Road, west of and adjacent to Costco and the Tracy Marketplace shopping center (Attachment A).

The Project proposes to annex the site to the City, amend the General Plan land use designation from Urban Reserve12 to Commercial, amend the I-205 Corridor Specific Plan to add the Project site to the Specific Plan and designate it General Commercial, amend the Specific Plan's freeway sign standards, and Prezone the site Planned Unit Development.

No site plan or other proposal for specific improvements or uses have been submitted, however, the applicant intends to obtain City entitlement approval to prepare the property for future retail, consumer services, office, and related commercial development.

In accordance with California Environmental Quality Act (CEQA) Guidelines, an Environmental Impact Report (EIR) is required to analyze the potential environmental effects of the Project. RBF Consulting was chosen by the City to prepare the EIR. RBF Consulting has successfully completed numerous EIR's and other CEQA documentation and, most recently in Tracy, completed the EIR for the Ellis Specific Plan and Annexation project.

The Notice of Preparation (NOP) for this Project EIR was published on July 14, 2010 (Attachment B). Through the NOP, public agencies and other parties are asked to provide input with respect to areas or issues that should be analyzed in the EIR.

CEQA Guidelines require a scoping meeting for EIR projects that meet one or more of the criteria to become a project of "statewide, regional, or area-wide significance." The characteristics of this project triggering that designation are (1) an amendment to the General Plan, and (2) the Project has the potential to be a shopping center with more than 500,000 square feet of floor space. The purpose of this scoping meeting is to provide an opportunity for the lead agency to consult directly with public agencies or other interested parties who may be concerned about the environmental effects of a project. Scoping may help identify project alternatives, mitigation measures, or significant effects to be analyzed in the EIR. A list of probable environmental effects anticipated to be analyzed in the EIR is contained in the NOP, Attachment B.

The NOP, including notice of tonight's scoping meeting, was sent to a variety of public and private agencies and property owners within 500 feet of the Project site.

RECOMMENDATION

Staff recommends that the Planning Commission receive input from any interested parties regarding issues or alternatives that should be evaluated in the EIR.

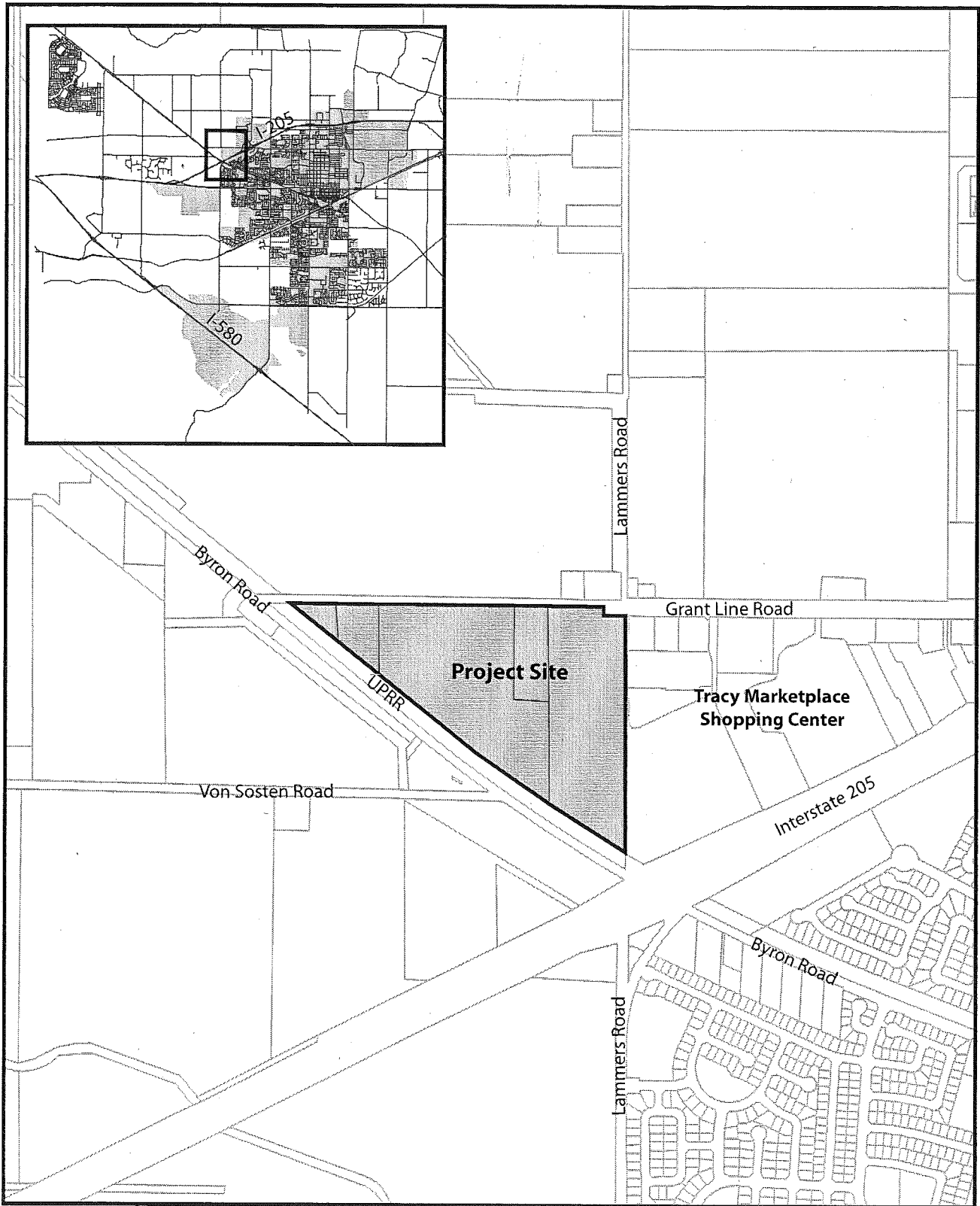
Prepared by Alan Bell, Senior Planner

Reviewed by Bill Dean, Assistant Director of Development and Engineering Services

Approved by Andrew Malik, Director of Development and Engineering Services

ATTACHMENTS

Attachment A – Project Location Map
Attachment B – Notice of Preparation



Source: City of Tracy (2010)

Date of Mailing: July 14, 2010

Notice of Preparation

To: Office of Planning and Research
State Clearinghouse
1400 Tenth Street, Room 212
Sacramento, CA 95814

From: City of Tracy
Development and Engineering
Services Department
333 Civic Center Plaza
Tracy, CA 95376
Attn.: Alan Bell, Senior Planner

Responsible and Trustee Agencies,
Utility Providers, Organizations,
Neighboring Property Owners/Occupants,
and Interested Parties

Subject: Notice of Preparation of an Environmental Impact Report

The City of Tracy will be the lead agency and will prepare an environmental impact report (EIR) for the proposed Filios/Dobler Annexation and Development Project (Project). This Notice of Preparation is sent pursuant to Section 15082 of the California Environmental Quality Act (CEQA) Guidelines to announce the initiation of the EIR process and to solicit comments from responsible and trustee agencies, utility providers, organizations, neighboring property owners, and interested parties concerning the scope of issues to be addressed in the EIR. Refer to the Probable Environmental Effects listed below to determine whether your concerns have already been identified. Please focus your comments on the Project's potential environmental impacts and recommendations for methods of avoiding, reducing or otherwise mitigating those impacts. If you are a governmental agency with discretionary authority over initial or subsequent aspects of this Project, describe that authority and provide comments regarding potential environmental effects that are germane to your agency's area of responsibility.

Project Title: Filios/Dobler Annexation and Development Project

Project Location: The Project site is located within San Joaquin County (County), immediately adjacent to the northwestern boundary of the City of Tracy (City). The approximately 43-acre triangular shaped Project site is bounded by Grant Line Road to the north, Union Pacific Railroad (UPRR) lines and Byron Road to the southwest, and the Tracy Marketplace Shopping Center to the east. Land uses surrounding the site include agricultural land to the north and southwest and commercial uses that are part of Tracy Marketplace Shopping Center to the east. Refer to Figure 1 (Regional Location Map) and Figure 2 (Project Location). The Project site is composed of the following five parcels: 209-27-010, 209-27-011, 209-27-026, 209-27-030 and 209-27-031.

Project Description: The Project proposes to annex approximately 43 acres of unincorporated land to the City; amend the City General Plan land use designation of the Project site from Urban Reserve 12 (UR 12) to Commercial; amend the I-205 Corridor Specific Plan to add the Project site to the Specific Plan area and designate it General Commercial (GC), and amend the freeway sign standards; and Prezone the Project site Planned Unit Development (PUD). In addition, the Project includes a buildout scenario that assumes a maximum of 538,000 square feet of commercial/office uses to be built on the Project site, consistent with the assumptions of the City General Plan. The inclusion of this scenario is necessary in

order to evaluate the environmental consequences of the Project, since the City has not received an application for specific improvements to the Project site.

Probable Environmental Effects: The purpose of the EIR is to provide full disclosure, in advance, of the potential environmental impacts that would result from implementation of the proposed Project. The EIR will analyze the extent to which the Project design and alternatives would result in significant environmental impacts and will identify appropriate Project modifications or mitigation measures to reduce or eliminate these impacts. Issues that will be examined include the following:

- Aesthetics – Impacts on the visual character or quality of the site and its surroundings. Impacts from the creation of new sources of light and glare.
- Agricultural Resources – Impacts regarding the conversion of farmland to non-agricultural use and potential conflicts between agricultural and non-agricultural uses.
- Air Quality – Short-term construction and long-term-operational impacts to air quality. Global climate change impacts.
- Biological Resources – Impacts on candidate, sensitive or special-status species, riparian habitat or other sensitive natural community, federally protected wetlands, or wildlife movement.
- Cultural Resources – Impacts on unknown historic, prehistoric or paleontological resources.
- Geology and Soils – Impacts resulting from seismic ground shaking and expansive soils, development on unstable soils and fill, and soil erosion and loss of topsoil from grading and earthwork.
- Hazards and Hazardous Materials – Impacts related to hazardous materials that may be present at the Project site.
- Hydrology and Water Quality – Impacts on the existing local drainage system and hydrology of the area, as well as potential flooding, and surface and groundwater quality impacts.
- Land Use and Planning – Project consistency with the Tracy General Plan, Tracy Zoning Ordinance and the I-205 Corridor Specific Plan.
- Noise – Short-term construction and long-term operational noise impacts.
- Public Services, Utilities and Service Systems – Impacts from intensification of land uses at the Project site.
- Transportation/Traffic – Local and regional traffic, transportation, circulation, and parking impacts at nearby intersections and street segments.

Scoping: The City invites written comments on the scope of the EIR and alternatives that should be considered. Due to the time limits mandated by state law, your response must be sent at the earliest possible date, **but no later than 30 days after receipt of this notice**. Written comments should be sent to Alan Bell, Senior Planner, at the mailing address above by **5:00 p.m. on August 16, 2010**.

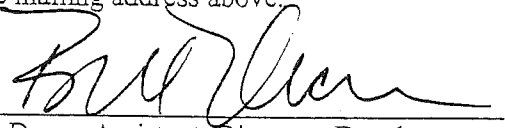
Comments should focus on identifying specific environmental impacts to be evaluated during the EIR process and suggesting Project modifications or alternatives that would be less environmentally damaging while achieving similar Project objectives. Scoping comments should focus on issues and alternatives to be studied, not on expressing a preference for a particular alternative.

The City will hold a public scoping meeting with the Planning Commission on **Wednesday, August 11, 2010, at 7:00 p.m.** in the Tracy City Council Chambers, 333 Civic Center Plaza, Tracy, CA. The building used for the scoping meeting is accessible to persons with disabilities.

If you wish to be placed on a mailing list to receive further information as the Project progresses, please contact Alan Bell at (209) 831-6426, alan.bell@ci.tracy.ca.us or the mailing address above.

Date: July 14, 2010

Signature: _____



Title: William Dean, Assistant Director, Development and Engineering Services

Reference: California Code of Regulations, Title 14, (State CEQA Guidelines) Sections 15082(A), 15103, 15375

AGENDA ITEM 2-B

REQUEST

RECEIVE COMMENTS FROM THE PLANNING COMMISSION AND THE PUBLIC REGARDING THE GENERAL PLAN AMENDMENT, SUSTAINABILITY ACTION PLAN, AND REVISED DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT (SEIR)

DISCUSSION

On July 20, 2006, the City Council adopted a General Plan and certified an Environmental Impact Report (EIR) for the General Plan. This document updated the previous General Plan, adopted in 1993. The General Plan included a proposed Sphere of Influence (SOI). After adoption of the General Plan, new policies regarding SOIs were adopted by the Local Agency Formation Commission (LAFCo), necessitating a revision of the SOI to reflect new LAFCo policies.

Between December 2007 and July 2008, the City Council held six workshops in order to discuss the 10 and 30-year horizons, as well as other potential policy changes to be incorporated into the revised General Plan. Staff then prepared the General Plan Amendment and Draft Supplemental EIR, which were published for review and comment on April 22, 2009. During the comment period, several comments were received that required amendments to the proposed General Plan Amendment and the EIR, including the completion and incorporation of the Sustainability Action Plan (SAP) into the EIR.

Once the General Plan Amendment, SAP, and Revised EIR were completed by staff, they were published for the California Environmental Quality Act (CEQA) mandated 45-day review period on July 23, 2010. As a part of that CEQA review period, a public hearing is to be held to receive comments on the EIR, and this Planning Commission meeting is the forum for receipt of those comments from the public, as well as from the Planning Commission.

While it is only required that a hearing be held to receive public comments on the EIR, staff also welcomes any comments on the Draft General Plan Amendment and Sustainability Action Plan, as those two documents are supported by the EIR.

RECOMMENDATION

Staff recommends that the Planning Commission open the public hearing and receive comments from the public regarding the Revised Draft Supplemental EIR, Draft General Plan Amendment, and Draft Sustainability Action Plan.

Agenda Item 2-B
August 11, 2010
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ATTACHMENTS

Attachment A—Revised Draft Supplemental EIR
Attachment B—Draft General Plan Amendment
Attachment C—Draft Sustainability Action Plan

Prepared by Victoria Lombardo, Senior Planner

Approved by Bill Dean, Assistant Director of DES