

# 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, July 13, 2011, 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. PUBLIC HEARING TO RECEIVE COMMENTS ON THE FILIOS/DOBLER  
ANNEXATION AND DEVELOPMENT PROJECT DRAFT ENVIRONMENTAL  
IMPACT REPORT – APPLICATION NUMBERS A/P09-0002, GPA09-0002 AND  
SPA10-0002**

3. ITEMS FROM THE AUDIENCE

4. DIRECTOR'S REPORT

5. ITEMS FROM THE COMMISSION

6. ADJOURNMENT

**July 7, 2011**  
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

**PUBLIC HEARING TO RECEIVE COMMENTS ON THE FILIOS/DOBLER  
ANNEXATION AND DEVELOPMENT PROJECT DRAFT ENVIRONMENTAL IMPACT  
REPORT – APPLICATION NUMBERS A/P09-0002, GPA09-0002 AND SPA10-0002**

DISCUSSION

The Filios/Dobler Annexation and Development Project is a request to annex approximately 43 acres for future commercial development. The site is west of and adjacent to the Costco/Walmart Tracy Marketplace shopping center on the south side of Grant Line Road (Attachment A).

In accordance with the California Environmental Quality Act (CEQA), a Draft Environmental Impact Report (EIR) has been prepared and was published on June 10, 2011. CEQA requires a Draft EIR to be given a 45-day public review period for interested parties to review and comment. The Filios/Dobler DEIR public review period ends on July 25, 2011.

The purpose of this public hearing is to receive comments on the Project Draft EIR. This meeting is not designed to be a discussion regarding the Project's merits or to otherwise review the proposed development application.

The City is inviting written comments on the Draft EIR and has distributed copies of it or the Notice of Completion to the State Clearinghouse, public and private agencies, neighboring and nearby property owners, local newspapers, and others who have expressed interest in the Project or the EIR. Tonight's public hearing serves as another opportunity for interested parties to comment on the Draft EIR.

Following completion of the Draft EIR comment period, staff and the Project consultant will review and analyze comments received and will prepare a formal response to comments. The responses, together with the Draft EIR, will comprise the Final EIR for the Project.

After the Final EIR is published, it and the Annexation Project will be presented to the Planning Commission for review and recommendation to the City Council.

RECOMMENDATION

Staff recommends that the Planning Commission open the public hearing and receive comments on the Filios/Dobler Annexation and Development Project Draft EIR. No action is required at this time.

Agenda Item 2-A  
July 13, 2011  
Page 2

Prepared by Alan Bell, Senior Planner

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

Approved by Andrew Malik, Director, Development and Engineering Services

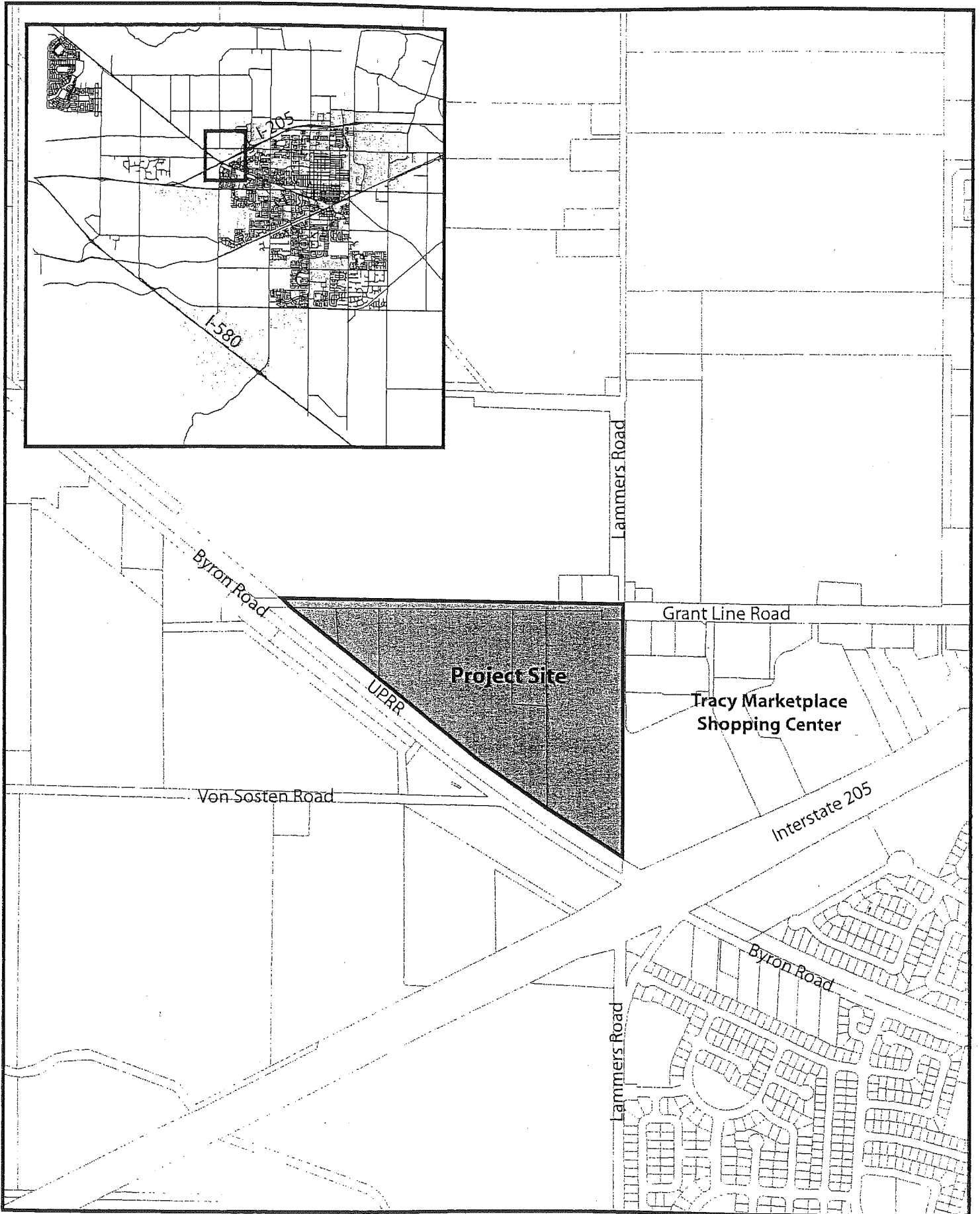
ATTACHMENTS

Attachment A – Location Map

Attachment B – Notice of Completion and Availability of Draft EIR

Attachment C – Filios/Dobler Annexation and Development Project Draft EIR

# Filos/Dobler Annexation Project Site



Date of Mailing: June 9, 2011

## Notice of Completion and Availability of Draft Environmental Impact Report

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

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

Responsible and Trustee Agencies,  
Utility Providers, and  
Neighboring Property Owners

**Subject:** Notice of Completion and Availability of Draft Environmental Impact Report

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*Pursuant to the California Environmental Quality Act (CEQA), this is to advise you that the City of Tracy has completed a Draft Environmental Impact Report (Draft EIR) for the following project:*

**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. The Project site is composed of the following five Assessor's 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 2 (UR 2) to Commercial; amend the I-205 Corridor Specific Plan to add the Project site to the Specific Plan area, designate it General Commercial (GC) and amend the freeway sign height and size standards; and Prezone the Project site Planned Unit Development (PUD). In addition, although no specific onsite improvements are proposed at this time, the Project anticipates up to 466,000 square feet of commercial/office uses to be built on the Project site.

**Lead Agency:** City of Tracy

**Address Where Copy of EIR is Available:**

- City of Tracy, Development and Engineering Services Department, 333 Civic Center Plaza, Tracy, CA 95376
- Tracy Public Library, 20 East Eaton Avenue, Tracy, CA 95376

City of Tracy  
Development and Engineering Services Department  
333 Civic Center Plaza  
Tracy, California 95376  
Phone: (209) 831-6400

**Public Review Period:** The Draft Environmental Impact Report (Draft EIR) is being circulated to the State Clearinghouse, responsible and trustee agencies, and interested parties for a 45-day review period as required by CEQA. The review period for the Draft EIR is between **June 10 and July 25, 2011**. During this period, public agencies and members of the public may provide written comments on the analysis and content of the EIR. Such written comments should focus only on the information provided in this document.

The Planning Commission will hold a public hearing to receive comments on the Draft EIR on **Wednesday, July 13, 2011, at 7:00 p.m.** in the City Council Chambers, 333 Civic Center Plaza, Tracy. Please note that the Planning Commission's review at this hearing will be limited to review and comments on the Draft EIR. A separate hearing on the merits of the Project will be held at a later date.

All written comments on the Draft EIR must be mailed, delivered, or emailed by 5:00 p.m. on **July 25, 2011**, and addressed as follows:

Mail or Delivery:           City of Tracy  
                                  Development and Engineering Services Department  
                                  333 Civic Center Plaza  
                                  Tracy, CA 95376  
                                  Attention: Alan Bell, Senior Planner

Email:                        Alan.Bell@ci.tracy.ca.us

All comments received on the Draft EIR during the 45-day public review period will be responded to by the City in the Final EIR.

**Contact Person:** Alan Bell, (209) 831-6426, [Alan.Bell@ci.tracy.ca.us](mailto:Alan.Bell@ci.tracy.ca.us) or the mailing address above.

*Authority cited: Section 21083, Public Resources Code. Reference: Sections 21092, 21152 and 21153, Public Resources Code.*

## **Attachment C**

The Filios/Dobler Annexation and Development Project Draft EIR was published on June 10, 2011 and is available at Tracy City Hall and on the City of Tracy's web site at:

[http://www.ci.tracy.ca.us/modules/dms/file\\_retrieve.php?function=view&obj\\_id=1339](http://www.ci.tracy.ca.us/modules/dms/file_retrieve.php?function=view&obj_id=1339)

The Draft EIR was distributed to Planning Commission members on June 22, 2011.