

MINUTES
TRACY CITY PLANNING COMMISSION
JULY 13, 2011
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 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

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The Planning Commission meeting was called to order by Chair Mitracos at 7:00 p.m.

The pledge of allegiance was led by Chair Mitracos.

ROLL CALL: Roll call found Commissioner Johnson, Commissioner Manne, Commissioner Ransom, Vice Chair Alexander and Chair Mitracos present. Also present were staff members

Alan Bell, Senior Planner; Bill Dean, Assistant Director of Development and Engineering Services; Bill Sartor, Assistant City Attorney; and Elizabeth Silva, Recording Secretary.

MINUTES

It was moved by Commissioner Ransom and seconded by Commissioner Manne to approve the minutes of May 11, 2011 as written. Voice vote found all in favor; passed 5-0-0-0.

DIRECTOR'S REPORT REGARDING THIS AGENDA - None

ITEMS FROM THE AUDIENCE – None

1. OLD BUSINESS – None
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

The staff report was provided by Alan Bell, Senior Planner. Mr. Bell provided a brief summary of the project as well as a location map. Mr. Bell introduced Kristie Wheeler from RBF Consultants, who provided an electronic presentation. Ms. Wheeler provided a brief summary of the timeline of the project. Ms. Wheeler indicated the Draft Environmental Impact Report (EIR) identified potential impacts and possible mitigations of the proposed project. Ms. Wheeler indicated seven impacts would remain as significant and unavoidable after mitigation measures, including; agricultural resources, air quality, the air quality management plan, and green house gas emissions. Ms. Wheeler indicated there were three alternatives explored; the No-Project alternative, the Mixed-Use Development alternative and Industrial Development alternative. Ms. Wheeler stated that all comments received would be responded to in the Final EIR.

Mr. Dean stated the purpose of the meeting was to receive public comments on the project, and there was no action on this item from the Commission this evening.

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

Mr. Dean indicated staff had received written comments from various agencies.

Chair Mitracos stated he had noticed there had been a change to the maximum project size. Mr. Bell answered it was clarification; as staff got deeper into the evaluating of the project and site, the proposed size had changed and become smaller.

Vice Chair Alexander asked staff when they felt the final analysis of the project would conclude. Mr. Dean indicated it would take approximately four to six weeks to evaluate and respond to public comments after the comment period closed, and after that it would be brought to the Commission for their recommendation to City Council relatively quickly. Mr. Dean indicated there would be a Planning Commission public hearing, followed by a City Council public

hearing, and in addition the local LAFCo Agency would have a public hearing on the annexation itself.

Commissioner Manne asked if there would be required updates based on the completion of the intersection of Grant Line and Corral Hollow. Mr. Bell stated the traffic study had assumed completion of the traffic improvements underway.

Commissioner Johnson asked what the advantage was to prepare the EIR without the details of the project, and why prepare the report assuming the worst case scenario, rather than waiting for the details of the project and then preparing the reports. Ms. Wheeler stated there were some advantages to bundling all the applications together however her understanding was the applicants were looking to get annexed into the City and receive those entitlements, and then begin marketing for future development. Commissioner Johnson asked if the advantage was to just get it out of the way. Mr. Dean added that when a project was sizable as this one was, and included a General Plan Amendment and the annexation process, it needed to be started early. Mr. Dean stated otherwise you find a user and then have to say "Give us a few years to do this." Mr. Bell indicated the title to the property may change several times before the end user is in. Mr. Bell stated when preparing the documents staff hoped the thresholds were high enough so that there would not be any subsequent CEQA work once a user was identified.

Commissioner Johnson asked if it was typical with an annexation project to process the annexation, the Specific Plan amendment, and General Plan amendment at the same time. Mr. Dean answered it was. Commissioner Johnson stated if the project details were available there might be more public interest and public comments. Mr. Dean stated that may still happen in the future, when an end user had been identified. Mr. Dean further stated once a user was available, staff would review the user against the EIR and other documents, and then hold a public hearing before the project was approved.

There was no action needed on this item.

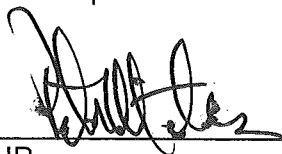
3. ITEMS FROM THE AUDIENCE – None
4. DIRECTOR'S REPORT

Mr. Dean reminded the Commission that there was a Downtown Workshop planned for August 30, 2011.

5. ITEMS FROM THE COMMISSION
6. ADJOURNMENT

It was moved by Commissioner Johnson and seconded by Commissioner Ransom to adjourn.

Time: 7:28 p.m.



CHAIR



STAFF LIAISON