

NOTICE OF A SPECIAL MEETING

Pursuant to Section 549596 of the Government Code of the State of California, a Special meeting of the City of Tracy **Planning Commission** is hereby called for:

Date/Time: Wednesday, August 14, 2013
7:15 P.M. (or as soon as the regularly scheduled Planning Commission Meeting is concluded)

Location: City of Tracy Council Chambers
333 Civic Center Plaza

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.

SPECIAL MEETING AGENDA

CALL TO ORDER

ROLL CALL

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 item shall be placed on an agenda within 30 days*

1. NEW BUSINESS

- A. REPORT ON CONFORMITY WITH THE CITY OF TRACY GENERAL PLAN FOR THE POTENTIAL SALE OF TWO CITY-OWNED PARCELS LOCATED ON WEST SCHULTE ROAD, ASSESSOR'S PARCEL NUMBERS 209-230-29 AND 209-230-30. APPLICATION NUMBER DET13-0003**

2. ADJOURNMENT

Posted: **August 13, 2013**

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.

August 14, 2013

AGENDA ITEM 2A

REQUEST

REPORT ON CONFORMITY WITH THE CITY OF TRACY GENERAL PLAN FOR THE POTENTIAL SALE OF TWO CITY-OWNED PARCELS LOCATED ON WEST SCHULTE ROAD, ASSESSOR'S PARCEL NUMBERS 209-230-29 AND 209-230-30. APPLICATION NUMBER DET13-0003

DISCUSSION

Background

The City is considering the potential sale of two parcels of City-owned land that are located on West Schulte Road, Assessor's Parcel Numbers 209-230-29 and 209-230-30 (Attachment A: Location Map). The City is negotiating with Surland Communities, LLC ("Surland") for the purchase of these surplus parcels.

The two subject parcels total approximately 200 acres in size. The site was formerly used as an antenna and radio transmission facility, which was operated by the FAA until 1981, and known locally as the "Antenna Farm."

Whenever a public agency proposes to acquire or dispose of real property, California Government Code Section 65402 requires a report on conformity with the General Plan. Tracy Municipal Code Section 10.04.040(e) establishes that the Planning Commission has the responsibility for such reports of conformity.

General Plan Consistency

The subject property is located outside of the City limits, but within the City's Sphere of Influence. The subject property is designated Park (P) by the City's General Plan. The Park designation provides for current and future locations of public parks of all sizes. Examples of specific land uses that are appropriate within this designation include active playing fields, parks and recreation facilities, urban parks and plazas, bicycle and walking trails, fountains, landscaped areas and corridors, natural open space and wildlife areas, and water recharge and detention facilities (that are also used as public parks when they are not flooded) and renewable energy and/or alternative energy uses.

Surland could pursue a renewable energy and/or alternative energy project on the property, however, would not be required to do so under the terms of the sale. Therefore, the sale of the property is consistent with the City's General Plan land use designation of Park (P).

RECOMMENDATION

Staff recommends that Planning Commission report that the potential sale of the two City-owned parcels located on West Schulte Road, Assessor's Parcel Numbers 209-230-29 and 209-230-30 is in conformance with the City of Tracy General Plan, as stated in the Planning Commission Resolution dated August 14, 2013 (Attachment B: Planning Commission Resolution).

MOTION

Move that the Planning Commission report that the potential sale of the two City-owned parcels located on West Schulte Road, Assessor's Parcel Numbers 209-230-29 and 209-230-30 is in conformance with the City of Tracy General Plan, as stated in the Planning Commission Resolution dated August 14, 2013.

Prepared by Scott Claar, Associate Planner

Reviewed by Bill Dean, Development Services Assistant Director

Approved by Andrew Malik, Development Services Director

ATTACHMENTS

A: Location Map



Project
Area

RESOLUTION _____

REPORTING ON CONFORMITY WITH THE CITY OF TRACY GENERAL PLAN FOR THE
POTENTIAL SALE OF TWO CITY-OWNED PARCELS LOCATED ON WEST SCHULTE
ROAD, ASSESSOR'S PARCEL NUMBERS 209-230-29 AND 209-230-30,
APPLICATION NUMBER DET13-0003

WHEREAS, The City is considering the potential sale of two parcels of City-owned land that are located on West Schulte Road, Assessor's Parcel Numbers 209-230-29 and 209-230-30; and

WHEREAS, Whenever a public agency proposes to acquire or dispose of real property, California Government Code Section 65402 requires a report on conformity with the General Plan; and

WHEREAS, The subject property is designated Park (P) by the City's General Plan; and

WHEREAS, The Park (P) designation provides for current and future locations of public parks of all sizes, with examples of specific land uses that are appropriate within this designation including active playing fields, parks and recreation facilities, urban parks and plazas, bicycle and walking trails, fountains, landscaped areas and corridors, natural open space and wildlife areas, and water recharge and detention facilities (that are also used as public parks when they are not flooded) and renewable energy and/or alternative energy uses; and

WHEREAS, The potential sale of the property is in conformance with the City's General Plan land use designation of Park (P);

NOW, THEREFORE BE IT RESOLVED that the Planning Commission hereby reports that the potential sale of the two City-owned parcels located on West Schulte Road, Assessor's Parcel Numbers 209-230-29 and 209-230-30 is in conformance with the City of Tracy General Plan.

The foregoing Resolution _____ was adopted by the Planning Commission on the 14th day of August 2013 by the following vote:

AYES: COMMISSION MEMBERS
NOES: COMMISSION MEMBERS
ABSENT: COMMISSION MEMBERS
ABSTAIN: COMMISSION MEMBERS

CHAIR

ATTEST:

STAFF LIAISON

RESOLUTION _____

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POTENTIAL SALE OF TWO CITY-OWNED PARCELS LOCATED ON WEST SCHULTE
ROAD, ASSESSOR'S PARCEL NUMBERS 209-230-29 AND 209-230-30,
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WHEREAS, The subject property is designated Park (P) by the City's General Plan; and

WHEREAS, The Park (P) designation provides for current and future locations of public parks of all sizes, with examples of specific land uses that are appropriate within this designation including active playing fields, parks and recreation facilities, urban parks and plazas, bicycle and walking trails, fountains, landscaped areas and corridors, natural open space and wildlife areas, and water recharge and detention facilities (that are also used as public parks when they are not flooded) and renewable energy and/or alternative energy uses; and

WHEREAS, The potential sale of the property is in conformance with the City's General Plan land use designation of Park (P);

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