

**MINUTES**  
**TRACY CITY PLANNING COMMISSION**  
**SPECIAL MEETING**  
**WEDNESDAY, August 14, 2013**  
**7:00 P.M.**  
**CITY OF TRACY COUNCIL CHAMBERS**  
**333 CIVIC CENTER PLAZA**

**CALL TO ORDER**

Chair Ransom called the special meeting to order pursuant to section 549596 of Government Code of the State of California to order at 7:15 p.m.

**ROLL CALL** Roll Call found Chair Ransom, Vice Chair Sangha, Commissioner Johnson, Commissioner Mitracos, and Commissioner Orcutt. Also present were staff members Victoria Lombardo, Senior Planner, Kimberly Matlock, Assistant Planner, Bill Sartor, Assistant City Attorney and Jan Couturier, Recording Secretary.

**DIRECTOR'S REPORT REGARDING THIS AGENDA** – Ms. Lombardo apologized for the late notice and advised of the circumstances. She further mentioned that the meeting did not require a public hearing.

**ITEMS FROM THE AUDIENCE** – Robert Tanner addressed the Commission on an item on the agenda and was therefore asked to address the issue at the appropriate time.

**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**

Chair Ransom reviewed Agenda Item 1A and called for a staff report. Ms. Matlock presented the staff report and advised of the location of the parcels. She stated that whenever a public agency proposes to acquire or dispose of real property it is required to do a report of conformity with the General Plan.

Ms. Matlock further stated that the subject property was located outside of the City limits, but within the City's Sphere of Influence and that the subject property was designated Park by the City's General Plan. This designation provided for current and future locations of public parks of all sizes. Examples of specific land uses that are appropriate within this designation include alternative energy uses. The potential purchaser, in this case Surland, could pursue a renewable energy 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.

Ms. Matlock concluded that staff recommended that Planning Commission report that the potential sale of the two City-owned parcels located on West Schulte Road, are in conformance with the City of Tracy General Plan, as stated in the Planning Commission Resolution.

Mr. Sartor indicated that the Planning Commission had previously reported on the General Plan Consistency for these parcels, but at that time it was contemplated that the parcels would

only be used for renewable energy. However, as this will be a straight sale, there will not be any such requirements, therefore the request to do an additional report of consistency.

Commissioner Mitracos requested a history of these parcels. Mr. Sartor then provided the background advising that the Federal Government gifted the property to the City of Tracy. As a result of this and through previous legislation deed restrictions required the 150 acres to be used for renewable energy.

Commissioner Orcutt asked for specific information on which parcel had the existing deed restrictions. Mr. Sartor advised that the 150 acre parcel was the parcel that had the deed restrictions. Commissioner Orcutt then asked what the incentive would be for someone to buy either or both based on previous issues with the gas line that runs through the property.

Commissioner Orcutt asked if the public outcry would be any different for future projects. Mr. Sartor advised that this parcel lies in the county and is owned by the City.

Commissioner Mitracos asked when the general plan amendment was made to the use of this parcel. Ms. Lombardo indicated it would have been discussed at either a City Council meeting or Planning Commission meeting. She then reviewed solar farm usage. Commissioner Mitracos expressed discomfort with not having all the information.

Commissioner Orcutt asked if under the terms of the sale, the zoning could be changed. Mr. Sartor indicated that zoning would be up to the county unless it was annexed into the City.

Commissioner Mitracos asked what that the Planning Commission was specifically being asked to do. Mr. Sartor advised that there is a need to report on the consistency with the General Plan. Chair Ransom indicated it appeared that this was more of a formality. Not really looking at the conformity

Mr. Sartor advised that any time land is sold that is in the city's sphere of influence a report on whether or not it conforms is required; not a report on whether or not it does conform.

Commissioner Orcutt expressed concern about what would happen from a planning perspective as more people moved into the south end of town with more development; would the City need to go purchase more parcels to create a large park. There was a general discussion about the county being responsible for zoning the property.

Chair Ransom opened the public hearing at 7:35 p.m. Mr. Tanner addressed the Commission and asked what the city originally paid for the parcels. Mr. Sartor did not know.

Commissioner Orcutt asked if that information would be available at City Council. Mr. Sartor advised that it would be public record. There followed a general discussion about whether the City would make a profit on the sale.

Chair Ransom requested further clarification on exactly what PC was being charged with doing. Mr. Sartor advised that staff's recommendation was that it was in conformance because it was just changing ownership.

Chair Ransom closed the public hearing at 7:40 p.m.

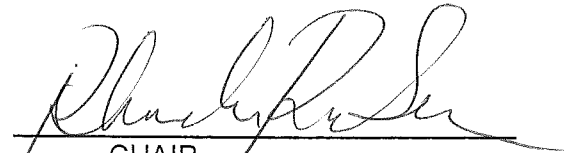
The Commission held a general discussion about future use of these parcels as a park and it was determined that would be unlikely. Mr. Sartor advised that the solar use had not been ruled out; it is just not a requirement.

Ms. Lombardo discussed issues with the county's general plan and suggested the county might be considering other uses; specifically agricultural for these parcels.

Commissioner Orcutt made a motion 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. Vice Chair Sangha seconded the motion, all in favor, none opposed.

2. ADJOURNMENT - Commissioner Orcutt moved to adjourn at 7:48 p.m.

  
STAFF LIAISON

  
CHAIR

