

**SPECIAL MEETING MINUTES
TRACY CITY PLANNING COMMISSION
WEDNESDAY, MARCH 2, 2016
5:00 P.M.
CITY OF TRACY COUNCIL CHAMBERS
333 CIVIC CENTER PLAZA**

CALL TO ORDER

Chair Mitracos called the meeting to order at 5:00 p.m.

PLEDGE OF ALLEGIANCE

Chair Mitracos led the pledge of allegiance.

ROLL CALL

Roll Call found Chair Mitracos, Vice Chair Tanner, Commissioners Orcutt, Ransom and Sangha present. Also present were staff members Bill Dean, Assistant Director, Development Services; Scott Claar, Associate Planner; Vanessa Valencia, Recording Secretary.

MINUTES APPROVAL – None

DIRECTOR’S REPORT REGARDING THIS AGENDA – None

ITEMS FROM THE AUDIENCE – None

1. **NEW BUSINESS**

- A. PUBLIC HEARING TO CONSIDER RECOMMENDATIONS TO THE CITY COUNCIL REGARDING CERTIFICATION OF THE TRACY HILLS SPECIFIC PLAN FINAL SUBSEQUENT ENVIRONMENTAL IMPACT REPORT, APPROVAL OF A GENERAL PLAN AMENDMENT, APPROVAL OF A COMPREHENSIVE UPDATE TO THE TRACY HILLS SPECIFIC PLAN, APPROVAL OF AN AMENDMENT TO THE TRACY MUNICIPAL CODE TO ADD THE TRACY HILLS SPECIFIC PLAN ZONE, APPROVAL OF A COMPREHENSIVE UPDATE TO THE TRACY HILLS STORM DRAINAGE MASTER PLAN, APPROVAL OF A DEVELOPMENT AGREEMENT WITH THE TRACY HILLS PROJECT OWNER, LLC AND TRACY PHASE 1, LLC, APPROVAL OF A LARGE-LOT VESTING TENTATIVE SUBDIVISION MAP FOR TRACY HILLS PHASE 1A, AND APPROVAL OF A SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP FOR TRACY HILLS PHASE 1A. THE TRACY HILLS SPECIFIC PLAN AREA CONSISTS OF APPROXIMATELY 2,732 ACRES LOCATED IN THE VICINITY OF THE EXISTING CORRAL HOLLOW ROAD INTERCHANGE AND THE FUTURE LAMMERS ROAD INTERCHANGE ON INTERSTATE 580. THE APPLICANT IS THE TRACY HILLS PROJECT OWNER LLC. APPLICATION NUMBERS GPA13-0001, SPA13-0001, ZA13-0003, DA13-0001, TSM16-0001, AND TSM13-0005 – Bill Dean, Assistant Development Services Director, indicated years of analysis have gone into the project. Mr. Dean introduced Laura Forbes of Kimley Horn, the environmental

consultant for the project. Ms. Forbes provided a Powerpoint presentation outlining the environmental process and steps that were taken to get the project to this point.

Scott Claar, Associate Planner, added that the Tracy Hills Specific Plan Phase I included approximately 2,732 acres of land, 5,500 residential units and 5 million square feet of non-residential uses.

Mr. Dean stated that staff was recommending approval of all items outlined in the staff report.

The Planning Commission discussed the freeway clover leaf design near I-580, water supplies, proximity to and possible contamination from Site 300, transportation management, and infrastructure improvements.

Chair Mitracos opened the public hearing.

Mike Souza, Project Manager, introduced the Integral team and provided a brief history of the project.

John Palmer, Project Manager, echoed Mr. Souza's appreciation of staff and consultants who have worked on the project. Mr. Palmer provided a video presentation of the proposed project.

The Commission further discussed disclosures to property owners regarding Site 300 and compatibility with the airport.

Gail Rigger, 1028 Atherton Drive, read a letter regarding Site 300 high explosive outdoor testing.

Francis Mizuno, Ana Border, and Roger Birdsall spoke in support of the project.

The public hearing was closed.

ACTION: It was moved by Commissioner Orcutt and seconded by Commissioner Ransom that the Planning Commission recommend that the City Council take the following action:

- Certify the Tracy Hills Specific Plan Final Subsequent Environmental Impact Report, which includes making findings of fact, findings related to alternatives, adopting a statement of overriding considerations, and adopting a mitigation monitoring and reporting plan
- Approve a General Plan Amendment (Application Number GPA13-0001)
- Approve a comprehensive update to the Tracy Hills Specific Plan (Application Number SPA13-0001)
- Approve an amendment to the Tracy Municipal Code to add the Tracy Hills Specific Plan Zone (Application Number ZA13-0001)

- Approve a comprehensive update to the Tracy Hills Storm Drainage Master Plan
- Approve a Development Agreement with The Tracy Hills Project Owner, LLC and Tracy Phase 1, LLC for property they own within the Tracy Hills Specific Plan area (Application Number DA13-0001)
- Approve a large-lot Vesting Tentative Subdivision Map for Tracy Hills Phase 1A (Application Number TSM16-0001)
- Approve a small-lot Vesting Tentative Subdivision Map for Tracy Hills Phase 1A (Application Number TSM13-0005)

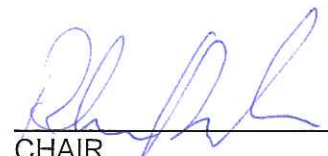
Voice vote found all in favor; passed and so ordered.

2. ITEMS FROM THE AUDIENCE – None
3. DIRECTOR'S REPORT – None
4. ITEMS FROM THE COMMISSION – Commissioner Ransom stated the minutes should not be so abbreviated.
5. ADJOURNMENT – It was moved by Commissioner Ransom and seconded by Commissioner Orcutt to adjourn.

Time: 6:29 p.m.



STAFF LIAISON



CHAIR