

## NOTICE OF A REGULAR MEETING

Pursuant to Section 54954.2 of the Government Code of the State of California, a Regular meeting of the City of Tracy Planning Commission is hereby called for:

**Date/Time:** Wednesday, November 16, 2016  
7:00 P.M. (or as soon thereafter as possible)

**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.

### REGULAR MEETING AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

MINUTES APPROVAL – 03/02/2016, 03/09/2016, 10/12/2016, and 10/26/2016

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 2015-052 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 Commission Member to sponsor the item for discussion at a future meeting.*

1. NEW BUSINESS
  - A. PUBLIC MEETING TO SOLICIT COMMENTS ON THE SCOPE OF AN ENVIRONMENTAL IMPACT REPORT TO BE PREPARED FOR THE TRACY VILLAGE DEVELOPMENT
2. ITEMS FROM THE AUDIENCE
3. DIRECTOR'S REPORT
4. ITEMS FROM THE COMMISSION
5. ADJOURNMENT

Posted: **November 10, 2016**

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

Planning Commission Agenda

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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 Services Department located at 333 Civic Center Plaza during normal business hours.

**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.

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STAFF LIAISON

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CHAIR

**MINUTES  
TRACY CITY PLANNING COMMISSION  
WEDNESDAY, MARCH 9, 2016, 7:00 P.M.  
CITY OF TRACY COUNCIL CHAMBERS  
333 CIVIC CENTER PLAZA**

**CALL TO ORDER**

Chair Mitracos called the meeting to order at 7:00 p.m., and led the pledge of allegiance.

**ROLL CALL**

Roll Call found Chair Mitracos, Vice Chair Tanner, Commissioners Orcutt, Sangha, and Ransom present. Also present were staff members Bill Dean, Assistant Director; Alan Bell, Senior Planner; Victoria Lombardo, Senior Planner, Kimberly Matlock, Associate Planner; Cris Mina, Senior Civil Engineer; Bill Sartor, Assistant City Attorney, and Sandra Edwards, 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 A 226-UNIT RESIDENTIAL SUBDIVISION OF APPROXIMATELY 59.1 ACRES LOCATED ON THE EAST SIDE OF LAMMERS ROAD, NORTH OF REDBRIDGE ROAD, ASSESSOR’S PARCEL NUMBERS 240-060-26 AND 240-060-27. THE PROJECT INCLUDES A GENERAL PLAN DESIGNATION AMENDMENT FROM URBAN RESERVE (UR-8) TO RESIDENTIAL LOW (GPA13-0006), REZONING FROM LOW DENSITY RESIDENTIAL (LDR) TO PLANNED UNIT DEVELOPMENT (PUD), A PLANNED UNIT DEVELOPMENT PRELIMINARY AND FINAL DEVELOPMENT PLAN (PUD15-0001), AND VESTING TENTATIVE MAP (TSM15-0001) FOR THE PROJECT. A MITIGATED NEGATIVE DECLARATION IS THE PROPOSED ENVIRONMENTAL DOCUMENT FOR THE PROJECT. THE APPLICANT IS BATES STRINGER TRACY II LLC, AND THE PROPERTY OWNER IS CALENDEV, LLC. – Victoria Lombardo, Senior Planner, provided the staff report. Ms. Lombardo added that the reason for bringing this item back was to clarify conditions of approval which included language changes rather than content.

The Planning Commission discussed the legal review of the conditions, the possibility of trees being cut down, and the temporary sidewalk being constructed by the developer.

Chair Mitracos opened the public hearing.

Scott Stringer introduced himself indicating he was available for questions.

A very brief discussion took place regarding the sidewalk and funding.

The public hearing was closed.

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

1. Adopt the project Mitigated Negative Declaration.
2. Approve the General Plan designation amendment from Urban Reserve to Residential Low Density.
3. Approve the Rezone from Low Density Residential to Planned Unit Development.
4. Approve the Vesting Tentative Subdivision Map for the Rocking Horse Project.
5. Approve the Planned Unit Development Preliminary and Final Development Plan for the Rocking Horse Project.

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

- B. PUBLIC HEARING TO CONSIDER A RECOMMENDATION TO THE CITY COUNCIL FOR A DEVELOPMENT REVIEW APPLICATION FOR A 252-UNIT RESIDENTIAL APARTMENT PROJECT LOCATED ON APPROXIMATELY 11.62 ACRES ON THE NORTH SIDE OF VALPICO ROAD AT GLENBRIAR DRIVE, WEST OF THE RITE AID STORE AT THE NORTHWEST CORNER OF VALPICO ROAD AND MACARTHUR DRIVE (ASSESSOR'S PARCEL NUMBERS 246-140-12, 13, AND 14). THIS PROJECT WAS PREVIOUSLY APPROVED AS TWO SEPARATE PROJECTS: THE VALPICO APARTMENTS AND MACDONALD APARTMENTS – THE APPLICANT IS REPUBLIC TRACY, LLC – APPLICATION NUMBER D15-0024 – Alan Bell, Senior Planner, provided the staff report. Mr. Bell indicated the owners were selling the property and the new owner had submitted an application for slight modifications.

The Commission discussed the connection of Glenbriar Drive and Stallsburg, other possible connections, levels of service, revised parking structures, the number of parking spaces, the look of three stories, the ultimate build out of Valpico Road, and perimeter fencing.

The public hearing was opened.

The Developer provided a presentation outlining their company and the project.

The Commission further discussed the possible placement of a monument, turning movements into and out of the project, and voiced their appreciation for various aspects of the project.

Alice English, 1492 Riverview, asked for clarification regarding the number of parking spaces. Mr. Bell stated that due to the modifications of this project, the applicant only needed a reduction of 7 spaces.

The public hearing was closed.

**ACTION:** It was moved by Commissioner Ransom and seconded by Vice Chair Tanner that the Planning Commission recommend that the City Council approve Development Review Application Number D15-0024, subject to conditions and based on the findings contained in the Planning Commission Resolution dated March 9, 2016. Voice vote found all in favor; passed and so ordered.

C. PUBLIC HEARING TO CONSIDER A DEVELOPMENT REVIEW APPLICATION FOR AN APPROXIMATELY 49,000 SQUARE FOOT BUILDING AND ASSOCIATED PARKING AREAS AT 205 GANDY DANCER DRIVE - APPLICANT IS SCHACK AND COMPANY, INC. AND PROPERTY OWNER IS OLMAR SUPPLY, INC. - APPLICATION NUMBER IS D15-0016 – Kimberly Matlock, Associate Planner, provided the staff report. Ms. Matlock indicated she had received a letter from a neighbor in opposition to the proposed construction materials.

The Commission discussed building materials of surrounding businesses, requirements of neighboring properties that had to spend additional money on a project because the materials were not acceptable, chemicals and bleed off, height of the building, and the evolution of metal building materials.

The public hearing was opened.

Dan Schack, Schack & Company, addressed the Commission and provided a background of the area, discussed metal buildings, and compatibility.

The Commission further discussed the roof pitch of the proposed building, squaring off of the roof, the letter that was submitted in opposition to the project, and additional architectural elements.

Mike Rollo, 314 Hutton Place, addressed the Commission stating the notion of a downward trend is flawed; the proposed building is nicer than anything out there, adding the company does not apply coating or painting and that no chemicals are involved. Mr. Rollo stated they do use water solvents that are recycled according to law.

The Commission further discussed architecture and perimeter fencing.

The public hearing was closed.

**ACTION:** It was moved by Commissioner Orcutt and seconded by Chair Mitracos to continue consideration of the development review application to a future meeting. Roll call found Commissioner Orcutt and Chair Mitracos in favor; Commissioners Ransom, Sangha, and Tanner opposed. Motion failed.

**ACTION:** It was moved by Commissioner Sangha and second by Vice Chair Tanner to approve Development Review of an approximately 49,000 metal shop with office and associated parking area improvements at 205 Gandy Dancer Drive, based on the findings contained in the Planning Commission Resolution dated March 9,



2016. Roll call vote found Commissioners Ransom, Sangha and Vice Chair Tanner in favor; Chair Mitracos and Commissioner Orcutt opposed. Motion carried.

- D. PUBLIC HEARING TO CONSIDER A DEVELOPMENT REVIEW APPLICATION FOR A MINI STORAGE FACILITY (STOREQUEST EXPRESS) LOCATED AT 225 GANDY DANCER DRIVE (ASSESSOR'S PARCEL NUMBER 248-470-17) – THE APPLICANT IS DAN R. SCHACK; PROPERTY OWNER ISLSC REALTY CALIFORNIA, LLC – APPLICATION NUMBER D16-0004 – Alan Bell, Senior Planner, provided the staff report.

The public hearing was opened.

Bill Hogan, President and CEO of William Warrant Group, provided a presentation regarding their business and the proposed project.

The Commissioners asked for clarification regarding temperature control, outdoor lighting, business hours, and the height of the building.

Alice English, 1492 Riverview, asked for clarification regarding a three mile radius.

The public hearing was closed.

**ACTION:** It was moved by Commissioner Orcutt and seconded by Vice Chair Tanner, that the Planning Commission approve Development Review Application Number D16-0004 for a mini storage facility at 225 Gandy Dancer Drive, subject to the conditions and based on the findings contained in the Planning Commission Resolution dated March 9, 2016. Voice vote found all in favor; passed and so ordered.

2. **ITEMS FROM THE AUDIENCE** – None.
3. **DIRECTOR'S REPORT** – Bill Dean thanked Mr. Mitracos for his service on the Planning Commission and for his leadership and guidance.
4. **ITEMS FROM THE COMMISSION** – Each Commissioner shared their appreciation of Pete Mitracos.
5. **ADJOURNMENT** – It was moved by Commissioner Ransom and seconded by Commissioner Orcutt to adjourn.

Time: 9:37 p.m.

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CHAIR

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STAFF LIAISON

**MINUTES  
TRACY CITY PLANNING COMMISSION  
WEDNESDAY, October 12, 2016  
7:00 P.M.  
CITY OF TRACY COUNCIL CHAMBERS  
333 CIVIC CENTER PLAZA**

**CALL TO ORDER**

Chair Ransom called the meeting to order at 7:03 p.m.

**PLEDGE OF ALLEGIANCE**

Chair Ransom led the pledge of allegiance.

**ROLL CALL**

Roll Call found Chair Ransom, Vice Chair Tanner, Commissioners Orcutt, Hudson, and Sangha present. Also present were Victoria Lombardo, Senior Planner; Nash Gonzalez, Contract Planner; Bill Sartor, City Attorney; and Gina Peace, Recording Secretary.

**MINUTES APPROVAL**

It was moved by Vice Chair Tanner and seconded by Commissioner Orcutt to approve the minutes of February 24, 2016. Chair Ransom abstained from voting, as her packet did not include any minutes. Commission Hudson abstained from voting, as he was not on the commission at the time. Voice vote found Commissioner Sangha in favor; passed and so ordered. 3-0-2.

It was moved by Vice Chair Tanner and seconded by Commissioner Orcutt to approve the minutes of September 14, 2016. Chair Ransom abstained from voting, as her packet did not include any minutes. Voice vote found Commissioner Sangha and Commissioner Hudson in favor; passed and so ordered. 4-0-1.

**DIRECTOR'S REPORT REGARDING THIS AGENDA** – None.

**ITEMS FROM THE AUDIENCE** – None.

1. NEW BUSINESS

- A. PUBLIC HEARING TO CONSIDER A CONDITIONAL USE PERMIT TO ALLOW THE ESTABLISHMENT OF A MARTIAL ARTS ACADEMY USE AT 1000 PAVILION PARKWAY, APN 212-290-47; APPLICANT IS TOM S. FIDER AND PROPERTY OWNER IS HTT INVESTMENT, LLC; APPLICATION NUMBER CUP16-0008.

Nash Gonzalez, Contract Planner, presented the staff report.

Chair Ransom opened the Public Hearing at 7:08 p.m.

Applicant Tom Fider addressed the Commission.

Chair Ransom closed the Public Hearing at 7:09 p.m.

**ACTION** It was moved by Commissioner Orcutt and seconded by Commissioner Sangha that the Planning Commission approve the Conditional Use Permit Application, application number CUP16-0008, to allow the establishment of a Martial Arts Academy at 1000 Pavilion Parkway, APN 212-290-47. Voice vote found all in favor; passed and so ordered.

- B. PUBLIC HEARING TO CONSIDER AN APPLICATION FOR AN EXTENSION OF THE 51 LOT BARCELONA INFILL VESTING TENTATIVE SUBDIVISION MAP TO OCTOBER 21, 2019. THE PROJECT IS LOCATED ON BARCELONA DRIVE AT TENNIS LANE, ASSESSOR'S PARCEL NUMBERS 240-520-44 AND 240-390-33. THE APPLICANT AND PROPERTY OWNER IS TVC TRACY HOLDCO, LLC. APPLICATION NUMBER EXT16-0003.

Due to a potential conflict, Chair Ransom recused herself from this agenda item and left the dais at 7:11 p.m. Vice Chair Tanner served as interim Chair.

Victoria Lombardo, Senior Planner, presented the staff report.

Questions and discussion regarding limit to time extensions allowed, property maintenance and wildlife followed.

Vice Chair Tanner opened the Public Hearing at 7:16 p.m.

Chris Tyler, representing the property owner, addressed the commission.

Alice English addressed the commission, requesting further description of the process, and specifically RGAs, for public attendees who may not understand what that means. Victoria Lombardo, Senior Planner, briefly explained Residential Growth Allotment (RGA) to the public.

Virginia Barren addressed the commission.

Chris Tyler responded.

Questions and discussion regarding property maintenance followed. Bill Sartor, City Attorney, clarified a previous question regarding limit to time extensions allowed.

Vice Chair Tanner closed the Public Hearing at 7:28 p.m.

**ACTION** It was moved by Commissioner Orcutt and seconded by Commissioner Hudson that the Planning Commission approve application number EXT16-0003, for an extension of the 51-lot Barcelona infill vesting tentative subdivision map, located on Barcelona Drive at Tennis Lane to October 21, 2019. Voice vote found Commissioners Tanner and Sangha in favor; passed and so ordered. 4-0-1. Chair Ransom abstained.

Chair Ransom rejoined the dais at 7:29 p.m.

2. ITEMS FROM THE AUDIENCE – None.
3. DIRECTOR’S REPORT – None.
4. ITEMS FROM THE COMMISSION – Vice Chair Tanner reminded the Commission about City Council’s request to require an annual report from all City Commissions.
5. ADJOURNMENT – It was moved by Commissioner Orcutt and seconded by Commissioner Sangha to adjourn. Voice vote found all in favor; passed and so ordered.

Time: 7:31 p.m.

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CHAIR

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STAFF LIAISON

**MINUTES**  
**TRACY CITY PLANNING COMMISSION**  
**WEDNESDAY, October 26, 2016**  
**7:00 P.M.**  
**CITY OF TRACY COUNCIL CHAMBERS**  
**333 CIVIC CENTER PLAZA**

**CALL TO ORDER**

Chair Ransom called the meeting to order at 7:00 p.m.

**PLEDGE OF ALLEGIANCE**

Chair Ransom led the pledge of allegiance.

**ROLL CALL**

Roll Call found Chair Ransom, Vice Chair Tanner, Commissioners Hudson and Sangha present. Commissioner Orcutt was absent. Also present were Bill Dean, Assistant Director of Development Services; Scott Claar, Senior Planner; Bill Sartor, City Attorney; Leticia Ramirez, Deputy City Attorney; and Gina Peace, Recording Secretary.

**MINUTES APPROVAL** – None.

**DIRECTOR’S REPORT REGARDING THIS AGENDA** – None.

**ITEMS FROM THE AUDIENCE** – None.

1. **NEW BUSINESS**

MINOR AMENDMENT TO THE FINAL DEVELOPMENT PLAN FOR THE NORTHGATE VILLAGE SHOPPING CENTER (FORMERLY TRACY OUTLET CENTER) TO CONSTRUCT IMPROVEMENTS FOR OUTDOOR DINING/SEATING AREAS, LOCATED AT 1005 E. PESCADERO AVENUE – APPLICANT IS MESSIER BENITEZ AND PROPERTY OWNER IS 51 NEWCO LLC – APPLICATION NUMBER D16-0019.

Commissioner Sangha, who owns a business in the Northgate Village Shopping Center, recused herself from this agenda item and left the dais at 7:02 p.m.

Scott Claar, Senior Planner, presented the staff report.

Questions and discussion regarding the number of outdoor seats planned, limitations to number of businesses who can have outdoor seating areas, uniformity, and the general vision of the Center, followed. Chair Ransom asked if, upon approval, this amendment will apply to all businesses. Bill Dean, Assistant Director of Development Services, replied that approval of this amendment would apply to all businesses in the Northgate Center, but reiterated that the goal is to have the areas look streamlined and uniform. Vice Chair Tanner inquired about the difference between the separate outdoor seating areas

on 10<sup>th</sup> Street in downtown Tracy. Scott Claar, Senior Planner, replied that those are individual property owners. Uniformity would be enforced through the conditions and restrictions, as listed, and through Code Enforcement.

Chair Ransom opened the Public Hearing 7:17 p.m.

Arlene Godinez from El Patio Restaurant addressed the commission.

Commissioner Ransom closed the Public Hearing at 7:19 p.m.

**ACTION** It was moved by Commissioner Tanner and seconded by Commissioner Hudson that the Planning Commission recommend that the City Council approve a minor amendment to the Planned Unit Development Zone Final Development Plan for the Northgate Village shopping center (formerly Tracy Outlet Center) to construct improvements for outdoor dining/seating areas, located at 1005 E. Pescadero Avenue, Application Number D16-0019, subject to the conditions and based on the findings contained in the Planning Commission Resolution dated October 26, 2016. Voice vote found Chair Ransom in favor; passed and so ordered. Commissioner Orcutt absent. 3-0-2.

Commissioner Sangha reentered the dais at 7:21 p.m.

2. ITEMS FROM THE AUDIENCE – None.
3. DIRECTOR’S REPORT – Bill Dean addressed the commission to thank Commissioner Hudson and Commissioner Orcutt for their attendance at the APA Conference in Pasadena earlier in the week. Bill Sartor, City Attorney, formally introduced Leticia Ramirez, the new Deputy City Attorney for the City of Tracy. He also reminded the Commission that for the months of November and December 2016, the Planning Commission meetings will be moved to the 1<sup>st</sup> and 3<sup>rd</sup> Wednesdays of the month, due to the holidays.
4. ITEMS FROM THE COMMISSION – Vice Chair Tanner reminded everyone to vote on November 8<sup>th</sup>. Commissioner Hudson expressed his gratitude for the opportunity to attend the APA Conference, which he found very eye opening. Chair Ransom felt compelled to thank the commission for all their hard work, and expressed she feels they have all done an excellent job.
5. ADJOURNMENT – It was moved by Vice Chair Tanner and seconded by Commissioner Sangha to adjourn. Voice vote found all in favor; passed and so ordered. Commissioner Orcutt absent.

Time: 7:26 p.m.

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CHAIR

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STAFF LIAISON

AGENDA ITEM 1-A

REQUEST

**PUBLIC MEETING TO SOLICIT COMMENTS ON THE SCOPE OF AN ENVIRONMENTAL IMPACT REPORT TO BE PREPARED FOR THE TRACY VILLAGE DEVELOPMENT**

DISCUSSION

Background

The City of Tracy, as the Lead Agency, will prepare an Environmental Impact Report (EIR) to evaluate potential environmental impacts related to the proposed Tracy Village project. Tracy Village proposes to develop up to 600 single-family residential lots within a 134-acre gated and age-restricted community located on the south side of Valpico Road, east of Corral Hollow Road. The project requires an amendment to the General Plan, Annexation/Rezoning, and includes a Specific Plan, application numbers GPA13-0005 and A/P13-0002.

The EIR will also address, as part of the project, the potential environmental effects of a City-proposed annexation/prezoning of properties adjoining the Tracy Village site and which otherwise would become effective "islands" of unincorporated County lands if the Tracy Village project is approved and annexed to the City; these include an additional 42 residential properties, most of which are developed with residences, fronting Corral Hollow Road and Valpico Road, and an adjoining drainage canal north of Valpico Road.

The City has issued a Notice of Preparation (NOP) soliciting comments from public agencies, organizations and members of the public regarding the scope and content of the EIR, along with environmental issues and project alternatives to be addressed in the EIR. As part of the NOP process, the City is convening a Scoping Meeting on the EIR, utilizing the Planning Commission meeting of November 16<sup>th</sup>. At the Commission meeting, comments will be received from the public and Commission members on the scope of the EIR; accordingly, no action will be taken on the project at the November 16<sup>th</sup> meeting. Comments on the NOP will be accepted through December 5, 2016.

A copy of the NOP is attached to this staff report, providing additional details on the Tracy Village proposal, and the additional annexation/prezoning lands. The project applicant and City's EIR consultant, First Carbon Solutions, will be present at the November 16<sup>th</sup> meeting.

Project EIR

The NOP for the project provides the following summary:

*The EIR will evaluate potentially significant environmental impacts associated with the approval and implementation of the Project. Consistent with the State CEQA Guidelines (Appendix G), the following environmental resource categories will be analyzed in relation to the project:*

- *Aesthetics, Light, and Glare*
- *Agriculture & Forest Resources*
- *Air Quality*
- *Biological Resources*
- *Cultural Resources*
- *Geology, Soils, and Seismicity*
- *Greenhouse Gas Emissions*
- *Hazards/Hazardous Materials*
- *Hydrology and Water Quality*
- *Land Use and Planning*
- *Mineral Resources*
- *Noise*
- *Population and Housing*
- *Public Services*
- *Recreation*
- *Transportation and Traffic*
- *Utilities and Service Systems*

*All of the resource categories listed above will be considered in the EIR; however, given the context of the project, it is anticipated that the following issues will be central to the environmental analysis:*

- *Impacts on the visual character of the project site and surrounding area, as well as impacts related to light and glare from the project on adjacent uses.*
- *Conversion of agricultural land to non-agricultural uses, including the potential direct, indirect and cumulative impacts.*
- *Impacts to sensitive plant and animal species in the area, including to special status species that may be present, as well as to habitat which can support them and migration corridors.*
- *Air quality and Greenhouse Gas (GHG) emissions impacts during the construction and operational phases of the Project in view of the existing cumulative conditions in the San Joaquin Valley.*
- *Land use compatibility and any growth-inducing impacts, and buffering of the proposed residential uses from surrounding rural uses.*
- *Traffic and circulation impacts on local roadways in the vicinity of the Project site.*
- *Water quality impacts as well as impacts on water supply, wastewater treatment, and solid waste disposal capacity to accommodate the Project.*

### Next Steps

Following the NOP comment period, the Draft EIR will be completed by the City and circulated for agency and public review in the coming months. The project will then be



brought before the Planning Commission at a public hearing, who will be asked to make a recommendation on EIR certification and action on the project entitlements to the City Council.

### RECOMMENDATION

Staff recommends that the Planning Commission receive staff and EIR consultant presentations, and solicit comments on the scope of EIR study for the Tracy Village project development.

Prepared by: Brian Millar, AICP, Planning Consultant  
Victoria Lombardo, Senior Planner

Approved by: Bill Dean, Assistant Development Services Director

### ATTACHMENTS

Attachment A – Notice of Preparation for the Tracy Village Development

**City of Tracy, California**  
**Notice of Preparation and Notice of Public Scoping Meeting**  
**Tracy Village Project**

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**Date:** November 4, 2016

**To:** Public Agencies and Interested Parties

**From:** Victoria Lombardo, Senior Planner  
Brian Millar, Contract Planner

**Subject:** **Notice of Preparation of an Environmental Impact Report and Public Scoping Meeting for the Tracy Village Project**

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The City of Tracy is the Lead Agency and will prepare an Environmental Impact Report (EIR) for the Tracy Village Project (Project) identified herein.

The project description, location, and probable environmental effects of the Tracy Village development—along with the proposed annexation into the City of an additional 42 residential properties fronting Corral Hollow Road and Valpico Road and an adjoining drainage canal north of Valpico Road—are described in the attached materials.

The City of Tracy is soliciting comments from public agencies, organizations, and members of the public regarding the scope and content of the EIR, and the environmental issues and alternatives to be addressed in the EIR. Public agencies may need to use the EIR when considering permitting or other approvals that are germane to the agencies' responsibilities in connection with the projects.

Because of time limits mandated by state law, public agencies must submit any comments in response to this notice at the earliest possible date but not later than 30 days after receipt of this notice. The City of Tracy will also accept comments from other interested parties regarding this notice during this time period. Accordingly, please provide your written response to the address shown below by December 5, 2016. If you wish to be placed on the notification list for this project, or if you have any questions or need additional information, please contact the person below.

Victoria Lombardo, Senior Planner  
City of Tracy  
Development and Engineering Services  
333 Civic Center Plaza  
Tracy, CA 95376  
Phone: 209.831.6428  
Email: victoria.lombardo@ci.tracy.ca.us

### **Public Scoping Meeting**

A public scoping meeting, convened by the Tracy Planning Commission, will be held at on **November 16, 2016** starting at **7:00 p.m.** at the **City Council Chambers, 333 Civic Center Plaza, Tracy**. At this meeting, public agencies, organizations, and members of the public will be able to review the proposed project application materials and provide comments on the scope of the environmental review process.

## TRACY VILLAGE PROJECT

### Project Location

The proposed Tracy Village development site is located on 134 acres in unincorporated San Joaquin County, adjacent to the Tracy city limits (Exhibit 1). The project boundaries are located on the U.S. Geological Survey (USGS) Tracy 7.5-minute quadrangle in the northwest quadrant of Section 5, Township 3 South, Range 5 East of the Mt. Diablo Meridian (Assessor's Parcel Number 244-04-001). The project site is located on the south side of West Valpico Road, just east of Corral Hollow Road. Corral Hollow Road is the main north-south collector on the west side of the City of Tracy, and Valpico Road is an important east-west collector (Exhibit 2). For EIR evaluation and annexation/prezoning purposes, the Project also includes an additional 21 residential properties fronting Corral Hollow Road, and 21 residential properties along the north side of Valpico Road and an adjoining drainage canal north of Valpico Road, also depicted on Exhibit 2. Of these 42 lots, 39 are developed with residences.

#### 1.1.1 - Surrounding Land Uses

The land to the west of the project site includes the existing residential properties along Corral Hollow Road, with lands in agricultural use west of the roadway. The land use to the north of the project consists of the existing single-family homes on the north side of Valpico Road, along with a Westside Irrigation District canal. The neighboring properties to the south and east of the project site consist of single-family homes, separated by a wall from the project site.

### Existing Conditions

The Tracy Village development site is currently vacant land. The neighboring properties to the north, south and east are primarily residential, as described above.

The Tracy Village development site is relatively flat and is comprised largely of cultivated fields, with annual grassland and scattered native wild scrubs of different varieties along the margins. The site provides suitable habitat with potential to support a number of special status species, including the blunt-nosed leopard lizard, Nelson's antelope ground squirrel, and the San Joaquin woolly threads. The project site is not located within a 100-year floodplain. The Project site does not contain any Prime Farmland, Farmland of Statewide Importance, or Unique Farmland as mapped by the California Department of Conservation Farmland Mapping and Monitoring Program. However, the site is designated as farmland of local importance. The site does not contain any parcels under Farmland Security Zone contract and is not bound by a Williamson Act contract. The project site is designated "Resource Conservation (OS/RC)" by the County of San Joaquin General Plan and zoned "Agriculture-Urban Reserve (AU-20)" by the San Joaquin County Zoning Ordinance.

Access to the Tracy Village development site is currently available off Valpico Road. A narrow flag lot also connects the site to Corral Hollow Road to the west.

The 42 parcels along Corral Hollow and Valpico Roads planned for annexation and prezoning as part of the Tracy Village project are primarily developed with single-family detached residences on lot

sizes ranging from approximately 0.35 acre to 2.2 acres. The 39 developed lots and three vacant lots have direct driveway access connections to either Corral Hollow Road or Valpico Road.

There is a storm drain located along Corral Hollow Road, and the nearest retention basin is located approximately 0.25 mile south of the project site. The Tracy Municipal Airport is located approximately 0.86 mile south of the project site. The southern half of the project site is located within the Airport Land Use Compatibility Zone 5 (SSZ). An Altamont Corridor Express (ACE) Rail Line and station is located one mile south of the project site and runs east to west. The City of Tracy TRACER bus service's Route D runs along Tracy Boulevard and serves the residential area east of the project site, connecting to the ACE station on Linne Road and the downtown Tracy transit station.

## Project Description

### 1.1.2 - Proposed Project

The proposed project is a specific plan, with annexation and pre-zoning and focused General Plan Amendments, for the Tracy Village Project and adjoining residential properties. The Tracy Village Project is a proposed active adult, age-restricted and gated community consisting of up to 600 single-family detached residential homes. The Tracy Village Specific Plan would utilize the Tracy General Plan land use designation of Residential Low, and providing for an Active Adult Residential land use. The Specific Plan serves as pre-zoning to meet the requirements for future development. The Specific Plan for Tracy Village includes the development of up to 600 lots that would support dwelling units ranging from 1,450 square feet to 3,000 square feet. The project would feature three man-made lakes totaling approximately ten acres, along with a community recreation center with pool, spa and bocce courts, open space, parks, and trails/pathways. The proposed Specific Plan diagram is shown in Exhibit 3.

In addition to the 134-acre Tracy Village development, the City seeks annexation of the 42 residential lots to the north and east (fronting Corral Hollow and Valpico Roads) in tandem with the annexation of the Tracy Village development site. The EIR will include analysis of the potential impacts of these additional 42 lots for annexation and rezoning. The 42 lots are tentatively planned for Residential Estate pre-zoning. The majority of these lots are developed with detached single-family residences, and served by private wells and septic systems. Connection to city water and sewer systems would be voluntary, unless new residential development (building permits) is proposed by the property owners. Accordingly, the EIR will identify those impacts separately from those of the Tracy Village site, allowing the City and LAFCo to consider the effects of the project as a whole while taking action on either or both of the proposed annexations.

### 1.1.3 - Project Components

#### Housing

Up to 600 single-family lots would be located in 5 distinct neighborhoods of varying lot sizes. All of the homes would be single-level to accommodate ease of access and aging-in-place, with an optional second-floor living space. The proposed lot sizes and square footage ranges are shown in Table 1, reflecting the Specific Plan, which shows 600 units. The project is being evaluated for up to 600 units to allow for minor changes in unit count, which may occur in the final design process.

**Table 1: Lot Types (600 Total)**

Approximate Lot Size (square feet)	Number of Units	Housing Square Footage (Approximations)
6,000	104	2,400 to 3,000
5,500	98	2,200 to 2,800
5,225	110	1,800 to 2,350
4,500	182	1,350 to 1,850
4,275	106	1,450 to 1,850

## Lakes

The Tracy Village Specific Plan would feature a man-made lake system to provide a focal aesthetic feature for the community, serve as the primary drainage conveyance and peak attenuation/storage facility, and provides water quality treatment for urban stormwater runoff.

This lake system would consist of a series of three lakes, totaling approximately ten acres, with the incorporation of wetlands to serve as natural filtration systems. During periods of abundant precipitation, lake water levels would be reduced to accommodate stormwater flows. Reclaimed water would supply the lake system and water would be pumped into the highest lake to then flow to the lowest lake. A solar and natural gas powered co-generation facility would power this water pumping system and would simultaneously provide a continuous heat source for the community pool.

## Recreation/Open Space

The proposed Project would include a full-service community center. The community center would include amenities such as a pool and spa, bocce courts, open space/park areas, a pet park, covered and open outdoor seating, a putting green, a community building, and other potential uses. The community building would include casual living areas, a kitchen for daily and event use, a coffee bar, a library, a multi-media room, meeting rooms for social groups, exercise facilities, and bathrooms. In addition to the community center, the project may provide smaller neighborhood recreational areas.

The Project would also include a walking promenade along the circular main project roadway, which surrounds the lake system. This walking path would consist of an eight-foot-wide concrete pathway, landscaping, and seating areas. Pedestrian and bicycle trails will connect to pedestrian and bicycle facilities on Valpico Road and Middlefield Drive. All proposed project recreational and open space amenities will be private.

### 1.1.4 - Discretionary and Ministerial Actions

Discretionary approvals and permits are required by the City of Tracy for implementation of the proposed project. The Project application would require the following discretionary approvals and actions, including:

- Annexation and Rezoning
- General Plan Amendment
- Specific Plan
- Tentative Subdivision Map (Tracy Village development site only)

Subsequent ministerial actions would be required for the implementation of the proposed Project, including issuance of grading and building permits.

### 1.1.5 - Responsible and Trustee Agencies

A number of other agencies in addition to the City of Tracy will serve as Responsible and Trustee Agencies, pursuant to CEQA Guidelines Section 15381 and Section 15386, respectively. This Draft EIR will provide environmental information to these agencies and other public agencies, which may be required to grant approvals or coordinate with other agencies, as part of project implementation. These agencies may include, but are not limited to, the following:

- United States Army Corps of Engineers
- United States Fish and Wildlife Service
- California Department of Fish and Wildlife
- California Department of Transportation
- California Public Utilities Commission
- San Francisco Bay Area Regional Water Quality Control Board
- County of San Joaquin
- San Joaquin Local Agency Formation Commission (LAFCo)

Actions that are necessary to implement the project that must be taken by other agencies are:

- Annexation, with Rezoning, of the Project into the City of Tracy (San Joaquin LAFCo)
- Airport Land Use Consistency Determination (San Joaquin County Council of Governments)
- Obtain coverage under General Construction Stormwater Permit (State Water Resources Control Board/San Francisco Bay Regional Water Quality Control Board)
- San Joaquin Valley Air Pollution Control District
- Issuance of Encroachment Permits for roadway, trail, or utility improvements within facilities under the jurisdiction of the California Department of Transportation (Caltrans), the County of San Joaquin, or the Zone 2 Water Agency.

## Environmental Review

### 1.1.6 - Potential Environmental Effects

The EIR will evaluate potentially significant environmental impacts associated with the approval and implementation of the Project. Consistent with the CEQA Guidelines (Appendix G), the following environmental resource categories will be analyzed in relation to the Project:

- Aesthetics, Light, and Glare
- Agriculture Resources and Forest Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology, Soils, and Seismicity
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation and Traffic
- Utilities and Service Systems

All of the resource categories listed above will be considered in the EIR; however, given the local context of the Project site, it is anticipated that the following issues will be central to the environmental analysis:

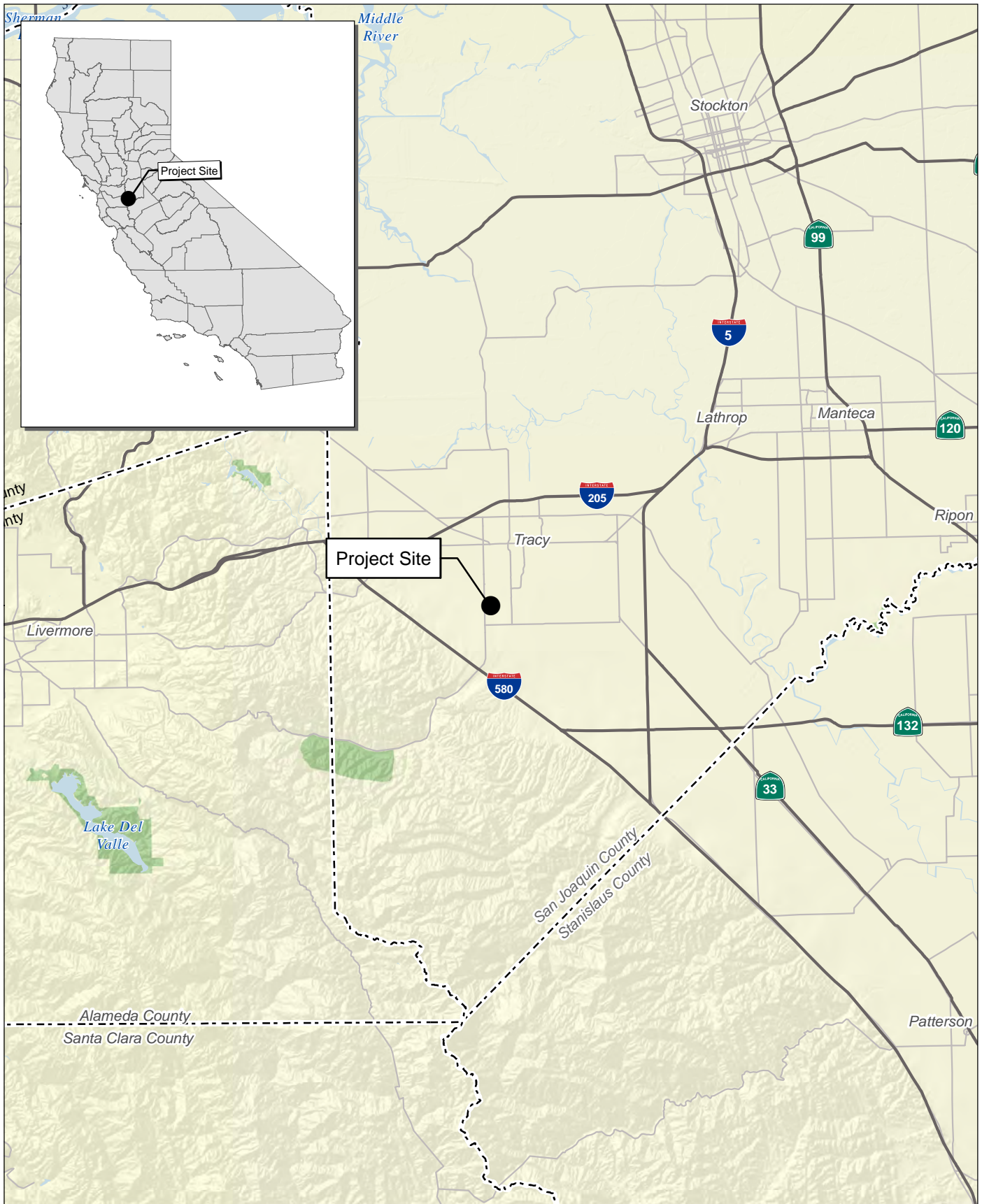
- Impacts on the visual character of the Project site and surrounding area, as well as impacts related to light and glare from the Project on adjacent uses;
- Conversion of agricultural land to non-agricultural uses, including the potential direct, indirect and cumulative impacts;
- Impacts to sensitive plant and animal species in the area—including special-status species that may be present as well as habitat that can support them—and to migration corridors;
- Air quality and greenhouse gas emissions impacts during the construction and operational phases of the Project in view of the existing cumulative conditions in the San Joaquin Valley;
- Land use compatibility and any growth-inducing impacts, and buffering of the proposed residential uses from surrounding rural uses;
- Traffic and circulation impacts on local roadways in the vicinity of the Project site; and
- Water quality impacts as well as impacts on water supply, wastewater treatment, and solid waste disposal capacity to accommodate the Project.

## Scoping Meeting

A public scoping meeting, to be convened by the Planning Commission, will be held on **November 16, 2016** starting at **7:00 p.m.**, at the following location:

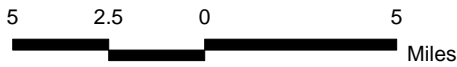
City Council Chambers  
333 Civic Center Plaza  
Tracy, CA 95376

At this meeting, agencies, organizations, and members of the public will be able to review the proposed project and provide comments on the scope of the environmental review process.



Source: Census 2000 Data, The CaSIL, FCS GIS 2016.

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## Exhibit 1 Regional Location Map



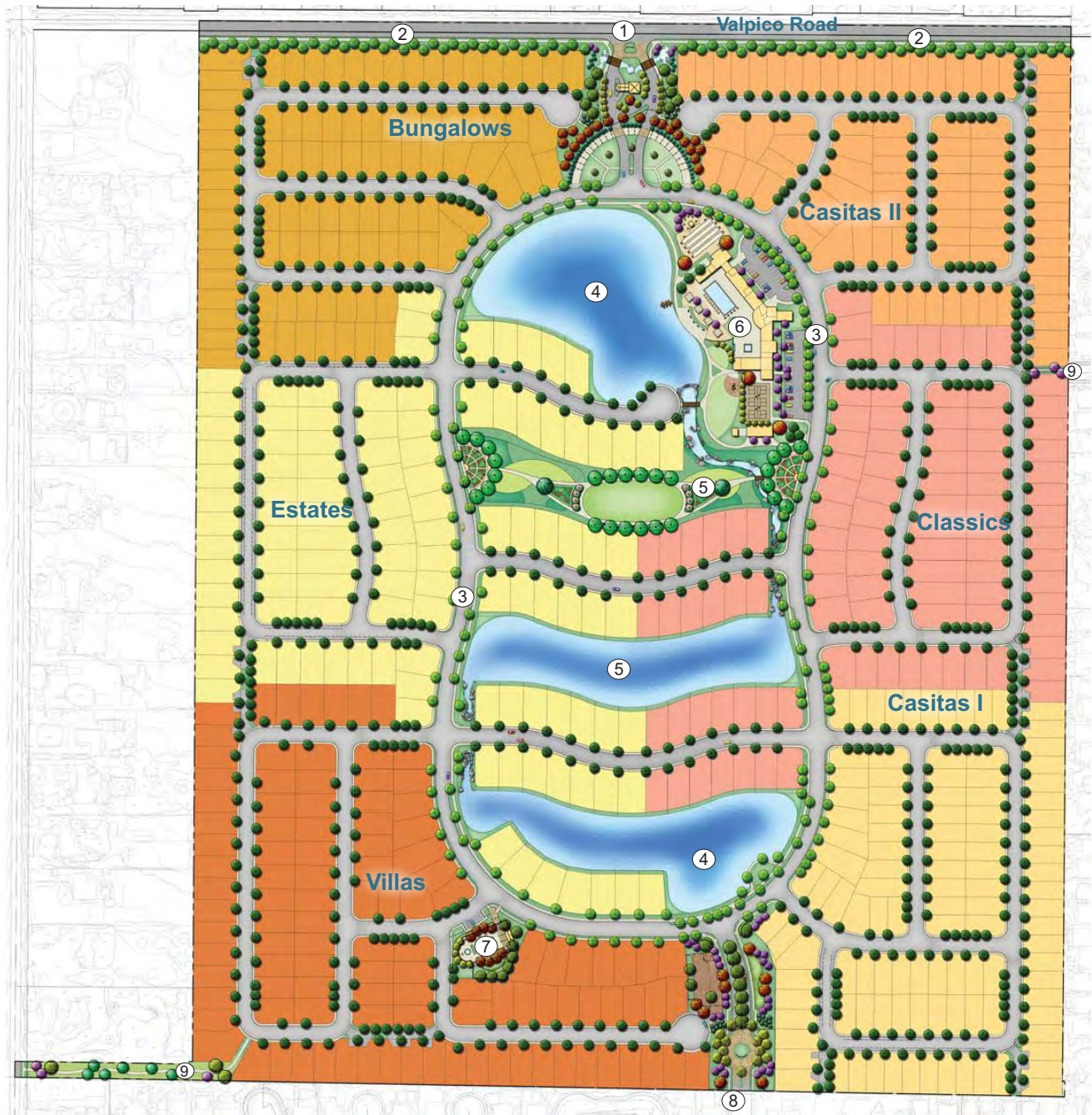


Source: ESRI Imagery, 2015

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**Exhibit 2**  
**Local Vicinity Map**  
**Aerial Base**



**Legend**

- ① Main Entrance
- ② PublicROW
- ③ MainLoopRoad
- ④ Lake
- ⑤ Parks
- ⑥ MainRecreation
- ⑦ MinorRecreation
- ⑧ Secondary Entrance
- ⑨ PedestrianConnections

