

MINUTES
TRACY CITY PLANNING COMMISSION
WEDNESDAY, November 16, 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, Orcutt, and Sangha present. Also present were Bill Dean, Assistant Director of Development Services; Mary Bean, First Carbon Solutions; Leticia Ramirez, Deputy City Attorney; and Gina Peace, Recording Secretary.

MINUTES APPROVAL

It was moved by Vice Chair Tanner and seconded by Commissioner Orcutt to approve the meeting minutes of March 2, 2016. Commissioner Hudson abstained from voting, as he was not on the commission at the time. Voice vote found Chair Ransom and Commissioner Sangha in favor; passed and so ordered. 4-0-1.

The meeting minutes of March 9, 2016 were tabled to allow staff to add an additional comment that was omitted regarding the connection between Stallsburg and Glenbriar during construction for the Valpico apartments, concerning Item 1.B on the March 9th agenda.

It was moved by Commissioner Orcutt and seconded by Commissioner Hudson to approve the meeting minutes of October 12, 2016 and October 26, 2016. Voice vote found all in favor; passed and so ordered.

DIRECTOR'S REPORT REGARDING THIS AGENDA – None.

ITEMS FROM THE AUDIENCE – None.

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.

Bill Dean, Assistant Development Services Director, presented the staff report, and some PowerPoint slides, reiterating that the role at the meeting is to receive

questions, so that staff might respond later in writing, via the Environmental Impact Report (EIR).

Mary Bean, Director at First Carbon Solutions, continued presenting the PowerPoint presentation, and explained the process and purpose of an Environmental Impact Report (EIR). Specifically, tonight's meeting is to gather comments and questions that the public would like to see addressed in the EIR. Comments can be made in writing through December 5, 2016. All comments will be considered in the coming months as they prepare the EIR document. The final EIR document will be available for public review, and the opportunity to look at all the analysis that they have prepared, and then the public will have another chance to respond and comment at that time. Typical areas of interest include traffic, existing congestion, noise, air quality, geology, hydrology, land use, utilities, and other subjects. The EIR is a thorough review, which also includes significant and unavoidable impacts, which cannot be mitigated or reduced below a level of significance.

Chair Ransom commented that this is not a public hearing, but we will be receiving comments, not responding, but providing input to what the community would like to see in this EIR. Bill Dean reiterated that this is not the setting for comments not related to environmental impacts. While such comments are welcome, they would not be addressed tonight or by the EIR.

Jeff Schrader of Ponderosa Homes addressed the Commission and presented additional PowerPoint slides, reviewing some details of this project, which was approved by 78% of those who voted last year. Mr. Schrader shared the proposed layout of the development, which is a fully gated, retirement community for residents age 55 or older, with 600 single-family single-story homes planned, and various amenities for the residents.

Chair Ransom opened up the discussion for the Commission to comment on the scope of the EIR. Commissioner Orcutt wanted to be sure the EIR include the effects of the winds, and wind speeds, especially on landscaping.

Commissioner Sangha wanted clarification on tonight's objective, and that we would not specifically discuss annexation. Mary Bean said the EIR will cover the project and the area of the proposed annexation.

Chair Ransom wanted traffic, mitigations, and specifically road widening and triggers to be addressed and added to the scope of the report. Vice Chair Tanner concurred, asking the triggers be addressed, especially on the Valpico side of the project, since the Corral Hollow side has already been approved by City Council for widening. Bill Dean confirmed that the City would help identify the triggers for the necessary roadway improvements. Analysis would be performed, and after results are received, both Commission and Council would help decide if those triggers should be moved up.

Commissioner Hudson would like to include the impact of the church on that corner, especially on Sundays, in the report.

Chair Ransom stated that she thought that EIRs usually cover the economic impact of a project, and wanted the report to discuss job creation, and the fiscal impact of the annexation. Chair Ransom was specifically curious about the tax impact, and if the annexation will have a significant fiscal impact. Bill Dean stated that the economic impacts will not be addressed by the EIR in this situation, unlike the Tracy Hills project, which had a lot of commercial development, but that is not the case with this project.

Vice Chair Tanner would like the effect of airport to be included in the report. Mary Bean assured that if a project was located within two miles of an airport, the effects of the airport would be included in the report.

Chair Ransom opened up the forum for public comments and inquiries at 7:39 p.m.

Barbara Simpson, local realtor and 20 year Tracy resident, addressed the commission. Ms. Simpson asked if once the EIR is posted, will there be a time for the public's questions to be answered. Chair Ransom affirmed that there will be additional public commenting opportunity at a Public Hearing, which will be posted and noticed. Barbara Simpson inquired about jobs being created, or would there only be jobs available only through Ponderosa Homes. She advised them to be open-minded and to include others in town, such as realtors, and to perhaps form a committee. Chair Ransom again referred to the future Public Hearing.

Commissioner Orcutt left the dais at 7:42 p.m., and returned at 7:43 p.m.

Trina Anderson, 1940 Earl Way, addressed the commission and stated that she is also concerned with traffic issues, particularly on Valpico when the road narrows from four lanes to two lanes. She also has road widening concerns for the property owners, since there is not a lot of frontage property.

Charles Greenwood, nearby almond orchard manager, expressed concerns about the impacts of dust, noise, and pesticide drift created by the farm.

Judy Houdeshell, 26 year Tracy resident, addressed the Commission with several concerns. The ACE train runs by that area four times in morning and four times at night, and can be noisy. Also, the gravel pits south of Linne Road can be quite noisy at nighttime. On the east side of the project, there is not a wall, but a fence. There are many skunks, screeching owls, burrowing owls, raccoons, squirrels, lizards, coyotes, and possum in the area. Mrs. Houdeshell is also very concerned about Valley Fever. There is no turn lane coming in or out of Valpico Road entrance, and this poses a huge traffic concern. She has a concern about the huge street light imposing on her privacy, and about losing the beautiful view of the mountains and sunset she has had for 26 years. She is also concerned with an increase in pedestrian traffic to the new development, and no bicycle path. Mrs. Houdeshell is upset about 8-foot tall concrete wall that will now be in her backyard, and hopes it is not a plain, ugly wall. Mrs. Houdeshell insists that this project was sold to the voters as a "senior center" on the ballot, not as an offer of building permits to Ponderosa Homes.

Alice English addressed the Commission, and expressed her agreement with Mrs. Houdeshell. She was also concerned about Valley Fever, and the health of the nearby children at Traina School and the elderly.

Judy Houdeshell once again addressed the Commission, and questioned the PVC Solar Panel system advertised and questioned if the panels will be covering 100% of the electric bill for those homes. She advised that the developer should be very clear in the sales about how much of the monthly cost of their power bill the planned solar panels will cover. Curious about school impact fees, as mentioned by the Mr. Schraeder, and asked if those homeowners will pay the same taxes as the rest of the citizens. Chair Ransom responded that because the homeowners are age 55 and older, and children are not permitted to live in the development, there may be no impact to schools, such as overcrowding, and thus they may not be required to pay school impact fees. Mrs. Houdeshell also asked how the age restrictions will be regulated for this development, and is worried that the age limit can change, and that was not what voters voted for. She is hoping for strict accountability and regulation.

Trina Anderson, once again addressed the Commission, reiterated the Valley Fever and traffic concerns, and also inquired about school taxes.

Jill Cecchi, Tracy resident with a home on Corral Hollow, had questions about annexation. Specifically, how many homes are allowed to be annexed and what are the criteria to allow the 42 homes to be annexed? For what purpose, what reason are these 42 homes being annexed? Is it a forced annexation? Did the homeowners request to be annexed? What criteria are used?

Bill Dean gave a brief history on how the annexation for those homes came about, and how the annexation process works.

Jeff Schrader briefly responded to some of the questions and concerns from the audience regarding jobs being created, traffic issues, the concrete wall, dust concerns, solar panels, age restriction regulation, ballot descriptions, fiscal impact and school impact fees.

No further questions or comments from the public.

Vice Chair Tanner inquired if it is a common practice for the city to push for the EIR rather than it being driven by the developer. Bill Dean assured, yes, the City is the lead agency and this is an important city document.

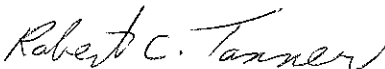
No motion needed, as this item was only to provide the opportunity for public commenting.

2. ITEMS FROM THE AUDIENCE – Barbara Simpson asked the Commission if there was a timeframe to take down signs from the election. Chair Ransom affirmed there was a timeframe, but did not comment further.

3. DIRECTOR'S REPORT – Bill Dean, Assistant Director of Development Services, wanted to say thank you and congratulations to Chair Ransom on being elected as a City Council member. Since joining the Commission in 2009, Chair Ransom has been an absolute pleasure to work with and has brought a great dimension to the Planning Commission, with her deliberate and thoughtful analysis and commentary. On behalf of the entire Development Services department, thank you. When we do get a new commissioner, City staff intends on conducting a robust discussion session, a planning education campaign, and a Q & A session.
4. ITEMS FROM THE COMMISSION – Commissioner Orcutt recommended that Chair Ransom consider attending a planning conference, even as a City Council member, and congratulated her. Vice Chair Tanner expressed his gratitude and congratulations to Chair Ransom. Commissioner Hudson also said congrats and thank you to Chair Ransom, as did Commissioner Sangha. Chair Ransom said that she has really enjoyed her time being on the Planning Commission; it is an important role, and she said thank you to her fellow commissioners for being an awesome team. Chair Ransom invited all to attend an appreciation event on Sunday between 4:00 p.m and 7 p.m. at Jass Sangha's event center in Northgate Village.
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: 8:27 p.m.


STAFF LIAISON


VICE CHAIR