

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 1, 2017
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 - 10/25/17

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 HEARING TO CONSIDER AN APPLICATION FOR AN EXTENSION OF A VESTING TENTATIVE SUBDIVISION MAP FOR A 71-LOT RESIDENTIAL SUBDIVISION (APPLICATION NUMBER TSM14-0003) TO MAY 17, 2021. THE PROPERTY CONSISTS OF AN APPROXIMATELY 10-ACRE SITE LOCATED AT 2774 W. BYRON ROAD, 2850 W. BYRON ROAD, AND 12920 W. BYRON ROAD. THE APPLICANT IS FRED MUSSER. THE PROPERTY OWNERS ARE MARION WILLIAM COMPANY, LLC AND ANNE G. STEELE REVOCABLE LIVING TRUST. APPLICATION NUMBER EXT17-0002

B. PUBLIC HEARING TO CONSIDER AN APPLICATION FOR AN EXTENSION OF THE ELISSAGARAY INFILL VESTING TENTATIVE SUBDIVISION MAP FOR 47 LOTS (APPLICATION NUMBER TSM12-0002) TO JANUARY 7, 2021. THE PROJECT IS LOCATED ON DOMINIQUE DRIVE BETWEEN EASTLAKE CIRCLE AND BASQUE DRIVE, ASSESSOR'S PARCEL NUMBERS 252-050-24 AND 252-260-01. THE APPLICANT AND PROPERTY OWNER IS TVC TRACY HOLDCO, LLC. APPLICATION NUMBER EXT17-0003

2. ITEMS FROM THE AUDIENCE

3. DIRECTOR'S REPORT

- Discussion of Recent APA Conference

4. ITEMS FROM THE COMMISSION

5. ADJOURNMENT

Posted: October 26, 2017

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

**MINUTES
TRACY CITY PLANNING COMMISSION
OCTOBER 25, 2017, 7:00 P.M.
CITY OF TRACY COUNCIL CHAMBERS
333 CIVIC CENTER PLAZA**

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Chair Orcutt led the pledge of allegiance.

ROLL CALL

Roll Call found Chair Orcutt, Vice Chair Sangha, Commissioners Hudson, Krogh, and Tanner present. Also present were: Alan Bell, Senior Planner; Leticia Ramirez, Assistant City Attorney; Bianca Rodriguez, Deputy City Attorney, Nash Gonzalez, Contract Planner; and Gina Peace, Recording Secretary.

MINUTES

It was moved by Commissioner Hudson, and seconded by Commissioner Tanner, that the Planning Commission meeting Minutes of September 27, 2017, be approved. Voice vote found all in favor, 5-0-0; passed and so ordered.

DIRECTOR'S REPORT REGARDING THIS AGENDA

Alan Bell introduced Bianca Rodriguez, Deputy City Attorney.

Alan Bell also advised that Item 3 on the agenda be continued to next week's Planning Commission, when Assistant Director Bill Dean returns.

ITEMS FROM THE AUDIENCE

None.

1. NEW BUSINESS

- A. PUBLIC HEARING TO CONSIDER APPROVAL OF A CONDITIONAL USE PERMIT AND RECLAMATION PLAN AMENDMENT TO DEFINE AND EXTEND THE EXPIRATION DATES FOR MINING UNTIL DECEMBER 31, 2036 AND RECLAMATION UNTIL DECEMBER 31, 2039 WITH NO CHANGES TO MINING OR RECLAMATION ACTIVITIES (REQUEST IS ONLY TO EXTEND TIME), AND APPROVAL OF THE RENEWAL OF THE INTERIM MANAGEMENT PLAN FOR AN ADDITIONAL FIVE YEAR PERIOD FOR THE PEREIRA MINE, LOCATED AT THE SOUTHWEST CORNER OF W. LINNE ROAD AND S. TRACY BOULEVARD, ASSESSOR'S PARCEL NUMBERS 253-110-06; 253-110-07; 253-110-008; 253-110-

09; AND 253-110-014. APPLICANT IS TEICHERT AGGREGATES; OWNER IS TRIANGLE PROPERTIES; APPLICATION NUMBER CUP16-0010.

Nash Gonzalez presented the staff report.

Jason Smith, with Teichert Aggregates addressed the Commission, and answered questions from the Commission.

Chair Orcutt opened the Public Hearing at 7:32 p.m. Seeing as no one came forward, the Public Hearing was closed.

ACTION It was moved by Commissioner Krogh, and seconded by Commissioner Tanner, that the Planning Commission approve the Conditional Use Permit (Application Number CUP 16-0010) and Reclamation Plan Amendment to define and extend the expiration dates for the mining until December 31, 2036 and the reclamation of the site until December 31, 2039; and approve the Interim Management Plan (IMP) for an additional five (5) year period (first IMP renewal) and extend the IMP until October 25, 2021 for the Pereria Mine located at the southwest corner of Linne Road and South Tracy Boulevard, subject to the conditions and based on the findings contained in the Planning Commission Resolution dated October 25, 2017. Roll call vote found all in favor, 5-0-0; passed and so ordered.

2. ITEMS FROM THE AUDIENCE

None.

3. DIRECTOR'S REPORT

It was moved by Commissioner Hudson, and seconded by Commissioner Tanner, that the Planning Commission continue the discussion regarding the recent APA Conference in Sacramento to the next regularly scheduled Planning Commission meeting on November 1, 2017. Voice vote found all in favor, 5-0-0; passed and so ordered.

4. ITEMS FROM THE COMMISSION

None.

5. ADJOURNMENT

It was moved by Commissioner Orcutt, and seconded by Commissioner Hudson, to adjourn.

Time: 7:35 p.m.

CHAIR

STAFF LIAISON

AGENDA ITEM 1-A

REQUEST

PUBLIC HEARING TO CONSIDER AN APPLICATION FOR AN EXTENSION OF A VESTING TENTATIVE SUBDIVISION MAP FOR A 71-LOT RESIDENTIAL SUBDIVISION (APPLICATION NUMBER TSM14-0003) TO MAY 17, 2021. THE PROPERTY CONSISTS OF AN APPROXIMATELY 10-ACRE SITE LOCATED AT 2774 W. BYRON ROAD, 2850 W. BYRON ROAD, AND 12920 W. BYRON ROAD. THE APPLICANT IS FRED MUSSER. THE PROPERTY OWNERS ARE MARION WILLIAM COMPANY, LLC AND ANNE G. STEELE REVOCABLE LIVING TRUST. APPLICATION NUMBER EXT17-0002

DISCUSSION

On May 17, 2016, the City Council approved a Vesting Tentative Subdivision Map to create a 71-lot single-family residential subdivision (Application Number TSM14-0003) on approximately 10 acres located at 2774 W. Byron Road, 2850 W. Bryon Road, and 12920 W. Byron Road (Attachment A: Vesting Tentative Subdivision Map).

Pursuant to Government Code Section 66452.6(a)(1) and Tracy Municipal Code (TMC) Sections 12.16.080 and 12.28.060, an approved Vesting Tentative Subdivision Map expires two years from its approval, unless a final map is recorded or an extension is approved.

The Vesting Tentative Subdivision Map for the 71-lot subdivision on Byron Road (Application Number TSM14-0003) is set to expire on May 17, 2018. The final map has not yet been recorded, and no construction has begun. The applicant has submitted a request to extend the Vesting Tentative Map approval for three years (Application Number EXT17-0002). No changes to the vesting tentative map are proposed. The new expiration date for the Vesting Tentative Map would be May 17, 2021.

California Government Code Section 66452.6(e) grants local agencies the ability to extend maps up to a total period of six years, and Tracy Municipal Code Sections 12.16.090 and 12.28.060 state that the Planning Commission may grant extensions for up to three years at a time, provided the extension request is filed prior to the expiration of the map.

Environmental Document

The project is consistent with the Residential Medium designation and density requirements of the General Plan, for which an Environmental Impact Report (EIR) was certified on February 1, 2011. There are no site-specific or cumulative impacts associated with the project that have not been fully addressed in the General Plan EIR, or that cannot be mitigated to a less-than-significant level through the application of uniformly applied development policies and/or standards. Therefore, in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15183, no further environmental assessment is required.

RECOMMENDATION

Staff recommends that the Planning Commission approve Application Number EXT17-0002 to extend the life of the Vesting Tentative Subdivision Map (Application Number TSM14-0003) to May 17, 2021, based on the findings contained in the Planning Commission Resolution dated November 1, 2017.

MOTION

Move that the Planning Commission approve Application Number EXT17-0002 to extend the life of the Vesting Tentative Subdivision Map (Application Number TSM14-0003) to May 17, 2021, based on the findings contained in the Planning Commission Resolution dated November 1, 2017.

Prepared by: Scott Claar, Senior Planner

Approved by: Bill Dean, Assistant Development Services Department Director

ATTACHMENTS

- A: Vesting Tentative Subdivision Map
- B: Planning Commission Resolution

RESOLUTION 2017-_____

APPROVAL OF A REQUEST FOR AN EXTENSION OF A VESTING TENTATIVE SUBDIVISION MAP FOR A 71-LOT RESIDENTIAL SUBDIVISION (APPLICATION NUMBER TSM14-0003) TO MAY 17, 2021. THE PROJECT CONSISTS OF AN APPROXIMATELY 10-ACRE SITE LOCATED AT 2774 W. BYRON ROAD, 2850 W. BYRON ROAD, AND 12920 W. BYRON ROAD. THE APPLICANT IS FRED MUSSER. THE PROPERTY OWNERS ARE MARION WILLIAM COMPANY, LLC AND ANNE G. STEELE REVOCABLE LIVING TRUST. APPLICATION NUMBER EXT17-0002

WHEREAS, On May 17, 2016, the City Council approved a Vesting Tentative Subdivision Map to create a 71-lot single-family residential subdivision (Application Number TSM14-0003) on approximately 10 acres located at 2774 W. Byron road, 2850 W. Bryon Road, and 12920 W. Byron Road, and

WHEREAS, Pursuant to Government Code Section 66452.6(a)(1) and Tracy Municipal Code (TMC) Sections 12.16.080 and 12.28.060, an approved Vesting Tentative Subdivision Map expires two years from its approval, unless a final map is recorded or an extension is approved, and

WHEREAS, The Vesting Tentative Subdivision Map for the 71-lot subdivision on Byron Road (Application Number TSM14-0003) is set to expire on May 17, 2018, and

WHEREAS, A final map has not yet been recorded, and

WHEREAS, The applicant has submitted a request to extend the vesting tentative map approval for three years (Application Number EXT17-0002), and

WHEREAS, Pursuant to California Government Code Section 66452.6(e), local agencies may extend Vesting Tentative Subdivision Maps up to a total period of six years, and pursuant to Tracy Municipal Code Sections 12.28.060 and 12.16.090, the Planning Commission may grant extensions for maps for periods of up to three years at a time, and

WHEREAS, The project is consistent with the General Plan and Title 12, the Subdivision Ordinance, of the Tracy Municipal Code, in terms of density, circulation, and land use, and

WHEREAS, The site is physically suitable for the type of development, as the site is virtually flat, and

WHEREAS, The site is physically suitable for the proposed density of development, which is below the maximum density allowed by the General Plan designation of Residential Medium, and

WHEREAS, Traffic circulation is designed in accordance with City standards for the proposed density to ensure adequate traffic service levels are met and to match existing adjacent street improvements, and

WHEREAS, The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, and

WHEREAS, The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision, and

WHEREAS, The project complies with all other applicable ordinances, regulations and guidelines of the City, including but not limited to, the local floodplain ordinance. The subject property is not located within any floodplain and the project, with conditions, will meet all applicable City design and improvement standards, and

WHEREAS, All the public facilities necessary to serve the subdivision will be in place prior to the issuance of building permits. All the public facilities necessary to serve the subdivision or mitigate the impacts created by the subdivision will be assured through a subdivision improvement agreement prior to the approval of a final map, and

WHEREAS, The project is consistent with the Residential Medium designation and density requirements of the General Plan, for which an Environmental Impact Report (EIR) was certified on February 1, 2011. There are no site-specific or cumulative impacts associated with the project that have not been fully addressed in the General Plan EIR, or that cannot be mitigated to a less-than-significant level through the application of uniformly applied development policies and/or standards. Therefore, in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15183, no further environmental assessment is required;

NOW, THEREFORE, BE IT RESOLVED, That the Planning Commission of the City of Tracy does hereby approve Application Number EXT17-0002, an extension to the Vesting Tentative Subdivision Map for a 71-lot residential subdivision on Byron Road (Application Number TSM14-0003) to May 17, 2021.

* * * * *

The foregoing Resolution 2017-_____ was adopted by the Planning Commission on the 1st day of November, 2017, by the following vote:

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

CHAIR

ATTEST:

STAFF LIAISON

AGENDA ITEM 1-B

REQUEST

PUBLIC HEARING TO CONSIDER AN APPLICATION FOR AN EXTENSION OF THE ELISSAGARAY INFILL VESTING TENTATIVE SUBDIVISION MAP FOR 47 LOTS (APPLICATION NUMBER TSM12-0002) TO JANUARY 7, 2021. THE PROJECT IS LOCATED ON DOMINIQUE DRIVE BETWEEN EASTLAKE CIRCLE AND BASQUE DRIVE, ASSESSOR'S PARCEL NUMBERS 252-050-24 AND 252-260-01. THE APPLICANT AND PROPERTY OWNER IS TVC TRACY HOLDCO, LLC. APPLICATION NUMBER EXT17-0003

DISCUSSION

On January 7, 2014, the City Council approved a Vesting Tentative Subdivision Map and Planned Unit Development for a 47 lot detached single-family subdivision (Elissagaray Infill PUD12-0003 & TSM12-0002) on an approximately 10-acre site located on Dominique Drive between Eastlake Circle and Basque Drive, between the Eastlake and Elissagaray Ranch subdivisions (Attachment A). Prior to the expiration of the map on January 7, 2016, the Planning Commission granted a two-year extension of the map approval on November 15, 2015, that extends the life of the map to January 7, 2018 (TSM15-0004).

The final map has not yet been recorded, and no construction on the subdivision has yet begun. The property owner has submitted a request to extend the map approval for another three years. No changes to the map are proposed. California Government Code Section 66452.6(e) grants local agencies the ability to extend maps up to a total period of six years, and Tracy Municipal Code Sections 12.16.090 and 12.28.060 state that the Planning Commission may grant extensions for up to three years at a time, provided the extension request is filed prior to the expiration of the map.

Environmental Document

The project is exempt from the California Environmental Quality Act per Section 15162, pertaining to projects with a certified Environmental Impact Report (EIR) where the project does not propose substantial changes that will result in a major revision of the previous EIR. On February 1, 2011, the City of Tracy adopted the General Plan. The associated EIR (SCH# 2008092006) was certified on February 1, 2011. The project does not propose new significant changes to the environment that were not analyzed in the General Plan EIR, including the areas of traffic, air quality, and aesthetics. Therefore, no further documentation is needed.

RECOMMENDATION

Staff recommends that the Planning Commission approve Application Number EXT17-0003 to extend the life of the vesting tentative subdivision map (Application Number TSM12-0002) to January 7, 2021, based on the findings contained in the Planning Commission Resolution dated November 1, 2017.

MOTION

Move that the Planning Commission approve Application Number EXT17-0003 to extend the life of the vesting tentative subdivision map (Application Number TSM12-0002) to January 7, 2021, based on the findings contained in the Planning Commission Resolution dated November 1, 2017.

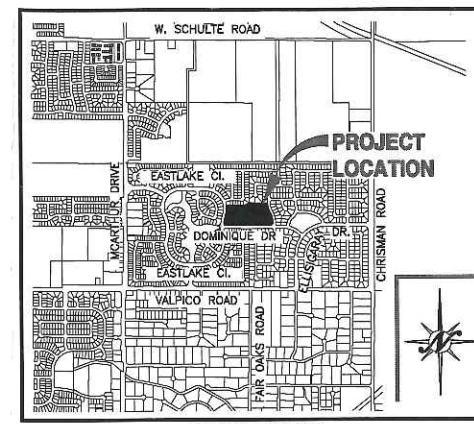
Prepared by Kimberly Matlock, Associate Planner
Approved by: Bill Dean, Assistant Development Services Director

ATTACHMENTS

- A: Vesting Tentative Subdivision Map
- B: Planning Commission Resolution

VESTING TENTATIVE SUBDIVISION MAP ELISSAGARAY INFILL TRACY, SAN JOAQUIN COUNTY, CALIFORNIA

| LEGEND | |
|---------------------------|----------|
| EXISTING | PROPOSED |
| FIRE HYDRANT | |
| DRAIN INLET | |
| WATER LINE | |
| SANITARY SEWER | |
| STORM DRAIN | |
| STORM DRAIN MANHOLE | |
| SEWER MANHOLE | |
| ELECTROLIER | |
| DIRECTION OF FLOW | N/A |
| CURB, GUTTER AND SIDEWALK | |
| RESTRICTED ACCESS | |

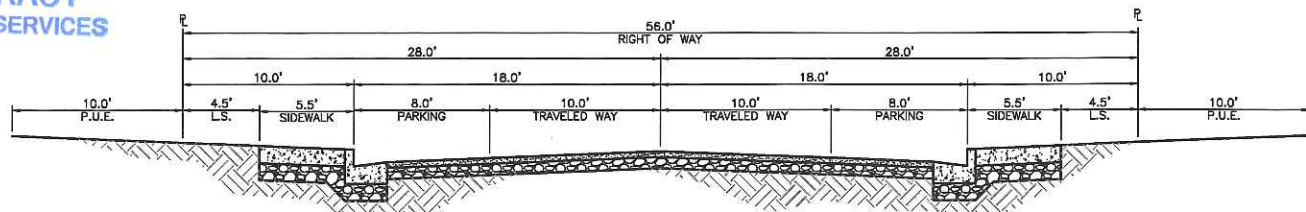
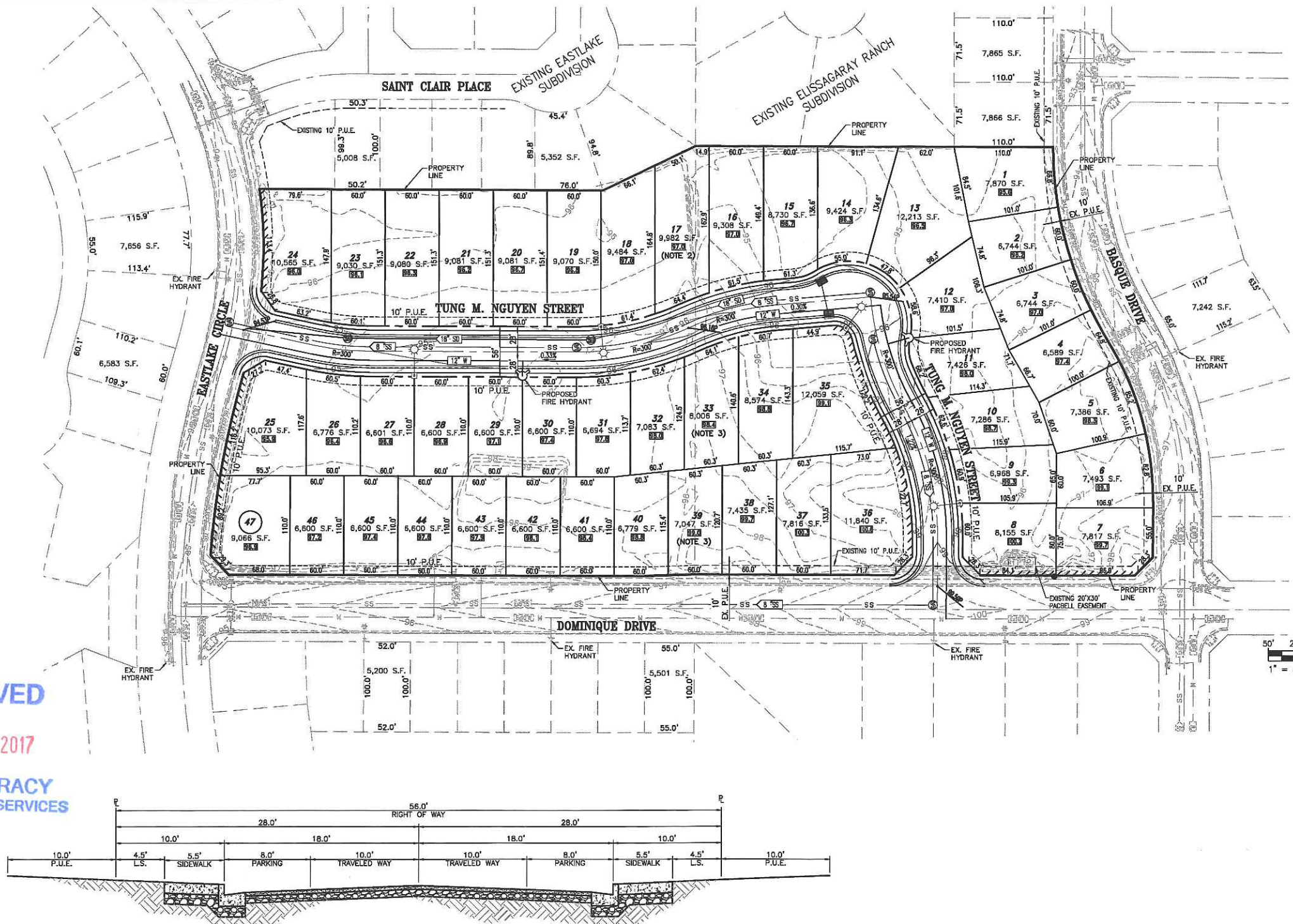


PROJECT INFORMATION

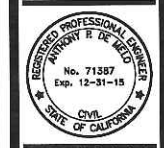
| | |
|-------------------------------------|--|
| A. REGULATORY AGENCY: | CITY OF TRACY 333 CIVIC CENTER PLAZA TRACY, CA 95376 T: (209) 831-6430 F: (209) 831-6439 |
| B. OWNER: | TVC TRACY HOLDCO LLC, 3208 WYOLFF DRIVE MODESTO, CA 95355 T: (209) 383-8066 CONTACT: CHRIS TYLER |
| C. ENGINEER: | NORTHSTAR ENGINEERING GROUP, INC. 909 14TH STREET MODESTO, CA 95355 T: (209) 524-3525 F: (209) 524-3526 CONTACT: ANTHONY DE MELO |
| D. GEOTECHNICAL CONSULTANT: | TBD |
| E. ASSESSOR'S PARCEL NUMBER: | 252-005-024, 252-005-026 |
| F. EXISTING LAND USE: | VACANT |
| G. PROPOSED LAND USE: | SINGLE FAMILY RESIDENTIAL |
| H. TOTAL PROJECT SIZE: | 10.04 ACRES |
| I. TOTAL NUMBER OF LOTS: | 47 |
| J. TYPICAL MINIMUM LOT SIZE: | 60'x100' |
| K. DENSITY: | 4.7 D.U./GROSS ACRES |
| L. STREET TREES: | PER CITY OF TRACY REQUIREMENTS |
| M. CONTOURS: | ONE FOOT INTERVALS |
| N. RETURNS: | PER CITY OF TRACY STANDARD PLANS |
| O. UTILITIES: | DOMESTIC WATER - CITY OF TRACY SANITARY SEWER - CITY OF TRACY STORM DRAINAGE - CITY OF TRACY GAS & ELECTRIC - P.G.&E. TELEPHONE - AT&T CABLE TELEVISION - COMCAST IRRIGATION - SANTA CAROLINA IRRIGATION DISTRICT SCHOOL DISTRICT - TRACY UNIFIED |

GENERAL NOTES

- LOT NUMBERS ARE FOR IDENTIFICATION PURPOSES ONLY.
- LOT 17 WILL BE LOCATED IN THE PLAN C DEVELOPMENT AREA.
- LOTS 33 AND 39 WILL BE LOCATED IN THE SMPA DEVELOPMENT AREA.
- FIRE HYDRANTS AND ELECTROLIERS ARE LOCATED AND TO BE DESIGNED PER CITY OF TRACY STANDARD PLANS AND SPECIFICATIONS.
- UTILITY SIZING, LOCATIONS, CONNECTION POINTS, STREET GRADES, AND LOT DIMENSIONS ARE PRELIMINARY ONLY AND SUBJECT TO FINAL ENGINEERING DESIGN.
- PURSUANT TO SECTION 66456.1 OF THE SUBDIVISION MAP ACT, THE RIGHT TO FILE MULTIPLE FINAL MAPS IS HEREBY RESERVED.
- ALL UTILITIES WILL BE PLACED UNDERGROUND WITHIN THE PUBLIC UTILITY EASEMENTS. PUBLIC UTILITY EASEMENTS WILL BE PROVIDED AS REQUIRED BY THE CITY OF TRACY AND UTILITY COMPANIES.
- EXISTING BUILDINGS AND STRUCTURES ARE TO BE REMOVED PER CITY OF TRACY REQUIREMENTS.
- THE BOUNDARY INFORMATION IS BASED UPON A FIELD SURVEY OF THE PROPERTY PREPARED BY NORTHSTAR ENGINEERING.
- THIS PROPERTY IS NOT SUBJECT TO INUNDATION.
- FINAL LANDSCAPING AND IRRIGATION PLANS ARE TO BE SUBMITTED ALONG WITH FINAL IMPROVEMENT PLANS.
- EXISTING TREES ARE TO BE REMOVED.
- SUBDIVISION SIGNAGE PER CITY OF TRACY REQUIREMENTS.
- ALL STREET RIGHTS-OF-WAY ARE 56' WIDE UNLESS OTHERWISE NOTED. SEE TYPICAL STREET SECTION THIS SHEET.
- DESIGN CRITERIA: PER CITY OF TRACY STANDARD PLANS AND SPECIFICATIONS.
- BASIS OF BEARINGS: THE LINE BEARING NORTH 07°16'59" EAST FOR THE LINE BETWEEN TRACY MODIFIED GRID MONUMENTS "SPS 7" AS CALCULATED FROM RESULTS PUBLISHED BY ASSOCIATED CONSULTANT GROUP, INC. ON FILE IN THE CITY PUBLIC WORKS DEPARTMENT, IN THE TRACY MODIFIED COORDINATE SYSTEM VALUES, TABLE 1.
- BASIS OF ELEVATION: CITY OF TRACY CONTROL POINT 2052, 2" DISK SOUTH CURB RETURN OF SOUTH EAST CORNER EAST LAKE AND MCARTHUR.
- IF DEVELOPMENT SHALL BE PHASED, PARCEL MAPS MAY BE FILED FOR REASONS OF LAND SALE. PARCEL LINES WILL BE CONSISTENT WITH THIS TENTATIVE MAP.

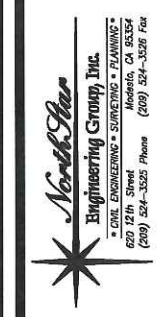


66' RIGHT OF WAY (RESIDENTIAL STREET)
NTS



| NO. | DATE | APPROVED | DESCRIPTIONS |
|-----|------|----------|--------------|
| | | | |
| | | | |
| | | | |

VESTING TENTATIVE SUBDIVISION MAP
VESTING TENTATIVE SUBDIVISION MAP
ELISSAGARAY INFILL SUBDIVISION
TRACY, CALIFORNIA



| | |
|--------------|------------|
| JOB #: | 12-1111 |
| DATE: | 01/15/2014 |
| SCALE: | AS SHOWN |
| DRAWN BY: | JKW |
| DESIGNED BY: | JKW |
| CHK'D BY: | APD |

SHEET NUMBER

TM1.1

RECEIVED
OCT 23 2017
CITY OF TRACY
DEVELOPMENT SERVICES

PLOTTED: 01/15/2014 09:18 PLOTTED BY: Ydemelo
 DRAWING: 12-1111-1111_Engineering_Group\TM1.1.dwg

RESOLUTION 2017-_____

APPROVAL OF A REQUEST FOR AN EXTENSION OF THE ELISSAGARAY INFILL VESTING TENTATIVE SUBDIVISION MAP FOR 47 LOTS (APPLICATION NUMBER TSM12-0002) TO JANUARY 7, 2021. THE PROJECT IS LOCATED ON DOMINIQUE DRIVE BETWEEN EASTLAKE CIRCLE AND BASQUE DRIVE, ASSESSOR'S PARCEL NUMBERS 252-050-24 AND 252-260-01. THE APPLICANT AND PROPERTY OWNER IS TVC TRACY HOLDCO, LLC. APPLICATION NUMBER EXT17-0003

WHEREAS, The City Council approved the Vesting Tentative Subdivision Map and Planned Unit Development for the Elissagaray Infill 47-lot subdivision on January 7, 2014, and

WHEREAS, A final map was not recorded prior to the vesting map's expiration on January 7, 2016, and

WHEREAS, Pursuant to California Government Code Section 66452.6(e), local agencies may extend Vesting Tentative Subdivision Maps up to a total period of six years, and pursuant to Tracy Municipal Code Sections 12.28.060 and 12.16.090, the Planning Commission may grant extensions for maps for periods of up to three years at a time, and

WHEREAS, On November 15, 2015, the Planning Commission granted an extension of the Vesting Tentative Subdivision Map approval to be valid to January 7, 2018, and

WHEREAS, A final map has not yet been recorded, and

WHEREAS, On September 7, 2017, TVC Tracy Holdco, LLC submitted a request to extend the Vesting Tentative Subdivision Map approval to January 7, 2021, and

WHEREAS, The project is consistent with the General Plan and Title 12, the Subdivision Ordinance, of the Tracy Municipal Code, in terms of density, circulation, and land use, and

WHEREAS, The site is physically suitable for the type of development, as the site is virtually flat, and

WHEREAS, The site is physically suitable for the proposed density of development, which is below the maximum density allowed by the General Plan designation of Residential Low, and

WHEREAS, Traffic circulation is designed in accordance with City standards for the proposed density to ensure adequate traffic service levels are met and to match existing adjacent street improvements, and

WHEREAS, The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, and

WHEREAS, The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision, and

WHEREAS, The project complies with all other applicable ordinances, regulations and guidelines of the City, including but not limited to, the local floodplain ordinance. The subject property is not located within any floodplain and the project, with conditions, will meet all applicable City design and improvement standards, and

WHEREAS, All the public facilities necessary to serve the subdivision will be in place prior to the issuance of building permits. All the public facilities necessary to serve the subdivision or mitigate the impacts created by the subdivision will be assured through a subdivision improvement agreement prior to the approval of a final map, and

WHEREAS, The project does not propose substantial changes that will result in a major revision of the previous Environmental Impact Report that analyzed the project site and is exempt from the California Environmental Quality Act per Section 15162;

NOW, THEREFORE, BE IT RESOLVED, That the Planning Commission of the City of Tracy does hereby approve Application Number EXT17-0003, an extension of the Elissagaray Infill Vesting Tentative Subdivision Map (Application Number TSM12-0002) to January 7, 2021.

* * * * *

The foregoing Resolution 2017-_____ was adopted by the Planning Commission on the 1st day of November, 2017, by the following vote:

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

CHAIR

ATTEST:

STAFF LIAISON