

**MINUTES**  
**TRACY CITY PLANNING COMMISSION**  
**APRIL 11, 2018, 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 and Commissioners Hudson, Kaur, and Wood present, Commissioner Gable absent. Also present were: Bill Dean, Assistant Development Services Director; Leticia Ramirez, Assistant City Attorney; Vicki Lombardo, Senior Planner; Nanda Gottiparthi, SNG Associates; Frederick Venter, Kimley-Horn; Elizabeth Johnson, FirstCarbon Solutions; and Peggy Abundiz, Recording Secretary.

**ELECTION OF VICE CHAIR**

Chair Orcutt announced that, because the Vice Chair seat is vacant, a new incumbent needs to be appointed. He asked the Commissioners if any of them would like to serve in that capacity. Commissioner Hudson volunteered.

**ACTION:** It was moved by Chair Orcutt, and seconded by Commissioner Wood, that Commissioner Hudson be appointed as Vice Chair. A voice vote found all in favor, 4-0-1-0; passed and so ordered.

**MINUTES**

Chair Orcutt introduced the Minutes from the March 28, 2018, meeting and invited the Commissioners to share any questions or concerns. None were expressed.

**ACTION:** It was moved by Chair Orcutt, and seconded by Vice Chair Hudson, that the Planning Commission meeting minutes of March 28, 2018, be approved. A roll call vote found the three Commissioners in attendance who were present at the March 28 meeting in favor, 3-0-1-1; passed and so ordered.

**DIRECTOR'S REPORT REGARDING THIS AGENDA**

Bill Dean briefly discussed the agenda and welcomed Commissioner Wood to the Commission.

**ITEMS FROM THE AUDIENCE** ✓

None.

**1. NEW BUSINESS**

- A. PUBLIC HEARING TO CONSIDER THE TRACY VILLAGE DEVELOPMENT PROJECT AND RELATED ANNEXATION OF LANDS TO THE CITY OF TRACY AND CERTIFICATION OF AN ENVIRONMENTAL IMPACT REPORT. TRACY VILLAGE PROPOSES TO DEVELOP 590 SINGLE-FAMILY RESIDENTIAL LOTS WITHIN A 135.2-ACRE GATED AND AGE-RESTRICTED COMMUNITY LOCATED ON THE SOUTH SIDE OF VALPICO ROAD, EAST OF CORRAL HOLLOW ROAD. THE PROJECT PROPOSES ANNEXATION/PREZONING, AND INCLUDES A SPECIFIC PLAN AND VESTING TENTATIVE SUBDIVISION MAP. ADDITIONALLY, THE CITY IS PROPOSING ANNEXATION/PREZONING OF 42 LOTS CURRENTLY LOCATED IN UNINCORPORATED SAN JOAQUIN COUNTY, LOCATED IMMEDIATELY WEST OF THE TRACY VILLAGE SITE ALONG CORRAL HOLLOW ROAD AND NORTH OF THE TRACY VILLAGE PROJECT SITE ALONG VALPICO ROAD. TRACY VILLAGE CONSISTS OF ASSESSOR'S PARCEL NUMBERS: 244-040-01 AND 244-030-01 AND 02. THE 42 LOTS FOR ANNEXATION/PREZONING CONSIST OF ASSESSOR'S PARCEL NUMBERS 244-030-01 THROUGH 244-030-21 ALONG CORRAL HOLLOW ROAD, AND ASSESSOR'S PARCEL NUMBERS 242-050-01 THROUGH 242-050-21 AND 242-040-29 ON THE NORTH SIDE OF VALPICO ROAD. APPLICATION NUMBERS A/P13-0002, SPA18-0001 AND TSM17-0003

Vice Chair Hudson recused himself from the hearing, explaining that he resides within close proximity of the project location.

Vicki Lombardo presented the staff report, and introduced Nanda Gottiparthi, Frederick Venter, and Elizabeth Johnson as the Engineering, Traffic, and Environmental consultants for the project, respectively. Staff addressed questions from the Commission.

Chair Orcutt and Commissioner Wood disclosed that they had met with the developer.

Chair Orcutt opened the Public Hearing at 7:17 p.m., and invited the applicant to speak.

Jeff Schroeder of Ponderosa Homes II, Inc. (representing the applicant) and members of his team spoke, and addressed questions from the Commission, as did City staff.

Chair Orcutt invited members of the public to speak.

The following individuals addressed questions to the Commission (some of which were addressed by City staff and/or by the applicant): Robert Tanner, Judy Houdeshell, Joan Kendall, and Steve Cocolos.

Chair Orcutt closed the public hearing at 8:47 p.m.

**ACTION:** It was moved by Chair Orcutt, and seconded by Commissioner Wood, that the Planning Commission recommend that the City Council take the following actions:

1. Certify the project Environmental Impact Report.
2. Approve execution of a LAFCO application to request annexation of the Tracy Village Development Project site, including the 42 outparcels, into the Tracy City Limits.
3. Pre-zone the site to reflect the Tracy Village Specific Plan, and pre-zone the 42 outparcels as Residential Estate.
4. Approve the Tracy Village Specific Plan.
5. Approve the Tracy Village Vesting Tentative Subdivision Map.
6. Prepare an application for approval of annexation request for San Joaquin (LAFCO).

A roll call vote found all in favor, 3-0-1-1; passed and so ordered.

**2. ITEMS FROM THE AUDIENCE**

None.

**3. DIRECTOR'S REPORT**

None.

**4. ITEMS FROM THE COMMISSION**

None.

**5. ADJOURNMENT**

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

Time: 8:51 p.m.

  
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STAFF LIAISON

  
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CHAIR