

April 5, 2016, 7:00 p.m.

Council Chambers, 333 Civic Center Plaza, Tracy

Web Site: www.ci.tracy.ca.us

Mayor Maciel called the City Council meeting to order at 7:11 p.m. and led the Pledge of Allegiance.

Invocation was led by Pastor Tim Heinrich, Crossroads Baptist Church.

Roll call found Council Members Mitracos, Vargas, Young, Mayor Pro Tem Rickman and Mayor Maciel present.

Troy Brown, City Manager presented Employee of the Month Award for April 2016, to Bill Tapia, Utilities Department.

Mayor Maciel presented the Sexual Assault Awareness Proclamation to Jessica Leon, Domestic Violence Shelter Manager, Women's Center-Youth & Family Services.

Mayor Maciel presented the National Volunteer Week Proclamation to Sheila Arrington, Grand Theatre Volunteer.

Mayor Maciel presented Certificate of Re-appointment to Jass Sangha, Certificate of Appointment to Cliff Hudson and Certificate of Recognition to Pete Mitracos.

1. CONSENT CALENDAR

ACTION Following the removal of items 1J it was moved by Mayor Pro Tem Rickman and seconded by Council Member Vargas to adopt the consent calendar. Roll call vote found all in favor; passed and so ordered. Motion carried 5:0

- A. Adopt Council Minutes – February 16, 2016 and March 1, 2016, regular Council minutes, March 15, 2016 and March 17, 2016 Closed Session minutes, and February 23, 2016 Special Council Meeting Minutes were approved.
- B. Approval of Permits for the Consumption of Alcoholic Beverages on City Streets for the Following Events: Tracy City Center Association "Taps on Tenth" on April 29, 2016; City of Tracy "Girls Night Out" on May 6, 2016; City of Tracy "Block Parties" on June 3, June 17, July 15, July 29, and August 19, 2016; Chamber of Commerce "Fourth of July Celebration" on July 4, 2016; Tracy City Center Association "Farm Dinner" on August 6, 2016; City of Tracy "Blues, Brews & BBQ" on September 10, 2016; Tracy City Center Association "Fall Wine Stroll" On September 24, 2016; and City of Tracy "Girls Night Out – Witches and Broomsticks" on October 21, 2016 – Resolution 2016-054 approved permits.

- C. Approval of a Maintenance and Use Agreement with Union Pacific Railroad (UPRR) Company for the At-Grade Railroad Right-of-Way Crossings at Mile Posts 82.95 (DOT 753067L) and 82.89, (DOT 753068T) on MacArthur Drive Between Mt. Diablo Avenue and Sixth Street on the Tracy Subdivision and Authorization for the Mayor to Execute the Agreement – Resolution 2016-055 approved a Maintenance and Use Agreement with Union Pacific Railroad Company.
- D. Reject all Bids Received for Construction of the Frank Hoyt Park Playground Renovation Project, CIP 78148, and Reject all Bids Received for the Civic Center Water Tower Renovation Project, CIP 71080, and Authorization to Re-Advertise Both Projects – Resolutions 2016-056 rejected all bids received for construction of the Frank Hoyt Park Playground renovation project. Resolution 2016-057 rejected all bids received for construction of the Civic Center water tower project.
- E. Approval of Professional Services Agreement with Rising Sun Energy Center And Authorize the Mayor to Execute the Agreement – Resolution 2016-058 approved a Professional Services Agreement with Rise Sun Energy Center.
- F. Approval to Purchase a Street Paint Striper From Kelly-Creswell for Traffic Control Markings – Resolution 2016-059 approved purchase of a street paint striper.
- G. Authorize the Purchase of Three Replacement Fire Command Vehicles Up-Fitted with Emergency Lighting, Communications Console and Incident Command Module from Folsom Chevrolet Under a Cooperative Purchasing Agreement through the County of Sacramento as Allowed under Section 2.20.220 of the City's Municipal Code and Allocate a Fiscal Year 2015-2016 Mid-Year Budget Adjustment for the Fire Department Not to Exceed \$198,000 from the Fire Department Vehicle Replacement Account 606 – Resolution 2016-060 authorized purchase of three replacement fire vehicles.
- H. Approve Amendment 2 to Task Order No. CH01-16 with CH2M Hill for Additional Design and Permitting Services for the Corral Hollow Road Sewer and Water System Upgrade and Authorize the Mayor to Execute the Amendment – Resolution 2016-061 approved amendment 2 to Task Order No. CH01-16.
- I. Waive Second Reading and Adopt Ordinance 1210, an Ordinance of the City of Tracy Amending the I-205 Corridor Specific Plan Land Use Designation from Service Commercial to High Density Residential for an Approximately 2.28-Acre Site Located on the South Side of Auto Plaza Drive, Approximately 500 Feet East of Power Road (Assessor's Parcel Number 212-270-24); Application Number SPA15-0001 – Ordinance 1210 was adopted
- J. Waive Second Reading and Adopt Ordinance 1211, an Ordinance of the City Council of the City of Tracy Authorizing an Amendment to the Contract between the City Council of the City of Tracy and the Board of Administration

of the California Public Employees' Retirement System – Troy Brown, City Manager pulled this item from the consent calendar.

2. ITEMS FROM THE AUDIENCE – Martin Evans expressed concern about the Tracy Hospital Foundation.

Dave Helm petitioned the Council to award Gary Hampton the Distinguished Service Medal and recognize him for his dedicated service to the City of Tracy. Mr. Helm expressed concern about a Public Records Act Request he recently requested and distributed information he received to the Council and stated that he would address this at a later time.

3. PUBLIC HEARING TO CONSIDER 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

William Dean, Development Services Assistant Director, presented the staff report. Laura Worthington, Kimley Horn presented the Tracy Hills Specific Plan Final Subsequent EIR powerpoint.

Mayor Maciel opened the public hearing.

Mike Souza and John Palmer, Tracy Hills applicants provided a brief presentation to Council. Andrew Chang presented the Tracy Hills Specific Plan Economic Impact Report.

Brian Vierra expressed concern with the proposed five foot setback not being appropriate for the project. Mr. Vierra mentioned that the appropriate set back would be either 25, 50, or 75 feet.

Mr. Sandu expressed not being in favor of the project, and was concerned that staff has not informed him about his parcel having water issues.

Roger Birdsall expressed being in favor of the Tracy Hills project.

John Palmer introduced Hans Van Ligten to provide additional information.

Mayor Maciel closed the public hearing.

Council comments and questions followed.

ACTION Motion was made by Mayor Pro Tem Rickman, and seconded by Council Member Vargas to adopt Resolution 2016-062 certifying the Tracy Hills Specific Plan Final Subsequent Environmental Impact Report and adopting Findings of Fact, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program for the Tracy Hills Specific Plan Project (Application Numbers: GPA13-0001, SPA13-0001, ZA13-0003, DA13-0001, TSM13-0005, TSM16-0001). Voice vote found all in favor; passed and so ordered.

ACTION Motion was made by Mayor Pro Tem Rickman, and seconded by Council Member Vargas to adopt Resolution 2016-063 approving a General Plan Amendment and a comprehensive update to the Tracy Hills Specific Plan, Application Numbers GPA13-0001 and SPA13-0001. Voice vote found all in favor; passed and so ordered.

Nora Pimentel, City Clerk read the title of proposed ordinance into the record.

ACTION Motion was made by Mayor Pro Tem Rickman, and seconded by Council Member Vargas to waive reading of full text of proposed ordinance. Voice vote found all in favor; passed and so ordered.

ACTION Motion was made by Mayor Pro Tem Rickman, and seconded by Council Member Vargas to introduce Ordinance 1212 amending Section 10.08.980, Names of Zones and adding new Article 22.6, Tracy Hills Specific Plan Zone (THSP), and a new Section 10.08.3024, Tracy Hills Specific Plan Zone (THSP), to Title 10 of the TMC and zoning all property in the Tracy Hills Specific Plan area as Tracy Hills Specific Plan Zone (THSP) – Application Number ZA13-0003. Voice vote found all in favor; passed and so ordered.

ACTION Motion was made by Mayor Pro Tem Rickman, and seconded by Council Member Vargas to adopt Resolution 2016-064 approving a comprehensive update to the Tracy Hills Storm Drainage Master Plan. Voice vote found all in favor; passed and so ordered.

Nora Pimentel, City Clerk read title of proposed ordinance into the record.

ACTION Motion was made by Mayor Pro Tem Rickman, and seconded by Council Member Vargas to waive full reading of text of proposed ordinance. Voice vote found all in favor; passed and so ordered.

ACTION Motion was made by Mayor Pro Tem Rickman, and seconded by Council Member Vargas to introduce Ordinance 1213 approving a Development Agreement with the Tracy Hills Project Owner LLC and Tracy Phase 1, LLC – Application Number DA13-0001. Voice vote found all in favor; passed and so ordered.

ACTION Motion was made by Mayor Pro Tem Rickman, and seconded by Council Member Vargas to adopt Resolution 2016-065 approving a large-lot Vesting Tentative Subdivision Map for Tracy Hills Phase 1A to create 25 lots and 55 parcels of various sizes on approximately 417.6 acres located west of Corral Hollow Road, South of the California aqueduct, north of Interstate 580, and east of the future Lammers Road interchange, Application Number TSM16-0001. Voice vote found all in favor; passed and so ordered.

ACTION Motion was made by Mayor Pro Tem Rickman, and seconded by Council Member Vargas to adopt Resolution 2016-066 approving a small-lot Vesting Tentative Subdivision Map for Tracy Hills Phase 1A to create 1,160 single-family residential lots and various other parcels on approximately 417.6 acres located west of Corral Hollow Road, south of the California aqueduct, north of Interstate 580, and east of the future Lammers Road interchange, Application Number TSM13-0005. Voice vote found all in favor; passed and so ordered.

Mayor Maciel called for a recess at 8:37 p.m.

Mayor Maciel reconvened the meeting at 8:44 p.m.

4. 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, Development Services, presented the report.

Mayor Maciel opened the public hearing.

Scott Stringer, applicant representing Bates Stringer Venture, provided a brief presentation to Council.

Brenda Dayton expressed not being in favor of the project and was concerned about the addition of two roads making it unsafe for Redbridge residents and that the local schools are already at capacity.

Alice English and Steve Nicolaou both expressed being in favor of the project.

Mayor Maciel closed the public hearing.

Council comments and questions followed.

ACTION Motion was made by Mayor Pro Tem Rickman, and seconded by Council Member Vargas to adopt Resolution 2016-067 approving a General Plan Amendment (GPA 13-0006), approval of Vesting Tentative Map (TSM15-0001), and adoption of a Mitigation Negative Declaration for the Rocking Horse Development with an amendment that the applicant award the City an irrevocable offer of dedication of a utility easement in the event that negotiations are successful with the Redbridge community to facilitate greater pedestrian connectivity. Voice vote found all in favor; passed and so ordered.

Nora Pimentel, City Clerk read title of proposed ordinance into the record.

ACTION Motion was made by Mayor Pro Tem Rickman, and seconded by Council Member Vargas to waive reading of full text of ordinance. Voice vote found all in favor; passed and so ordered.

ACTION Motion was made by Mayor Pro Tem Rickman, and seconded by Council Member Vargas to introduce Ordinance 1214 amending the zoning from low density residential to Planned Unit Development for an approximately 59.1-acre site located on the east side of Lammers Road, north of Redbridge Road, (Assessor's Parcel Numbers 240-060-26 and 27); Application Number PUD 15-0001. Voice vote found all in favor; passed and so ordered.

5. DISCUSSION AND DIRECTION ON UPDATE ON FISCAL YEAR 2016/2017 AND 2017/2018 BUDGET PREPARATION Troy Brown, City Manager pulled this item from the agenda to be heard at a later date.

6. ITEMS FROM THE AUDIENCE – There were none.

7. COUNCIL ITEMS

A. APPOINTMENT OF CITY COUNCIL SUBCOMMITTEE TO INTERVIEW APPLICANTS TO FILL A VACANCY ON THE SAN JOAQUIN COUNTY MOSQUITO ABATEMENT DISTRICT BOARD

ACTION Motion was made by Mayor Maciel, seconded by Mayor Pro Tem Rickman to both volunteer to serve as the subcommittee to interview San Joaquin County Mosquito Abatement District Board applicants. Voice vote found all in favor; passed and so ordered.

Mayor Pro Tem Rickman announced an upcoming fundraising event on April 9 at the Grand Theatre "A Moment in Tracy" for veterans and encouraged everyone to attend and purchase a ticket. Mayor Pro Tem Rickman referenced an editorial about a 15 minute response time for AMR ambulance which did not result in a positive manner. Mayor Pro Tem Rickman expressed concern about the response time and requested information to determine if there is a problem and resolve any issues there might be. Mayor Pro Tem Rickman also reported that the State Cup tournament will be here in Tracy.

Council Member Vargas requested staff prepare information related to the time limit that abandoned boarded-up buildings should be allowed, Council Member Vargas specifically mentioned Long John Silvers. Mayor Pro Tem Rickman supported Council Member Vargas' request. Troy Brown, City Manager, said staff would return with information within 90 days.

Council Member Young announced the upcoming National Day of Prayer event and invited everyone to attend on the stairs of City Hall on May 5 at noon. Council Member Young also provided a brief report on her attendance at the National League of Cities Conference in Washington D.C.

Mayor Maciel provided a brief report regarding his and Council Member Vargas and Assistant City Manager, Stephanie Garrabrant-Sierra's trip to Washington D.C. to meet with the City's lobbyist.

8. ADJOURNMENT – 9:58 p.m.

ACTION Motion was made by Mayor Pro Tem Rickman and seconded by Council Member Vargas to adjourn the meeting. Voice vote found all in favor; passed and so ordered.

The above agenda was posted at the Tracy City Hall on March 29, 2016. The above are action minutes. A recording is available at the Office of the City Clerk.

Mayor

ATTEST:

City Clerk