

ORDINANCE 1150

AN ORDINANCE OF THE CITY OF TRACY AMENDING ARTICLE 15 OF CHAPTER 10.08 OF TITLE 10 OF THE TRACY MUNICIPAL CODE TO ADD A NEW ZONING DISTRICT OF PARK AND TO ZONE THE HOLLY SUGAR SPORTS PARK SITE AS PARK

WHEREAS, On July 1, 2008, City Council selected the Holly Sugar site as the preferred location to address the community's needs for youth sports facilities; and

WHEREAS, The Holly Sugar Sports Park site is located on City-owned property between Tracy Boulevard and Corral Hollow Road, north of Larch Road, and south of Sugar Road, Assessor's Parcel Number 212-150-01; and

WHEREAS, The Holly Sugar Sports Park project consists of the construction and operation of an approximately 298-acre park, which would include an approximately 166-acre active sports park facility, approximately 86 acres of passive recreation area, and approximately 46 acres of future expansion area; and

WHEREAS, A General Plan Amendment (both to the text and the Land Use Designation Map) is necessary to change the General Plan designation of the Holly Sugar Sports Park site from Agriculture (Ag) to Park (P), Application Number GPA10-0002; and

WHEREAS, The City Council held a duly noticed public hearing to consider General Plan Amendment Application Number GPA10-0002 on July 6, 2010, and adopted General Plan Amendment Application Number GPA10-0002 by Resolution No. 2010-108; and

WHEREAS, The Holly Sugar Sports Park site is proposed to be annexed into the City of Tracy and rezoned as Park Zone (P); and

WHEREAS, A Zoning Ordinance Amendment is necessary to establish a Park (P) zone district and to apply it to the Holly Sugar Sports Park site on the Zoning Map, Application Number ZA10-0003; and

WHEREAS, The City Council held a duly noticed public hearing to consider the Final Environmental Impact Report ("FEIR") for the Holly Sugar Sports Park (SCH NO. 2008122103) on July 6, 2010, and certified the FEIR for the Holly Sugar Sports Park (SCH No. 2008122103) by Resolution No. 2010-107; and

WHEREAS, the Planning Commission considered this matter at a noticed public hearing held on June 9, 2010 and recommended that City Council introduce the ordinance; and

WHEREAS, the City Council held a duly noticed public hearing to consider the ordinance on July 6, 2010.

The Tracy City Council hereby ordains as follows:

SECTION 1: Article 15 of Chapter 10.08 of Title 10 of the Tracy Municipal Code is retitled and amended to read as follows:

"Article 15. Agricultural Zone (A) and Park Zone (P)

10.08.2010 Purpose (A).

The Agricultural (A) Zone classification is to provide for agricultural, farm, and accessory and service uses in locations having an agricultural designation on the General Plan Land Use Map. The A Zone may also be utilized in locations which have an ultimate urban use designation but will be best used for agricultural purposes until necessary urban services are available, and conversion to urban uses is timely and appropriate. (Prior code § 10-2.1500)

10.08.2020 Permitted Uses (A).

- (a) The following uses shall be permitted in the A Zone:
 - (1) Crop and tree farming;
 - (2) Raising of large and small animals and fowl but not including:
 - (i) Over ten (10) swine;
 - (ii) Feed lots;
 - (iii) Commercial poultry and egg production; and
 - (iv) Dairies;
 - (3) Residences for owners and employees; and
 - (4) Accessory uses, buildings, and structures.
- (b) The following conditional uses shall be permitted in the A Zone subject to the granting of a use permit as provided in Sections 10.08.4260 through 10.08.4420 of Article 34 of this chapter:
 - (1) Labor camps and housing;
 - (2) Roadside stands for the sale of agricultural products raised or produced on the premises;
 - (3) Gas and oil wells;
 - (4) Processing of agricultural products but not including animals or animal products;
 - Kennels, boarding kennels, and animal hospitals;
 - (6) Uses excluded from subsection (2) of subsection (a) of this section; and
 - (7) Public and quasi-public uses. (Prior code § 10-2.1501)

10.08.2030 Lot area and width (A).

The following lot area and width requirements shall apply in the A Zone:

- (a) The minimum lot area shall be ten (10) acres.
- (b) The minimum lot width shall be 300 feet. (Prior code § 10-2.1502)

10.08.2040 Minimum yards (A).

The following minimum yards shall be required in the A Zone:

- (a) Front: Twenty-five (25') feet;
- (b) Side: Ten (10') feet; and
- (c) Rear: Ten (10') feet. (Prior code § 10-2.1503)

10.08.2050 Height (A).

There shall be no height limit in the A Zone. (Prior code § 10-2.1504)

10.08.2060 Off-street parking (A).

Off-street parking in the A Zone shall be provided as required by Article 26 of this chapter. (Prior code § 10-2.1505)

10.08.2070 Development review (A).

Development approval for all conditional uses in the A Zone shall be required as provided in Article 30 of this chapter. (Prior code § 10-2.1506)

10.08.2071 Purpose (P).

The Park (P) Zone is designed to provide for public parks of all sizes.

10.08.2072 Permitted Uses (P).

The following uses shall be permitted in the P Zone:

- (a) Sports, recreational, cultural, entertainment and similar uses
- (b) Renewable energy generation and public utilities
- (c) Community gardens

10.08.2073 Development Standards (P).

All parks shall be designed and improved in accordance with the Parks Master Plan, the Parks and Streetscape Standard Plans, and any other program, project, or standards approved by the City Council.

10.08.2074 Development review (P).

Development review shall be in accordance with Article 30 of this chapter."

SECTION 2. The City of Tracy Zoning Map is amended to zone the Holly Sugar Sports Park site as Park (P), once the annexation of the property is approved by LAFCO.

SECTION 3. The City Council held a duly noticed public hearing to consider the Final Environmental Impact Report ("FEIR") for the Holly Sugar Sports Park (SCH NO. 2008122103) on July 6, 2010, and certified the FEIR for the Holly Sugar Sports Park (SCH No. 2008122103) by Resolution No. 2010-107. The FEIR was prepared in compliance with the requirements of the California Environmental Quality Act ("CEQA") and is incorporated herein by reference.

SECTION 4. This Ordinance shall take effect thirty (30) days after its final passage and adoption.

SECTION 5. This Ordinance shall be published once in a newspaper of general circulation within fifteen (15) days from and after its final passage and adoption.

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The foregoing Ordinance was introduced at a regular meeting of the Tracy City Council on the 6th day of July, 2010, and finally adopted on the 20th day of July, 2010, by the following vote:

AYES:	COUNCIL MEMBERS:	MACIEL, TOLBERT, TUCKER, IVES
NOES:	COUNCIL MEMBERS:	NONE
ABSENT:	COUNCIL MEMBERS:	ABERCROMBIE
ABSTAIN:	COUNCIL MEMBERS:	NONE

Signed: Brent H. Ives, Mayor
Attest: Sandra Edwards, City Clerk