

**CITY OF TRACY PLANNING COMMISSION  
PUBLIC HEARING**

The City of Tracy Planning Commission will conduct a Public Hearing on **Wednesday, December 4, 2024, at 7:00 p.m.** or as soon after as possible, in the Tracy City Council Chambers, 333 Civic Center Plaza, Tracy, to consider and take action on:

**Application Numbers A/P19-0001 and D19-0014** - Public Hearing to request Planning Commission's adoption of a resolution recommending City Council action to adopt an ordinance and resolutions to 1) certify an Environmental Impact Report (EIR) for the annexation and future development of industrial buildings on a 103 acre property located at 16000 W Schulte Road, Tracy (Assessor's Parcel Number 209-230-02) in accordance with the California Environmental Quality Act; and 2) approve an annexation and rezoning of the property to Light Industrial (A/P19-0001) upon approval of the Local Agency Formation Commission approval of the proposed annexation; and 3) approve a Development Review Permit application for the development and subsequent operation of two warehouses totaling approximately 1,736,724 square feet; and approve the submittal of a petition to the San Joaquin County Local Agency Formation Commission for annexation of the property to the City of Tracy. The environmental review materials will be available for public review prior to the Public Hearing at the address below and online at: <https://www.cityoftracy.org/our-city/departments/planning/specific-plans-environmental-impact-reports-and-initial-studies/-folder-77>

**Applicant is David Babcock and Associates, and the Property Owner is Costco Wholesale Corporation**

*The Project Planner is Genevieve Federighi, Acting Senior Planner, (209) 831-6435, [Genevieve.Federighi@cityoftracy.org](mailto:Genevieve.Federighi@cityoftracy.org).*

The City of Tracy will allow for remote participation at the upcoming Planning Commission meeting on December 4, 2024.

All interested persons may submit statements in writing via email to [publiccomment@cityoftracy.org](mailto:publiccomment@cityoftracy.org) **before the start of the Commission meeting at 7:00 p.m.** Please identify this item in the subject line of your email; or submit statements orally by visiting the City's WebEx Event at <https://cityoftracyevents.webex.com> and using the following Event Number: **2557 401 0743** and Event Password: **Planning**; or via phone by dialing (408) 418-9388, Access code: **2557 401 0743**, during the public comment portion of this item.

Should you decide to challenge the decision of the Planning Commission, you may be limited to those issues that were raised for consideration at the hearing.

Information concerning this matter may be obtained at the Department of Development Services, 333 Civic Center Plaza, or at (209) 831-6400.

Forrest Ebbs  
Director of Community and Economic Development

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**Application Numbers GPA24-0006 and R24-0004 – Beechnut Transit Facility - General Plan Amendment and Rezone** – Public hearing for the Planning Commission to consider making recommendations to the City Council regarding (1) a proposed General Plan Amendment modifying the land use designation from Residential Medium and Residential Low to Public Facilities for four parcels totaling 9.88 acres located at 800 Beechnut Avenue, 990 Beechnut Avenue, 1000 Beechnut Avenue, and an additional small parcel just south of and adjacent to 800 Beechnut Avenue, Assessor's Parcel Numbers 234-070-04, 234-070-06, 234-070-01, and 234-170-45, (2) a proposed rezone of the property from Medium Density Residential to Light Industrial, and (3) adoption of an Initial Study / Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the project in compliance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The proposed General Plan Amendment and rezone are for consistency with the City's plans to potentially acquire the property for future development of a transit maintenance facility.

**The Applicant is the City of Tracy, and the property owner is the Chevron company.**

*The Project Planner is Craig Hoffman, Senior Planner, (209) 831-6426, [craig.hoffman@cityoftracy.org](mailto:craig.hoffman@cityoftracy.org).*

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**Applications CUP24-0005: An Amendment to a Conditional Use Permit, and D24-0011: A Development Review Permit** – Public hearing to consider (1) granting an amendment to the Conditional Use Permit (CUP24-0005), to expand the existing private school located at 120 Murrieta Way, Assessor's Parcel Number 248-470-28; (2) approving a Development Review Permit (D24-0011), for the construction of a two-story building addition to an existing private school and related site improvements on a 3.99-acre developed site; and (3) determining that this project is categorically exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, pertaining to additions to existing structures.

**The Applicant is Grow Builders, Inc. c/o Jeff Antrim and the Property Owner is TR 120 LLC.**

*The Project Planner is Martin E. Vargas, Assistant Planner, (209) 831-6438, [martin.e.vargas@cityoftracy.org](mailto:martin.e.vargas@cityoftracy.org).*

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**Applications D22-0044, CUP24-0006 ZA22-0004: A Development Review Permit, Conditional Use Permit and Zoning Text Amendment**– Public hearing to consider (1) approving a Development Review Permit (D22-0044); (2) granting a Conditional Use Permit (CUP24-0006) to allow a Car Wash use, and (3) a zoning text amendment (ZA22-0004) on a 5.34-acre developed site located at 4600 S Corral Hollow Road, Assessor's Parcel Number 244-020-31; and (4) determining that this project is categorically exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15183.

**The Applicant is API Architecture Plus and the Property Owner is Harpreet Singh and Varinder Pal Singh.**

*The Project Planner is Genevieve Federighi, Acting Senior Planner, (209) 831-6435, [Genevieve.Federighi@cityoftracy.org](mailto:Genevieve.Federighi@cityoftracy.org).*

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