

Wednesday, March 12, 2025, 7:00 P.M.

A quorum of Planning Commission will be in attendance at
Tracy City Hall Chambers, 333 Civic Center Plaza, Tracy
Web Site: www.cityoftracy.org

One Commissioner will attend remotely at the following location:
G Street BLDG 947
Joint Base Pearl Harbor Hawaii
Hawaii, 96860

**THIS MEETING WILL BE OPEN TO THE PUBLIC FOR IN-PERSON AND REMOTE
PARTICIPATION PURSUANT TO GOVERNMENT CODE SECTION 54953(e).**

**MEMBERS OF THE PUBLIC MAY PARTICIPATE REMOTELY IN THE MEETING VIA THE
FOLLOWING METHOD:**

As always, the public may view the Planning Commission meetings live on the City of Tracy's website at CityofTracy.org or on Comcast Channel 26/AT&T U-verse Channel 99. To view from the City's website, open the "Government" menu at the top of the City's homepage and select "Planning Commission", then select "[Planning Commission Meeting Videos](#)" under the "Boards and Commissions" section.

If you only wish to watch the meeting and do not wish to address the Planning Commission, the City requests that you stream the meeting through the City's website or watch on Channel 26.

Remote Public Comment:

During the upcoming Planning Commission meeting public comment will be accepted via the options listed below. If you would like to comment remotely, please follow the protocols below:

- *Comments via:*
 - **Online by visiting** <https://cityoftracyevents.webex.com> and using the following
 - **Event Number: 2553 809 7815** and **Event Password:** Planning
 - **If you would like to participate in the public comment anonymously**, you may submit your comment in WebEx by typing "Anonymous" when prompted to provide a First and Last Name and inserting Anonymous@example.com when prompted to provide an email address.
 - Join by phone by dialing +1-408-418-9388, 2553 809 7815, #75266464# Press *3 to raise the hand icon to speak on an item.
- *Protocols for commenting via WebEx:*
 - *If you wish to comment on the "New Business" or "Items from the Audience" portions of the agenda:*
 - *Listen for the Chair to open that portion of the agenda for discussion, then raise your hand to speak by clicking on the Hand icon on the Participants panel to the right of your screen.*
 - *If you no longer wish to comment, you may lower your hand by clicking on the Hand icon again.*

- *Comments for the “New Business” or “Items from the Audience” portions of the agenda will be accepted until the public comment for that item is closed.*

Comments received on Webex outside of the comment periods outlined above will not be included in the record.

Americans With Disabilities Act – The City of Tracy complies with the Americans with Disabilities Act and makes all reasonable accommodations for the disabled to participate in Planning Commission meetings. Persons requiring assistance or auxiliary aids should call City Hall (209/831-6105) 24 hours prior to the meeting.

Addressing the Planning Commission on Items on the Agenda – The Brown Act provides that every regular Planning Commission meeting shall provide an opportunity for the public to address the Planning Commission on any item within its jurisdiction before or during the Planning Commission’s consideration of the item, provided no action shall be taken on any item not on the agenda. To facilitate the orderly process of public comment and to assist the Planning Commission to conduct its business as efficiently as possible, members of the public wishing to address the Planning Commission are requested to, but not required to, hand a speaker card, which includes the speaker’s name or other identifying designation and address to the City Clerk prior to the agenda item being called. Generally, once the Planning Commission begins its consideration of an item, no more speaker cards will be accepted. An individual’s failure to present a speaker card or state their name shall not preclude the individual from addressing the Planning Commission. Each citizen will be allowed a maximum of five minutes for input or testimony. In the event there are 15 or more individuals wishing to speak regarding any agenda item including the “Items from the Audience/Public Comment” portion of the agenda and regular items, the maximum amount of time allowed per speaker will be three minutes. When speaking under a specific agenda item, each speaker should avoid repetition of the remarks of the prior speakers. To promote time efficiency and an orderly meeting, the Presiding Officer may request that a spokesperson be designated to represent similar views. A designated spokesperson shall have 10 minutes to speak. At the Presiding Officer’s discretion, additional time may be granted. The City Clerk shall be the timekeeper.

Addressing the Planning Commission on Items not on the Agenda – The Brown Act prohibits discussion or action on items not on the posted agenda. The City Council’s Meeting Protocols and Rules of Procedure provide that in the interest of allowing Planning Commission to have adequate time to address the agendized items of business, “Items from the Audience/Public Comment” following the Consent Calendar will be limited to 15-minutes maximum period. “Items from the Audience/Public Comment” listed near the end of the agenda will not have a maximum time limit. A five-minute maximum time limit per speaker will apply to all individuals speaking during “Items from the Audience/Public Comment”. For non-agendized items, Planning Commissioners may briefly respond to statements made or questions posed by individuals during public comment; ask questions for clarification; direct the individual to the appropriate staff member; or request that the matter be placed on a future agenda or that staff provide additional information to Planning Commission. When members of the public address the Planning Commission, they should be as specific as possible about their concerns. If several members of the public comment on the same issue an effort should be made to avoid repetition of views already expressed.

Notice – A 90-day limit is set by law for filing challenges in the Superior Court to certain City administrative decisions and orders when those decisions or orders require: (1) a hearing by law, (2) the receipt of evidence, and (3) the exercise of discretion. The 90-day limit begins on the date the decision is final (Code of Civil Procedure Section 1094.6). Further, if you challenge a Planning Commission action in court, you may be limited, by California law, including but not limited to Government Code Section 65009, to raising only those issues you or someone else raised during the public hearing, or raised in written correspondence delivered to the Planning Commission prior to or at the public hearing.

Full copies of the agenda are available on the City's website: www.cityoftracy.org.

MEETING AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ACTIONS, BY MOTION, OF PLANNING COMMISSION PURSUANT TO AB 2449, IF ANY

ROLL CALL

MINUTES – 01.22.25, 02.12.25, and 02.26.25 Regular Meeting Minutes

DIRECTOR'S REPORT REGARDING THIS AGENDA

ITEMS FROM THE AUDIENCE - *In accordance with Council Meeting Protocols and Rules of Procedure, adopted by Resolution No. 2019-240, a five-minute maximum time limit per speaker will apply to all individuals speaking during "Items from the Audience/Public Comment". For non-agendized items, Planning Commissioners may briefly respond to statements made or questions posed by individuals during public comment; ask questions for clarification; direct the individual to the appropriate staff member; or request that the matter be placed on a future agenda or that staff provide additional information to the Planning Commission.*

1. NEW BUSINESS
 - 1.A STAFF RECOMMENDS THAT THE PLANNING COMMISSION ADOPT A RESOLUTION APPROVING A THREE-YEAR EXTENSION OF THE 40-LOT CORDES RANCH TENTATIVE SUBDIVISION MAP, TO JULY 14, 2026.
 - 1.B STAFF RECOMMENDS THAT THE PLANNING COMMISSION CONDUCT A PUBLIC HEARING, AND UPON ITS CONCLUSION, ADOPT A RESOLUTION: (1) GRANTING A CONDITIONAL USE PERMIT, APPLICATION NUMBER CUP24-0014, TO OPERATE A PILATES BASED FITNESS CENTER LOCATED AT 11 E SIXTH ST, ASSESSOR'S PARCEL NUMBER 235-163-19; (2) DETERMINING THAT THIS PROJECT IS CATEGORICALLY EXEMPT FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15301, PERTAINING TO EXISTING FACILITIES. THE APPLICANT IS SQULPT STUDIO PILATES LLC, AND THE PROPERTY OWNER IS DON COSE INC.

- 1.C STAFF RECOMMENDS THAT THE PLANNING COMMISSION CONDUCT A PUBLIC HEARING, AND UPON ITS CONCLUSION, ADOPT A RESOLUTION: (1) APPROVING A DEVELOPMENT REVIEW PERMIT, APPLICATION NUMBER D24-0023, FOR THE CONSTRUCTION OF A NEW TELECOMMUNICATION FACILITY IN THE FORM OF A TREE, KNOWN AS A MONOPINE, AT 724 E. GRANT LINE RD., ASSESSOR'S PARCEL NUMBER (APN) 250-270-15; (2) GRANTING A CONDITIONAL USE PERMIT, APPLICATION NUMBER CUP24-0007, FOR THE CONSTRUCTION OF A NEW TELECOMMUNICATION FACILITY IN THE FORM OF A TREE, KNOWN AS A MONOPINE, AT 724 E. GRANT LINE RD., ASSESSOR'S PARCEL NUMBER (APN) 250-270-15; (3) DETERMINING THAT THIS PROJECT IS CATEGORICALLY EXEMPT FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15332. THE APPLICANT IS RACHEL BRUIN, AND THE PROPERTY OWNER IS ANDERSON ENTERPRISES LLC.
2. ITEMS FROM THE AUDIENCE
3. DIRECTOR'S REPORT
4. ITEMS FROM THE COMMISSION
5. ADJOURNMENT

Posted: March 6, 2025

Any materials distributed to the majority of the Planning Commission regarding any item on this agenda will be made available for public inspection via the City of Tracy website at www.cityoftracy.org.

**MINUTES
TRACY CITY PLANNING COMMISSION
REGULAR MEETING
JANUARY 22, 2025, 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 Commissioner Boakye-Boateng, Commissioner English, Vice Chair Penning, and Chair Orcutt present. Commissioner Atwal absent. Also present were Matthew Summers, Interim Assistant City Attorney; Scott Claar, Planning Manager; Victoria Lombardo, Senior Planner; Kenny Lipich, Associate Planner; Kellie Jones, Assistant Planner; Al Gali, Associate Engineer; and Gina Peace, Executive Assistant.

MINUTES

Chair Orcutt introduced the Regular Meeting Minutes from the December 4, 2024, Planning Commission Regular Meeting.

ACTION: It was moved by Commissioner Boakye-Boateng and seconded by Vice Chair Penning to approve the December 4, 2024 Planning Commission Regular Meeting Minutes. A voice vote found all in favor. Commissioner Atwal absent. Passed and so ordered; 4-0-1-0.

DIRECTOR'S REPORT REGARDING THIS AGENDA

None.

ITEMS FROM THE AUDIENCE

None.

1. NEW BUSINESS

**A. STAFF RECOMMENDS THAT THE PLANNING COMMISSION:
ADOPT A RESOLUTION APPROVING THE EXTENSION OF CONDITIONAL USE
PERMIT (CUP21-0007) AND DEVELOPMENT REVIEW PERMIT (D21-0023) FOR
A RENEWABLE NATURAL GAS (RNG) FUELING FACILITY AT 2200 N.
CHRISMAN ROAD (ASSESSOR'S PARCEL NUMBER 250-030-32) FOR TWO-
YEARS FROM THE ORIGINAL EXPIRATION DATE.**

Kellie Jones, Assistant Planner, presented the staff report.

Chair Orcutt opened the Public Hearing at 7:07 p.m., but seeing as no one came forward, the Public Hearing was closed.

ACTION: It was moved by Commissioner Boakye-Boateng and seconded by Vice Chair Penning that the Planning Commission adopt a Resolution:

- (1) APPROVING AN EXTENSION (EXT24-0003) OF CONDITIONAL USE PERMIT (CUP21-0007) AND DEVELOPMENT REVIEW PERMIT (D21-0023) FOR AN RNG FUELING FACILITY AT 2200 N. CHRISMAN ROAD (ASSESSOR'S PARCEL NUMBER 250-030-32) FOR TWO-YEARS;
- (2) DETERMINING THAT THIS PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), PURSUANT TO CEQA GUIDELINES SECTION 15183.

A roll call vote found Chair Orcutt, Vice Chair Penning, Commissioner Boakye-Boateng, and Commissioner English all in favor. Commissioner Atwal absent. Passed and so ordered; 4-0-1-0.

B. STAFF RECOMMENDS THAT THE PLANNING COMMISSION: CONDUCT A PUBLIC HEARING, AND UPON ITS CONCLUSION, ADOPT A RESOLUTION: (1) APPROVING A DEVELOPMENT REVIEW PERMIT, APPLICATION NUMBER D22-0029, FOR THE CONSTRUCTION OF 36 CONDOMINIUM UNITS IN THE FORM OF NINE FOURPLEXES AND RELATED SITE IMPROVEMENTS, ON A 3.39-ACRE UNDEVELOPED SITE LOCATED AT THE SOUTHWEST CORNER OF W. MT. DIABLO AVENUE AND S. C STREET, ASSESSOR'S PARCEL NUMBER 235-100-77; (2) GRANTING A CONDITIONAL USE PERMIT, APPLICATION NUMBER CUP23-0003, TO ALLOW THE USE OF CONDOMINIUMS IN THE MEDIUM DENSITY RESIDENTIAL ZONE, ON A 3.39-ACRE UNDEVELOPED SITE LOCATED AT ASSESSOR'S PARCEL NUMBER 235-100-77; (3) APPROVING A TENTATIVE SUBDIVISION MAP, APPLICATION NUMBER TSM23-0003, TO CREATE 36 CONDOMINIUM UNITS AND COMMON AREAS; AND (4) DETERMINING THAT THIS PROJECT IS CATEGORICALLY EXEMPT FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15332, WHICH PERTAINS TO CERTAIN IN-FILL DEVELOPMENT PROJECTS. THE APPLICANT AND PROPERTY OWNER IS DAN BYRUM OF BYRUM INVESTMENT, LLC.

Kenny Lipich, Associate Planner, presented the staff report and addressed questions.

Chair Orcutt opened a Public Hearing at 7:19 p.m.

Gina Peace, Recording Secretary, confirmed that two e-mail comments were received, one from the California Housing Defense Fund, and one from Aramon Bartholomew. The e-mails were not read into the record; however, the Commission was provided with copies of the e-mails, and redacted copies were provided to the public at the meeting and will be attached to the record online.

Sean Sanchez, via WebEx, had questions about traffic, in which Al Gali, Associate Engineer, responded.

Dan McManus, owner of 48 W. Mt. Diablo Avenue, since 2000, addressed the Commission, in opposition of the Project.

Jay, resident at 48 W. Mt. Oso Avenue, addressed the Commission, in opposition of the Project.

Aramon Bartholomew, who lives on S. C Street, addressed the Commission, in opposition of the Project.

Chair Orcutt closed the Public Hearing at 7:32 p.m.

Commission questions and discussion continued.

ACTION: It was moved by Commissioner Chair Orcutt and seconded by Commissioner Boakye-Boateng that the Planning Commission adopt a Resolution:

- (1) APPROVING A DEVELOPMENT REVIEW PERMIT (D22-0009) FOR THE CONSTRUCTION OF 36 CONDOMINIUM UNITS IN THE FORM OF NINE FOURPLEXES AND RELATED SITE IMPROVEMENTS ON A 3.39-ACRE UNDEVELOPED SITE LOCATED AT THE SOUTHWEST CORNER OF W. MT. DIABLO AVENUE AND S. C STREET, ASSESSOR'S PARCEL NUMBER 235-100-77;
- (2) GRANTING A CONDITIONAL USE PERMIT (CUP23-0003) TO ALLOW THE USE OF CONDOMINIUMS IN THE MEDIUM DENSITY RESIDENTIAL ZONE ON A 3.39-ACRE UNDEVELOPED SITE LOCATED AT ASSESSOR'S PARCEL NUMBER 235-100-77;
- (3) APPROVING A TENTATIVE SUBDIVISION MAP, APPLICATION NUMBER (TSM23-0003) TO CREATE 36 CONDOMINIUM UNITS AND COMMON AREAS; AND
- (4) DETERMINING THAT THIS PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), PURSUANT TO CEQA GUIDELINES SECTION 15332, PERTAINING TO CERTAIN IN-FILL DEVELOPMENT PROJECTS.

A roll call vote found Chair Orcutt, Vice Chair Penning, and Commissioner Boakye-Boateng in favor, Commissioner English opposed. Commissioner Atwal absent. Passed and so ordered; 3-1-1-0.

C. STAFF RECOMMENDS THAT THE PLANNING COMMISSION: RECEIVE INPUT FROM ANY INTERESTED PARTIES REGARDING INFORMATION THAT SHOULD BE INCLUDED IN THE TRACY NORTHEAST BUSINESS PARK ENVIRONMENTAL IMPACT REPORT (EIR).

Victoria Lombardo, Senior Planner, presented the staff report.

Chair Orcutt opened the Public Hearing at 8:10 p.m.

Frank Marty, addressed the Commission in opposition to the Project, and provided a handout to the Commission.

Mitchell Vinciguerra, field representative of the Northern California Carpenters Union, had questions for the developer, who was not present at the meeting.

Adriana Castro, Banta resident, addressed the Commission in opposition to the Project.

Dan McManus, Banta resident, addressed the Commission in opposition to the Project.

Patty Silva-Marty, 70-year Banta resident, addressed the Commission in opposition to the Project.

Danielle, resident at Forest Hills Drive, addressed the Commission, in opposition to the Project, and asked for clarification on the difference between this Project and the previously submitted project that was not approved. Victoria Lombardo, Senior Planner, gave further clarification.

Chair Orcutt closed the Public Hearing at 8:34 p.m.

Commission discussion continued.

No action needed.

2. ITEMS FROM THE AUDIENCE

Danielle, resident at Forest Hills Drive, inquired about the Beechnut Maintenance Facility Project that was brought before Commission in December. Scott Claar, Planning Manager, provided and update and shared that other alternatives to the site are currently being proposed, and this item is not going forward to City Council.

3. DIRECTOR'S REPORT

Scott Claar, Planning Manager, clarified about a question brought up for Item 1.B, regarding streetlights, and Al Gali, Associate Engineer, informed Mr. Claar that the Conditions of Approval does address streetlights, and the developer would be required to put them in, if deemed necessary.

4. ITEMS FROM THE COMMISSION

Commissioner English asked for the dates of the Planning Commissioners' Academy. Vice Chair Penning responded that the Academy will be held March 5, 6 and 7, 2025.

5. ADJOURNMENT

ACTION: It was moved by Chair Orcutt and seconded by Vice Chair Penning to adjourn.

Time: 8:57 p.m.

CHAIR

STAFF LIAISON

From: Aramon Bartholomew [REDACTED]
Sent: Wednesday, January 22, 2025 5:14 PM
To: Public Comment
Cc: Aramon Bartholomew
Subject: Questions for Planning Commission TONIGHT 1/22/25

Public Comment -- Received 01.22.2025
Re: Planning Commission Meeting 01.22.2025
(CUP23-0003, TSM23-0003)
Item 1.B Mt. Oso Condominiums

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

Caution: This is an external email. Please take care when clicking links or opening attachments.

Good evening, my name is Aramon Bartholomew and I live right at the corner of where this development is planned. I have a list of questions that I would like to ask tonight in regards to the upcoming hearing. I do understand that there may be others that have questions as well and that all of my questions may not be able to be responded to but I am going to list my questions out anyway below.

1.

How does this project align with the Tracy's long-term development plan for this neighborhood?

2.

What studies have been conducted to determine the impact of this development on the neighborhood's infrastructure, such as roads, utilities, and schools?

3.

Has an environmental impact assessment been completed for this project, and what were the results?

4.

What measures are being put in place to ensure the safety and security of both current and future residents in the area?

5.

Are there plans to increase street lighting or implement other safety measures in light of the neighborhood already being dark?

6.

What data or studies does the commission have on the correlation between low-income housing and crime rates in similar neighborhoods?

7.

Will there be an increase in police patrols or other law enforcement resources to address potential safety concerns?

8.

What impact is this development expected to have on the property values of existing homes in the area?

9.

How does the commission plan to preserve the character of the neighborhood with the introduction of these condominiums?

10.

Will there be rules or agreements in place to ensure the upkeep and maintenance of these units to prevent the neighborhood from deteriorating over time?

11.

How was the community engaged in the planning process for this development, and what percentage of community feedback supported this project?

12.

Are there opportunities for continued community input as this project moves forward?

13.

Is tonight's meeting the final vote, or will there be additional hearings before a decision is made?

14.

What type of low-income housing will these units be—rental or ownership-based?

15.

Will there be a management company or oversight in place to ensure compliance with community standards?

16.

What are the occupancy limits per unit, and how will these limits be enforced?

17.

Will there be amenities or services provided to residents, such as recreational spaces, childcare, or job training programs?

18.

Has the commission considered alternative locations or designs for this development that might better fit the neighborhood?

19.

What plans are in place to support the integration of new residents into the existing community?

20.

Could the city explore mixed-income housing rather than solely low-income housing to maintain a balanced neighborhood demographic?

There is always, always something to be thankful for.

- Anonymous



Jan 21, 2025

City of Tracy
333 Civic Center Plaza
Tracy, CA 95376

Re: Proposed Housing Development Project “Mt. Oso Condominiums”

By email: forrest.ebbs@cityoftracy.org

Cc: cm@cityoftracy.org; attorney@cityoftracy.org; cityclerk@cityoftracy.org

Dear Tracy Planning Commission,

The California Housing Defense Fund (“CalHDF”) submits this letter to remind the City of its obligation to abide by all relevant state laws when evaluating the proposed 37-unit housing development project “Mt. Oso Condominiums” at the southwest corner of W. Mt. Diablo Avenue and S. C Street, Assessor’s Parcel Number 235-100-77. These laws include the Housing Accountability Act (“HAA”) and California Environmental Quality Act (“CEQA”) guidelines.

The HAA provides the project legal protections. It requires approval of zoning and general plan compliant housing development subdivisions unless findings can be made regarding specific, objective, written health and safety hazards. (Gov. Code, § 65589.5, subd. (j).) The HAA also bars cities from imposing conditions on the approval of such projects that would reduce the project’s density unless, again, such written findings are made. (*Ibid.*) As a development with at least two-thirds of its area devoted to residential uses, the project falls within the HAA’s ambit, and it complies with local zoning code and the City’s general plan. The City must therefore approve the project unless it makes written findings regarding health and safety as mentioned above – which it cannot do since the preponderance of the evidence in the record does not support such findings. (*Ibid.*)

As stated in the staff report, the project is exempt from environmental review under § 15332 (In-Fill Development Projects) of the CEQA Guidelines as the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations; the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban

uses; the project site has no value as habitat for endangered, rare or threatened species; approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services. Recent caselaw from the California Court of Appeal affirms that local governments err, and may be sued, when they improperly refuse to grant a project a CEQA exemption or streamlined CEQA review to which it is entitled. (*Hilltop Group, Inc. v. County of San Diego* (2024) 99 Cal.App.5th 890, 911.)

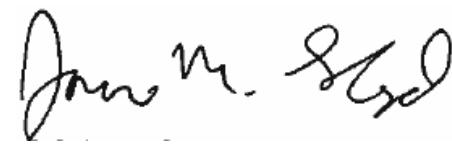
As you are well aware, California remains in the throes of a statewide crisis-level housing shortage. New housing such as this is a public benefit: it will bring new customers to local businesses; it will grow the City's tax base; and it will reduce displacement of existing residents by reducing competition for existing housing. While no one project will solve the statewide housing crisis, the proposed development is a step in the right direction. CalHDF urges the Council to approve it, consistent with its obligations under state law.

CalHDF is a 501(c)(3) non-profit corporation whose mission includes advocating for increased access to housing for Californians at all income levels, including low-income households. You may learn more about CalHDF at www.calhdf.org.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dylan Casey".

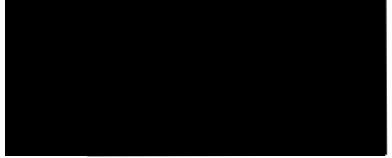
Dylan Casey
CalHDF Executive Director

A handwritten signature in blue ink, appearing to read "James M. Lloyd".

James M. Lloyd
CalHDF Director of Planning and Investigations

Tracy Northeast Industrial Business Park Project

Frank Marty



Victoria Lombardo
Senior Planner
victoria.Lombardo@cityoftracy.org

Dear Victoria

The City of Tracy and SJ County approval of warehouses in and around the Banta community has had a very negative effect on the traffic flows.

There are too many vehicles trying to enter and exiting Grant Line Road from 11th St (roundabout) at the same time, which backs up the traffic from 11 st. to Paradise Road in both directions and/or its one car after another. The aforementioned, makes it dangerous for vehicles trying to enter Grant Line Road from Berry Ave, Bird Road, W. Stone Ridge Road, G st., and the numerous homes on Grant Line Road. The current roundabout is not able to handle the current traffic let alone any additional traffic from more warehouses.

I believe the City of Tracy or county was suppose to build a freeway on ramp to I-205 via Paradise Ave. But, can't do that now because of a new law requiring a distance of three miles between freeway on ramps. Currently the S Macarthur Drive freeway on ramp is the only one available for all the warehouses trucks to use.

The part of Grant Line Road where the current warehouses are is a four/six lane road. Which then funnels down to a county two lane road that is designated as a NO Truck road. The problem is that the trucks coming from north bound I-5 and/or want to go south on I-5 can't get to I-5 south via I-205. Therefore, trucks illegally use Grant Line Road which makes it even more dangerous for locals. Other problems are vehicles running the red light in Banta, passing on double yellow line, etc.

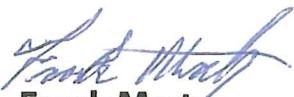
The country has indicated they will build a new road around Banta when funds become available. May be in 2027. Which will most likely take years to acquire and then several more years to build.

Tracy Northeast Industrial Business Park Project

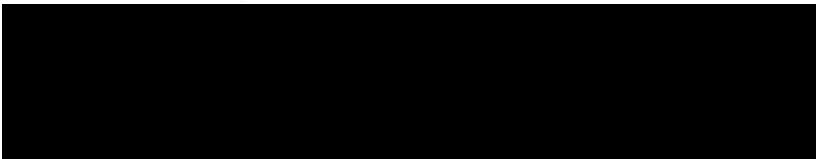
The Rail Road Trains that go through Banta cross over Grant Line road, more backed up traffic. There is also, the possibility the ACE will build tracks that will cross Grant Line Road and connect with the tracks running through Banta. So they can have a Station at River Island homes.

It appears to me that the past Environmental Impact Reports for the warehouses were either grossly inadequate and/or only dealt with the area inside the annexation.

The City of Tracy and SJ County should place a moratorium on new construction and annexation of land for warehouses in the Banta area until they have build proper roads, overpasses, freeway on ramps, etc. to handle the current and future traffic load created by the warehouses.



Frank Marty



**MINUTES
TRACY CITY PLANNING COMMISSION
REGULAR MEETING
FEBRUARY 12, 2025, 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 Commissioner Atwal, Commissioner Boakye-Boateng, Commissioner English, Vice Chair Penning, and Chair Orcutt present. Also present were Matthew Summers, Contract Attorney; Scott Claar, Planning Manager; Craig Hoffman, Senior Planner; and Gina Peace, Executive Assistant.

MINUTES

None.

DIRECTOR'S REPORT REGARDING THIS AGENDA

None.

ITEMS FROM THE AUDIENCE

None.

1. NEW BUSINESS

- A. STAFF RECOMMENDS THAT THE PLANNING COMMISSION CONDUCT A PUBLIC HEARING, AND UPON ITS CONCLUSION, ADOPT A RESOLUTION: (1) GRANTING A CONDITIONAL USE PERMIT, APPLICATION NUMBER CUP24-0012, TO ALLOW FOR AN AMBULANCE DEPLOYMENT CENTER LOCATED AT 242 W LARCH ROAD, SUITE A, ASSESSOR'S PARCEL NUMBER 212-250-11; AND (2) DETERMINING THAT THIS PROJECT IS CATEGORICALLY EXEMPT FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15301, PERTAINING TO MINOR MODIFICATIONS TO EXISTING STRUCTURES.**

Craig Hoffman, Senior Planner, presented the staff report and addressed questions from the Commission.

Chair Orcutt opened the Public Hearing at 7:18 p.m.

Brian Hajik with AMR, addressed the Commission via WebEx.

Chair Orcutt closed the Public Hearing at 7:22 p.m.

ACTION: It was moved by Commissioner Atwal and seconded by Vice Chair Penning that the Planning Commission adopt a Resolution:

- (1) Granting a Conditional Use Permit, Application Number CUP24-0012, to allow for an ambulance deployment center located at 242 W. Larch Road, Suite A, Assessor's Parcel Number 212-250-11; and
- (2) Determining that this Project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA guidelines Section 15301, pertaining to minor modifications to existing structures.

A roll call vote found Chair Orcutt, Vice Chair Penning, Commissioner Atwal, Commissioner Boakye-Boateng, and Commissioner English all in favor. Passed and so ordered; 5-0-0-0.

2. ITEMS FROM THE AUDIENCE

None.

3. DIRECTOR'S REPORT

None.

4. ITEMS FROM THE COMMISSION

Commissioner Boakye-Boateng inquired about the details regarding the CalCities Planning Commissioners' Academy coming up in March. Gina Peace, Recording Secretary, announced that Commissioner Atwal, Commissioner Boakye-Boateng, Commissioner English, Vice Chair Penning, and Associate Planner, Kenneth Lipich were all set to attend the Academy, and travel packets would be sent to them soon.

5. ADJOURNMENT

ACTION: It was moved by Chair Orcutt and seconded by Vice Chair Penning to adjourn.

Time: 7:26 p.m.

CHAIR

**MINUTES
TRACY CITY PLANNING COMMISSION
REGULAR MEETING
FEBRUARY 26, 2025, 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 Commissioner Atwal, Commissioner Boakye-Boateng, Commissioner English, and Chair Orcutt present. Vice Chair Penning absent. Also present were Matthew Summers, Interim Assistant City Attorney; Scott Claar, Planning Manager; Kellie Jones, Assistant Planner; and Gina Peace, Executive Assistant.

MINUTES

None.

DIRECTOR'S REPORT REGARDING THIS AGENDA

None.

ITEMS FROM THE AUDIENCE

None.

1. NEW BUSINESS

- A. STAFF RECOMMENDS THAT THE PLANNING COMMISSION ADOPT A RESOLUTION (1) APPROVING A CONDITIONAL USE PERMIT (CUP24-0009) FOR AN AUTO BODY SHOP AT 50 SLOAN COURT (ASSESSOR'S PARCEL NUMBER 212-220-06), AND (2) DETERMINING THAT THIS PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), PURSUANT TO CEQA GUIDELINES SECTION 15301, PERTAINING TO EXISTING FACILITIES.**

Kellie Jones, Assistant Planner, presented the staff report and addressed questions from the Commission.

Chair Orcutt opened the Public Hearing at 7:14 p.m., seeing as no one came forward, Chair Orcutt closed the Public Hearing at 7:15 p.m.

ACTION: It was moved by Commissioner Boakye-Boateng and seconded by Commissioner English that the Planning Commission adopt a Resolution:

- (1) GRANTING A CONDITIONAL USE PERMIT, APPLICATION NUMBER CUP24-0009, TO ALLOW AN AUTOMOTIVE BODY REPAIR SHOP AT 50 SLOAN CT, ASSESSORS PARCEL NUMBER (APN) 212-220-06;
- (2) DETERMINING THAT THIS PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), PURSUANT TO CEQA GUIDELINES SECTION 15301.

A voice found Chair Orcutt, Commissioner Atwal, Commissioner Boakye-Boateng, and Commissioner English all in favor. Vice Chair Penning absent. Passed and so ordered; 4-0-1-0.

2. ITEMS FROM THE AUDIENCE

None.

3. DIRECTOR'S REPORT

Scott Claar, Planning Manager, provided an update on the request for an extension for the Rockinghorse Subdivision Map, that was brought to Planning Commission on November 6, 2024, and continued to the March 12, 2025, Planning Commission meeting, due to the Commission's request to further evaluate traffic. Due to a recent Assembly Bill 2729, a statutory or automatic extension was granted by the State, keeping the map valid for another 18 months, through June 4, 2026; thus, a discretionary extension is no longer needed.

4. ITEMS FROM THE COMMISSION

Chair Orcutt announced that he will not be in attendance at any March Planning Commission meetings, as he will be out of state for military service.

5. ADJOURNMENT

ACTION: It was moved by Chair Orcutt and seconded by Commissioner Atwal to adjourn.

Time: 7:20 p.m.

CHAIR

STAFF LIAISON



PLANNING COMMISSION STAFF REPORT

Item No. 1.A

DATE	March 12, 2025
TITLE	Cordes Ranch Extension of Tentative Subdivision Map
LOCATION	978 acres bounded by International Pkwy, Capital Parks Drive, Old Schulte Rd. and Pavilion Pkwy. (APNs 209-120-09 and 10, 209-220-07, 25, 26, 28 and 30.)
APPLICATION TYPE	Extension (EXT23-0003)
APPLICANT(S)	Kier & Wright
PROPERTY OWNER(S)	Prologis
CEQA STATUS	Consistent with the 2013 Environmental Impact Report

RECOMMENDATION

Staff recommends that the Planning Commission adopt a resolution approving a three-year extension of the 40-lot Cordes Ranch Tentative Subdivision Map, to July 14, 2026.

PROJECT DESCRIPTION

Project Site

The project site is 978 acres, bounded by International Parkway on the west, Capital Parks Drive on the north, Old Schulte Road to the south, and Pavilion Parkway to the east. It is generally flat and encompasses more than half of the Cordes Ranch Specific Plan area, which is partially developed with numerous industrial buildings, as well as some supporting office and commercial uses. The adjacent lands to the south include vacant fallow agricultural parcels and industrial warehouses. To the east are row crops, some outside of the City limits, and some within the Westside Specific Plan (Gateway) area, within the City. To the north and west is additional property to be developed as part of the Cordes Ranch Specific Plan (Attachment A, Vicinity Map).

Site History

The parcel was annexed into the City in 2013, at the time of the establishment of the Cordes Ranch Specific Plan. On July 14, 2021, Planning Commission approved a Tentative Subdivision Map for the 978-acre portion of the specific plan area to be divided into 40 lots for the development and parcelization of various existing and future industrial buildings, and establishment of streets within the map area (Attachment B). In 2023, a request for the extension of the map was received, and a three-year extension may be granted, pursuant to Government Code Section 66452.6(a)(1), causing a new expiration date of July 14, 2026. It is

anticipated that the final map will be completed and recorded within this timeframe to establish the lots. City staff is recommending that the Planning Commission grant the three-year time extension (to July 14, 2026) and determine that the project is consistent with the Cordes Ranch EIR dated September 3, 2013.

CEQA DETERMINATION

During the evaluation of the original project, it was determined that the map was consistent with the Cordes Ranch Specific Plan EIR, certified by City Council on September 3, 2013. The proposed extension of the Tentative Subdivision Map remains consistent with the EIR and no further environmental review is necessary.

STATUTORY REFERENCE AND PROCESS

The approval of an extension of a Tentative Subdivision Map requires approval by the Planning Commission per TMC Chapter 12.16.

A Public Hearing is required for Planning Commission consideration of this extension request. A Public Hearing Notice was mailed to all owners of property within 300 feet of the project site, posted on the City website, and published in the Tracy Press.

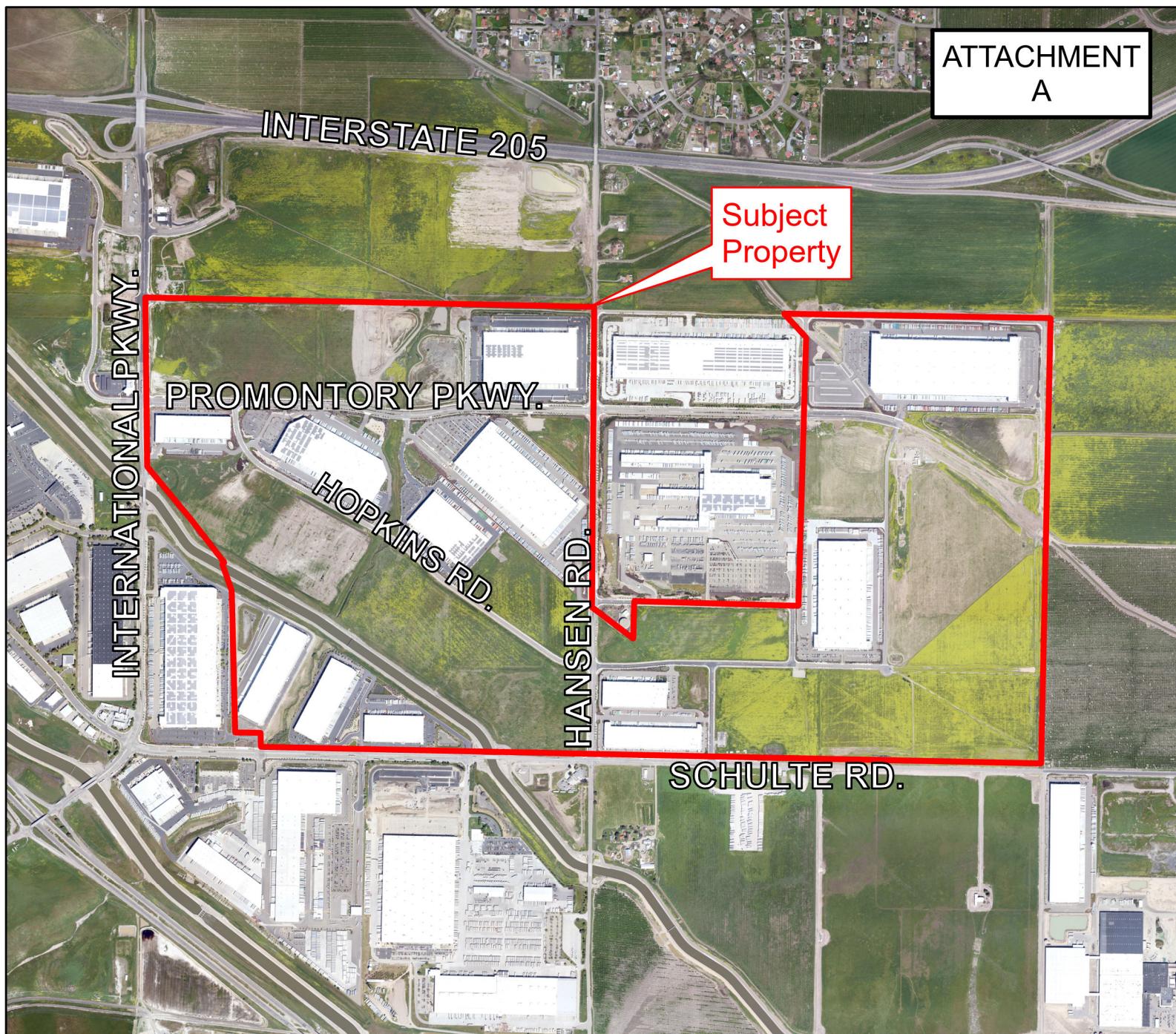
SUMMARY

In summary, the applicant requests approval of a three-year extension of the Cordes Ranch 40-lot Tentative Subdivision Map, to July 14, 2026.

ATTACHMENTS

- A. Vicinity Map
- B. Approved Tentative Subdivision Map
- C. Resolution

Exhibit 1-Findings

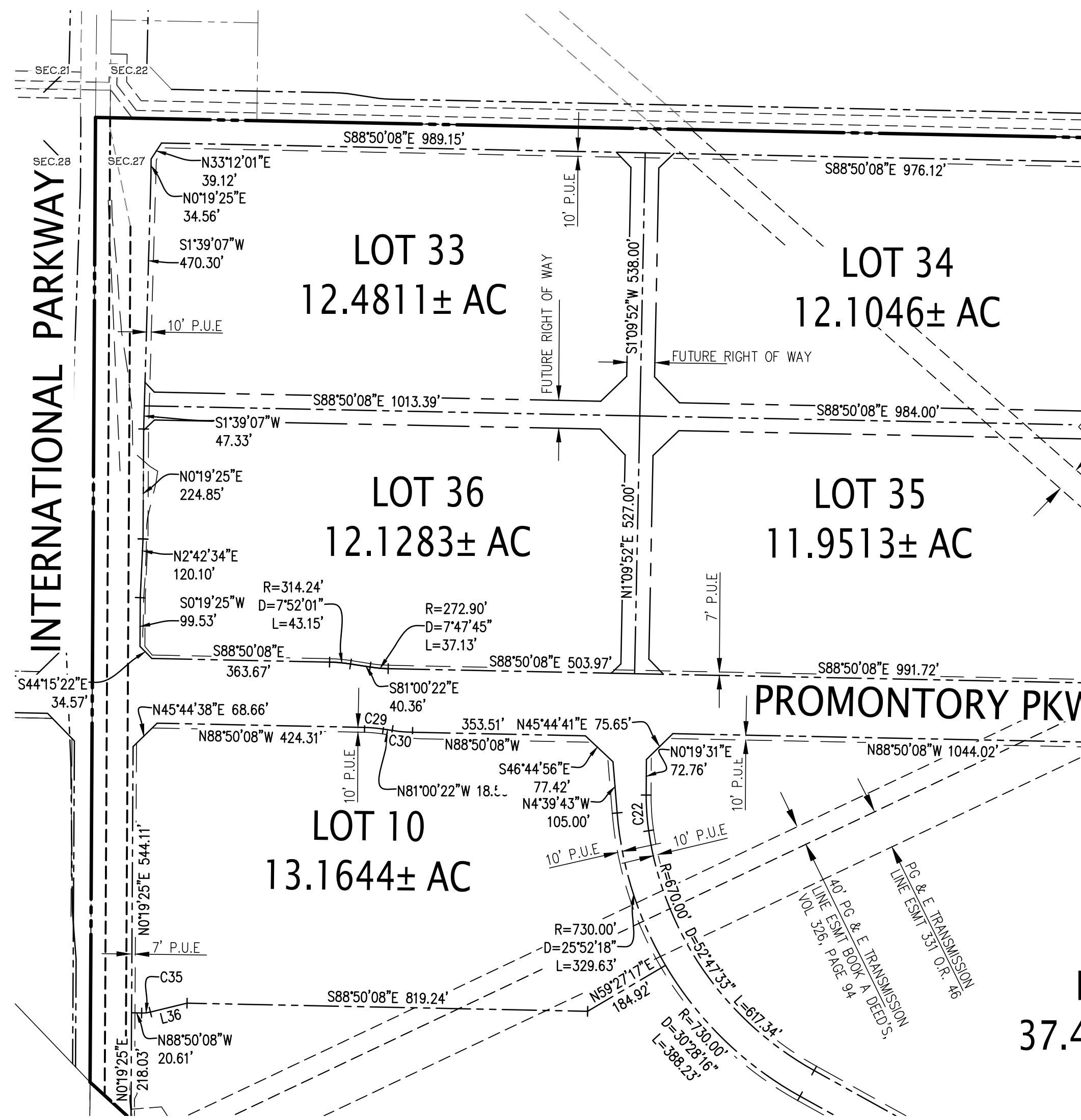


Think Inside the Triangle™



0 0.13 0.25 0.5 0.75 1 Miles

INTERNATIONAL PARKWAY



LOT 9

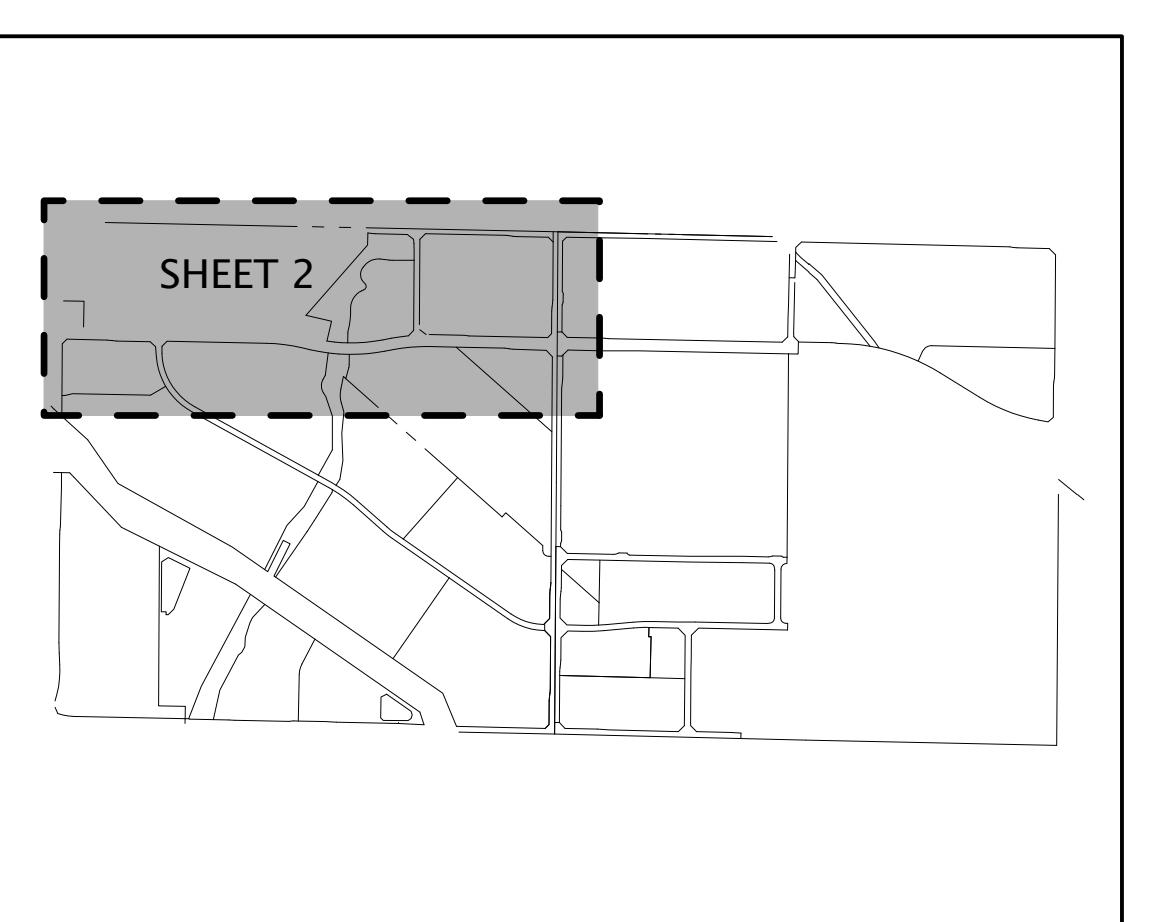
37.4186± AC

SEE SHEET 3

LINE TABLE											
LINE #	DIRECTION	LENGTH									
L1	S88°50'06"E	69.85'	L21	N0°33'41"E	107.68'	L41	N68°51'43"W	13.16'	L62	S82°44'07"E	60.32'
L2	S51°42'23"E	81.74'	L22	N15°18'21"E	121.42'	L42	S88°51'43"E	36.67'	L63	N8°29'23"E	10.49'
L3	N1°08'50"W	74.87'	L23	N27°43'32"E	67.87'	L43	S1°07'22"W	210.21'	L64	N43°50'06"W	85.23'
L4	N0°22'49"E	101.32'	L24	N11°26'13"E	190.69'	L44	N52°33'48"E	45.23'	L65	N3°04'27"E	71.90'
L5	N79°13'31"E	91.63'	L25	N15°41'50"W	100.95'	L45	N25°3'15"E	99.40'	L66	N1°09'54"E	113.80'
L6	N85°30'04"W	75.09'	L26	N31°33'53"W	47.43'	L46	N26°00'27"E	61.46'	L67	N1°09'54"E	50.95'
L8	S1°10'13"W	106.91'	L27	S28°59'01"W	49.01'	L47	N43°28'37"E	189.54'	L68	N46°14'29"E	82.72'
L9	S64°39'56"W	25.71'	L28	S88°50'06"E	53.69'	L48	S44°13'47"E	101.68'	L69	S8°14'29"W	40.38'
L10	S38°30'18"W	24.03'	L29	N0°22'32"E	74.10'	L49	S0°22'32"W	201.48'	L70	S0°24'44"W	21.15'
L11	N83°59'43"W	100.00'	L30	S41°28'51"W	57.00'	L50	S8°12'16"W	40.38'			
L12	N8°12'34"E	40.36'	L31	S88°50'06"E	8.26'	L51	S48°29'01"E	57.08'			
L13	S81°00'22"E	44.05'	L33	N8°12'16"E	40.39'	L53	S88°13'13"E	33.73'			
L14	N79°13'31"E	91.63'	L34	N0°22'32"E	249.71'	L54	S88°50'06"E	261.58'			
L16	N45°23'56"E	87.86'	L35	N63°27'54"W	80.00'	L55	S44°13'47"E	105.95'			
L17	S55°12'54"E	98.53'	L36	S76°22'04"W	77.05'	L56	S45°53'11"W	88.26'			
L18	N0°22'32"E	44.44'	L37	N86°28'34"W	120.10'	L57	N86°13'00"W	120.10'			
L19	S76°53'47"E	91.63'	L38	S88°51'43"E	48.46'	L58	N88°36'10"W	25.00'			
L20	S85°02'31"E	70.02'	L39	S86°57'09"E	60.02'	L59	N1°23'50"E	97.12'			

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Scale 1" = 200'



INFINITY MAP

TO SCALE

REPRESENTATIVE SUBDIVISION MAP
OF
INTERNATIONAL PARK
OF COMMERCE

SHEE
2

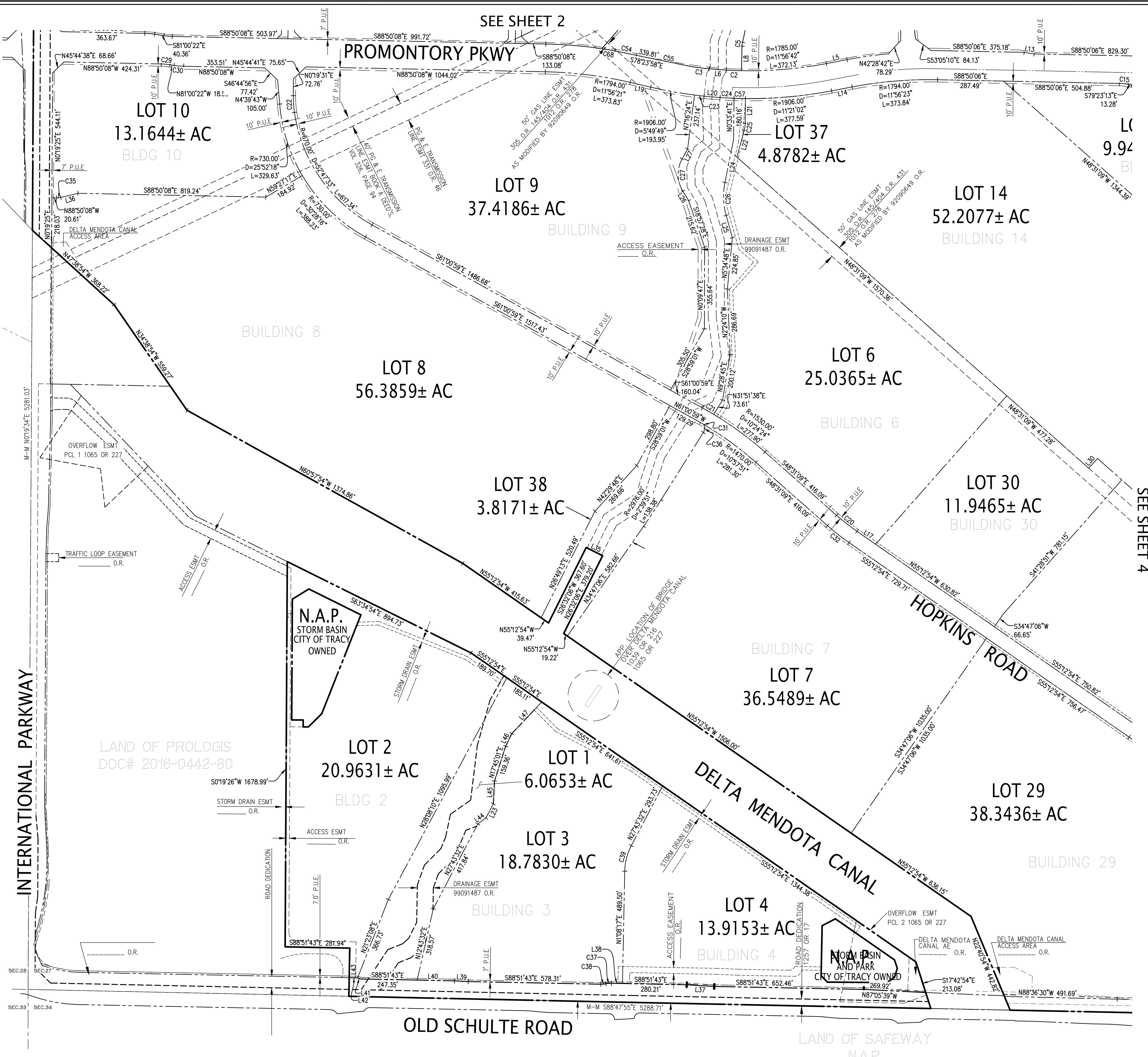
KIER+WRIGHT

KIER+WRIGHT

A circular registration stamp for Michael J. Bassilios, Engineer, State of California, Civil Engineer. The stamp is divided into three concentric rings. The outer ring contains the words "REGISTERED", "MICHAEL J. BASSILIOS", "ENGINEER", and "CIVIL". The inner ring contains "STATE OF CALIFORNIA". The bottom ring contains "No. 71814" and "Exp. 12-31-21". The name "Michael Bassilios" is written across the center of the stamp.

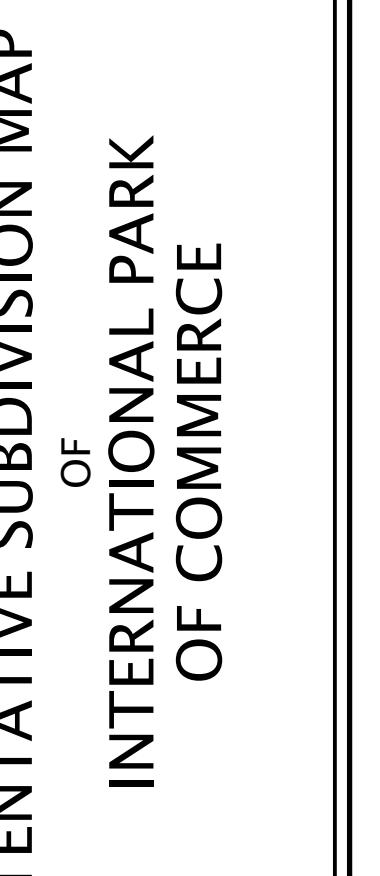
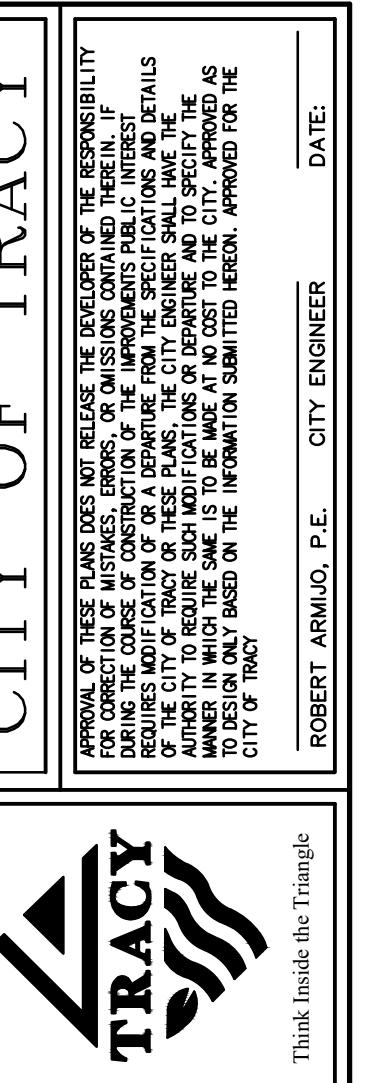
CITY OF TRACY

ROBERT ARMJO, P.E. CITY ENGINEER DATE:

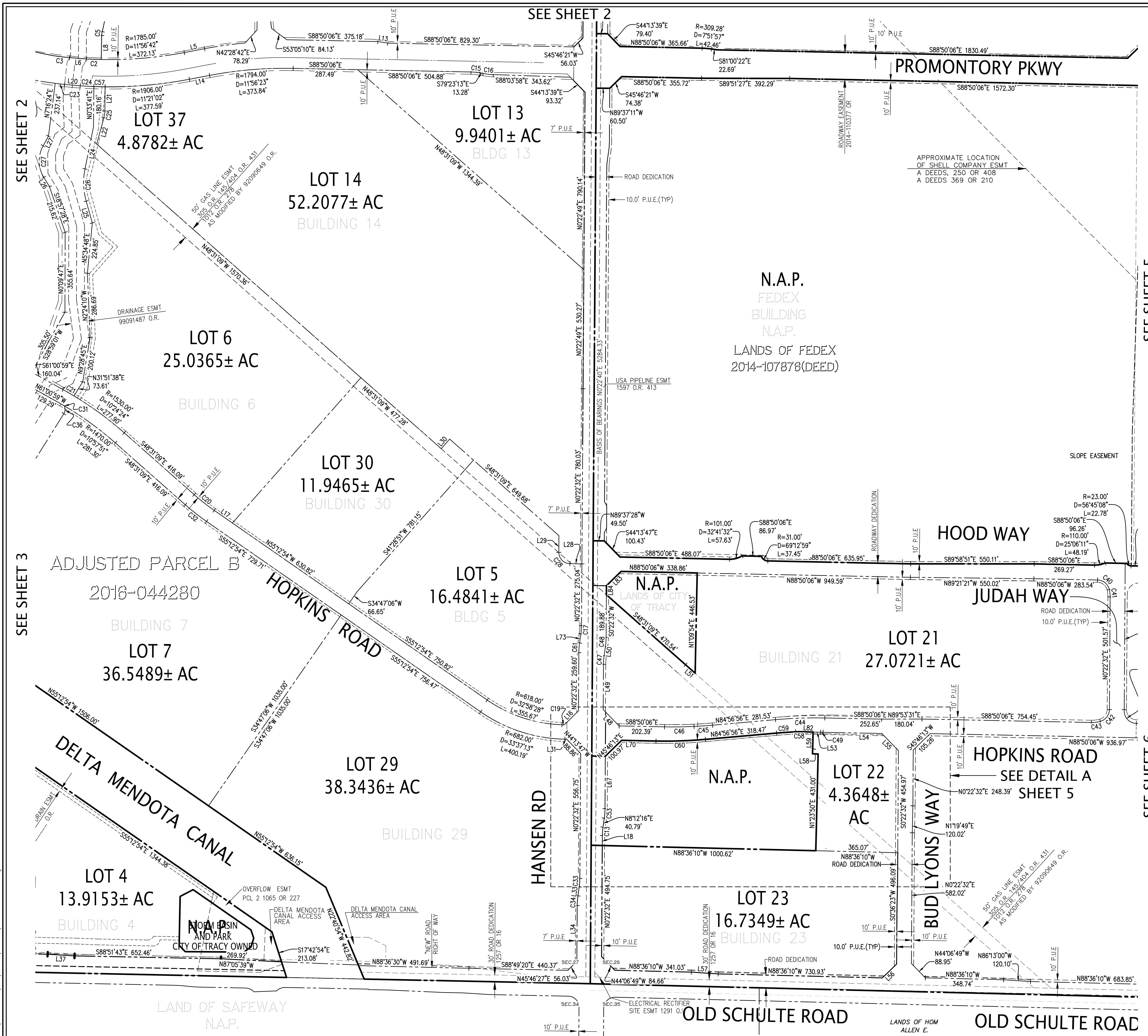


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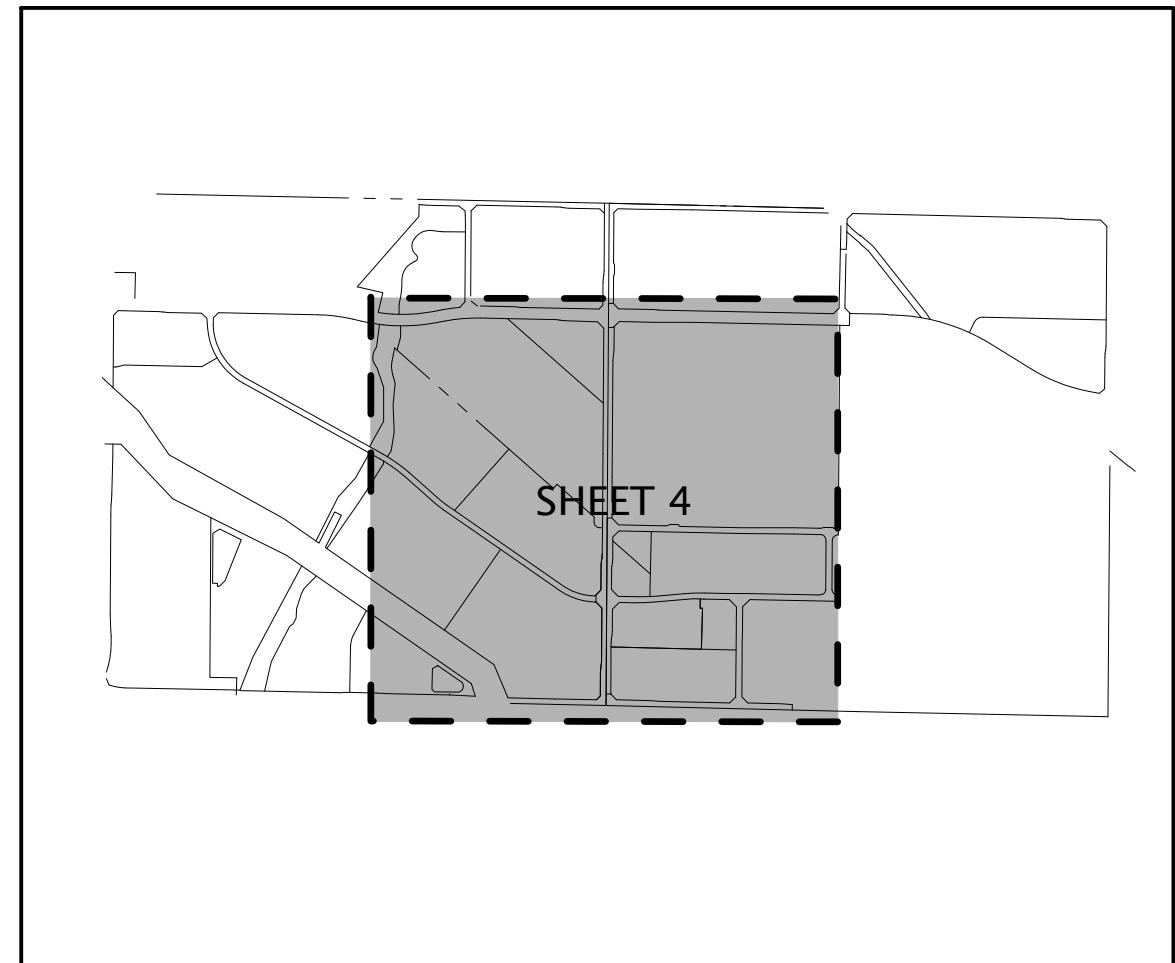
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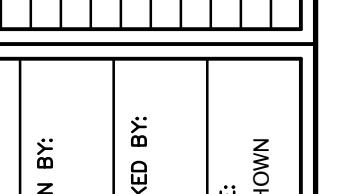
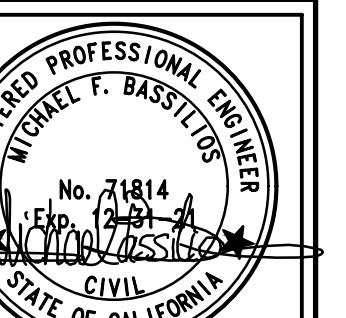
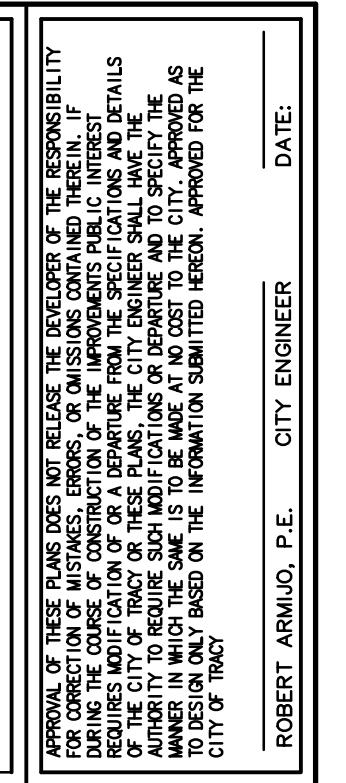
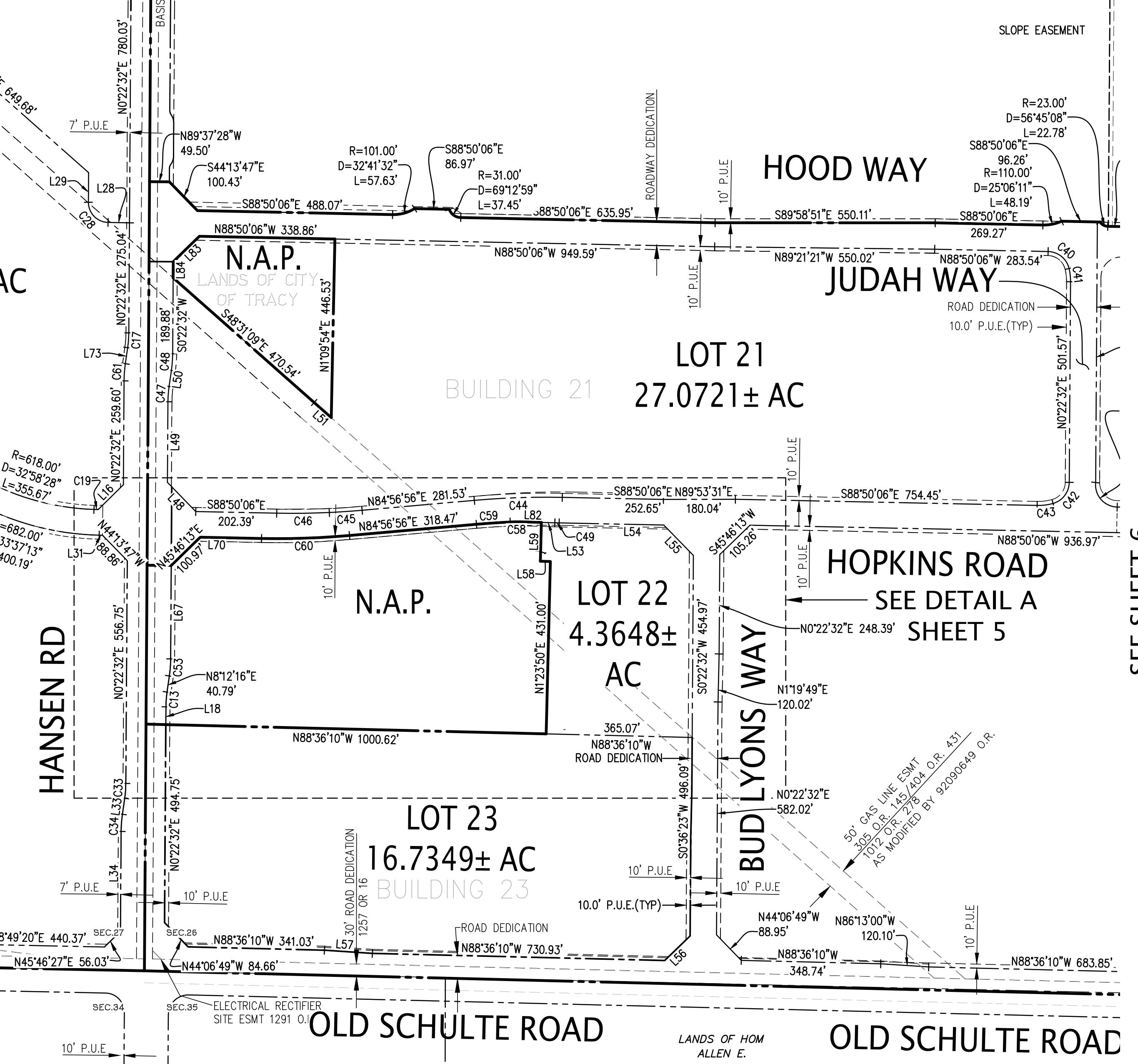
SEE SHEET



VICINITY MAP

NOT TO SCALE

SEE SHEET 6



RENTATIVE SUBDIVISION MAP
OF
INTERNATIONAL PARK
OF COMMERCE

SHEET
4

HANSEN ROAD

HOPKINS ROAD

BUD LYONS WAY

LANDS OF THERMO FISHER
DOC# 2017-132454

LOT 22
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LOT 23

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1012 O.R. 278
92090649 O.R.

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34' NO BUILD EASEMENT
2017-123452 OR

10' PRIVATE WATERLINE EASEMENT
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10' PRIVATE STORM DRAIN STRIP EASEMENTS
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10' PRIVATE STORM DRAIN EASEMENT
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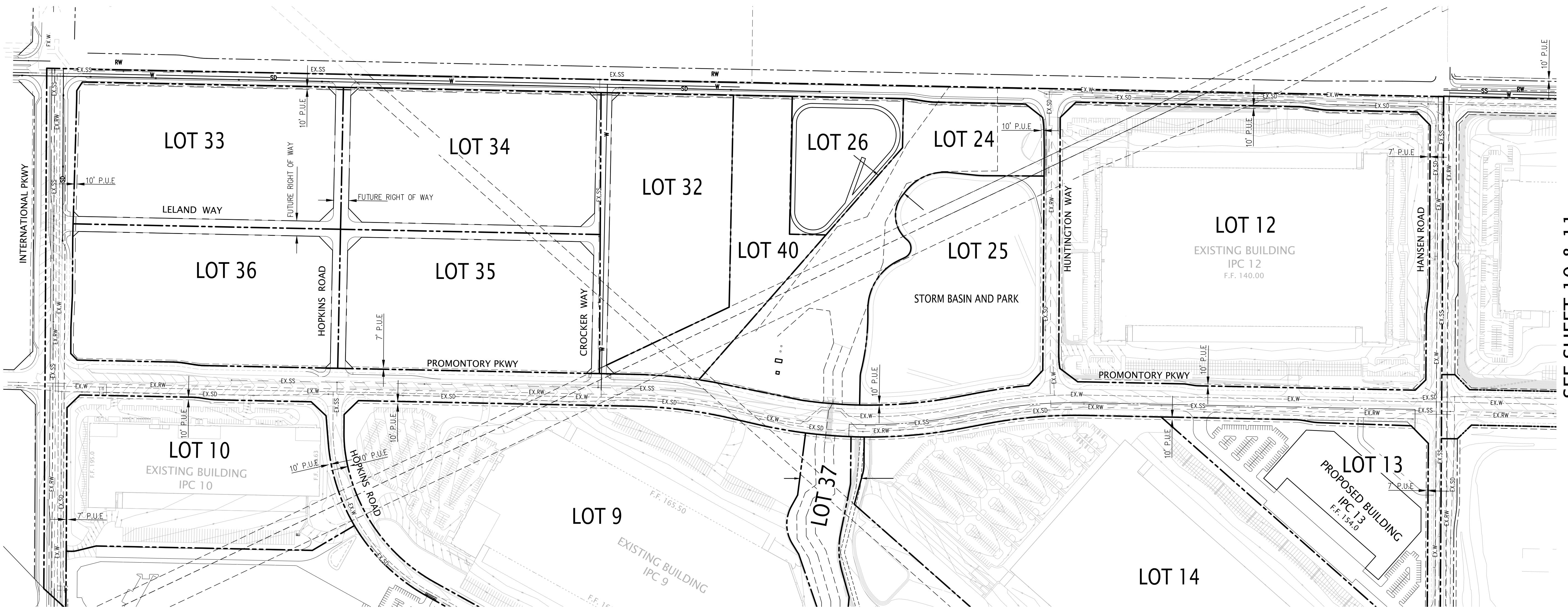
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SHEET 5

10' P.U.E.

VICINITY MAP

NOT TO SCALE



SEE SHEET 9

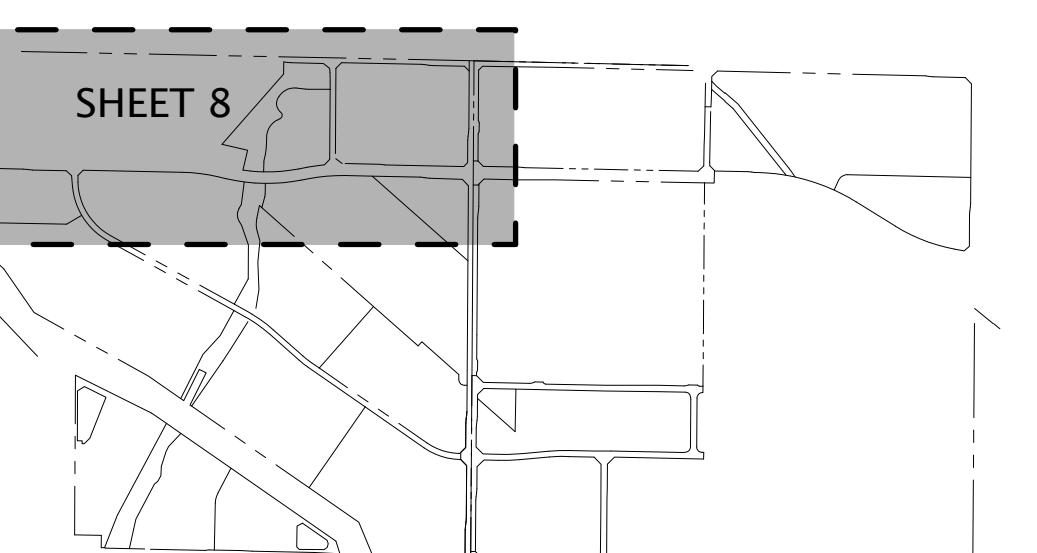
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— — EX.SS — —	EXISTING SANITARY SEWER LINE
— — EX.W — — —	EXISTING WATER LINE
— — EX.RW — —	EXISTING RECYCLE WATER LINE
— — SD — — —	PROPOSED STORM DRAIN LINE
— — SS — — —	PROPOSED SANITARY SEWER LINE
— — W — — —	PROPOSED WATER LINE
— — RW — — —	PROPOSED RECYCLE WATER LINE



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Scale 1" = 200'



CINITY MAP

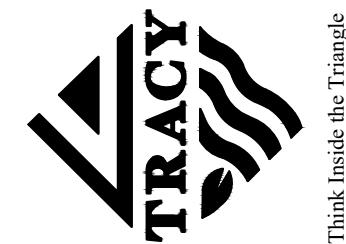
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CITY OF TRACY

APPROVAL OF THESE PLANS DOES NOT RELEASE THE DEVELOPER OF THE RESPONSIBILITY FOR CORRECTION OF MISTAKES, ERRORS, OR OMISSIONS CONTAINED THEREIN. IF DURING THE COURSE OF CONSTRUCTION OF THE IMPROVEMENTS PUBLIC INTEREST REQUIRES MODIFICATION OF OR A DEPARTURE FROM THE SPECIFICATIONS AND DETAILS OF THE CITY OF TRACY OR THESE PLANS, THE CITY ENGINEER SHALL HAVE THE AUTHORITY TO REQUIRE SUCH MODIFICATIONS OR DEPARTURE AND TO SPECIFY THE MANNER IN WHICH THE SAME IS TO BE MADE AT NO COST TO THE CITY. APPROVED AS TO DESIGN ONLY BASED ON THE INFORMATION SUBMITTED HEREON. APPROVED FOR THE CITY OF TRACY

ROBERT ARMIJO, P.E. CITY ENGINEER

DATE: _____



10



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ENTATIVE SUBDIVISION MAP
OF
INTERNATIONAL PARK
OF COMMERCE

SHEET
8
OF 12 SHEETS

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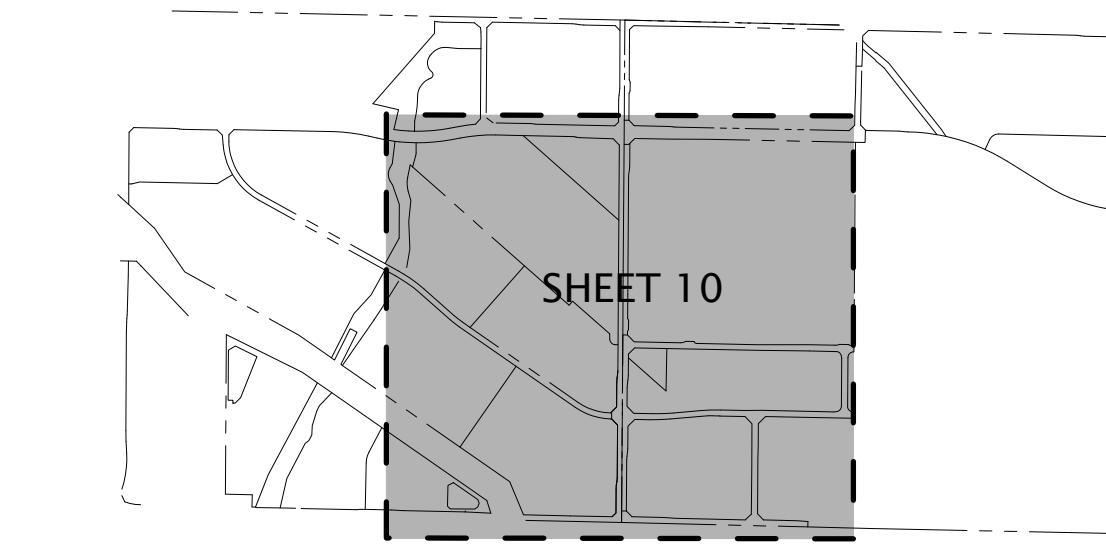
SEE SHEET 9

SEE SHEET 12

SEE SHEET 11

LEGEND

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— — EX.RW — —	EXISTING RECYCLE WATER LINE
— — SD — —	PROPOSED STORM DRAIN LINE
— — SS — —	PROPOSED SANITARY SEWER LINE
— — W — —	PROPOSED WATER LINE
— — RW — —	PROPOSED RECYCLE WATER LINE



vicinity map

CITY OF TRACY



1



4



1

DESIGN MB	DRAW BMM	CHECK	SCALE AS SH
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ENTATIVE SUBDIVISION MAP
OF
INTERNATIONAL PARK
OF COMMERCE

The image shows a large sheet of paper with a header, a large number, and a footer. The header consists of a large 'T' shape at the top left and the word 'SHEET' in the center. The large number '10' is prominently displayed in the center. The footer at the bottom left contains the text 'OF 12 SHEETS'.

SEE SHEET 10

A technical line drawing of a structural element, possibly a bridge pier or foundation, showing various cross-sections and internal details. The drawing is organized into several panels by dashed lines. The rightmost panel is shaded gray and contains the text "SHEET 12".

VICINITY MAP

NOT TO SCALE

LEGEND

— —EX.SD— — EXISTING STORM DRAIN LINE
— —EX.SS— — EXISTING SANITARY SEWER LINE
— —EX.W— — EXISTING WATER LINE
— —EX.RW— — EXISTING RECYCLE WATER LINE
— —SD— — PROPOSED STORM DRAIN LINE
— —SS— — PROPOSED SANITARY SEWER LINE
— —W— — PROPOSED WATER LINE
— —RW— — PROPOSED RECYCLE WATER LINE

CITY OF TRACY		APPROVAL OF THESE PLANS DOES NOT RELEASE THE DEVELOPER OF THE RESPONSIBILITY FOR CORRECTION OF MISTAKES, ERRORS, OR OMISSIONS CONTAINED THEREIN. IF DURING THE COURSE OF CONSTRUCTION OF THE IMPROVEMENTS PUBLIC INTEREST REQUIRES MODIFICATION OF OR A DEPARTURE FROM THE SPECIFICATIONS AND DETAILS OF THE CITY OF TRACY OR THESE PLANS, THE CITY ENGINEER SHALL HAVE THE AUTHORITY TO REQUIRE SUCH MODIFICATIONS OR DEPARTURE AND TO SPECIFY THE MANNER IN WHICH THE SAME IS TO BE MADE AT NO COST TO THE CITY. APPROVED AS TO DESIGN ONLY BASED ON THE INFORMATION SUBMITTED HEREON. APPROVED FOR THE CITY OF TRACY
ROBERT ARMUJO, P.E.	CITY ENGINEER	
		DATE: _____

REGISTERED PROFESSIONAL ENGINEER
MICHAEL F. BASSILIOS
No. 71814
Exp. 12-31-21
CIVIL
STATE OF CALIFORNIA

The logo for Kier+Wright features the company name in a large, bold, sans-serif font, with a plus sign between 'KIER' and 'WRIGHT'. Below the text is a circular emblem divided into four quadrants by a cross. The top-left quadrant contains a lowercase 'k', the top-right contains a lowercase 'w', the bottom-left is solid black, and the bottom-right is solid white.

2850 Collier Canyon Road
Livermore, California 94551

Phone (925) 245-8788
www.kierwright.com

REPRESENTATIVE SUBDIVISION MAP
OF
INTERNATIONAL PARK
OF COMMERCE

SHEET
12
OF 12 SHEETS

APPROVED AS TO FORM AND LEGALITY

CITY ATTORNEY'S OFFICE

TRACY PLANNING COMMISSION

RESOLUTION NO. 2025-__

RESOLUTION APPROVING A THREE-YEAR TIME EXTENSION FOR TENTATIVE SUBDIVISION MAP (TSM19-0002) TO CREATE A 40-LOT SUBDIVISION BOUNDED BY INTERNATIONAL PARKWAY, CAPITAL PARKS DRIVE, OLD SCHULTE ROAD AND PAVILION PARKWAY, ASSESSOR'S PARCEL NUMBERS 209-120-09 and 10, 209-220-07, 25, 26, 28 and 30. THE PROPERTY OWNER IS PROLOGIS, APPLICANT IS KIER AND WRIGHT, APPLICATION NUMBER EXT23-0003.

WHEREAS, The subject property was annexed to the City of Tracy in 2013 as a part of the Cordes Ranch Specific Plan, and has a zoning designation of Cordes Ranch Specific Plan, and

WHEREAS, On July 14, 2021, Planning Commission approved a Tentative Subdivision Map, Application Number TSM19-0002, to create a 40-lot subdivision for industrial development totaling approximately 978 acres bounded by International Parkway, Capital Parks Drive, Old Schulte Road, and Pavilion Parkway, and

WHEREAS, An application for an extension of the Tentative Subdivision Map, pursuant with the regulations of Government Code Section 66452.6(e), was submitted prior to the expiration of the map and evaluated by staff, and

WHEREAS, The Planning Commission conducted a public hearing to review and consider an extension of the project approval on March 12, 2025; now, therefore be it

RESOLVED: That the Planning Commission hereby determines that the project is consistent with the Cordes Ranch EIR certified by City Council on September 3, 2013, and be it

FURTHER RESOLVED, That the Planning Commission does hereby approve a three-year time extension for the Cordes Ranch Tentative Subdivision Map (TSM19-0002) to subdivide the project site into 40 lots for industrial development, located on 978 acres bounded by International Parkway, Capital Parks Drive, Old Schulte Rd. and Pavilion Pkwy. (APNs 209-120-09 and 10, 209-220-07, 25, 26, 28 and 30.), Application Number EXT23-0003, based on the findings contained in Exhibit "1", attached and made part hereof.

The foregoing Resolution 2025-____ was adopted by the Planning Commission
on March 12, 2025, by the following vote:

AYES: COMMISSION MEMBERS:
NOES: COMMISSION MEMBERS:
ABSENT: COMMISSION MEMBERS:
ABSTENTION: COMMISSION MEMBERS:

CHAIR

ATTEST: _____
STAFF LIAISON

**CITY OF TRACY
TENTATIVE SUBDIVISION MAP FINDINGS
APPLICATION NUMBER EXT23-0003
FOR EXTENSION OF TSM19-0002**

The Planning Commission conducted a noticed public hearing on March 12, 2025, to consider granting a three-year time extension for Tentative Subdivision Map TSM19-0002 (Application Number EXT23-0003), and upon its conclusion, makes the following requisite findings in accordance with TMC Section 12.16:

- (1) The proposed map is consistent with the general plan, any applicable specific plan, and this title.

Response: The proposed map is consistent with the General Plan, and Title 12, the Subdivision Ordinance, of the Tracy Municipal Code. The General Plan designations of the property are Industrial, Office and Park, which are further discussed and regulated through the land use designations of Business Park Industrial, Office and Parks/Open Space within the Cordes Ranch Specific Plan.

- (2) The site is physically suitable for the type of development.

Response: The site is virtually flat. The physical qualities of the property and the large-lot subdivision make it suitable for industrial, office and park development in accordance with City standards.

- (3) The site is physically suitable for the proposed density of development.

Response: All existing development on the property to be subdivided is and will be consistent with the allowable densities and floor area ratios prescribed by the General Plan and Specific Plan. Traffic circulation is designed in accordance with City standards for the proposed development to ensure adequate traffic service levels are met.

- (4) 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.

Response: The proposed Tentative Subdivision Map is consistent with the Cordes Ranch Specific Plan Environmental Impact Report (EIR), approved by the City Council on September 3, 2013, and the General Plan EIR approved by the City Council on February 1, 2011. Pursuant to CEQA Guidelines Section 15183, no additional environmental documentation is required. Significant fish or wildlife or their habitat have not otherwise been identified on the site and no further environmental documentation is required. In addition, the subdivider will demonstrate compliance with the San Joaquin County Multi-Species Habitat Conservation & Open Space Plan administered by the San Joaquin

Council of Governments for the protection of any wildlife or habitats found on the site prior to further construction.

- (5) 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.

Response: There are no public easements on the property that would conflict with the proposed subdivision. The developer will comply with all utility and infrastructure requirements of the Specific Plan as further development occurs. The subdivision will facilitate the construction and dedication of various streets for proper circulation in accordance with City standards.

- (6) Complies with all other applicable ordinances, regulations and guidelines of the City, including but not limited to the local floodplain ordinance (Municipal Code Chapter 9.52).

Response: The subject property is not located within any floodplain and the project, with conditions, will meet all applicable City design and improvement standards.



PLANNING COMMISSION STAFF REPORT

Item No. 1.B

DATE	March 12, 2025
TITLE	SQULPT Studio Pilates
LOCATION	11 E Sixth St (APN: 235-163-19)
APPLICATION TYPE	Conditional Use Permit (CUP24-0014)
CEQA STATUS	Categorically Exempt CEQA Guidelines Section 15301
PROJECT PLANNER	Christina Delgadillo (209) 831-6433 christina.delgadillo@cityoftracy.org

RECOMMENDATION

Staff recommends that the Planning Commission conduct a public hearing, and upon its conclusion, adopt a Resolution:

- (1) Granting a Conditional Use Permit, Application Number CUP24-0014, to operate a Pilates based fitness center located at 11 E Sixth St, Assessor's Parcel Number 235-163-19;
- (2) Determining that this project is categorically exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, pertaining to existing facilities.

The applicant is SQULPT Studio Pilates LLC, and the property owner is Don Cose Inc.

PROJECT DESCRIPTION

Background

The project site is located at 11 E Sixth St. The subject property is an existing 1296 square foot tenant space inside the Clark Building that sits on the corner of Sixth Street and Central Avenue. (Attachment A: Location Map). The project site is designated Downtown in the General Plan and zoned as Central Business District (CBD).

Proposed Project

The proposed Conditional Use Permit (Application Number CUP24-0014) would allow for the operation of a Pilates fitness facility. The facility will include small group sessions for 5-7 individuals per class for ages 18 and older. In addition to classes, there will be a retail section of fitness and wellness related items. (Attachment B: Plan Set).

Parking and Circulation

The project meets the Tracy Municipal Code (TMC) off-street parking and landscaping requirements and provides sufficient vehicular and pedestrian circulation. Whenever a new building is constructed or an existing building is enlarged or undergoes a use change that requires more parking than the previous use of a building, a minimum number of off-street parking spaces must be provided in accordance with the Tracy Municipal Code (TMC), except for in the Central Business District Zone. The CBD Zone is unique from other zones in the City in that the TMC provides an option for payment of an in-lieu fee, referred to as the CBD Zone parking in-lieu fee, in order to satisfy the minimum off-street parking requirements. On October 6, 2015, the City Council approved a reduction of the CBD Zone parking in-lieu fee to \$0 as a five-year pilot program. On July 6, 2019, the City Council approved a five-year extension to the program. The ending date of the program is set at October 6, 2025. Any business established before that date does not need to pay the parking in-lieu fee.

Street parking is located on both sides of Sixth Street in the downtown with several spaces right in front of SQLPT Studio. Parking for the proposed business would be provided by on-street parking spaces and nearby public parking lots.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, pertaining to existing facilities because the project involves no major exterior or interior changes to the existing structure that would require further environmental analysis.

SUMMARY

The requested Conditional Use Permit (CUP24-0014) would allow for the operation of a Pilates fitness facility located at 11 E Sixth Street. Staff recommends approval of the project.

ATTACHMENTS

- A – Location Map
- B – Plan Set
- C – Planning Commission Resolution:
 - Exhibit 1 – Findings
 - Exhibit 2 – Conditions of Approval

Attachment A

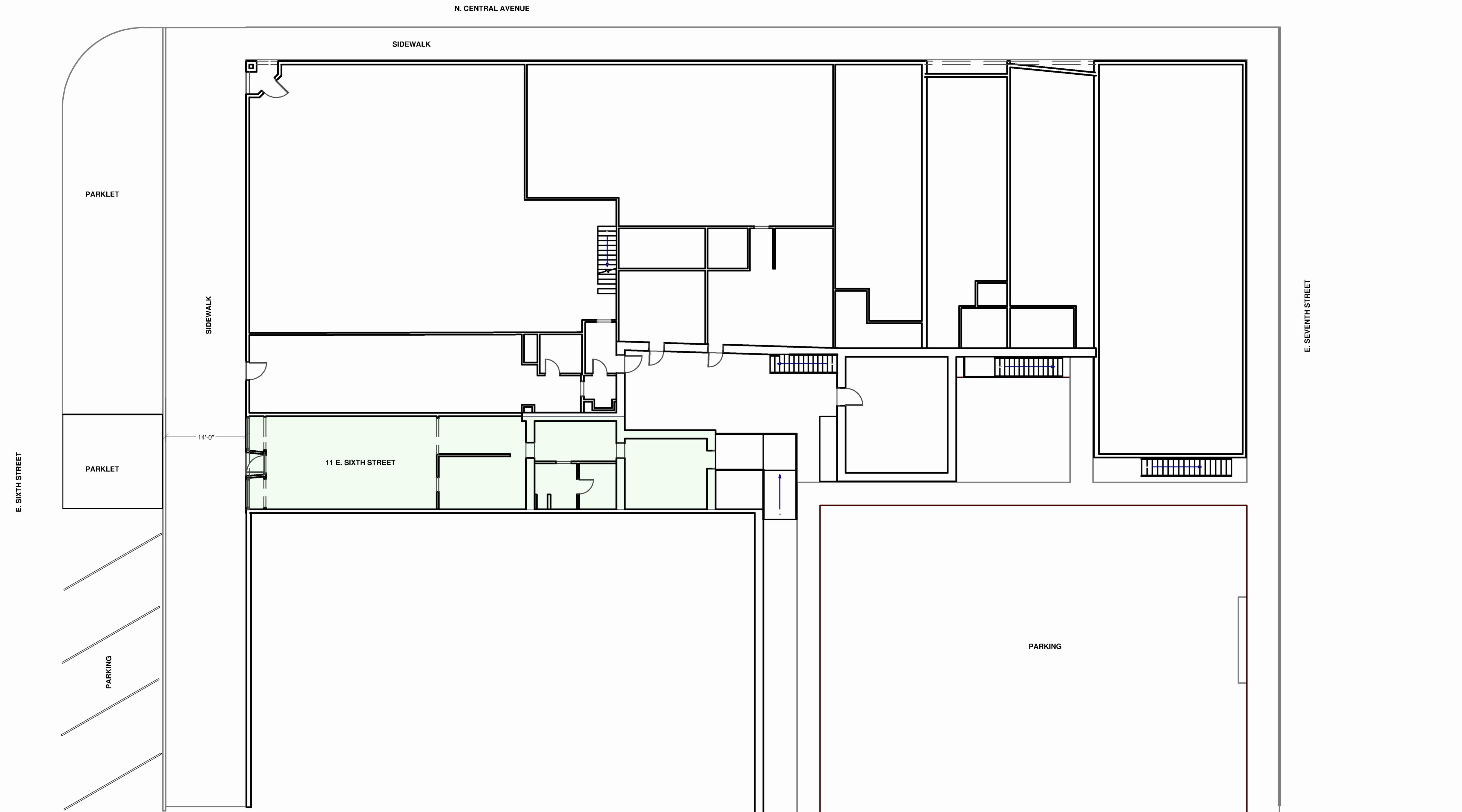


RECEIVED
JANUARY 13, 2025
City of Tracy
Community and Economic Development



Brad Wubben designs
209.814.6833
w.design@sbcglobal.net

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BRAD WUBBEN



A

REFERENCE SITE PLAN

SCALE: 1" = 10'-0"

z

10/16/24 DATE:

PROJECT:

240801

BY:

BW

SHEET:

A1.0



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w.design@sbcglobal.net

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REVISIONS:

APPROVAL:

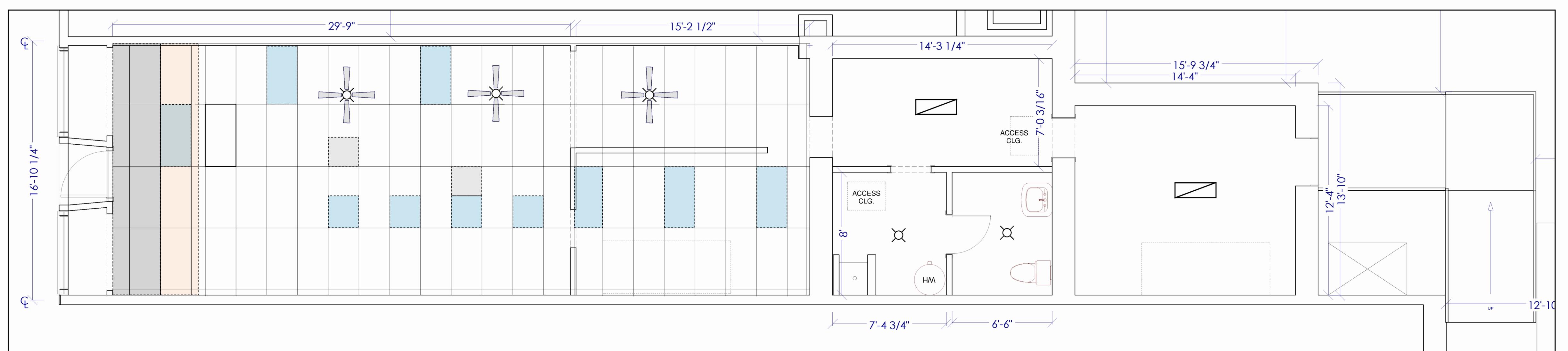
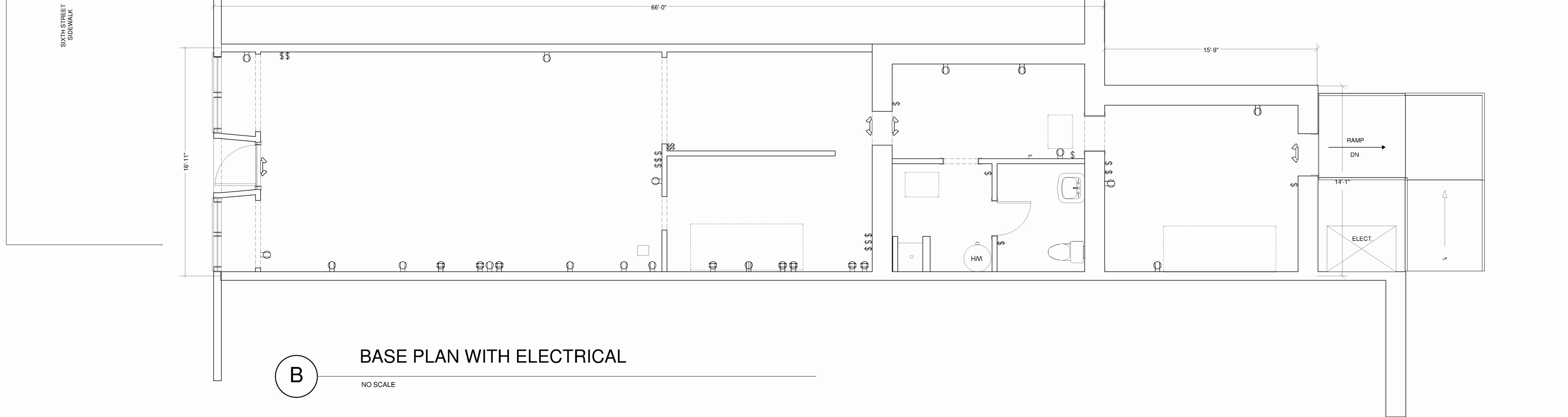
CLIENT:

SQULPT STUDIO
PILATES

11
E. Sixth Street
Tracy, Ca.

DRAWING TITLE:

BASE PLAN
&
REFLECTED
CEILING PLAN



LEGEND	
	2x4 fluorescent T-Bar fixture
	2x2 fluorescent T-Bar fixture
	2x4 fluorescent ceiling mount fixture
	ceiling fan w/light
	ceiling mount light

DATE:

PROJECT:

240904

BY:

BW

SHEET:

A1.1

APPROVED AS TO FORM AND LEGALITY

CITY ATTORNEY'S OFFICE

TRACY PLANNING COMMISSION

RESOLUTION 2025-_____

- 1. GRANTING A CONDITIONAL USE PERMIT, APPLICATION NUMBER CUP24-0014, TO OPERATE A PILATES BASED FITNESS CENTER LOCATED AT 11 E SIXTH ST, ASSESSOR'S PARCEL NUMBER 235-163-19;**
- 2. DETERMINING THAT THIS PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), PURSUANT TO CEQA GUIDELINES SECTION 15301, PERTAINING TO EXISTING FACILITIES.**

WHEREAS, on January 13, 2025, the City received an application for a Conditional Use Permit (CUP24-0014) to allow the operation of a Pilates type fitness facility located at 11 E Sixth Street; and

WHEREAS, the subject site is designated Downtown in the Tracy General Plan and is zoned Central Business District, where recreational facilities are conditionally permitted; and

WHEREAS, the Planning Commission may grant a Conditional Use Permit, on the basis of the application and evidence submitted, subject to making all of the requisite findings set forth in TMC Section 10.08.4250; and

WHEREAS, the Statement of Findings attached hereto as Exhibit 1 articulates the requisite findings and the evidentiary support for those findings; and

WHEREAS, the proposed project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301, which pertains to existing facilities because the project involves no major exterior or interior changes to the existing structure that would require further environmental analysis; and

WHEREAS, the Planning Commission conducted a public hearing to review and consider the applications on March 12, 2025; now, therefore, be it

RESOLVED: That the Planning Commission of the City of Tracy hereby determines, based on the evidence in the record and its own independent judgement, that the proposed project is categorically exempt from the California Environmental Quality Act pursuant to Guidelines Section 15301 (Existing Facilities) as the project involves no major exterior or interior changes to the existing structure that would require further environmental analysis; and be it

FURTHER RESOLVED: That the Planning Commission hereby adopts the findings set forth in Exhibit 1, supporting the granting of a Conditional Use Permit to allow the operation of a Pilates type fitness facility at 11 E Sixth Street, Assessor's Parcel Number 235-163-19; and be it

FURTHER RESOLVED: That the Planning Commission hereby grants a Conditional Use Permit (CUP24-0014) allow the operation of a Pilates type fitness facility at 11 E Sixth Street, based on the findings set forth in Exhibit 1 and subject to the Conditions of Approval contained in Exhibit 2, Assessor's Parcel Number 235-163-19.

* * * * *

The foregoing Resolution 2025-_____ was adopted by the Planning Commission on March 12, 2025, by the following vote:

AYES: COMMISSION MEMBERS:
NOES: COMMISSION MEMBERS:
ABSENT: COMMISSION MEMBERS:
ABSTENTION: COMMISSION MEMBERS:

CHAIR

ATTEST:

STAFF LIAISON

**CITY OF TRACY
CONDITIONAL USE PERMIT FINDINGS
APPLICATION NUMBER CUP24-0014**

Conditional Use Permits (CUPs) must meet the requirements set forth in TMC Sections 10.08.4250-10.08.4330. Pursuant to TMC Section 10.08.4290, the Planning Commission shall conduct a noticed public hearing to consider the application materials, pertinent evidence and testimony in support of the findings required for approval provided in TMC Section 10.08.4310. Upon conclusion of the public hearing and consideration of the entire record, the Planning Commission may approve the CUP if the record supports all of the following findings:

- (a) That there are circumstances or conditions applicable to the land, structure, or use which make the granting of a use permit necessary for the preservation and enjoyment of substantial property right;
- (b) That the proposed location of the conditional use is in accordance with the objectives of TMC Chapter 10.08 – Zoning Regulations and the purposes of the zone in which the site is located;
- (c) That the proposed location of the use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to, or inharmonious with, properties or improvements in the vicinity; and
- (d) That the proposed use will comply with each of the applicable provisions of TMC Chapter 10.08 – Zoning Regulations.

Therefore, the Planning Commission conducted a noticed public hearing on March 12, 2025, and upon its conclusion, makes the following requisite findings for a Conditional Use Permit based on consideration of the entire record of evidence, including, without limitation, the following:

- (a) There are circumstances applicable to the use which make the granting of a use permit necessary for the preservation and enjoyment of substantial property right because the proposed use is not permitted unless the Planning Commission grants approval of a Conditional Use Permit as provided in Tracy Municipal Code, Chapter 10.08.2380 (b).
- (b) The proposed location of the use and the conditions under which it would be operated or maintained is in accordance with the objectives of Tracy Municipal Code Chapter 10.08, and the purposes of the zone in which the site is located because the Pilates fitness facility is allowed in the Central Business District zone if a Conditional Use Permit is approved by the Planning Commission. The proposed use is compatible with other permitted uses in the Central Business District Zone, such as retail, restaurants, and offices. The use is consistent with the requirements and policies of the General Plan designation of Downtown, and the zoning designation of Central Business District, in which it is located.
- (c) The project will not, under the circumstances of the particular case or as conditioned, be injurious or detrimental to the health, safety, or general welfare of persons or property in the vicinity of the proposed use, or to the general welfare of the City because the proposed use of Pilates fitness will comply with the City of Tracy General Plan and any applicable requirements of Chapter 10.08 of the Tracy Municipal Code, including, but not limited to Article 18 Central Business District and Article 26 Off-Street Parking Requirements.

- (d) The project will comply with each of the applicable provisions of Chapter 10.08 of the Tracy Municipal Code because subject to approval by the Planning Commission for a Conditional Use Permit, the proposed project will be required to comply with all applicable provisions including, but not limited to, the Tracy Municipal Code, the California Building Code, the City of Tracy Standards Plans, and the California Fire Code.

**CITY OF TRACY
COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
CONDITIONS OF APPROVAL**

SQUALPT Studio Pilates
Conditional Use Permit, Application Number CUP24-0014
March 12, 2025

A. General Provisions and Definitions

A.1. General. These Conditions of Approval apply to:

The Project: A Conditional Use Permit to operate a Pilates based fitness center located at 11 E Sixth Street, Assessor's Parcel Number 235-163-19.

The Property: The real property located at 11 E Sixth Street (APN: 235-163-19).

A.2. Definitions.

- a. "Applicant" means any person, or other legal entity, defined as a "Developer".
- b. "City Engineer" means the City Engineer of the City of Tracy, or any other duly licensed Engineer designated by the City Manager, or the Community and Economic Development Director, or the City Engineer to perform the duties set forth herein.
- c. "City Regulations" means all written laws, rules, and policies established by the City, including those set forth in the City of Tracy General Plan, the Tracy Municipal Code, ordinances, resolutions, policies, procedures, and the City's Design Documents (including the Standard Plans, Standard Specifications, and relevant Public Facility Master Plans).
- d. "Community and Economic Development Director" means the Community and Economic Development Director of the City of Tracy Community and Economic Development Department, or any other person designated by the City Manager or the Community and Economic Development Director to perform the duties set forth herein.
- e. "Conditions of Approval" shall mean the conditions of approval applicable to the project located at the Property, Application Number CUP24-0014. The Conditions of Approval shall specifically include all conditions set forth herein.
- f. "Developer" means any person, or other legal entity, who applies to the City to divide or cause to be divided real property within the project boundaries, or who applies to the City to develop or improve any portion of the real property within the Project boundaries. The term "Developer" shall include all successors in interest.
- g. "Project" means the proposed Pilates fitness Studio at 11 E Sixth Street, Application Number CUP24-0014.

A.3. Compliance with submitted plans. Except as otherwise modified herein, the project shall be constructed in substantial compliance with the project plans received by the Community and Economic Development Department on January 13, 2025, to the satisfaction of the Community and Economic Development Director.

- A.4. Payment of applicable fees. The applicant shall pay all applicable fees for the project, including, but not limited to, development impact fees, building permit fees, plan check fees, grading permit fees, encroachment permit fees, inspection fees, school fees, or any other City or other agency fees or deposits that may be applicable to the project.
- A.5. Compliance with laws. The Developer shall comply with all laws (federal, state, and local) related to the development of real property within the Project, including, but not limited to:
 - The Planning and Zoning Law (Government Code sections 65000, et seq.),
 - The California Environmental Quality Act (Public Resources Code sections 21000, et seq., "CEQA"),
 - The Guidelines for California Environmental Quality Act (California Administrative Code, title 14, sections 1500, et seq., "CEQA Guidelines"),
 - California Building Code, and
 - California Fire Code
- A.6. Compliance with City regulations. Unless specifically modified by these Conditions of Approval, the Developer shall comply with all City regulations, including, but not limited to, the Tracy Municipal Code (TMC), Standard Plans, and the City's Design Goals and Standards.
- A.7. Pursuant to Government Code Section 66020, including Section 66020(d)(1), the City hereby notifies the Developer that the 90-day approval period (in which the Developer may protest the imposition of any fees, dedications, reservations, or other exactions imposed on this Project by these Conditions of Approval) has begun on the date of the conditional approval of this Project. If the Developer fails to file a protest within this 90-day period, complying with all of the requirements of Government Code section 66020, the Developer will be legally barred from later challenging any such fees, dedications, reservations, or other exactions.
- A.8. Indemnification. The City has determined that City, its employees, agents and officials should, to the fullest extent permitted by law, be fully protected from any loss, injury, damage, claim, lawsuit, expense, attorney fees, litigation expenses, court costs or any other costs arising out of or in any way related to this project approval, or the City's activities conducted pursuant to its processing and approval of this project approval, including any constitutional claim. Accordingly, to the fullest extent permitted by law and as a condition of this approval, the applicant and property owner, and its representative(s), or its successors shall defend, indemnify and hold harmless the City, Its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorney fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, the issuance of this project approval, or the City's activities conducted pursuant to its processing and approval of this project approval, including any constitutional claim. The applicant and property owner, and its representative(s), or its successors shall pay such obligations as they are incurred by City, its employees, agents and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.

B. Planning Division Conditions

- B.1. The Project shall be operated in substantial conformance with the project description and site plan/floor plan received by the Community and Economic Development Department on January 13, 2025, except as modified herein, to the satisfaction of the Community and Economic Development Director.
- B.2. No Signs are approved as a part of this application. All signs for the intended use shall be reviewed under a separate sign permit application in accordance with Tracy Municipal Code standards.

C. Building Division Conditions

- C.1. Prior to the change in tenant space use/occupancy, applicant must submit construction documents, plans specifications and/or calculations to the Building Safety Divisions, which meet all requirements of Title 24 California Code of Regulations and City of Tracy Municipal Codes, as applicable.

D. South San Joaquin County Fire Authority (SSJFA) Conditions

- D.1. Prior to construction or demolition of the location, applicant shall submit construction documents to the South San Joaquin County Fire Authority for review and approval.
 - a. Construction documents shall be designed to the current edition of the California Code of Regulations, Title 24, as amended by the City of Tracy Municipal Code.
- D.2. Additional comments may occur upon submittal of construction documents.



PLANNING COMMISSION STAFF REPORT

Item No. 1.C

DATE	March 12, 2025
TITLE	Verizon Monopine Telecommunication Site
LOCATION	724 E. Grant Line Rd. (APN: 250-270-15)
APPLICATION TYPE	Development Review Permit (D24-0023), and Conditional Use Permit (CUP24-0007)
CEQA STATUS	Categorically Exempt CEQA Guidelines Section 15332
PROJECT PLANNER	Kenny Lipich (209) 831-6443 Kenneth.lipich@cityoftracy.org

RECOMMENDATION

Staff recommends that the Planning Commission conduct a public hearing, and upon its conclusion, adopt a Resolution:

- (1) Approving a Development Review Permit, Application Number D24-0023, for the construction of a new telecommunication facility in the form of a tree, known as a monopine, at 724 E. Grant Line Rd., Assessor's Parcel Number (APN) 250-270-15;
- (2) Granting a Conditional Use Permit, Application Number CUP24-0007, for the construction of a new telecommunication facility in the form of a tree, known as a monopine, at 724 E. Grant Line Rd., Assessor's Parcel Number (APN) 250-270-15;
- (3) Determining that this project is categorically exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332.

The applicant is Rachel Bruin, and the property owner is Anderson Enterprises LLC.

PROJECT DESCRIPTION AND ANALYSIS

The project site is an existing 1600 sq. ft. lease area (40-foot x 40-foot) contained within an approximately 4.94-acre parcel located at 724 E. Grant Line Rd. (Attachment A) The leasable area is located at the edge of the southeast corner of the site approximately 370 feet from Grant Line Rd. (Attachment B). The applicant proposes to construct an 80-foot-tall monopine within an existing 1,600 sq. ft. leasable area which currently houses an existing 79-foot-tall stealth monopole planned to be demolished upon completion of monopine. The proposed 80-foot-tall

monopine will provide the opportunity for multiple carriers to collocate compared to the previous 79-foot-tall stealth monopole that was at maximum capacity. The 80-foot-tall cell tower will be designed to mimic a pine tree, known as a monopine. All future antennas on the tower will be screened using paint, socks, and 3M tape to hide the antennas within the tree branches (Attachment C).

Telecommunication facilities is a consistent land use supported by the site's General Plan designation of Industrial and zoning of M-2 Heavy Industrial. The Telecommunication Facilities Ordinance allows for wireless telecommunication facilities within any zone in the city.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) REQUIREMENTS

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15332 because the project is characterized as in-fill development and (1) is consistent with the General Plan designation of Industrial and all applicable General Plan policies, as well as consistent with the M2- Heavy Industrial Zone and with all applicable zoning regulations, (2) occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses, (3) has no value as habitat for endangered, rare or threatened species, (4) would not result in any significant effects relating to traffic, noise, air quality, or water quality, and (5) can be adequately served by all required utilities and public services. Therefore, no further environmental review is necessary.

SUMMARY

The requested Development Review Permit (D24-0023) and Conditional Use Permit (CUP24-0007) would allow for the construction of a new telecommunication facility in the form of a tree, known as a monopine, at 724 E. Grant Line Rd., Assessor's Parcel Number (APN) 250-270-15. The proposed project consists of an 80-foot-tall monopine in an existing 1,600 sq. ft. leasable area replacing an existing 79-foot-tall stealth monopole. The design of the proposed monopine will allow for multiple future carriers. The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, therefore no further environmental assessment is needed. The proposed project provides additional telecommunication coverage for the community and meets all City standards. Staff recommends approval of the project.

ATTACHMENTS

- A – Location Map
- B – Plan Set
- C – Photo simulations
- D – Planning Commission Resolution:
 - Exhibit 1 – Findings
 - Exhibit 2 – Conditions of Approval

ATTACHMENT
A





RECEIVED
December 30, 2024
City of Tracy Community
Economic Development
Department

AMERICAN TOWER®

SITE NAME: REBUILD EAST GRANT LINE
ROAD CA
SITE NUMBER: 212013
SITE ADDRESS: 724 EAST GRANT LINE ROAD
TRACY, CA 95304-2820



LOCATION MAP

DROP AND SWAP CONSTRUCTION DRAWINGS



Downloaded At: 2017-01-21 11:11:42

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

EV.	DESCRIPTION	BY	DATE
1	PRELIM	PN	07/09/24
3	REV TWR DES	MSL	11/14/24

ATC SITE NUMBER:

ATC SITE NAME:
**REBUILD EAST GRANT
LINE ROAD CA**

SITE ADDRESS:
101 GRANT LINE ROAD
MENLO PARK, CA 94025-3820

REAL:

PRELIMINARY:
NOT FOR
CONSTRUCTION

DATE DRAWN:	07/09/24
TC JOB NO:	14874571_D4
PS JOB NO:	14250303
TC LEGACY #:	413784

TITLE SHEET

SHEET NUMBER:	REVISION:
G-001	B

PROJECT SUMMARY

FIELD SURVEY DATE: 06/05/2024
 SITE ADDRESS: 724 EAST GRANT LINE ROAD
 TRACY, CALIFORNIA 95304-2820
 PARENT PARCEL INFORMATION
 OWNER: ANDERSON ENTERPRISES, LLC
 OWNER ADDRESS: 724 EAST GRANT LINE ROAD
 TRACY, CALIFORNIA 95304-2820
 (ACCORDING TO 02/28/2005 LAND LEASE AGREEMENT)
 APN: 250-270-15
 RECORDED AS INSTRUMENT NO. 2004R294384

TOTAL AREA:
 PARENT PARCEL: 215,186 SQ FT OR 4.94+ ACRES
 ATC LEASE AREA AS SURVEYED: 1,626.0 SQ FT OR 0.03+ ACRES
 ACCESS & UTILITY EASEMENT AS SURVEYED: 11,142.0 SQ FT OR 0.25+ ACRES

GEOPGRAPHIC COORDINATES OF EXISTING TOWER (413784):
 LATITUDE: 37°45'10.82" N LONGITUDE: 121°24'45.62" W
 VERTICAL DATUM: NAVD 1988 HORIZONTAL DATUM: NAD83 GROUND ELEVATION: 36.7'

GEOPGRAPHIC COORDINATES OF REBUILD TOWER (212013, APPROXIMATE):
 LATITUDE: 37°45'10.71" N LONGITUDE: 121°24'45.61" W
 VERTICAL DATUM: NAVD 1988 HORIZONTAL DATUM: NAD83 GROUND ELEVATION: 35.9'

BEARINGS AND COORDINATES ARE BASED ON CALIFORNIA STATE PLANE AT GROUND, ZONE 3, FROM GPS OBSERVATION.

FLOODPLAIN:
 PER THE FEMA FLOODPLAIN MAPS, THE SITE IS LOCATED IN AN AREA DESIGNATED AS ZONE X, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
 COMMUNITY PANEL NUMBER: 08077C0598F DATED: 10/16/2009

BOUNDARY NOTE:
 THIS SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PARENT TRACT. ANY PARENT TRACT PROPERTY LINES SHOWN HEREON ARE FROM SUPPLIED INFORMATION AND MAY NOT BE FIELD VERIFIED.

ENCROACHMENT STATEMENT:
 AT THE TIME OF THE SURVEY, THERE WAS VISIBLE EVIDENCE OF THE FOLLOWING ENCROACHMENTS:

△ NO PROVIDED LEGAL DESCRIPTIONS OF RECORD FOR ATC LEASE AREA OR ACCESS & UTILITY EASEMENT, WHICH WOULD BE REMEDIED BY THE AS SURVEYED LEGAL DESCRIPTIONS SHOWN HEREON.

(NOTE: THE UNRECORDED LAND LEASE AGREEMENT DATED 02/28/2005 DEPICTS A 40'X40' LEASE AREA IN THE LOCATION OF THE TOWER COMPOUND ON AN ATTACHED SKETCH. 1600 SQUARE FEET IS INSUFFICIENT TO ENCLOSE THE FENCED COMPOUND. THE PARTIAL/POOR COPY OF THE ATC LEASE AREA, ACCESS & UTILITY EASEMENT AND UTILITY EASEMENT LEGAL DESCRIPTIONS ON THE SKETCH ARE NOT LEGIBLE AND CAN NOT BE PLOTTED.)

△ THE SOUTHEASTERN CORNER OF THE COMPOUND FENCE LIES 1.1' OUTSIDE OF THE PARENT PARCEL AS SHOWN IN THE COMPOUND DETAIL.

PARCEL A
 P.M. 16-172
 PARENT PARCEL
 APN: 250-270-15
 INSTR: 2004R294384

APN: 250-270-48 APN: 250-270-49
 APN: 250-270-47

NOTE: CURRENT PROPERTY OWNERSHIP INFORMATION UNAVAILABLE

1 PARENT PARCEL
 NTS

2 COMPOUND DETAIL

3 EXISTING CONDITIONS PLAN

4 SURVEY INFORMATION

5 PLAT INFORMATION

6 COORDINATE SYSTEM

7 SURVEYOR INFORMATION

8 PLAT INFORMATION

9 COORDINATE SYSTEM

10 SURVEYOR INFORMATION

11 PLAT INFORMATION

12 COORDINATE SYSTEM

13 SURVEYOR INFORMATION

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15 COORDINATE SYSTEM

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142 SURVEYOR INFORMATION

143 PLAT INFORMATION

144 COORDINATE SYSTEM

145 SURVEYOR INFORMATION

146 PLAT INFORMATION

147 COORDINATE SYSTEM

148 SURVEYOR INFORMATION

149 PLAT INFORMATION

150 COORDINATE SYSTEM

151 SUR



AMERICAN TOWER®
ATC TOWER SERVICES, LLC
1 FENTON MAIN STREET
SUITE 300
CARY, NC 27511
PHONE: (919) 468-0112

BOM NOTES:

1. ENGINEERS ESTIMATED GRAVEL QUANTITY IS BASED ON THE LENGTH AND WIDTH OF THE ROAD AND DOES NOT CONSIDER COMPACTION. CONTRACTOR SHALL DETERMINE REQUIRED COMPACTED QUANTITY OF GRAVEL PER QUARRY RECOMMENDATION.
2. QUANTITY OF MATERIALS SHOWN IN THE PROVIDED TABLE ARE ESTIMATED BASED ON THE PROPOSED ENGINEERING DESIGN. ANY CHANGES TO QUANTITIES SHALL BE DISCUSSED AND CONFIRMED WITH THE ATC CONSTRUCTION MANAGER.

BID DESCRIPTION	UNIT OF MEASURE	ESTIMATED QUANTITY
MATERIAL - CIVIL (CONTRACTOR PROVIDED)		
GROUNDING SYSTEM	EACH	1
CONDUIT	LF ±	0
LANDSCAPING	LF ±	0
FENCE AND GATE(S)	LF ±	0
BOLLARD(S)	EACH	0
FILL	CY ±	0
LABOR - CIVIL		
COMPOUND REPAIR / INSTALLATION	SQ. FT. ±	0
BOLLARD INSTALLATION / REPAIR	EACH	0



REV.	DESCRIPTION	BY	DATE
A	PRELIM	PN	07/09/24
B	REV TWR DES	MSL	11/14/24
△			
△			
△			

ATC SITE NUMBER:
212013

ATC SITE NAME:
REBUILD EAST GRANT LINE ROAD CA

SITE ADDRESS:
724 EAST GRANT LINE ROAD
TRACY, CA 95304-2820

SEAL:

PRELIMINARY:
NOT FOR
CONSTRUCTION

DATE DRAWN:	07/09/24
ATC JOB NO:	14874571_D4
OPS JOB NO:	14250303
ATC LEGACY #:	413784

SHEET NUMBER:	C-101
REVISION:	B



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REV.	DESCRIPTION	BY	DATE
A	PRELIM	PN	07/09/24
B	REV TWR DES	MSL	11/14/24

ATC SITE NUMBER:
212013

ATC SITE NAME:
REBUILD EAST GRANT LINE ROAD CA

SITE ADDRESS:
724 EAST GRANT LINE ROAD
TRACY, CA 95304-2820

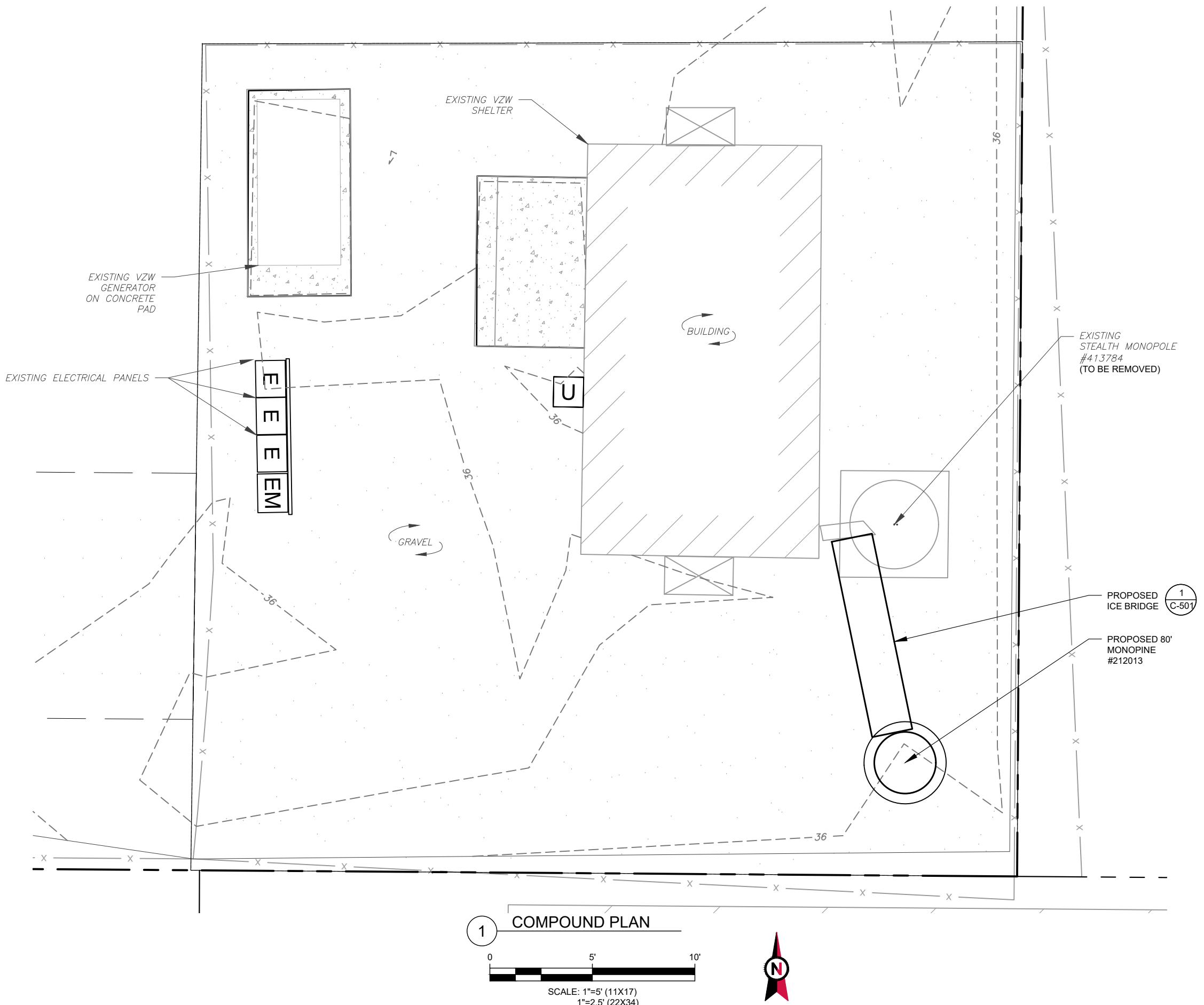
SEAL:

**PRELIMINARY:
NOT FOR
CONSTRUCTION**

DATE DRAWN: 07/09/24
ATC JOB NO: 14874571_D4
OPS JOB NO: 14250303
ATC LEGACY #: 413784

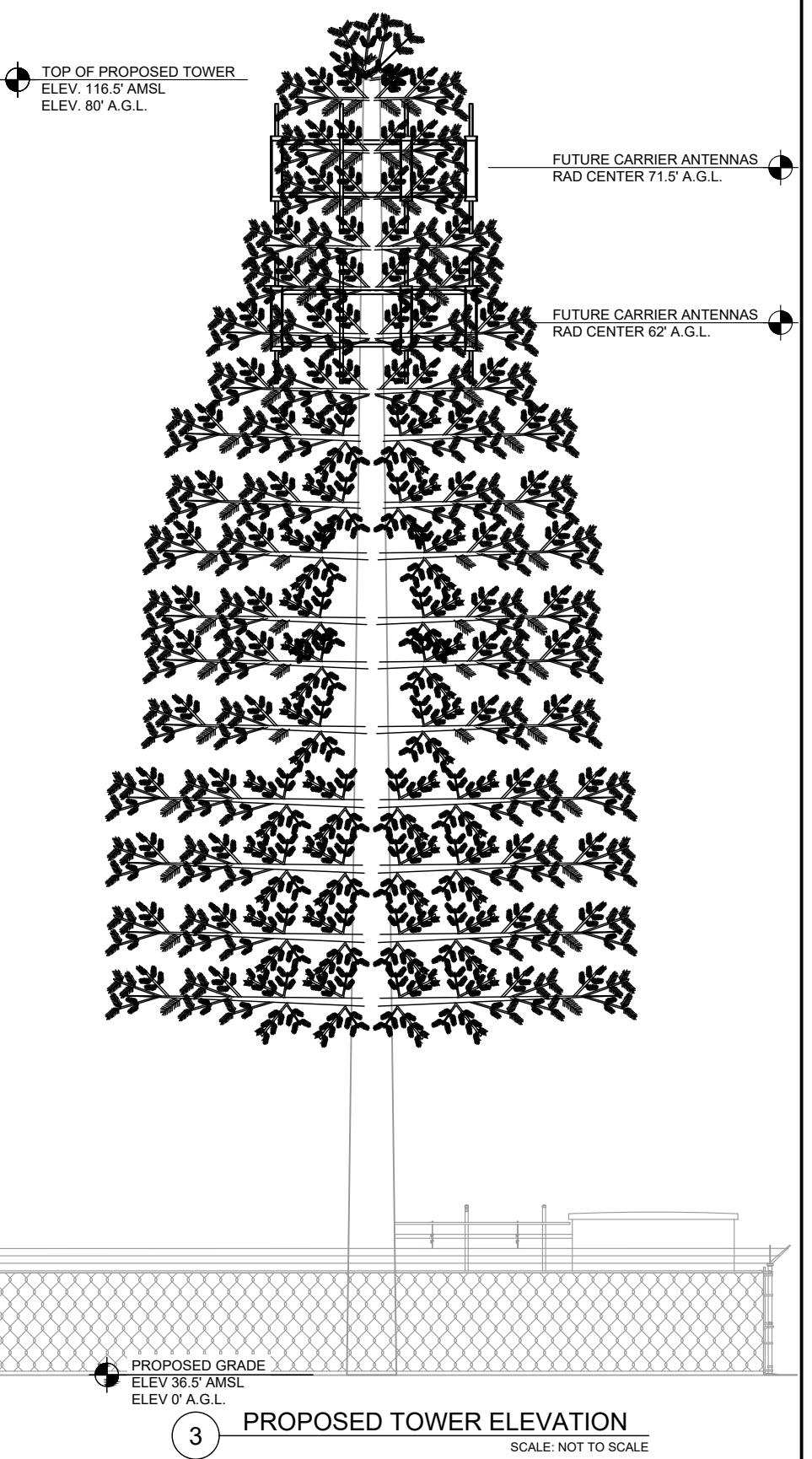
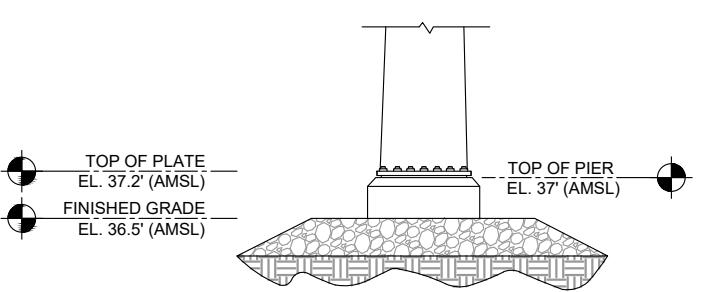
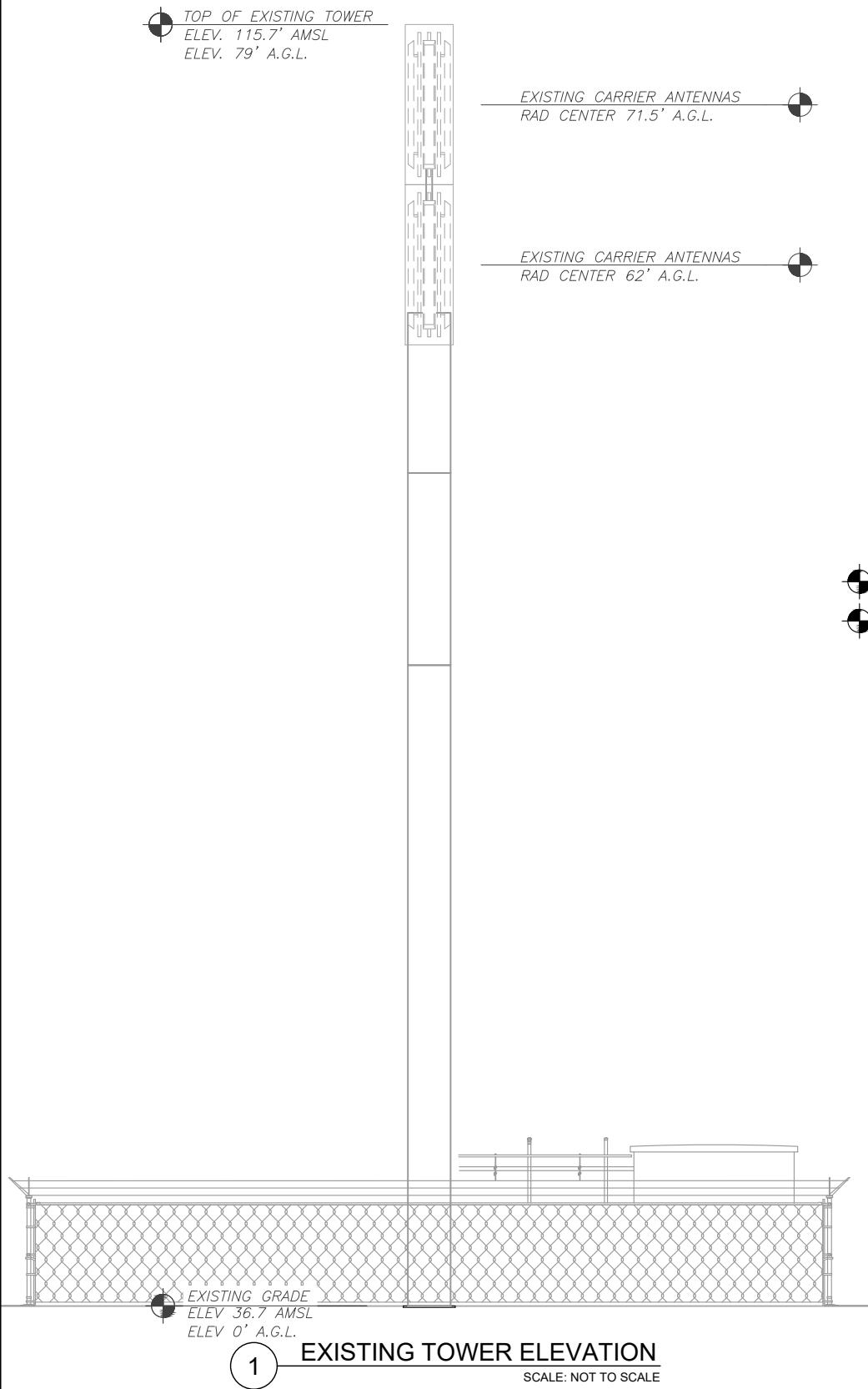
COMPOUND PLAN

SHEET NUMBER: **C-401** REVISION: **B**



TOWER NOTE:

1. CARRIER LOADING SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT REPRESENT ACTUAL FINAL LOADING. PLEASE REFER TO THE LATEST RFDS OR APPLICATION FOR CONFIRMATION.



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REV.	DESCRIPTION	BY	DATE
A	PRELIM	PN	07/09/24
B	REV TWR DES	MSL	11/14/24
△			
△			
△			

ATC SITE NUMBER:
212013

ATC SITE NAME:
REBUILD EAST GRANT LINE ROAD CA

SITE ADDRESS:
724 EAST GRANT LINE ROAD
TRACY, CA 95304-2820

SEAL:

**PRELIMINARY:
NOT FOR
CONSTRUCTION**

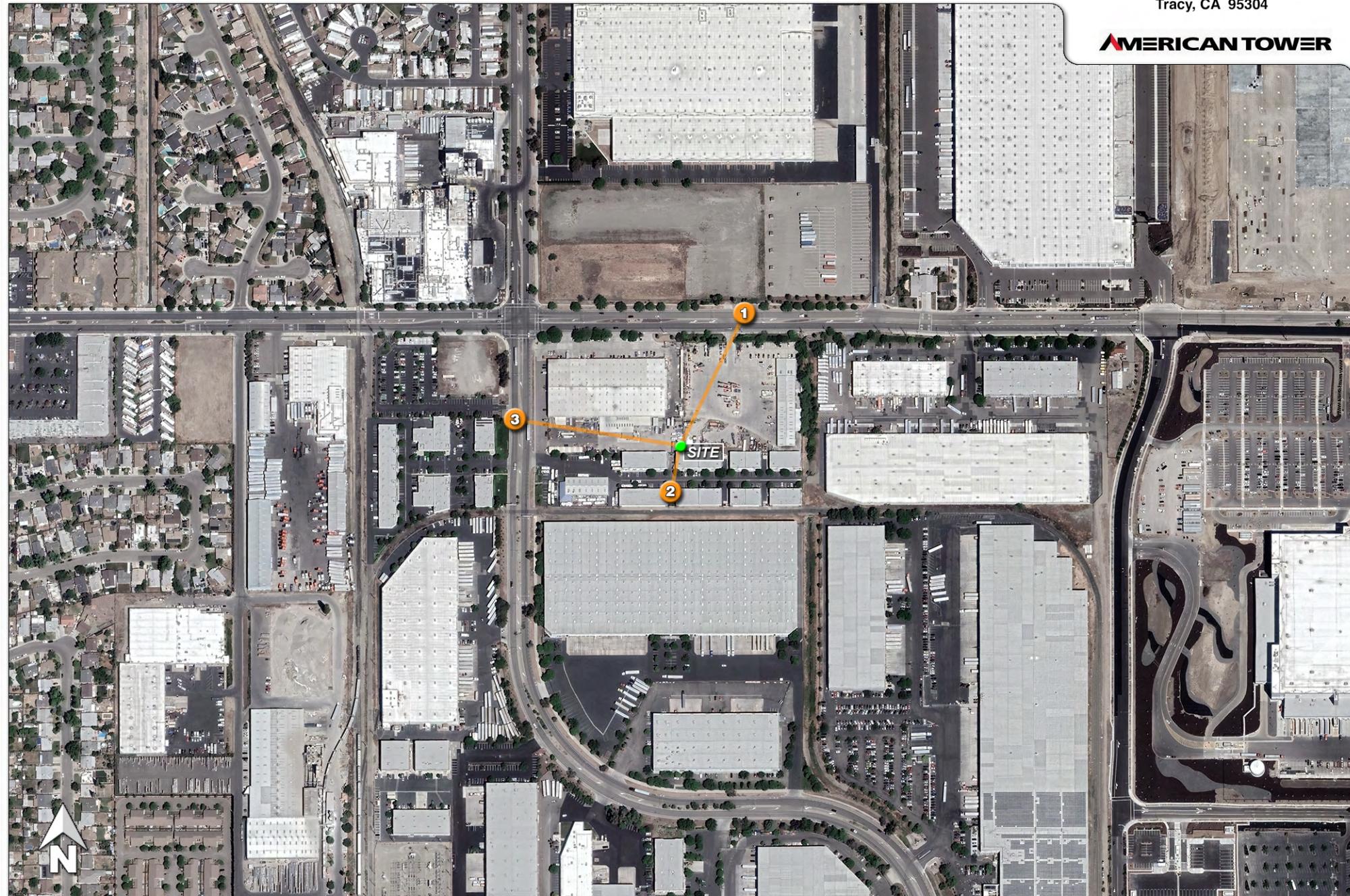
DATE DRAWN: 07/09/24
ATC JOB NO: 14874571_D4
OPS JOB NO: 14250303
ATC LEGACY #: 413784

TOWER ELEVATION

SHEET NUMBER: **C-402** REVISION: **B**

E Grant Line Road724 East Grant Line Road
Tracy, CA 95304**AMERICAN TOWER**

Aerial photograph showing the viewpoints for the photosimulations.



1

**Existing**

Photosimulation of the view looking south-southwest from Grant Line Road.

E Grant Line Road

724 East Grant Line Road
Tracy, CA 95304

AMERICAN TOWER**Proposed**

Photosimulation of the view looking north from the adjacent business property.

2

**Existing****E Grant Line Road**

724 East Grant Line Road
Tracy, CA 95304

AMERICAN TOWER**Proposed**

3



Existing

Photosimulation of the view looking east from N MacArthur Drive.

E Grant Line Road

724 East Grant Line Road
Tracy, CA 95304

AMERICAN TOWER



Proposed

CITY ATTORNEY'S OFFICE

TRACY PLANNING COMMISSION

RESOLUTION NO. 2025-__

1. APPROVING A DEVELOPMENT REVIEW PERMIT (D24-0023) TO ALLOW THE CONSTRUCTION OF A NEW TELECOMMUNICATION FACILITY IN THE FORM OF A TREE, KNOWN AS A MONOPINE, AT 724 E. GRANT LINE RD., ASSESSOR'S PARCEL NUMBER (APN) 250-270-15;
2. GRANTING A CONDITIONAL USE PERMIT (CUP24-0007) FOR A NEW TELECOMMUNICATION FACILITY IN THE FORM OF A TREE, KNOWN AS A MONOPINE, AT 724 E. GRANT LINE RD., ASSESSOR'S PARCEL NUMBER (APN) 250-270-15; AND
3. DETERMINING THAT THIS PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15332.

WHEREAS, The applicant submitted a Development Review Permit and a Conditional Use Permit to construct a new telecommunication facility in the form of a monopine on September 30, 2024; and

WHEREAS, The subject site is designated Industrial in the Tracy General Plan and is zoned M-2 Heavy Industrial; and

WHEREAS, The proposal is classified as a major facility, according to Tracy Municipal Code, Chapter 10.25, Telecommunications Ordinance; and

WHEREAS, The Tracy Municipal Code, Chapter 10.25, Telecommunications Ordinance, allows for major facilities with approval of a Conditional Use Permit by the Planning Commission; and

WHEREAS, The Planning Commission may grant a Conditional Use Permit, on the basis of the application and evidence submitted, subject to making all of the requisite findings set forth in TMC Section 10.08.4250; and

WHEREAS, The Planning Commission may approve a Development Review Permit on the basis of the application and evidence submitted, subject to making all of the requisite findings set forth in TMC Section 10.08.3920; and

WHEREAS, the Statement of Findings attached hereto as Exhibit 1 articulates the requisite findings and the evidentiary support for those findings; and

WHEREAS, The proposed project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15332, which pertains to certain infill development projects, because the project is consistent with the General Plan and Zoning, occurs within City limits on a project site

of no more than five acres, is substantially surrounded by urban uses, has no value as habitat for endangered, rare or threatened species, would not result in any significant effects relating to traffic, noise, air quality, or water quality, and can be adequately served by all required utilities and public services. No further environmental assessment is necessary; and

WHEREAS, The Planning Commission conducted a noticed public hearing to review and consider the applications on March 12, 2025; now, therefore, be it

RESOLVED: That the Planning Commission of the City of Tracy hereby determines, based on the evidence in the record and its own independent judgment, that the proposed project is categorically exempt from the California Environmental Quality Act pursuant to Guidelines Section 15332 (Infill Development) because the project is characterized as in-fill development and (1) is consistent with the General Plan designation of Industrial and all applicable General Plan policies, as well as consistent with the zoning M-2 Heavy Industrial and with all applicable zoning regulations, (2) occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses, (3) has no value as habitat for endangered, rare or threatened species, (4) would not result in any significant effects relating to traffic, noise, air quality, or water quality, and (5) can be adequately served by all required utilities and public services; and be it

FURTHER RESOLVED: That the Planning Commission hereby adopts the findings set forth in Exhibit 1, supporting the approval of a development review permit to construct a new telecommunication facility in the form of a tree, known as a monopine, at 724 E. Grant Line Rd., Assessor's Parcel Number (APN) 250-270-15; and be it

FURTHER RESOLVED: That the Planning Commission, based on the CEQA determination of exemption and the adoption of requisite findings, hereby approves a Development Review Permit (D24-0023) to construct a new telecommunication facility in the form of a tree, known as a monopine, at 724 E. Grant Line Rd., Assessor's Parcel Number (APN) 250-270-15, subject to the Conditions of Approval contained in Exhibit 2; and be it

FURTHER RESOLVED: That the Planning Commission hereby adopts the findings set forth in Exhibit 1, supporting the granting of a conditional use permit (CUP24-0007) to construct a new telecommunication facility in the form of a tree, known as a monopine, at 724 E. Grant Line Rd., Assessor's Parcel Number (APN) 250-270-15; and be it

FURTHER RESOLVED: That the Planning Commission, based upon the CEQA determination of exemption and the adoption of requisite findings, hereby grants a conditional use permit (CUP24-0007) to construct a new telecommunication facility in the form of a tree, known as a monopine, at 724 E. Grant Line Rd., Assessor's Parcel Number (APN) 250-270-15, subject to the Conditions of Approval contained in Exhibit 2.

The foregoing Resolution 2025-_____ was adopted by the Planning Commission on March 12, 2025, by the following vote:

AYES: COMMISSION MEMBERS:
NOES: COMMISSION MEMBERS:
ABSENT: COMMISSION MEMBERS:
ABSTENTION: COMMISSION MEMBERS:

CHAIR

ATTEST:

STAFF LIAISON

**CITY OF TRACY
DEVELOPMENT REVIEW PERMIT FINDINGS
APPLICATION NUMBER D24-0023**

Development Review Permits must meet the requirements set forth in Tracy Municipal Code (TMC) Article 30, including a noticed public hearing. Pursuant to TMC Section 10.08.3960, before approving a Development Review Permit, the Planning Commission must review application materials and public comments submitted prior to or at the public hearing, and consider the following several site-specific factors set forth in TMC 10.08.3960:

- general site considerations including height, bulk, and size of buildings;
- physical and architectural relationship with the existing and proposed structures;
- site layout, orientation, and location of the buildings and relationships with open areas and topography;
- location and type of landscaping;
- appropriateness of exterior lighting; and
- appropriate City utilities, public infrastructure, circulation, and roadway access.

After the consideration of the entire record, under TMC 10.08.3960 the Planning Commission may approve the Development Review Permit if the facts on the record support the following findings:

- (a) That the proposal increases the quality of the project site, and enhances the property in a manner that therefore improves the property in relation to the surrounding area and the citizens of Tracy; and
- (b) That the proposal conforms to the Zoning Regulations of Tracy Municipal Code Chapter 10.08, the general plan, any applicable specific plan, the Design Goals and Standards, any applicable Infrastructure Master Plans, and other City regulations.

The Planning Commission conducted a duly noticed public hearing on March 12, 2025, and upon conclusion of the hearing, makes the requisite findings for the Development Review Permit based on the evidence in the record, including, without limitation, the following:

1. The proposal increases the quality of the project site and enhances the property in a manner that therefore improves the property in relation to the surrounding area and the citizens of Tracy, because the proposed telecommunications facility will be constructed as a monopine to imitate the appearance of a pine tree and help provide additional wireless service for the citizens of Tracy.
2. The proposal, as conditioned, conforms to the Tracy Municipal Code, the City of Tracy General Plan, the City Design Goals and Standards, applicable City Standards, California Building Codes, and California Fire Codes. The project has met all city requirements for both the land use and physical improvements that are proposed.

**CITY OF TRACY
CONDITIONAL USE PERMIT FINDINGS
APPLICATION NUMBER CUP23-0003**

Conditional Use Permits (CUPs) must meet the requirements set forth in TMC Sections 10.08.4250-10.08.4330. Pursuant to TMC Section 10.08.4290, the Planning Commission shall conduct a noticed public hearing to consider the application materials, pertinent evidence and testimony in support of the findings required for approval provided in TMC Section 10.08.4310. Upon conclusion of the public hearing and consideration of the entire record, the Planning Commission may approve the CUP if the record supports all of the following findings:

- (a) That there are circumstances or conditions applicable to the land, structure, or use which make the granting of a use permit necessary for the preservation and enjoyment of substantial property right;
- (b) That the proposed location of the conditional use is in accordance with the objectives of Chapter 10.08, Zoning Regulations, and the purposes of the zone in which the site is located;
- (c) That the proposed location of the use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to, or inharmonious with, properties or improvements in the vicinity; and
- (d) That the proposed use will comply with each of the applicable provisions of Chapter 10.08 – Zoning Regulations.

The Planning Commission conducted a noticed public hearing on March 12, 2025, and upon conclusion of the hearing, makes the following requisite findings for the Conditional Use Permit based on the evidence in the record, including, without limitation, the following:

1. There are circumstances applicable to the use which make the granting of a use permit necessary for the preservation and enjoyment of substantial property right because this telecommunication facility will be disguised as a “monopine” to help reduce visual effects seen from Grant Line Rd. and is permitted subject to the granting of a Conditional Use Permit as provided in Tracy Municipal Code, Chapter 10.25, Telecommunications Ordinance.
2. The proposed location of the use and the conditions under which it would be operated or maintained is in accordance with the objectives of Tracy Municipal Code Chapters 10.08, and the purposes of the zone in which the site is located because the location of the site and the proposed design as a monopine is consistent with the design and siting requirements and policies of the Telecommunication Ordinance, the General Plan designation of Industrial, and the M-2 Heavy Industrial Zone District in which it is located.
3. The project will not, under the circumstances of the particular case or as conditioned, be injurious or detrimental to the health, safety, or general welfare of persons or property in the vicinity of the proposed use, or to the general welfare of the City because the telecommunication facility site, as designed and conditioned, will be harmonious with the properties and improvements in the vicinity and therefore will not have significant negative effects on property in the vicinity because the design as a monopine is

compatible with the surrounding area and because the project site is approximately 370 feet from Grant Line Rd. and approximately 1300 feet to the nearest residential neighborhood and all design aspects have been reviewed through the Development Review Permit D24-0023. Furthermore, the proposed telecommunication facility site will meet the requirements of the California Environmental Quality Act, the California Building Code, applicable provisions of the Tracy Municipal Code, and standards established by the Federal Communication Commission (FCC).

4. The project is consistent with the zoning and other elements of the Tracy Municipal Code, the City of Tracy General Plan, the Design Goals and Standards, and City Standards, and has met all requirements of the M-2 Heavy Industrial Zone.

**CITY OF TRACY
COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
CONDITIONS OF APPROVAL**

Verizon Monopine
Development Review Permit, Application Number D24-0023
Conditional Use Permit, Application Number CUP24-0007

A. General Provisions and Definitions.

A.1. General. These Conditions of Approval apply to:

The Project: A Development Review Permit and Conditional Use Permit for the construction of a new telecommunication facility in the form of a tree, known as a monopine, at 724 E. Grant Line Rd., Assessor's Parcel Number (APN) 250-270-15.

The Property: The real property located at 724 E. Grant Line Rd., (APN 250-270-15).

A.2. Definitions.

- a. "Applicant" means any person, or other legal entity, defined as a "Developer".
- b. "City Engineer" means the City Engineer of the City of Tracy, or any other duly licensed Engineer designated by the City Manager, or the Community and Economic Development Director, or the City Engineer to perform the duties set forth herein.
- c. "City Regulations" means all written laws, rules, and policies established by the City, including those set forth in the City of Tracy General Plan, the Tracy Municipal Code, ordinances, resolutions, policies, procedures, the Cordes Ranch Specific Plan, and the City's Design Documents (including the Standard Plans, Standard Specifications, and relevant Public Facility Master Plans).
- d. "Community and Economic Development Director" means the Community and Economic Development Director of the City of Tracy Community and Economic Development Department, or any other person designated by the City Manager or the Community and Economic Development Director to perform the duties set forth herein.
- e. "Conditions of Approval" shall mean the conditions of approval applicable to the Project located at the Property, Application Number D24-0023 and CUP24-0007. The Conditions of Approval shall specifically include all conditions set forth herein.
- f. "Developer" means any person, or other legal entity, who applies to the City to divide or cause to be divided real property within the Project boundaries, or who applies to the City to develop or improve any portion of the real property

within the Project boundaries. The term "Developer" shall include all successors in interest.

- A.3. Compliance with submitted plans. Except as otherwise modified herein, the project shall be constructed in substantial compliance with the project plans received by the Community and Economic Development Department on December 30, 2024, to the satisfaction of the Community and Economic Development Director.
- A.4. Payment of applicable fees. The applicant shall pay all applicable fees for the project, including, but not limited to, development impact fees, building permit fees, plan check fees, grading permit fees, encroachment permit fees, inspection fees, school fees, or any other City or other agency fees or deposits that may be applicable to the project.
- A.5. Compliance with laws. The Developer shall comply with all laws (federal, state, and local) related to the development of real property within the Project, including, but not limited to:
 - the Planning and Zoning Law (Government Code sections 65000, et seq.),
 - the California Environmental Quality Act (Public Resources Code sections 21000, et seq., "CEQA"),
 - the Guidelines for California Environmental Quality Act (California Administrative Code, title 14, sections 1500, et seq., "CEQA Guidelines"),
 - California Building Code, and
 - California Fire Code
- A.6. Compliance with City regulations. Unless specifically modified by these Conditions of Approval, the Developer shall comply with all City regulations, including, but not limited to, the Tracy Municipal Code (TMC), Standard Plans, and the City's Design Goals and Standards.
- A.7. Pursuant to Government Code section 66020, including section 66020(d)(1), the City hereby notifies the Developer that the 90-day approval period (in which the Developer may protest the imposition of any fees, dedications, reservations, or other exactions imposed on this Project by these Conditions of Approval) has begun on the date of the conditional approval of this Project. If the Developer fails to file a protest within this 90-day period, complying with all of the requirements of Government Code section 66020, the Developer will be legally barred from later challenging any such fees, dedications, reservations, or other exactions.
- A.8. Indemnification. The City has determined that City, its employees, agents and officials should, to the fullest extent permitted by law, be fully protected from any loss, injury, damage, claim, lawsuit, expense, attorney fees, litigation expenses, court costs or any other costs arising out of or in any way related to this project approval, or the City's activities conducted pursuant to its processing and approval of this project approval, including any constitutional claim. Accordingly, to the fullest extent permitted by law and as a condition of this approval, the applicant and property owner, and its representative(s), or its successors shall defend, indemnify

and hold harmless the City, Its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorney fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, the issuance of this project approval, or the City's activities conducted pursuant to its processing and approval of this project approval, including any constitutional claim. The applicant and property owner, and its representative(s), or its successors shall pay such obligations as they are incurred by City, its employees, agents and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.

B. Planning Division Conditions

- B.1. The project shall be developed in substantial compliance with the plans and photo simulations received by the Community and Economic Development Department on December 30, 2024, to the satisfaction of the Community and Economic Development Director.
- B.2. The monopine shall comprise of colors consistent with a pine tree, to the satisfaction of the Community and Economic Development Director.
- B.3. All antennas and related equipment shall be concealed within the branches of the monopole and antenna socks to be consistent with a pine tree, to the satisfaction of the Community and Economic Development Director.
- B.4. All pole-mounted equipment must be located at a minimum height of the lowest branch and no taller than the highest branch and shall not extend out further from the central monopole than the branches attached to the center pole of the constructed monopine.
- B.5. Consistent with General Plan Noise Element Policy 4 (Goal N-1.2), all construction activity producing any noise beyond the site's property line shall not occur after 7:00 p.m. or before 7:00 a.m.

C. Engineering Conditions

Contacts: Majeed Mohamed (209) 831-6425 Majeed.Mohamed@cityoftracy.org

C.1. Technical Analysis incorporated into these Conditions

Developer shall comply with the applicable recommendations of the technical analyses/reports prepared for the Project listed as follows:

- a) NONE

C.2. Grading Permit

Prior to Grading Permit release, Developer shall provide all documents related to said Grading Permit required by City requirements and these Conditions of Approval, to the satisfaction of the City Engineer, including, but not limited to, the following:

- C.2.1 All grading work (on-site and off-site) shall require a grading plan and a grading permit. The Developer will complete all requirements set forth in this section.
- C.2.2 Prior to grading permit release, Developer shall prepare grading and drainage plans for all required earthmoving and drainage to serve the Project (on-site and off-site) including grading details, grading quantities, and retaining walls (Grading Plans). Said Grading Plans shall be prepared in accordance with the City's Subdivision Ordinance (Tracy Municipal Code (TMC) Chapter 12.36), City Design Documents as defined in Title 12 of the TMC, and these Conditions of Approval.
- C.2.3 Prior to grading permit release, Developer shall prepare Grading Plans that are stamped and prepared under the supervision of a California registered Civil Engineer (CA-CE). Grading Plans shall be prepared on a 24-inch x 36-inch size 20-pound bond white paper and shall use the City's Title Block.
- C.2.4 Prior to grading permit release, Developer shall prepare Grading Plans in substantial conformance all site building, parking, utility, grading, and other site improvements identified on submitted site improvements drawing package for D24-0023 (Verizon Monopine) 724 Grant Line Road, Tracy CA 95304 submitted December 30, 2024.
- C.2.5 Prior to grading permit release, Developer shall provide a PDF copy of the Project's Geotechnical Report prepared and stamped by the Project's California registered Geotechnical Engineer (CA-GE). The technical report must include relevant information related to soil types and characteristics, soil bearing capacity, compaction recommendations, slope recommendations, retaining wall recommendations, paving recommendations, and elevation of the highest observed groundwater level. All Grading Plans and grading work shall be performed and completed in accordance with the recommendation(s) of the Project's CA-GE.
- C.2.6 Prior to grading permit release, Developer shall depict in the Grading Plans to use reinforced or engineered masonry blocks for retaining soil when the grade differential exceeds twelve (12) vertical inches. Developer will include construction details of these minor retaining walls with the Grading Plans. Developer may use slopes among the lots to address the grade differential but said slope shall not exceed a slope gradient of three (3) horizontal feet to one (1) vertical foot unless approved by a CA-GE. Slope easements may be required and will be subject to approval by the City Engineer and if adjacent and affected property(s) owner(s) grants said easements.

- C.2.7 Slopes are an acceptable option as a substitute to engineered retaining walls, where cuts or fills do not match existing ground or final grade with the adjacent property or public right of way, up to a maximum grade differential of two (2) vertical feet, subject to approval by the City Engineer.
- C.2.8 Prior to grading permit release, Developer shall depict proposed retaining walls and masonry walls on the Grading Plans. The Developer is required to include construction details, and structural calculations for retaining walls and masonry walls to Building Safety. Retaining wall and masonry wall design parameters will be included in the geotechnical report.
- C.2.9 Prior to grading permit release, Developer shall provide a copy of the approved building permit from Building Safety for any retaining wall depicted on the Grading Plans.
- C.2.10 Prior to grading permit release, Developer shall obtain all applicable signatures by Project's CA-GE, City departments, and outside agencies (where applicable) on the Grading Plans including signatures by the Fire Marshal prior to submitting the Grading Plans to Engineering for City Engineer's signature.
- C.2.11 Prior to grading permit release, Developer shall depict on the Grading Plans erosion control measures and shall be implemented in accordance with the Grading Plans. All grading work not completed before October 15 may be subject to additional requirements as applicable. Grading Plans shall specify all proposed erosion control methods and construction details to be employed and specify materials to be used during and after the construction and shall be included in the grading permit.
- C.2.12 Prior to grading permit release, Developer shall pay Grading Permit fees which include grading, plan checking, and inspection fees, and other applicable fees per the fee schedule.
- C.2.13 Prior to grading permit release, Developer shall obtain written approval (i.e., recorded easements for slopes, drainage, utilities, access, parking, etc.) of all other public agencies and/or private entities with jurisdiction over the required public and/or private facilities and/or property. A copy of the recorded easement document(s) shall be provided to the City upon request.
- C.2.14 Prior to grading permit release, Developer shall obtain a demolition permit to remove all existing structures, utilities or other improvements located within the project's limits. The developer shall conduct an asbestos survey of the existing buildings in accordance with City requirements and identify all hazardous materials that must be removed prior to demolition and removal of the existing buildings. The contractor shall then remove all asbestos and all hazardous materials in accordance with state and city requirements prior to new construction to the satisfaction of the City Engineer. Demolition of the existing site utilities disturb, water, sewer, drainage, electrical, phone or internet service to the existing houses of this facility the developer shall install temporary services until permanent services to these existing houses can be restored. If

demolition of parking, sidewalks and access to existing residential buildings takes place, the developer shall provide adequate notice to the existing residents of the demolition of the site. Prior to any demolition of the site, the contractor shall a temporary fence of the entire construction of area of new project. At all times, the developer shall maintain safe and clean working conditions for the general public and those residents that will be living in close proximity to the construction of the project. At all times, the developer shall provide adequate warning devices, barricades, metal plating of open trenches and other safety measures installed during construction.

- C.2.15 Prior to grading permit release, Developer shall have obtained the necessary permits to abandon or remove all existing on-site water well(s), septic system(s), leech field(s), and title drain(s), if any, in accordance with City and San Joaquin County requirements. The developer shall be responsible for all costs associated with the abandonment or removal of the aforementioned items including the cost of permit(s) and inspection. A copy of the permits shall be provided to the City upon request.
- C.2.16 Prior to grading permit release, Developer shall provide a copy of the approved Incidental Take Minimization Measures (ITMM) habitat survey [San Joaquin County Multi-Species Habitat Conservation & Open Space Plan (SJMSCP)] from San Joaquin Council of Governments (SJCOCG) prior to grading permit.
- C.2.17 Prior to grading permit release, Developer shall provide a copy of the approved Air Impact Assessment (AIA) with an Indirect Source Review (ISR) and Dust Control from San Joaquin Valley Air Pollution Control District (SJVAPCD) prior to grading permit.
- C.2.18 Prior to grading permit release, Developer shall provide to the City's it's written plan to address archeological, historical, or other paleontological findings. If at any point during grading that Developer, its contractor, its engineers, and their respective officials, employees, subcontractor, and/or subconsultant exposes/encounters/uncovers any archeological, historical, or other paleontological findings, the Developer shall 1) inform the City Engineer; 2) shall address the findings as required per the General Plan Cultural Resource Policy and General Plan EIR; and 3) subsequent Cultural Resource Policy or mitigation in any applicable environmental document.
- C.2.19 Seven calendar days after the release of the grading permit, Developer shall request a pre-construction (grading) meeting with the City's Construction Management team. At this meeting, Developer shall provide three (3) paper copies of the Grading Plans. Developer shall provide additional copies as requested.
- C.2.20 The Developer shall provide a Stormwater Quality Control Plan (SWQCP) detailing the methods in which the development will address compliance with the applicable City's Multi-Agency Post-Construction Stormwater Standards Manual (Manual). Prior to the issuance of the grading permit for the project, the SWQCP shall be approved by the City Engineer.

Grading Permit Special Condition(s)

NONE

C.3. Building Permit

Prior to building permit release, Developer shall demonstrate, to the satisfaction of the City Engineer, compliance with all required Conditions of Approval, including, but not limited to, the following:

- C.3.1 Developer has satisfied all the requirements set forth in Condition C.2 above and shall have obtained a Grading Permit.
- C.3.2 Prior to building permit release, Developer shall pay all applicable City and County development impact fees to the satisfaction of the City Engineer including but not limited to the following: applicable Roadway and Traffic, Water, Recycled Water, Wastewater, Storm Drainage, Public Safety, and Public Facilities Development Impact Fees as these relate to the Project.
- C.3.3 Payment of the San Joaquin County Facilities Fees as required in Chapter 13.24 of the TMC, and these Conditions of Approval.
- C.3.4 Payment of the Regional Transportation Impact Fees as required in Chapter 13.32 of the TMC, and these Conditions of Approval.
- C.3.5 Payment of the Agricultural Mitigation Fee as required in Chapter 13.28 of the TMC, and these Conditions of Approval.

Building Permit Special Condition(s)

- C.3.6 Prior to building permit release, Developer shall submit an Engineer's Estimate that summarizes the cost of constructing all the onsite private improvements shown on the onsite improvement plans (Building Permit Plan Submittal).

If the on-site construction costs are determined to be in excess of \$500,000, the overhead utilities located along the northerly frontage of the Project property shall be required to be placed underground by the Developer, in accordance with Title 7 of the TMC. Said utility undergrounding requirement shall be completed prior to release of certificate of occupancy and Developer shall obtain an encroachment permit to complete the utility undergrounding construction.

C.4. Special Conditions

- C.4.1 When Street cuts are made for the installation of utilities in the paved street, the Developer shall conform to Section 3.13 of the 2020 Design Standards and is required install a 2-inch-thick asphalt concrete (AC) overlay with reinforcing fabric at least 25-feet from all sides of each utility trench. A 2-inch-deep grind on the

existing AC pavement will be required where the AC overlay will be applied and shall be uniform thickness in order to maintain current pavement grades, cross and longitudinal slopes. This pavement repair requirement is when cuts/trenches are perpendicular and parallel to the street's direction.

- C.4.2 Nothing contained herein shall be construed to permit any violation of relevant ordinances and regulations of the City of Tracy, or other public agency having jurisdiction. This Condition of Approval does not preclude the City from requiring pertinent revisions and additional requirements to the improvement plans, prior to the City Engineer's signature on the improvement plans, and prior to issuance of Grading Permit, Encroachment Permit, Building Permit, if the City Engineer finds it necessary due to public health and safety reasons, and it is in the best interest of the City. The Developer shall bear all the cost for the inclusion, design, and implementation of such additions and requirements, without reimbursement or any payment from the City.
- C.4.3 If water is required for the project, the Developer shall obtain an account for the water service and register for a temporary water meter with the City Finance Department and Public Works Departments. The developer shall pay all fees associated with obtaining the account number and temporary water meter for the water service.
- C.4.4 Developer shall obtain an account for the water service to the Project and register the water meter with the Finance Department and Public Works department. The developer shall prepare and submit a map depicting the location of the water meter on an 8.5-inch X 11-inch sheet to the Finance Department.

D. Building Division Conditions

- D.1. Prior to construction of the project, applicant shall submit construction documents, plans, specifications and/or calculations to the Building Safety Division that meet the current California Code of Federal Regulations, at time of permit application.

E. South San Joaquin County Fire Authority (SSJCFA) Conditions

- E.1. Prior to the start of construction or demolition, applicant shall submit construction documents to the South San Joaquin County Fire Authority for review and approval.
 - E.1.1. Construction documents shall be designed to the current edition of the California Code of Regulations, Title 24, as amended by the City of Tracy Municipal Code.
- E.2. Engineering and building permit applications received by our offices are subject to the current fee schedule for South San Joaquin County Fire Authority. Contact our offices for additional information.
 - E.2.1. Application processing fees and minimum plan review fees are due at time of submittal of construction documents.

- E.2.2. Additional plan review fees, minimum inspection fees and administrative fees are calculated on approval of project and shall be paid prior to issuance of permit.
- E.2.3. Permit holder is responsible for any additional inspection fees incurred, and shall be paid prior to final inspection.
- E.3. A Knox Box shall be required for this project. The tenant or property owner shall have keys placed in the Knox Box. The operator of the cell tower site shall immediately notify the Fire Authority and provide the new key where a lock is changed or rekeyed. The key to such shall be secured in the Knox Box.
- E.4. Additional comments may occur upon submittal of construction documents.