

**CITY OF TRACY PLANNING  
COMMISSION PUBLIC  
HEARING**

The City of Tracy Planning Division will conduct a Public Hearing on **Wednesday, May 28, 2025, at 7:00 p.m.**, or as soon after as possible, in the Tracy City Council Chambers, 333 Civic Center Plaza, Tracy, to consider and take action on:

**Application Numbers SPA21-0004, D21-0012, and TSM21-0003: Tracy Hills Commerce Center Project** – Continued public hearing to consider the proposed Tracy Hills Commerce Center project, which includes making a recommendation to the City Council regarding the following: (1) an amendment to the Tracy Hills Specific Plan related to maximum building height in the Light Industrial Zone and the addition of Appendix E – Design Guidelines for the Tracy Hills Commerce Center, Application Number SPA21-0004; (2) a Development Review Permit for the Tracy Hills Commerce Center Project, which includes construction of seven industrial warehouse buildings ranging in size from approximately 117,907 square feet to approximately 355,116 square feet, totaling approximately 1.73 million square feet, and associated parking and landscaping areas, located at 29592 S. Corral Hollow Road, on approximately 97.45 acres at the southwest corner of Corral Hollow Road and the Delta Mendota Canal, Assessor's Parcel Number 253-020-23, Application Number D21-0012; (3) a Vesting Tentative Subdivision Map to create 16 parcels and a designated remainder parcel located at the southwest corner of Corral Hollow Road and the Delta Mendota Canal, totaling approximately 193.72 acres, Assessor's Parcel Numbers 253-020-23, 253-020-22, 253-020-21, and 253-020-20, Application Number TSM21-0003; and (4) determining that based on the Environmental Impact Report that was certified by the City Council on April 5, 2016, for the Tracy Hills Specific Plan, and the consistency analysis and environmental checklist prepared by the City for the Tracy Hills Commerce Center Project in accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, no further environmental review is required, pursuant to CEQA Guidelines Sections 15162 and 15168(c)(2).

**The Applicant is Ridgeline Property Group.**

*The Project Planner is Scott Claar, Planning Manager, (209) 831-6429,  
[scott.claar@cityoftracy.org](mailto:scott.claar@cityoftracy.org).*

The City of Tracy will allow for remote participation at the upcoming Planning Commission meeting on Wednesday, May 28, 2025.

All interested persons may submit statements in writing via e-mail to [publiccomment@cityoftracy.org](mailto:publiccomment@cityoftracy.org) before the start of the Planning Commission meeting at 7:00 p.m. Please identify this item in the subject line of your e-mail; or submit statements orally by visiting the City's WebEx Event at <http://cityoftracyevents.webex.com> and using the following Event Number: **2553-565-8075** and Event Password: **Planning**; or via phone by dialing (408) 418-9388, Access code: 2553-565-8075, during the public comment portion of this item.

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

Information concerning this matter may be obtained at the Community and Economic Development Department at 333 Civic Center Plaza, or by calling (209) 831-6400.

Forrest Ebbs  
Community & Economic Development Director