

**CITY OF TRACY
PLANNING COMMISSION
PUBLIC HEARING**

The City of Tracy Planning Commission will conduct a Public Hearing on **Wednesday, June 25, 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 A/P 21-0001 and D21-0020 - Public hearing to request Planning Commission's adoption of a resolution recommending City Council action to (1) certify an Environmental Impact Report (EIR) for the annexation and development of the Schulte Warehouse project, which consists of a 217,466 square foot industrial building on a 20.92-acre property located at 16286 West Schulte Road, Tracy, Assessor's Parcel Number 209-230-25 and annexation of an adjacent one-acre parcel located at 16310 West Schulte Road, Assessor's Parcel Number 209-230-26, in accordance with the California Environmental Quality Act; (2) recommend that City Council approve a Development Review Permit for the construction and subsequent operation of a 217,466 square foot industrial building, provided that the Development Review Permit will not be effective until the first day following the effective date of the San Joaquin County Local Agency Formation Commission ("LAFCo") approval of the annexation of the Property to the City; and 3) recommend that the City submit a petition to LAFCo to annex the Property to the City of Tracy; and 4) recommend that the City Council prezone the Property to Light Industrial (M1). The environmental review materials are available for public review prior to the Public Hearing at the address below and online at: https://www.cityoftracy.org/our-city/departments/planning/specific-plans-environmental-impact-reports-and-initial-studies/-folder-481#docfold_14_289_319_481

The Applicant is PDC Sacramento LPIV, LLC, and the owners are D & D Pombo LLC and Williams Communications, Inc.

The Project Planner is Victoria Lombardo, Senior Planner, (209) 831-6428, victoria.lombardo@cityoftracy.org.

The City of Tracy will allow for remote participation at the upcoming Planning Commission meeting on Wednesday, June 25, 2025.

All interested persons may submit statements in writing via e-mail to 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: **2557 289 2646** and Event Password: **Planning**; or via phone by dialing (408) 418-9388, Access code: 2557 289 2646, 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
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