

**CITY OF TRACY
PLANNING COMMISSION
PUBLIC HEARING**

The City of Tracy Planning Commission will conduct a Public Hearing on **Wednesday, July 23, 2025, at 7:00 p.m.**, or as soon after as possible, in the City of Tracy Transit Station, Room 103/104, 50 E. 6th Street, 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.*

This Planning Commission meeting is being held in the City of Tracy Transit Station, Room 103/104, because the Tracy City Council Chambers is not available due to a remodel project. Remote participation via Webex will **not** be available for this meeting due to technical limitations in the facility.

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.

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

Publish: June 27, 2025