

**CITY OF TRACY PLANNING COMMISSION
PUBLIC HEARING**

The City of Tracy Planning Commission will conduct a Public Hearing on **Wednesday, August 13, 2025, at 7:00 p.m.** or as soon after as possible, in Room 203 at Tracy City Hall, 333 Civic Center Plaza, Tracy, to consider and take action on:

Application TSM23-0004 Alvarez Subdivision – Public Hearing to consider (1) a Tentative Subdivision Map (TSM22-0003) for the creation of five lots on a 10-acre site located at 10792 W. Larch Rd. (APN: 212-170-34) and 10722 W. Larch Rd. (APN:212-170-33); and 2) determine that this project is covered by the common sense exemption and is not subject to California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15061(b)(3).

The Applicant is Schack and Company, Inc. and the Property Owners are Byron Alvarez and Christine Vezies

*The Project Planner is Kenny Lipich, Associate Planner, (209) 831-6443,
Kenneth.lipich@cityoftracy.org.*

This Planning Commission meeting will be held in Room 203 at the Tracy City Hall because the Tracy City Council Chambers is not available due to a remodel project.

The City of Tracy will allow for remote participation at the upcoming Planning Commission meeting on Wednesday, August 13, 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 837 5623 and Event Password: **Planning**; or via phone by dialing (408) 418-9388, Access code: 2557 837 5623, 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