

**CITY OF TRACY  
PLANNING COMMISSION  
PUBLIC HEARING**

The City of Tracy Planning Commission will conduct a Public Hearing on **Wednesday, December 17, 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 Number AP25-0001** - Public hearing to consider recommending that the City Council 1) determine that the proposed annexation to the City of Tracy of approximately 3.9 acres consisting of two parcels located at 21323 S. Tracy Blvd., Assessor's Parcel Number 212-170-26, and 21235 S. Tracy Blvd., Assessor's Parcel Number 212-170-19 (the "Property"), is consistent with the City's General Plan, including the General Plan land use designation of Commercial, for which an Environmental Impact Report (EIR) was certified on February 1, 2011, in compliance with the requirements of the California Environmental Quality Act (CEQA) and the CEQA Guidelines, and therefore, pursuant to CEQA Guidelines Section 15183, no further environmental review is necessary; and 2) authorize the City Manager to submit a petition to the San Joaquin County Local Agency Formation Commission (LAFCo) to annex the Property to the City of Tracy; and 3) introduce and adopt an ordinance that approves the pre-zoning of the Property to Community Recreation Support Services (CRS) Zone.

**The Applicant and Property Owner is GURU BAAZ INVESMENTS LLC**

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

The City of Tracy will allow for remote participation at the upcoming Planning Commission meeting on Wednesday, December 17, 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: **2555 120 9198** and Event Password: **Planning**; or via phone by dialing (408) 418-9388, Access code 2555 120 9198 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