

CITY OF TRACY PLANNING COMMISSION  
PUBLIC HEARING

The City of Tracy Planning Commission will conduct a Public Hearing on **Wednesday, June 23, 2021, at 7:00 p.m.** or as soon after as possible, via WebEx videoconference to consider the following:

**CUP21-0004: Penske Truck Repair - Applicant is Penske Truck Leasing Co., L.P. and Owner is Larch Road, LLC.** Public hearing to consider application for a conditional use permit to allow the operation of a truck repair use at 275 W. Larch Road. The project is categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301 pertaining to existing facilities. In accordance with CEQA Guidelines Section 15301, no further environmental assessment is required. *The Project Planner is Kimberly Matlock, Associate Planner, Kimberly.matlock@cityoftracy.org.*

**CUP21-0001: Private Truck Service Located at 450 E Grant Line Road.** The proposed project is to use an existing building as a private truck service and small body repair to service the business's trucks (Assessor's Parcel Number 233-460-12). The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15301, Interior Alterations of Existing Facilities. The applicant is Schack and Company, Inc. and the owner is Aman Truck Lines LLC. *The project planner is Genevieve Federighi, Associate Planner, Genevieve.Federighi@cityoftracy.org.*

**CUP20-0004: MTM Transit – Applicant is Joe Sullivan.** Public Hearing to consider approving a conditional use permit to allow vehicle maintenance and repair at 503 W. Larch Rd. Unit G. The project has been determined to be categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines section 15301, which pertains to existing facilities where the project does not involve expansion of an existing development. *The Project Planner is Kenny Lipich, Assistant Planner, Kenneth.Lipich@cityoftracy.org.*

**TSM19-0002: Applicant is Kier & Wright and Owner is Prologis– 978 Acres bounded by Mountain House Parkway on the west, Capital Parks Drive to the north, Old Schulte Road to the south and Pavillion Parkway to the east, Assessor's Parcel Numbers 209-460-26, 27, 28, 29, 31, 32 and 33, 209-120-09 and 10, and 209-220-07, 10, 11, 12 and 14.** International Park of Commerce Tentative Subdivision Map to subdivide the 978 acres into 39 lots. The project is consistent with the Cordes Ranch Environmental Impact Report approved by the City Council September 3, 2013. *The Project Planner is Victoria Lombardo, Senior Planner, Victoria.lombardo@cityoftracy.org.*

In accordance with the guidelines provided in Executive Order N-29-20 on social distancing measures, the City of Tracy will allow for remote participation at the upcoming Planning Commission meeting on June 23, 2021.

All interested persons may submit statements in writing via email to [publiccomment@cityoftracy.org](mailto:publiccomment@cityoftracy.org) **before the start of the Commission meeting at 7:00 p.m.** Please identify this item in the subject line of your email; or submit statements orally by visiting the City's WebEx Event at <https://cityoftracyevents.webex.com> and using the following Event

**Number: 182 370 5772** and **Event Password: Planning**; or via phone by dialing (209) 831-6010 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 Department of Development Services, (209) 831-6400.

William Dean  
Assistant Director, Development Services