

DEVELOPMENT SERVICES PUBLIC HEARING

The City of Tracy Development Services Director will hold a Public Hearing on Monday, December 20, 2021, at 3:00 p.m. or as soon thereafter as possible, via teleconference to consider:

D20-0015: IPC Central Green Park – Applicant is Jeff Berberich and Property

Owner is Prologis – Public hearing to consider a Development Review Permit application to construct the International Park of Commerce (IPC) Central Green Park, consisting of an approximately 31-acre private park, which would include active and passive recreation areas, a food truck court, a multi-use lawn area with event stage, a multi-station outdoor equipment exercise circuit, two multi-use detention/retention joint-use open space areas, and other park related amenities and structures, located within the Cordes Ranch Specific Plan area at the northwest corner of Promontory Parkway and Huntington Way, Application Number D20-0015. An Environmental Impact Report (EIR) was certified by the City Council on September 3, 2013 for the Cordes Ranch Specific Plan. An Initial Study has been prepared for this project in accordance with the California Environmental Quality Act (CEQA) Guidelines. Pursuant to Sections 15162 and 15168(c)(2) of the CEQA Guidelines, no further environmental review is required. *The Project planner is Scott Claar, Senior Planner, (209) 831-6429, or email Scott.Claar@cityoftracy.org.*

EXT21-0002: Extension of previously approved Byron Apartments at 2660 W. Bryon Road – Applicant is Schack & Company, Inc. and Property Owner is Rashed Elham, Inc. – Assessor’s Parcel Number 238-050-13 – Public hearing to consider a

two-year extension of a Development Review permit for construction of a new 60-unit apartment complex, known as Byron Apartments, located on approximately 5 acres at 2660 W. Byron Road. The project was originally approved on September 4, 2019 (Application Number D19-0010). The project has been determined to be categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines section 15332, which pertains to certain infill development projects. *The Project Planner is Scott Claar, Senior Planner, (209) 831-6429, Scott.Claar@cityoftracy.org.*

All interested persons are invited to participate by calling the teleconference line at **(209) 425-4338** Conference ID: **102 903 815#** to submit statements orally during the meeting; or in writing before the meeting by sending written statements to *publiccomment@cityoftracy.org*.

Should you decide to challenge the decision of the DS Director, you may be limited to those issues that were raised for consideration at the hearing.

WILLIAM DEAN
Interim Development Services Director