

CITY OF TRACY CITY COUNCIL  
PUBLIC HEARING

The City of Tracy City Council will conduct a Public Hearing on **Tuesday, December 21, 2021, at 7:00 p.m.** or as soon after as possible, in the Tracy City Council Chambers, 333 Civic Center Plaza, Tracy, to consider the following:

**Mission Court/Valpico Road Rezone from Light Industrial to High Density Residential; Applicant is the City of Tracy; Application Number R21-0005.**

The proposal is to amend the zoning from Light Industrial to High Density Residential on five lots, totaling approximately 35 acres. The property is located on the north side of Valpico Road (between Valpico Road and the Sycamore Village Apartments and single-family Sycamore Village subdivision), approximately one-quarter mile east of Tracy Boulevard; the property is located between the Red Maple Village shopping center and the Altium Packaging business; it includes the chain link fence-enclosed storage yard and vacant property adjacent to the north and east of that yard (Assessor's Parcel Numbers 246-130-03, 04, 05, 06, the (unbuilt) Mission Court right-of-way, and a portion of the Byron Bethany Irrigation District Upper Main Canal, a portion of 246-010-08). The proposal will amend the zoning of the property from Light Industrial to High Density Residential, making the zoning consistent with the existing General Plan designation, which is Residential High. No development application is currently proposed or being processed for this site by the City. The proposal does not increase the development density established by the City's General Plan and therefore, in accordance with CEQA Guidelines Section 15183, does not require additional environmental review. By a vote of 5 to 0, on November 17, 2021, the Planning Commission recommended approval of the rezoning proposal.

**Evans Street/Third Street Rezone from Light Industrial to Medium Density Cluster and Medium Density Residential; Applicant is Juan Bautista and the City of Tracy; Application Number R21-0002.**

The proposal is to amend the zoning from Light Industrial to Medium Density Cluster (MDC) on eight lots and from Light Industrial to Medium Density Residential (MDR) on two lots. The property is located on the north side of E. Third Street and west side of Evans Street, between Evans Street and the Union Pacific Rail line. The properties proposed to be rezoned to MDC include the following: 209, 221 and 243 E. Third Street; and 323, 329, 335, and 342 Evans Street (APNs 235-120-03, 04, 05, 06, 07, 08, 09, and 10). The properties proposed to be rezoned to MDR are 205 and 207 E. Third Street (APNs 235-120-01 and 02). The proposal will make the zoning consistent with the existing General Plan designation, which is Residential Medium. A building permit application for a single-family home has been submitted for one lot at 243 E Third Street, but no development application is currently proposed or being processed for any of the other property. The proposal does not increase the development density established by the City's General Plan and therefore, in accordance with CEQA Guidelines Section 15183, does not require additional environmental review. By a vote of 5 to 0, on November 17, 2021, the Tracy Planning Commission recommended approval of the rezoning proposal.

**Core Fees Development Impact Fee Study and Development Impact Fees** – Public hearing to consider adoption of the Core Fees Impact Fee Study and Development impact fees for new development projects within the Core Fee area and authorize the Development Services Director to annually adjust the core fees on July 1<sup>st</sup> of each year using the Engineering News Record Construction Cost Index.

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 City Council meeting on December 21, 2021.

As always, the public may view the City Council meetings live on the City of Tracy's website at [www.CityofTracy.org](http://www.CityofTracy.org) or on Channel 26. To view from the City's website, select "Watch Live Council Meetings" from the drop down menu "Select an Online Service" at the top of the City's homepage. You will be directed to the "Council Meeting Videos" page where you may select the video for the appropriate date under "Upcoming Events."

If you only wish to watch the meeting and do not wish to address the Council, the City requests that you stream the meeting through the City's website or watch on Channel 26.

All interested persons may submit statements in writing via email to [publiccomment@cityoftracy.org](mailto:publiccomment@cityoftracy.org) **before the start of the Council 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: 2556 373 6503** and **Event Password: TracyCC (8722922 from phones)**.

Should you decide to challenge the decision of the City Council, 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.

Adrienne Richardson  
CITY CLERK