

**CITY OF TRACY PLANNING COMMISSION  
PUBLIC HEARING**

The City of Tracy Planning Commission will conduct a Public Hearing on **Wednesday, May 25, 2022, 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:

**Application Number R22-0001, D22-0008: Rezone and Exterior Modification and Addition to Existing Building– Applicant is Gurpreet Dhaliwal**– Public hearing to consider approval of a rezone from Medium Density Residential zone to Central Business District zone and development review permit for exterior façade improvements and a 317 sq. ft. addition to an existing building at 205 W. 9<sup>th</sup> St. In accordance with California Environmental Quality Act (CEQA) Guidelines Section 15183, no further environmental assessment is required because the proposed rezone is consistent with the General Plan designation of Downtown, which was previously studied by the General Plan Environmental Impact Report (EIR), certified February 1, 2011. Additionally, the proposed exterior modification and addition to the existing building are categorically exempt from the California Environmental Quality Act (CEQA) requirements pursuant to CEQA Guidelines Section 15301, which pertains to minor alterations and additions to existing facilities. The Project Planner is *Kenny Lipich, Assistant Planner, (209) 831-6443, or email [kenneth.lipich@cityoftracy.org](mailto:kenneth.lipich@cityoftracy.org)*

**CUP21-0007 & D21-0023: RNG Fueling Facility - Applicant is Cole Moody and Property Owner is L&C Eagle Properties, LLC.** Public hearing to consider a conditional use permit and development review permit for a proposed fleet fueling facility located at 2200 N. Chrisman Road, Assessor's Parcel Number 250-030-32. The project is categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15183 pertaining to projects consistent with a previously certified EIR. *The Project Planner is Kimberly Matlock, Associate Planner, (209) 831-6430, [Kimberly.Matlock@cityoftracy.org](mailto:Kimberly.Matlock@cityoftracy.org).*

**Application Number CUP22-0002, D22-0007: Reconstruction of existing detached accessory building – Applicant is Jared Murray** – Public Hearing to consider approval of a Conditional Use Permit and Development Review Permit to allow the reconstruction of an existing detached accessory building for the Tracy Memorial Chapel at 5 W. Highland Avenue, which is a non-conforming use in the Low Density Residential Zone. The project has been determined to be categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines section 15303 which pertains to construction or reconstruction of an accessory structure. The Project Planner is *Kenny Lipich, Assistant Planner, (209) 831-6443, or email [kenneth.lipich@cityoftracy.org](mailto:kenneth.lipich@cityoftracy.org)*

**Application Number D22-0010: Exterior modifications to an existing multi-tenant building – Applicant is Norman Wilson** – Public Hearing to consider approval of a Development Review Permit for exterior modifications to existing multi-tenant building at 2796 Naglee Rd. The project has been determined to be categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines section 15301 which pertains to exterior alterations of existing facilities. The Project Planner is *Kenny Lipich, Assistant Planner, (209) 831-6443, or email [kenneth.lipich@cityoftracy.org](mailto:kenneth.lipich@cityoftracy.org)*

**Tracy Alliance Draft Environmental Impact Report (DEIR)** - Public Hearing to receive comments on the Tracy Alliance Draft Environmental Impact Report (DEIR), which analyzed the annexation and development of the proposed 191-acre industrial (warehouse and distribution

and related uses) project located at the northeast corner of Grant Line and Paradise Roads. The DEIR is available for public review at the address below and online at: <https://www.cityoftracy.org/our-city/departments/planning/specific-plans-environmental-impact-reports-and-initial-studies/-folder-89>. The project Planner is *Victoria Lombardo, Senior Planner*, (209) 831-6428 or email [Victoria.lombardo@cityoftracy.org](mailto: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 May 25, 2022.

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: **2551 907 6934** and Event Password: **Planning**.

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, 333 Civic Center Plaza, or at 209-831-6400.

WILLIAM DEAN  
Interim Director, Development Services

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