

CITY OF TRACY PLANNING COMMISSION
PUBLIC HEARING

The City of Tracy Planning Commission will conduct a Public Hearing on **Wednesday, October 12, 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:

The Tracy Planning Commission will hold a public hearing to receive comments on the Tracy Costco Depot Annex Draft Environmental Impact Report (DEIR), which analyzed the annexation and development of the proposed 104.46-acre industrial (warehouse and distribution and related uses) project located at 16000 Schulte Road (APN 209-230-02). 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-77>. The project applicant is David Babcock and Associates, and the property owner is Costco Wholesale Corporation. The project Planner is Genevieve Federighi, Genevieve.Federighi@cityoftracy.org (209) 831-6435.

D21-0034 & CUP21-0009: Proposed Cannabis Dispensary (The Cake House) – Applicant is Community Veterans of Tracy, LLC and the Property Owners are Saad Pattah and Reo Capital Investments & Asset Management Public hearing to consider a Development Review Permit for a 3,400 building with associated site improvements and a Conditional Use Permit to operate a cannabis dispensary in the building at 316 & 320 W. Eleventh Street, APNs 235-040-05 & 06. The project is categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15332, pertaining to infill development smaller than five acres surrounded by urban uses. *The Project Planner is Kimberly Matlock, Associate Planner, (209) 831-6430, kimberly.matlock@cityoftracy.org.*

CUP22-0004 & D22-0009: Proposed Cannabis Dispensary (Garden of Eden) and Building Façade Modifications – Applicant is Mike Souza and the Property Owners Are RT & JT, LLC And J T Storage, LP Public hearing to consider a Conditional Use Permit to operate a cannabis dispensary in the existing building at 2420 W. Grant Line Road, APNS 238-600-37 & 238-190-22 and a Development Review Permit for the exterior changes to the building. The project is categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301 pertaining to existing facilities. *The Project Planner is Kimberly Matlock, Associate Planner, (209) 831-6430, kimberly.matlock@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 October 12, 2022.

All interested persons may submit statements in writing via email to 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: **2557 874 3257** 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
Assistant Development Services Director

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