

CITY OF TRACY CITY COUNCIL
PUBLIC HEARING

The City of Tracy City Council will conduct a Public Hearing on Tuesday, November 15, 2022, at 7:00 p.m., or as soon thereafter as possible, in the Tracy Council Chambers, 333 Civic Center Plaza, to consider:

Amendment to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan Development Fee – Public hearing to consider the annual update to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan, based on the annual evaluation of the acquisition, assessment and enhancement, and management and administrative costs for the program, as administered by the San Joaquin County Council of Governments. The annual fee update is exempt from CEQA, as it is not a project under CEQA. *The Project Planner is Kimberly Matlock, Associate Planner, (209) 831-6430, kimberly.matlock@cityoftracy.org.*

Valpico Glenbriar (The Velas) Apartments Parking Lot Expansion and Perimeter Fence and Gates Project – The project includes the construction of approximately 25 additional parking spaces for the Valpico Glenbriar (The Velas) Apartment complex on approximately one-third of an acre on what is currently a portion of the vacant, rear yard of the house at 2625 S. MacArthur Drive, adjacent to the east of the existing apartment complex (Development Review Permit Number D22-0013). The apartment project, currently under construction, is located at 351 E. Valpico Road. The project also includes a General Plan Map amendment from Commercial to Residential High (GPA22-0003) and Zoning Map amendment from Community Shopping Center to High Density Residential (R22-0002) for the parking lot expansion site. The second component of the project is the construction of a perimeter fence to enclose the apartment complex and new parking area, with vehicle and pedestrian gates at project entries (Development Review Permit Number D22-0005). A Negative Declaration has been prepared in accordance with the California Environmental Quality Act Guidelines and is proposed for adoption for the parking lot expansion, General Plan Amendment, and Zoning Map amendment. The fence and gate construction is exempt from CEQA review in accordance with CEQA Guidelines Section 15303(e), new construction of small structures/accessory structures. If the City Council denies a project, in accordance with CEQA Guidelines Section 15270, CEQA does not apply to projects which a public agency rejects or disapproves. On September 28, 2022, the Planning Commission conducted a public hearing for the project, and by a vote of 5-0, recommended that the City Council approve the parking lot expansion, General Plan amendment, and Zoning Map amendment; and by a vote of 3-2, recommended that the City Council deny the perimeter fence and gate proposal. The applicant is Valpico Tracy Apartments, LLC. *The Project Planner is Alan Bell, Senior Planner, (209) 831-6426, alan.bell@cityoftracy.org.*

All interested persons are invited to be present and to submit statements orally or in writing before or during the meeting.

The City of Tracy will also allow for remote participation at the upcoming City Council meeting on November 15, 2022.

As always, the public may view the City Council meetings live on the City of Tracy's website at 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 **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 851 8850 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, 333 Civic Center Plaza, at 209-831-6400.

ADRIANNE RICHARDSON
City Clerk