



May 26, 2023

## Public Meeting Notice – Valpico Road / Mission Court Rezone Project

### Join us for a Public Meeting

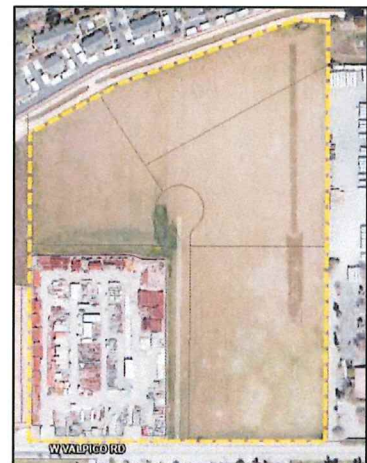
Dear Property Owner,

You are invited to join the City of Tracy for two public meetings in June to gather input from the community on the Valpico Road/Mission Court Rezone project that is being proposed in your area.

The first meeting will be held on Saturday, June 3<sup>rd</sup> in conjunction with the Housing Element Workshop from 11:00am – 1:00pm at the Tracy Transit Center. You are welcome to drop-in at any time during this timeframe to learn more about the project, ask questions and provide any feedback. If you are unable to attend that meeting, there will be a second meeting on Monday, June 5<sup>th</sup> from 6:00pm – 7:00pm at the Tracy Transit Center. Enclosed is a flyer with further information about each of the meetings for your convenience.

If you are unable to attend either meeting, feel free to email Alan Bell, Senior Planner, at [alan.bell@cityoftracy.org](mailto:alan.bell@cityoftracy.org), to provide input. Additionally, this project is scheduled for the Planning Commission Meeting on June 14, 2023, and at the City Council Meeting on July 7, 2023.

The Valpico Road/Mission Court Rezone Project is a proposal to rezone approximately 35 acres located on the north side of Valpico Road, approximately one-quarter mile east of Tracy Boulevard (between the Raley's Shopping Center and Altium Packaging). Please see the image on the right for the proposed properties that are being proposed. The City of Tracy is proposing to rezone these properties from a Light Industrial (M-1) Zone to a High Density Residential (HDR) Zone in order to bring the zoning into consistency with the City's General Plan designation of these properties, which was approved in 2006.



May 25, 2023

Page 2 of 2

The rezoning is a follow-up effort to a policy approved in the prior Housing Element. The City of Tracy does not currently have specific development applications for these properties at this time.

If you have any questions about project or City zoning regulations, please do not hesitate to contact Alan Bell, Senior Planner, at [alan.bell@cityoftracy.org](mailto:alan.bell@cityoftracy.org) or (209) 831-6426.

Sincerely,

City of Tracy Planning Division

# VALPICO ROAD / MISSION COURT REZONE PROJECT

## JOIN US FOR A PUBLIC MEETING!

The City of Tracy will be hosting a few public meetings to inform the community on the Valpico Road/ Mission Court Rezone project and obtain input. Please join us at one of the following meetings to learn more and share your feedback!



### PUBLIC MEETING #1\*



**Saturday, June 3, 2023**



**11:00am - 1:00pm**



**Tracy Transit Center**

*\* This meeting will be held in conjunction with the Housing Element Workshop. Feel free to drop-in at any time during this timeframe to learn more about the project, ask questions and provide any feedback.*

### PUBLIC MEETING #2



**Monday, June 5, 2023**



**6:00pm - 7:00pm**



**Tracy Transit Center**

### PROJECT BACKGROUND

- The City of Tracy is proposing the Valpico Road/Mission Court Rezone Project
- Proposal is to rezone approx. 35 acres
- Properties are located on the north side of Valpico Road, approximately one-quarter mile east of Tracy Boulevard (between the Raley's Shopping Center and Altium Packaging).
- Proposing to rezone from a Light Industrial (M-1) Zone to a High Density Residential (HDR) Zone
- Rezoning to bring the zoning into consistency with the City's General Plan designation of these properties.
- The proposed properties are centered around a public street (Mission Court), that was approved years ago but never constructed.



For questions or more information, please email [planningadmin@cityoftracy.org](mailto:planningadmin@cityoftracy.org)