

CITY OF TRACY CITY COUNCIL
PUBLIC HEARING NOTICE

The City of Tracy City Council will conduct a Public Hearing on Wednesday, July 5, 2023, at 7:00 p.m., or as soon thereafter as possible, in the Tracy Council Chambers, 333 Civic Center Plaza, to consider:

Valpico Road Zone Amendment from Light Industrial to High Density Residential; Application Number R21-0005. The proposal is to amend the zone district from Light Industrial (M-1) to High Density Residential (HDR) of 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 Altrium Packaging. The site includes five parcels, City right-of-way, a future City of Tracy storm drain pond site, and the Byron Bethany Irrigation District Canal on the north side of the site (Assessor's Parcel Numbers 246-130-03, 04, 06, 26, 27, and a portion of 246-010-08). The proposal will bring the zoning into consistency with the existing General Plan designation, which is Residential High. No development application or specific proposal for private, on-site improvements is currently proposed or being processed for any portion of the site. 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. On November 17, 2021, by a vote of 5 to 0, the Tracy Planning Commission recommended approval of the zoning district amendment.

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."

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:** 2555 523 9306 and **Event Password:** TracyCC; or via phone by dialing (209) 831-6010 during the public comment portion of this item. 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.

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 directed to the Development Services Department, 333 Civic Center Plaza, (209) 831-6400 or the project planner, Alan Bell at alan.bell@cityoftracy.org or (209) 831-6426.

Adrienne Richardson
CITY CLERK