

PLANNING COMMISSION

REGULAR MEETING AGENDA

Wednesday, October 9, 2024, 7:00 P.M.

A quorum of Planning Commission will be in attendance at
 Tracy City Hall Chambers, 333 Civic Center Plaza, Tracy
 Web Site: www.cityoftracy.org

THIS MEETING WILL BE OPEN TO THE PUBLIC FOR IN-PERSON AND REMOTE PARTICIPATION PURSUANT TO GOVERNMENT CODE SECTION 54953(e).

MEMBERS OF THE PUBLIC MAY PARTICIPATE REMOTELY IN THE MEETING VIA THE FOLLOWING METHOD:

As always, the public may view the Planning Commission meetings live on the City of Tracy's website at CityofTracy.org or on Comcast Channel 26/AT&T U-verse Channel 99. To view from the City's website, open the "Government" menu at the top of the City's homepage and select "Planning Commission", then select "[Planning Commission Meeting Videos](#)" under the "Boards and Commissions" section.

If you only wish to watch the meeting and do not wish to address the Planning Commission, the City requests that you stream the meeting through the City's website or watch on Channel 26.

Remote Public Comment:

During the upcoming Planning Commission meeting public comment will be accepted via the options listed below. If you would like to comment remotely, please follow the protocols below:

- *Comments via:*
 - **Online by visiting** <https://cityoftracyevents.webex.com> and using the following
 - **Event Number: 2556 347 8876** and **Event Password:** Planning
 - ***If you would like to participate in the public comment anonymously***, you may submit your comment in WebEx by typing "Anonymous" when prompted to provide a First and Last Name and inserting Anonymous@example.com when prompted to provide an email address.
 - Join by phone by dialing +1-408-418-9388, 2556 347 8876, #75266464# Press *3 to raise the hand icon to speak on an item.
- *Protocols for commenting via WebEx:*
 - *If you wish to comment on the "New Business" or "Items from the Audience" portions of the agenda:*
 - *Listen for the Chair to open that portion of the agenda for discussion, then raise your hand to speak by clicking on the Hand icon on the Participants panel to the right of your screen.*
 - *If you no longer wish to comment, you may lower your hand by clicking on the Hand icon again.*
 - *Comments for the "New Business" or "Items from the Audience" portions of the agenda will be accepted until the public comment for that item is closed.*

Comments received on Webex outside of the comment periods outlined above will not be included in the record.

Americans With Disabilities Act – The City of Tracy complies with the Americans with Disabilities Act and makes all reasonable accommodations for the disabled to participate in Planning Commission meetings. Persons requiring assistance or auxiliary aids should call City Hall (209/831-6105) 24 hours prior to the meeting.

Addressing the Planning Commission on Items on the Agenda – The Brown Act provides that every regular Planning Commission meeting shall provide an opportunity for the public to address the Planning Commission on any item within its jurisdiction before or during the Planning Commission's consideration of the item, provided no action shall be taken on any item not on the agenda. To facilitate the orderly process of public comment and to assist the Planning Commission to conduct its business as efficiently as possible, members of the public wishing to address the Planning Commission are requested to, but not required to, hand a speaker card, which includes the speaker's name or other identifying designation and address to the City Clerk prior to the agenda item being called. Generally, once the Planning Commission begins its consideration of an item, no more speaker cards will be accepted. An individual's failure to present a speaker card or state their name shall not preclude the individual from addressing the Planning Commission. Each citizen will be allowed a maximum of five minutes for input or testimony. In the event there are 15 or more individuals wishing to speak regarding any agenda item including the "Items from the Audience/Public Comment" portion of the agenda and regular items, the maximum amount of time allowed per speaker will be three minutes. When speaking under a specific agenda item, each speaker should avoid repetition of the remarks of the prior speakers. To promote time efficiency and an orderly meeting, the Presiding Officer may request that a spokesperson be designated to represent similar views. A designated spokesperson shall have 10 minutes to speak. At the Presiding Officer's discretion, additional time may be granted. The City Clerk shall be the timekeeper.

Addressing the Planning Commission on Items not on the Agenda – The Brown Act prohibits discussion or action on items not on the posted agenda. The City Council's Meeting Protocols and Rules of Procedure provide that in the interest of allowing Planning Commission to have adequate time to address the agenda items of business, "Items from the Audience/Public Comment" following the Consent Calendar will be limited to 15-minute maximum period. "Items from the Audience/Public Comment" listed near the end of the agenda will not have a maximum time limit. A five-minute maximum time limit per speaker will apply to all individuals speaking during "Items from the Audience/Public Comment". For non-agendized items, Planning Commissioners may briefly respond to statements made or questions posed by individuals during public comment; ask questions for clarification; direct the individual to the appropriate staff member; or request that the matter be placed on a future agenda or that staff provide additional information to Planning Commission. When members of the public address the Planning Commission, they should be as specific as possible about their concerns. If several members of the public comment on the same issue an effort should be made to avoid repetition of views already expressed.

Notice – A 90-day limit is set by law for filing challenges in the Superior Court to certain City administrative decisions and orders when those decisions or orders require: (1) a hearing by law, (2) the receipt of evidence, and (3) the exercise of discretion. The 90-day limit begins on the date the decision is final (Code of Civil Procedure Section 1094.6). Further, if you challenge a Planning Commission action in court, you may be limited, by California law, including but not limited to Government Code Section 65009, to raising only those issues you or someone else raised during the public hearing, or raised in written correspondence delivered to the Planning Commission prior to or at the public hearing.

Full copies of the agenda are available on the City's website: www.cityoftracy.org.

MEETING AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ACTIONS, BY MOTION, OF PLANNING COMMISSION PURSUANT TO AB 2449, IF ANY

ROLL CALL

MINUTES – 08.14.2024 & 08.28.2024

DIRECTOR'S REPORT REGARDING THIS AGENDA

ITEMS FROM THE AUDIENCE - *In accordance with Council Meeting Protocols and Rules of Procedure, adopted by Resolution No. 2019-240, a five-minute maximum time limit per speaker will apply to all individuals speaking during "Items from the Audience/Public Comment". For non-agendized items, Planning Commissioners may briefly respond to statements made or questions posed by individuals during public comment; ask questions for clarification; direct the individual to the appropriate staff member; or request that the matter be placed on a future agenda or that staff provide additional information to the Planning Commission.*

1. NEW BUSINESS
 - 1.A STAFF RECOMMENDS THAT THE PLANNING COMMISSION CONDUCT A PUBLIC HEARING TO SOLICIT COMMENTS ON THE DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) FOR THE SCHULTE ROAD WAREHOUSE PROJECT.
2. ITEMS FROM THE AUDIENCE
3. DIRECTOR'S REPORT
4. ITEMS FROM THE COMMISSION
5. ADJOURNMENT

Posted: October 3, 2024

Any materials distributed to the majority of the Planning Commission regarding any item on this agenda will be made available for public inspection via the City of Tracy website at www.cityoftracy.org.

**MINUTES
TRACY CITY PLANNING COMMISSION
REGULAR MEETING
AUGUST 14, 2024, 7:00 P.M.
CITY OF TRACY COUNCIL CHAMBERS
333 CIVIC CENTER PLAZA**

CALL TO ORDER

Chair Orcutt called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

Chair Orcutt led the pledge of allegiance.

ROLL CALL

Roll Call found Commissioner Atwal, Commissioner Boakye-Boateng, Commissioner English, Vice Chair Penning, and Chair Orcutt present. Also present were Bijal Patel, City Attorney; Scott Claar, Interim Planning Manager; Ben Ritchie, Consultant; and Miranda Aguilar, Administrative Assistant.

MINUTES

Chair Orcutt introduced the Regular Meeting Minutes from the July 10, 2024, Planning Commission Regular Meeting. Commissioner Boakye-Boateng brought attention to a typo in the meeting minutes.

ACTION: It was moved by Chair Orcutt and seconded by Vice Chair Penning to approve the July 10, 2024, Planning Commission Regular Meeting Minutes with the mentioned edits. A voice vote found Chair Orcutt, Vice Chair Atwal, Commissioner Boakye-Boateng, Commissioner English, and Commissioner Penning in favor. Passed and so ordered; 5-0-0-0.

DIRECTOR'S REPORT REGARDING THIS AGENDA

Scott Claar, Interim Planning Manager informed the Commission that Bijal Patel, City Attorney would be attending the meeting via Webex.

ITEMS FROM THE AUDIENCE

None.

1. NEW BUSINESS

- A. STAFF THAT THE PLANNING COMMISSION CONDUCT A PUBLIC HEARING, AND UPON ITS CONCLUSION, ADOPT A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL: (1) ADOPT A RESOLUTION APPROVING THE DOWNTOWN VISION PLAN; AND (2) ADOPT A RESOLUTION DETERMINING THAT THE DOWNTOWN VISION PLAN IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15061(B)(3).**

Scott Claar, Interim Planning Manager, introduced the Item as well as Ben Richie, Consultant.

Ben Richie, DeNovo Planning Consultant, presented staff report and questions from the Commission.

Chair Orcutt opened the Public Hearing at 7:53 p.m.

Greg Cose, Tracy resident, expressed support for different aspects of the Downtown Vision plan including the cleaning up of contaminated areas. He requested to give consideration for the parking structure and expansion.

Don Cose, Tracy resident, spoke in support of the Downtown Vision Plan.

Ross Bogan, Tracy resident, expressed support for the Downtown Vision Plan but expressed he believed that the plan did not include points to preserve the historic fabric of the City.

Pete Mitracos, Tracy resident, expressed support for the Downtown Vision Plan.

Andy Christensen, Tracy resident, expressed support for the Downtown Vision Plan and expressed mixed use would benefit the area.

Dan Schack, Tracy resident, expressed support for the Downtown Vision Plan.

Robert Tanner, Tracy resident, had some questions regarding the downtown Vision Plan.

Ken Cefalo, Tracy business owner, expressed support for the Downtown Vision Plan.

Gabriela Machuca, Tracy business owner, expressed support for the Downtown Vision Plan but also expressed concerns for businesses currently in the Downtown area.

Jennifer Moore, Tracy business owner, expressed concerns regarding the Downtown Vision Plan.

Rafael Portillo, Tracy property owner, requested more support for business owners.

Marcus Medina, via Webex, expressed support for the Downtown Vision Plan but had some questions regarding taking care of the downtown currently in place.

Seeing as no one else came forward, the Public Hearing was closed at 8:29 p.m.

Commission discussion continued.

ACTION: It was moved by Commissioner Boakye-Boateng and seconded by Commissioner English with a friendly amendment to the motion from Chair Orcutt, that the Planning Commission recommend that the City Council adopt a Resolution:

- (1) Approving the Downtown Vision Plan and adding a statement to the introduction of the Downtown Vision Plan to state that the Vision Plan is conceptual; and
- (2) Determining that the Downtown Vision Plan is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3).

A voice call vote found Chair Orcutt, Vice Chair Penning, Commissioner Atwal, Commissioner Boakye-Boateng, and Commissioner English all in favor. Passed and so ordered; 5-0-0-0.

2. ITEMS FROM THE AUDIENCE

Andy Christensen, Tracy resident, had questions regarding mixed use.

3. DIRECTOR'S REPORT

None.

4. ITEMS FROM THE COMMISSION

Chair Orcutt reminded Commissioners and Staff of the Planning Commissioner academy coming up.

Scott Claar, Interim Planning Manager confirmed the academy is coming up in March of 2025.

Miranda Aguilar, Administrative Assistant, stated all the Commissioners have all responded on the academy.

5. ADJOURNMENT

ACTION: It was moved by Chair Orcutt and seconded by Commissioner Atwal to adjourn. A voice vote found all in favor. Passed and so ordered; 5-0-0-0.

Time: 9:41 p.m.

CHAIR

STAFF LIAISON

From: [REDACTED]
To: [Public Comment](#)
Subject: Downtown Vision Plan under consideration and resolution
Date: Wednesday, August 14, 2024 5:01:42 PM

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

Caution: This is an external email. Please take care when clicking links or opening attachments.

To the City Planning Commissioners: August 14, 2024

My overall initial comments and response to my review of this Downtown Vision Plan are twofold.

First, for whom was this written and developed? So much of what is here are photos, paintings, charts, history, and analysis that have been out there for decades (albeit presented in a flattering light here). These prior studies and reports have come out repeatedly in the past 50 years talking about how to improve downtown's health and vitality. Certainly there is not that much here that the Planning Commissioners and the City Council have not already long been well exposed to. Who are the key stakeholders that are referred to and is this new information for them? Is this destined to be approved and then relegated to a file drawer somewhere with all the rest of the studies? What is there that is going to convince any new players to do anything with? How much of its 100 pages have been fully read and carefully evaluated by each planning commissioner and city council member. And who else in the community has studied this?

Second, dreaming even pipe dreaming is an enjoyable endeavor (Amphitheaters, Great Valley Park and overhead sidewalks and all). However, having noted the obstacles of the railroad's ownership, the contamination, the at least vaguely referenced probable high cost of remediation, the uncertain location of Valley Link station in the core area, and the unlikelihood that private investment can take those on, I would urge that if we're going to hire outside experts, we assign them the task of primarily finding and evaluating the methods to overcome those obstacles. I cannot see anywhere that those obstacles will be addressed successfully without vast amounts of public money. Is the Tracy public going to have confidence to back the financial commitments to be needed here? This is especially as the public sees the long struggles to provide for a water park which in a way is a bit of a-walk-in-the-park compared to the program here for the bow tie. Mostly these difficulties have always been up front when the grand visions for the bow tie and greater downtown enhancement were addressed in the past. Truly how likely and why is this vision plan going to change the direction of locating any possible Tracy Valley Link train stops to the existing transit station? What is to be done with this report? What are the objective measurements for progress achievement and when?

It says that no CEQA review is needed. Is that because such reviews are not needed for dreams? or because we know that such a thorough review will likely only show the obstacles for which little specific financially viable solution or road map is provided?

Have not the concepts of downtown design guidelines and zoning standards been

proposed multiple times over the years? What such proposed guidelines were then put in place and in what respects are they now recognized and needing of adjustment?

Thank you for your time and consideration. Guy Burns, Tracy citizen

From: [REDACTED]
To: [Public Comment](#)
Subject: Downtown Vision Plan
Date: Wednesday, August 14, 2024 6:20:46 PM

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

Caution: This is an external email. Please take care when clicking links or opening attachments.

Dear City of Tracy Planning Commission,

My name is Liz Garcia, owner of My Best Friend's Closet, a boutique that has proudly served downtown for the past 13 years.

I am writing to express my strong support for the Downtown Vision Plan currently before you. I urge you to recommend that the City Council adopt a resolution approving this plan and determine its exemption from CEQA.

Over the years, our downtown, including 10th Street, has slowly evolved into a more vibrant and welcoming hub for both locals and visitors to shop and dine. But there's still so much that needs to be done. And as our city continues to grow with the addition of new homes, it is crucial to entice Tracy residents to stay local for their shopping and dining needs.

The Downtown Vision Plan promises to enhance the aesthetics and appeal of our area, offering a significant economic boost to local businesses and encouraging residents to engage with their community. It will also enrich the quality of life for our residents by fostering a more engaging and attractive environment.

This plan represents a valuable investment not only in the visual and economic aspects of our downtown but also in our community's overall well-being. It's a win-win for everyone involved.

Thank you for considering my support.

Sincerely,
Liz Garcia
Owner, My Best Friend's Closet

**MINUTES
TRACY CITY PLANNING COMMISSION
REGULAR MEETING
AUGUST 28, 2024, 7:00 P.M.
CITY OF TRACY COUNCIL CHAMBERS
333 CIVIC CENTER PLAZA**

CALL TO ORDER

Chair Orcutt called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

Chair Orcutt led the pledge of allegiance.

ROLL CALL

Roll Call found Commissioner English, Commissioner Penning, Vice Chair Atwal, and Chair Orcutt present. Also present were Genevieve Federighi, Acting Senior Planner; Martin Vargas, Assistant Planner; and Gina Peace, Executive Assistant. Bijal M. Patel, City Attorney, was present via WebEx. Commissioner Boakye-Boateng joined the dais at 7:11 p.m.

MINUTES

None.

DIRECTOR'S REPORT REGARDING THIS AGENDA

None.

ITEMS FROM THE AUDIENCE

None.

1. NEW BUSINESS

- A. STAFF RECOMMENDS THAT THAT THE PLANNING COMMISSION CONDUCT A PUBLIC HEARING, AND UPON ITS CONCLUSION, ADOPT A RESOLUTION: (1) APPROVING A DEVELOPMENT REVIEW PERMIT, APPLICATION NUMBER D24-0006, FOR THE INSTALLATION OF TWO MODULAR BUILDINGS AND RELATED SITE IMPROVEMENTS; (2) GRANTING A CONDITIONAL USE PERMIT, APPLICATION NUMBER CUP24-0002, TO EXPAND THE EXISTING SCHOOL, ON A 5.34-ACRE DEVELOPED SITE LOCATED AT 1635 CHESTER DRIVE, ASSESSORS PARCEL NUMBER 232-150-32; (3) DETERMINING THAT THE PROJECT MAY UTILIZE JOINT-USE PARKING FACILITIES TO SATISFY MINIMUM PARKING REQUIREMENTS, DUE TO THE SCHOOL BEING PRIMARILY A DAYTIME (WEEKDAY) USE AND THE CHURCH BEING PRIMARILY A NIGHTTIME AND/OR SUNDAY (WEEKEND) USE; AND (4) DETERMINING THAT THIS PROJECT IS CATEGORICALLY EXEMPT FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15314, PERTAINING TO MINOR ADDITIONS TO SCHOOLS.**

THE APPLICANT IS ROD THOMPSON, AND THE PROPERTY OWNER IS ST. PAUL'S EVANGELICAL LUTHERAN CHURCH.

Martin Vargas, Assistant Planner, presented staff report and answered questions from the Commission.

Doug Davis, architect for the Project, addressed the Commission.

Chair Orcutt opened the Public Hearing at 7:12 p.m.

Pastor Calvin Waetzig, Senior Pastor, St. Paul's Lutheran Church, addressed the Commission, giving a brief history of the church and school, and expressing his support of the Project.

Dave Weaver, resident on Waverly Court, expressed concern about traffic congestion and noise.

Pam McCain, 31-year Tracy resident and Admissions Coordinator & Office Manager at Bella Vista Christian Academy, responded to neighbors' noise concerns, and spoke about Bella Vista's involvement in the community.

Boo Mariano-Junqueiro, 58-year Tracy resident, responded to Mr. Weaver's noise concern, and in support of the Project.

Michael DeLashnutt, Music Teacher at Bella Vista Christian Academy, addressed the Commission in support of the Project.

Seeing as no one else came forward, Chair Orcutt closed the Public Hearing at 7:35 p.m.

Vice Chair Penning asked about the timing of the Project. Pastor Waetzig shared that they will have the modulars installed and ready for the new school year, by July of 2025.

Commissioner Boakye-Boateng asked about how many students will be added as a result of the new classrooms being added. Pam McCain, Admissions Coordinator & Office Manager at Bella Vista Christian Academy shared that the current enrollment at Bella Vista is 237 students, with an average class size of 18-20 students.

Chair Orcutt shared that his children attended Bella Vista many years ago, but per Bijal Patel, City Attorney, because Chair Orcutt had no current ties, financial or otherwise, to the school or to the church, there was no conflict of interest.

Commissioner Atwal asked about the zoning of the property and when the first CUP (Conditional Use Permit) was approved. Martin Vargas, Assistant Planner, shared that the property was zoned LDR (Low Density Residential) and the original CUP was approved in 1963.

Additional discussion continued.

ACTION: It was moved by Commissioner Atwal and seconded by Vice Chair Penning that the Planning Commission adopt a Resolution:

- (1) Approving a development review permit (D24-0006) for the installation of two modular buildings and related site improvements on a 5.34-acre developed site located at 1635 Chester Drive, Assessors Parcel Number 232-150-32;
- (2) Granting a conditional use permit (CUP24-0002) to allow the addition of four classrooms for educational purposes at an existing school at 1635 Chester Drive, Assessors Parcel Number 232-150-32;
- (3) Determining that the project may utilize joint use parking facilities to satisfy minimum parking requirements, due to the school being primarily a daytime (weekday) use and the church being primarily a nighttime and/or Sunday (weekend) use, in accordance with Tracy Municipal Code Section 10.08.3460 (J); and
- (4) Determining that this project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15314, pertaining to minor additions to schools.

A roll call vote found Chair Orcutt, Vice Chair Penning, Commissioner Atwal, Commissioner Boakye-Boateng, and Commissioner English all in favor. Passed and so ordered; 5-0-0-0.

2. ITEMS FROM THE AUDIENCE

None.

3. DIRECTOR'S REPORT

None.

4. ITEMS FROM THE COMMISSION

Chair Orcutt commended Martin Vargas, Assistant Planner, on his first presentation to the Commission.

5. ADJOURNMENT

ACTION: It was moved by Chair Orcutt and seconded by Vice Chair Penning to adjourn. A voice vote found all in favor. Passed and so ordered; 5-0-0-0.

Time: 7:49 p.m.

CHAIR

STAFF LIAISON



PLANNING COMMISSION STAFF REPORT

Item No. 1.A

DATE	October 9, 2024
TITLE	Public Hearing to solicit comments on the Draft Environmental Impact Report (DEIR) for the Schulte Road Warehouse project
LOCATION	16286 West Schulte Road (APN: 209-110-11)
APPLICATION TYPE	Proposed Annexation/Pre-zoning and Development Review Permit
CEQA STATUS	Draft Environmental Impact Report (DEIR) is currently undergoing the mandatory 45-day public review period
PROJECT PLANNER	Scott Claar (209) 831-6429 scott.claar@cityoftracy.org

RECOMMENDATION

Staff recommends that the Planning Commission conduct a public hearing to solicit comments on the Draft Environmental Impact Report (DEIR) for the Schulte Road Warehouse project.

PROJECT DESCRIPTION

The City of Tracy, as the Lead Agency, has prepared a Draft Environmental Impact Report (DEIR) to evaluate potential environmental impacts related to the proposed Schulte Road Warehouse project. A copy of the DEIR can be found at <https://www.cityoftracy.org/home/showpublisheddocument/18552/638605405008600000>.

The applicant, PDC Sacramento LPIV, LLC, is proposing to annex 21.92 acres of land for the development of up to 217,466 square feet (sf) of industrial uses known as the Schulte Road Warehouse project, application numbers AP21-0001 and D21-0020. The project is located at 16286 West Schulte Road and is located within the City's Sphere of Influence, as shown in Attachment A, Location Map.

The 217,466 sf warehouse would include 206,593 sf of warehouse uses and 10,873 sf of office space. The City's General Plan land use designation for the Project site is Industrial. Specific uses allowed in the industrial category range from flex/office space to manufacturing to warehousing and distribution. Although the tenant(s) of the proposed warehouse are unknown at this time, the analysis in the DEIR assumes that business operations could occur 24 hours per day. No cold storage facilities or uses will be allowed on-site. The proposed warehouse would include 31 dock level doors on the eastern side of the building. The maximum height of the one-story warehouse would be 42.6 feet, with the majority of the building at 40 feet. Landscaping would be provided throughout the site.

The project applications include annexation of the site into the City limits and rezoning the site as Light Industrial (M1) Zone (Application Number AP21-0001). The project also includes a development review permit application (D21-0020) for construction of the warehouse project.

The City is soliciting comments from public agencies, organizations, and members of the public regarding the findings of the DEIR, along with environmental issues and project alternatives which are addressed in the DEIR. Pursuant to the California Environmental Quality Act (CEQA) Section 15105, the required 45-day public review and comment period has been established, which concludes on October 14, 2024. Notification of that review and comment period was provided on the City's website, published in the Tracy Press, and mailed to neighboring property owners, trustee and responsible agencies, and to the City's CEQA interested parties list. The EIR itself, along with the technical appendices has been posted on the City's website, and hard copies have been available at the Tracy Branch Library and City Hall since August 30, 2024.

As part of the DEIR review process, staff is bringing this matter before the Planning Commission at the October 9, 2024 meeting to collect comments on the DEIR. While not required, it is the City's practice to provide this additional method for interested parties and the public to provide comments on the DEIR.

Project DEIR

The DEIR for the project analyzes the following topical areas, as prescribed by CEQA, Appendix G:

- Aesthetics and Visual Resources
- Agriculture Resources
- Air Quality
- Biological Resources
- Cultural and Tribal Resources
- Geology and Soils
- Greenhouse Gas Emissions, Climate Change and Energy
- Hazards/Hazardous Materials
- Hydrology and Water Quality
- Land Use
- Noise
- Public Services
- Transportation and Circulation
- Utilities

Several impacts have been identified in the DEIR which, unless mitigated, could result in potentially significant environmental impacts. As a result, there are several mitigation measures which are included in the DEIR to mitigate impacts identified in the areas of hydrology and water quality, land use, public service, and utilities. There are also issue areas which, even with application of mitigation measures, would remain as causing significant and unavoidable impacts, including topical areas of aesthetics, agricultural resources, air quality, biological resources, cultural and tribal resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, noise, and transportation and circulation.

Next Steps

Following the DEIR comment period, the City's environmental consultant for the project, De Novo Planning Group, will address all comments received within a Final EIR. The full project will then be brought before the Planning Commission at a public hearing, where the Commission will

be asked to make a recommendation on EIR certification and on the project development applications, including annexation/prezoning and a Development Review Permit, to the City Council.

SUMMARY

The requested public hearing is intended to solicit public comments on the DEIR for the Schulte Road Warehouse project. No Planning Commission action is necessary for this agenda item. Staff recommends that the Planning Commission open the public hearing and receive comments from the public on the DEIR for the Schulte Road Warehouse project.

ATTACHMENTS

A – Location Map

Attachment A

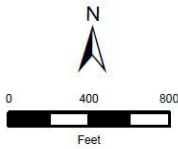


Project Location

LEGEND

-  Project Site/ Annexation Area
-  Development Area
-  Williams Communication Parcel, not to be developed
-  Tracy City Limits
-  Tracy Sphere of Influence

Sources: San Joaquin County GIS, ArcGIS Online World Imagery Map Service(10/22/2020).
Map date: December 10, 2021



**CITY OF TRACY
SCHULTE ROAD WAREHOUSE PROJECT**

Figure 2.0-3. Aerial View of Project Site