



APPLICATION REFERRAL:

Staff Review with Notice

Project Planner: Alisa Goulart Phone: (209) 468-0222 Fax: (209) 468-3163 Email: alisa.goulart@sjgov.org

The following project has been filed with this Department: **APPLICATION NUMBER: PA-2400431 (MS)**

PROPERTY OWNER: Holy Commerce Center LLC
21 Lafayette Circle, Ste.200
Lafayette, CA 94549

APPLICANT: Steve Cortese
21 Lafayette Circle, Ste.200
Lafayette, CA 94549

PROJECT DESCRIPTION: A Minor Subdivision application to subdivide a 122.25 acre lot into 4 lots and a Designated Remainder. Lot 1 to contain 11.14 acres. Lot 2 to contain 4.63 acres. Lot 3 to contain 12.38 acres. Lot 4 to contain 32.38 acres. The Designated Remainder to contain approximately 62 acres. Lot 1 and the Designated Remainder are accessed from S. Holly Drive. Lot 3 is accessed from Arbor Avenue. Lots 2 and 3 are landlocked. Access for Lots 2 and 3 must be provided. Parking for all lots is contained on Lot 4. All lots receive water from the City of Tracy and utilize on site septic systems. Stormwater drainage is into Sugar Cut. This parcel is not under Williamson Act contract.

The Property is zoned I-G (General Industrial) and the General Plan designation is I/G (General Industrial).

PROJECT LOCATION: The project site is on the east side of S. Holly Drive, Tracy.. (APN/Address: 212-160-20 / 20512 S. Holly Dr., Tracy) (Supervisory District: 5)

ENVIRONMENTAL DETERMINATION: This project as described is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15315, and a Notice of Exemption will be filed if the project is approved.

APPLICATION REVIEW: Recommendations and/or comments on this project must be submitted to the Community Development Department no later than May 28, 2025. Recommendations and/or comments received after that date may not be considered in staff's analysis.

AGENCY REFERRALS MAILED ON: April 30, 2025

TO:

SJC Supervisor: District 5

SJC Assessor

SJC Building Division / Plan Check

SJC Environmental Health

SJC Fire Prevention Bureau

SJC Mosquito Abatement

SJC Public Works

Buena Vista Rancheria

SJC Sheriff Communications Director

CA Fish & Wildlife Region: 3

CA Native American Heritage Commission

Federal Emergency Management Agency

US Fish & Wildlife

San Joaquin Council of Governments

PG&E

Tracy Unified

United Auburn Indian Community

Precissi Flying Service

Tracy Rural Fire District

City of Tracy- Dev Services-Planning

North Valley Yokuts Tribe

Air Pollution Control District

Reclamation District No.1007