



## APPLICATION REFERRAL:

### Staff Review with Notice

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The following project has been filed with this Department: **APPLICATION NUMBER:** PA-2400035 (A)

**PROPERTY OWNER:** Teichert Land Co Corp  
P.O. Box 15002  
Sacramento, CA 95851

**APPLICANT:** Copart INC.  
14185 Dallas Parkway #300  
Dallas, TX 75254

**PROJECT DESCRIPTION:** A Administrative Use Permit application to develop an online automotive auction facility. The improvements include the construction of a 7,200 square foot office building, and grading for vehicle storage and parking. 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 south of West Linne Road, 2,601 feet east of Tracy Boulevard, Tracy. (APN/Address: 253-120-48 / 9500 W Linne Road. Tracy) (Supervisory District: 5)

**ENVIRONMENTAL DETERMINATION:** This project as described is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303, 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 June 18, 2025. Recommendations and/or comments received after that date may not be considered in staff's analysis.

**AGENCY REFERRALS MAILED ON:** May 21, 2025

#### TO:

SJC Supervisor: District 5  
SJC Building Division / Plan Check  
SJC Environmental Health  
SJC Fire Prevention Bureau  
SJC Public Works  
SJC Mosquito Abatement  
SJC Sheriff Communications Director  
SJC Assessor  
San Joaquin Council of Governments  
Banta-Carbona Irrigation District  
Union Pacific Railroad  
Buena Vista Rancheria  
Airport Land Use Commission  
CA Dept. of Motor Vehicles

Caltrans – District 10  
CA Highway Patrol  
PG&E  
Caltrans Division of Aeronautics  
California Tribal TANF Partnership  
CA Native American Heritage Commission  
FAA – Airports District Office  
California Valley Miwok Tribe  
US Fish & Wildlife Service ESP  
US Army Corps of Engineers Regulator  
Air Pollution Control District  
Building Industry Association Of the Delta  
Tracy Municipal Airport

Tracy Rural Fire District  
AT&T  
United Auburn Indian Community  
Tracy Joint Unified School District  
Haley Flying Service  
North Valley Yokuts Tribe  
Precissi Flying Service  
Sierra Club  
CA Fish & Wildlife Region: 3  
FEMA Zone 9  
Jefferson Elementary School District  
Builders Exchange of Stockton  
Carpenter Union