



**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 Sheriff Communications Director	United Auburn Indian Community
SJC Assessor	CA Fish & Wildlife Region: 3	Precissi Flying Service
SJC Building Division / Plan Check	CA Native American Heritage Commission	Tracy Rural Fire District
SJC Environmental Health	Federal Emergency Management Agency	City of Tracy- Dev Services-Planning
SJC Fire Prevention Bureau	US Fish & Wildlife	North Valley Yokuts Tribe
SJC Mosquito Abatement	San Joaquin Council of Governments	Air Pollution Control District
SJC Public Works	PG&E	Reclamation District No.1007
Buena Vista Rancheria	Tracy Unified	