



# Community Development Department

Planning · Building · Code Enforcement · Fire Prevention

Jennifer Jolley, Director

Eric Merlo, Assistant Director

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## APPLICATION REFERRAL: Staff Review with Notice

## Pre-Application

Project Planner: Jessica Leal Phone: (209) 468-3140 Fax: (209) 468-3163 Email: jleal@sjgov.org

The following project has been filed with this Department: **APPLICATION NUMBER: PA-2500212 (Pre-App, A)**

<b>PROPERTY OWNER:</b>	Anthony Michael Souza and Cynthia Ann Souza Trust 6000 W Linne Rd Tracy, CA 95304	<b>APPLICANT:</b>	Mike Souza 6000 W Linne Rd Tracy, CA 95304
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**PROJECT DESCRIPTION:** A Administrative Use Permit pre-application for a stable. The stable is proposed to include enclosed stalls for up to 20 horses, 10 for off-site owners and 10 for the owners of the property, and an arena area. Boarders will visit the property 1-2 times a week. The parcel is served by on-site well and septic, and natural drainage. The parcel is accessed from West Linne Road. The parcel is under Williamson Act contract.

The Property is zoned AG-40 (General Agriculture, 40-acre minimum) and the General Plan designation is A/G (General Agriculture).

**PROJECT LOCATION:** The project site is on the south side of West Linne Road, 1 mile east of South Chrisman Road, Tracy. (APN/Address: 253-330-40 / 6000 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 15301, 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 October 13, 2025. Recommendations and/or comments received after that date may not be considered in staff's analysis.

**AGENCY REFERRALS MAILED ON:** September 15, 2025

<b>TO:</b>	SJC Supervisor: District 5	SJC Sheriff Communications Director	Banta-Carbona Irrigation District
	SJC Agricultural Commissioner	SJC Public Works	Tracy Rural Fire District
	SJC Building Division / Plan Check	SJC Animal Control	Tracy Unified School District
	SJC Environmental Health	SJC Assessor	PG&E
	SJC Fire Prevention Bureau	CA Dept. of Conservation	Farm Bureau