



Community Development Department

Planning · Building · Code Enforcement · Fire Prevention

Jennifer Jolley, Director

Eric Merlo, Assistant Director

Tim Burns, Code Enforcement Chief

Corinne King, Deputy Director of Planning

Jeff Niemeyer, Deputy Director of Building Inspection

APPLICATION REFERRAL: Staff Review with Notice

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-2600008 (A)**

PROPERTY OWNER:	A. Michael & Cynthia Souza Trust 6000 W Linne Rd Tracy, CA 95304	APPLICANT:	Mike Souza 6000 W Linne Rd Tracy, CA 95304
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PROJECT DESCRIPTION: A Administrative Use Permit application for a stable. The project is to include the use of an existing 2,400 square foot livestock stalls for up to 20 horses, an existing 850 square foot barn, and an outdoor arena area. 10 stalls are proposed for public use, and 10 stalls will be reserved for private use by the property owner. 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 Rd, 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 (Phone: [209] 468-3140 or via email at jleal@sjgov.org) no later than April 14, 2026. Recommendations and/or comments received after that date may not be considered in staff's analysis.

AGENCY REFERRALS MAILED ON: March 17, 2026

TO:		
SJC Supervisor: District 5	SJC Animal Control	Tracy Unified School District
SJC Building Division / Plan Check	San Joaquin Council of Governments	Tracy Rural Fire District
SJC Environmental Health	Air Pollution Control District	Banta-Carbona Irrigation District
SJC Fire Prevention Bureau	CA Dept. of Conservation	Jefferson Elementary School District
SJC Public Works	CA Fish & Wildlife Region: 3	Farm Bureau
SJC Sheriff Communications Director	CA Native American Heritage Commission	Sierra Club
SJC Assessor	CA Food & Agriculture	California Tribal TANF Partnership
SJC Mosquito Abatement	US Fish & Wildlife	California Valley Miwok Tribe
SJC Agricultural Commissioner	FEMA Zone 9	PG&E
North Valley Yokuts Tribe	United Auburn Indian Community	Buena Vista Rancheria