



# 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-2600080**

**PROPERTY OWNER:** Holly Commerce Center LLC  
21 Lafayette Cir. Ste 200  
Lafayette, CA 94549

**APPLICANT:** Louie Bautista  
18650 MacArthur Blvd, Suite 250  
Irvine, CA 92612

**PROJECT DESCRIPTION:** A Administrative Use Permit application for a 100,665 square-foot speculative (“spec”) shell warehouse building under the Use Type: Warehouse, Storage, and Distribution; Indoor. The project also includes speculative office tenant improvements, site grading, fencing, trash enclosures, electrical and fire pump rooms, site and building lighting, dock levelers, vehicle parking, installation of electrical transformers, and landscaping and leach field improvements. Site access is proposed from Arbor Road, a county-maintained road, and a private road off Sugar Road. The project site will be served by private sewer, stormwater, and water systems. The parcel is not under a 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 a 110-acre parcel located north of Arbor Road and on both sides of Sugar Road, with Holly Drive running north–south through the northern portion of the project site. (APN/Address: 212-160-02 / 9215 W. Arbor Ave., Tracy) (Supervisorial District: 5)

**ENVIRONMENTAL DETERMINATION:** This project as described is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061 (b)(3), 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 May 21, 2026. Recommendations and/or comments received after that date may not be considered in staff’s analysis.

**AGENCY REFERRALS MAILED ON:** April 23, 2026

<b>TO:</b>		
SJC Assessor	City of Tracy Building/Fire Prevention	Sharpe Defense Depot- Master Planning
SJC Building Division / Plan Check	City of Tracy - Planning	Sharpe Army Fire Department
SJC Code Enforcement	Air Pollution Control District	Tracy Rural Fire
SJC Environmental Health	San Joaquin Council of Governments	PG&E- Planning Division
SJC Fire Prevention Bureau	Delta Protection Commission	Tracy Unified Joint School District
SJC Mosquito Abatement	Delta Stewardship Council	Reclamation District 1007
SJC Public Works	CA Fish & Wildlife Region: 3	Builders Exchange
SJC Sheriff Communications Director	CA Native American Heritage Commission	Building Industry Association
SJC Supervisor: District 5	US Fish & Wildlife	Carpenters Union
City of Tracy Dev. Services- Engineering	Federal Emergency Management Agency	Sierra Club
CA Tribal TANF Partnership	North Valley Yokuts Tribe	CA Valley Miwok Tribe
Buena Vista Rancheria	United Auburn Indian Community	Delta Keeper