

**CITY OF TRACY  
COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT  
DIRECTOR PUBLIC HEARING**

The City of Tracy Planning Division will conduct a Public Hearing on **Wednesday, February 19, 2025, at 3:00 p.m.**, or as soon after as possible, in Conference Room 203, located on the 2<sup>nd</sup> floor of City Hall, 333 Civic Center Plaza, Tracy, to consider and take action on:

**Application D24-0019: Tracy Hills Phase 2B(1) Villages 11-14 Architecture –**

(1) Approve a Development Review Permit, Application Number D24-0019, for the architectural design of 326 single-family dwellings in Tracy Hills Phase 2B(1), Villages 11-14, located south of I-580 and west of Corral Hollow Road, Assessor's Parcel Numbers 251-06-024, 251-06-032, and 251-06-034; and (2) determine the project is consistent with the Tracy Hills Environmental Impact Report (EIR) certified on April 5, 2016. In accordance with California Environmental Quality Act (CEQA) Guidelines Section 15183, no further environmental assessment is required.

The Applicant and Property Owner is Lennar Homes of California LLC.

*The Project Planner is Christina Delgadillo, Assistant Planner, (209) 831-6433, [christina.delgadillo@cityoftracy.org](mailto:christina.delgadillo@cityoftracy.org).*

All interested persons are invited to participate by:

- joining the meeting via Microsoft Teams by:
  - viewing the Public Hearing Login information at <https://www.cityoftracy.org/government/public-notice>; or
  - visiting the Microsoft Teams website at <https://www.microsoft.com/microsoft-teams/join-a-meeting> and using the following Meeting ID: **232 751 320 646** and Passcode: **6Bp2Yg6u**; or
  - calling the Microsoft Teams teleconference line at (209) 425-4338 Conference ID: **174 707 871#** to submit statements orally during the meeting; or
- submitting comments in writing before the meeting by sending written statements to [publiccomment@cityoftracy.org](mailto:publiccomment@cityoftracy.org).

Should you decide to challenge the decision of the Director, you may be limited to those issues that were raised for consideration at the hearing.

Information concerning this matter may be obtained on the City's website **at the end of the prior week** at the following page: <https://www.cityoftracy.org/our-city/departments/planning/director-hearings>, by visiting the Community and Economic Development Department at 333 Civic Center Plaza, or by calling (209) 831-6400.

Forrest Ebbs  
Community & Economic Development Director