

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

The City of Tracy Community and Economic Development Director will conduct a Public Hearing on **Wednesday, May 28, 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 EPBC25-0001: Ellis Avenues Architectural Design Review** – Public hearing to consider (1) approving the Ellis Pattern Book Certification, Application Number EPBC25-0001, for the architectural design and development plan for a 104-lot portion of the Ellis residential subdivision known as The Avenues on a 95.65-acre site located south of W. Valpico Road, Assessor's Parcel Number 240-140-05 and 240-140-49; and (2) determining that this project is consistent with the Avenues Mitigated Negative Declaration (MND), adopted by City Council on September 4, 2018 (Resolution No. 2018-180), and no additional environmental documentation is required.

**The Applicant is Tauni Fessler, and the Property Owner is Woodside 05N, LP.**

*The Project Planner is Martin E. Vargas, Assistant Planner, (209) 831-6438, [martin.e.vargas@cityoftracy.org](mailto:martin.e.vargas@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: 290 131 759 611 8 and Passcode: z2qf6zN7; or
  - calling the Microsoft Teams teleconference line at (209) 425-4338 Conference ID: **162 719 710#** 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 on **May 28, 2025** 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

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