

**CITY OF TRACY  
PLANNING COMMISSION  
PUBLIC HEARING**

The City of Tracy Planning Commission will conduct a Public Hearing on **Wednesday, June 25, 2025, at 7:00 p.m.**, or as soon after as possible, in the Tracy City Council Chambers, 333 Civic Center Plaza, Tracy, to consider and take action on:

**Application: Tracy Hills Phase 1C - Specific Plan Amendment (SPA22-0001) and Vesting Tentative Subdivision Map (TSM22-0001)** – (1) Recommending the City Council approve an amendment to the Tracy Hills Specific Plan modifying development standards and adding Appendix F for Tracy Hills 1C design standards; (2) Recommending the City Council approve a Vesting Tentative Subdivision Map for the Tracy Hills Phase 1C project (APN: 251-040-08 and 251-040-19) to create 289 single family lots with associated home owner's association parcels and public space areas; and (3) Recommending the City Council determine that the Tracy Hills Phase 1C project is consistent with the Environmental Impact Report (EIR) that was certified by the City Council on April 5, 2016 for the Tracy Hills Specific Plan and therefore, in accordance with the provisions of the California Environmental Quality Act (CEQA) and CEQA Guidelines Sections 15162 and 15168(c)(2), no further environmental review is necessary.

**The Applicant and Property Owner is Integral Communities / Tracy Phase 1B, LLC**

*The Project Planner is Craig Hoffman, Senior Planner, (209) 831-6426,  
[craig.hoffman@cityoftracy.org](mailto:craig.hoffman@cityoftracy.org).*

The City of Tracy will allow for remote participation at the upcoming Planning Commission meeting on Wednesday, June 25, 2025.

All interested persons may submit statements in writing via e-mail to [publiccomment@cityoftracy.org](mailto:publiccomment@cityoftracy.org) before the start of the Planning Commission meeting at 7:00 p.m. Please identify this item in the subject line of your e-mail; or submit statements orally by visiting the City's WebEx Event at <http://cityoftracyevents.webex.com> and using the following Event Number: **2557 289 2646** and Event Password: **Planning**; or via phone by dialing (408) 418-9388, Access code: 2557 289 2646, during the public comment portion of this item.

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

Information concerning this matter may be obtained at the Community and Economic Development Department at 333 Civic Center Plaza, or by calling (209) 831-6400.

Forrest Ebbs  
Community & Economic Development Director