

**CITY OF TRACY
PLANNING COMMISSION
PUBLIC HEARING**

The City of Tracy Planning Commission will conduct a Public Hearing on **Wednesday, July 23, 2025, at 7:00 p.m.**, or as soon after as possible, in the City of Tracy Transit Station, Room 103/104, 50 E. 6th Street, 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.*

This Planning Commission meeting is being held in the City of Tracy Transit Station, Room 103/104, because the Tracy City Council Chambers is not available due to a remodel project. Remote participation via Webex will not be available for this meeting due to technical limitations in the facility.

All interested persons may submit statements in writing via e-mail to 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.

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