

**CITY OF TRACY CITY COUNCIL
PUBLIC HEARING**

The City of Tracy City Council will conduct a Public Hearing on **Tuesday, September 2, 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.*

The City of Tracy will allow for remote participation at the upcoming City Council meeting on Tuesday, September 2, 2025.

All interested persons may submit statements in writing via email to publiccomment@cityoftracy.org before the start of the Council meeting at 7:00 p.m. Please identify this item in the subject line of your email; or submit statements orally by visiting the City's WebEx Event at <https://cityoftracyevents.webex.com> and using the following Event Number: **2559 634 1453** and Event Password: **TracyCC** (8722922 when dialing from a phone or video system); or via phone by dialing (408) 418-9388, Access code: **2559 634 1453**, during the public comment portion of this item.

Should you decide to challenge the decision of the City Council, 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.

APRIL B. A. QUINTANILLA
City Clerk