

**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, December 3, 2025, at 1:00 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 EPBC25-0003: Ellis Village Center Design Review** – Public hearing to consider (1) approving the Ellis Pattern Book Certification, Application Number EPBC25-0003, for the construction of one commercial building, totaling approximately 4,517 square feet, and related site improvements on a portion of a 6.45-acre site, known as the Ellis Village Center, located at the southwest corner of Ellis Town Drive and S. Corral Hollow Road, Assessor's Parcel Number 240-140-68; and (2) determining that this project is consistent with Ellis Specific Plan (ESP) Environmental Impact Report (EIR), certified by City Council on January 22, 2013, for the Modified Ellis Project, which included the Modified Ellis Specific Plan (SCH#2012022023). Pursuant to CEQA Guidelines Section 15162 and Public Resources Code Section 21166, no additional environmental documentation is required.

**The Applicant is Regency Centers, and the Property Owner is Surland.**

*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: 262 995 531 921 74 and Passcode: Ky9Vb7xM; or
  - calling the Microsoft Teams teleconference line at (209) 425-4338 Conference ID: **336 684 810#** 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 **December 3, 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