

CITY OF TRACY PLANNING COMMISSION
PUBLIC HEARING

The City of Tracy Planning Commission will conduct a Public Hearing on **Wednesday, September 22, 2021, at 7:00 p.m.** or as soon after as possible, in the Tracy Council Chambers, 333 Civic Center Plaza, to consider the following:

ZA20-0001 and SPA20-0006: City-Initiated Zone Text Amendment and I-205 Specific Plan Amendment

Public hearing to consider an amendment to the Tracy Municipal Code, Chapter 10.08, Zoning Regulations, Sign Ordinance (Article 35) and the I-205 Specific Plan to add definitions and regulations for digital freeway signs, and to amend the City's sign regulations to reflect new content-neutral industry standards, including the adoption of an Initial Study, Mitigated Negative Declaration pursuant to CEQA Guidelines Section 15074. *The Project Planner is Victoria Lombardo, Senior Planner, (209) 831-6428, Victoria.lombardo@cityoftracy.org*

Application Numbers GPA21-0001, SPA21-0003, and TSM20-0003: Tracy Hills Phase 2 Project – Applicant is John Palmer

Public Hearing to consider the Tracy Hills Phase 2 Project, which includes a proposed General Plan Amendment, a Tracy Hills Specific Plan Amendment, and a Vesting Tentative Subdivision Map to create 1,517 single-family residential lots and various other parcels on approximately 1,143 acres located in the vicinity of Corral Hollow Road south of I-580. An Environmental Impact Report (EIR) was certified by the City Council on April 5, 2016 for the Tracy Hills Specific Plan. An Addendum to the EIR has been prepared for the Tracy Hills Phase 2 Project consistent with the requirements of California Environmental Quality Act (CEQA) Guidelines Section 15162 and 15164. *The Project planner is Scott Claar, Senior Planner, (209) 831-6429, or email Scott.Claar@cityoftracy.org.*

In accordance with the guidelines provided in Executive Order N-29-20 on social distancing measures, the City of Tracy will allow for remote participation at the upcoming Planning Commission meeting on September 22, 2021.

All interested persons may submit statements in writing via email to publiccomment@cityoftracy.org **before the start of the Commission 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: **2554 448 6314** and Event Password: **Planning**.

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 Department of Development Services, (209) 831-6400.

William Dean
Interim Director, Development Services