

CITY OF TRACY PLANNING COMMISSION  
PUBLIC HEARING

The City of Tracy Planning Commission will conduct a Public Hearing on **Wednesday, January 24, 2024, at 7:00 p.m.** or as soon after as possible, in the Tracy City Council Chambers, 333 Civic Center Plaza, Tracy, to consider the following:

**APL23-0003: Appeal of City Engineer's Decision on TSM23-0002 – Appeal was filed by Lennar Homes, joined by Tracy Phase 1B, LLC and The KT Project Owner, LLC** – Public hearing to consider (1) an appeal of the City Engineer's decision that based on the plain language of the California Subdivision Map Act the City cannot process Application Number TSM23-0002, which requested an amendment to Tracy Hills KT-Hillview Project Vesting Tentative Subdivision Map Condition of Approval B.8 regarding the timing of completion of the KT-Hillview park; and (2) determining that the decision on this project is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15270, Projects Which Are Disapproved. The Tracy Hills KT-Hillview project is located in the vicinity of Tracy Hills Drive, east of Corral Hollow Road. *Project Planner is Scott Claar, Senior Planner, (209) 831-6429, scott.claar@cityoftracy.org.*

The City of Tracy will allow for remote participation at the upcoming Planning Commission meeting on January 24, 2024.

All interested persons may submit statements in writing via email to [publiccomment@cityoftracy.org](mailto: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: **2551 988 1817** and Event Password: **Planning**; or via phone by dialing (408) 418-9388, Access code: 2551 988 1817, 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 Department of Development Services, 333 Civic Center Plaza, or at (209) 831-6400.

Karin Schnaider  
Assistant City Manager

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**APL23-0002: Appeal of City Engineer's Decision on TSM23-0001 – Appeal was filed by Lennar Homes, joined by Tracy Phase 1B, LLC and The KT Project Owner, LLC** – Public hearing to consider (1) an appeal of the City Engineer's decision that based on the plain language of the California Subdivision Map Act the City cannot process Application Number TSM23-0001, which requested an amendment to Tracy Hills Phase 1B Vesting Tentative Subdivision Map Condition of Approval B.9.a regarding the timing of completion of the Phase 1B park; and (2) determining that the decision on this project is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15270, Projects Which Are Disapproved. Tracy Hills Phase 1B is located in the vicinity of Tracy Hills Drive and Ironwood Avenue. *Project Planner is Scott Claar, Senior Planner, (209) 831-6429, [scott.claar@cityoftracy.org](mailto:scott.claar@cityoftracy.org).*

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