

CITY OF TRACY
COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
DIRECTOR PUBLIC HEARING

The City of Tracy Planning Division will conduct a Director Determination Public Hearing on **May 7, 2024, at 2:00 p.m.**, or as soon after as possible, in Conference Room 120, located on the 1st floor of City Hall, 333 Civic Center Plaza, Tracy, to consider and take action on:

Application D23-0016: New Quick-Serve Restaurant – Taco Bell – Public hearing to consider approving a Development Review Permit, Application Number D23-0016, (hereinafter “Project”), to (1) construct a new 1,692 square foot quick-serve restaurant and related site improvements including 13 parking spaces, new landscaping and other on-site improvements on a 0.45-acre vacant site located at 1102 N. International Parkway, Accessors Parcel Number 209-480-05 ; and (2) determining that this project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15162, which pertains to individual activities, such as the proposed Project, being carried out under the same authorizing statutory or regulatory agency of an approved Program EIR, such as the Cordes Ranch Specific Plan (CRSP) EIR and as defined under Section 15168.(c) et seq., and pursuant to CEQA Guidelines Section 15162 no subsequent EIR shall be prepared for a project that has a certified EIR, unless substantial evidence has been determined.

Applicant is the Rozanne Berlien of the Commercial Permit Group, and the Property Owner is R&B Delta II, LLC.

The Project Planner is Ilse Lopez-Narvaez, Assistant Planner, (209) 831-6464, ilse.lopez-narvaez@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
 - [Click here to join the meeting](#); or
 - visiting the Microsoft Teams website at <https://www.microsoft.com/microsoft-teams/join-a-meeting> and using the following Meeting ID: 240 798 063 018 and Passcode: Znm3Ce; or
 - calling the Microsoft Teams teleconference line at (209) 425-4338 Conference ID: **567 571 108#** to submit statements orally during the meeting; or
- submitting comments in writing before the meeting by sending written statements to 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 May 2, 2024 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