

**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 **Tuesday, September 24, 2024, at 4:00 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 D24-0012: Three CNG Dispenser Installation and Equipment Enclosure Addition** – Public hearing to consider (1) approving a Development Review Permit, Application Number D24-0012, for the installation of three compressed natural gas (CNG) dispensers, the construction of an equipment enclosure and related site improvements on a 3.95-acre site located at 3940 N. Tracy Boulevard, Assessor's Parcel Number 212-200-04; and (2) determining that this project is categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines section 15311, pertaining to the construction of minor structures accessory to existing commercial facilities.

**The Applicant is Robert Picard, and the Property Owner is H&S Energy LLC.**

*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: 281 913 865 428 and Passcode: reUMGN; or
  - calling the Microsoft Teams teleconference line at (209) 425-4338 Conference ID: **236 148 097#** 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 **September 19, 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

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**Application D24-0016: Island Gourmet Market and Deli** – Public hearing to consider (1) approving a Development Review Permit, Application Number D24-0016, for the construction of a 4,868 sq. ft. market/deli building with associated parking lot, landscaping and other site improvements on a 0.50-acre site located at 1450 W. 11<sup>th</sup> Street, Assessor's Parcel Number 234-050-03 and -04; and (2) determining that this project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15303, pertaining to the new construction of commercial structures.

**The Applicant is Dan Schack, and the Property Owners are Virgilio and Eleanor Escobar.**

*The Project Planner is Craig Hoffman, Senior Planner, (209) 831-6426, [craig.hoffman@cityoftracy.org](mailto:craig.hoffman@cityoftracy.org).*

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