

**CITY OF TRACY  
COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT  
DIRECTOR PUBLIC HEARING**

The City of Tracy Planning Division will conduct a Public Hearing on **Thursday, November 13, 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 D25-0002: Parkway Plaza Panda Express** – Public hearing to consider (1) approving a Development Review Permit, Application Number D25-0002 for the construction of a new 2,700 square-foot building, and associated parking and landscaping areas, located at 1296 International Parkway (Assessor's Parcel Number 209-480-060) on approximately 1.13-acres within the commercial shopping center on the northeast corner of International Parkway and Daylight Road; and (2) determine that this project is exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15183 - a subsequent project is relieved from further environmental review if all potential impacts were either addressed in a previous EIR or can be substantially mitigated by the imposition of uniformly applied development policies or standards.

**The Applicant is Ruben Rodela, and the Property Owner is R & B Delta II, LLC.**

*The Project Planner is Christina Delgadillo, Assistant Planner, (209) 831-6433, [christina.delgadillo@cityoftracy.org](mailto:christina.delgadillo@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-notices>; or
  - visiting the Microsoft Teams website at <https://www.microsoft.com/microsoft-teams/join-a-meeting> and using the following Meeting ID: 229 599 875 496 6 and Passcode: 6Sj68Gu3; or
  - calling the Microsoft Teams teleconference line at (209) 425-4338 Conference ID: **199 694 149#** 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 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