

**CITY OF TRACY  
PLANNING COMMISSION  
PUBLIC HEARING**

The City of Tracy Planning Commission will conduct a Public Hearing on **Wednesday, May 28, 2025, at 7:00 p.m.**, or as soon after as possible, in the Tracy City Council Chambers, 333 Civic Center Plaza, Tracy, to consider and take action on:

**Applications ZA25-0001, R24-0001, P25-0003, TSM24-0001, and D24-0003: The Triway Project** – Public hearing to consider (1) an ordinance adding Article 9.5, Small Lot Residential Zone, to Chapter 10.08 of Title 10 of the Tracy Municipal Code, Sections 10.08.1471 through 10.08.1479, (2) an ordinance approving a rezone from Light Industrial to Small Lot Residential for four parcels totaling approximately 22.6 acres located in the vicinity of 200 Valpico Road, Assessor's Parcel Numbers 246-130-03, 246-130-04, 246-130-06 and 246-130-27 (3) an amendment to the City Design Goals and Standards related to small-lot residential development, (4) a Vesting Tentative Subdivision Map to create 275 single-family residential lots and various common area parcels, (5) a Development Review Permit for the residential architecture and development plan, and (6) a determination that the project is consistent with the General Plan Environmental Impact Report (EIR) and therefore, is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15183.

**The Applicant is Brookfield Bay Area Holdings LLC. and the Property Owners are Geurtje and Stanley Boersma, Annette Elissagaray, David Boersma, Julie and Wahid Tadros, Hacienda Ranch Homes, Peter and Karen Bareiss.**

*The Project Planner is Genevieve Federighi, Senior Planner, (209) 831-6435, [Genevieve.Federighi@cityoftracy.org](mailto:Genevieve.Federighi@cityoftracy.org).*

The City of Tracy will allow for remote participation at the upcoming Planning Commission meeting on Wednesday, May 28, 2025.

All interested persons may submit statements in writing via e-mail to [publiccomment@cityoftracy.org](mailto:publiccomment@cityoftracy.org) **before the start of the Planning Commission meeting at 7:00 p.m.** Please identify this item in the subject line of your e-mail; or submit statements orally by visiting the City's WebEx Event at <http://cityoftracyevents.webex.com> and using the following Event Number: **2553 565 8075** and Event Password: **Planning**; or via phone by dialing (408) 418-9388, Access code: 2553 565 8075, 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 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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