

CITY OF TRACY CITY COUNCIL
PUBLIC HEARING

The City of Tracy City Council will conduct a Public Hearing on **Tuesday, August 19, 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, and determining that this zoning text amendment is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), (2) an ordinance approving a rezone from Light Industrial to Small Lot Residential for the Triway project site, consisting of 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, 246-130-05 and 246-130-06, (3) a Vesting Tentative Subdivision Map to create 275 single-family residential lots and various common area parcels, (4) a Development Review Permit for the residential architecture and development plan, and (5) 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 Project Planner is Craig Hoffman, Senior Planner, (209) 831-6426, Craig.Hoffman@cityoftracy.org.*

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, and Peter and Karen Bareiss.

The City of Tracy will allow for remote participation at the upcoming City Council meeting on Tuesday, August 19, 2025.

All interested persons may submit statements in writing via email to publiccomment@cityoftracy.org before the start of the Council 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: **2558 176 9534** and Event Password: **TracyCC** (8722922 when dialing from a phone or video system); or via phone by dialing (408) 418-9388, Access code: **2558 176 9534**, during the public comment portion of this item.

Should you decide to challenge the decision of the City Council, 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.

APRIL B. A. QUINTANILLA
City Clerk