

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: San Joaquin

44 North San Joaquin Street, Suite 260

Stockton, CA 95202

From: (Public Agency): City of Tracy
Community and Economic Development Department
333 Civic Center Plaza, Tracy, CA 95376

(Address)

Project Title: Triway Project

Project Applicant: Brookfield Development

Project Location - Specific:

The project is located northeast of the Tracy Boulevard and Valpico Road intersection.

Project Location - City: Tracy Project Location - County: San Joaquin

Description of Nature, Purpose and Beneficiaries of Project:

The Triway project consists of 275 homes, in addition to 49 junior accessory dwelling units (JADUs) for a total of 324 residential units on a 22.6-acre property (12.2 dwelling units per acre net) centered around a neighborhood park that the developer will build and dedicate to the City.

Name of Public Agency Approving Project: City of Tracy

Name of Person or Agency Carrying Out Project: Craig Hoffman

Exempt Status: (check one):

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☐ Categorical Exemption. State type and section number: _____
- ☒ Statutory Exemptions. State code number: 15183

Reasons why project is exempt:

The proposed Triway Project Rezone, Vesting Tentative Subdivision Map and Development Review Permit are exempt from CEQA pursuant to CEQA guidelines Section 15183 pertaining to projects consistent with the General Plan EIR.

Lead Agency

Contact Person: Craig Hoffman Area Code/Telephone/Extension: 209-831-6426

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: [Signature] Date: 08/20/2025 Title: Senior Planner

• Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: 08/20/2025

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Steve J. Bestolarides
San Joaquin County Clerk

By Deputy: rosaa

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