

NOTICE OF AVAILABILITY / NOTICE OF COMPLETION OF A
DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE
HOUSING REZONE PROGRAM AND GENERAL PLAN AMENDMENT PROJECT



Date: January 23, 2026

To: State Clearinghouse, Responsible/Trustee Agencies, Other Public Agencies, Advocacy Groups and Interested Parties

Project Title: Housing Rezone Program and General Plan Amendment

Project Location: The City of Tracy is located in San Joaquin County near the intersection of several Interstate highways including I-205, I-580 and I-5.

Lead Agency: City of Tracy

State Clearinghouse No.: 2024060655

Public Review Period: 45 days, January 23, 2026 to March 9, 2026 at 5:00 pm

Contact (for questions or submitting comments): City of Tracy Planning Division
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In accordance with the California Environmental Quality Act (CEQA), the City of Tracy, as Lead Agency, completed a Draft Environmental Impact Report (Draft EIR) for the project described below. The Draft EIR is being made available to the public in accordance with the California Environmental Quality Act for a 45-day comment period. Written comments on the Draft EIR may be submitted to the mailing or email address listed above. All comments must be received no later than 5:00 pm on March 9, 2026.

The City will provide written responses to all comments received by the end of the public review period. Comments and responses will be included in the Final EIR and provided to the City of Tracy Planning Commission and City Council for their consideration, along with the City's consideration of action on the project applications.

PROJECT DESCRIPTION: The City of Tracy adopted its 2023-2031 Housing Element in 2025. The City identified specific parcels throughout the city that are vacant, underutilized, or being projected to build out as a residential. The rezoning of these parcels will provide increased housing capacity in prime areas with excellent access to employment centers and educational facilities. The rezones identified in the Housing Element total approximately 239 acres and would accommodate 6,588 units. The proposed Project is comprised of three key actions that can be summarized as:

- Rezone opportunity sites identified in the City's Housing Element to satisfy the City's Regional Housing Needs Allocation (RHNA) requirement plus a buffer for each of the income categories;
- Update the City's Zoning Code to allow for increased densities and establish a new zoning district to accommodate additional residential units; and
- Amend the City's General Plan, including updates to the Land Use, Safety, and Circulation Elements, and introduce a new General Plan Element for the topic of Environmental Justice in compliance with State law.

The City identified specific parcels (Opportunity Sites) throughout the city that are vacant, underutilized, or being projected to build out as a residential. The rezoning of these parcels will provide increased housing

capacity in prime areas with excellent access to employment centers and educational facilities, as shown in **Table 1**.

Table 1: Summary of Opportunity Sites for Rezoning

Existing Zone	Acres	Very Low Units	Low Units	Moderate Units	Total Units
LDR	3.8			113	113
MDC	5.5	98	64		162
MDR	40.3	700	469		1,169
PUD	75.4	1,029	641	575	2,245
NS	3.2	59	37		96
I-205 – GC	7.9	146	91		237
I-205 – CC	19.6	357	227		584
M1	21.9	129	129	394	652
M1-TH	5.0	91	57		148
MDR-TH	15.0	276	171		447
GHC	1.1	17	12		29
M1 (to be rezoned to new MU-1)	40.3	141	141	424	706
Total	239	3,043	2,039	1,506	6,588

SOURCE: CITY OF TRACY, 2023-2031 HOUSING ELEMENT, TABLES IV-17 AND IV-18, ADOPTED MAY 2025. DE NOVO PLANNING GROUP, 2025.

The proposed Project would also include Zoning Code revisions to support housing goals including the following specific updates:

- Accommodate HE Program 9: Provision of Adequate Sites. The following zones are proposed for increased densities:
 - Medium Density Residential (MDR) – from 5.9-12 du/ac to 5.9-20 du/ac
 - Medium Density Cluster (MDC) – from 5.9-12 du/ac to 5.9-20 du/ac
 - High Density Residential (HDR) – from 12-25 du/ac to 20-35 du/ac
 - General Highway Commercial (GHC) – from 12-25 du/ac to 20-35 du/ac
 - Establish a new Zoning District (MU-1) at 20-35 du/acre
- Accommodate HE Program 14: Zoning Ordinance Updates. The City will amend the Zoning Code to address the following topical areas to facilitate the development of a variety of housing types: density bonus requirements, residential care facilities, farmworker housing, employee housing, Low Barrier Navigation Center, emergency shelter parking standards, transitional and supportive housing, parking standards, definition of family, Senate Bill (SB) 35 and SB 330 processing, and accessory dwelling unit (ADU) requirements.

POTENTIAL ENVIRONMENTAL EFFECTS: The Draft EIR analyzes potentially significant impacts associated with approval and implementation of the Housing Rezone Program and General Plan Amendment project. The Draft EIR evaluates those environmental issues that were identified in the Initial Study checklist prepared for the project as having a potentially significant impact, in accordance with CEQA and the CEQA Guidelines. The Draft EIR provides an evaluation of the potential environmental impacts of the proposed project and recommends mitigation measures to reduce impacts to a less-than-significant level.

With the implementation of the mitigation measures proposed in the Draft EIR the following environmental impacts would be reduced to a less-than-significant level: Noise (*Impact 3.3-2*), and Tribal Cultural Resources (*Impact 3.5-1 and Cumulative Impact 3.5-2*). No significant and unavoidable environmental impacts would occur as a result of the project.

PUBLIC REVIEW: The Draft EIR has been prepared in accordance with Section 15084 of the CEQA Guidelines and will be circulated for a 45-day review period during which your written comments regarding the adequacy of the environmental analysis in the Draft EIR are welcomed. The Draft EIR comment period will be from **January 23, 2026 through March 9, 2026.**

Electronic versions of the Draft EIR and the technical appendices are available for review online at <https://www.cityoftracy.org/our-city/departments/planning/specific-plans-environmental-impact-reports-and-initial-studies> under the *Housing Element Rezone and General Plan Amendment* heading.

Printed copies of the Draft EIR are available for review during the public review period at Tracy City Hall, 333 Civic Center Plaza, Tracy, CA, 95376.