

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2024060655

Project Title: Housing Rezone Program and General Plan Amendment

Lead Agency: City of Tracy

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Project Location: Tracy
City

San Joaquin
County

Project Description (Proposed actions, location, and/or consequences).

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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

- Air Quality: less-than-significant impacts.
- Greenhouse Gas Emissions: less-than-significant impacts.
- Noise: potential to generate excessive groundborne vibration, mitigated to a less-than-significant level by using static drum rollers which use weight instead of vibrations to achieve soil compaction, or requiring pre-construction crack documentation and construction vibration monitoring to ensure that construction vibrations do not cause damage to any adjacent structures.
- Transportation: less-than-significant impacts.
- Tribal Cultural Resources: potential to cause a substantial adverse change in the significance of a tribal cultural resource, mitigated to a less-than-significant impact by implementing stop-work requirements if a resource is found during construction, assessing any finds for significance, contacting the Confederated Villages of Lisjan and installing a Native American monitor if resources are determined to be tribal, handling human remains in accordance with the law, and, if human remains are determined to be Native American, contacting the Most Likely Descendant, contacting the Confederated Villages of Lisjan, and installing a Native American monitor.
- Utilities and Service Systems: less-than-significant impacts.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None.

Provide a list of the responsible or trustee agencies for the project.

City approval of the proposed project would not require direct actions or approvals by other public agencies. Subsequent projects and other actions to support implementation of the proposed project would require actions, including permits and approvals, by other public agencies that may include, but are not necessarily limited to:

- California Department of Fish and Wildlife (CDFW);
- California Department of Transportation (Caltrans);
- Regional Water Quality Control Board (RWQCB);
- San Joaquin County Local Agency Formation Commission (LAFCo);
- U.S. Army Corps of Engineers (USACE); and/or
- U.S. Fish and Wildlife Service (USFWS).