

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2024060655**Project Title:** Housing Rezone Program and General Plan AmendmentLead Agency: City of TracyContact Person: Craig HoffmanMailing Address: 333 Civic Center PlazaPhone: (209) 831-6426 PlanningAdmin@cityoftracy.orgCity: TracyZip: 95376County: San Joaquin**Project Location:** County: San JoaquinCity/Nearest Community: TracyCross Streets: citywideZip Code: 95376Longitude/Latitude (degrees, minutes and seconds): 37 ° 44 ' 22 " N / 121 ° 25 ' 33 " W Total Acres: 239Assessor's Parcel No.: multipleSection: 28 Twp.: T2S, T3S Range: R5E Base: MDWithin 2 Miles: State Hwy #: I-205, I-580, I-5Waterways: Old River, Delta Mendota Canal, California AquaductAirports: Tracy Municipal AirportRailways: UPRRSchools: Tracy Unified School District**Document Type:**

CEQA: ☐ NOP ☒ Draft EIR NEPA: ☐ NOI Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document
☐ Neg Dec (Prior SCH No.) ☐ Draft EIS ☐ Other: ☐
☐ Mit Neg Dec Other: ☐ FONSI ☐

Local Action Type:

☐ General Plan Update ☐ Specific Plan ☒ Rezone ☐ Annexation
☒ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☒ General Plan Element ☐ Planned Unit Development ☐ Use Permit ☐ Coastal Permit
☐ Community Plan ☐ Site Plan ☐ Land Division (Subdivision, etc.) ☐ Other: ☐

Development Type:

☒ Residential: Units 6,588 Acres 239
☐ Office: Sq.ft. ☐ Acres ☐ Employees ☐ Transportation: Type ☐
☐ Commercial: Sq.ft. ☐ Acres ☐ Employees ☐ Mining: Mineral ☐
☐ Industrial: Sq.ft. ☐ Acres ☐ Employees ☐ Power: Type ☐ MW
☐ Educational: ☐ Waste Treatment: Type ☐ MGD
☐ Recreational: ☐ Hazardous Waste: Type ☐
☐ Water Facilities: Type ☐ MGD ☐ Other: ☐

Project Issues Discussed in Document:

☐ Aesthetic/Visual ☐ Fiscal ☐ Recreation/Parks ☐ Vegetation
☐ Agricultural Land ☐ Flood Plain/Flooding ☐ Schools/Universities ☐ Water Quality
☒ Air Quality ☐ Forest Land/Fire Hazard ☐ Septic Systems ☒ Water Supply/Groundwater
☐ Archeological/Historical ☐ Geologic/Seismic ☒ Sewer Capacity ☐ Wetland/Riparian
☐ Biological Resources ☐ Minerals ☒ Solid Waste ☒ Growth Inducement
☐ Coastal Zone ☒ Noise ☒ Solid Waste ☐ Land Use
☐ Drainage/Absorption ☐ Population/Housing Balance ☐ Toxic/Hazardous ☒ Cumulative Effects
☐ Economic/Jobs ☐ Public Services/Facilities ☒ Traffic/Circulation ☒ Other: GHG, Tribal Resources

Present Land Use/Zoning/General Plan Designation:GP Land Uses: multiple; Zoning: multiple**Project Description:** (please use a separate page if necessary)

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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

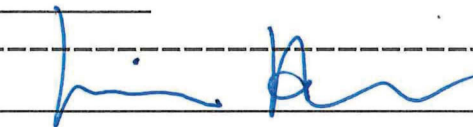
☒ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District # 10	☒ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # 5
☐ Caltrans Planning	☐ Resources Agency
☒ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☒ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☒ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☒ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region # 2	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☒ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☒ Water Resources, Department of
☐ General Services, Department of	☐ Other: _____
☐ Health Services, Department of	☐ Other: _____
☒ Housing & Community Development	
☒ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date January 23, 2026 Ending Date March 9, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>De Novo Planning Group</u>	Applicant: <u>City of Tracy</u>
Address: <u>1020 Suncast Lane, Suite 106</u>	Address: <u>333 Civic Center Plaza</u>
City/State/Zip: <u>El Dorado Hills, CA 95726</u>	City/State/Zip: <u>Tracy, CA 95376</u>
Contact: <u>Christina Erwin</u>	Phone: <u>(209) 381-6426</u>
Phone: <u>(916) 997-1865</u>	

Signature of Lead Agency Representative:  Date: 1/14/2026

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.