

**NOTICE OF PREPARATION
CITY OF TRACY REZONE PROGRAM
AND GENERAL PLAN AMENDMENT
DRAFT ENVIRONMENTAL IMPACT REPORT**



Date: June 14, 2024
To: State Clearinghouse, Agencies, Organizations and Interested Parties
From: City of Tracy Planning Department
Subject: Notice of Preparation and Scoping Meeting for the Draft Environmental Impact Report for City of Tracy Rezone Program and General Plan Amendment
Scoping Meeting: July 10, 2024 at 7pm. Planning Commission Hearing, Tracy City Council Chambers
Comment Period: June 14, 2024 to July 15, 2024

NOTICE IS HEREBY GIVEN that the City of Tracy (City), as the Lead Agency, has determined that the adoption of zoning amendments and other actions needed to implement the Tracy General Plan (collectively, the proposed Project) will require preparation of an Environmental Impact Report (EIR) in compliance with the California Environmental Quality Act (CEQA). This Notice of Preparation (NOP) is being distributed to applicable responsible agencies, trustee agencies, and interested agencies, parties, and organizations as required by CEQA. Interested agencies and parties are requested to comment on the scope and content of the significant environmental issues, mitigation measures, and reasonable alternatives to be explored in the Draft EIR. Information regarding the project description, location, public outreach process, and topics to be addressed in the Draft EIR is provided below.

Notice of Preparation 30-Day Comment Period

The City, as lead agency, is soliciting comments from responsible agencies, trustee agencies, public agencies, organizations, and members of the public regarding the scope and content of the Draft EIR, and the environmental issues and alternatives to be addressed in the Draft EIR. The City requests that responsible agencies, trustee agencies, interested parties, and the Office of Planning and Research respond in a manner consistent with Section 15082(b) of the CEQA Guidelines. Pursuant to Public Resources Code Section 21080.4, responsible agencies, trustee agencies, and the Office of Planning and Research must submit any comments in response to this notice no later than 30 days after receipt. In accordance with the time limits established by CEQA, the NOP public review period will begin on June 14, 2024 and end on July 15, 2024.

In the event that the City does not receive a response from any responsible or trustee agency by the end of the review period, the City may presume that the responsible agency or trustee agency has no response to make (CEQA Guidelines Section 15082(b)(2)). Please provide your written/typed comments (including name, affiliation, and contact information) to the address shown below by 5:00 p.m. on Monday, July 15, 2024. For additional information, please contact:

Craig Hoffman, Senior Planner
City of Tracy · 333 Civic Center Plaza · Tracy, CA 95376
Email: craig.hoffman@cityoftracy.org
Phone: 209-831-6426

Scoping Meeting

The City will hold a scoping meeting to: (1) inform the public and interested agencies about the proposed Project, and (2) solicit public comment on the scope of the environmental issues to be addressed in the Draft EIR, as well as the range of alternatives to be evaluated. The date, time, and place of the Scoping Meeting is as follows:

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City of Tracy Rezone Program and General Plan Amendment Draft EIR Scoping Meeting
Wednesday, July 10, 2024, 7:00 p.m.
Tracy City Council Chambers
333 Civic Center Plaza
Tracy, CA

Project Location

Tracy is located in San Joaquin County near the intersection of several Interstate highways including: I-205, I-580 and I-5, as shown on **Figure 1**. The General Plan assesses two delineated areas known as the Sphere of Influence (SOI) and the Planning Area. A description of each is described below:

City Limits: The city limits include the area within a City’s corporate boundary, over which the City exercises land use authority and provides public services.

Sphere of Influence: A Sphere of Influence (SOI) is the probable physical boundary and service area of a local agency, as adopted by a Local Agency Formation Commission (LAFCO).

Planning Area: The planning area is defined as all lands within the City Limits and SOI.

Rezone Program: **Figure 2** shows the Project’s rezone areas.

Project Description

State law requires the City to have and maintain a general plan with specific contents in order to provide a vision for the City’s future and inform local decisions about land use and development, including issues such as circulation, conservation, and safety.

The City of Tracy General Plan is a comprehensive land use and development policy document that establishes a vision for the future and series of policies to achieve that vision over time. The General Plan contains goals, objectives, policies and actions categorized into ten Elements (chapters). The current General Plan was last amended and updated in 2011. The Housing Element (HE) is published separately from the main document.

The Tracy Housing Element for the 2023-2031 update cycle for jurisdictions in the San Joaquin Council of Governments (SJCOG) region was adopted in 2024 as an amendment to the Tracy General Plan. The Housing Element update is mandated by State law. The Housing Element establishes goals and policies, and identifies future actions to address the existing and projected housing needs of Tracy. The goals, policies, and actions are required by state law to plan for the regional housing targets allocated to Tracy by SJCOG and the Department of Housing and Community Development for the period of 2023 to 2031 and to affirmatively further fair housing.

The Housing Element identifies how the City would accommodate development of 8,830 total housing units that were included in the City’s Regional Housing Needs Allocation (RHNA) for 2023-2031. However, the City’s adoption of the Housing Element did not implement specific changes to existing land use controls (e.g., zoning) or approve any physical development (e.g., construction of housing or infrastructure) that may be necessary to accommodate such development. As such, the adoption of the Housing Element did not result in any direct physical changes to the environment.

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However, development that could occur in association with rezoning of opportunity sites under the HE Programs will result in modifications to the Zoning Ordinance and development standards to accommodate housing uses on the opportunity sites.

In order to accommodate the City's RHNA units plus a buffer for each of the income categories, the Project would rezone opportunity sites to ensure the ability to develop housing at specified densities. This included rezoning of sites to accommodate the City's RHNA units as shown on Figure 2 and in Attachment A-1 and A-2.

The 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 to facilitate the development of a variety of housing types:

- **Density Bonus:** The City's Density Bonus must be updated to reflect recent changes to State law, such as AB 1763, which made several changes to density bonus requirements for 100 percent affordable projects, and AB 2345, that further incentivizes the production of affordable housing.
- **Residential Care Facilities:** In accordance with the Lanterman Act, amend the Zoning Ordinance to permit residential care facilities serving six or fewer persons as a single-family residential use and permitted by right in all residential zones. In addition, consistent with City practice, amend the Zoning Ordinance to allow residential care facilities of seven or more persons in all residential zones with a Conditional Use Permit. Objective conditions for approval will be established to ensure certainty in outcomes.
- **Farmworker Housing:** The California Employee Housing Act further defines housing for agricultural workers consisting of 36 beds or 12 units be treated as an agricultural use and permitted where agricultural uses are permitted. The City of Tracy permits crop and tree farming in the A, LDR, MDC, MDR, and HDR zones. The City will amend the Zoning Ordinance to address the provision of farmworker housing consistent with the Employee Housing Act.
- **Employee Housing:** The California Employee Housing Act requires that housing for six or fewer employees be treated as a regular residential use. The City will amend the Zoning Ordinance to address the provision of farmworker housing consistent with the Employee Housing Act.
- **Low Barrier Navigation Center:** While the City is working on the Low Barrier Navigation Center on Arbor Avenue, the Zoning Ordinance does not address this type of facility. AB 101 requires cities to allow a Low Barrier Navigation Center development by right in areas zoned for mixed

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uses and nonresidential zones permitting multifamily uses if it meets specified requirements. The City will amend the Zoning Ordinance to be in compliance with AB 101.

- **Emergency Shelter Parking Standards:** The Zoning Ordinance does not specify any parking requirements for emergency shelters. AB 139 specifies that local governments may impose a parking requirement, but that it shall only be an amount adequate for parking for shelter staff may not exceed the requirements for residential and nonresidential uses in the same zone. The City will amend the Zoning Ordinance to be in compliance with AB 139.
- **Transitional and Supportive Housing:** State law (AB 2634 and SB 2) requires local jurisdictions to allow for transitional and supportive housing subject to the same standards as similar residential uses within the same zone. AB 2162 requires that supportive housing that meets specific criteria to be permitted by right in zones where multi-family and mixed-use developments are permitted. Specific criteria include the size of the project and percentage set aside for target population, and specified amount of floor area for supportive services, among others. For projects located within 0.5 mile from transit, no minimum parking requirements may be applied. The City will amend the Zoning Ordinance to be in compliance with these State laws.
- **Parking Standards:** Amend the City’s parking ordinance to reduce the number of off-street parking spaces required for new multi-family housing development projects.
- **Definition of Family:** The City’s current definition of “family” is “one or more persons occupying a single dwelling unit, under no more than one written or oral rental agreement.” This definition may act as a constraint on housing for persons with disabilities. The City will revisit this definition of “family” to ensure that it poses no negative impacts for persons with disabilities.
- **SB 35 and SB 330 Processing:** In compliance with State law, the City will establish written procedures for processing SB 35 and SB 330 development applications.
- **ADU Requirements:** Update the Zoning Code to comply with State requirements for ADUs.

Additionally, the City would undertake several necessary **amendments to the General Plan**, including updates to the Land Use, Safety, and Circulation Elements. In addition, the City will introduce a new General Plan Element for the topic of Environmental Justice consistent with State planning law.

Each of these updates is briefly described below:

Land Use Element: The Land Use Element and Land Use Map will be updated for consistency with Housing Element site rezones to include appropriate and complementary land uses that support housing goals.

Circulation Element: The Circulation Element will be updated to be consistent with vehicle miles travelled (VMT) standards and thresholds for project level review. This update is intended to bring the element in line with statewide guidance related to assessing impacts relative to VMT as required under SB 743. The main component of the Circulation Element update will include incorporation of a citywide VMT tool to be used to assess and reduce impacts from future development projects within Tracy.

Safety Element: The City is preparing a targeted update to the General Plan Safety Element in coordination with the Housing Element and other identified updates. State of California legislation requires that the City’s Safety Element be reviewed and updated as necessary alongside the City’s Housing Element update. Proposed updates to the Safety Element include amending goals, policies, and objectives; integrating updated background information and mapping; and incorporating

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programs from other citywide planning documents. This targeted update will address policies related to flood, fire, emergency evacuation and preparation, and climate resiliency and adaptation planning.

Environmental Justice Element. The update of two or more General Plan Elements triggers a State requirement to address environmental justice under the provisions of Senate Bill (SB) 1000. Therefore, the City is required to include environmental justice policies to ensure compliance with State law. This Element will identify goals and policies to reduce the unique or compounded health risks in disadvantaged communities by means that include, but are not limited to: the reduction of pollution exposure, including the improvement of air quality, and the promotion of public facilities, food access, safe and sanitary homes, and physical activity. This Element will also identify policies to promote civic engagement, and policies that prioritize improvements and programs that address the needs of disadvantaged communities.

Development and Buildout

The EIR will address buildout of the General Plan Land Use Map inclusive of the Project’s rezone program through 2045. Buildout under the proposed Project includes several components of growth. For the purposes of the analysis in this EIR, projected new growth in Tracy stems from the following growth factors:

Sites Rezones: The Tracy Housing Element has identified a targeted rezoning program to meet the identified unit shortfall for the 6th Cycle Housing Element RHNA. The rezones identified in the Housing Element total approximately 240 acres and would accommodate 6,588 units. Additional details are included in the City’s Housing Element, is available at www.cityoftracy.org/our-city/departments/planning. Rezone sites identified in the Housing Element are summarized in Attachment A-1 of this document. To provide logical rezone boundaries lands adjacent to the Housing Elements rezone sites are also included in the overall rezone program. These remainder rezone areas are included in Attachment A-2. The Inventory of rezones are shown in Figure 2.

Updated Zoning Code: Targeted Density Increases in the Housing Element Update have been identified to accommodate the RHNA shortfall through increasing the permitted densities of existing multi-family zones, and the development of a new mixed use zoning district. The following Zoning Code amendments are proposed that would increase densities:

- MDR – from 5.9-12 du/ac to 5.9-20 du/ac
- MDC – from 5.9-12 du/ac to 5.9-20 du/ac
- HDR – from 12-25 du/ac to 20-35 du/ac
- GHC – from 12-25 du/ac to 20-35 du/ac
- Establish a new Zoning District (MU-1) at 20-35 du/acre

Other Citywide Buildout: Continued growth would occur through buildout of the existing General Land Use Map. The city would continue to develop housing, job generating uses, and community facilities throughout the life of the General Plan, typically on vacant and underutilized parcels, consistent with the existing General Plan Land Use Map designations. For planning purposes a 20 year time horizon is assumed under this EIR’s analysis and 2045 is assumed to be the future buildout year.

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As shown in Table 1 buildout of the General Plan could yield a total of up to 51,008 housing units, a population of 149,298 people, and 90,916 jobs within the Planning Area by 2045. This represents development growth over existing conditions of up to 21,355 new dwelling units, and 50,995 new jobs.

Table 1. Development Capacity

	Population	Housing Units	Jobs	Jobs Housing Ratio
2024 Baseline (Existing Conditions)	96,076	29,653	39,921	1.35
Projected 2045 Total Buildout*	149,298	51,008	90,916	1.78
Total New Growth Over Existing Conditions 2024-2045	+53,223	+21,355	+50,995	

Sources: De Novo Planning Group, 2024, 2023 San Joaquin County Assessor Data File, Tracy Housing Element Inventory Shapefiles, Tracy Travel Demand Model (Kimley-Horn).

**Total buildout includes development on vacant and underutilized parcels within Tracy that are not otherwise impacted or related to the proposed rezone program in addition to the development accommodated under the proposed rezone program.*

Growth projections should not be considered a prediction for growth, as the actual amount of development that will occur throughout the planning horizon of the General Plan is based on many factors outside of the City’s control. Actual future development would depend on future real estate and labor market conditions, property owner preferences and decisions, site-specific constraints, land turnover, and other factors. Additionally, new development and growth are largely dictated by existing development conditions. Very few communities in California actually develop to the full potential allowed in their respective General Plans during the planning horizon.

Required Approvals

Actions to be taken by the City to adopt and implement the proposed Project include, but are not limited to:

- Adoption of General Plan amendments to re-designate the land uses for rezone sites, and to update General Plan Elements for compliance with state laws and internal consistency,
- Rezoning of sites, identified in the Tracy Housing Element, and
- Adoption of Zoning Ordinance amendments to accommodate the rezone sites and development standards identified by the Tracy Housing Element.

Draft Subsequent EIR Analysis

In 2005 the City adopted a new General Plan and certified the associated General Plan EIR (State Clearinghouse (SCH) # 1992122069). The City prepared an Amended Draft EIR, 2006 (SCH# 1992122069). In 2009 the City prepared a Draft Supplemental EIR, (SCH# 2008092006), and Recirculated the Draft Supplemental EIR in 2010 (SCH# 2008092006). A Final Supplemental EIR (SCH# 2008092006) was prepaid in 2010, and an Addendum to the General Plan Final EIR, was prepared in 2011 (SCH# 2008092006).

The City will prepare a Subsequent General Plan EIR for the proposed rezone program and General Plan Amendments. The EIR will be prepared in accordance with CEQA, the CEQA Guidelines, relevant case law, and City procedures.

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Initial Study

An Initial Study has been prepared for the proposed Project. The Initial Study identifies environmental areas/issues that would result in No Impact or a Less-than-Significant Impact, and environmental areas/issues that would result in a Potentially Significant Impact. All Potentially Significant Impact areas/issues will be addressed in greater detail in the Draft Subsequent EIR. Areas/issues that would result in No Impact or a Less-than-Significant Impact, as identified in the Initial Study, or would be consistent with the analysis and findings included within the City’s General Plan EIR will not be addressed further in this Subsequent EIR.

The Subsequent EIR will incorporate by reference applicable portions of the certified City of Tracy General Plan Draft EIR (inclusive of all supplements and amendments).

The EIR will analyze potentially significant impacts associated with Project buildout including adoption and implementation of the rezone program and General Plan Amendments. Buildout includes development on vacant and underutilized parcels within Tracy that are not otherwise impacted or related to the proposed rezone program in addition to the development accommodated under the proposed rezone program. In particular, the EIR will focus on the Project’s increased development potential as a result of rezones, and impacts associated with aggregate city-wide buildout through 2045 as shown in Table 1. The EIR will evaluate a range of environmental issues contemplated under CEQA and the CEQA Guidelines as set forth in CEQA Guidelines Appendix G, except for specific topics identified below as having no impact, and where impacts are consistent with previous analysis and determinations. Where potentially significant or significant impacts are identified, the EIR will discuss mitigation measures to address the impact.

The proposed Project includes a rezone program, municipal code amendments, and targeted General Plan updates that could increase the development capacity on some parcels within the city. All areas included within the rezone programs have previously been identified for urban site uses, and as such the development footprint impacts would generally be consistent with previous environmental analysis included in the General Plan EIR. New impacts or impacts that could increase due to the rezoning program, municipal codes and General Plan updates to meet State housing goals would generally include impacts related to capacity increases from additional population and housing units. (i.e., increased vehicle trips, GHG emissions, noise, water use, etc.).

At this time, the City anticipates that EIR will be organized in the following topical areas:

- **Air Quality** - The Draft EIR will describe the potential short- and long-term impacts of Project implementation on local and regional air quality and air quality plans based on methodologies issued by the San Joaquin Valley Air Pollution Control District (SJVAPCD).
- **Greenhouse Gases** - The Draft EIR will include a greenhouse gas emissions analysis using the San Joaquin Valley Air Pollution Control District’s methodology and thresholds for evaluating a project’s greenhouse gas emissions and will address the potential for the Project to conflict with an adopted plan or other regulations adopted for the purpose of reducing greenhouse gases.
- **Noise** - The Draft EIR will describe noise impacts and related mitigation needs associated with short-term construction and long-term operation (i.e., traffic, mechanical systems, etc.) associated with the Project.
- **Transportation** - The Draft EIR will describe the transportation and circulation implications of Project implementation, including impacts on the circulation system including transit, roadways, pedestrian

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and bicycle facilities, potential effects related to vehicle miles traveled, design or incompatible use hazards, and adequate emergency access.

- **Utilities/Service Systems** - The Draft EIR will describe Project implementation effects related to new or expanded water supply, sewer and wastewater treatment, storm drainage, solid waste and recycling.
- **Tribal Cultural Resources** - The Draft EIR will describe Project implementation impacts and mitigation associated with tribal cultural resources.

In addition to the potential environmental impacts noted above, the Draft EIR will evaluate potential cumulative impacts and the mandatory findings of significance associated with Project implementation. The Draft EIR will also compare the impacts of the Project to a range of reasonable alternatives, including a No Project alternative, and will identify an environmentally superior alternative.

Environmental Topics Scoped from Further Analysis

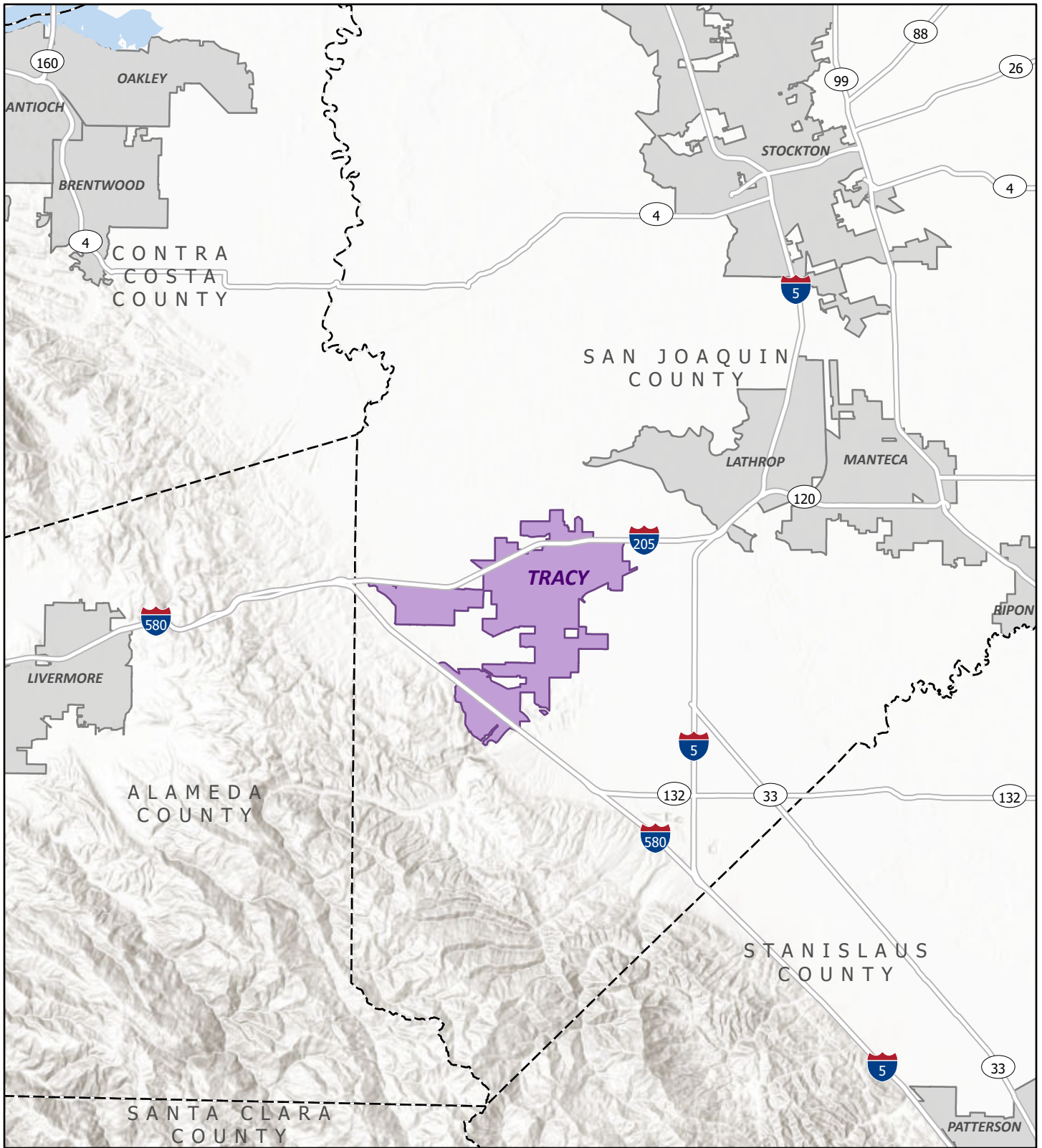
The attached Initial Study and Environmental Checklist includes a detailed discussion and analysis of environmental impacts associated with the proposed Project's rezone's and associated General Plan updates described previously. The environmental topics scoped from further analysis included:

- Aesthetics
- Agriculture And Forestry Resources
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Population and Housing
- Public Services
- Recreation
- Wildfire

Previous Environmental Analyses

Previous environmental analysis prepared and certified for the Tracy General Plan which are applicable to the proposed Project include:

- Draft EIR, 2005
- Amended Draft EIR, 2006
- Draft Supplemental EIR, 2009
- Recirculated Draft Supplemental EIR, 2010
- Final Supplemental EIR, 2010
- Addendum to the General Plan Final EIR, 2011



CITY OF TRACY - HOUSING ELEMENT REZONES

Legend




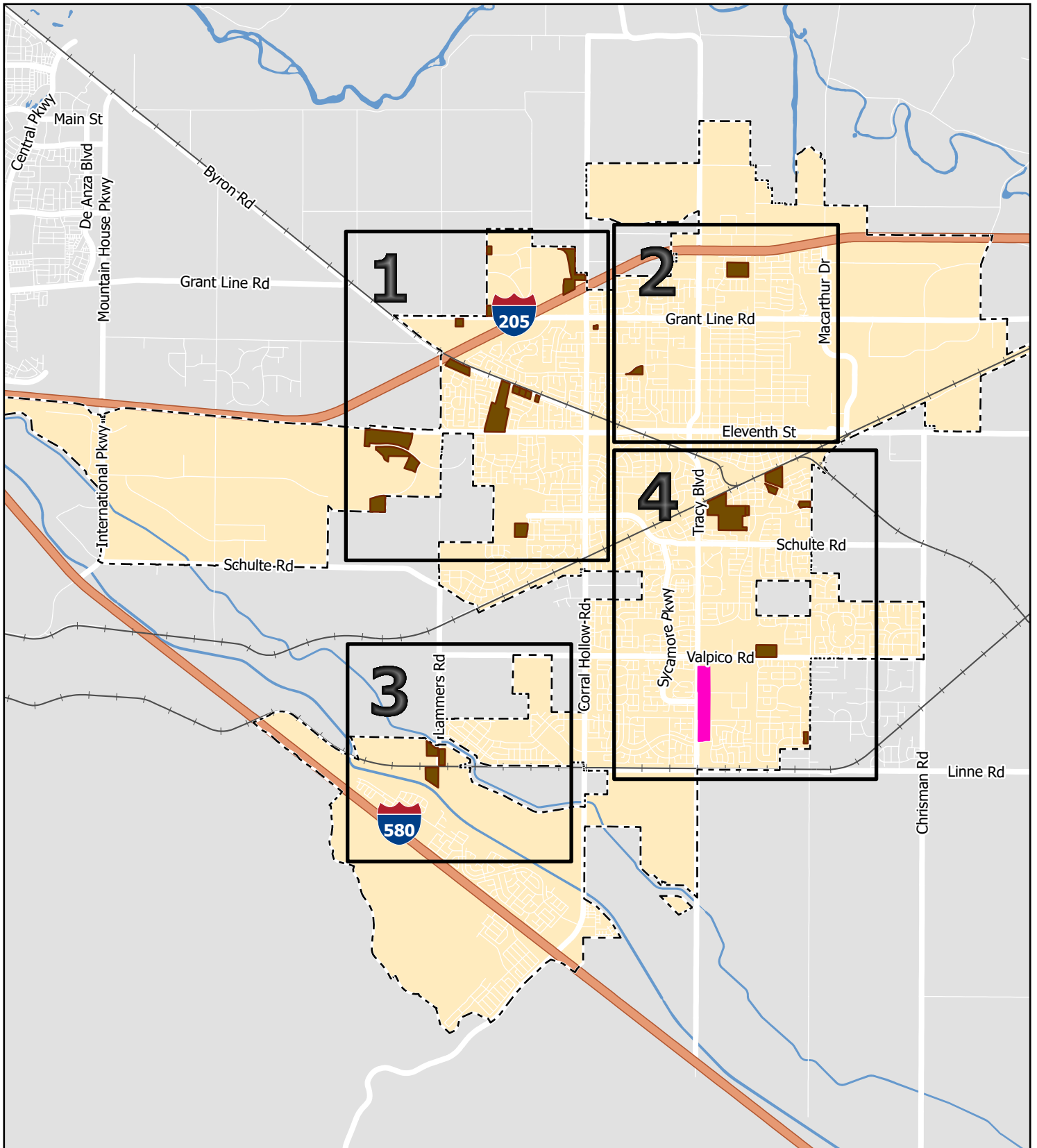
-  City of Tracy
-  Other Incorporated Area
-  County Boundary

Figure-1: Regional Location



Sources: California State Geoportal; ArcGIS Online World Hillshade Map Service.



City of Tracy

Rezoning Area

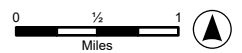
To be rezoned HDR - High Density Residential

To be rezoned MU1 - Mixed Use 1

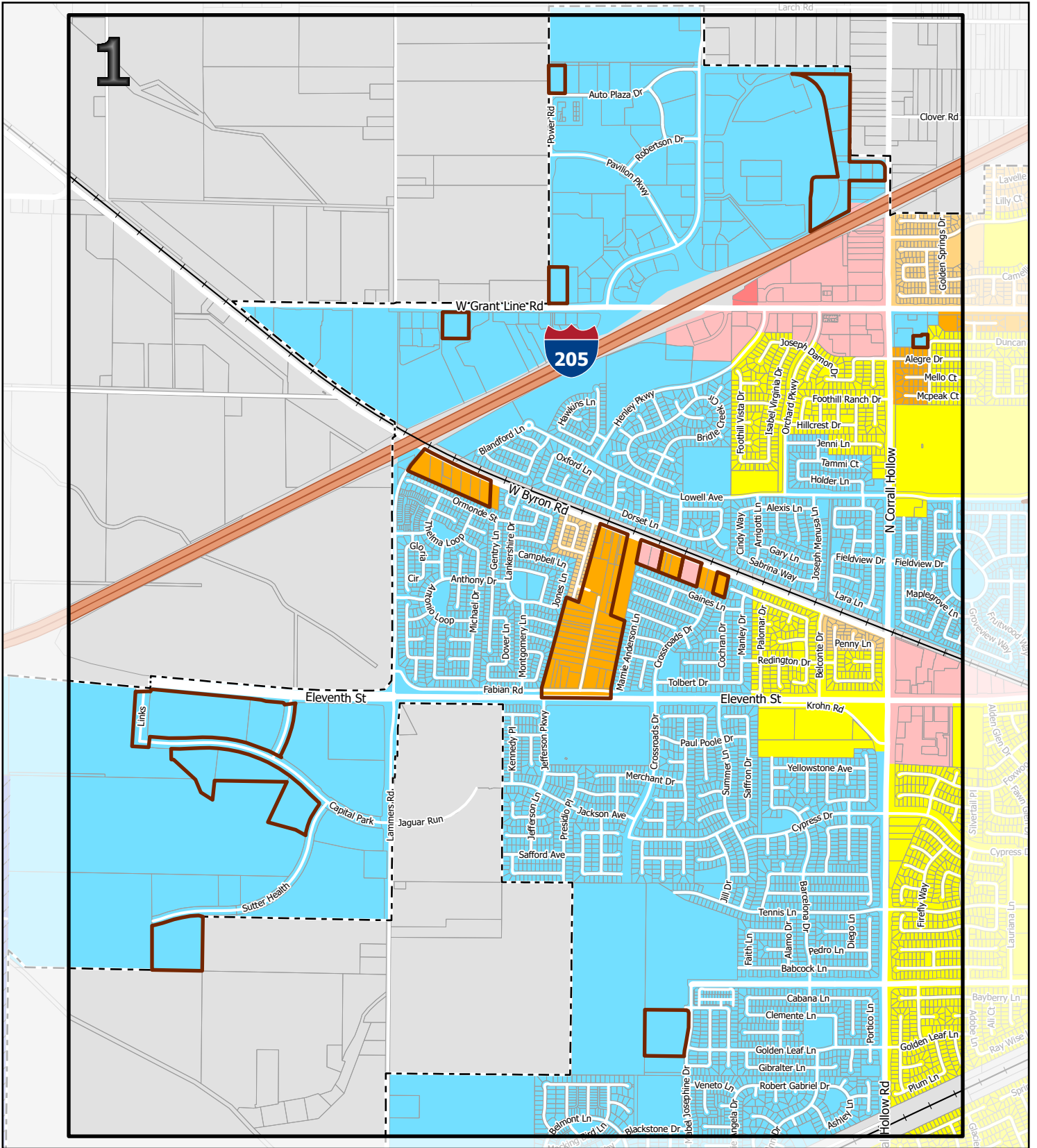
Grid Map Extents*

CITY OF TRACY - REZONE PROGRAM

Rezoning Areas Index Map



* See individual Grid Maps 1-4 for Rezoning Area detail



CITY OF TRACY - REZONE PROGRAM

Rezone Areas: Grid 1
Northwest Tracy

Tracy City Limits

Rezone Area

To be rezoned HDR - High Density Residential

Current Zoning Designation

LDR - Low Density Residential

MDR - Medium Density Residential

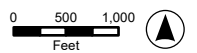
MDC - Medium Density Cluster

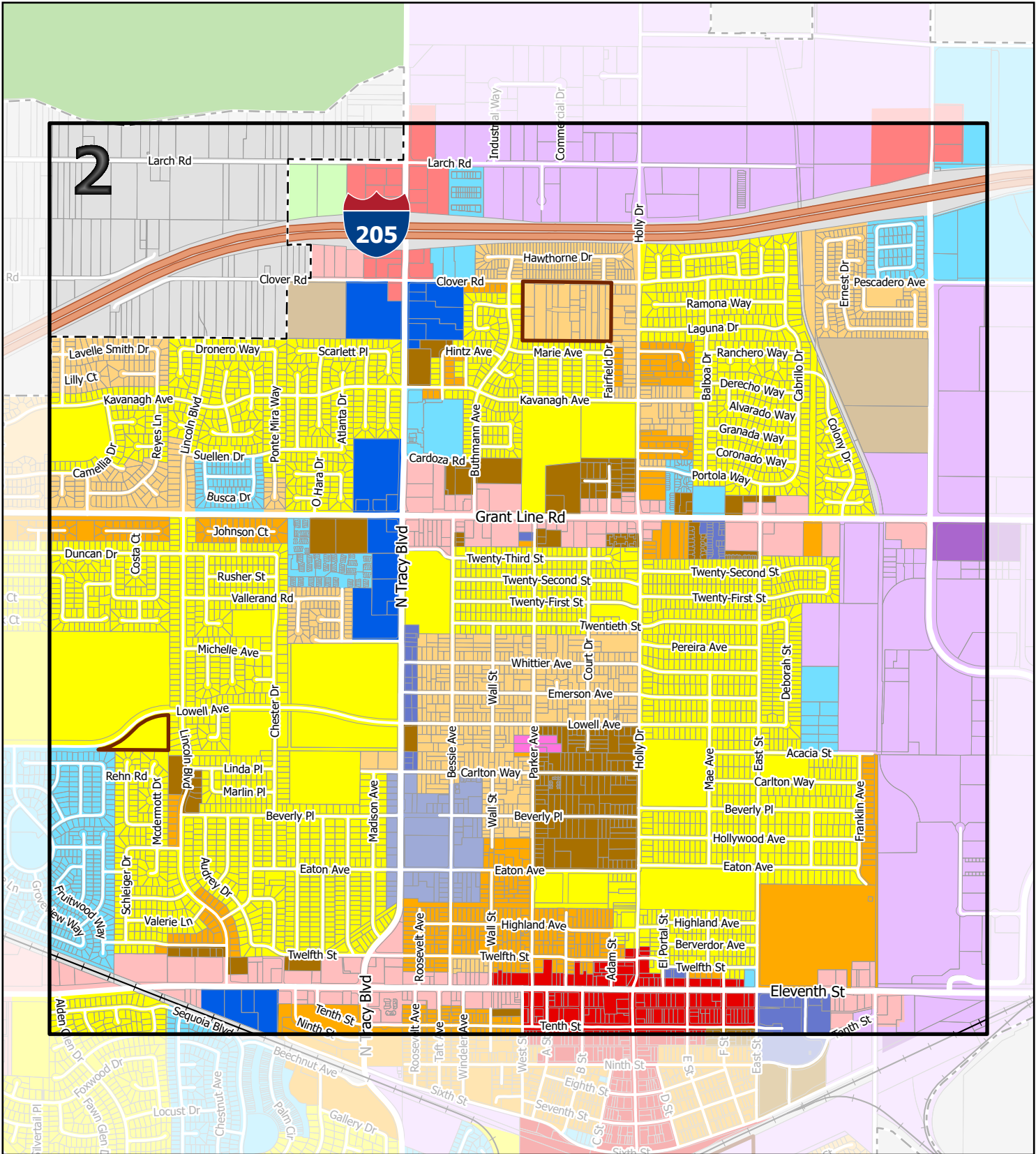
PUD - Planned Unit Development

HS - Highway Service

GHC - General Highway Commercial

CRSP - Cordes Ranch Specific Plan





Tracy City Limits

Rezone Area

To be rezoned HDR - High Density Residential

Current Zoning Designation

- LDR - Low Density Residential
- MDR - Medium Density Residential
- MDC - Medium Density Cluster

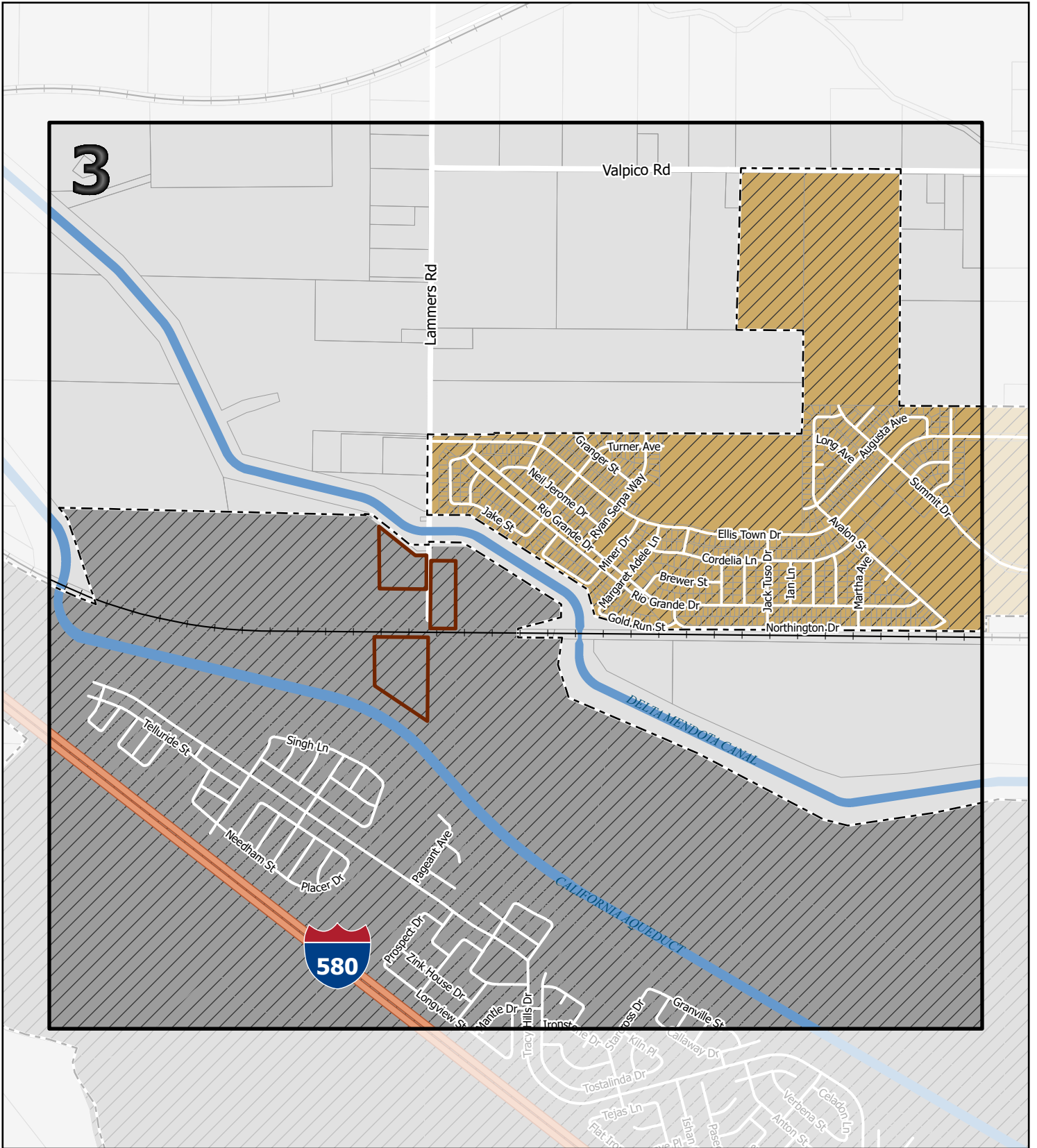
- HDR - High Density Residential
- RMH - Residential Mobile Home
- PUD - Planned Unit Development
- M1 - Light Industrial
- M2 - Heavy Industrial
- NS - Neighborhood Shopping
- CS - Community Shopping Center
- CBD - Central Business District

- HS - Highway Service
- GHC - General Highway Commercial
- MO - Medical Office
- POM - Professional Office Medical
- CRS - Community Recreation Support Services
- P - Park
- NEI - Northeast Industrial Areas Specific Plan

CITY OF TRACY - REZONE PROGRAM

Rezone Areas: Grid 2
North/Central Tracy





Tracy City Limits

Rezone Area

To be rezoned HDR - High Density Residential

Current Zoning Designation

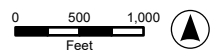
E - Ellis Park Specific Plan

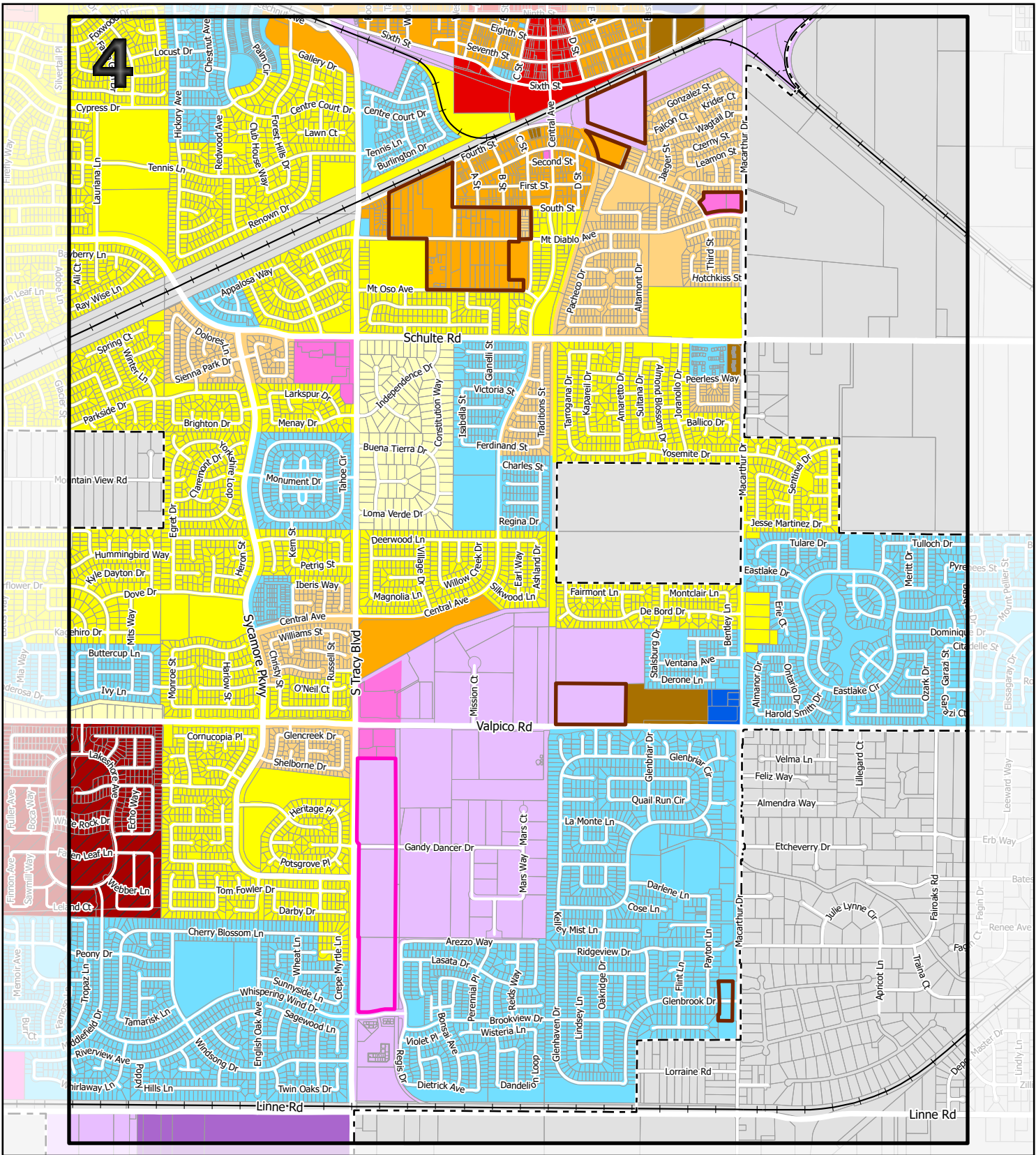
THSP - Tracy Hills Specific Plan

CITY OF TRACY - REZONE PROGRAM

Rezone Areas: Grid 3

Southwest Tracy/Canals





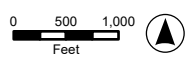
- Tracy City Limits
- Rezoned Area**
- To be rezoned HDR - High Density Residential
- To be rezoned MU1 - Mixed Use 1
- Current Zoning Designation**
- RE - Residential Estate
- LDR - Low Density Residential

- MDR - Medium Density Residential
- MDC - Medium Density Cluster
- HDR - High Density Residential
- PUD - Planned Unit Development
- M1 - Light Industrial
- M2 - Heavy Industrial

- NS - Neighborhood Shopping
- CS - Community Shopping Center
- CBD - Central Business District
- GHC - General Highway Commercial
- POM - Professional Office Medical
- TV - Tracy Village Specific Plan

CITY OF TRACY - REZONE PROGRAM

Rezoned Areas: Grid 4
Central/South Tracy



Attachment A-1 Housing Rezone Sites Inventory Table

APN	Address	Size (Acres)	General Plan Designation (Current)	Current Zoning	Proposed Zoning	Existing Units	Total Units	Existing Use
20925050	SW of intersection of Capitol Park Dr and S Lammers Rd	10	Office	PUD	HDR	0	298	Vacant
20947002	W of intersection of W 11th St and S Lammers Rd	3.7		PUD	HDR	0	111	Vacant
20947003	W of intersection of W 11th St and S Lammers Rd	19.3	Office	PUD	HDR	0	575	Vacant
20947004	W of intersection of W 11th St and S Lammers Rd	6.7	Office	PUD	HDR	0	198	Vacant
20947005	NW of intersection of S Lammers Rd and Capitol Park Rd	2.4		PUD	HDR	0	73	Vacant
20947009	W of intersection of S Lammers Rd and Capitol Park Rd	6.1	Office	PUD	HDR	0	181	Vacant
20947010	W of intersection of S Lammers Rd and Capitol Park Rd	7.4	Office	PUD	HDR	0	220	Vacant
20947011	Intersection of S Lammers Rd and Capitol Park Rd	7	Office	PUD	HDR	0	209	Vacant
21205035	3200 Naglee Rd	4.7	Commercial	I-205	HDR	0	139	Vacant
21205036	N of intersection of W Valley Mall and Naglee Rd	2.2	Commercial	I-205	HDR	0	65	Vacant
21205037	Intersection of W Valley Mall and Naglee Rd	1.9	Commercial	I-205	HDR	0	58	Vacant
21205038	3100 N Corral Hollow Rd	1	Commercial	I-205	HDR	0	29	Vacant
21205039	W of intersection of W Valley Mall and Coral Hollow Rd	0.9	Commercial	I-205	HDR	0	28	Vacant
21205040	Southside of W Valley Mall	0.9	Commercial	I-205	HDR	0	28	Vacant
21205041	Intersection of Naglee Rd and W Valley Mall	1	Commercial	I-205	HDR	0	29	Vacant
21205042	S of intersection of Naglee Rd and W Valley Mall	2.1	Commercial	I-205	HDR	0	62	Vacant
21205052	3150 Naglee Rd	4.9	Commercial	I-205	HDR	0	146	Commercial/Retail
21227020	Intersection of Power Rd and Auto Plaza Rd	2	Commercial	PUD	HDR	0	60	Vacant
21229021	2855 W Grant Line Rd	3	Commercial	PUD	HDR	0	88	Vacant
21443001	348 W Clover Rd	0.8	Residential Medium	MDC	HDR	0	24	Residential
21443004	292 W Clover Rd	1.9	Residential Medium	MDC	HDR	0	57	Residential
21443023	188 W Clover Rd	1	Residential Medium	MDC	HDR	1	27	Residential
21443046	W of intersection of W Clover Rd and Briar Ln	0.8	Residential Medium	MDC	HDR	0	23	Vacant
21443047	N of intersection of Dovenshire Dr and Marie Ave	1.1	Residential Medium	MDC	HDR	0	31	Vacant
23202055	Intersection of Duncan Dr and Enyeart Rd	0.8	Commercial	PUD	HDR	0	23	Vacant
23213010	Intersection of W Lowell Ave and Lincoln Blvd	3.8	Public Facilities	LDR	HDR	0	113	School District Property
23510013	310 W Mt Diablo Av	0.6	Residential Medium	MDR	HDR	0	16	Residential
23510015	302 W Mt Diablo Av	1	Residential Medium	MDR	HDR	1	29	Residential
23510018	220 W Mt Diablo Av	1	Residential Medium	MDR	HDR	0	30	Residential
23510024	130 W Mt Diablo Av	1	Residential Medium	MDR	HDR	1	28	Residential
23510042	90 W Mt Diablo Av	1.5	Residential Medium	MDR	HDR	1	44	Residential
23510071	280 W Mt Diablo Av	1.3	Residential Medium	MDR	HDR	0	37	Residential
23510072	Intersection of Mt Oso Ave and Gianelli St	0.7	Residential Medium	MDR	HDR	0	21	Residential
23510073	250 W Mt Diablo Av	2	Residential Medium	MDR	HDR	1	57	Residential
23512001	205 E Third St	2.9	Residential Medium	MDR	HDR	1	86	Residential
23515002	780 E Sixth St	11.9	Downtown	M1	HDR	0	354	Vacant
23512002	207 E Third St	0.3	Residential Medium	MDR	HDR	0	9	Residential
23514009	Intersection of E 3rd St and E Mt Diablo Ave	2	Commercial	NS	HDR	0	60	Vacant
23514010	Intersection of E Mt Diablo Ave and S MacArthur Dr	1.2	Commercial	NS	HDR	0	36	Vacant
23542005	550 W Fourth St	0.3	Residential Medium	MDR	HDR	0	9	Church, Synagogue Or Temple
23542006	491 W Mt Diablo Av	0.6	Residential Medium	MDR	HDR	0	17	Church, Synagogue Or Temple
23542007	524 W Fourth St	0.5	Residential Medium	MDR	HDR	1	15	Residential
23542008	489 W Mt Diablo Av	0.9	Residential Medium	MDR	HDR	0	25	Church, Synagogue Or Temple
23542009	510 W Fourth St	0.8	Residential Medium	MDR	HDR	1	21	Residential
23542012	440 W Fourth St	0.5	Residential Medium	MDR	HDR	0	16	Vacant
23542013	E of intersection of Diablo Pl and W Mt Diablo Ave	0.5	Residential Medium	MDR	HDR	0	15	Vacant
23543006	251 W Mt Diablo Av	0.9	Residential Medium	MDR	HDR	1	25	Residential
23543009	211 W Mt Diablo Av	0.3	Residential Medium	MDR	HDR	0	8	Residential
23543011	201 W Mt Diablo Av	0.3	Residential Medium	MDR	HDR	0	8	Residential
23543013	10009 W Mt Diablo Av	0.4	Residential Medium	MDR	HDR	0	11	Residential
23543014	W of intersection of West St and W Mt Diablo Ave	0.5	Residential Medium	MDR	HDR	0	16	Residential
23543016	W of intersection of C St and W Mt Diablo Ave	0.5	Residential Medium	MDR	HDR	0	14	Residential
23543017	100 W South St	0.6	Residential Medium	MDR	HDR	1	16	Residential
23543018	90 W South St	0.6	Residential Medium	MDR	HDR	1	16	Residential
23543019	70 W South St	1.1	Residential Medium	MDR	HDR	1	32	Residential
23805002	1381 Berg Av	2.6	Residential Medium	MDR	HDR	0	76	Residential
23805003	2748 W Byron Rd	1	Residential Medium	MDR	HDR	2	28	Residential
23805008	2718 W Byron Rd	1.7	Residential Medium	MDR	HDR	1	48	Residential
23805015	2600 W Byron Rd	1.1	Commercial	GHC	HDR	2	29	Residential
23805016	2590 W Byron Rd	0.5	Residential Medium	MDR	HDR	2	13	Residential

APN	Address	Size (Acres)	General Plan Designation (Current)	Current Zoning	Proposed Zoning	Existing Units	Total Units	Existing Use
23805017	2568 W Byron Rd	0.5	Residential Medium	MDR	HDR	2	13	Residential
23805022	2430 W Byron Rd	1.3	Residential Medium	MDR	HDR	0	40	Residential
23805023	1341 Berg Av	1.1	Residential Medium	MDR	HDR	1	33	Residential
23806005	1240 Berg Av	0.5	Residential Medium	MDR	HDR	1	14	Residential
23806009	1180 Berg Av	1	Residential Medium	MDR	HDR	1	29	Residential
23806013	1150 Berg Av	1.2	Residential Medium	MDR	HDR	1	36	Residential
23806018	2881 Fabian Rd	1.1	Residential Medium	MDR	HDR	3	29	Residential
23806021	1191 Berg Av	0.8	Residential Medium	MDR	HDR	2	22	Residential
23806024	1241 Berg Av	0.8	Residential Medium	MDR	HDR	1	23	Residential
23806029	1121 Berg Av	0.8	Residential Medium	MDR	HDR	1	23	Residential
23807004	3150 W Byron Rd	0.6	Residential Medium	MDR	HDR	0	18	Residential
23807005	3160 W Byron Rd	0.5	Residential Medium	MDR	HDR	1	12	Residential
23807006	3130 W Byron Rd	1.1	Residential Medium	MDR	HDR	1	31	Residential
23807007	3110 W Byron Rd	1	Residential Medium	MDR	HDR	1	29	Residential
23807008	3090 W Byron Rd	1.1	Residential Medium	MDR	HDR	1	31	Residential
23860007	3140 W Grant Line Rd	3	Commercial	PUD	HDR	0	89	Residential
24005037	Intersection of W Schulte Rd and Mabel Josephine Dr	10	Urban Reserve 7	PUD	HDR	0	298	Vacant
24014027	4720 S Lammers Rd	5	Industrial	M1-TH	HDR	1	148	Agricultural
24614001	26805 S Mac Arthur Dr	10	Residential High	M1	HDR	0	298	Residential
24865041	546 Glenbrook Dr	1	Residential Low	PUD	HDR	1	29	Residential
24865042	545 Glenbrook Dr	1	Residential Low	PUD	HDR	0	30	Residential
25105008	27901 S Lammers Rd	5	Residential Medium	MDR-TH	HDR	0	149	Agricultural
25105009	28281 S Lammers Rd	10	Residential Medium	MDR-TH	HDR	0	298	Vacant
24802017	Intersection of S Tracy Blvd and Gandy Dancer Dr	14.3	Office	M1	New MU1	0	250	Residential
24803005	4800 S Tracy Bl	14.3	Office	M1	New MU1	0	250	Residential
24803010	4100 S Tracy Bl	11.8	Office	M1	New MU1	0	206	Residential
TOTAL		239.8				38	6588	

ATTACHMENT A-2 REZONE INVENTORY TABLE (Remainder)

APN	ADDRESS	EX_ZONING	PROP_ZONING	SITE_ACRES
235-440-07	MT OSO AVE, EAST OF (ADJ TO) SOUTH SCHOOL PARK	MDR	HDR	0.07
235-440-08	MT OSO AVE, EAST OF (ADJ TO) SOUTH SCHOOL PARK	MDR	HDR	0.08
235-100-74	85 MT OSO AVE	MDR	HDR	0.19
235-100-75	65 MT OSO AVE	MDR	HDR	0.19
235-100-76	45 MT OSO AVE	MDR	HDR	0.19
235-440-06	MT OSO AVE, EAST OF (ADJ TO) SOUTH SCHOOL PARK	MDR	HDR	0.07
235-440-04	MT OSO AVE, EAST OF (ADJ TO) SOUTH SCHOOL PARK	MDR	HDR	0.07
235-440-05	MT OSO AVE, EAST OF (ADJ TO) SOUTH SCHOOL PARK	MDR	HDR	0.07
235-100-41	91 MT OSO AVE	MDR	HDR	0.95
235-100-25	125 MT OSO AVE	MDR	HDR	0.48
235-100-23	155 MT OSO AVE	MDR	HDR	0.48
235-100-21	175 MT OSO AVE	MDR	HDR	0.48
235-100-62	215 MT OSO AVE	MDR	HDR	0.48
235-100-61	225 MT OSO AVE	MDR	HDR	0.49
235-440-03	MT OSO AVE, EAST OF (ADJ TO) SOUTH SCHOOL PARK	MDR	HDR	0.07
235-440-02	MT OSO AVE, EAST OF (ADJ TO) SOUTH SCHOOL PARK	MDR	HDR	0.10
235-440-01	MT OSO AVE, EAST OF (ADJ TO) SOUTH SCHOOL PARK	MDR	HDR	2.08
235-100-22	150 W MT DIABLO AVE	MDR	HDR	0.49
235-100-20	170 W MT DIABLO AVE	MDR	HDR	0.49
235-100-66	370 W MT DIABLO AVE	MDR	HDR	0.73
235-210-09	19 S C ST	MDC	HDR	0.10
235-210-10	61 W MT DIABLO AVE	MDC	HDR	0.09
235-210-11	65 W MT DIABLO AVE	MDC	HDR	0.09
235-430-04	275 W MT DIABLO AVE	MDR	HDR	0.13
235-210-08	105 S C ST	MDC	HDR	0.12
235-210-07	85 S C ST	MDC	HDR	0.12
235-420-11	469 W MT DIABLO AVE	MDR	HDR	0.18
235-430-03	6 WEST ST	MDR	HDR	0.12
235-210-06	65 S C ST	MDC	HDR	0.12
235-210-05	45 S C ST	MDC	HDR	0.12
235-430-02	58 WEST ST	MDR	HDR	0.12
235-210-04	25 S C ST	MDC	HDR	0.12
235-430-35	MT DIABLO AVE BETWEEN W SOUTH ST AND C ST	MDR	HDR	0.16
235-420-10	449 W MT DIABLO AVE	MDR	HDR	0.52
235-210-03	56 W SOUTH ST	MDC	HDR	0.09
235-210-02	60 W SOUTH ST	MDC	HDR	0.08
235-210-01	66 W SOUTH ST	MDC	HDR	0.08
235-430-15	130 W SOUTH ST	MDR	HDR	0.66
235-430-12	190 W SOUTH ST	MDR	HDR	0.19
235-430-10	200 W SOUTH ST	MDR	HDR	0.25
235-430-34	212 W SOUTH ST	MDR	HDR	0.14
235-430-07	246 W SOUTH ST	MDR	HDR	0.18
235-430-05	256 W SOUTH ST	MDR	HDR	0.15
235-430-01	296 W SOUTH ST	MDR	HDR	0.16
235-420-15	375 W MT DIABLO AVE	MDR	HDR	3.12
235-420-14	416 W FOURTH ST	MDR	HDR	0.27
238-060-11	2721 FABIAN RD	MDR	HDR	0.66
238-060-12	2741 FABIAN RD	MDR	HDR	0.59
238-060-15	2831 FABIAN RD	MDR	HDR	0.66
238-060-16	2851 FABIAN RD	MDR	HDR	0.44
238-060-30	1151 BERG AVE	MDR	HDR	0.72
238-060-17	2861 FABIAN RD	MDR	HDR	0.49
238-060-10	1160 BERG AVE	MDR	HDR	1.03
238-060-19	1161 BERG AVE	MDR	HDR	0.86
238-060-20	1181 BERG AVE	MDR	HDR	0.81
238-060-08	1210 BERG AVE	MDR	HDR	0.50
238-060-07	1220 BERG AVE	MDR	HDR	0.47
238-060-06	1230 BERG AVE	MDR	HDR	0.51
238-060-22	1221 BERG AVE	MDR	HDR	0.82
238-060-23	1231 BERG AVE	MDR	HDR	0.81
238-060-04	1260 BERG AVE	MDR	HDR	0.71
238-060-03	1270 BERG AVE	MDR	HDR	0.55
238-060-25	1261 BERG AVE	MDR	HDR	0.45
238-060-26	1271 BERG AVE	MDR	HDR	0.35
238-060-27	1281 BERG AVE	MDR	HDR	0.82
238-060-02	1290 BERG AVE	MDR	HDR	1.33
238-060-28	1301 BERG AVE	MDR	HDR	0.80
238-050-12	1320 BERG AVE	MDR	HDR	0.31
238-050-11	2688 W BYRON RD	MDR	HDR	1.04
238-050-18	2550 W BYRON RD	MDR	HDR	1.06
238-050-10	2686 W BYRON RD	MDR	HDR	0.26
238-050-09	2684 W BYRON RD	MDR	HDR	0.49
238-050-07	2698 W BYRON RD	MDR	HDR	0.23
238-050-06	2710 W BYRON RD	MDR	HDR	0.85
238-050-05	2726 W BYRON RD	MDR	HDR	0.70
238-050-04	2734 W BYRON RD	MDR	HDR	0.37
238-070-09	3060 W BYRON RD	MDR	HDR	1.11
238-070-03	3190 W BYRON RD	MDR	HDR	1.30
238-070-02	3220 W BYRON RD	MDR	HDR	1.55
214-430-17	250 W CLOVER RD	MDC	HDR	0.21
214-430-16	232 W CLOVER RD	MDC	HDR	0.25
214-430-03	324 W CLOVER RD	MDC	HDR	0.83
214-430-25	172 W CLOVER RD	MDC	HDR	0.49
214-430-15	236 W CLOVER RD	MDC	HDR	0.26
214-430-08	280 W CLOVER RD	MDC	HDR	0.49
214-430-06	282 W CLOVER RD	MDC	HDR	0.51
214-430-18	202 W CLOVER RD	MDC	HDR	0.53
214-430-19	208 W CLOVER RD	MDC	HDR	0.05
214-430-02	332 W CLOVER RD	MDC	HDR	0.31
214-430-14	242 W CLOVER RD	MDC	HDR	0.20
214-430-43	246 W CLOVER RD	MDC	HDR	0.16
214-430-20	212 W CLOVER RD	MDC	HDR	0.15
214-430-21	216 W CLOVER RD	MDC	HDR	0.13
214-430-28	108 W CLOVER RD	MDC	HDR	0.42
214-430-27	134 W CLOVER RD	MDC	HDR	0.96
214-430-26	150 W CLOVER RD	MDC	HDR	0.29
214-430-24	136 W CLOVER RD	MDC	HDR	0.47
214-430-22	222 W CLOVER RD	MDC	HDR	0.10
214-430-42	W CLOVER RD AT W GABRIEL DR	MDC	HDR	0.44
214-430-07	276 W CLOVER RD	MDC	HDR	0.38
214-430-05	286 W CLOVER RD	MDC	HDR	0.42
238-060-01	1311 BERG AVE	MDR	HDR	0.82