

Notice of Preparation of an EIR for the City of Tracy Rezone Program and General Plan Amendment

The City of Tracy (City) will serve as Lead Agency in the preparation of a programmatic Environmental Impact Report (EIR) for the City of Tracy Rezone Program and General Plan Amendment project. The purpose of this notice is (1) to serve as a Notice of Preparation (NOP) of an EIR pursuant to the State CEQA Guidelines Section 15082, (2) to advise and solicit comments and suggestions regarding the scope and content of the EIR to be prepared for the proposed project, and (3) to notice the public scoping meeting.

In order to accommodate the City's Regional Housing Needs Allocation (RHNA), the project would rezone opportunity sites to ensure the ability to develop housing at specified densities. The Project would also include Zoning Code revisions to support housing goals. Additionally, the City would undertake several necessary minor 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.

No specific development projects are proposed as part of this project. Project documents including the NOP, and Initial Study are available at the City of Tracy Planning Department located at 333 Civic Center Plaza Tracy, CA 95376, and online at: www.cityoftracy.org/our-city/departments/planning

In accordance with the time limits established by CEQA, the NOP public review period will begin on June 14, 2024, and will end on July 15, 2024. All Comments in response to this notice must be submitted in writing at the address below, or via email, by the close of the 30-day NOP review period, which is 5:00 PM on July 15 2024:

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

The City will hold a scoping meeting to provide an opportunity for agency representatives and the public to assist the City in determining the scope and content of the EIR. The scoping meeting will be held on **Wednesday, July 10, 2024, 7:00 p.m.** Tracy City Council Chambers 333 Civic Center Plaza Tracy, CA. All interested persons may submit statements in writing via email to publiccomment@cityoftracy.org **before the start of the Commission meeting at 7:00 p.m.** Please identify this item in the subject line of your email; or submit statements orally by visiting the City's WebEx Event at <https://cityoftracyevents.webex.com> and using the following **Event Number: 2551 013 2407** and Event **Password: Planning**; or via phone by dialing (408) 418-9388, Access code: 2551 013 2407, during the public comment portion of this item.

**CITY OF TRACY PLANNING COMMISSION
PUBLIC HEARING**

The City of Tracy Planning Commission will conduct a Public Hearing on **Wednesday, July 10, 2024, at 7:00 p.m.** or as soon after as possible, in the Tracy City Council Chambers, 333 Civic Center Plaza, Tracy, to consider the following:

Arco AM PM Car Vacuums (Application Numbers D22-0042 and CUP22-0016). The proposal includes a Development Review Application (D22-0042) and Conditional Use Permit Application (CUP22-0016) for the construction of five vacuum parking stalls and an 81 square foot equipment enclosure at the existing Arco service station located at 550 W. Valpico Road, APN: 248-020-21. The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303. The project Planner is Victoria Lombardo; Victoria.lombardo@cityoftracy.org (209) 831-6428.

All interested persons may submit statements in writing via email to publiccomment@cityoftracy.org **before the start of the Commission meeting at 7:00 p.m.** Please identify this item in the subject line of your email; or submit statements orally by visiting the City's WebEx Event at <https://cityoftracyevents.webex.com> and using the following **Event Number:** 2551 013 2407 and **Event Password:** Planning; or via phone by dialing (408) 418-9388, Access code: 2551 013 2407, during the public comment portion of this item.

Should you decide to challenge the decision of the Planning Commission you may be limited to challenging only those issues that were raised for consideration at the hearing.

Information concerning this matter may be obtained at the Department of Development Services, 333 Civic Center Plaza, (209) 831-6400.

Forrest Ebbs
Director of Community and Economic Development

Publish: June 28, 2024

**CITY OF TRACY PLANNING COMMISSION
PUBLIC HEARING**

The City of Tracy Planning Commission will conduct a Public Hearing on **Wednesday, July 10, 2024, at 7:00 p.m.** or as soon after as possible, in the Tracy City Council Chambers, 333 Civic Center Plaza, Tracy, to consider the following:

Amendments to the Community Recreation Support Service Zoning District. The proposal includes a text amendment to Tracy Municipal Code section 10.08.2356 regarding lot width in the Community Recreation Support Service Zoning District. The proposal would maintain the 20,000 square-foot minimum lot size but eliminate the required 120 linear feet of street frontage. Staff recommends that the Planning Commission adopt the resolution recommending that the City Council approve the amendment. The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061. The project Planner is Forrest Ebbs, forrest.ebbs@cityoftracy.org (209) 831-6423.

All interested persons may submit statements in writing via email to publiccomment@cityoftracy.org **before the start of the Commission meeting at 7:00 p.m.** Please identify this item in the subject line of your email; or submit statements orally by visiting the City's WebEx Event at <https://cityoftracyevents.webex.com> and using the following **Event Number:** 2551 013 2407 and **Event Password:** Planning; or via phone by dialing (408) 418-9388, Access code: 2551 013 2407, during the public comment portion of this item.

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