

NOTICE OF FINDING OF NO SIGNIFICANT IMPACT AND NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

November 14, 2025

*County of San Joaquin
Neighborhood Preservation Division
400 E. Main Street
Stockton, CA 95202*

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the County of San Joaquin.

REQUEST FOR RELEASE OF FUNDS

On or about December 1, 2025, the County of San Joaquin (County) will submit a request to the U.S. Department of Housing and Urban Development (HUD) to request an allocation of HOME Investment Partnerships Program ("HOME") funds, under Title II of the Cranston-Gonzales National Affordable Housing Act of 1990, as amended (42 U.S.C. 12721 et. seq) and its implementing regulations at 24 CFR Part 92, as amended, to undertake a project known as the Tracy Apartments, formerly Tracy Senior Living (the "Project"). Tracy Apartments is located at 301 West Street in the City of Tracy, County of San Joaquin, California (the "Project site"). The Project site is located on Assessor Parcel Number (APN) 235-420-16. The Project site currently consists of 1.94 acres consisting of seven affordable housing buildings containing 17 units along the border of the northern, eastern, and southern boundaries of the site surrounding a landscaped courtyard area with pedestrian pathways. Twenty trees are located along the Project boundary. The site is bound by multi-family residential uses to the north, West Street and single-family residential uses to the east, West Mt. Diablo Avenue, vacant undeveloped land, and single-family residential uses to the south, and multi-family uses to the west.

Tracy Apartments consists of two phases, in which each phase will have 55 units of affordable housing for low income households, with a preference for the elderly. The proposed Project includes the demolition of the existing residential buildings which are vacant and have been approved by the U.S. Department of Housing and Urban Development for Section 18 disposition as former public housing. Tracy Apartments will consist of the subsequent construction of 110 very-low-income affordable housing units with an elderly preference, associated amenities, community areas, landscaping, circulation, and utility improvements. The first phase of Tracy Apartments will be Tracy Apartments Phase I with Tracy Apartments Phase II planned for development after the completion of Tracy Apartments Phase I. NEPA review was performed in compliance with 24 CFR part 58, including the requirement to aggregate the phases.

The estimated total funding for the first phase, Tracy Apartments Phase I, is \$15,534,720, including approximately \$4,000,000 from the City of Tracy, funds and Project-based Section 8 vouchers from the Housing Authority of the County of San Joaquin, \$1,500,000 from the Health Plan of San Joaquin and Mountain Valley Health Plan, and HOME funds in the amount of \$925,880.

The City of Tracy completed and certified an Environmental Review in compliance with 24 CFR Part 58 for the Housing Authority of the County of San Joaquin funds on May 29, 2024.

FINDING OF NO SIGNIFICANT IMPACT

The County of San Joaquin has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR) on file at County of San Joaquin, Human Services Agency – Neighborhood Preservation Division, 400 E Main St, Stockton, CA 95202, and may be examined or copied Monday through Friday 8:00 A.M to 5:00 P.M., <https://www.cityoftracy.org/home/showpublisheddocument/16931/638386862030900000>. Please call (209) 468-1650 or by email request to Chris Woods at cwoods@sjgov.org request a copy.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to Chris Woods, Director, County of San Joaquin, Human Services Agency– Neighborhood Preservation Division, 102 S. San Joaquin, Stockton, CA 95201, or by email to cwoods@sjgov.org. All comments received by November 30, 2025, will be considered by the County of San Joaquin prior to authorizing the submission of a request for release of funds. Comments should specify which Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

The County of San Joaquin certifies to HUD that Chris Woods, in his position as Director of County of San Joaquin, Human Services Agency- Neighborhood Preservation Division, , consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD approval of the certification satisfies their responsibilities under NEPA and related laws and authorities and allows the County of San Joaquin to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of HOME funds to the County of San Joaquin's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on the following bases: (a) the certification was not executed by the Certifying Officer of the County of San Joaquin; (b) the County of San Joaquin has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58; (c) the grant recipient or other participants in the development process have committed funds, incurred costs or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (e) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to Angelo Tom at RROFSFRO@hud.gov. Potential objectors should contact HUD at the email addresses above to verify the actual last day of the objection period.

Chris Woods, Director
County of San Joaquin Human Services Agency-Neighborhood Preservation Division