

**Notice of Exemption****Appendix E**

**To:** Office of Planning and Research  
P.O. Box 3044, Room 113  
Sacramento, CA 95812-3044  
County Clerk  
County of: San Joaquin  
44 North San Joaquin Street, Suite 260  
Stockton, CA 95202

**From:** (Public Agency): City of Tracy  
Community and Economic Development Department  
333 Civic Center Plaza, Tracy, CA 95376

(Address)

Project Title: Housing Element Policy Implementation - Density BonusProject Applicant: City of Tracy

Project Location - Specific:

City of Tracy - City-wideProject Location - City: Tracy Project Location - County: San Joaquin

Description of Nature, Purpose and Beneficiaries of Project:

The Density Bonus code section for the City of Tracy currently exists as Article 36.5 of Chapter 10.08 of the Tracy Municipal Code. The update of the Density Bonus code section is part of a strategy to provide incentives for the construction of affordable and workforce housing. This project is City initiated to comply with State housing laws and to complete implementation actions required in the City Council adopted 2023-2031 Housing Element Update.

Name of Public Agency Approving Project: City of TracyName of Person or Agency Carrying Out Project: Craig Hoffman

Exempt Status: (check one):

Ministerial (Sec. 21080(b)(1); 15268);  
 Declared Emergency (Sec. 21080(b)(3); 15269(a));  
 Emergency Project (Sec. 21080(b)(4); 15269(b)(c));  
 Categorical Exemption. State type and section number: 15378 and 15061(b)(3)  
 Statutory Exemptions. State code number: \_\_\_\_\_

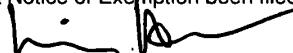
Reasons why project is exempt:

The proposed ordinance is not a project within the meaning of Section 15378 of the CEQA Guidelines because it has no potential for resulting in physical change in the environment, either directly or ultimately. In the event that the ordinance is found to be a project under CEQA, it is subject to the CEQA exemption contained in CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty to have no possibility of a significant effect on the environment.

Lead Agency Craig Hoffman Contact Person: Craig Hoffman Area Code/Telephone/Extension: 209-831-6426

If filed by applicant:

1. Attach certified document of exemption finding.  
 2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature:  Date: 1/20/2026 Title: Senior Planner

▪ Signed by Lead Agency      Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.  
 Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: 1/21/2026

Filed Doc #: 39-01222026-028  
 Thu Jan 22 12:11:13 PST 2026  
 Page: 1 of 1 Fee: \$50.00  
 Steve J. Bestolarides  
 San Joaquin County Clerk



Revised 2011