

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

Stackton, 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 Bonus

Project Applicant: City of Tracy

Project Location - Specific:

City of Tracy - City-wide

Project 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 Tracy

Name 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

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: [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

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Steve J. Bestolarides
San Joaquin County Clerk

By Deputy: rosaa



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