

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 Implementation Phase 5 - Mixed Use Zone

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 Housing Element Implementation Phase 5 includes the creation of the Mixed Use Zone (MU-1) to allow properties to be developed with a mix of commercial and high-density residential uses and subsequent amendments to Article 35 to allow signs in the new MU-1 Zone. 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: Breanna Alamilla

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: 15061(b)(3)
Statutory Exemptions. State code number:

Reasons why project is exempt:

The proposed ordinance 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. No development is approved by this zoning text amendment and future development projects in these zone districts will be subject to separate CEQA review.

Lead Agency
Contact Person: Breanna Alamilla Area Code/Telephone/Extension: 209-831-6464

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: 5/20/2026 Title: Senior Planner

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code. Date Received for filing at OPR:
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Filed Doc #: 39-05212026-150
Thu May 21 08:10:43 PDT 2026
Page: 1 of 1 Fee: \$50.00
Steve J. Bestolarides
San Joaquin County Clerk

By Deputy: samantha.l



Revised 2011