

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 N. San Joaquin Street, Suite 260

Stockton, CA 95202

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

(Address)

Project Title: Sprouts Farmers Market Wall Signs

Project Applicant: City of Tracy

Project Location - Specific:

2030 Ellis Town Drive, Assessor's Parcel Number 240-140-70

Project Location - City: Tracy

Project Location - County: San Joaquin

Description of Nature, Purpose and Beneficiaries of Project:

The Sprouts Farmers Market Wall Signs project consists of an amendment to the Ellis Specific Plan to allow wall signs of up to 250 square feet with approval of a Conditional Use Permit and adopting a Resolution granting a Conditional Use Permit to allow the installation of three wall signs, two of which are 193.7 square feet and one of which is 143.1 square feet, on the Sprouts Farmers Market grocery store building.

Name of Public Agency Approving Project: City of Tracy

Name of Person or Agency Carrying Out Project: Martin E. Vargas

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), 15311
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the Ellis Specific Plan Amendment will have a significant effect on the environment, and therefore no further environmental review is necessary. In addition, the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEEQA Guidelines Section 15311, pertaining to the construction of on-premise signs to existing commercial facilities. No additional environmental review is necessary.

Lead Agency

Contact Person: Martin E. Vargas

Area Code/Telephone/Extension: 209-831-6438

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: 07/09/2026 Title: Associate 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: _____

Filed Doc #: **39-07092026-214**
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Page: 1 of 1 Fee: \$50.00
Steve J. Bestolarides
San Joaquin County Clerk

By Deputy: jstevens



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