

# 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 Increase

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 2023 – 2031 Housing Element Update requires increasing the allowable density in the Medium Density Residential (MDR), Medium Density Cluster (MDC), High Density Residential (HDR) and General Highway Commercial (GHC) zone districts. Staff is also recommending the recently created Small Lot Residential (SLR) zone district be amended to stay consistent with the new density ranges required by the Housing Element.

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: \_\_\_\_\_

Date: 12/02/2025

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: 12/03/2025

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Steve J. Bestolarides  
San Joaquin County Clerk

By Deputy: kmchugh



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