

## NOTICE OF EXEMPTION

**To:** Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 95812-3044

**From:** Sacramento Municipal Utility District  
6201 S Street, MS H201  
Sacramento, CA 95817-1899

County of Sacramento Clerk/ Recorder  
P.O. Box 839  
Sacramento, CA 95812 -0839

**Project Title:** Disposal of 1124 Bell Street Property

**Project Applicant:** Sacramento Municipal Utility District (SMUD)

**Project Location:** This property is located at 1124 Bell Street, Sacramento, CA 95825 / APN: 285-0221-001.

**Project Description:** SMUD owns a parcel of land which is approximately 1.23 acres located at 1124 Bell Street in un-incorporated Sacramento County and intends to dispose of the property by means of a long-term lease to own agreement with the Sacramento Parks Foundation. SMUD is seeking to dispose of the property within the September to October 2019 timeframe.

**Name of Public Agency Approving the Project:** SMUD

**Name of Person or Agency Carrying Out the Project:** SMUD

**Exempt Status (Check One):**

- Ministerial (CEQA PRC §21080(b)(1); CEQA Guidelines §15268)
- Declared Emergency (CEQA PRC §21080(b)(3); CEQA Guidelines §15269(a))
- Emergency Project (CEQA PRC §21080(b)(4); CEQA Guidelines §15269(b)(c))
- Categorical Exemption (CEQA PRC §21083(b)(9), 21084; CEQA Guidelines §15312 Surplus Government Property Sales Class 12 (a) The property does not have significant values for wildlife habitat or other environmental purposes and (b)(3) The use of the property and adjacent property has not changed since the time of purchase by the public agency.

**Reasons Why Project is Exempt:** Under CEQA Guidelines § 15062, a lead agency must identify the rationale for making the determination that a project is exempt under CEQA. SMUD has determined that the disposal of the property located at 1124 Bell Street is exempt under CEQA Guidelines §15312 Surplus Government Property Sales, Class 12 consists of sales of surplus government property except for parcels of land located in an area of statewide, regional, or areawide concern identified in Section 15206(b)(4). However, even if the surplus property to be sold is located in any of those areas, its sale is exempt if: (a) the property does not have significant values for wildlife habitat or other environmental purposes, and (b) Any of the following conditions exist: (3) The use of the property and adjacent property has not changed

since the time of purchase by the public agency. The disposal of the property located at 1124 Bell Street involves the sale of surplus government property by means of a long-term lease to own agreement with the Sacramento Parks Foundation. The property does not have significant values for wildlife habitat or other environmental purposes, the use of the property and adjacent property has not changed since the time of purchase by SMUD, and therefore is considered exempt in accordance with CEQA Guidelines §15312.

**Lead Agency Contact Person:**

Rob Ferrera  
Environmental Specialist  
Environmental Services  
Sacramento Municipal Utility District  
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Sacramento, CA 95817  
916-732-6676  
email: [rob.ferrera@smud.org](mailto:rob.ferrera@smud.org)

  
\_\_\_\_\_  
Signature

August 1, 2019  
\_\_\_\_\_  
Date

Rob Ferrera  
\_\_\_\_\_  
Printed Name

Sacramento Municipal Utility District  
Lead Agency

Signed by Lead Agency   
Signed by Lead Applicant

Date Received for filing at OPR: \_\_\_\_\_

Governor's Office of Planning & Research

AUG 01 2019

STATE CLEARINGHOUSE