

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: Solano
675 Texas Street, Suite 1900
Fairfield, California 94533

From: (Public Agency): City of Vallejo
555 Santa Clara Street
Vallejo, California 94590
(Address)

Project Title: Oakwood Apartments

Project Applicant: City of Vallejo

Project Location - Specific:
Sonoma Boulevard (State Route 29) and Magazine Street (APN: 0061-160-210)

Project Location - City: Vallejo Project Location - County: Solano

Description of Nature, Purpose and Beneficiaries of Project:
The project would involve construction of a new multi-family residential development on a currently vacant 4.95-acre site. The site has frontage on Sonoma Boulevard, Magazine Street, and Porter Street. The proposed buildings would be a maximum of three stories above ground level ranging from 36 feet 6 inches to 39 feet and 11 inches in height. The multi-family development would consist of 132 total dwelling units, a community center, and cabana. The total building footprint of 56,558 square feet would occupy approximately 26 percent of the total lot area of 215,622 square feet. The proposed multi-family apartment buildings would have a gross floor area of 146,658 square feet, not including the community center, cabana, and parking areas, and would rise approximately 40 feet to the top of the roof. A total of 248 parking spaces would be provided on site, including 132 covered carport spaces and 26 guest parking spaces.

Name of Public Agency Approving Project: City of Vallejo

Name of Person or Agency Carrying Out Project: Randall Harris, HDO Architects-Planners

- 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: Class 32
[] Statutory Exemptions. State code number:

Reasons why project is exempt:
The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. In addition, the proposed development occurs within city limits on a project site of no more than five acres and is substantially surrounded by urban uses. The project would not result in impacts in the areas of biological resources, traffic, air quality, noise, water quality, historic resources. There are no unusual circumstances that would lead to significant impacts, including cumulative impacts.

Lead Agency
Contact Person: Jonathan Atkinson Area Code/Telephone/Extension: (707) 648-4346

- 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: 3/5/2021 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.