

Notice of Exemption

To: Office of Planning and Research
1400 Tenth Street
Sacramento, CA 95814

From: California Department of General Services
Real Estate Services Division
707 Third Street
West Sacramento, CA 95605

Project Title: Ground Lease for the Guardian Village Project

Project Location – Specific: 601 East 11th Street

Project Location - City: Reedley

Project Location - County: Fresno County

Description of Nature, Purpose and Beneficiaries of Project:

California Governor Newsom directed the California Department of General Services (DGS) to identify excess state properties as potential affordable housing development sites [Executive Order (N-06-19)]. A parcel in Fresno County identified with Assessor Parcel Number 370-122-03 was determined an ideal site to fulfill E.O. N-06-19. DGS proposes entering into a low-cost, long-term ground lease for residential construction. The developer, Self-Help Enterprises (SHE), proposes to clear the site and construct 48 new units of affordable housing, including on-site recreational and open space. The project will feature garden style apartments with standard floor plans consisting of five residential buildings: four with three stories, one with two stories, containing 22 one-bedroom units (sized about 584-627 square feet), 14 two-bedroom units (sized about 846 square feet), and 12 three-bedroom units (sized about 1,204-1,290 square feet). Units will be marketed to households with incomes at or below 50% of Area Median Income. The structures will consist of wood framing on a standard concrete slab on-grade foundation. The exterior shell will have siding and eaves above dual pane windows. The project includes 100% solar photovoltaics (PV) to offset common area and resident loads, and water conservation efficiency measures. Guardian Village amenities include a community center of approximately 2,500 square feet containing an enclosed kitchen, common laundry room, maintenance and storage areas. The outside common area will include picnic tables and barbeque areas, as well as a playground for children of all ages. In performing work, SHE will take all reasonable measures to comply with Best Management Practices during the undertaking. Project development helps provide affordable housing identified necessary under N-06-19 and implements the State's vision supporting a vibrant, sustainable community.

Name of Public Agency Approving Project: California Department of General Services

Name of Person Carrying Out Project: Terry Todd, Senior Real Estate Officer, DGS, terry.todd@dgs.ca.gov

Exempt Status: Categorical Exemption: Section 15332 – In-fill Development Projects

Reasons why project is exempt: City of Reedley's Verification of Environmental Review and Land Use Entitlements form confirms that the project is consistent with the City's General Plan and Zoning Ordinance and is, therefore, a by-right development. In addition, the City concurs that with site plan review, the project meets Class 32 – Infill Development defined below:

- 5 acres or less
- Within City limits
- Consistent with local General Plan land uses and policies
- Consistent with local zoning code
- Adequately served by utilities and public services
- Not in an area with value as habitat for endangered, rare, or threatened species
- Will not result in significant environmental effects relating to traffic, noise, air quality, or water quality.

State confirms that no exceptions apply which would preclude the use of an exemption for this project.

Lead Agency Contact Person: Jason Kenney

Telephone: (916) 376-5031

Signature:  Jason Kenney Digitally signed by Jason Kenney
Date: 2021.06.03 09:37:12 -07'00' **Date:** _____
Title: Deputy Director, Real Estate Service Division, DGS

Signed by Lead Agency: Yes

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.