

Notice of Exemption

To: Office of Planning and Research
P.O. Box 3044, Room 212
Sacramento, CA 95812-3044

From: CA Department of General Services
707 3rd Street
West Sacramento, CA 95605

Project Title: Pacific Crest Commons Project

Project Applicant: The Pacific Communities

Project Location - Specific:

10077 SR 89 in the Town of Truckee, California. The site is identified by Assessor's Parcel Numbers (APNs) 018-621-005 and 018-621-006.

Project Location - Town: Truckee Project Location - County: Nevada

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). The former California Highway Patrol Truckee Office property was identified as an ideal site to fulfill E.O. N-06-19. The proposed project helps provide workforce housing identified necessary under E.O. N-06-19 and it implements the State's vision of residential development in close proximity to transit, pedestrian-friendly commercial centers, supporting a vibrant and sustainable community. DGS proposes entering into low-cost, long-term ground lease for residential construction and operation of Pacific Crest Commons Project. The proposed project site 1.75 acres and the project would include demolition of all on-site buildings and development of two, three-story residential buildings (Buildings A and B) consisting of 55 affordable multi-family units. Building A would consist of 25 total units and Building B would consist of 30 total units. In addition, Building A would include 3,450 sf of common areas on the ground floor, such as a community space, office space, and meeting room. One hundred percent of the project's units would be affordable for households at 30 to 80 percent annual median income (AMI). Each building would also include storage spaces and laundry facilities. The project would include 79 surface parking spaces, as well as a playground area, picnic areas, open space, and a public art space. Primary vehicle access would be along SR 89 and a secondary emergency vehicle only access would be provided through a connection to Donner Way. The proposed project includes compliance requirements with all applicable environmental laws and rules pertaining to site work, proper handling of demolition and construction debris, and conservation measures pertaining to site work, preconstruction surveys for nesting birds, and inadvertent discoveries of cultural resources.

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

Name of Person or Agency Carrying Out Project: Jon Heim, Associate Construction Analyst, DGS/RESD

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 code number: Section 15332, In-Fill Development Project

Reasons why project is exempt:

DGS has determined that the project qualifies for Class 32 exemption because the project is consistent with applicable objective general plan standards and criteria for large multi-family residential development. It is an allowable land use in the Town of Truckee's General Plan Commercial land use designation and the project meets all criteria for Class 32; less than 5 acres, within Town limits, surrounded by urban uses, not in an area with value as habitat for endangered, rare or threatened species, is adequately served by

all required utilities and public services. DGS confirms that no exceptions apply which would preclude the use of an exception for this project.

Lead Agency

Contact Person: Jason Kenney, Deputy Director, DGS/RESD Area Code/Telephone/Extension: (916) 376-5031

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: _____ Title: Deputy Director, RESD, DGS
 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.