Notice of Exemption

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

From: CA Dept. of General
707 3rd Street
West Sacramento, CA 95605

Project Title: Sacramento Arden Armory Project

Project Applicant: BRIDGE Housing Corporation

Project Location - Specific: 440 and 490 Arden Way, Sacramento, California. (Assessor's
Parcel Numbers: 275-013-4004 to -4008, and a portion of 275-013-4010).

Project Location - City: Sacramento   Project Location - County: Sacramento

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 Sacramento Armory property was identified as an ideal site to fulfill E.O. N-06-
19. The proposed project helps provide affordable 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. BRIDGE
Housing, in cooperation with DGS, will construct the Sacramento Arden Armory project on the 1.276-
acre site located at 440 and 490 Arden Way at the southwest corner of Arden Way and Oxford Street.
Two existing structures on the site will be demolished. The project includes a 124-unit building with
4 stories of residential units over 1 story of podium construction. The residential units would
comprise 1-, 2-, and 3-bedroom apartments. The project includes 67 parking spaces, 62 bicycle
spaces, laundry room, mail room, residents' community room, a 4,000 square foot (sf) childcare
center, and a 1,000-square-foot retail space. The project includes compliance requirements with all
applicable environmental laws and rules pertaining to site work, proper handling of demolition and
construction debris, incorporation of design guidelines and General Plan noise requirements in
project plans, 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: Terry Todd, Senior Real Estate Officer, DGS

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));
XX   Categorical Exemption. State code number: CEQA Guidelines 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 meets all
criteria for the exemption. The project is consistent with applicable objective general plan standards
and criteria. It is an allowable land use in the City of Sacramento's General Plan Urban Corridor Low
designation.   The project site is less than 5 acres, within City limits, surrounded by urban uses, has no
value as habitat for endangered, rare, or threatened species, and can be adequately served by all
required utilities and public services. Approval of the project would not result in any significant
effects related to traffic, noise, air quality, or water quality. DGS has determined that there are no
unusual circumstances, and no exceptions apply which would preclude the use of an exception for
this project.

Lead Agency Contact Person: Terry Ash Senior Environmental Planner DGS

Area Code/Telephone/Extension: (916)-201-0085

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? **X** Yes   ☐
        No

Signature: Jason Kenney Digitally signed by Jason Kenney Date: 2022.01.14 16:04:16 -08'00' _____ Date:_____ Title: Deputy Director, RESD, DGS
        X 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.