

## Notice of Exemption

SCH#:

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: Clearlake Apartments

Project Applicant: Clearlake CIC LP

Project Location - Specific: 15837 18<sup>th</sup> Avenue, California 95422. (Assessor's Parcel Numbers: 010-043-01).

Project Location - City: Clearlake Project Location - County: Lake

### 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 Lake County owned property was identified as an ideal site for the development of affordable housing 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 proximity to transit and pedestrian-friendly commercial centers supporting a vibrant and sustainable community. Chelsea Investment Corporation, in cooperation with DGS, will construct the Clearlake Apartments project on the 4.5- acre site located at 15837 18<sup>th</sup> Avenue at the southeast corner of 18<sup>th</sup> Avenue and Dam Road Extension. The project includes four buildings totaling 80 residential units, three story, Type III construction with surface parking. The residential units would comprise 1-, 2-, and 3-bedroom apartments. The project includes 137 parking spaces, laundry room, mail room and a community room. 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 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: Josh Palmer, Senior Real Estate officer, DGS

Exempt Status:

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 Clearlake General Plan and Zoning Code. 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? Yes

Signature: *Joshua Palmer* Date: 3/09/2022 Title: Senior Real Estate Officer  
Signed by Lead Agency

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