

To: Office of Planning and Research
PO Box 3044
1400 Tenth Street, Room 113
Sacramento, CA 95812-3044

From: California Energy Commission
715 P Street, MS-48
Sacramento, CA 95814

Project Applicant: National Community Renaissance

Project Title: Zero Emission Affordable Housing Design: Palm City Village

Project Location – Specific: 2300 – 2340 Palm Ave

Project Location – City: San Diego Project Location – County: San Diego

Description of Nature, Purpose and Beneficiaries of Project:

The purpose of the project is to design a carbon-free, affordable mixed-use development. The project will include economic analysis, conceptual drawings, performance modeling, and construction feasibility analysis.

Name of Public Agency Approving Project: California Energy Commission

Name of Person or Agency Carrying Out Project: National Community Renaissance

Exempt Status: (check one)

- Ministerial Exemption (Pub. Resources Code § 21080(b)(1); Cal. Code Regs., tit. 14, § 15268);
- Declared Emergency (Pub. Resources Code § 21080(b)(3); Cal. Code Regs., tit. 14, § 15269(a));
- Emergency Project (Pub. Resources Code § 21080(b)(4); Cal. Code Regs., tit. 14, § 15269(b)(c));
- Categorical Exemption. State type and section number

Statutory Exemptions. State code number.

Feasibility and Planning Studies (Cal. Code Regs., tit. 14, §15262) and the Common Sense Exemption. (Cal. Code Regs., tit. 14, §15061(b)(3))

Reasons why project is exempt:

This grant agreement will fund feasibility, design, and planning studies for a possible carbon-free affordable housing and mixed-use development that the California Energy Commission (CEC) has not approved, adopted, or funded. This will include economic analysis, conceptual drawings, performance modeling, and construction feasibility analysis. No construction or changes to the physical environment will occur during this project.

This grant agreement will fund information collection, research, analysis, evaluation, and sharing activities related to existing processes, planning, and funding opportunities for possible use by advanced energy development efforts. This includes economic analysis, conceptual drawings, performance modeling, and construction feasibility analysis. No construction or changes to the physical environment will occur as part of this grant agreement.

The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that

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

National Community Renaissance

the activity in question may have a significant effect on the environment, the activity is not subject to CEQA under the common sense exemption in section 15061(b)(3) of Title 14 of the California Code of Regulations.

Lead Agency

Contact Person: Anthony Ng **Area code/Telephone/Ext:** 415-812-1112

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:** 5/3/2022 **Title:** ERS III (Managerial)

Signed by Responsible Agency

Signed by Lead Agency

Signed by Applicant

Date received for filing at OPR: _____