

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: SoLa Impact Opportunity Zone Fund, LP

Project Title: Making Green Accessible

Project Location – Specific: 506 E Laurel St

Project Location – City: Compton 90221 **Project Location – County:** Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

The California Energy Commission will provide a grant of \$1,000,000 to SoLa Impact Opportunity Zone Fund, LP for feasibility studies, building design, and energy analysis activities only. SoLa Impact proposes a model for low-income communities to build and sustain low-impact, zero-emissions homes. While "green" projects are typically associated with luxury or high-end housing, successfully addressing issues of global climate change and racial income inequality simultaneously requires developers to adopt green building techniques that are accessible to all. SoLa Impact will design a mixed-use development of 50 homes on church-owned land, with approximately 40 rental apartments and 15 townhomes sold at cost to low-income households to build equity and wealth.

Beneficiaries will include future occupants of this development if built. Centered around a mixed-use resilience hub, this project provides benefits and support services to community members, as well as a daycare center and a multi-purpose facility for the church's use. Innovative green technologies combine with an environmental, social, and governance financial structure to establish a self-sustaining, resilient ecosystem.

Name of Public Agency Approving Project: California Energy Commission

Name of Person or Agency Carrying Out Project: SoLa Impact Opportunity Zone Fund, LP

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 (Cal. Code Regs., tit. 14, §15262
- Common Sense Exemption. (Cal. Code Regs., tit. 14, §15061(b)(3))

Reasons why project is exempt:

The grant agreement will fund feasibility, design, and planning studies for an all-electric, mixed-use development, which has not been approved, adopted, or funded by the CEC, and which will not result in the adoption of a plan that will have a legally binding effect on later activities. This falls within Cal. Code Regs. tit. 14, § 15262, Feasibility and Planning Studies: The CEC has considered environmental factors.

Authority cited: Sections 21083 and 21110, Public Resources Code. Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.
 SoLa Impact Opportunity Zone Fund, LP

No construction or changes to the physical environment will be funded by the grant or occur during the design and analysis work. The design activities will take place in existing office buildings, and professionals will visit the proposed development site. Therefore, there is no possibility that the activities may have a significant effect on the environment,

The grant agreement is covered by the common sense exemption 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 the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. This falls within Cal. Code Regs. tit. 14, § 15061(b)(3), Common Sense Exemption.

Lead Agency

Contact Person: Molly Mahoney **Area code/Telephone/Ext:** 916-776-0790

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: Molly Mahoney **Date:** 5/12/2022 **Title:** Energy Analyst

Signed by Responsible Agency

Signed by Lead Agency

Signed by Applicant

Date received for filing at OPR: _____