

NOTICE OF EXEMPTION

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

From: Department of General Services
707 3rd Street, 4th Floor
West Sacramento, CA 95605

Project Title: 805 R Street

Project Location – Specific: Sacramento County APNs: 006-0266-014, 006-0266-016, and 006-0266-017

Project Location – City: Sacramento

Project Location – County: Sacramento

Description of Nature, Purpose, and Beneficiaries of Project:

The 805 R Street property was identified as an ideal site to fulfill Executive Order N-06-19, which directed DGS to identify excess state properties to provide affordable housing. Through a DGS ground lease, CADA and Mutual Housing propose to construct a mixed-use, 6-story building, with ground-floor non-residential space, and about 242 residential units on approximately 1.2 acres. At least 55%, or 133 residential units will be designated for affordable, low income. The property is about 0.4 miles from the 13th Street light rail station and located within the designated Urban Corridor High of the Sacramento General Plan and zoned Residential Mixed Use/Special Planning District ("RMX-SPD"). The project proposes to build 35 off-street parking spaces, which is consistent with applicable parking requirements. The project promotes affordable housing development on state-owned land from a developer interested in entering into low-cost, long-term ground lease.

Name of Public Agency Approving Project: Department of General Services

Name of Person or Agency Carrying Out Project: Todd Leon, CADA Development Director

Exempt Status:

Categorical Exemption CEQA Guidelines § 15332 In-Fill Development Project

Reasons Why Project is Exempt:

The project qualifies for Class 32 exemption because the project meets all criteria for the exemption. The project is consistent with City of Sacramento General Plan standards and criteria and the project is an allowable land use in the City of Sacramento. 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. Lead Agency has determined that there are no unusual circumstances, and no exceptions apply which would preclude the use of an exception for this project.

Contact Person: Terry Todd, DGS, Real Estate Services

Telephone Number: (916) 376-1826

Signature:

Jim Martone Digitally signed by Jim Martone
Date: 2022.09.12 14:28:06 -07'00'

Signed by Lead Agency