

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: Mutual Housing California

Project Title: Mutual Housing at Fairview Terrace

Project Location – Specific: 2222 & 2244 South Airport Way

Project Location – City: Stockton 95206 **Project Location – County:** San Joaquin

Description of Nature, Purpose and Beneficiaries of Project:

This project will assess different existing and emerging grid-interactive and zero-emission technologies, energy efficiency measures, and passive building features to design a mixed-use development for affordable senior housing and office space. The project team will 1) define technical equipment performance specifications and configuration options; 2) simulate baseline energy consumption; 3) finalize a variety of use-cases characterized by different use scenarios, including but not limited to resiliency, demand reduction, bill savings, and cost effectiveness; 4) assess the potential impact of various control strategies; 5) assess different funding mechanisms and incentives to help finance the project; and finally, 6) finalize schematics for the mixed-use development.

Name of Public Agency Approving Project: California Energy Commission

Name of Person or Agency Carrying Out Project: Mutual Housing California

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
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- 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:

This grant agreement will fund the design, economic analysis, performance modeling, and construction feasibility of an all-electric, in-fill mixed-use development project and the improvement of methods for possible use in advanced energy development efforts (e.g., planning, architectural, and engineering work). Activities will include information collection, research, design, and energy and emissions analyses. Activities will also include economic analysis, preparation of conceptual drawings and design plans, performance modeling, and construction feasibility analysis.

This agreement will not result in the adoption of a plan that will have a legally binding effect on later activities. No construction or changes to the physical environment will be funded by the grant or occur during the design and analysis

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

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.

This agreement is therefore statutorily exempt from environmental review pursuant to section 15262 of the CEQA Guidelines because it consists of feasibility or planning studies for possible future actions which the Energy Commission has not yet approved, adopted, or funded and does not require the preparation of an EIR or negative declaration but does require consideration of environmental factors. The agreement is also 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 section 15061(b)(3) of the CEQA Guidelines, the common sense exemption. The project does not involve any unusual circumstances, will not result in damage to any scenic resources within a highway officially designated as a state scenic highway, the project site is not included on any list compiled pursuant to Government Code section 65962.5, and the project will not cause a substantial adverse change in the significance of a historical resource. The project, when considered as a whole, will not result in a cumulative impact that is significant on the environment. Therefore, none of the exceptions to exemptions listed in CEQA Guidelines section 15300.2 apply to this project and this project will not have a significant effect on the environment.

Lead Agency
Contact Person: Rachel Salazar **Area code/Telephone/Ext:** 916-776-0806

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: Rachel Salazar **Date:** 5/3/22 **Title:** Energy Commission Specialist I

Signed by Responsible Agency

Signed by Lead Agency

Signed by Applicant

Date received for filing at OPR: _____