

Notice of Exemption

Form D

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
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 integrate emerging grid-interactive and zero-emission technologies, energy efficiency measures, and passive building features to build a mixed-use development for affordable senior housing and office space. Mutual Housing at Fairview Terrace will be an urban infill, mixed-use development located in the long-underserved Fairview Terrace neighborhood in south Stockton. The project will be an all-electric, zero net energy four-story building that will include 76 permanently affordable apartments for senior citizens and complementary ground floor community-serving uses including a commercial space for a local community nonprofit. It will incorporate emerging technologies as well energy and building features now considered standard for zero-emission design.

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. 24 CCR 15332

Statutory Exemptions. State code number.

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

Reasons why project is exempt:

This project will design a mixed-use development. The activity is covered by the definition of the in-fill development categorical exemption under 24 CCR 15332 and the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment.

The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations, as the City of Stockton Community Development Department approved the Site Plan Review, Design Review, and Density Bonus application for this development of a 76-unit, four-story affordable senior housing project with ground floor commercial and associated site

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

improvements located within the CG (Commercial, General) zoning district, and General Plan land use designation of Commercial.

The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses, as the project site consists of two parcels (1.61± acre) that compose the block bound by South Airport Way on the west, East Eighth Street on the north, South Phelps Street on the east, and East Ninth Street on the south. The project site is surrounded by residential and commercial urban uses.

The project site has no value as habitat for endangered, rare, or threatened species, as the site was previously developed with a commercial building that housed a mix of commercial uses. The building was demolished between 2011 and 2012.

The construction project is not expected to result in significant traffic, noise, air quality, or water quality effects, nor such effects above those expected from a typical building construction project. In addition, the City of Stockton presented Design Review findings that the design and layout of the proposed project will not interfere with the use and enjoyment of neighboring existing or future development and will not result in vehicular or pedestrian hazard. The resulting construction will also be a zero-emissions building that will not affect air quality.

Lastly, the City of Stockton Community Development Department will ensure that the site can be adequately served by all required utilities and public services. For these reasons, this project is exempt under the in-fill development exemption of 24 CCR 15332.


Additionally, this project does not involve impacts on any particularly sensitive environment; does not involve any cumulative impacts of successive projects of the same type in the same place that might be considered significant; does not involve unusual circumstances that might have a significant effect on the environment; will not result in damage to 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. Therefore, none of the exceptions to categorical 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: _____ **Area code/Telephone/Ext:** _____

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:** 3/22/24 **Title:** Energy Analyst

Signed by Responsible Agency

Signed by Lead Agency

Signed by Applicant

Date received for filing at OPR: _____