

NOTICE OF EXEMPTION

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

From: Department of General Services
Real Estate Services Division
707 Third St, 4th Fl, West Sacramento, CA 95605

Project Title: Covina Affordable Housing Ground Lease and Development Project

Project Location - Specific: 233 N Second Street (APN: 8445-001-916).

Project Location - City: City of Covina

Project Location - County: Los Angeles

Description of Nature, Purpose, and Beneficiaries of Project:

Laing Companies and Valued Housing were selected to develop a site in the City of Covina with up to 60 units of affordable housing that would be 100% affordable and income-restricted to a range of lower-income households. The project will include approximately 60 one-bedroom units focused on senior households that will be affordable to extremely low and low-income households. To serve residents' needs, the development will also include a community room, management office, laundry facilities, and surface parking. The development also includes common open spaces for residents. DGS intends to enter into a low-cost, long-term ground lease to allow for the residential construction and operation for the life of the development.

Name of Public Agency Approving Project: Department of General Services

Name of Person or Agency Carrying Out Project: Jenny Ortiz, Senior Real Estate Officer, DGS

Exempt Status: Statutory Exemption Public Resources Code (PRC) Section 21080.40

Why is Project Exempt:

The project is exempt pursuant to PRC Section 21080.40 which establishes a statutory exemption for affordable housing projects that meet specified criteria. The Project has been analyzed according to these criteria and will: consist of multifamily residential uses only, be dedicated to lower-income households, within the city boundaries of the City of Covina and is surrounded by urban uses. It will be subject to a recorded California TCAC regulatory agreement, can be adequately served by existing utilities, does not contain tribal cultural resources, and has determined that there is no potential for exposure of future occupants to significant health hazards (Phase 1), is not located on a site where multifamily housing is not permitted, is not located within 500 feet of a freeway or within 3,200 feet of a facility that actively extracts or refines oil or natural gas, and is not within a very high fire hazard severity zone.

Contact Person: Jim Martone, Chief, Asset Management Branch, Department of General Services

Phone Number: 916-376-1816

Signature:

Jim Martone
Digitally signed by Jim Martone
Date: 2024.09.04 08:49:07
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Signed by Lead Agency