

## **Notice of Exemption**

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**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 Floor  
West Sacramento, California 95605

**Project Title:** Fresno Affordable Housing Ground Lease and Development Project

**Project Location - Specific:** The 2.79-acre site is located at 3374 East Shields in the City of Fresno (APN: 445-020-13T).

**Project Location - City:** Fresno

**Project Location - County:** Fresno

**Description of Project:** Laing Companies and Valued Housing were selected by the State of California Department of General Services (DGS) to develop up to 224 units of affordable housing that would be 100% affordable and income-restricted to a range of lower-income households. The project will include up to 224 units consisting of one-, two-, and three-bedrooms, built in two phases. To serve residents' needs, each phase will include a management office, resident services, a lobby, bike storage, a community room, and ground-level 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 residential construction and operation for the duration 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 from the provisions of CEQA 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 multi-family residential uses only, be dedicated to lower-income households, be within the city boundaries of the City of Fresno and be 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 of future occupants to significant health hazards (Phase I Environmental Assessment), 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 high-fire hazard severity zone.

The project was evaluated under Public Resources Code Section 21080.40 and the Lead Agency has determined that the project qualifies for a Statutory Exemption.

**Lead Agency Contact Person:** Kerry Zadel, Assistant Branch Chief, Asset Management Branch, Real Estate Services Division

**Phone Number:** (916) 376-1617

**Signature:**  kerry.zadel (Dec 23, 2024 13:49 PST)