

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

From: (Public Agency): City of Yreka
701 Fourth Street
Yreka, CA 96097

County Clerk
County of: Siskiyou
311 Fourth Street, Rm. 201
Yreka, CA 96097

(Address)

Project Title: North Mountain Apartments & Permanent Supportive Housing

Project Applicant: The Danco Group

Project Location - Specific:
Deer Creek Way, APN 053-591-560

Project Location - City: Yreka Project Location - County: Siskiyou

Description of Nature, Purpose and Beneficiaries of Project:

The City of Yreka and The Danco Group (Applicant) are joining in the submittal of an application for Homekey+ Round 1 funds to facilitate the acquisition of property and the construction, operation, and maintenance of an approximately 50-unit, permanent supportive housing development and 48 low-income housing units, "North Mountain Apartments & Permanent Supportive Housing" pertaining to one (1) parcel identified by Siskiyou County Assessor as Assessor's Parcel Number (APN) 053-591-560 that totals approximately 44.862 acres, located on the east side of Deer Creek Way between Yreka Creek and Montague Road in Yreka, CA. To facilitate future development, the project proposes a Tentative Parcel Map to subdivide the parcel into four (4) lots, Lot 1 (± 9.97 acres), Lot 2 (±9.78 acres) Lot 3 (±8.27 acres), and Lot 4 (±16.84 acres). The permanent supportive housing and multi-family affordable housing development is proposed on Lot 1.

Name of Public Agency Approving Project: City of Yreka

Name of Person or Agency Carrying Out Project: The Danco Group, Siskiyou County, City of Yreka

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: Section 15828 (Ministerial Projects) and Section 15315/Class 15 (Minor Land Divisions)
- Statutory Exemptions. State code number: _____

Reasons why project is exempt:

Section 15828(b) exempts ministerial approval by public agencies from CEQA whereby the determination of what is "ministerial" is made by the particular public agency based upon its analysis of its own laws, and each public agency should make such determination either as a part of its implementing regulations or on a case-by-case basis. Per Yreka Municipal Code (YMC) Chapter 16.22 - High Density Residential (R-3), supportive housing is permitted in the R-3 zone district subject to issuance of a building permit. Therefore, supportive housing projects in Yreka are deemed a "use by right" (i.e., ministerial) in the R-3 zoning district. Further, the City intends to process the multi-family affordable housing units concurrently with the permanent supportive housing units, through a streamlined, ministerial process. Under Section 15315/Class 15, the Project is exempt from CEQA requirements: a) The project consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels. b) The division of property is in conformance with the General Plan and zoning. c) No variances or exceptions are required. d) All services and access to the proposed parcels to local standards are available. e) The parcel was not involved in a division of a larger parcel within the previous two (2) years. f) The parcel does not have an average slope greater than 20 percent.

Lead Agency
Contact Person: Alia Roca Lezra Area Code/Telephone/Extension: 530-841-2212

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: _____ Title: _____

▪ Signed by Lead Agency Signed by Applicant

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

Date Received for filing at OPR: _____

**CITY OF YREKA
CEQA COMPLIANCE FOR HOMEKEY+ ROUND 1
DEER CREEK WAY SUBDIVISION AND
PERMANENT SUPPORTIVE HOUSING & MULTI-FAMILY
AFFORDABLE HOUSING DEVELOPMENT
ACQUISITION, CONSTRUCTION, OPERATIONS, & MAINTENANCE**

Timeline for CEQA Compliance

1. Application Stage:

- a. Pre-application consultation:** Consult with the HCD and City of Yreka to discuss project details and potential CEQA considerations.
- b. Apply for Homekey+ funding:** Submit a project application to the California Department of Housing and Community Development.

2. Post-Funding Stage:

- a. Local Review:** Upon receiving funding approval, the City of Yreka will conduct a brief review to verify compliance with the General Plan, zoning and subdivision ordinances, and other local requirements.
- b. Approval and Project Commencement:** Final review for compliance with CEQA and any other required review for the proposed project will be completed prior to final project approval, which may include any environmental review that may be completed as part of the due diligence period.
- c. Notice of Exemption Submittal:** Prior to final approval of the project, the City anticipates utilizing the exemptions described in this CEQA compliance document, Section 15628 (Ministerial Projects) and Section 15315/Class 15 (Minor Land Divisions) of the California Environmental Quality Act (CEQA) Guidelines and preparing and submitting a notice of exemption.

CEQA Compliance

LEAD AGENCY:	City of Yreka 701 Fourth Street Yreka, CA 96097 (530) 841-2386
PROJECT LOCATION:	Located on the east side of Deer Creek Way between Yreka Creek and Montague Road, Yreka, Siskiyou County (APN: 053-591-560) (Attachment 1 and Attachment 2). Portion of Section 14, Township 45 North, Range 7 West, Mount Diablo Base and Meridian.
GENERAL PLAN DESIGNATION:	The Project site has a planned land use designation of High Density Residential and Low Density Residential (Attachment 3).
ZONING:	The Project site is within the R-3-12 High Density Residential (Max. 12 dwelling units per acre) and R-1 Single Family Residential zoning districts (Attachment 4).
PROJECT DESCRIPTION	The City of Yreka and The Danco Group (Applicant) are joining in the submittal of an application for Homekey+ Round 1 funds to facilitate the acquisition of property and the construction, operation, and maintenance of an approximately 50-unit, permanent supportive housing development and 48 low-income housing units, “North Mountain Permanent Supportive Housing & Apartments” pertaining to one (1) parcel identified by Siskiyou County Assessor as Assessor’s Parcel Number (APN) 053-591-560 that totals approximately 44.862 acres, located on the east side of Deer Creek Way between Yreka Creek and Montague Road in Yreka, CA. To facilitate future development, the project proposes a Tentative Parcel Map to subdivide the parcel into four (4) lots, Lot 1 (± 9.97 acres), Lot 2 (±9.78 acres) Lot 3 (±8.27 acres), and Lot 4 (±16.84 acres). The permanent supportive housing and multi-family affordable housing development is proposed on Lot 1.

This project is exempt under Section 15628 (Ministerial Projects) and Section 15315/Class 15 (Minor Land Divisions) of the California Environmental Quality Act (CEQA) Guidelines.

1. This project is exempt under Section 15628, Ministerial Projects, of the California Environmental Quality Act (CEQA) Guidelines.

CEQA (CEQA, Section 21000, et seq. of the California Public Resources Code) requires analysis of agency approvals of discretionary “projects.” The Project is a “project” under CEQA that is exempt from further analysis under Section 15628. Section 15628(b) exempts ministerial approval by public agencies from CEQA whereby the determination of what is “ministerial” is made by the particular public agency based upon its analysis of its own laws, and each public agency should make such determination either as a part of its implementing regulations or on a case-by-case basis. Per Yreka Municipal Code (YMC) Chapter 16.22 – High Density Residential (R-3), supportive housing is permitted in the R-3 zone district subject to issuance of a building permit. Therefore, supportive housing projects in Yreka are deemed a “use by right” (i.e., ministerial) in the R-3 zoning district. Further, the City intends to process the multi-family affordable housing units concurrently with the permanent supportive housing units, through a streamlined, ministerial process. Therefore, the project, and shall not constitute a “project” for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code.

2. This project is exempt under Section 15315/Class 15, Minor Land Divisions, of the California Environmental Quality Act (CEQA) Guidelines.

Under Section 15315/Class 15, the Project is exempt from CEQA requirements. Section 15315/Class 15 consists of the division of property meeting conditions described below.

- a) The project consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels.
- b) The division of property is in conformance with the General Plan and zoning.
- c) No variances or exceptions are required.
- d) All services and access to the proposed parcels to local standards are available.
- e) The parcel was not involved in a division of a larger parcel within the previous two (2) years.
- f) The parcel does not have an average slope greater than 20 percent.

The following is an analysis of how the Project meets all the conditions required to be exempt under Section 15315 of the CEQA Guidelines.

- a) The project consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels.** The Project site consists of one (1) parcel (APN 053-591-560) located within Yreka City Limits, generally located on the east side of Deer Creek Way between Yreka Creek and Montague Road in Yreka, CA. The Project site is planned High Density Residential and Low Density Residential and zoned R-3-12 High Density Residential and R-1 Single Family Residential. The Project would facilitate the division of the site into four (4) parcels, comprising Lot 1 (\pm 9.97 acres), Lot 2 (\pm 9.78 acres) Lot 3 (\pm 8.27 acres), and Lot 4 (\pm 16.84 acres). Therefore, the Project consists of the division of property in an urbanized area that is zoned for residential uses into four or fewer parcels and is thus consistent with this condition.
- b) The division of property is in conformance with the General Plan and zoning.** The Project site is planned High Density Residential and Low Density Residential and zoned R-3-12 High Density Residential and R-1 Single Family Residential. The R-3-12 and R-1 zoning districts are consistent with the planned land use designations. Per Chapter 16.22 – High Density Residential (R-3) of the Yreka Municipal Code (YMC), the R-3 zone district is intended to provide areas for higher density apartment or condominium development and is consistent with the High Density Residential Land Use Designation. The minimum parcel size for R-3 zoned property is 14,000 square feet and the minimum lot dimensions for R-3 zoned property are 70 feet by 75 feet. The minimum parcel size for R-1 zoned property is 7,000 square feet and the minimum lot dimensions for R-1 zoned property are 70 feet by 75 feet. The Project would facilitate the division of the site into four (4) parcels, comprising Lot 1 (\pm 9.97 acres), Lot 2 (\pm 9.78 acres) Lot 3 (\pm 8.27 acres), and Lot 4 (\pm 16.84 acres), which would meet the minimum parcel size and minimum lot dimensions permitted in the R-3 and R-1 zoning districts. Therefore, the division of the Project site is in conformance with the General Plan and zoning and is thus consistent with this condition.
- c) No variances or exceptions are required.** As proposed, the Project can proceed as planned, without needing any special permission to deviate from the standard requirements of the Zoning or Subdivision ordinances.
- d) All services and access to the proposed parcels to local standards are available.** The proposed land division has accessible utilities including water, sewer, electricity, and proper road access that meet the City of Yreka standards. Street improvement, utility, stormwater, and grading plans would be subject to review and approval during the building permit process. Therefore, the Project is consistent with this condition.

e) The parcel was not involved in a division of a larger parcel within the previous two (2) years. The parcel was not involved in a division of a larger parcel within the previous two (2) years. Therefore, the Project is consistent with this condition.

f) The parcel does not have an average slope greater than 20 percent. The parcel is relatively flat. Per the topographic survey prepared for the site, the parcel does not have an average slope greater than 20 percent. Therefore, the Project is consistent with this condition.

According to the analyses above, the proposed Project qualifies as exempt under the criteria of Section 15628 (Ministerial Projects) and Section 15315/Class 15 (Minor Land Divisions) of the CEQA Guidelines.

ATTACHMENT 1

Project Regional Location Map



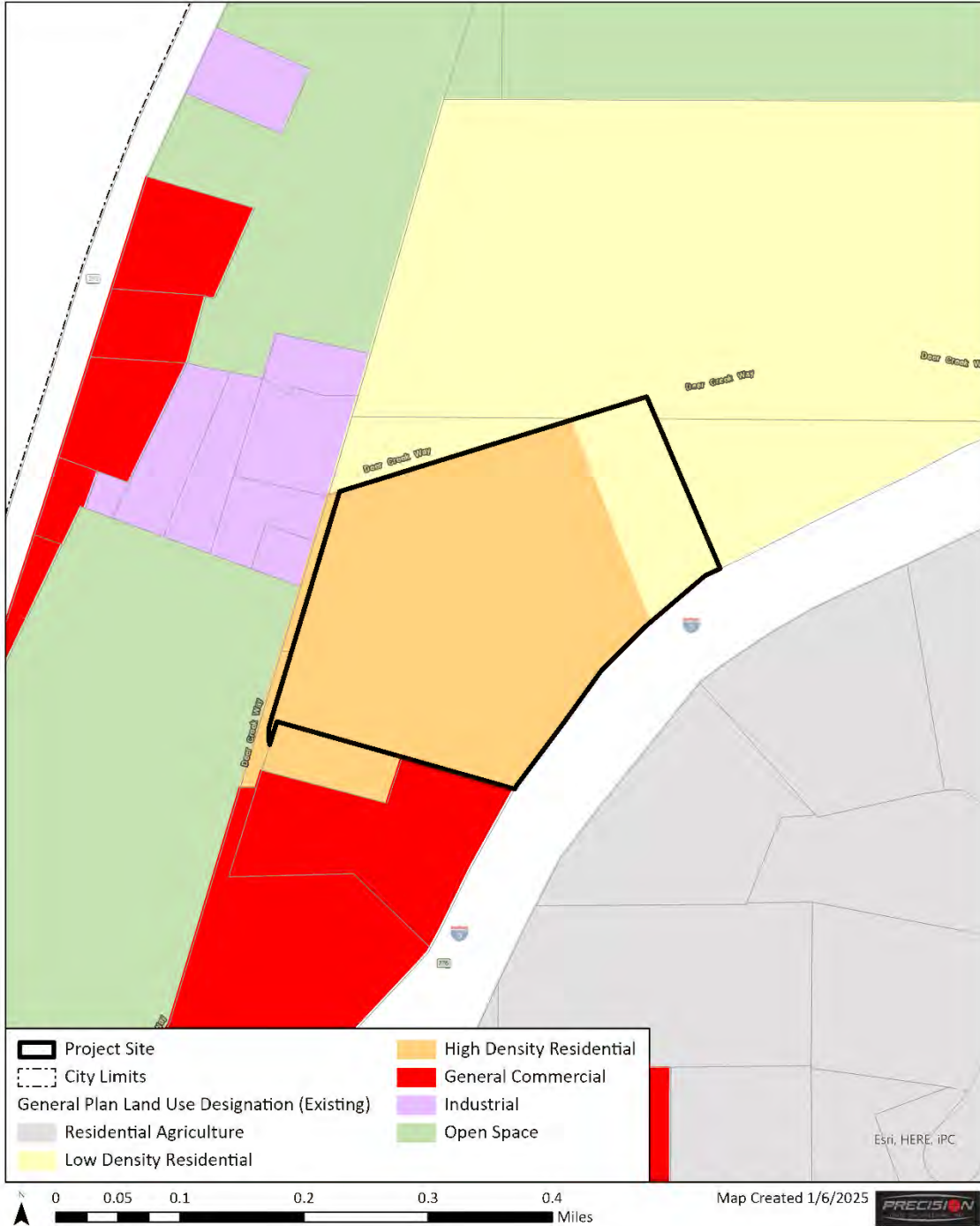
ATTACHMENT 2

Project Vicinity Map



ATTACHMENT 3

Project General Plan Land Use Map



ATTACHMENT 4

Project Zoning Map

