

NOTICE OF EXEMPTION

2019110328

To: Office of Planning and Research
1400 Tenth Street
Sacramento, CA 95814

From: California Department of General Services (DGS)
Real Estate Services Division
707 Third Street, Fourth Floor
West Sacramento, CA 95605

Project Title: Courtyard Development Lease

Project Location – Specific: 1322 O Street, Sacramento County APN 006-0224-025-000

Project Location – City: Sacramento

Project Location – County: Sacramento

Description of Nature and Purpose of Project:

The State (DGS) proposes a lease with the Capitol Area Community Development Corporation for residential development, affordable to households earning 40, 60 and 80 percent of Area Median Income. The affordability mix will depend upon final funding sources. The proposed transit oriented development includes four residential levels consisting of 56 efficiency/studio units (i.e., private kitchenette with cooktop, refrigerator and microwave, private bathroom, living/sleeping area), sized about 325 square feet per unit, over ground-floor retail (approx. 1,200 sq. ft.). Also, the project includes shared amenities such as a bike storage, laundry room, common sitting area, community room, roof deck, and one full shared kitchen. The project promotes affordable housing development on state-owned land from a developer interested in entering into low-cost, long-term ground lease identified on the Executive Order N-06-19 priority map.

Name of Public Agency Approving Project: California Department of General Services

Name of Person or Agency Carrying Out Project:

Tom Kigar, Special Projects Director, Capitol Area Community Development

EXEMPT STATUS: Government Code § 65457 – Specific Plan Consistent Projects Exemption

- Within area of adopted Specific Plan and Certified EIR
- Project consistent with Specific Plan and EIR, including any mitigations
- Can be mixed-use, residential, or employment center

Reason Why Project Is Exempt: DGS has determined that the proposed project is exempt from the California Environmental Quality Act (CEQA) because it is consistent with Government Code § 65457. The project proposes to build residential units and retail for lease. The Central City Specific Plan (CCSP) and its EIR were approved and certified by the City of Sacramento in April 2018. No event specified in Public Resources Code § 21166 has occurred requiring preparation of a subsequent or supplemental EIR. The Central Business District (CBD) is a subdivision of the CCSP with use designations that include high-, mid-, and low-rise residential uses and the allowed density is 61-450 dwelling units per acres (du/ac). There is no minimum parking required. The project site is located within the CCSP and CBD subdivision area. The proposed project density is about 233 du/ac. The project site is zoned Residential Office (RO) with a special planning district overlay (-SPD). The purpose of the RO zone is to provide medium-density multiple-family zone that permits commercial uses that are compatible with residential uses. The -SPD allows for a range or mixture of uses that are in need of general physical and economic improvement that would not otherwise be permitted with standard zoning designations. Since the project use, density, and zoning fits the CCSP, the Project meets the elements for this exemption. Also, the project construction proposes Best Management Practices and implementation of CCSP EIR mitigation measures. DGS concludes that the project meets the requirements of the CEQA exemption for Specific Plan Consistent Projects, detailed in Government Code § 65457.

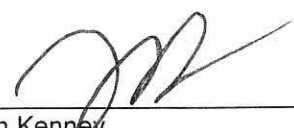
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Department of General Services, Real Estate Services Division, Project Management and Development Branch

Date Received For Filing:

Governor's Office of Planning & Research

NOV 15 2019

STATE CLEARINGHOUSE


Jason Kenney
Deputy Director Real Estate Services Division
California Department of General Services