INVESTING IN COMMUNITIES

NOTICE OF EXEMPTION

TO: County Clerk
County of Sacramento
600 8th Street
Sacramento, CA 95814

FROM: Sacramento Housing & Redevelopment Agency
801 12th Street
Sacramento, CA 95814

ACTIVITY/PROJECT TITLE: Motel 6 South Sacramento Homekey Project

ACTIVITY/PROJECT LOCATION: 7407 Elsie Avenue

CITY: N/A **COUNTY:** Sacramento

NAME OF PUBLIC AGENCY APPROVING ACTIVITY/PROJECT: Sacramento Housing & Redevelopment Agency

NAME OF PERSON/AGENCY CARRYING OUT ACTIVITY/PROJECT: Jessica Geltz, Environmental Management Analyst, Sacramento Housing & Redevelopment Agency

DESCRIPTION OF ACTIVITY/PROJECT: The proposed project is the acquisition and rehabilitation of an existing Motel 6 to provide permanent housing for homeless families/individuals. The project would convert 122 motel units into 59 affordable one-bedroom units and one two-bedroom manager unit for households with incomes at or below 30 percent of Area Median Income. Each apartment would have a kitchenette, living room, bathroom, and bedroom. One existing laundry room and the electrical room would maintain those functions, while additional rooms would be converted to resident services/case management and property management offices. These reconfigurations would meet local, state, and federal regulations and residential building codes. No demolition of the existing building would occur. Renovation would include new interior and exterior paint, new windows, new interior and exterior fixtures, new flooring, resurfaced cabinetry, and new appliances.

New modular buildings for bicycle storage, maintenance storage, and offices are proposed. The existing security fences, gates, and trash enclosure would remain. The number of parking spaces would be reduced to 78. Landscaping improvements would include installation of consistent and drought tolerant plants and shrubs and bark/mulch, as well as removal and replacement of trees. The existing pool and hot tub on site may remain onsite or may be filled in; this decision has not yet been made. Outdoor amenities would include an outdoor gathering space.

EXEMPT STATUS: Categorical Exemption 15301 (a), 15303 (c) and (e), 15304 (b), 15332

REASONS WHY ACTIVITY/PROJECT IS EXEMPT: The project is categorically exempt per California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities), Section 15303 (New Construction or Conversion of Small Structures), 15304 (Minor Alterations to Land), and 15332 (In-fill Development Projects). Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features involving negligible or no expansion of existing or former use. Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use

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to another where only minor modifications are made in the exterior of the structure. Class 4 consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry or agricultural purposes. Class 32 consists of projects characterized as in-fill development of no more than 5 acres. This project would rehabilitate and convert the existing motel from 122 motel units into 59 affordable one-bedroom units and one two-bedroom manager unit for households with incomes at or below 30 percent of Area Median Income. No demolition would occur to the existing building. Minor excavation work would occur for outdoor amenities. The site does not contain a listed hazardous waste site and is not on a scenic highway, and there are no listed historic properties on or adjacent to the site, which is an area developed within the last 45 years. The project is consistent with the general plan, would be constructed on a site less than 5 acres, has no habitat for special status species, and would not result in significant effects relating to traffic, noise, air quality, or water quality. The proposed project would be served by existing utilities and public services. Therefore, there are no exceptions to the exemptions, and the project would have no adverse effect on the environment.

Further evidence supporting this determination is available in the Environmental Review Record.

CONTACT PERSON: Jessica Geltz, Environmental Management Analyst
TELEPHONE: (916) 449-1237
Email: jgeltz@shra.org

SIGNED: _____ **DATED:** 5/12/2025