

NOTICE OF EXEMPTION

To: Office of Land Use and Climate Innovation
1400 Tenth Street
Sacramento, CA 95814

From: California Department of General Services
Real Estate Division, 707 Third Street, 5th Floor
West Sacramento, CA 95605

Project Title: 710 N. American Street Affordable Housing Development - New Construction

Project Location – Specific: 710 N. American Street

Project Location – City: Stockton

Project Location – County: San Joaquin County

Description of Nature, Purpose, and Beneficiaries of Project:

The project consists of the ground lease of State-owned property for a 99-year term and the development of a new construction mid-rise multifamily residential building on an urban infill site located at 710 N. American Street in the City of Stockton. The site is previously developed and is substantially surrounded by existing urban uses.

The purpose of the project is to facilitate the development of long-term affordable housing consistent with State housing objectives and local planning policies. The beneficiaries of the project include income-qualified households and the surrounding community through the provision of housing opportunities in a transit-accessible, urbanized area. The site does not contain habitat for endangered, rare, or threatened species. The project will be served by existing utilities and public services and will not result in significant environmental effects.

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

Name of Person or Agency Carrying Out Project: State of California Department of General Services

Exempt Status: Categorical Exemption – CEQA Guidelines §15332 (Class 32 – In-Fill Development Projects)
 Statutory Exemption – Public Resources Code §21080.40 (Affordable Housing Projects)

Reasons Why Project is Exempt:

The project meets all terms and conditions for the associated exemptions. No conditions exist at the site that would lead to an exception to the exemptions. Additional information provided in the attachment.

Contact Person: Kerry Zadel

Telephone Number: 916-376-1617

Signature:

Kerry Zadel

Digitally signed by Kerry Zadel
Date: 2026.04.07 08:39:22 -07'00'

Signed by Lead Agency

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710 N. American Street (DMV / “The Shalvey”)

Attachment

Reasons Why Project is Exempt:

A. CEQA Guidelines §15332 – Class 32 (In-Fill Development)

The project meets all five required findings:

1. General Plan and Zoning Consistency:

The project is consistent with the applicable City of Stockton General Plan land use designation and zoning regulations governing multifamily residential development.

2. In-Fill Site Under Five Acres:

The project site is less than five (5) acres in size and is substantially surrounded by urban uses.

3. No Habitat for Special Status Species:

The site is previously developed and does not contain habitat suitable for endangered, rare, or threatened species.

4. No Significant Environmental Effects:

The project will not result in any significant environmental effects relating to traffic, noise, air quality, or water quality due to its urban infill location, consistency with adopted planning documents, and access to existing infrastructure.

5. Utilities and Public Services:

The project site can be adequately served by all required utilities and public services.

B. CEQA Guidelines §15300.2 – Exceptions to Exemptions

None of the exceptions to categorical exemptions apply. The project:

- Is not located in a sensitive environment;
- Does not present unusual circumstances that would result in significant environmental effects;
- Is not located on a hazardous waste site pursuant to Government Code §65962.5;
- Will not result in cumulative impacts of significance.

C. Public Resources Code §21080.40 – Affordable Housing Statutory Exemption

The project also qualifies under PRC §21080.40 because:

- All residential units (excluding any manager's unit) are dedicated to lower-income households;
- The project will be subject to a recorded California Tax Credit Allocation Committee (TCAC) regulatory agreement;
- The site is located within an urbanized area as designated by the United States Census Bureau;
- The project site can be adequately served by existing utilities;
- A Phase I Environmental Site Assessment will be completed pursuant to Health & Safety Code §25319.1, and any recognized environmental conditions will be remediated or mitigated consistent with state and federal law;
- The site is not located within 500 feet of a freeway, within 3,200 feet of an active oil or gas extraction facility, nor within a Very High Fire Hazard Severity Zone.