

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: 31 E. Channel Street Affordable Housing Development - New Construction

Project Location – Specific: 31 East Channel 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 31 E. Channel Street in the City of Stockton. The site is previously developed and is located within a fully urbanized area surrounded by commercial, residential, and transportation-related uses.

The purpose of the project is to provide deed-restricted affordable housing consistent with State housing policy and local land use designations. The beneficiaries include income-qualified households and the broader community through the provision of housing within an existing developed urban setting.

The previously developed site does not contain habitat for special-status species. The project will be served by existing infrastructure and public services and will not result in significant environmental impacts.

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 08:40:21 -07'00'

Signed by Lead Agency

NOTICE OF EXEMPTION

31 E. Channel Street

Attachment

Reasons Why Project is Exempt:

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

The project satisfies all required criteria:

1. The project is consistent with the City of Stockton General Plan and applicable zoning regulations.
2. The site is less than five acres and substantially surrounded by urban development.
3. The previously developed site does not provide habitat for endangered, rare, or threatened species.
4. The project will not result in significant impacts related to traffic, noise, air quality, or water quality.
5. The site can be adequately served by existing utilities and public services.

B. CEQA Guidelines §15300.2 – Exceptions

No exceptions to the categorical exemption apply.

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

The project qualifies because:

- All units are restricted to lower-income households;
- The project will be subject to a recorded TCAC regulatory agreement;
- The site is located within an urbanized area;
- The site can be served by existing infrastructure;
- Phase I environmental review will be completed and any hazardous conditions mitigated consistent with applicable regulations;
- The site is not located within 500 feet of a freeway, within 3,200 feet of active oil extraction, or within a Very High Fire Hazard Severity Zone.