

Notice of Exemption

Appendix E

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

County Clerk

County of: Solano

675 Texas Street

Fairfield, CA 94533

From: (Public Agency): City of Vallejo
555 Santa Clara Street
Vallejo, CA 94590

(Address)

Project Title: DXD Self-Storage Project

Project Applicant: DXD SS Fund Management, LLC.

Project Location - Specific:

1609 Lewis Brown Drive, Vallejo, CA 94589 | APNs: 0052-040-140 and -530

Project Location - City: Vallejo

Project Location - County: Solano

Description of Nature, Purpose and Beneficiaries of Project:

The project would demolish the two existing single-story commercial buildings and construct a four-story, climate-controlled self-storage facility consisting of approximately 1,100 indoor personal storage units for rent on an approximately 2.35-acre site. The proposed facility would have an above grade height of approximately 49 feet and consist of approximately 137,138 gross square feet, of which, 103,020 square feet would be rentable space. The project would include on-site improvements such as off-street parking (nine spaces), long- and short-term bicycle parking, landscaping, and required adjacent off-site right-of-way improvements. The project would merge APNs 0052-040-530 and 0052-040-140 into one parcel under common ownership via parcel merger.

Name of Public Agency Approving Project: City of Vallejo

Name of Person or Agency Carrying Out Project: City of Vallejo Planning Division

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 15332 - Class 32
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The project is eligible for a Class 32 Categorical Exemption because it is consistent with the conditions for an Infill Development Project Exemption under CEQA Guidelines Section 15332 given: (1) is consistent with the applicable general plan and zoning designations and policies; (2) is on a project site less than five acres; (3) has no value for endangered, rare, or threatened species; (4) would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (5) is adequately served by all required utilities and public services. Additionally, none of the exceptions listed in CEQA Guidelines Section 15300.2 apply to the project.

Lead Agency

Contact Person: Robert Busick

Area Code/Telephone/Extension: 707.648.5422

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: Robert Busick Date: 10/19/2026 Title: Senior Planner

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: _____