

2 Park Road Project

AB 130 INFILL HOUSING EXEMPTION WORKSHEET

Decision-Assistance Tool for Determining Project Eligibility

If you answer **YES** to all questions below, your project likely qualifies for the exemption.

| REQUIREMENTS | APPLICABILITY | YES | NO |
|---|--|-----|----|
| Site Considerations | | | |
| Site Size: 20-acre maximum; 5-acre maximum for Builder's Remedy projects | Is the site 20 acres or less? | X | |
| | If the project is subject to Builder's Remedy, is the site 5 acres or less? | | |
| Urban Area Existing and Surrounding Uses | Is the project located within the boundaries of an incorporated municipality or in an "urban area" as defined by the US Census Bureau? Tip: Check the US Census website: www.census.gov/programs-surveys/geography/guidance/geo-areas/urban-rural.html | X | |
| | Is the site currently developed or was it previously developed with an urban use? | X | |
| | If not, does the site meet the following criteria? <ul style="list-style-type: none"> At least 75% of the perimeter of the site adjoins parcels that are developed with urban uses At least 75% of the area within a one-quarter mile radius of the site is developed with urban uses For sites with four sides, at least three sides are developed with urban uses and at least two-thirds of the perimeter of the site adjoins parcels that are developed with urban uses | | |
| Consistency with General Plan and Zoning | Is the project consistent with the general plan and zoning? | X | |
| | If the site is not consistent with both, is it consistent with one or the other? | | |
| Coastal Zone | Is the project located outside of the coastal zone, as defined in Division 20 (commencing with Section 30000) of the Public Resources Code? Tip: Check Division 20 of the PRC: www.coastal.ca.gov/coastact.pdf | X | |
| Proximity to Freeways | Is the site located beyond 500 feet of a freeway? | X | |
| | If not, does the project include HVAC and air filter systems and avoid balconies facing the freeway? | | |
| Project Considerations | | | |
| Minimum Density | Is the project consistent with the following density deemed appropriate to accommodate lower-income households—at least half of the following: <ul style="list-style-type: none"> 30 du/ac in metropolitan counties 20 du/ac in suburban jurisdictions 10-15 du/ac in non-metropolitan counties | X | |

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| Wage Requirements | <p>Does the project comply with the following wage requirements?</p> <ul style="list-style-type: none"> NA if the project is less than 100% affordable and shorter than 85 feet in height If the project is 100% affordable, prevailing wage must be paid If the project is above 85 feet tall, prevailing wage must be paid and “skilled and trained” workforce must be used | | X |
| Hotel and Motel Projects | <p>Does the project exclude hotel or motel uses?</p> <p>Note: Transient lodging uses are not eligible for the exemption unless their application was deemed complete by January 1, 2025.</p> | X | |
| Environmental Considerations | | | |
| Phase I Environmental Assessment | <p>Has a Phase I ESA or Preliminary Endangerment Assessment been completed?</p> <p>Tip: Search the Cortese List: calepa.ca.gov/sitecleanup/corteselist/section-65962-5a</p> | X | |
| | <p>If so, will remedial action address any concerns?</p> | | |
| Tribal Consultation | <p>Has tribal consultation been initiated?</p> | X | |
| | <p>Have tribal concerns been addressed?</p> | X | |
| Farmland | <p>Does project avoid development on prime farmland or farmland of statewide importance, as defined pursuant to US Department of Agriculture land inventory and monitoring criteria?</p> <p>Tip: Check for Important Farmland: www.conservation.ca.gov/dlrp/fmmp</p> | X | |
| Wetlands | <p>Does the project avoid development on wetlands as defined in the US Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993)?</p> <p>Tip: Check the following resources for an initial screening: www.fws.gov/program/national-wetlands-inventory/wetlands-mapper, www.usgs.gov/national-hydrography/national-hydrography-dataset, and www.ecoatlas.org. Should suspected wetlands be present, a qualified wetland ecologist should visit the site to determine if wetlands are present.</p> | X | |
| Fire Hazards | <p>Does the project avoid development in a very high fire hazard severity zone, as determined by the California Department of Forestry and Fire Protection (CAL FIRE) pursuant to Section 51178, or in a high or very high fire hazard severity zone as indicated on maps adopted by CAL FIRE pursuant to Section 4202 of the Public Resources Code?</p> <p>Tip: Check for fire-hazard severity zones: osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones</p> | X | |

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| Hazardous Wastes | Does the project avoid hazardous waste sites that are listed pursuant to Section 65962.5 or a or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code? Tip: Search the Cortese List: calepa.ca.gov/sitecleanup/corteselist/section-65962-5a | X | |
| | If the site is listed, has the Department of Toxic Substances Control cleared the site for residential or residential mixed use? | | |
| Earthquake Fault Zone | Does the project avoid development within a delineated earthquake fault zone as determined by the State Geologist on any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 [commencing with Section 18901] of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2? Tip: Check the California Department of Conservation Alquist-Priolo Fault Hazard Zone Maps: maps-cnra-cadoc.opendata.arcgis.com/datasets/cadoc::cgs-seismic-hazards-program-alquist-priolo-fault-hazard-zones/about | X | |
| Flood Zones | Does the project avoid development within a 100-year flood zone or regulatory floodway as determined by the Federal Emergency Management Agency? Tip: Check flood zone maps: msc.fema.gov/portal/home#:~:text=About%20Flood%20Map%20Service%20Center,for%20better%20understanding%20oflood%20risk | X | |
| Historic Resources | Does the project avoid demolition of or adverse effects to historical structures listed on a national, state, or local historic register before the project's preliminary application was submitted? Tip: Consult local agency registers and check for listed historical resources: ohp.parks.ca.gov/ListedResources | X | |
| Conservation Lands | Does the project avoid development on lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act (Chapter 10 [commencing with Section 2800] of Division 3 of the Fish and Game Code), habitat conservation plan pursuant to the federal Endangered Species Act of 1973 (16 USC Section 1531 et seq.), or other adopted natural resource protection plan? | X | |
| Habitat for Protected Species | Does the project avoid development on habitat for special-status species? Tip: Run a CNDDDB search www.wildlife.ca.gov/Data/CNDDDB/Maps-and-Data Should suspected habitat be present, a qualified biologist should visit the site to determine if habitat is present. | X | |
| Conservation Easements | Does the project avoid development of land under a conservation easement? | X | |