

CITY OF ANAHEIM NOTICE OF EXEMPTION

To: ☑ Orange County Clerk Recorder

County Administration South

601 N Ross Street, Santa Ana, CA 92701

From: City of Anaheim

Planning & Building Department 200 S. Anaheim Blvd, MS 162

Anaheim, CA 92805

☑ Office of Planning and Research 1400 Tenth Street, Room 121 Sacramento, CA 95814

PROJECT TITLE & FILE NUMBER:

Emergency Shelter and Supportive Housing Agreement (the "Agreement"), dated January 11, 2021, entered into by and among the City of Anaheim and The Salvation Army

PROJECT LOCATION - Specific: 1455 S. Salvation Place

PROJECT LOCATION – City/County: City of Anaheim, Orange County, California

PROJECT DESCRIPTION: The above referenced agreement pertains to development of the following:

- a. The Shelter. Construction of permanent housing structures to replace the modular structures of the existing Emergency Shelter on the Project Site. As more fully set forth in the Agreement, this will involve construction of approximately 9 permanent, 2-story "bungalow" structures (approximately 32-33 beds per bungalow with one larger bungalow accommodating 66 beds) and will include 88 parking stalls) and outdoor space. Construction of the Shelter will occur pursuant to the Shelter Phasing Plan included in the Agreement to allow relocation of clients from the existing Emergency Shelter to new permanent bungalow buildings without a reduction in capacity of the Emergency Shelter during construction. Pursuant to Section 18.38.125.030.0302 of the Anaheim Municipal Code (as the same may be amended from time to time), the Shelter will operate continuously during and after development of the Project pursuant to the Management and Operations Plan and the Trip Generation and Parking Analysis, which are Attachments to the Agreement.
- b. Co-Located Supportive Housing. Construction of 72 permanent supportive housing (PSH) units on the Project Site that will target homeless men and women, including people staying at the Shelter (or the existing Emergency Shelter in the event that the Salvation Army elects not to proceed with development of the Emergency Shelter) and others referred directly by the Orange County Coordinated Entry System (OC CES). As more fully set forth in the Agreement the PSH component of the Project will be a four-story, approximately 50,000 sq. ft. building located on a 26,500 sq. ft. portion of the Project Site and will include 22 parking spaces for residents and staff of the PSH and an enclosed bike storage area. Prior to issuance of building permits, Salvation Army shall execute and record affordability covenants in a form satisfactory and acceptable to the Community and Economic Development Department and approved as to form by the City Attorney's Office. Pursuant to Section 18.38.125.080.0810 of the Anaheim Municipal Code (as the same may be amended from time to time), the PSH will operate pursuant to the Management and Operations Plan attached to the Agreement. In addition, Salvation Army will provide those Wrap-Around and Supportive Services as described in the Agreement.
- c. Community Center and Campus Amenities. Construction of a community center, administrative support buildings, and various campus amenities designed and built specifically to serve residents of the Shelter, the PSH, and the Adult Rehabilitation Center. As more fully set forth in the Agreement, the community center, administrative support buildings and campus amenities will occupy approximately 2.0 acres of the Property.

PUBLIC AGENCY APPROVING PROJECT: City of Anaheim



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PROJECT APPLICANT:	Ben Hurst	PHONE NUMBER: /	/14-210-603/
	The Salvation Army		
ADDRESS:	10200 Pioneer Road	ZIP CODE: 92782	
	Tustin, CA		
EXEMPT STATUS: □ M	finisterial (Section 21080(b)(1); 15268)		
□ D	eclared Emergency (Section 21080(b)(3))	
□ E	mergency Project (Section 21080(b)(2))	
□ C	ategorical Exemption.		
□ St	tatutory Exemption. State code number	::	
☑ Other: Section 15269 (c) of Title 14 of the California Code of Regulations			
Reasons why project is exempt: Pursuant to and in accordance with the California Environmental Quality Act (Public Resources Code Section 21000 et seq.; herein referred to as "CEQA"), the State of California Guidelines for Implementation of the California Environmental Quality Act (Title 14 of the California Code of Regulations; herein referred to as the "CEQA Guidelines"), and the City's Local CEQA Procedures, the City is the "lead agency" for the preparation and consideration of environmental documents for the Proposed Project. The Project is not subject to the California Environmental Quality Act (CEQA) pursuant to Section 15269(c) of the CEQA Guidelines because the proposed development of Emergency Shelters, Co-Located Supportive Housing and an accessory community center and administrative buildings is necessary to provide immediate longer-term housing solutions during the declared Shelter Crisis, and the time to conduct environmental review would create a risk to public health, safety or welfare.			
STAFF CONTACT PERSO	ON Susan Kim, Principal Planner	PHONE NUMBER: 714-765-49	958
Dusan	- \lambda in	Principal Planner	1/25/2021
•	gnature – Susan Kim	Title	Date
Planning and I	Building Department		
☑ Signed	l by Lead Agency	☐ Signed by Applicant	