

NOTICE OF EXEMPTION

<p>TO:</p> <p><input checked="" type="checkbox"/> Office of Planning and Research P. O. Box 3044, Room 113 Sacramento, CA 95812-3044</p>	<p>FROM: Name: San Diego Metropolitan Transit System (lead agency)</p> <p>Contact: Kena Teon, MTS Grants Administrator</p> <p>Address: 1255 Imperial Avenue Suite 1000 San Diego, CA 92101</p> <p>Telephone: 619-557-4575</p>
<p><input checked="" type="checkbox"/> Clerk of the Board of Supervisors or County Clerk (Include County name) Address: Office of the Recorder – County Clerk 1600 Pacific Highway, Suite 260 P.O. Box 121750 San Diego, CA 92112-1750 Phone: (619) 237-0502</p>	

<p>1. Project Title:</p>	<p>Work Order for Demolition of Building at 1501 National Avenue as part of 12th & Imperial Transit Center Rehabilitation Improvement Project</p>
<p>2. Project Applicant:</p>	<p>San Diego Metropolitan Transit System</p> <p>Contact: Kena Teon MTS Grants Administrator 1255 Imperial Avenue Suite 1000 San Diego, CA 92101</p> <p>Phone: 619-557-4575</p>
<p>3. Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15’ or 7 1/2’ topographical map identified by quadrangle name):</p>	<p>1255 Imperial Avenue, San Diego and the adjacent “triangle lots” at 13th Street and National Avenue. 1501 National Avenue, San Diego, CA 92101 A map of the project location is attached.</p>
<p>4. (a) Project Location – City: City of San Diego</p>	<p>(b) Project Location – County: San Diego</p>
<p>5. Description of nature, purpose, and beneficiaries of Project:</p>	<p>On October 20, 2022, MTS’ Board of Directors accepted the 2022 Transit and Intercity Rail Capital Program (TIRCP) Grant Award for the Zero Emission</p>

	<p>Transit Enhancement project, which includes the 12th & Imperial Transit Center (TC) Rehabilitation Improvement Project (“Project”). The Project will combine two MTS owned parcels and build additional bus bays and an Orange Line de-boarding platform. Additionally, combining the two parcels, currently bifurcated by National Avenue, into one parcel will create an opportunity for future Transit-Oriented Development (TOD).</p> <p>The Project will increase transit ridership and improve passenger safety and efficiencies, providing a direct and meaningful benefit to disadvantaged and low-income households/communities. The Project will also reduce greenhouse gas emissions and improve transit service.</p> <p>To simplify construction staging, the Project includes demolition of the building at 1501 National Avenue, San Diego, CA 92113. The building has been vacant for eight months and prior to vacancy, only the second floor was in use due to flooding at the lower levels during rain events. MTS no longer has a need for office spaces in this building, and due to flooding and the poor condition of the building, demolition is the best course of action. Despite MTS’ best efforts to secure the building, it has been vulnerable to trespassers that could cause fires and other public safety issues. The building also contains asbestos and lead due to the age of the structure.</p> <p>On May 18, 2023, MTS’ Board of Directors authorized the Chief Executive Officer to execute a work order to demolish the building at 1501 National Avenue and convert the space to employee parking. The work order includes the cost to properly remove and dispose of the asbestos and lead materials in accordance with current regulations and industry best practices.</p>
<p>6. Name of Public Agency approving project:</p>	<p>San Diego Metropolitan Transit System</p> <p>Contact: Kena Teon MTS Grants Administrator 1255 Imperial Avenue Suite 1000 San Diego, CA 92101</p> <p>Phone: 619-557-4575</p>
<p>7. Name of Person or Agency undertaking the project, including any person undertaking an activity that receives financial assistance from</p>	<p>San Diego Metropolitan Transit System</p>

<p>the Public Agency as part of the activity or the person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the activity:</p>	<p>Contact: Kena Teon MTS Grants Administrator 1255 Imperial Avenue Suite 1000 San Diego, CA 92101 Phone: 619-557-4575</p>
<p>8. Exempt status: (check one)</p>	
<p>(a) <input type="checkbox"/> Ministerial project.</p>	
<p>(b) <input type="checkbox"/> Not a project.</p>	
<p>(c) <input checked="" type="checkbox"/> Emergency Project.</p>	<p>Pub. Resources Code, § 15269(c) (specific actions necessary to prevent or mitigate an emergency)</p>
<p>(d) <input checked="" type="checkbox"/> Categorical Exemption. State type and section number:</p>	<p>Class 1, 14 Cal. Code Regs., § 15301 (existing facilities) Class 2, 14 Cal. Code Regs., § 15302 (replacement or reconstruction)</p>
<p>(e) <input type="checkbox"/> Declared Emergency.</p>	
<p>(f) <input checked="" type="checkbox"/> Statutory Exemption. State Code section number:</p>	<p>Pub. Resources Code, § 21080.25(b) (transportation project exemptions and criteria) Pub. Resources Code, § 21080(b)(10), (b)(12); 14 Cal. Code Regs., § 15275 (specified mass transit projects)</p>
<p>(g) <input type="checkbox"/> Other. Explanation:</p>	
<p>9. Reason why project was exempt:</p>	<p>On October 28, 2022, MTS filed a Notice of Exemption for the Project under the California Environmental Quality Act (“CEQA”), Public Resources Code section 21000 <i>et seq.</i> and Title 14 of the California Code of Regulations, section 15000 <i>et seq.</i> (“State CEQA Guidelines”).</p> <p>The Project is statutorily exempt under Public Resources Code section 21080.25, subdivision (b)(5) (institution or increase of new bus rapid transit, bus, or light rail service), subdivision (b)(6) (zero emission infrastructure), and subdivision (b)(7) (maintenance, repair, relocation replacement, or removal of any utility infrastructure associated with these types of projects).</p> <p>The Project is also statutorily exempt under Public Resources Code section 21080, subdivision (b)(10) and (b)(12) and State CEQA Guidelines section 15275 because the Project will increase commuter services on rail rights-of-way that are already in use, including the modernization of an existing station, and includes facility extensions required for transfer of transit passengers that would not exceed four miles length.</p>

	<p>The Project is categorically exempt under State CEQA Guidelines section 15301 (Class 1) because it consists of the maintenance and minor alteration of existing bus lanes and transit improvements and would involve negligible or no expansion of an existing use. Demolition of the building at 1501 National Avenue fits within example 15301(1), which includes demolition and removal of individual small structures such as an office or similar small commercial structure if designed for an occupant load of 30 persons or less.</p> <p>The Project is also categorically exempt under State CEQA Guideline section 15302 (Class 2) because it includes the replacement or reconstruction of existing small structures or facilities on the same site and will have substantially the same purpose and capacity as the replaced structures.</p> <p>Recent conditions at 1501 National Avenue have made it unsuitable for use and a risk to public health, safety and welfare necessitating immediate demolition. Accordingly, independent of the Project, the demolition work at 1501 National Avenue must be completed immediately in order to secure the property from hazards that have a high probability of occurring in the short-term, making it infeasible to conduct environmental review (even if such review were required under CEQA). This demolition work is therefore exempt from CEQA review under State CEQA Guidelines section 15269, subdivision (c) as a specific action necessary to prevent or mitigate an emergency.</p> <p>Any future TOD on the project site would be subject to further consideration by MTS for approval and compliance with CEQA.</p>
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<p>10. Lead Agency Contact Person: Telephone:</p>	<p>Kena Teon, MTS Grants Administrator 619-557-4575</p>
<p>11. If filed by applicant: Attach Preliminary Exemption Assessment (Form "A") before filing. Not applicable to Project</p>	
<p>12. Has a Notice of Exemption been filed by the public agency approving the project? Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable to Project</p>	
<p>13. Was a public hearing held by the Lead Agency to consider the exemption? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, the date of the public hearing was: May 18, 2023</p>	

Signature

Date: May 23, 2023

Kena M. Teon
Name

Title: Grants Administrator

Signed by Lead Agency

Signed by Applicant

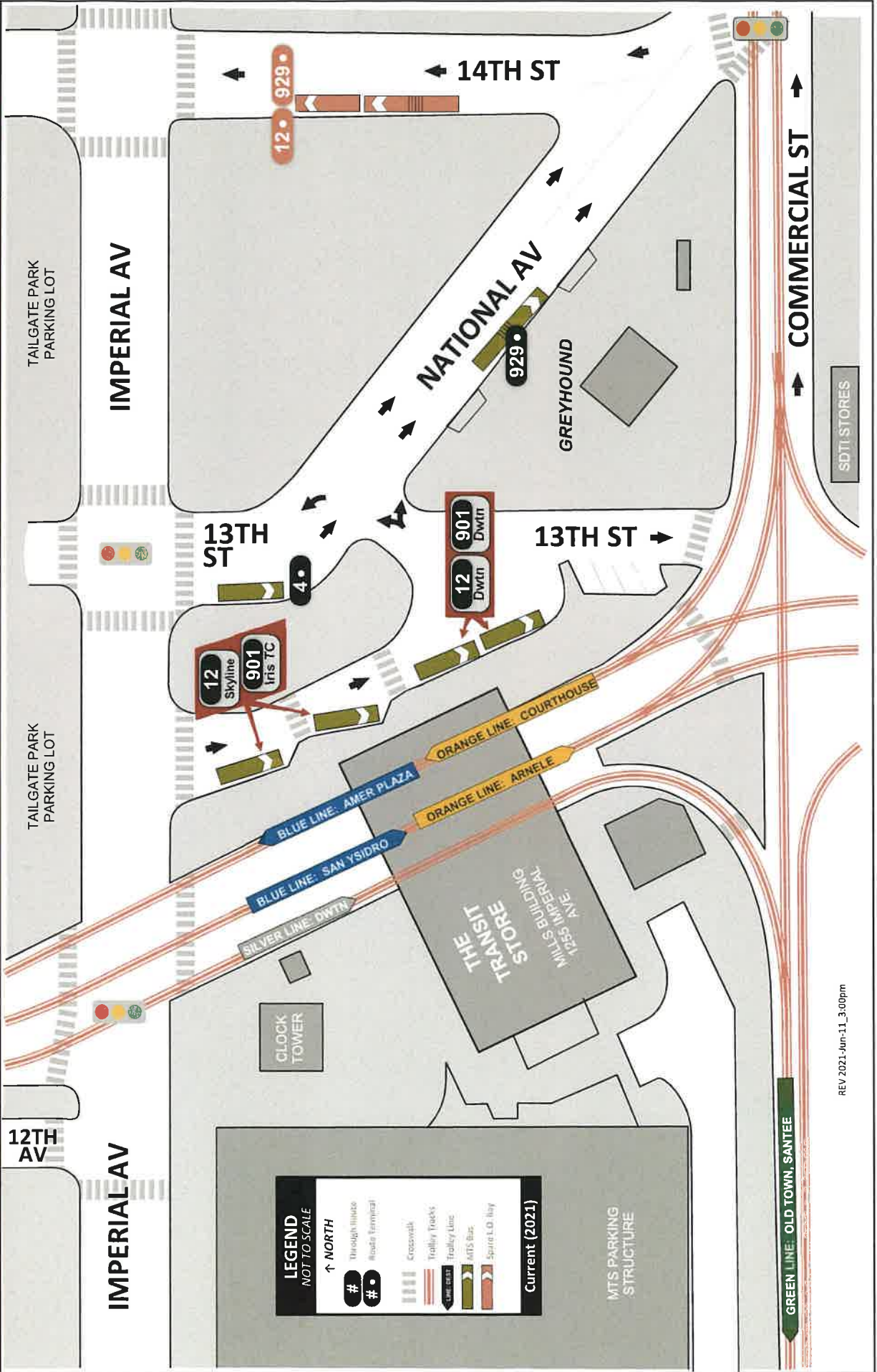
Date Received for Filing: [Click to enter date](#)

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Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.



12TH & IMPERIAL TRANSIT CENTER



LEGEND
NOT TO SCALE

↑ NORTH

- Through Route
- Roads Terminal
- Crosswalk
- Trolley Tracks
- Trolley Line
- MTS Bus
- Spine L.O. Bay

Current (2021)

REV 2021-Jun-11_3:00pm