

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 (San Diego County) Address: 1600 Pacific Hwy, #260, San Diego, CA 92101</p>	

<p>1. Project Title:</p>	<p>Spring Street Station Transit-Oriented Development</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 Telephone: 619-557-4575</p> <p>Marie Allen Senior Project Manager Spring Street Family Housing, L.P. 13520 Evening Creek Drive North, Suite 160, San Diego, CA 92128 Telephone: 816-853-2241</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’</p>	<p>The Spring Street Station is located at 4250 Spring Street in the City of La Mesa. It is currently served by the Orange Line trolley and bus routes 851 and 855. Please see attached map.</p>

topographical map identified by quadrangle name):	
4. (a) Project Location – City: City of La Mesa	(b) Project Location – County: San Diego
5. Description of nature, purpose, and beneficiaries of Project:	<p>On October 19, 2023, MTS’ Board of Directors authorized the Chief Executive Officer to execute a Disposition and Development Agreement (“DDA”) with Spring Street Family Housing L.P. for the Spring Street Transit-Oriented Development and take all actions necessary to fulfill MTS’s obligations under the DDA, including, but not limited to, executing a Ground Lease and related regulatory agreements for the development.</p> <p>The development consists of 147 multifamily rental apartment units (145 rent restricted and 2 manager’s units) constructed in five stories above a one-story parking structure with 212 total parking spaces. MTS will retain an allocation of 159 transit parking spaces, while the development will have 53 residential spaces. The development will include an MTS transit patron restroom, an MTS operator break room, a community room, landscaping, and a resident bike storage. Construction of the development is scheduled to take thirty months.</p> <p>All units shall be rent restricted according to TCAC or CalHFA program requirements, except for two (2) staff units. In compliance with Government Code section 54222.5, at least 25% of the units shall be at affordable rent, as defined in Section 50053 of the Health and Safety Code, to lower income households, as defined in Section 50079.5 of the Health and Safety Code. Rental units shall remain affordable to, and occupied by, lower income households for a period of at least 55 years.</p>
6. Name of Public Agency approving project:	<p>San Diego Metropolitan Transit Agency</p> <p>Contact: Kena Teon MTS Grants Administrator 1255 Imperial Avenue Suite 1000 San Diego, CA 92101 Telephone: 619-557-4575</p>

7. Name of Person or Agency undertaking the project, including any person undertaking an activity that receives financial assistance from 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:	Marie Allen Senior Project Manager Spring Street Family Housing, L.P. 13520 Evening Creek Drive North, Suite 160, San Diego, CA 92128 Telephone: 816-853-2241
8. Exempt status: (check one)	
(a) <input checked="" type="checkbox"/> Ministerial project.	14 Cal. Code Regs., § 15268; Gov. Code, § 65913.4
(b) <input checked="" type="checkbox"/> Not a project.	14 Cal. Code Regs., § 15378; Gov. Code, § 65913.4
(c) <input type="checkbox"/> Emergency Project.	
(d) <input checked="" type="checkbox"/> Categorical Exemption. State type and section number:	14 Cal. Code Regs., § 15332 (Class 32, In-Fill Development Projects)
(e) <input type="checkbox"/> Declared Emergency.	
(f) <input type="checkbox"/> Statutory Exemption. State Code section number:	
(g) <input type="checkbox"/> Other. Explanation:	
9. Reason why project was exempt:	<p>The Spring Street Station Transit-Oriented Development is not a “project” subject to environmental review under the California Environmental Quality (“CEQA”), Public Resources Code section 21000 <i>et seq.</i> and its implementing regulations, Title 14 of the California Code of Regulations, section 15000 <i>et seq.</i> (“State CEQA Guidelines”).</p> <p>The development satisfies the criteria in Government Code section 65913.4 (commonly known as SB 35) for streamlined ministerial processing by the City of La Mesa, the land use authority for the development. The California Department of Housing and Community Development has determined that the City of La Mesa is a locality subject to Government Code section 65913.4’s streamlined, ministerial processing, and all the development’s rental units (except for two staff units) will be restricted to lower income households for a period of 55 years. Actions that are not a “project” under CEQA or are deemed ministerial approvals do not trigger CEQA review. (State CEQA Guidelines, §§ 15268, 15378.) Likewise, because MTS’s execution of the DDA and</p>

implementation of actions necessary to fulfill its obligations under the DDA, including but not limited to execution of a Ground Lease and related regulatory agreements for the development, does not provide MTS with the discretion or authority to address any environmental effects of the development, these actions do not trigger CEQA review.

Even if the development were not deemed ministerial, however, it is categorically exempt from CEQA review under State CEQA Guidelines section 15332 (Class 32) because it is in-fill development that (a) is consistent with the applicable general plan designation and applicable general plan policies as well as with applicable zoning designation and regulations; (b) occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) is located on a project site that has no value as habitat for endangered, rare or threatened species; (d) would not result in any significant effects related to traffic, noise, air quality, or water quality; and (e) is located on a site that can be adequately served by all required utilities and public services.

None of exceptions to the categorical exemptions in State CEQA Guidelines section 15300.2 apply. The development is not located in a sensitive environment as the development impact area is within disturbed areas of the site. The cumulative impact of successive projects of the same types in the same place over time would not be significant because the development is limited in size, scope, and distance from any adjacent development and there are no reasonably foreseeable projects that would result in cumulative impacts with the development. Additionally, the development does not involve any unusual circumstances. The development's circumstances would not differ significantly from the circumstances typical of the class of projects covered by the Class 32 exemption. Accordingly, there is no reasonable possibility the development would have a significant effect on the environment due to unusual circumstances. Further, the development is not located within a scenic highway and would not result in damage to any scenic resources; is not located on a site designated pursuant to Government Code 65962.5 (hazardous waste

	site); and the development does not involve any improvements, modifications, or other changes to an historical resource.
--	--

10. Lead Agency Contact Person: Telephone:	Kena Teon, MTS Grants Administrator 619-557-4575
---	---

11. If filed by applicant: Attach Preliminary Exemption Assessment (Form "A") before filing. Not Applicable
--

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

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: October 19, 2023



Signature

Date: December 18, 2023

Kena M. Teon
Name

Title: Grants Administrator

Signed by Lead Agency

Signed by Applicant

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

(Clerk Stamp Here)

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

Location Map:

