

NOTICE OF EXEMPTION

TO: Mail Stop: A-33
ARCC-Recorder
Attn: Karina Ortiz
1600 Pacific Highway
San Diego, CA 92101

FROM: Mail Stop: 0-368
County of San Diego,
Department of General Services
Attn: Melanie Tylke
5560 Overland Avenue, Suite 410
San Diego, CA 92123

OPR State Clearinghouse
Filed Electronically

SUBJECT: FILING OF NOTICE OF EXEMPTION IN COMPLIANCE WITH PUBLIC RESOURCES CODE SECTION 21108 OR 21152

Project Name: Ramona Sheriff Station

Project Location: 1424 Montecito Road, San Diego, California 92065; Portion of APN: 281-172-12-00

Project Applicant: County of San Diego Department of General Services,
5560 Overland Avenue, Suite 410, San Diego, CA 92123

Project Description: The project would reconstruct the existing Ramona Community Resource Center that houses the San Diego County Sheriff Department's Substation and the San Diego County Health and Human Services Agency and replace it with an approximately-18,000 square-foot Sheriff Substation building with new parking area and driveways. The new substation would include dedicated offices for officers, an evidence room and processing equipment, storage spaces, and a gym for use by the officers. A community room would be available to the public and accessible from a public entrance located off Main Street. Secured law enforcement parking and public parking totaling 74 spaces and a mobile command trailer would be provided within the central and northwestern portion of the site. An enhanced landscape buffer would also be provided at the northern property line between the new station and the existing multi-family housing units to the north.

Agency Approving Project: County of San Diego

Date Form Completed: March 11, 2024

County Contact Person: Mark Zabonik

Telephone: (858) 357-7281

This is to advise that the County of San Diego Board of Supervisors has approved the above-described project on April 30, 2024 (Item 16), and found the project to be exempt from the CEQA under the following criteria:

Exempt status and applicable section of the CEQA ("C") and/or State CEQA Guidelines ("G"): (check only one)

- Declared Emergency [C 21080(b)(3); G 15269(a)]
- Emergency Project [C 21080(b)(4); G 15269(b)(c)]
- Statutory Exemption. C Section:
- Categorical Exemption. G Section(s): 15302, Replacement or Reconstruction
- G 15182 – Residential Projects Pursuant to a Specific Plan
- Activity is exempt from the CEQA because it is not a project as defined in Section 15378.
- G 15061(b)(3) - It can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment and the activity is not subject to the CEQA.

Statement of reasons why project is exempt:


The proposed project to replace and reconstruct the existing Ramona Sheriff Substation is categorically exempt from CEQA pursuant to Section 15302, Replacement and Reconstruction, where the new structure is located on the same site as the structure(s) replaced and will have substantially the same purpose and capacity as the structure(s) replaced. The project consists of the reconstruction and replacement of an approximately 17,000 square foot Community Resource Center that houses the County Sheriff and other agency service provider offices and community spaces with a new site 18,000 square foot Sheriff facility that includes offices, administrative spaces, and a community room on the same development footprint as the existing Ramona Community Resource Center. Therefore, the replacement structure is located on the same site and has substantially the same purpose and capacity as the structure being replaced.

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Standard best management practices (BMPs) will be incorporated as part of the project and included in construction documentation. In accordance with San Diego County Air Pollution Control District (SDAPCD) Rule 50, the project would incorporate dust suppression measures including watering two times daily during grading and ensuring that all exposed surfaces maintain a minimum soil moisture of 12 percent. In addition, the project would use coating with low volatile organic compound (VOC) content in accordance with SDAPCD Rule 67.0.1. Throughout construction, high-visibility construction fencing will be installed along the impact limits to keep construction personnel and equipment out of the undeveloped area. Additionally, pre-construction nesting bird surveys will be conducted in compliance with the Migratory Bird Treaty Act and California Fish and Game Code. The project would be required to comply with the State Water Resources Control Board (SWRCB) and County stormwater quality requirements. This includes preparation of a Storm Water Pollution Prevention Plan (SWPPP) describing BMPs to be implemented during construction and a Storm Water Quality Management Plan (SWQMP) detailing permanent BMPs to treat and/or runoff from the site prior to discharge into the public stormwater system. It is expected that during construction stormwater BMPs will be installed along the impact limits to prevent runoff from entering the undeveloped western portion of the site. Post construction, the project design will maintain the current hydrology of the western portion of the site, with no measurable change in water flow to this area.

The proposed project does not meet any of the exceptions outlined in Section 15300.2 and therefore remains eligible for exemption under Section 15302. 15300.2(a) exception is not applicable to the project as it is not pursuing Class 3,4, 5, 6, or 11 of categorical exemptions. 15300.2(b) exception is not triggered as there are no individually significant impacts that would result from the proposed project and no proposed successive projects of the same type proposed in the Ramona community are known at this time, therefore no cumulative impacts have been identified. 15300.2(c) is not triggered as there is no reasonable possibility that the project would have a significant effect on the environment due to unusual circumstances as documented in the following technical analyses prepared for this project: Air Quality and Greenhouse Gas Assessment (HELIX 2024a), Biological Resources Due Diligence (HELIX 2024b), Cultural Resources Survey Report (PanGIS, Inc. 2024a), Historic Resources Evaluation Report (PanGIS, Inc. 2024b), Noise and Vibration Assessment (HELIX 2024c), and Phase I Environmental Site Assessment (Ninyo & Moore 2024) and are on file with General Services at the location stated above. 15300.2(d) exception is not triggered as no highway officially designated as a state scenic highway or determined eligible for designation is within the vicinity of the project site, nor is the project site visible from an officially designated highway or highway determined eligible for designation. The project also proposes to reconstruct an existing developed site with a building of similar use and scale; therefore, the project would not damage scenic resources associated with the designated highway. 15300.2(e) exception is not triggered as the Phase 1 Environmental Site Assessment did not identify recognized environmental conditions, including hazardous waste sites listed by regulatory agencies, on the project site. Further, the project site is not on the lists compiled pursuant to Section 65962.5 of the Government Code. 15300.2(f) exception is not triggered as the proposed project is within a previously developed parcel. A Cultural Resources Survey Report (PanGIS, Inc. 2024a) was prepared for the project, documenting no archaeological features or artifacts observed within the project site and no previous cultural resource or historic address recorded on the site or in the immediate vicinity. A Historical Resources Evaluation Report was also prepared for the project (PanGIS, Inc. 2024b). Review of the existing structure indicated that the building is not eligible for listing as a significant resource under the National Historic Preservation Act or CEQA; therefore, the project would not cause a substantial adverse change in the significance of a historical resource. As stated herein, the proposed project is consistent with the criteria required by CEQA Guidelines Section 15302. Further, no exceptions listed in CEQA Guidelines Section 15300.2 apply to the project. Therefore, the project is eligible for a Class 2 Categorical Exemption.

The following is to be filled in only upon formal project approval by the appropriate County of San Diego decision-making body.

Signature:  Telephone: (619) 616-9326

Name (Print): Melanie Tylke Title: Environmental Project Manager

This Notice of Exemption has been signed and filed by the County of San Diego.

This notice must be filed with the Recorder/County Clerk as soon as possible after project approval by the decision-making body. The Recorder/County Clerk must post this notice within 24 hours of receipt and for a period of not less than 30 days. At the termination of the posting period, the Recorder/County Clerk must return this notice to the Department address listed above along with evidence of the posting period. The originating Department must then retain the returned notice for a period of not less than twelve months. Reference: CEQA Guidelines Section 15062.