

# 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,  
General Services  
Attn: Marcus Lubich  
5560 Overland Avenue, Suite 410  
San Diego, CA 92123

State Clearinghouse

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

Project Name: Market Steet Affordable Housing Project Disposition and Development Agreement

Project Location: 4588 Market Street, San Diego, CA 92102 (APNs: 547-041-43, 547-041-44, and 541-523-10)

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

Project Description: The project involves a Developer Disposition agreement for a 100 percent affordable senior residential development consisting of 137 one-bedroom units for seniors and 1 two-bedroom manager's unit on County property. In addition to housing, a 7,000-square foot childcare center is proposed in the northern portion of the building on the ground floor. Amenities including a second-floor courtyard, community and fitness room, and sky deck would be provided within the building for project residents. A public community garden and associated plaza area would be provided within the southwestern portion of the site. The proposed building would total 154,919 square feet of floor area. The building would be five stories and the maximum building height would be approximately 57 feet. Vehicular access to the project site would be available from both F Street and Market Street. Parking for the project's residential use would be provided within 80 spaces beneath the residential portion of the building and would be accessible from Market Street. At the north end of the project site accessible from F Street, up to 19 parking spaces would be provided and would accommodate access to the childcare center. A fire lane along the eastern project boundary would also be accessible from this driveway along F Street. The existing slab and parking areas, which total approximately 100,000 square feet, would be demolished as part of the proposed project. The project would connect to existing electrical, water, and sewer utility infrastructure. The project is expected to be built to LEED Silver standards or an equivalent ranking, be fully electric, and include rooftop solar energy systems.

Agency Approving Project: County of San Diego

Date Form Completed: February 27, 2024

County Contact Person: Marcus Lubich

Telephone: 858-414-4593

This is to advise that the County of San Diego Board of Supervisors has approved the above-described project on May, 1, 2024 (32) 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(s):
- Categorical Exemption. G Sections: 15332 – In-fill Development Projects
- 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 is consistent with the criteria required by CEQA Guidelines Section 15332 for a Class 32 Categorical Exemption and would not result in significant environmental effects as documented in the CEQA Class 32 Categorical Exemption Report dated March 2024, on file with the County of San Deigo General Services, as it involves in-fill development consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations, occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses, has no value as habitat for endangered, rare, or threatened species, will be adequately served by all required utilities and public services, and would not result in any significant effects relating to traffic, noise, air quality,

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or water quality. Further, no exceptions listed in CEQA Guidelines Section 15300.2 apply to the project. Additionally, the project will not impact environmental resources of hazardous or critical concern that are designated, precisely mapped and officially adopted by government agencies; does not contribute to cumulative environmental impact; will not have a significant impact on the environment due to unusual circumstances; does not damage scenic resources within a designated state scenic highway; and is not on the list of Hazardous Waste and Substance Sites pursuant to Section 65962.5 of the Government Code.

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

Signature: Marcus Lubich Telephone: (858) 414-4593

Name (Print): Marcus Lubich Title: 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.