

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: Grantville Affordable Housing Project Developer Disposition Agreement

Project Location: 6255 Mission Gorge Road (South Site) and parcel north of Glacier Avenue (North Site), San Diego CA 92120 (APNs: 458-532-22 and 458-531-26)

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

Project Description: The project involves a Disposition and Development Agreement for 100 percent affordable housing development. Two development scenarios are being considered in this Notice of Exemption.

Scenario 1: The project involves a Disposition and Development Agreement for 100 percent affordable residential developments consisting of a 203-unit, nine story family affordable building on the southern parcel and a 131-unit, seven story senior affordable building on the northern parcel. In total, the developments would include 193 studios, 30 one-bedroom, 54 two-bedroom and 56 three-bedroom units. Each of the buildings would be primarily comprised of housing units over a first level including parking, community amenities, and resident services. The units would be oriented around a common open space courtyard on the second level of each of the proposed buildings. Total building height would not exceed 100 feet. In total, the maximum building area created by the two buildings is anticipated to be 278,124 square feet, including 12,536 square feet of amenity space and parking space for up to 47 vehicles would be provided. In addition to building construction, the project would require connections to existing electrical, water, and sewer utilities at the site. Vehicular access to the parking area on the southern site would be available from Sheridan Lane, while pedestrian entry would occur along Mission Gorge Road. On the northern site, vehicular access to the parking area would be provided on the northern side of the building within the alley accessible from Mission Gorge Road or Holabird Street. Pedestrian access to the building on the northern site would be available from Glacier Avenue. The buildings are expected to be built to GreenPoint Gold standards, be fully electric, and include rooftop solar energy systems.

Scenario 2: The project involves a Disposition and Development Agreement for a 100 percent affordable supportive senior residential development consisting of a 230-unit, six story building on the southern parcel and a 104-unit, six story building on the northern parcel. In total, the project would include 331 studios for seniors and 3 two-bedroom manager units. Each of the senior housing buildings would be six levels with five levels primarily comprised of housing units over a first level including parking, community amenities, and support services. The project would specifically set aside 50 percent of the proposed units as permanent supportive housing for formerly homeless seniors with special needs. The units would be oriented around a common open space courtyard on the second level of each of the proposed buildings. Total building height would not exceed 85 feet. In total, the maximum building area created by the project is anticipated to be 302,000 square feet, including 14,818 square feet of amenity space and parking space for up to 66 vehicles would be provided. In addition to building construction, the project would require connections to existing electrical, water, and sewer utilities at the site. Vehicular access to the parking area on the southern site would be available from Sheridan Lane, while pedestrian entry would occur along Mission Gorge Road. On the northern site, vehicular access to the parking area would be provided on the northern side of the building within the alley accessible from Mission Gorge Road or Holabird Street. Pedestrian access to the building on the northern site would be available from Glacier Avenue. The project is expected to be built to GreenPoint Gold standards, be fully electric, and include rooftop solar energy systems.

**FILING OF NOTICE OF EXEMPTION IN COMPLIANCE WITH PUBLIC RESOURCES CODE SECTION 21108 OR 21152
Grantville Affordable Housing Project - Page 2**

Agency Approving Project: County of San Diego

Date Form Completed: April 5, 2024

County Contact Person: Marcus Lubich

Telephone: 858-414-4593

This is to advise that the County of San Diego Board of Supervisors 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 (both scenario 1 and 2) are 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 April 2024, on file with County of San Diego General Services. Both scenarios involve 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, occur within city limits on a project site of no more than five acres substantially surrounded by urban uses, have 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, 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.