

NOTICE OF EXEMPTION

TO: Mail Stop: A-33
ARCC-Recorder
Attn: Jobell Rusit
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: Compassionate Emergency Solutions and Pathways to Housing Project: Grantville Safe Parking

Project Location: 0 Glacier Avenue, San Diego, CA 92120 (APN: 458-531-26)

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

Project Description: The project consists of development of a safe parking site for individuals and families experiencing homelessness to sleep in their vehicles overnight. The safe parking site would include up to 30 safe parking spaces, portable restrooms or trailer, handwashing stations, security stand, trailer or small structure to administer services, fencing around perimeter, vehicle and pedestrian gate, signage, and lighting. Other support features would include storage structures, daily meal delivery service, and trash enclosure. The safe parking site is a 0.4 acres County-owned parcel that was formerly used as a parking lot for a County office building. Primary access would be from Glacier Avenue with emergency access from the adjacent alley. The Safe Parking project would be open 24 hours a day, seven days a week. The development and operation of the site as an emergency shelter use will improve shelter options, while individuals and families experiencing homelessness seek permanent housing. This project is a specific action necessary to mitigate the emergency associated with the San Diego County declared emergencies for shelter crisis and homelessness as a public health crisis.

Agency Approving Project: County of San Diego

Date Form Completed: April 3, 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"):

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): 15301(l) – Existing Facilities, 15303 – New Construction of Small Structures, 15304 – Minor Alterations to Land, and 15311 – Accessory Structures.

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.

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Statement of reasons why project is exempt:

The County of San Diego Board of Supervisor's declared a Shelter Crisis on September 11, 2018 (6) and subsequently declared homelessness a public health crisis on September 27, 2022 (21). Taken together, the unexpected and dramatic increase in homelessness without the ability to obtain shelter, exacerbated by the COVID-19 pandemic, hepatitis A outbreaks, and recent flooding events, is an emergency in unincorporated San Diego County. San Diego County had a 20% increase in homelessness 2023, and currently for every person that is housed 6 new persons become homeless. This situation presents documented dangers to health, life, and property and a burden on, and loss of access to, essential public services, which presents an emergency as defined by CEQA. The health and safety of unsheltered persons in the unincorporated area of San Diego County is threatened by a lack of shelter. The development of the Grantville Safe Parking site is statutorily exempt from environmental review pursuant to CEQA Section 15269 (c) because it is a specific action necessary to prevent or mitigate San Diego County's shelter crisis. The project is necessary to avoid and prevent the emergency by providing shelter and services to the homeless occupants of the safe parking site, and by facilitating their transition from the homelessness to this shelter, and then on to long-term housing. The County's Grantville Safe Parking site is a critical short-term project that will address the high-risk issues facing people experiencing homelessness. The Project, therefore, is statutorily exempt from CEQA under Public Resources Code, Section 21080(b)(4), as a specific action necessary to prevent or mitigate an emergency, and as reflected in Article 18 of the State CEQA Guidelines, Section 15269(c). The operation of a safe parking lot on an existing parking lot involving no expansion of the existing parking lot is exempt pursuant to CEQA Section 15301. The installation of portable restrooms or trailer, handwashing stations, security stand, trailer or small structure to administer services, fencing around perimeter, vehicle and pedestrian gate, signage, lighting, storage structures, daily meal delivery service, and trash enclosure are exempt from CEQA pursuant to Section 15303: New Construction or Conversion of Small Structures (Class 3), as these structures would involve the installation of temporary, small trailers or structures totaling less than 10,000 square feet that would support the safe parking facility to provide security, services, administration, storage, and restrooms. The development and operation of the Safe Parking site is also exempt from CEQA pursuant to Section 15304: Minor Alterations to Land (Class 4), as it would be considered a minor, temporary use of land having negligible or no permanent effects on the environment, thereby qualifying for this exemption. The project will operate for a timeframe of approximately one to three years. Accessory structures including privacy fencing with pedestrian and vehicle entry gates, security lighting, administrative trailers, security stand, and restrooms and hand washing stations would be appurtenant to the safe parking project and, therefore, exempt under CEQA Section 15311. Additionally, the project would not have the potential to trigger any of the exceptions identified in State CEQA Guidelines Section 15300.2 prohibiting the use of a categorical exemption. We assume that compliance with existing regulations and project design features will avoid any potential impacts to resources, such as biological resources and cultural resources. The project is not located within a sensitive environment, the effects would not combine with other potential projects that could contribute to a cumulative effect, there is no evidence that a significant effect would occur, the site is not located near a scenic highway, it is not located on a hazardous waste site pursuant to Section 65962.5 of the Government Code, and there are no historical resources onsite. Additionally, the project site is not considered environmentally sensitive, there would not be successive projects of the same type in the same place that would result in cumulative impacts, no unusual circumstances that create the reasonable possibility of significant effects, no impacts to scenic resources, site is not identified as being affected by hazardous wastes or clean-up problems, and would not cause a substantial adverse change in the significance of a historical resource.

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.