



**SAN DIEGO COUNTY CLERK  
CEQA FILING COVER SHEET**

**FILED**  
Nov 12, 2024 08:17 AM  
JORDAN Z. MARKS  
SAN DIEGO COUNTY CLERK  
File # 2024-001000  
State Receipt # 37111220240920

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk

**TYPE OR PRINT CLEARLY**

**Project Title**

**CITY COLLEGE AFFORDABLE STUDENT HOUSING**

**Check Document being Filed:**

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type):

**FILED IN THE OFFICE OF THE SAN DIEGO  
COUNTY CLERK ON** November 12, 2024  
**Posted** November 12, 2024 **Removed** \_\_\_\_\_  
**Returned to agency on** \_\_\_\_\_  
**DEPUTY** \_\_\_\_\_

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

# Notice of Exemption

Appendix E

To: Office of Planning and Research  
P.O. Box 3044, Room 113  
Sacramento, CA 95812-3044

From: (Public Agency): San Diego Community College District  
3375 Camino Del Rio South, Suite 310  
San Diego, CA 92108

County Clerk  
County of: San Diego  
1600 Pacific Highway, Suite 260  
San Diego, CA 92101

(Address)

Project Title: City College Affordable Student Housing

Project Applicant: Michaels Student Living, LLC, 2 Cooper Street, Camden, NJ 08102

Project Location - Specific:

916 - 883 - 1100

1601 B Street, San Diego, California, 92101 (APN 534-223-12-00)

Project Location - City: San Diego

Project Location - County: San Diego

Description of Nature, Purpose and Beneficiaries of Project:

The project proposes the development of a 7-story building containing 283 dwelling units with 797 beds, all affordable to low-income students. The building would also include retail space for a grab-and-go café, common areas, and open space. The project would benefit the San Diego Community College District and future student residents by providing affordable student housing on the San Diego City College campus.

Name of Public Agency Approving Project: San Diego Community College District

Name of Person or Agency Carrying Out Project: Michaels Student Living, LLC

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: Class 32, Section 15332, In-fill Development Projects
- Statutory Exemptions. State code number: \_\_\_\_\_

Reasons why project is exempt:

In accordance with the criteria outlined in CEQA Guidelines Section 15332, the proposed project is 1) consistent with the applicable land use plan; 2) occurs within city limits on a project site of no more than five acres surrounded by urban uses; 3) has no value as a habitat for endangered, rare, or threatened species; 4) would not result in any significant effects relating to traffic, noise, air quality, or water quality; and 5) can be adequately served by all required utilities and public services. In addition, none of the exceptions to categorical exemptions listed in Section 15300.2 of the CEQA Guidelines apply to the project.

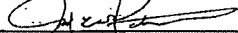
Lead Agency

Contact Person: Joel Peterson

Area Code/Telephone/Extension: 619-388-6546

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature:  Date: 11/08/24 Title: Executive Operations Officer

▪ Signed by Lead Agency      Signed by Applicant

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

Date Received for filing at OPR: \_\_\_\_\_