

NOTICE OF EXEMPTION

TO: X Recorder County Clerk
P.O. Box 1750, MS-A-33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2422

FROM: City of San Diego
City Planning Department
202 C St. FL 5
San Diego, CA 92101

___ Office of Planning and Research 1400
Tenth Street, Room 121
Sacramento, CA 95814

PROJECT TITLE: Homekey Project at Starling Drive

PROJECT LOCATION-SPECIFIC: The project is located at 7798 Starling Dr, San Diego, CA 92123 within the Serra Mesa Community in District 7.

PROJECT LOCATION-CITY/COUNTY: San Diego/ San Diego

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT:

The San Diego Housing Commission (the Commission) is acquiring the property located at 7798 Starling Drive. Initial due diligence activities will include hiring consultants to assist with the following third party reports: ALTA survey; Appraisal; Appraisal review; Market Study; Preliminary Design Review/Architecture; Physical Needs Assessment; Phase I and as applicable Phase II; Hazardous Materials Review; Sewer Line Scoping, Relocation Impact Studies; Scope Development / Independent Cost Estimates; 504 Accessibility Analysis; Title Review; Zoning and Entitlement Reviews; Pest Inspections; Financial Analysis; Due Diligence Review; Subsidy Layering Review and Other Technical Reports as needed. Due Diligence also includes working with legal and financial consultants.

Once acquired, renovations will be limited to immediate needs such as those identified for fire and life safety, accessibility and path of travel, and remediation for hazardous materials and pests. A few dwelling units will be converted to offices and ADA accessible laundry rooms as needed. There are no changes planned to the building and unit footprints, or property use.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: San Diego Housing Commission; Contact: Jason Guman, Asst. Real Estate Project Development Administrator; 1122 Broadway, Suite 300, San Diego, CA 92101; (414) 265-6110 / jasong@sdhc.org

EXEMPT STATUS:

- MINISTERIAL
- DECLARED EMERGENCY
- EMERGENCY PROJECT
- CATEGORICAL EXEMPTION: CEQA Guidelines Sections 15301(d)(Existing Facilities), 15302(c)(Replacement or Reconstruction), 15304 (Minor Alterations to Land), and 15306 (Information Collection)
- STATUTORY EXEMPTION
- COMMON SENSE EXEMPTION:

REASONS WHY PROJECT IS EXEMPT:

The City of San Diego conducted an environmental review and determined the project is exempt from CEQA pursuant to CEQA Guidelines Sections 15301 (d) (Existing Facilities), 15302 (c) (Replacement or Reconstruction), 15304 (Minor Alterations to Land), and 15306 (Information Collection). This activity is exempt pursuant to CEQA Guidelines Section 15301 (d) (Existing Facilities), which consists of restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health and safety; Section 15302 (c) (Replacement or Reconstruction), which consists of the replacement or reconstruction of existing utility systems and/or facilities involving negligible or no expansion of capacity; 15304 (Minor Alterations to Land), which consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry or agricultural purposes; and 15306 (Information Collection) which consists of basic data collection, research, experimental management, and resource evaluation activities which do not result in a serious or major disturbance to an environmental resource. These may be strictly for information gathering purposes, or as part of a study leading to an action which a public agency has not yet approved, adopted, or funded. The exceptions outlined in CEQA Guidelines Section 15300.2 would not apply as no cumulative impacts were identified, no

significant effects on the environment were identified, the project is not adjacent to a scenic highway, no historical resources would be affected by the action, and the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

CONTACT PERSON: Zaira Marquez, Associate Planner
City Planning Department, City of San Diego
202 C St. FL 5 San Diego, CA 92101

TELEPHONE: 619-236-6576

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?
(X) YES () NO

IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA.


Jordan Moore, Senior Planner, City Planning Department

3/26/2025
DATE

CHECK ONE:

- (X) SIGNED BY LEAD AGENCY DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:
() SIGNED BY APPLICANT