



COUNTY OF SAN DIEGO

AGENDA ITEM

BOARD OF SUPERVISORS

NORA VARGAS
First District

JOEL ANDERSON
Second District

TERRA LAWSON-REMER
Third District

MONICA MONTGOMERY STEPPE
Fourth District

JIM DESMOND
Fifth District

DATE: April 30, 2024

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TO: Board of Supervisors

SUBJECT

APPROVE TWO DISPOSITION AND DEVELOPMENT AGREEMENTS FOR AFFORDABLE HOUSING ON COUNTY-OWNED LAND IN THE CITY OF SAN DIEGO AND RELATED CEQA EXEMPTIONS (6255 MISSION GORGE RD. AND 4588 MARKET ST.), ACCEPT FUNDING AND EXECUTE AGREEMENTS FOR SAFE PARKING AT 6255 MISSION GORGE RD. AND ADOPT RELATED CEQA EXEMPTION, ADOPT SUBSEQUENT MITIGATED NEGATIVE DECLARATION FOR RAMONA SENIOR HOUSING, ADOPT RESOLUTION FOR EXEMPT SURPLUS AT 1501/1555 SIXTH AVE., APPROVE DEMOLITION AT 5202 UNIVERSITY AVE. AND RELATED CEQA EXEMPTION (DISTRICTS: 1, 2 & 4)

OVERVIEW

The San Diego region faces a severe and chronic shortage of affordable housing units that directly impacts housing insecurity and housing cost burden for lower-income households across San Diego County. Given this housing crisis, we need to leverage every available option to develop more affordable housing. One of these options is the redevelopment of excess County of San Diego (County) owned property into affordable homes. Since 2017, the County has made significant progress related to the development of affordable housing on County-owned excess property. There are currently eleven properties in various stages of development on County land that will produce over 2,100 affordable homes for low-income families and older adults. The requested actions today will support some of the necessary steps that are required for development of five of those eleven sites.

In March 2024, the County of San Diego was awarded funding by the US Department of Housing and Urban Development (HUD) to temporarily operate a Safe Parking program at 6255 Mission Gorge Rd. in the Grantville area, which is one of the five sites we are requesting approval today on, for development of affordable housing. The temporary Grantville Safe Parking program supports the Board of Supervisor's (Board) commitment to providing Compassionate Emergency Solutions and Pathways to Housing (CESPH) to address the needs of people experiencing or at risk of homelessness. This program will operate while the affordable housing project is in the planning process and will not impact the affordable housing development on this property.

Today's request is for the Board to approve two Disposition and Development Agreements (DDA) and related California Environmental Quality Act (CEQA) findings for affordable housing on

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County-owned land in the city of San Diego for properties located at 6255 Mission Gorge Rd. (Grantville) and 4588 Market St. (Market Street). County staff have finalized the terms of the DDAs and are returning for approval of those agreements. Additionally, the Board is requested to adopt the Subsequent Mitigated Declaration for Assessor's Parcel Numbers 281-182-17 and -18 in Ramona (Ramona Senior), adopt a Resolution finding that the property located at 1501/1555 Sixth Ave. is Exempt Surplus and will be disposed of pursuant to Government Code 25539.4, as well as approve demolition of the structures located at 5202 University Ave., both sites in the city of San Diego. Today's action also requests that the Board accept the funding and execute any agreements from the HUD to establish a temporary safe parking site at the Grantville location.

RECOMMENDATION(S)
CHIEF ADMINISTRATIVE OFFICER

Grantville - 6255 Mission Gorge Road, San Diego (Recommendations 1 through 6)

1. Find that the proposed action to authorize execution of a Disposition and Development Agreement (DDA) for development of affordable housing at 6255 Mission Gorge Rd. is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15332.
2. Find in accordance with Section 15061(b)(3) of the State of California Environmental Quality Act (CEQA) Guidelines that it can be seen with certainty that receiving Federal funds to support the development of Grantville Safe Parking program on a short term basis for the Compassionate Emergency Solutions and Pathways to Housing (CESPH) project will not have a significant effect on the environment and is, therefore, exempt from CEQA.
3. Find that the proposed development of the Grantville Safe Parking site is exempt from CEQA pursuant to State CEQA Guidelines sections 15301, 15303, 15304, 15311 and 15269(c).
4. Authorize the Director, Department of General Services (DGS) to execute the DDA with Wakeland Housing and Development Corporation or an affiliate entity, to execute the Ground Lease and any attachments to the DDA, and to perform any actions in furtherance of or necessary to administer or implement the DDA and Ground Lease for property located at 6255 Mission Gorge Rd., including but not limited to, approving, and executing amendments to the DDA, the Ground Lease, and their attachments.

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5. Authorize the Agency Director, Health and Human Services Agency (HHS), or a designee, to execute the Regulatory Agreement and any amendments to the Regulatory Agreement for property located at 6255 Mission Gorge Rd. and perform any actions in furtherance of or necessary to administer or implement the DDA, Ground Lease, and Regulatory Agreement.
6. Accept funding and authorize the Agency Director, HHS, or designee, to execute any agreements with and certification forms for the US Department of Housing and Urban Development (HUD), and prepare and execute all necessary documents for the submittal, regulatory processing, and implementation, and to take any other actions necessary as required by HUD to receive funding to support the development of Grantville Safe Parking program for the CESP project.

Market Street - 4588 Market Street, San Diego (Recommendations 7 through 9)

7. Find that the proposed action to authorize execution of a DDA for development of affordable housing at property located at 4588 Market St. is exempt from CEQA pursuant to CEQA Guidelines section 15332.
8. Authorize the Director, DGS to execute the DDA with Affirmed Housing Group, Inc. or an affiliate entity, to execute the Ground Lease and any attachments to the DDA, and to perform any actions in furtherance of or necessary to administer or implement the DDA and Ground Lease for property located at 4588 Market St., including but not limited to, approving, and executing amendments to the DDA, the Ground Lease, and their attachments.
9. Authorize the Agency Director, HHS, or a designee, to execute the Regulatory Agreement and any amendments to the Regulatory Agreement for property located at 4588 Market St. and perform any actions in furtherance of or necessary to administer or implement the DDA, Ground Lease, and Regulatory Agreement.

Ramona Senior (Recommendation 10 through 12)

10. Find, based on the whole record, that there is no substantial evidence that the project will have a significant effect on the environment. Consider the Subsequent Mitigated Negative Declaration, on file with DGS dated March 12, 2024, State Clearinghouse # 2023120496 (Attachment G, on file with the Clerk of the Board), together with comments received

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during public review (Attachment F, on file with the Clerk of the Board), and adopt it, finding that it reflects the independent judgment and analysis of the Board of Supervisors.

11. Adopt the Mitigation Monitoring and Reporting Program prepared in accordance with CEQA Guidelines Section 15074 (d) and authorize the Director, DGS to ensure compliance with the Mitigation Monitoring and Reporting Program (Attachment E, on file with the Clerk of the Board).
12. Adopt the Statement of Location and Custodian of Record (Attachment H, on file with the Clerk of the Board).

1501/1555 Sixth Avenue, San Diego (Recommendations 13 and 14)

13. Find that the proposed actions to declare the property exempt surplus land to be disposed of pursuant to Government Code 25539.4 are exempt from CEQA pursuant to CEQA Guidelines section 15312.
14. Adopt a Resolution entitled RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO FINDING THAT THE PROPERTY LOCATED AT 1501 AND 1555 SIXTH AVENUE, CITY OF SAN DIEGO IS EXEMPT SURPLUS LAND TO BE DISPOSED PURSUANT TO GOVERNMENT CODE 25539.4.

5202 University Avenue, San Diego (Recommendations 15 and 16)

15. Find that the proposed action to authorize demolition of 5202 University Ave, is exempt from CEQA pursuant to CEQA Guidelines section 15301.
16. Authorize the Director, DGS to advertise for demolition of County buildings, located at 5202 University Ave.

EQUITY IMPACT STATEMENT

Today's recommendations will result in the development of much-needed affordable housing in the region. The 6th Cycle Regional Housing Needs Assessment (RHNA) indicates that 68,959 units are needed regionally for very low, and low-income individuals and households. Restricted affordable housing for low-income households may serve older adults, families, people at risk of or experiencing homelessness, veterans, people experiencing homelessness with serious mental illness, and transitional aged youth. All units reserved for low-income individuals and households serve tenant populations earning below 80% area median income, currently \$77,200 for a one-person household and \$110,250 for a four-person household.

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Approval of the recommendations contribute to the County’s efforts to address local housing shortages and meet the immediate needs of low-income households in addition to contributing to housing stock that will serve vulnerable families in the future. Making available excess County sites for future affordable housing contributes to the County’s investment to address local housing shortages, help increase access to quality affordable housing, and create private sector jobs and economic opportunities in San Diego County.

SUSTAINABILITY IMPACT STATEMENT

Today’s proposed actions support the County of San Diego’s Sustainability Goals to provide just and equitable access; and to protect health and wellbeing. The recommended actions will provide just and equitable access to housing for extremely low, very low, and low-income individuals and households countywide, including those who are Black, Indigenous, and People of Color. These actions also align with the goal to protect the environment as well as health and wellbeing, which will be accomplished by incorporating robust sustainability criteria into each Request for Proposal, in alignment with California Tax Credit Allocation Committee requirements, and our regional efforts to decarbonize.

FISCAL IMPACT

Funds for these Affordable Housing Projects are included in the Fiscal Year (FY) 2023-25 Operational Plan for the Health and Human Services Agency (HHS). If approved, this request will result in total estimated costs and revenue of \$355,000 for staff time consultant costs, and demolition of 5202 University Ave. The funding source will be one-time General Purpose Revenue. There will be no change in net General Fund cost and no additional staff years.

Funds for the Safe Parking program are not included in the FY 2024-26 CAO Recommended Operational Plan for the Health and Human Services Agency (HHS) but will be included in the FY 2024-26 CAO Recommended Operational Plan Change Letter. If approved, this request will result in total estimated costs and revenue of \$637,500 for FY 2024-25 and \$212,500 for FY 2025-26. The funding source will be one-time funding from the Department of Housing and Urban Development. There will be no change in net General Fund cost and no additional staff years.

BUSINESS IMPACT STATEMENT

N/A

ADVISORY BOARD STATEMENT

N/A

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BACKGROUND

The County of San Diego (County) has taken coordinated efforts to address the needs of affordable housing within the region. Since 2017, excess County-owned property has been evaluated for affordable housing redevelopment and developers are onboard or are in the process of being chosen via a procurement process for development of eleven County-owned sites. The development of these sites will result in construction of over 2,100 homes. The requested actions today will support some of the necessary steps that are required for development of five of those eleven sites. Additionally, some of these sites are being screened for suitability of temporary emergency housing options as directed on February 6, 2024 (13). The results of this screening will be shared in a report back to the Board by June 6, 2024. Safe parking at the Grantville site was determined to be a feasible interim use. Moving forward with the requested actions related to affordable housing on these sites will not prohibit emergency housing uses that may be determined feasible.

Grantville (Recommendations 1 through 6)

On March 1, 2022 (17), the Board authorized staff to issue a Request for Proposals (RFP) to qualified firms to begin the competitive selection process for the ground lease and development of affordable homes on the property located at 6255 Mission Gorge Rd. and the vacant lot across the street on Glacier Ave. (Grantville). Wakeland Housing and Development Corporation. (Wakeland) was chosen as the developer for the site. Wakeland was chosen to develop approximately 334 homes for low-income households with incomes between 30% and 60% Area Median Income (AMI). Additionally, some homes set aside as permanent supportive housing for formerly homeless individuals with special needs. Wakeland will maximize the site potential under the City of San Diego land use regulations by utilizing a combination of state and local density bonus regulations in addition to incorporating sustainability features such as Leadership in Energy and Environmental Design (LEED) Silver, high efficiency systems, building electrification and solar generation. Resident services may be provided by People Assisting the Homeless (PATH) and St Paul's Senior Services which will include case management, health and wellness, skill building, nutrition and much more. The Disposition and Development Agreement (DDA) between County and Wakeland as well as the relevant California Environmental Quality Act (CEQA) finding on the property have been completed and are ready for approval. If the DDA is approved, County and Wakeland will enter into the DDA pursuant to California Government Code 25539.4. The site will be conveyed to Wakeland upon their receipt of all entitlements, permits and financing via a 99-year ground lease at the rate of \$1 per year.

During the planning process for the Safe Parking program and in alignment with Board direction on February 6, 2024 (13), the County of San Diego was awarded funding from the Department of Housing and Urban Development (HUD) to support a short-term Safe Parking program with approximately 20 parking spaces at the Grantville site. In 2023, per request of the County Board

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of Supervisors District Two Office, the County’s Office of Economic Development and Government Affairs (EDGA) submitted a grant application to Congresswoman Sarah Jacob’s office with a Letter of Support from District Two requesting funding to establish the Grantville Safe Parking program at the vacant parking lot across Glacier Ave. from 6255 Mission Gorge Rd., San Diego, CA 92120. This item was approved in March 2024, when the United States House and Senate voted to pass a package of six Fiscal Year 2024 (FY24) government funding bills and President Biden signed them into law.

On March 13th, 2024, EDGA was notified by Congresswoman Sarah Jacobs office that County was awarded \$850,000 in one-time funding for federal FY24 through the federal appropriations bill: Transportation, and Housing and Urban Development - Department of Housing and Urban Development – Community Development Block Grant – Economic and Development Initiatives to establish Grantville Safe Parking program. Today’s action, if approved to accept funding and execute agreements with HUD and adopt related CEQA exemption, the County’s Department of Homeless Solutions and Equitable Communities, in partnership with General Services, will establish a temporary site at Grantville location before the construction of affordable housing begins. The funding is estimated to cover one year of temporary safe parking operations.

Market Street (Recommendations 7 through 9)

On April 4, 2023 (30), the Board authorized staff to issue an RFP to qualified firms to begin the competitive selection process for the ground lease and development of affordable homes on the property at 4588 Market St. (Market Street). Affirmed Housing Group, Inc. (Affirmed) was chosen as the developer at the site. The DDA between County and Affirmed as well as the relevant CEQA finding on the property have been completed and are ready for Board approval. Affirmed was chosen to develop the site with approximately 138 homes serving low-income and older adults with incomes between 30% and 60% AMI. Additionally, the site will include a 7,000 square foot childcare center that will be open to the public. Intergenerational well-being is at the core of this development and aligns with the County of San Diego’s Live Well framework. Utilizing existing public land that can be repurposed to include childcare supports the County’s Child Care Blueprint (Strategy 2.4a). San Ysidro Health, Neighborhood House Association, Project New Village, and EngAGE will be Affirmed’s chosen service providers at the site, and will offer wellness classes, artist workshops, computer skills trainings, and a community garden, as well as medical, behavioral health, and transportation services. Some of the sustainability features include LEED Silver certification, 100% electric power use, zero net energy in common area, electric appliances and systems, and 1-2 community cars for resident use. Upon Affirmed’s receipt of all entitlements, permits, and financing necessary for construction, the site will be conveyed to Affirmed via a ground lease of up to 99-years, including any extension options, with base rent of \$1,000 per year

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(with 2% escalation annually) and 50% of each month's net rent collected from the commercial tenant, which will initially be the childcare center operator.

Ramona Senior (Recommendations 10 through 12)

On December 5, 2023 (28), the Board approved the DDA with Wakeland for the development of approximately 100 homes for low-income older adults (Ramona Senior) at the County-owned Ramona Intergenerational Community Campus (RICC), identified as Assessor Parcel Nos. 281-182-17 and -18. The development also includes a Senior Center with a community kitchen that is open to the public, a community park that will be dedicated to the County that includes multi-use trails, pickle ball courts, benches and shaded picnic structures, and a Program of All-Inclusive Care for the Elderly (PACE) Medical Clinic onsite. Staff has completed the necessary CEQA studies and are returning to the Board for adoption of a subsequent mitigated negative declaration for the project (Attachment G).

Sixth Avenue (Recommendations 13 and 14)

On July 23, 2019 (11), the Board approved the DDA and subsequent 99-year Ground Lease with BRIDGE Housing Corporation (BRIDGE) for a 100% affordable housing development of approximately 126 homes for low-income families and older adults located at 1501/1555 Sixth Ave. in the City of San Diego. BRIDGE is in the process of applying for necessary entitlements and financing to construct the site and estimates groundbreaking in early 2025. Today's request is for the adoption of a Resolution finding that the property located at 1501/1555 Sixth Ave. is Exempt Surplus and will be disposed of pursuant to Government Code 25539.4.

University Avenue (Recommendations 15 and 16)

5202 University Ave. (University Ave.) is the former home of the Central Regional Public Health Center, approximately 0.53 acres in size, including a 4,500 square foot building and a 1,500 square foot trailer, located in the city of San Diego. This site is adjacent to Casa Colina, an affordable housing development owned and operated by the San Diego Housing Commission (SDHC). Casa Colina will be undergoing a densification and rehabilitation project in the coming years and as a result, the County and the SDHC are in a unique position to leverage vital public resources to maximize the benefit to the public. On April 4, 2023 (30), the Board directed the Chief Administrative Officer to conduct due diligence and evaluate the viability of conveyance of the site to SDHC for development of affordable housing. Staff will return to the Board for all necessary approvals, including approval of a DDA in 2025. Given that the buildings are now vacant and the length of time that it will take to develop the site, staff requests approval to proceed with demolition.

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ENVIRONMENTAL STATEMENT

Grantville - 6255 Mission Gorge Road, San Diego (Recommendations 1 through 6)

The proposed actions to authorize development of affordable housing at 6255 Mission Gorge Rd. is categorically exempt from the California Environmental Quality Act (CEQA) under Article 19, Section 15332 of the CEQA Guidelines, as the project 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, 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.

Pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines, CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is exempt from CEQA. Today's action to receive State funds to support the development of Grantville Safe Parking program for the Compassionate Emergency Solutions and Pathways to Housing project is administrative and do not relate to impacts on the environment.

Development of the Grantville Safe Parking site is statutorily exempt from environmental review pursuant to Section 15269(c) because it is a specific action necessary to prevent or mitigate San Diego County's shelter crisis, which the Board declared on September 11, 2018 (6) along with declaring homelessness a public health crisis on September 27, 2022 (21). Together, the unexpected and dramatic increase in homelessness without the ability to obtain shelter, exacerbated by the COVID-19 pandemic, risks of communicable disease, and recent flooding events, is an emergency in unincorporated San Diego County. San Diego County had a 20% increase in homelessness from 2022 to 2023. Furthermore, according to Regional Task Force on Homelessness published 12 months of Homeless Management Information System data (October 2022 to September 2023), on average for every 10 persons that found housing, 16 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 are threatened by a lack of shelter. The project is necessary to avoid and prevent the emergency by providing shelter and services to the homeless occupants of the shelter, and by facilitating their transition from homelessness to this shelter, and then on to long-term housing. The 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

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mitigate an emergency, and as reflected in Article 18 of the State CEQA Guidelines, Section 15269(c) because it prevents and mitigates such imminent loss and damage.

Today's actions authorizing the development of the Grantville Safe Parking sits also categorically exempt from environmental review pursuant to Sections 15301, 15303, 15304, and 15311 of the CEQA Guidelines. 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. 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. 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, and the 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.

Market Street (Recommendations 7 through 9)

The proposed actions to authorize development of affordable housing at 4588 Market St. are categorically exempt from the California Environmental Quality Act (CEQA) under Article 19, Section 15332 of the CEQA Guidelines, because (1) the project is comprised of in-fill development that is consistent with the applicable general plan designation, all applicable general plan policies and all applicable zoning designation and regulations (2) the project is located within city limits on a project site of no more than five acres substantially surrounded by urban uses, (3) the project site has no value as habitat for endangered, rare, or threatened species, (4) the project will be adequately served by all required utilities and public services, and (5) the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

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Ramona Senior (Recommendations 10 through 12)

The Subsequent Mitigated Negative Declaration (MND) for the proposed Ramona Senior Project was prepared and circulated for a 53-day public review from December 14, 2023, to February 5, 2024 (Attachment G). The County of San Diego (County) received and responded to two public comments letters. One comment letter from the San Diego Archeological Society agreed with mitigation measures for cultural and tribal resources. The second letter received was from Caltrans with general comments related to traffic engineering, hydrology, mobility, land use, noise, encroachment permit, and right-of-way. No comments required revisions to the MND. The comment letters and response to the comments are included in Attachment F.

The Ramona Senior Project’s impacts to biological resources will be mitigated consistent with the County’s Biological Significance Determination Guidelines, Migratory Bird Treaty Act, and Section 4150 of California Fish and Game Code. A grading monitoring program will be implemented during ground disturbing activities to mitigate for potential impacts to paleontological, cultural, and tribal cultural resources. Hazards and Hazardous Materials impacts will be mitigated by compliance with applicable regulations, implementation of a Site Mitigation Plan and Health and Safe Plan. Impacts to hydrology and water quality would be mitigated with implementation of Stormwater Pollution Prevention and Major Stormwater Management Plans. Preparation and implementation of a hydrology/drainage study will mitigate for impacts to utilities and stormwater systems. These mitigation measures are contained in the Mitigation Monitoring and Reporting Program, included in Attachment E, and will be implemented by the affordable housing developer pursuant to the approved DDA. The Notice of Intent to adopt the MND for the Project was distributed in accordance with established state and County guidelines.

Sixth Avenue (Recommendations 13 and 14)

The proposed action to declare the property exempt surplus land to be disposed of pursuant to Government Code 25539.4 is categorically exempt from environmental review pursuant to Section 15312 of the California Environmental Quality Act (CEQA) Guidelines, as it involves the leasing of surplus government property that is not located in an area of statewide, regional, or area wide concern identified in Section 15206 (b)(4) of the CEQA Guidelines.

University Avenue (Recommendations 15 and 16)

The proposed action to authorize demolition of 5202 University Ave. is categorically exempt from the CEQA under Article 19, Section 15301 of the CEQA Guidelines, as it involves demolition of existing facilities, involving negligible or no expansion of the existing use, and the facilities to be demolished and removed have been determined not eligible for listing on the National Register of Historic Places, California Register of Historic Places, and the Local Register, and do not meet the

SUBJECT: APPROVE TWO DISPOSITION AND DEVELOPMENT AGREEMENTS FOR AFFORDABLE HOUSING ON COUNTY-OWNED LAND IN THE CITY OF SAN DIEGO AND RELATED CEQA EXEMPTIONS (6255 MISSION GORGE RD. AND 4588 MARKET ST.), ACCEPT FUNDING AND EXECUTE AGREEMENTS FOR SAFE PARKING AT 6255 MISSION GORGE RD. AND ADOPT RELATED CEQA EXEMPTION, ADOPT SUBSEQUENT MITIGATED NEGATIVE DECLARATION FOR RAMONA SENIOR HOUSING, ADOPT RESOLUTION FOR EXEMPT SURPLUS AT 1501/1555 SIXTH AVE., APPROVE DEMOLITION AT 5202 UNIVERSITY AVE. AND RELATED CEQA EXEMPTION (DISTRICTS: 1, 2 & 4)

qualifications for a historical resource pursuant to CEQA or a significant historic site under the County's Resource Protection Ordinance.

LINKAGE TO THE COUNTY OF SAN DIEGO STRATEGIC PLAN

Today's action supports the Health and Housing Equity Initiatives in the County of San Diego's 2024-2029 Strategic Plan by providing County owned property for the creation of safe and affordable housing for the region.

Respectfully submitted,



SARAH E. AGHASSI
Interim Chief Administrative Officer

ATTACHMENT(S)

Note: Due to the size of the attachments, the documents are available online through the Clerk of the Board's website at <https://www.sandiegocounty.gov/content/sdc/cob/bosa.html>

- Attachment A – Site Maps
- Attachment B – Notice of Exemption – Mission Gorge
- Attachment C - Notice of Exemption – Market Street
- Attachment D - Notice of Exemption – University Avenue
- Attachment E – Mitigation Monitoring and Reporting Program
- Attachment F – Response to Comments
- Attachment G – Subsequent Mitigated Negative Declaration
- Attachment H – Statement of Location and Custodian of Record
- Attachment I – Resolution – Sixth Avenue
- Attachment J – Notice of Exemption – Sixth Avenue
- Attachment K – Notice of Exemption – Grantville Safe Parking