

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: University Avenue Affordable Housing Project Disposition and Developer Agreement

Project Location: 5202 University Ave, San Diego, CA 92105 (APN:472-390-03-00 and portion of APN 472-390-20-00)

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 to allow for construction of a 100 percent affordable senior-only residential development consisting of 90 one-bedroom dwelling units on a 44,911 square foot County-owned property. The project consists of two buildings. Building A would be located on the western portion of the site and be five stories and up to 55 feet in height, while Building B would be located on the eastern portion of the site and be six stories and up to 66 feet in height. The residential buildings would front an open courtyard, with the first level providing a lobby and accessory spaces, including a multi-purpose room in Building B and a manager's office and laundry room in Building A. In total, the building would contain 61,321 SF of floor area. A drive aisle accessible from 52nd Street would provide access to 24 parking spaces, seven of which would be equipped with electric vehicle charging capabilities, in the southwest corner of the project site. Existing slab and parking areas would be demolished as part of the proposed project. The project would connect to existing electrical, water, and sewer utility infrastructure. A series of 2-inch water service connections and additional fire water and irrigation connections to the existing 12-inch water main in 52nd Street would be constructed. Sewer connections to an existing 10-inch main in 52nd Street would be constructed via 6-inch laterals from the buildings feeding into an 8-inch lateral through the project drive aisle. Other off-site improvements include relocation of an existing bus shelter and sidewalk improvements. The project is expected to be built to LEED Platinum standards or an equivalent ranking, be fully electric, and include rooftop solar energy and solar thermal systems.

Agency Approving Project: County of San Diego

Date Form Completed: March 7, 2025

County Contact Person: Marcus Lubich

Telephone: (858) 414-4593

This is to advise that the County of San Diego Board of Supervisor has approved the above-described project on May 6, 2025 (#) 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:
- ☒ Categorical Exemption. G Section(s): 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.

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Statement of reasons why project is exempt:

The proposed project is 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 March 2025, on file with the County of San Deigo General Services, as it 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, occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses, has 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; is not on the list of Hazardous Waste and Substance Sites pursuant to Section 65962.5 of the Government Code; and does not cause 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: _____ Telephone: (858) 414-4593

Name (Print): Marcus Lubich Title: Environmental 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.