



Date of Notice: January 11, 2019

NOTICE OF RIGHT TO APPEAL

ENVIRONMENTAL DETERMINATION

PLANNING DEPARTMENT

PROJECT NAME/NUMBER: Actions Related to Single-Tenant Lease between Breitbard Properties and the City of San Diego at 1710 Imperial Avenue

COMMUNITY PLAN AREA: Downtown

COUNCIL DISTRICT: 3

LOCATION: 1710 Imperial Avenue, San Diego, CA 92101

PROJECT DESCRIPTION: The project involves a single-tenant lease between Breitbard Properties, LLC and the City of San Diego allowing the City to use the premises located at 1710 Imperial Avenue for the operation of a temporary housing shelter to provide overnight accommodations to individuals experiencing homelessness. The City's use of the property would include paving or asphaltting the premises, related site design by City staff or a consultant, and site preparation, including necessary geotechnical investigations. At the termination of the lease, the City will remove the facilities to return the property to the condition required in the lease. Prior to occupying the property, the City will deconstruct existing tent structure facilities located at the Father Joe's campus at 14th Street and Commercial Avenue, and relocate it to this new location at 1710 Imperial Avenue. All or part of the above-described activities are covered by the Notice of Exemption filed with the San Diego County Clerk on October 5, 2017, as well as Resolution No. 311311 declaring the existence of a shelter crisis and, nevertheless, one or more exemptions apply to said activities.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego

ENVIRONMENTAL DETERMINATION: This activity is exempt from CEQA pursuant to State CEQA Guidelines Section 15060(c)(2) and, nevertheless, is categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures), Section 15304 (Minor Alterations to Land), and Section 15332 (In-Fill Development Projects).

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego Mayor-Appointed Designee.

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION:

The City of San Diego conducted an environmental review that determined that the project is not subject to CEQA pursuant to State CEQA Guidelines Section 15060(c)(2) as the project will not result in a direct or reasonably foreseeable indirect physical change in the environment. The project would also be categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) which allows for the construction or location of new, small facilities or structures, including water main, sewage, electrical, gas, and other utility extensions, including street improvements of reasonable length to serve such construction, as well as 10,000 square-foot motel or

other similar structures within urbanized areas. The property is located within an urbanized area. The proposed tent facility would be less than 10,000 square feet and would not involve the use of significant amounts of hazardous materials. All necessary public services and facilities are available and neither the property nor the surrounding area contain environmentally sensitive lands. The project would include residents experiencing homelessness and would generally be consistent with zoning and the General Plan, including the General Plan Housing Element. The project would also be categorically exempt under CEQA Guidelines Section 15304 (Minor Alterations to Land) which allows for minor public or private alterations in the condition of land, water, and/or vegetation which do not involve the removal of healthy, mature, scenic trees except for forestry or agricultural purposes and includes the minor temporary use of land having negligible or no permanent effects on the environment. The project site is currently vacant, and the relocation of the tent facilities would result in minor alterations to land that would not involve the removal of any existing trees. Furthermore, the use of the land would be temporary and would have negligible or no permanent effects on the environment. The project also meets the criteria in State CEQA Guidelines Section 15332 (In-Fill Development Projects) which consists of projects characterized as in-fill development that are a) consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designations and regulations; b) occur within city limits on a project site of no more than five acres substantially surrounded by urban uses; c) are on a project site that has no value as habitat for endangered, rare or threatened species; d) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and e) the site can be adequately served by all required utilities and public services. The exceptions listed in CEQA Section 15300.2 would not apply in that 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.

CITY CONTACT: Karen Johnson, Asset Manager
Real Estate Assets Department
MAILING ADDRESS: 1200 Third Avenue, San Diego, CA 92101
PHONE NUMBER: 619-236-6191

On January 11, 2019, the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Contact listed above.

Applications to appeal the CEQA determination to the City Council must be filed in the Office of the City Clerk within 10 business days from the date of the posting of this Notice (**January 28, 2019**). The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

This information will be made available in alternative formats upon request.

POSTED IN THE OFFICE OF DSD

POSTED: 1/11/2019

REMOVED: _____

POSTED: M. Herrmann