



Date of Notice: August 23, 2019

NOTICE OF RIGHT TO APPEAL

ENVIRONMENTAL DETERMINATION

PLANNING DEPARTMENT

PROJECT NAME/NUMBER: Loan Modification and Preliminary Bond Authorization for Grant Heights Park Apartments and Winona Apartments

COMMUNITY PLAN AREA: City Heights & Southeastern

COUNCIL DISTRICT: 8 & 9

LOCATION: 2651-2663 J Street, San Diego, CA
3845 Winona Avenue, San Diego, CA

PROJECT DESCRIPTION: Approve a proposed transfer of an existing San Diego Housing Commission loan for the Grant Heights Park Apartments located at 2651-2663 J Street, from Urban Housing/Grant Heights LP to a to-be-formed limited partnership, and take the initial steps for the Housing Authority of the City of San Diego to issue up to \$9,000,000 of tax-exempt Multifamily Housing Revenue Bonds to facilitate a to-be-formed limited partnership's acquisition with rehabilitation of two separate apartment complexes: Grant Heights Park Apartments, located at 2651-2663 J Street, and Winona Apartments, located at 3845 Winona Avenue. These are proposed to be combined into a single project which consists of 41 combined rental housing units that will remain affordable for 55 years, and one manager's unit.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to State CEQA Guidelines Sections 15301 (Existing Facilities) and 15302 (Replacement or Reconstruction).

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 the project would not have the potential for causing a significant effect on the environment pursuant to State CEQA Guidelines Section 15301 (Existing Facilities), which allows the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use; and Section 15302 (Replacement or Reconstruction), which allows the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. 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.

PROJECT MANAGER: Lisette Vargas

MAILING ADDRESS: 1122 Broadway Suite 300, San Diego, CA 92101

PHONE NUMBER: 619-578-7564

On August 23, 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 Project Manager listed above.

Applications to appeal 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 (**September 9, 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: August 23, 2019

REMOVED: _____

POSTED: J. Moore