

NOTICE OF EXEMPTION

TO: ☒ Mail Stop: A-33
ARCC-Recorder
Attn: Karina Ortiz
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 Office of Land Use and Climate Innovation
CEQASubmit.opr.ca.gov

SUBJECT: FILING OF NOTICE OF EXEMPTION IN COMPLIANCE WITH PUBLIC RESOURCES CODE SECTION 21108 OR 21152

Project Name: Behavioral Health Wellness Campus

Project Location: 3851 Rosecrans St, San Diego, CA 92110 (APNs: 441-560-25-00 & 441-560-26-00)

Project Applicant: County of San Diego General Services 5560 Overland Avenue, Suite 410, San Diego, CA 92123

Project Description: The project consists of the development of a new Behavioral Health Wellness Campus on approximately 8.24 acres of County-owned property located at 3851 Rosecrans Street in San Diego. The Campus will include approximately 120,000 square feet of new facilities designed to provide a comprehensive continuum of behavioral health services for adults, including outpatient treatment, crisis stabilization, residential substance use treatment, mental health rehabilitation, social rehabilitation, peer support, administrative and operational support functions, and related behavioral health programs.

The project will also include associated site improvements, including parking, circulation, landscaping, outdoor therapeutic and recreational spaces, utility infrastructure, signage, lighting, security features, stormwater features and other improvements necessary to support campus operations.

To maintain uninterrupted operation of the adjacent County psychiatric hospital during construction, the project also includes temporary construction-related improvements and facilities, such as temporary offices, storage containers, utility connections, fencing, parking modifications, and other temporary operational support facilities, all of which will be removed or restored upon completion of construction.

Agency Approving Project: County of San Diego

Date Form Completed: June 12, 2026

County Contact Person: Melanie Tylke

Telephone: 619-616-9326

This is to advise that the County of San Diego Board of Supervisors has approved the above-described project on August 19, 2026 (#31), 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 Sections: Health & Safety Code §50675.1.5 and Welfare & Institutions Code §5960.31
- ☐ Categorical Exemption. G Sections: 15301 Existing Facilities
- ☐ 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.

Addendum to Notice of Exemption

Statement of reasons why project is exempt:

The project is exempt from CEQA pursuant to the statutory exemption established under the applicable Behavioral Health Continuum Infrastructure Program legislation and identified in Welfare and Institutions Code Section 5960.31 and California Health & Safety Code Section 50675.1.5. The project consists of behavioral health infrastructure funded through the Behavioral Health Continuum Infrastructure Program, is not subject to discretionary review or approvals, and meets the requirements of Welfare and Institutions Code Section 5960.31 and California Health & Safety Code 50675.1.5 and is, therefore, considered ministerial pursuant to CEQA Section 15268 and is statutorily exempt from CEQA pursuant to Welfare and Institutions Code Section 5960.31 and California Health & Safety Code 50675.1.5 as detailed in the attached addendum.

The following is to be filled in only upon formal project approval by the appropriate County of San Diego decision-making body.

Signature:  Telephone: (619) 616-9326

Name (Print): Melanie Tylke Title: 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.

Addendum to Notice of Exemption for the Behavioral Health Wellness Campus Project

The purpose of this addendum to the Notice of Exemption is to demonstrate conformance with California Environmental Quality Act (CEQA) for this project that is receiving funding from the State of California's Behavioral Health Continuum Infrastructure Program (BHCIP).

Welfare and Institutions Code Section 5964.04

The project is funded pursuant to paragraph (3) of subdivision (b) of Welfare and Institutions Code Section 5965.04. The California State Department of Health Care Services awarded grant funding to the County of San Diego for the proposed project from \$1,500,000,000 in bond proceeds to construct needed infrastructure to expand the continuum of behavioral health treatment resources to build new capacity or expand existing capacity for short-term crisis stabilization, acute and subacute care, crisis residential, community-based mental health residential, substance use disorder residential, peer respite, community and outpatient behavioral health services, and other clinically enriched longer term treatment and rehabilitation options for persons with behavioral health disorders in the least restrictive and least costly setting.

Welfare and Institutions Code Section 5960.31

The proposed project is funded pursuant to paragraph (3) subdivision (b) of Welfare and Institutions Code Section 5965.04, as summarized above, and would be a use by right and subject to the streamlined, ministerial review process and filing requirement, pursuant to subdivisions (b) and (d) of Section 50675.1.5 of the Health and Safety Code, and not subject to a conditional use permit, discretionary permit, or to any other discretionary reviews or approvals, if it meets the criteria of paragraph (1) or (2) and complies with subdivisions (b) and (c).

The proposed project meets the criteria of Welfare and Institutions Code Section 5960.31(1). The proposed project would provide a behavioral health treatment setting that includes, but is not limited to, adult substance use disorder residential programs, recovery housing, short-term residential therapeutic program, and social rehabilitation program, and the project site is located in a zone where residential, office, retail, or parking are a principally permitted use. The proposed project will create a centralized behavioral health treatment campus designed to provide an integrated continuum of care for Medi-Cal beneficiaries. Planned services include a Crisis Stabilization Unit, Mental Health Rehabilitation Center, peer-led Social Rehabilitation Facility, Adult Residential Substance Use Disorder Treatment Program, and Outpatient Behavioral Health Clinic, along with supporting administrative, clinical, and campus infrastructure. The project site is zoned CO-3-1, which is a residential base zone that allows for a mix of residential and commercial uses. BHCIP statute treats qualifying behavioral health treatment facilities as principally permitted uses in zones permitting residential, office, retail and parking. The project's use is principally permitted under the CO-3-1 zoning classification.

The proposed project will comply with Welfare and Institutions Code Section 5960.31(b). The core components of Housing First, as defined under subdivision (b) of Welfare and Institutions Code Section 8255 that include the following:

Addendum to Notice of Exemption

1. Screening and selection practices for the Behavioral Health Wellness Campus would promote accepting applicants regardless of sobriety or use of substances, completion of treatment, or participation in services.
2. Applicants would not be rejected on the basis of poor credit or financial history, poor or lack of rental history, criminal convictions unrelated to tenancy, or behaviors that indicate a lack of "housing readiness."
3. The County would accept referrals directly from shelters, street outreach, drop-in centers, and other parts of crisis response systems frequented by vulnerable people experiencing homelessness.
4. Supportive services that emphasize engagement and problem solving over therapeutic goals and service plans that are highly tenant-driven without predetermined goals would be provided.
5. Participation in services or program compliance would not be a condition of permanent housing tenancy since no permanent housing is proposed.
6. The project doesn't consist of a long-term residential component and wouldn't require lease agreements.
7. The use of alcohol or drugs in and of itself, without other lease violations, would not be a reason for eviction from the proposed Behavioral Health Wellness Campus.
8. The Behavioral Health Wellness Campus would prioritize eligibility based on criteria other than "first-come-first-serve," including, but not limited to, the duration or chronicity of homelessness, vulnerability to early mortality, or high utilization of crisis services.
9. Case managers and service coordinators at the proposed Behavioral Health Wellness Campus will be trained in and actively employ evidence-based practices for client engagement, including, but not limited to, motivational interviewing and client-centered counseling.
10. Services to be provided at the Behavioral Health Wellness Campus would be informed by a harm-reduction philosophy that recognizes drug and alcohol use and addiction as a part of client's lives, where clients are engaged in nonjudgmental communication regarding drug and alcohol use, and where clients are offered education regarding how to avoid risky behaviors and engage in safer practices, as well as connected to evidence-based treatment if the client so chooses.
11. The proposed project may include special physical features that accommodate disabilities, reduce harm, and promote health and community and independence among clients.

Although the proposed Behavioral Health Wellness Campus is not considered a housing development, the project would still comply with Welfare and Institutions Code Section 5960.31(b) and Government Code Section 65912.130. The proposed Behavioral Health Wellness Campus is considered a public work pursuant to Labor Code Section 1720(a) and the construction contract for the proposed project will require all workers employed in the construction of the proposed Behavioral Health Wellness Campus be paid at least the general prevailing rate of per diem wages for the type of work and geographic area, as determined by the Director of Industrial Relations pursuant to Section 1773 and 1773.9 of the Labor Code, except that apprentices registered in programs approved by the Chief of the Division of Apprenticeship Standards may be paid at least the applicable apprentice

prevailing rate, and the County of San Diego and construction contractor and subcontractors will maintain and verify payroll records pursuant to Labor Code Section 1776, be registered under Labor Code Section 1725.6 and make payroll records available for inspection and copying.

Health and Safety Code Section 50675.1.5

The proposed project would be subject to a streamlined, ministerial review process by the County of San Diego and would comply with Health and Safety Code Section 50675.1.5(b). The proposed project site is located within the City of San Diego and the California Attorney General Opinion No. 14-403 (Dec. 6, 2018) clarifies that local zoning ordinances generally do not apply to development on land owned by state or county agencies, and, therefore, the project would not be subject a streamlined, ministerial review process by the City of San Diego. The project is also located within the Midway-Pacific Highway Community Plan area. However, the City of San Diego does not have design guidelines established for the project site. Additionally, the Behavioral Health Wellness Campus project would be consistent with the objective planning standards established by the County of San Diego Board of Supervisors (Board) that include the following Board Policies:

1. Board Policy G-9, Parking Regulations for County-owned or Leased Parking Lots establishes priorities and standards for parking at County- owned or leased parking lots and that facilitates carpools and vanpools by providing priority parking for carpool and vanpool vehicles. The proposed project would be required comply with the provisions of this Board Policy.
2. Board Policy G-15, Design Standards for County Facilities and Property establishes general principles and objectives that set forth appropriate techniques, materials and technology to improve public accessibility, energy performance, resource utilization, and the work environment for the design, construction and improvement of owned or leased County facilities and property. The proposed project would be required to comply with the provisions of this Board Policy.

The County of San Diego will file a Notice of Exemption with the California Office of Planning and Research and the San Diego County Clerk in the manner specified in subdivisions (b) and (c) of Section 21152 of the Public Resources Code, and, therefore, will comply with Health and Safety Code Section 50675.1.5(d).