

NOTICE OF EXEMPTION

TO: ☒ Mail Stop: A-33
ARCC-Recorder
Attn: Karina Ortiz
1600 Pacific Highway
San Diego, CA 92101

☒ State Clearinghouse
Filed Electronically

FROM: Mail Stop: 0-368
County of San Diego
General Services
Attn: Marcus Lubich
5560 Overland Avenue, Suite 410
San Diego, CA 92123

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

Project Name: Approval of Lease Agreement for Health and Human Service Agency – Lemon Grove Family Resource Center
Project Location: 3285 Lemon Grove Avenue, Lemon Grove 91945 (APN: 480-203-01-00)
Project Applicant: County of San Diego, General Services, 5560 Overland Avenue, Suite 410, San Diego, CA 92123
Project Description: Lease agreement between County of San Diego and Lemon Grove Avenue, LLC, for use of an approximately 7,600 square foot existing commercial building for the Lemon Grove Family Resource Center. The lease also includes use of approximately 45 parking spaces in an existing parking lot. Minor tenant improvements are also planned for the interior to convert commercial building to office space. The lease term is ten years with two five-year options to extend.

Agency Approving Project: County of San Diego

Date Form Completed: April 15, 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 20, 2025 (#) and found the project to be exempt from the California Environmental Quality Act (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(s):
☒ Categorical Exemption. G Sections: 15303 New Construction or Conversion of Small Structures
☐ 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.

Statement of reasons why project is exempt:

The lease between the County of San Diego and Lemon Grove Avenue, LLC is categorically exempt from CEQA pursuant to Section 15303 of the CEQA Guidelines because it involves the lease and conversion of an existing commercial building that does not exceed 10,000 square feet in floor area on a site zoned for office use where all necessary public services and facilities are available, the surrounding area is not environmentally sensitive, and the project would not involve the use of significant amounts of hazardous substances. 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; and is not on the list of Hazardous Waste and Substance Sites pursuant to Section 65962.5 of the Government Code.

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.