

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,
Department of 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: Adopt a Resolution to Accept the Highest Bid and Execute Deed to Buyer, Record Deed and Deposit Funds for Real Property Number 2021-0200-B

Project Location: Avocado Blvd and State Highway 94, Valle de Oro, CA 91941; APN 502-150-44

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

Project Description: This project consists of the sale of approximately 0.67-acre parcel that has been declared surplus government property using the County of San Diego's bid process. The project includes: (1) adopting a Resolution authorizing the Director, Department of General Services to accept the highest bid for \$2,575,000, to perform all actions necessary or appropriate to complete the sale of property, including execution of the Purchase and Sale Agreement, Restrictive Covenant, a deed conveying the property in addition to other related transactional documents; (2) approving and authorizing the Director of General Services to sell the property to the next highest bidder(s) should the buyer fail to purchase the property; and (3) authorizing the Auditor and Controller to deposit all proceeds resulting from the sale into the Department of Public Works Road Fund.

Agency Approving Project: County of San Diego

Date Form Completed: September 29, 2025

County Contact Person: Marcus Lubich

Telephone: 858-414-4593

This is to advise that the County of San Diego Board of Supervisors approved the above-described project on November 18, 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): 15312 Surplus Government Property Sales
- ☐ 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 approval of the sale of surplus government property through the County of San Diego's bid process is categorically exempt from CEQA pursuant to Section 15312, Surplus Government Property Sales, as it involves the sale of surplus government property that is not located in an area of statewide, regional, or areawide concern identified in Section 15206(b)(4) of CEQA Guidelines, does not have significant values for wildlife habitat or other environmental purposes and would qualify for a categorical exemption pursuant to Section 15332, Infill Development Projects. 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.

ATTACHMENT D - 2

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.