

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,
Department of General Services
Attn: Melanie Tylke
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: Acquisition of Approximately 3.04 Acres of Land from North County Fire Protection District, Approve Exempt Surplus Property Declaration and Authorize Issuance of Request for Proposals for Development of Affordable Housing

Project Location: 315 Ivy St, Fallbrook, California 92028; San Diego County (APN: 103-233-23-00)

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

Project Description: The project will consist of acquisition of a portion of APN 103-233-23, declare the property exempt surplus land, and issue a Request for Proposals for potential affordable housing on the project site. There are no development plans currently in place for this site.

Agency Approving Project: County of San Diego

Date Form Completed: 04/25/2025

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 June 3, 2025 (#7), 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):
- 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 Board of Supervisors' approval to acquire a portion of APN 103-233-23 is exempt from California Environmental Quality Act (CEQA), pursuant to Section 15352 and 15004(b)(2)(A), as it does not commit the County of San Diego to a definite course of action with respect to construction of any project. Additionally, agencies are allowed to designate a preferred site for CEQA review and enter into land acquisition agreement when the agency has conditioned the agency's future use of the site on CEQA compliance. There are no development plans currently in place for this site. Any future changes to the Property that may result in direct or indirect physical changes in the environment will be contingent upon CEQA compliance, once proposed. The development of affordable housing will only occur after the required CEQA requirements have been met and the General Plan Amendment has been processed.

The Board's declaration of the Property, exempt surplus land and issuance of a Request for Proposal, are not subject to CEQA review, pursuant to CEQA Guidelines Section 15060(c)(3), as these actions are not a project as defined in Section 15378 of the CEQA guidelines. 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; is not on the list of Hazardous Waste and Substance Sites pursuant to Section 65962.5 of the Government Code; and does not cause adverse change in the significance of a historical resource.

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: 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.