

# 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 Clearinghouse

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

Project Name: San Diego County Fire Emergency Medical Services Lease -10200 Willow Creek  
Project Location: 10200 Willow Creek Road, Suite 200, San Diego 92131; APN: 363-290-07-00  
Project Applicant: County of San Diego General Services, 5560 Overland Avenue, Suite 410, San Diego, CA 92123  
Project Description: The project is a lease agreement between the County of San Diego and Cush Plaza willow Creek, LLC for use of 8,770 square feet to support comprehensive emergency medical training and education with two 50-person classrooms and four specialized skills laboratories. The facility will also serve as a regional hub for the delivery of formal certification courses. The lease agreement also includes interior tenant improvements that include offices, training rooms, kitchen, restrooms, and lobby. Additionally, County Fire will collaborate with both public and private sector partners to provide access to training space when not actively in use for County Fire programs. The lease term will be ten years with two options to extend an additional five years.

Agency Approving Project: County of San Diego

Date Form Completed: August 22, 2025

County Contact Person: Marcus Lubich

Telephone: 858-414-4593

This is to advise that the County of San Diego Board of Supervisors has approved the above-described project on September 30, 2025 (8), 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): 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.

Statement of reasons why project is exempt:

The lease agreement is categorically exempt from CEQA pursuant to Section 15301, Existing Facilities as it involves use of existing office space that involves no expansion of the existing use or facility. 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; 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: Marcus Lubich 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.