

# NOTICE OF EXEMPTION

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

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

State Office of Land Use and Climate Innovation  
[CEQAsubmit.opr.ca.gov](http://CEQAsubmit.opr.ca.gov)

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

Project Name: House of Metamorphosis Demolition

Project Location: 2970 Market St, San Diego, CA 92102 (APN 760-227-23-00)

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

Project Description: The project consists of demolition of the County of San Diego's House of Metamorphosis, which includes several structures totaling approximately 7,000 square feet. Demolition work includes removing all above-slab buildings, systems and components, including mechanical, electrical, plumbing, structural, envelope, cladding and roof walls, stairways, window, flooring, doors, utilities, plumbing fixtures, and lighting systems. The project also includes lead and asbestos abatement, removal and disposal of landscaping, office furniture, equipment, supplies, and other items. All materials will be removed from project site and disposed of pursuant to applicable regulations. A security fence will be installed around the property perimeter following demolition.

Agency Approving Project: County of San Diego

Date Form Completed: March 26, 2026

County Contact Person: Marcus Lubich

Telephone: 858-414-4593

This is to advise that the County of San Diego General Services approved the above-described project on April 9, 2026, 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(s):
- 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.

Statement of reasons why project is exempt:

The structures to be demolished and removed have been determined not eligible for listing on the National Register of Historic Places, California Register of Historic Resources, and the Local Register, and does not meet the qualifications for a historical resource pursuant to CEQA or a significant historic site under the RPO, as evaluated by a County approved consultant in the House of Metamorphosis Historic Resources Evaluation Report, dated April 3, 2026. The structure is located in an urbanized area and there is a pressing need to demolish the structure as the property is not currently in use and is an attractive nuisance posing a health and safety risk. The project will not result in expansion of the existing use. Further, no exceptions listed in CEQA Guidelines Section 15300.2 apply to the project. 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: Marcus Lubich Telephone: (858) 414-4593

Name (Print): Marcus Lubich 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.