

# 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: Lease between County of San Diego and Fallbrook Healthcare Foundation, Inc., – 399 Heald Lane

Project Location: 399 Heald Lane, Fallbrook, CA 92028 (portion of APN: 105-520-79-00)

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

Project Description: This project consists of a lease for approximately 6,205 square feet (sf) consisting of 5,635 sf building and 570 sf mezzanine storage space to allow for continued operation of the existing Fallbrook Community Senior Citizens Center and retail thrift shop, and allow for addition of fixtures or permanent nonstructural alterations, replacements, additions, changes, and/or improvements to the facility. The lease term is for sixty months commencing on May 1, 2026, and expiring April 30, 2031, and provides the option to request an extension for one additional term of sixty months.

Agency Approving Project: County of San Diego

Date Form Completed: April 28, 2026

County Contact Person: Marcus Lubich

Telephone: (858) 414-4593

This is to advise that the County of San Diego Director of General Services has approved the above-described project on May 1, 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:
- 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 proposed lease is categorically exempt from CEQA pursuant to Section 15301, Existing Facilities, as it involves the approval of a lease to enter a new term of an expiring lease for use of an existing facility that would not expand the original or former use of the building. The lease would allow for the provision of the same services and use as currently provided. Additionally, the lease is categorically exempt from CEQA pursuant to Section 15301, Existing Facilities, as it allows for interior and exterior alterations to the existing facility and additions that would not exceed 10,000 square feet in an area where all public services and facilities are available and is not environmentally sensitive. Further, no exceptions in CEQA Section 15300 apply to this 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; 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.