



**SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET**

FILED
Feb 13, 2025 09:38 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2025-000103
State Receipt # 37021320250091

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk

TYPE OR PRINT CLEARLY

Project Title

FHCSD CLINIC CDP/SDP / 692722

Check Document being Filed:

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type)

**FILED IN THE OFFICE OF THE SAN DIEGO
COUNTY CLERK ON** February 13, 2025
Posted February 13, 2025 **Removed** _____
Returned to agency on _____
DEPUTY _____

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

NOTICE OF EXEMPTION

TO: Recorder/County Clerk
P.O. Box 1750, MS A-33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2400

From: City of San Diego
Development Services Department
1222 First Avenue, MS 501
San Diego, CA 92101

Office of Land Use and Climate Innovation
1400 Tenth Street, Room 121
Sacramento, CA 95814

Project Title / Number: FHCSO Clinic CDP/SDP / 692722

State Clearinghouse No.: N/A

Project Location-Specific: 1825-1873 National Avenue, San Diego, California 92113

Project Location-City/County: San Diego/San Diego

Description of nature and purpose of the Project: The project is requesting a COASTAL DEVELOPMENT PERMIT, and SITE DEVELOPMENT PERMIT, for the demolition of an existing office building, residential structures and parking lots for the construction of a 73,592-square foot four-story clinic and administration office building and a four-story parking garage. The first floor would include 10,324-square feet of research and development, and 6,500-square feet of health care offices. The second floor would include 5,079-square feet of health care offices and 11,745-square feet of business offices. The third and fourth floor would both contain 16,824-square feet of business offices each. The parking garage would provide 234 parking stalls. The 1.12-acre project site is located at 1825-1873 National Avenue. The site is designated Residential and zoned Barrio Logan Planned District - Redevelopment - Subdistrict D within the Barrio Logan Community Plan. Additionally, the project site is within the Airport Influence Area (San Diego International Airport-Review Area 1), the Federal Aviation Authority Part 77 Noticing Area (San Diego International Airport and North Island Naval Air Station), the Coastal Overlay Zone (Non-Appealable - 2), the Parking Impact Overlay Zone (Coastal), Parking Standards Transit Priority Area, the Promise Zone, the Transit Area Overlay Zone, and Transit Priority Area. (LEGAL DESCRIPTION: Block 130, lot 42, Mannasse and Schillers subdivision of pueblo lot 1157 filed in the office of the county recorder of San Diego County, state of California. Block 130 lots 40 & 41, Mannasse and Schillers subdivision of pueblo lot 1157 filed in the office of the county recorder of San Diego County, state of California, block 130 lots 36 thru 39, Mannasse and Schillers subdivision of pueblo lot 1157 filed in the office of the county recorder of San Diego County, state of California block 130 lots 33 thru 35, Mannasse and Schillers subdivision of pueblo lot 1157 filed in the office of the county recorder of San Diego County, state of California block 130 lot 32, Mannasse and Schillers subdivision of pueblo lot 1157 filed in the office of the county recorder of San Diego County, state of California, block 130 lot 31, Mannasse and Schillers subdivision of pueblo lot 1157 filed in the office of the county recorder of San Diego County, state of California, block 130 lots 29 & 30, Mannasse and Schillers subdivision of pueblo lot 1157 filed in the office of the county recorder of San Diego County, state of California.)

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: David Whisenhut, 823 Gateway Center Way, San Diego, California 92102, (858) 232-4870

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption: Section 15332 (In-Fill Development Projects).**
- Statutory Exemptions:
- Other:

Reasons why project is exempt: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to CEQA Section 15332 (In-Fill Development Project); and where the exceptions listed in Section 15300.2 would not apply. **The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.**

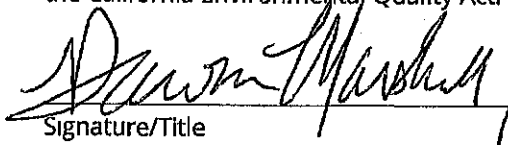
Lead Agency Contact Person: Morgan Dresser

Telephone: 619 446-5404

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? Yes No

It is hereby certified that the City of San Diego has determined the above activity to be exempt from the California Environmental Quality Act.

 / Senior Planner
 Signature/Title

11/7/2024
 Date

Check One:

- Signed by Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or LCI:

San Diego County



Transaction #: 8217159
Receipt #: 2025053533

JORDAN Z. MARKS
Assessor/Recorder/County Clerk
1600 Pacific Highway Suite 260
P. O. Box 121750, San Diego, CA 92112-1750
Tel. (619) 237-0502 Fax (619) 557-4155
www.sdarcc.gov

Cashier Date: 02/13/2025
Cashier Location: SD

Print Date: 02/13/2025 9:39 am

Payment Summary

Total Fees	\$50.00
Total Payments	\$50.00
Balance:	\$0.00

Payment

CHECK PAYMENT #37832 \$50.00

Total Payments \$50.00

Filing

CEQA - NOE FILE #: 2025-000103 Date: 02/13/2025 9:38AM Pages: 3
State Receipt # 37-02/13/2025-0091

Fees: Fish & Wildlife County Administrative Fee \$50.00
Total Fees Due: \$50.00

Grand Total - All Documents: \$50.00



State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753 5a (Rev 01/01/25) Previously DFG 753 5a

RECEIPT NUMBER 37-02/13/2025-0091
STATE CLEARING HOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT	LEAD AGENCY EMAIL	DATE 02/13/2025
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2025-0091	
PROJECT TITLE FHCSD CLINIC CDP/SDP / 692722		

PROJECT APPLICANT NAME DAVID WHISENHUT	PROJECT APPLICANT EMAIL	PHONE NUMBER 858-232-4870
PROJECT APPLICANT ADDRESS 823 GATEWAY CENTER WAY	CITY SAN DIEGO	STATE CA
		ZIP CODE 92102

PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,123 50	\$	0 00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$2,968 75	\$	0 00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401 75	\$	0 00

- Exempt from fee
- Notice of Exemption (attach)
 - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850 00	\$	0 00
<input checked="" type="checkbox"/> County documentary handling fee		\$	50 00
<input type="checkbox"/> Other		\$	0 00

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 50 00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, AIMEE SALOMON, Deputy
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Payment Reference #. CHECK #37832