



**CEQA and COASTAL DETERMINATIONS
and
NOTICE OF APPROVAL**

Project: The Vault IV Lounge at the Old Police Headquarters
Location: 789 West Harbor Drive, Suite 127, San Diego CA 92101
Parcel No.: 018-053
Project No.: 2025-137
Applicant: Rose Salo, Partner, Adam Johnson Medical Group (dba The Vault IV Lounge), 4655 Cass St #407, San Diego, CA 92109; 858-247-2688
Date Approved: 2/23/2026

PROJECT DESCRIPTION

The proposed project for The Vault IV Lounge at the Old Police Headquarters would involve a short-term real estate agreement, interior tenant improvements and an exterior signage installation by Adam Johnson Medical Group, dba The Vault IV Lounge (Applicant), in the city of San Diego, California. Work to specifically complete the proposed project would involve the following:

- Non-bearing interior walls;
- Plumbing lines, sinks, toilets and other plumbing fixtures;
- Power outlets/circuits;
- Emergency lighting and exit signs;
- Lighting fixtures and switches;
- Ductwork;
- Fire sprinklers, smoke detectors and fire alarm system;
- Miscellaneous furniture, fixtures and equipment (FFE); and
- One (1) exterior sign with backlit, reverse channel letters to read “THE VAULT Med Spa & IV Lounge” approximately 13 feet above grade on the fascia of tenant suite 127 of the Old Police Headquarters measuring approximately 12 feet x 2 feet.

A Comprehensive Sign Program (CSP) was prepared for subtenants to use as a guideline in preparing building signage at the Old Police Headquarters and was approved by the District on August 19, 2013. Per the CSP, the proposed project is a “Fascia Sign,” which “must be mounted a minimum of 7’0” above grade to the bottom of the sign and may not exceed 12’ in length or 2’ in height. Dimensional sign letters may not exceed 14” with first capital letters not to exceed 16”.” The CSP also notes that “[e]xceptions [to these fascia design standards]...will be made on a case by case basis.” Also, per the CSP “[i]llumination shall be subdued and not garish.” The proposed project would be mounted at least 7’0” above grade from the bottom of the sign and not exceed 12’ in length or 2’ in height, but would exceed the sign letter dimensions identified in the CSP for fascia signs. However, due to the proposed project’s location facing the interior of the courtyard, and not visible from Harbor Drive nor the water, in addition to its design and illumination being consistent with other existing signage located within The Headquarters, the proposed sign meets the principles and intent of the CSP, which include but are not limited to, “The Headquarters signs are expected... to identify and convey the brand identity of the individual shops and restaurants...”, “Sign graphics should utilize...distinctive type styles,” “...signs may be illuminated.” Therefore, the proposed project meets the principles and intent of the CSP.

The total footprint of the space (Suite 127) is approximately 1,280 square feet. The proposed project would begin in approximately early 2026 and would occur over a 180-day period. During construction, a daily maximum of 8 offsite workers is anticipated and would likely occur during necessary plumbing work. Typical construction hand tools would be used and construction activities would occur from approximately 6am to 4pm Monday through Saturday.

The proposed project would involve a new sublease to Adam Johnson Medical Group Inc. (sublessee) for their use of approximately 1,280 square feet of land area located in the city of San Diego, California. The area proposed for use under this sublease is proposed to be used only and exclusively for the purpose of a medical spa and for no other purpose whatsoever without the prior written consent of the District in each instance. The sublessee would be responsible for compliance with all applicable laws,

rules and regulations covering the Premises and the use and conduct of Tenant's business therefrom. It is anticipated that the sublease would have a total term of approximately five (5) years.

Due to its nature and limited scope, construction of the proposed project would generate a minor amount of vehicle trips and would require limited use of equipment. Therefore, impacts related to air quality, greenhouse gas emissions, and transportation and traffic are not anticipated to occur. Furthermore, the Applicant would be responsible for complying with all applicable federal, state, and local laws regarding construction demolition debris, hazards and hazardous materials, and stormwater.

The following categorical determinations are based on the project submittal and all project information known to the District as of the date of this determination.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

CATEGORICAL DETERMINATION

Categorical Exemptions: CEQA Guidelines Section 15301 (Class 1)/District Guidelines for Compliance with CEQA Section 3.a: Existing Facilities and CEQA Guidelines Section 15303 (Class 3)/District Guidelines for Compliance with CEQA Section 3.c: New Construction or Conversion of Small Structures

3.a. Existing Facilities: Includes operation, repair, maintenance, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that previously existing, including but not limited to:

- (3) Interior and exterior remodeling or alterations, involving negligible or no expansion of use beyond that previously existing, including, but not limited to, marine terminal facilities, and marine-oriented commercial, industrial, and public and commercial recreational facilities, including buildings, piers, wharves, marine ways; railroads; airport facilities, runways, taxiways, aprons, and ancillary structures to those facilities; or mechanical systems and equipment;

AND/OR

3.c. New Construction or Conversion of Small Structures: Includes construction of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and conversion of existing small structures from one use to another with minor modifications to the exterior of the structure. Examples of this exemption include:

- (2) Accessory (appurtenant) structures and mechanical equipment including, but not limited to, garages, sheds, railway spur tracks, pilings, temporary trailers, industrial equipment enclosures, fences, parking, on-site roadways, walkways and health and safety devices.

The proposed project is determined to be Categorically Exempt pursuant to the CEQA Guidelines and the Sections of the District's Guidelines for Compliance with CEQA as identified above because it would be for a short-term real estate agreement, interior improvements and an exterior signage installation that would involve negligible expansion of use beyond that previously existing, would not result in a significant cumulative impact due to the continuation of the existing use and would consist of installation of small new equipment and facilities in small structures. Specifically, the proposed project would involve interior renovations and installation of exterior signage, and as such would not substantially alter the exterior appearance of the facility and would not materially impair the architectural integrity nor the historical significance of this historic resource. Therefore, the proposed project would not involve the physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired. The District has determined none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).

Pursuant to CEQA Guidelines Section 15062, a 35-day statute of limitations for this CEQA exemption shall apply from the date a Notice of Exemption is posted with the San Diego County Clerk, or a 180-day statute of limitations for this CEQA exemption shall apply if no Notice of Exemption is filed.

CALIFORNIA COASTAL ACT

PORT MASTER PLAN CONSISTENCY

Planning District: 3 - Centre City Embarcadero (Precise Plan Figure 11)

Land Use Designation: Commercial Recreation

The proposed project conforms to the certified Port Master Plan because it would involve a short-term real estate agreement, interior improvements and an exterior signage installation consistent with the existing certified Land Use designation. The proposed project would not change the use of the site nor would it interrupt or expand the existing conforming uses of the site.

CATEGORICAL DETERMINATION

Categorical Exclusions: Section 8.a: Existing Facilities and Section 8.c: New Construction or Conversion of Small Structures

8.a. Existing Facilities: The operation, repair, maintenance, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that previously existing, including but not limited to:

- (1) Interior or exterior alterations involving such things as partitions, plumbing, and electrical conveyances;

AND/OR

8.c. New Construction or Conversion of Small Structures: Construction and location of limited numbers of new, small facilities or structures and installation of small, new equipment and facilities, involving negligible or no change of existing use of the property, including but not limited to:

- (3) Accessory structures, including, but not limited to, on-premise signs, small parking lots, fences, walkways, swimming pools, miscellaneous work buildings, temporary trailers, small accessory piers, minor mooring facilities, buoys, floats, pilings, or similar structures; and seasonal or temporary use items such as lifeguard towers, mobile food units, portable restrooms, or similar structures.

The proposed project is determined to be Categorically Excluded pursuant to the Sections of the District's *Coastal Development Permit Regulations* as identified above because it would involve a short-term real estate agreement, interior improvements and an exterior signage installation that would involve negligible expansion of use beyond that previously existing and would involve negligible change of existing use of the property.

Pursuant to California Coastal Act Section 30717, there is a 10-working-day period to appeal this "Coastal Act Categorical Determination of Exclusion" to the California Coastal Commission.

CALIFORNIA PUBLIC TRUST DOCTRINE

The proposed project would be considered a permitted use of Public Trust Lands under the "Interim Non-Trust Conforming Uses" allowance per the State Lands Commission (Attachment A). The short-term real estate agreement would constitute a temporary basis for the use while steps are taken to achieve full conformance, thus the proposed project would be permitted as an Interim Non-Trust Conforming Use.

The proposed project complies with Section 87.(a)(2) of the Port Act, which allows for all visitor-serving commercial and industrial uses and purposes, and the construction, reconstruction, repair, and maintenance of commercial and industrial buildings, plants, and facilities. The Port Act was enacted by the California Legislature and is consistent with the Public Trust Doctrine. Consequently, the proposed project is consistent with the Public Trust Doctrine.

SCOTT CHADWICK
President/CEO

Determination by:

Justin Huitema
Planner I
Development Services

Signature: Justin Huitema
Date: 2/23/2026

Assistant/Deputy General Counsel

Signature: Shiraz Tangri
Date: 2/23/2026

Attachments:

Attachment A – State Lands Commission Meeting Summary

Attachment A



Outlook

RE: Summary SLC Meeting

From Plovnick, Jeffrey@SLC <Jeffrey.Plovnick@slc.ca.gov>
Date Tue 2/10/2026 3:52 PM
To Andrea Ormerod <aormerod@portofsandiego.org>
Cc Christian Anderson <canderson@portofsandiego.org>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Andrea,

This summary looks good to me. Thanks for reaching out to run it by me. Feel free to let me know if you have any other questions moving forward.

Best,

Jeff Plovnick (*he/him*), Granted Lands Specialist
Land Management Division
CALIFORNIA STATE LANDS COMMISSION
100 Howe Avenue, Suite 100-South
Sacramento, CA 95825
916.312.4747
Jeffrey.Plovnick@slc.ca.gov



From: Andrea Ormerod <aormerod@portofsandiego.org>
Sent: Tuesday, February 10, 2026 10:49 AM
To: Plovnick, Jeffrey@SLC <Jeffrey.Plovnick@slc.ca.gov>
Cc: Christian Anderson <canderson@portofsandiego.org>
Subject: Summary SLC Meeting

You don't often get email from aormerod@portofsandiego.org. [Learn why this is important](#)

Attention: This email originated from outside of SLC and should be treated with extra caution.

Hi Jeff,

If you can reply to this email confirming whether the summary of our meeting below represents the feedback Port staff received, or provide any edits, it would be appreciated.

Background: Port staff received two short-term subleases for our review and consideration from The Headquarters and LFS. After reviewing the subleases and checking in with DSD, there were some questions regarding if the use. Port staff met with State Lands staff to discuss the proposed subleases use and get feedback.

Summary of meeting with SLC staff:

Meeting: 7/16/2025

State Lands Staff: Jeff Plovnick

Port Staff: Adam Meyer, Chris Hargett, Andrea Ormerod, Kimberly Albaran

Topic: Subtenant Use

Port staff discussed potential subtenants and broader uses—including, but not limited to, a med spa and a flower shop—with State Lands staff.

State Lands staff informed us that, generally, any use of public trust land must be consistent with public trust purposes. However, it was also noted that interim, non-trust-conforming uses that do not directly align with the Public Trust Doctrine may be considered for a limited time under specific circumstances, such as the following:

- Sublease term must be 10 years or less.
- Subtenant is only leasing approx. 5-10% of the overall premises.
- Master Tenant is to make a good faith effort to find a trust conforming subtenant nearing the end-of-term of the non-trust conforming subtenant.

Please let me know if you have any questions.

Thank you,

Andrea Ormerod

Senior Asset Manager | Real Estate

o. 619.686.7213 | c. 619.359.9773



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