



State of California - Department of Fish and Wildlife
2026 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a.(Rev 01/01/26) Previously DFG 753 5a

RECEIPT NUMBER 37-03/11/2026-0221
STATE CLEARING HOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN DIEGO UNIFIED PORT DISTRICT DEVELOPMENT SERVICES DEPARTMENT	LEAD AGENCY EMAIL	DATE 03/11/2026
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2026-0221	

PROJECT TITLE
THE VAULT IV LOUNGE AT THE OLD POLICE HEADQUATERS

PROJECT APPLICANT NAME ROSE SALO, PARTNER, ADAM JOHNSON MEDICAL GROUP (DBA THE VAULT IV LOUNGE)	PROJECT APPLICANT EMAIL	PHONE NUMBER 858-247-2688
PROJECT APPLICANT ADDRESS 4655 CASS ST #407	CITY SAN DIEGO	STATE CA
		ZIP CODE 92109

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)	\$4,227 50	\$	0 00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$3,043 75	\$	0 00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,437 25	\$	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 <i>Steve Sangthai</i>	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, STEVE SANGTHAI, Deputy
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Payment Reference #: ORDER#/AUTH# 217213044/055997



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

FILED
Mar 11, 2026 09:49 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2026-000242
State Receipt # 37031120260221

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

THE VAULT IV LOUNGE AT THE OLD POLICE HEADQUATERS

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** March 11, 2026
Posted March 11, 2026 **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

CEQA Guidelines Appendix E

To ■ San Diego County Recorder/County Clerk
1600 Pacific Highway, Suite 260
San Diego, CA 92101-2480

From: ■ San Diego Unified Port District
Development Services Department
3165 Pacific Highway
San Diego, CA 92101

Project Title The Vault IV Lounge at the Old Police Headquarters

Project Applicant: Rose Salo, Partner, Adam Johnson Medical Group (dba The Vault IV Lounge), 4655 Cass St #407, San Diego, CA 92109, 858-247-2688

Project Location – Specific 789 West Harbor Drive, Suite 127, San Diego CA 92101

Project location – City San Diego

Project Location – County San Diego

Description of Nature, Purpose, and Beneficiaries of Project 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

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.

Name of Public Agency Approving Project San Diego Unified Port District (SDUPD)

- 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(s): Existing Facilities (SG § 15301) (Class 1), and New Construction or Conversion of Small Structures (SG § 15303) (Class 3)**
 - Statutory Exemption State code number

Reason Why Project is Exempt: The proposed project is determined to be Categorically Exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures) and Section 3 a and 3 c of the District's Guidelines for Compliance with CEQA 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. Section 3 a and 3 c of the District's CEQA Guidelines are as follows

3 a Existing Facilities (SG § 15301) (Class 1) 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

AND/OR

3 c New Construction or Conversion of Small Structures (SG § 15303) (Class 3) 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

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)

Lead Agency Contact Person and Telephone Number Justin Huitema, 619-990-5610

Signature  Date 3/11/2026 Title Planner I

- Signed by Lead Agency
- Signed by Applicant

Date received for filing at OPR/Clerk



San Diego County



Transaction #: 8926179
Receipt #: 2026094612

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: 03/11/2026
Cashier Location: SD

Print Date: 03/11/2026 9:53 am

Payment Summary

Table with 2 columns: Description, Amount. Rows: Total Fees \$300.00, Total Payments \$300.00, Balance \$0.00

Payment

VITALCHEK PAYMENT \$300.00

Total Payments \$300.00

Filings

CEQA - NOE FILE #: 2026-000242 Date: 03/11/2026 9:49AM Pages: 3
State Receipt # 37-03/11/2026-0221
Fees: Fish & Wildlife County Administrative Fee \$50.00
Total Fees Due: \$50.00

CEQA - NOE FILE #: 2026-000243 Date: 03/11/2026 9:49AM Pages: 3
State Receipt # 37-03/11/2026-0222
Fees: Fish & Wildlife County Administrative Fee \$50.00
Total Fees Due: \$50.00

CEQA - NOE FILE #: 2026-000244 Date: 03/11/2026 9:49AM Pages: 3
State Receipt # 37-03/11/2026-0223
Fees: Fish & Wildlife County Administrative Fee \$50.00
Total Fees Due: \$50.00

CEQA - NOE FILE #: 2026-000245 Date: 03/11/2026 9:49AM Pages: 3
State Receipt # 37-03/11/2026-0224
Fees: Fish & Wildlife County Administrative Fee \$50.00
Total Fees Due: \$50.00

San Diego County

Transaction #: 8926179

Receipt #: 2026094612

CEQA - NOE

FILE #: 2026-000246 Date: 03/11/2026 9:49AM Pages: 3

State Receipt # 37-03/11/2026-0225

Fees: Fish & Wildlife County Administrative Fee \$50.00

Total Fees Due: \$50.00

CEQA - NOE

FILE #: 2026-000247 Date: 03/11/2026 9:49AM Pages: 5

State Receipt # 37-03/11/2026-0226

Fees: Fish & Wildlife County Administrative Fee \$50.00

Total Fees Due: \$50.00

Grand Total - All Documents:

\$300.00