SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED
Dec 18, 2025 09:36 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2025-001124
State Receipt # 37121820251024
Document # 2025-NOD-155

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

5450 LEA CUP

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 December 18, 2025
Posted December 18, 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.

SUBSEQUENT ACTION NOTICE OF DETERMINATION
(Consistency Determination Pursuant to CEQA Section 15162)

To: Recorder/County Clerk
P.O. Box 1750, MS A33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2422

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

From: City of San Diego
Development Services Department
7650 Mission Valley Road, MS DSD-1A
San Diego, CA 92108

Project Number: PRJ-1059148

State Clearinghouse Number: N/A

Project Title: 5450 Lea CUP

Project Location: 5450 Lea St, San Diego, CA 92105

City/County: San Diego/San Diego

Description of Previous Action and Project: The City of San Diego previously approved Conditional Use Permit (CUP) No. 96-0445 and adopted the associated Negative Declaration for Teen Challenge (Project No. 96-0445) on November 14, 1996 (Resolution No. 2315-1). The project proposed to operate a 50-bed residential care facility within a vacant 26,571 square foot (sf) medical building and to provide public and private improvements associated with the project located at 5450 Lea Street.

Description of Current Project: The project proposes a CUP to amend CUP 96-0445 to allow for the continued operation of the existing 50-bed residential care facility for another 15 years on a 2.49-acre site at 5450 Lea Street. No new development is proposed. The project site is in the CC-3-5 Zone of Central Urbanized Planned District within the Mid-City Eastern Community Plan Area.

Project Applicant: Mike Conway, Teen Challenge of Southern California, Inc., 5450 Lea St, San Diego, CA 92105, (760) 699-4105

Determination: Pursuant to Public Resources Code Section 21166 and CEQA Guidelines 15162, the City has determined that: (1) there is substantial evidence that none of the conditions requiring preparation of a subsequent Negative Declaration exist, and (2) the City will rely on the previous environmental document, which adequately addresses this project.

This is to advise that the Development Services Department of the City of San Diego, as Lead Agency, has approved the above-described project on October 14, 2025 and made the following determinations:

(1) No Substantial changes are proposed in the project which will require major revisions of the previous negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and,

(2) No Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or,

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous negative declaration was adopted, shows any of the following:

a. The project will have one or more significant effects not discussed in the previous negative declaration;

b. Significant effects previously examined will be substantially more severe than shown in the previous negative declaration;

c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or,

d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous negative declaration would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Furthermore, the City has made the following determinations:

1. The project in its approved form ☐ would, or ☒ would not have a significant effect on the environment.
2. The proposed project ☐ would, or ☒ would not introduce additional impacts or increase the severity of impacts beyond those already analyzed in Negative Declaration 96-0445.
3. Mitigation measures ☐ were, ☒ were not, made a condition of the approval of the project;
4. (EIR only) New Findings ☐ were, ☐ were not, required pursuant to CEQA Guidelines Section 15091.
5. (EIR only) New Statement of Overriding Considerations ☐ were, ☐ were not, required.

Responsible and Trustee Agency: Implementation of the project ☐ will require ☒ will not require coordination with the following responsible and/or trustee agencies:

It is hereby certified that the CEQA 15162 Consistency Analysis Memorandum and final environmental document(s) are available to the public at the office of the City's Development Services Department, 7650 Mission Valley Road, San Diego, CA 92108.

Analyst: Marlene Watanabe Telephone: (619) 446-5129

Filed by: _____
Signature: Sarah A. Hätinen

Development Project Manager
Title

[Attach Copy of Check, Proof of CDFG Payment, or No Effect Form]
Reference: California Public Resources Code, Section 15162/63.

San Diego County

Transaction #: 8799095
Receipt #: 2025487718

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: 12/18/2025
Cashier Location: SD

Print Date: 12/18/2025 9:37 am

Payment Summary

Total Fees:	$3,018.75
Total Payments:	$3,018.75
Balance:	$0.00

Payment

CHECK PAYMENT #618451	$3,018.75
Total Payments	$3,018.75

Filing

CEQA - NOD — FILE #: 2025-001124 Date: 12/18/2025 9:36AM Pages: 4

State Receipt # 37-12/18/2025-1024

Fees:	Fish & Wildlife County Administrative Fee	$50.00
Fees:	Fish & Wildlife Mitigated/Negative Declaration	$2,968.75
Total Fees Due:		$3,018.75

Grand Total - All Documents: $3,018.75

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	
37-12/18/2025-1024	
STATE CLEARING HOUSE NUMBER (*If applicable*)	

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT		12/18/2025
COUNTY/STATE AGENCY OF FILING		**DOCUMENT NUMBER**
SAN DIEGO		2025-NOD-0155

PROJECT TITLE
5450 LEA CUP

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL		PHONE NUMBER
MIKE CONWAY, TEEN CHALLENGE OF SOUTHERN CALIFORNIA., INC.			760-699-4105
PROJECT APPLICANT ADDRESS	**CITY**	**STATE**	**ZIP CODE**
5450 LEA ST	SAN DIEGO	CA	92105

PROJECT APPLICANT (*Check appropriate box*)

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

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$4,123.50	$	0 00
☒ Mitigated/Negative Declaration (MND)/(ND)	$2,968 75	$	2,968 75
☐ 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)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$850 00	$	0 00
☒ County documentary handling fee		$	50 00
☐ Other		$	0 00

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other **TOTAL RECEIVED** $ 3,018 75

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X Steve Sangthai	San Diego County Clerk, STEVE SANGTHAI, Deputy

Payment Reference #: CHECK NO. 618451