



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

FILED
Mar 25, 2026 09:17 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2026-000277
State Receipt # 37032520260255

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

17190 BERNARDO CENTER DRIVE / PRJ-1133638

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)

<p>FILED IN THE OFFICE OF THE SAN DIEGO COUNTY CLERK ON <u>March 25, 2026</u></p> <p>Posted <u>March 25, 2026</u> Removed _____</p> <p>Returned to agency on _____</p> <p>DEPUTY _____</p>

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
7650 Mission Valley Road, MS DSD-1A
San Diego, CA 92108

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

Project Title / Number: 17190 Bernardo Center Drive / PRJ-1133638

State Clearinghouse No.: N/A

Project Location-Specific: 17190 Bernardo Center Drive, San Diego, CA 92128

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

Description of nature and purpose of the Project:

NEIGHBORHOOD USE PERMIT for the conversion and remodel of the first floor of an existing 21,576 square-foot two-story medical office building into a 24-hour veterinary clinic. Proposed interior improvements include constructing walls for exam rooms and laboratory space. Three exterior 180-square-foot pet relief areas adjacent to the building's exterior wall would also be constructed. The 1.46-acre site is located at 17190 Bernardo Center Drive. The site is designated Office Commercial and zoned Commercial Office Base Zone (CO-1-2), within the Rancho Bernardo Community Plan. (LEGAL DESCRIPTION: Parcel A, Lot 3 of Park Terrace, in the City of San Diego, County of San Diego, State of California, according to Map No. 13075, filed in the office of the County Recorder of San Diego County, December 8, 1993.)

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Brittany Parksey, MD Architects, 5625 North Post Road, Indianapolis, IN 46216 (317) 558-2822

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: CEQA Guidelines section 15332 (In-fill Development Project)

Reasons why project is exempt: The City of San Diego (City), as Lead Agency, determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15332 (In-fill Development Project). The In-Fill Development Project exemption applies to projects characterized as in-fill that meet the conditions described in sections 15332(a) – (e). Consistent with section 15332(a), the project is consistent with the applicable general plan designation and policies as well as zoning regulations. The Land Use Element of the Rancho Bernardo Community Plan designates

the site for Office Commercial and the CO-1-2 zone, which allows a mix of office and residential uses. The project would be consistent with the applicable community plan and zone. Consistent with section 15332(b), the project would occur within City limits, the project site is no more than 5 acres and is substantially surrounded by urban uses. As defined in Public Resources Code section 21072, qualified urban uses means *any residential, commercial, public institutional, transit or transportation passenger facility, or retail use, or any combination of those uses. "Substantially surrounded" means at least 75 percent of the perimeter of the project site adjoins or is separated only by an improved public right-of-way from parcels that are developed with qualified urban uses.* The project site is 1.46 acres, or less than 5 acres. The site is surrounded by urban development, including a hotel directly north of the site and food service establishments and a public library south and east of the site. Thus, the site is considered substantially surrounded by urban uses. In accordance with section 15332(c), the site is developed with urban uses and has no value as a habitat for endangered, rare or threatened species. Approval of the project would not result in significant effects relating to traffic, noise, air quality, or water quality as outlined in section 15332(d). **TRAFFIC:** The project would convert an existing medical office to a veterinary clinic. As both uses are considered medical, the project would not generate net new vehicle trips and, as a result, would not have a significant effect on traffic. **NOISE:** The project would be required to comply with SDMC sections 59.5.401 (Sound Level Limits) and 59.5.0404 (Construction Noise), thereby ensuring that noise impacts are less than significant. **AIR QUALITY:** The project would be required to comply with applicable local, state and federal regulations, thereby also ensuring that significant air quality impacts would not occur. The proposed project consists primarily of interior remodeling necessary for use as a veterinary clinic. Creation of 3 pet relief areas on the exterior of the buildings would include fence construction and the application of artificial turf to the existing surfaces and does not require ground-disturbing activities. **WATER QUALITY:** Adherence to applicable City, state, and federal requirements would ensure that the project does not affect water quality. Lastly, consistent with CEQA Guidelines section 15332(e), the project would be adequately served by utilities and public services, as it involves the conversion and remodel of an existing medical office building into a veterinary clinic. The veterinary clinic would result in no change in need for public services, and the project site would continue to be adequately served.

City staff reviewed the exceptions outlined in CEQA Guidelines Section 15300.2 and determined that none applied. Although not applicable to the Class 32 Infill Development exemption, the project is not located in an environmentally sensitive area as defined by CEQA Section 15300.2(a) (applicable to exemption Classes 3,4,5,6, and 11 only). The project is expected to have no significant cumulative impact, as identified in CEQA Guidelines Section 15300.2(b). No significant effect due to unusual circumstances would result from the project as identified in CEQA Guidelines section 15300.2(c). Considering the nature of the project and its location, no scenic highway impact would occur as identified in CEQA Guidelines section 15300.2(d). The site is not located on a list compiled pursuant to Section 65962.5 of the Government Code as identified in CEQA Guidelines section 15300.2(e). No historic resources exist on the site, and the project would not cause a substantial adverse change in the significance of a historical resource as identified in CEQA Guidelines section 15300.2(f). Therefore, none of the exceptions apply.

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.

Analyst: Kelli Rasmus/ (619) 557-7990

Filed by:

Veronica Davison/ (619) 446-5462

Name/Phone Number



Signature

Development Project Manager

Title

MARCH 23, 2026

Date

Check One:

- Signed by Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or LCI:



San Diego County



Transaction #: 8948442
Receipt #: 2026114385

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: 03/25/2026
Cashier Location: SD

Print Date: 03/25/2026 9:17 am

Payment Summary

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

Payment	
CHECK PAYMENT #1061	\$50.00
Total Payments	\$50.00
Filing	
CEQA - NOE	FILE #: 2026-000277 Date: 03/25/2026 9:17AM Pages: 4
	State Receipt # 37-03/25/2026-0255
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
2026 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753 5a (Rev 01/01/26) Previously DFG 753 5a

RECEIPT NUMBER 37-03/25/2026-0255
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 03/25/2026
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2026-0255	

PROJECT TITLE
17190 BERNARDO CENTER DRIVE / PRJ-1133638

PROJECT APPLICANT NAME BRITTANY PARKSEY, MD ARCHITECTS	PROJECT APPLICANT EMAIL	PHONE NUMBER 317-558-2822
PROJECT APPLICANT ADDRESS 5625 NORTH POST ROAD	CITY INDIANAPOLIS	STATE IN
		ZIP CODE 46216

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 <i>X Steve Sangthai</i>	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, STEVE SANGTHAI, Deputy
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Payment Reference #: CHECK NO. 1061