



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

37-09/18/2026-0806

STATE CLEARING HOUSE NUMBER(If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

CITY OF SAN DIEGO-CITY PLANNING DEPARTMENT

LEAD AGENCY EMAIL

DATE

09/18/2026

COUNTY/STATE AGENCY OF FILING

SAN DIEGO

DOCUMENT NUMBER

37-2026-0806

PROJECT TITLE

FIRST AMENDMENT TO THE GROUND LEASE DISPOSITION AGREEMENT BETWEEN THE CITY OF SAN DIEGO AND 101 ASH VENTURE LP A CALIFORNIA LIMITED PARTNERSHIP FOR THE CITY OWNED PROPERTY LOCATED AT 107 ASH STREET (FORMERLY 101 ASH STREET), SAN DIEGO, CA

PROJECT APPLICANT NAME

CITY OF SAN DIEGO ECONOMIC DEVELOPMENT DEPARTMENT

PROJECT APPLICANT EMAIL

PHONE NUMBER

619-236-6421

PROJECT APPLICANT ADDRESS

1200 THRID AVENUE, SUITE 1400

CITY

SAN DIEGO

STATE

CA

ZIP CODE

92101

PROJECT APPLICANT (Check appropriate box)

☒ Local Public Agency

☐ School District

☐ Other Special District

☐ State Agency

☐ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)

\$4,227 50 \$ 0 00

☐ Mitigated/Negative Declaration (MND)/(ND)

\$3,043 75 \$ 0 00

☐ 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)

☐ 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

\$ 50 00

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

San Diego County Clerk, SILVIA LUNA, Deputy

Payment Reference # CK # 1354



SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED
Sep 18, 2026 09:12 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2026-000873
State Receipt # 37091820260806

THIS SPACE FOR CLERK'S USE ONLY

TYPE OR PRINT CLEARLY

Project Title

FIRST AMENDMENT TO THE GROUND LEASE DISPOSITION AGREEMENT BETWEEN THE CITY OF SAN DIEGO AND 101 ASH VENTURE LP, A CALIFORNIA LIMITED PARTNERSHIP FOR THE CITY OWNED PROPERTY LOCATED AT 107 ASH STREET (FORMERLY 101 ASH STREET), SAN DIEGO, CA

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)

Posted 9/18/26

Filed by SILVIA LUNA
Deputy County Clerk

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: X Recorder County Clerk
P.O. Box 1750, MS-A-33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2422

FROM: City of San Diego
City Planning Department
202 C Street, Floor 5, MS 413
San Diego, CA 92101

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

PROJECT NO: N/A

PROJECT TITLE: First Amendment to the Ground Lease Disposition Agreement between the City of San Diego and 101 Ash Venture LP, a California Limited Partnership for the City owned property located at 107 Ash Street (formerly 101 Ash Street), San Diego, CA

PROJECT LOCATION-SPECIFIC: 107 Ash Street, San Diego, CA 92101. The project is in the Downtown Community Planning Area in Council District 3.

PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: City of San Diego City Council (City Council) approval of the First Amendment to the Ground Lease Disposition Agreement (First Amendment) between the City of San Diego (City) and 101 Ash Venture LP (Developer) for the redevelopment of the City-owned property located at 107 Ash Street, formerly designated as 101 Ash Street (Property), into a mixed-use affordable housing project (Project) and making related findings regarding the fulfillment of economic opportunity objectives consistent with Government Code section 52201.

The First Amendment updates the previously approved transaction documents to align with the Project's updated development program and financing structure, specifically HUD financing requirements, and to facilitate all requirements necessary to close escrow and commence redevelopment of the Property. Key modifications include extending the Ground Lease term from 60 to 65 years and corresponding affordability requirements; revisions to the Ground Lease and City Promissory Note necessary to accommodate the Project's financing and closing requirements; and increasing the Project from 250 to 252 residential units consisting of 249 affordable units and three (3) unrestricted manager's units.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: City of San Diego Economic Development Department, 1200 Third Avenue, Suite 1400, San Diego, CA 92101. Contact: Christina Bibler, Director, CBibler@sandiego.gov, (619) 236-6421.

EXEMPT STATUS:

- () MINISTERIAL
- () DECLARED EMERGENCY
- () EMERGENCY PROJECT
- (x) CATEGORICAL EXEMPTION: CEQA Guidelines Section 15332 (In-Fill Development Projects)
- () STATUTORY EXEMPTION
- () COMMON SENSE EXEMPTION

REASONS WHY PROJECT IS EXEMPT. The City of San Diego conducted an environmental review that determined that the proposed action to approve the First Amendment, which will facilitate the Developer's adaptive reuse of the Property into 100% affordable housing, is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (In-Fill Development Projects) which exempts projects characterized as in-fill development that are: 1) consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designations and regulations; 2) occur within city limits on a project site of no more than five acres substantially surrounded by urban uses, 3) have no value as habitat for endangered, rare or threatened species; 4) would not result in any significant effects relating to traffic, noise, air quality, or water quality; and 5) can be adequately served by all required utilities and public services.

Approval of this action would facilitate the development of a mixed-use project which includes affordable housing units and commercial (retail/childcare) uses on a public agency-owned site. The project is seeking to maximize the density of the site through the use of affordable housing and childcare density bonuses. As such, the project would comply with the San Diego Municipal Code (SDMC) Section 156.0304(c) and would be exempt from needing a development permit. The project site is approximately 1.3 acres, is located within City limits, and is surrounded by urban uses. The project is located on developed land which has no value as habitat for endangered, rare or threatened species. The project is in a Vehicle Miles Traveled (VMT) efficient area for both VMT per Capita and VMT per Employee and therefore, would not result in a significant transportation impact. The building would be required to comply with the California Building Code and City regulations as it relates to interior noise and thus would not result in a significant noise impact. The proposed improvements are predominantly interior alterations to modify the building for residential and commercial uses and construction activities are not anticipated to exceed the emissions thresholds identified in the City's CEQA Significance Determination Thresholds. Additionally, the project would be required to comply with all applicable San Diego Air Pollution Control District rules and regulations as it relates to construction emissions including, but not limited to, rules related to fugitive dust and odors. The project does not include any components which would impact water quality and would be required to comply with the City's storm water regulations which provide minimum storm water requirements to protect water quality. Therefore, the project would not result in significant effects to air quality or water quality. There are existing utility connections to the site and the project would upgrade existing utility connections, as needed, to ensure they can accommodate the proposed uses. Additionally, there are emergency public services (i.e., police and fire-rescue services) available in the area that can provide service to the project site as needed. Therefore, the project can be adequately served by all required utilities and public services. Thus, this action meets the criteria for a Class 32 exemption. The exceptions to the exemptions listed in CEQA Guidelines Section 15300.2 would not apply in that no cumulative impacts were identified, no significant effects on the environment were identified, the project is not adjacent to a scenic highway, no historical resources would be affected by the action, and the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code R-316944

CONTACT PERSON: Elena Pascual, Senior Planner
City Planning Department, City of San Diego
202 C Street, MS 413, San Diego, CA 92101

TELEPHONE: (619) 533-5928

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 CEQA.

Elena Pascual

8/27/2026

Elena Pascual, Senior Planner
City Planning Department

CHECK ONE.

(X) SIGNED BY LEAD AGENCY

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR LCI.

() SIGNED BY APPLICANT

Filed by. Connie Patterson
Signature

Legislative Recorder II
Title



San Diego County



Transaction #: 9266035
Receipt #: 2026363614

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: 09/18/2026

Cashier Location: SD

Print Date: 09/18/2026 9:13 am

Payment Summary

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

Payment

CHECK PAYMENT #1354	\$50.00
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Total Payments	\$50.00
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Filing

CEQA - NOE FILE #: 2026-000873 Date: 09/18/2026 9:12AM Pages: 4

State Receipt # 37-09/18/2026-0806

Fees: Fish & Wildlife County Administrative Fee	\$50.00
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Total Fees Due:	\$50.00
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Grand Total - All Documents:	\$50.00
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