



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

FILED
Mar 03, 2026 09:14 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2026-000212
State Receipt # 37030320260194
Document # 2026-NOD-26

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

2499 PACIFIC HIGHWAY / PRJ-1143268

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 3, 2026
Posted March 3, 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.

**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

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: 2499 Pacific Highway / PRJ-1143268

State Clearinghouse Number: 2499 Pacific Highway (PRJ-1143268) 2003041001

Project Location (Include County): 2499 Pacific Hwy, San Diego, CA 92101 (County of San Diego)

Description of Previous Project: The Final Environmental Impact Report (FEIR) for the Downtown Community Plan, Centre City Planned District Ordinance (CCPDO), and 10th Amendment to the Centre City Redevelopment Plan (State Clearinghouse (SCH) No. 2003041001) was certified by the former Redevelopment Agency (Former Agency) and the Council of the City of San Diego (City Council) on March 14, 2006 (Resolutions R-04001 and R-301265, respectively); and subsequent addenda to the FEIR certified by the Former Agency on August 3, 2007 (Former Agency Resolution R-04193), April 21, 2010 (Former Agency Resolutions R-04508 and R-04510), August 3, 2010 (Former Agency Resolution R-04544) and certified by City Council on February 12, 2014 (Resolution R-308724) and July 14, 2014 (Resolution R309115), and November 17, 2020 (Resolution R-313302); and the Final Supplemental Environmental Impact Report (SEIR) for the Downtown San Diego Mobility Plan (SCH No. 2014121002) certified by the City Council on July 6, 2016 (Resolution R-310561).

Description of Current Project: Conditional Use Permit to amend a previously approved Conditional Use Permit for the Laurel Pacific Valero gas station, in order to allow the off-site alcohol sales of distilled spirits. The site is located at 2499 Pacific Highway, at the southeast corner of West Laurel Street and Pacific Highway, in the Little Italy neighborhood of the Downtown Community Plan area, within the Mixed Commercial land use district of the Centre City Planned District, in the non-appealable area of the Coastal Overlay Zone, within the Transit Priority Area Overlay, and in Council District 3.

Project Applicant: Gary Mansour, Orams Enterprises, Inc, 2499 Pacific Hwy, San Diego, CA 92101, (619) 861-7181

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

This is to advise that the Hearing Officer of the City of San Diego, as Lead Agency, has approved the above-described project on February 11, 2026 and made the following determinations per CEQA:

- (1) No Substantial changes are proposed in the project which will require major revisions of the previous EIR 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 EIR 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 EIR was certified, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR;
 - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - 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 EIR 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 EIR;
3. Mitigation measures were, were not, made a condition of the approval of the project;
4. New Findings were, were not, required pursuant to CEQA Guidelines Section 15091.
5. 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:

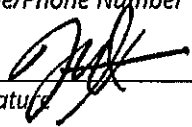
It is hereby certified that the CEQA 15162 Consistency Analysis Memorandum and final environmental document(s) are available to the public at the office of the City's Development Services Department, 7650 Mission Valley Road, San Diego, CA 92108.

Analyst: Courtney Holowach / (619) 446-5187

Filed by:

Johnwilly Aglupos / (619) 557-7958

Name/Phone Number



Signature

Development Project Manager

Title

03/02/2026

Date

Reference: CEQA Guidelines Sections 15162 and 15163.



State of California - Department of Fish and Wildlife
2019 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (Rev. 2/7/19) Previously DFG 753.5a

RECEIPT NUMBER 37-2019- 1025
STATE CLEARINGHOUSE NUMBER (If applicable) 2003041001

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CIVIC SAN DIEGO	LEAD AGENCY EMAIL ---	DATE 12/06/2019
COUNTY/STATE AGENCY OF FILING San Diego County	DOCUMENT NUMBER 2019 - 0174	
PROJECT TITLE SAN DIEGO DOWNTOWN COMMUNITY PLAN - 6TH & G HOTEL PROJECT (705 SIXTH AVENUE)		
PROJECT APPLICANT NAME 6TH AND G, LLC	PROJECT APPLICANT EMAIL --	PHONE NUMBER 619-533-7171
PROJECT APPLICANT ADDRESS 321 7TH AVENUE	CITY SAN DIEGO	STATE CA
		ZIP CODE 92101
PROJECT APPLICANT (Check appropriate box)		
<input type="checkbox"/> Local Public Agency <input type="checkbox"/> School District <input type="checkbox"/> Other Special District <input type="checkbox"/> State Agency <input checked="" type="checkbox"/> Private Entity		

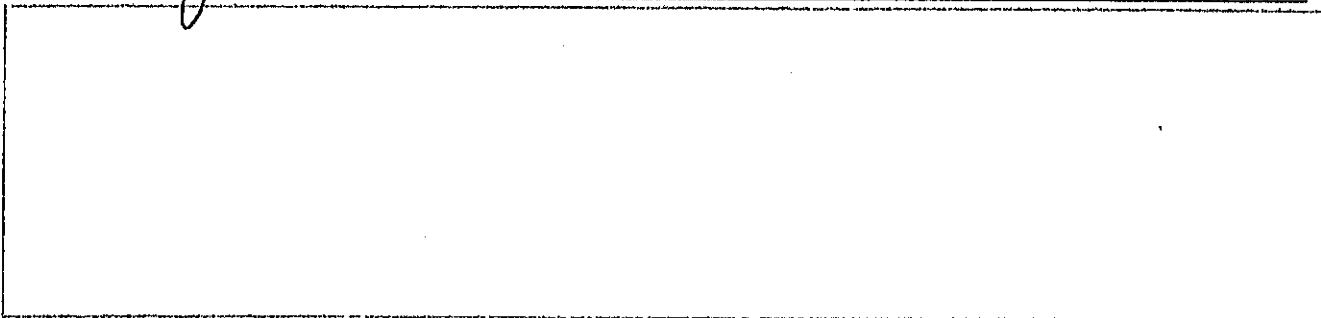
CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)		\$3,271.00	\$	\$3,271.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	190174	\$2,354.75	\$	
<input type="checkbox"/> Certified Regulatory Program document (CRP)		\$1,112.00	\$	
<input type="checkbox"/> Exempt from fee				
<input type="checkbox"/> Notice of Exemption (attach)				
<input type="checkbox"/> CDFW No Effect Determination (attach)				
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)				
<hr/>				
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)		\$850.00	\$	
<input checked="" type="checkbox"/> County documentary handling fee			\$	\$50.00
<input type="checkbox"/> Other			\$	

PAYMENT METHOD:

Cash
 Credit
 Check
 Other VC AUTH#01651G
 TOTAL RECEIVED
 \$ 3,321.00

SIGNATURE X <i>Januel</i>	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County JSAMUELA, Deputy
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San Diego County



Transaction #: 8911795
Receipt #: 2026082051

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: 03/03/2026
Cashier Location: SD

Print Date: 03/03/2026 9:15 am

Payment Summary

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

Payment	
CHECK PAYMENT #9814	\$50.00
Total Payments	\$50.00
Filing	
CEQA - NOD	FILE #: 2026-000212 Date: 03/03/2026 9:14AM Pages: 5
	State Receipt # 37-03/03/2026-0194
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: 37-03/03/2026-0194
STATE CLEARING HOUSE NUMBER (if applicable) 2003041001

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT	LEAD AGENCY EMAIL	DATE 03/03/2026
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 2026-NOD-0026	
PROJECT TITLE 2499 PACIFIC HIGHWAY / PRJ-1143268		

PROJECT APPLICANT NAME GARY MANSOUR, ORAMS ENTERPRISES, INC.	PROJECT APPLICANT EMAIL	PHONE NUMBER 619-861-7181
PROJECT APPLICANT ADDRESS 2499 PACIFIC HWY	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:

<input checked="" 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
<hr/>			
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input checked="" type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<hr/>			
<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
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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. 9814 REM: 12/06/2019 RECT: 37-2019-1025