

**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: 1606 Market Street / PRJ-1102575

State Clearinghouse Number: 2003041001

Project Location (include County): 1606 Market Street, San Diego, CA 92101 (County of San Diego)

Description of Previous Project: The Final Environmental Impact Report (FEIR) for the San Diego Downtown Community Plan, Centre City Planned District Ordinance, and 10th Amendment to the Redevelopment Plan for the Centre City Project (State Clearinghouse Number 2003041001, certified by the Redevelopment Agency (Resolution No. R-04001) and the City Council (Resolution No. R-301265) on March 14, 2006.

Pursuant to Public Resources Code Section 21166 and CEQA guidelines 15162 and 15163 (related to EIR's), the City has determined that: (1) there is substantial evidence that none of the conditions requiring preparation of a subsequent or supplemental EIR exist, and (2) the City will rely on the previous environmental document, which adequately addresses this project.

Description of Current Project: A NEIGHBORHOOD USE PERMIT (NUP) and PLANNED DEVELOPMENT PERMIT (PDP) for the remodel and expansion of an existing 820-square-foot retail gas station, including an 820-square-foot drive-thru service vendor for a total of 1,640 square feet of retail gas station services. The project also includes reconfiguring the gas-fueling canopy and upgrading the four existing gas-fueling dispensers on the project site. Access to the project site will be through six driveway access points: two from 16th Street, two from 17th Street, and two from Market Street, with one existing driveway on Market Street closed. The project requires a PDP for curb cut deviations on 16th, 17th and Market Streets for access to the gas station, retail gas station facilities and the drive-thru service vendor. The 0.43-acre site is located at 1606 Market Street. The site is zoned CCPD-RE (Centre City Planned District) and designated for multiple uses with a residential emphasis in the Downtown Community Plan. Additionally, the project is also located within the Transit Priority Area, NAS North Island and San Diego International Airport - Airport Land Use Compatibility Overlay, and Transit Area Overlay Zone. (Assessor's Parcel Number: 535-163-0300).

Project Applicant: Joseph Brikho 5494 Mission Center Road, San Diego, CA 92108 (619) 954-9705

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 or supplemental EIR exist, and (2) the City will rely on the previous environmental document, which adequately addresses this project.

This is to advise that the City Council of the City of San Diego, as Lead Agency, has approved the above-described project on April 21, 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 the previous 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:

n/a

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: Kelli Rasmus / (619) 557-7990

Filed by:

James Alexander / (619) 446/5188

Name/Phone Number


Signature

Development Project Manager

Title

04/22/2026

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)

Local Public Agency
 School District
 Other Special District
 State Agency
 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	\$2,364.75	\$	
<input type="checkbox"/> Certified Regulatory Program document (CRP)		\$1,112.00	\$	

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	\$	
<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	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County JSAMUELA, Deputy
----------------	--

