



SAN DIEGO COUNTY CLERK  
CEQA FILING COVER SHEET

**FILED**  
Sep 03, 2025 01:45 PM  
JORDAN Z. MARKS  
SAN DIEGO COUNTY CLERK  
File # 2025-000741  
State Receipt # 37090320250672  
Document # 252-NOD-83

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

SEWER EASEMENT VACATION - 3227 NORTH PARK

**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** September 3, 2025  
**Posted** September 3, 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

**From:** City of San Diego  
Development Services Department  
7650 Mission Valley Road, MS DSD-2A  
San Diego, CA 92108

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

**Project Number:** PRJ-1123502

**State Clearinghouse Number:** 2013121076

**Project Title:** Sewer Easement Vacation – 3227 North Park

**Project Location:** 3227 North Park Way, San Diego, CA 92104

**City/County:** San Diego/San Diego

**Description of Previous Action and Project:** The Final Program Environmental Impact Report (PEIR) for the North Park and Golden Hill Community Plan Update (CPU) (State Clearinghouse (SCH) No. 2013121076) was certified by the Council of the City of San Diego (City Council) on October 25, 2016 (Resolution No. R-310757). City Council approved and adopted an update to the North Park Community Plan; adoption of an update to the Golden Hill Community Plan; Adoption of General Plan Amendments; adoption of the Golden Hill Impact Fee Study; adoption of the North Park Impact Fee Study; Amendments to the Land Development Code (LDC); and Rezoning of the Community Plan areas with Citywide zones. CPU implementation requires amendments to the General Plan to incorporate the updated community plans as components of the General Plan's Land Use Element; adoption of a LDC ordinance that would repeal the Golden Hill Planned District Ordinance (GHPDO) zoning; amendments to the LDC to remove North Park from the Mid-City Planned District Ordinance (MCPDO); amendments to the LDC to rezone the area located in the Golden Hill and North Park Community Planning Areas from the Golden Hill Planned District and Mid-City Communities Planned District to Citywide zoning; adoption of LDC amendments to allow for implementation of the community plan policies; amendments to the Neighborhood Development Permit regulations to include Supplemental Design Regulations for Potential Historic Districts; and a comprehensive update to the existing Impact Fee Studies (formerly known as Public Facilities Financing Plans) resulting in a new impact fee for each community.

**Description of Current Project:** The project proposes a sewer easement vacation. The easement to be vacated would be 40 feet wide and approximately 60 feet long and has an area of 2,280.87 square feet (0.0524 acre). Per Subdivision Map No. 10266 (recorded April 11, 1941), the easement was granted to the City of San Diego (City) for the construction of a private sewer lateral for a home that has been previously demolished. The easement vacation would remove the City's responsibility to maintain the sewer lateral that is no longer needed and out of service. The sewer easement vacation would allow future mixed-use (residential and commercial) development on-site that is anticipated to comply with the Community Plan land use designation, Complete Communities Housing Solutions Regulations, and zoning. The project site is located at 3227 North Park Way within the North Park Community Plan Area.

**Project Applicant:** Dolvin L. Buchanan, 4C Engineering + Geomatics, 4960 N Harbor Drive, Suite 200, San Diego, CA 92106, (619) 663-8352.

**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 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 Development Services Department of the City of San Diego, as Lead Agency, has approved the above-described project on August 20, 2025 and made the following determinations:

- (1) No Substantial changes are proposed in the project which will require major revisions of the previous PEIR 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 PEIR 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 PEIR was certified, shows any of the following:
  - a. The project will have one or more significant effects not discussed in the previous PEIR;
  - b. Significant effects previously examined will be substantially more severe than shown in the previous PEIR;
  - 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 PEIR 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 PEIR.

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: Kristy Blodgett

Telephone: (619) 236-7788

Filed by:

  
Signature

Senior Planner

Title

**[Attach Copy of Check, Proof of CDFG Payment, or No Effect Form]**

Reference: California Public Resources Code, Section 15162/63.



State of California—Natural Resources Agency  
**CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE**  
**2016 ENVIRONMENTAL FILING FEE CASH RECEIPT**

RECEIPT#  
 SD2016 1141  
 STATE CLEARING HOUSE # (if applicable)  
 2013421076

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY CITY OF SAN DIEGO	DATE 11/15/2016
COUNTY/STATE AGENCY OF FILING San Diego	DOCUMENT NUMBER *20160202*
PROJECT TITLE NORTH PARK COMMUNITY PLAN UPDATE	

PROJECT APPLICANT NAME CITY OF SAN DIEGO PLANNING DEPARTMENT CONTACT: TAIT GALLOWAY	PHONE NUMBER 619-533-4550
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PROJECT APPLICANT ADDRESS 1010 2ND AVENUE, SUITE 1200, EAST TOWER INS-413	CITY SAN DIEGO	STATE CA	ZIP CODE 92101
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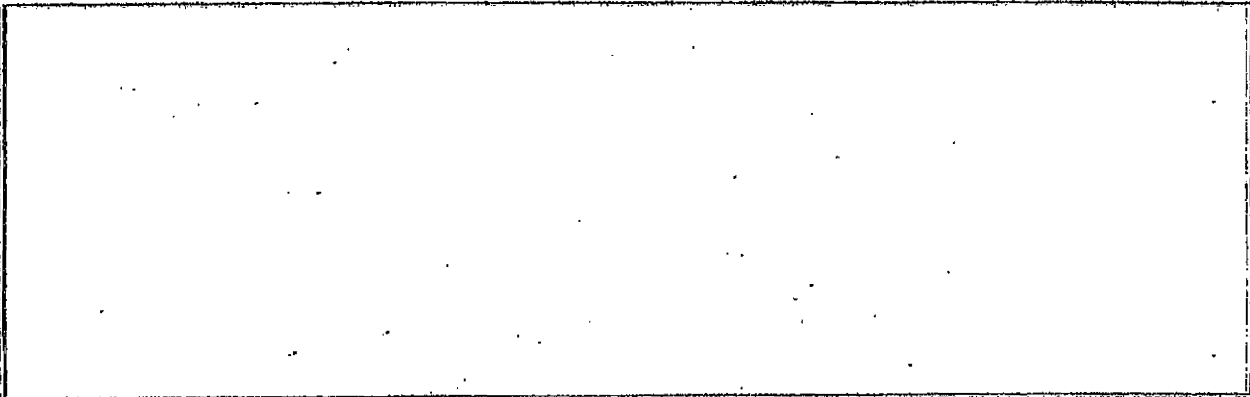
PROJECT APPLICANT (Check appropriate box):  
 Local Public Agency   
  School District   
  Other Special District   
  State Agency   
  Private Entity

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	<b>160202</b>	\$3,070.00	\$3,070.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)		\$2,210.25	\$
<input type="checkbox"/> Application Fee/Water Diversion (State Water Resources Control Board only)		\$850.00	\$
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP)		\$1,043.75	\$
<input checked="" type="checkbox"/> County Administrative Fee		\$50.00	\$50.00
<input type="checkbox"/> Project that is exempt from fees			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW/No Effect Determination (attach)			
<input type="checkbox"/> Other			\$

PAYMENT METHOD:  
 Cash   
  Credit   
  Check   
  Other 0001532261   
 TOTAL RECEIVED \$ 3,120.00

SIGNATURE <i>X R Morris</i>	PRINTED NAME AND TITLE RENAE MORRIS Deputy
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State of California - Natural Resources Agency  
**CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE**  
**2016 ENVIRONMENTAL FILING FEE CASH RECEIPT**

RECEIPT#  
 SD2016 1142  
 STATE CLEARING HOUSE # (if applicable)  
 2013121076

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY  
 CITY OF SAN DIEGO  
 COUNTY/STATE AGENCY OF FILING  
 San Diego  
 PROJECT TITLE GOLDEN HILL COMMUNITY PLAN UPDATE  
 DATE  
 11/15/2016  
 DOCUMENT NUMBER  
 \*20160203\*

PROJECT APPLICANT NAME  
 CITY OF SAN DIEGO PLANNING DEPARTMENT, CONTACT: TAIT GALLOWAY  
 PHONE NUMBER  
 619-533-4550

PROJECT APPLICANT ADDRESS  
 1010 2ND AVENUE, SUITE 1200, EAST TOWER MS 413  
 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:  
 160203  
 Environmental Impact Report (EIR) \$3,070.00 \$ \$0.00  
 Mitigated/Negative Declaration (MND) (ND) \$2,210.25 \$  
 Application Fee: Water Diversion (State Water Resources Control Board only) \$850.00 \$  
 Projects Subject to Certified Regulatory Programs (CRP) \$1,033.75 \$  
 County Administrative Fee \$50.00 \$ \$50.00  
 Project that is exempt from fees  
 Notice of Exemption (attach)  
 CERM/No Effect Determination (attach)  
 Other \$

PAYMENT METHOD:  
 Cash  Credit  Check  Other 0001534873 TOTAL RECEIVED \$ \$50.00

SIGNATURE  
 X *Renae Morris*  
 PRINTED NAME AND TITLE  
 RENAE MORRIS Deputy

REM 11/15/2016  
 RCT# 2016-1141





San Diego County



Transaction #: 8564377  
Receipt #: 2025339205

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](http://www.sdarcc.gov)

Cashier Date: 09/03/2025  
Cashier Location: SD

Print Date: 09/03/2025 1:46 pm

Payment Summary

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

Payment	
CHECK PAYMENT #1114218472	\$50.00
<b>Total Payments</b>	<b>\$50.00</b>
Filings	
CEQA - NOD	FILE #: 2025-000741 Date: 09/03/2025 1:45PM Pages: 6
	State Receipt # 37-09/03/2025-0672
Fees: Fish & Wildlife County Administrative Fee	\$50.00
<b>Total Fees Due:</b>	<b>\$50.00</b>
COVER LETTER	
<b>Total Fees Due:</b>	<b>\$0.00</b>
<b>Grand Total - All Documents:</b>	<b>\$50.00</b>



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

<b>RECEIPT NUMBER</b> 37-09/03/2025-0672
<b>STATE CLEARING HOUSE NUMBER (if applicable)</b> 2013121076

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

<b>LEAD AGENCY</b> CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT	<b>LEAD AGENCY EMAIL</b>	<b>DATE</b> 09/03/2025
<b>COUNTY/STATE AGENCY OF FILING</b> SAN DIEGO		<b>DOCUMENT NUMBER</b> 252-NOD-0083
<b>PROJECT TITLE</b> SEWER EASEMENT VACATION-3227 NORTH PARK		

<b>PROJECT APPLICANT NAME</b> DOLVIN L. BUCHANAN, 4C ENGINEERING + GEOMATICS,	<b>PROJECT APPLICANT EMAIL</b>	<b>PHONE NUMBER</b> 619-663-8352
<b>PROJECT APPLICANT ADDRESS</b> 4960 N HARBOR DRIVE, SUITE 200	<b>CITY</b> SAN DIEGO	<b>STATE</b> CA
		<b>ZIP CODE</b> 92106

**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)	\$4,123 50	\$	0 00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$2,968 75	\$	0 00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401 75	\$	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

<b>TOTAL RECEIVED</b>	\$	50 00
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<b>SIGNATURE</b> X <i>Steve Sangthai</i>	<b>AGENCY OF FILING PRINTED NAME AND TITLE</b> San Diego County Clerk, STEVE SANGTHAI, Deputy
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Payment Reference #: Cashier's Check No 1114218472, REM: 11/15/2016 RECT. SD2016 1141