



SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED
Jun 10, 2026 08:40 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2026-000557
State Receipt # 37061020260515

THIS SPACE FOR CLERK'S USE ONLY

TYPE OR PRINT CLEARLY

Project Title

1605 PUTERBAUGH EASEMENT VACATION / PRJ-1142487

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: 6/10/26

Filed by: ELVA STOPKE

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: 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: 1605 Puterbaugh Easement Vacation / PRJ- 1142487

State Clearinghouse No.: N/A

Project Location-Specific: 1615-1627 Guy Street, 1633-1641 Guy Street, and 1605-1639 Puterbaugh Street, San Diego, CA 92108

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

Description of nature and purpose of the Project: Easement Vacation for two (2) public service (sewer) easements (totaling approximately 3,400 square feet (0.0781 acre)) and one (1) public service (storm drain) easement (approximately 765 square feet (0.0176 acre)) within parcels located at 1615-1627 Guy Street, 1633-1641 Guy Street, and 1605-1639 Puterbaugh Street. The existing sewer infrastructure within proposed vacated sewer easements will remain and be converted to private facilities. The existing public stormwater infrastructure at the corner of Winder Street and Puterbaugh Street would be abandoned within the vacated storm drain easement and realigned within the public right-of-way to the northeast with new cleanouts and a proposed 18-inch reinforced concrete pipe (RCP) storm drain pipe. The 0.3827-acre site is in the RM-2-5 (Residential-Multiple Unit) Base Zone and designated for Residential – Medium (16-29 dwelling units/acre) uses within the Uptown Community Plan Area. Council District 3. LEGAL DESCRIPTION: Parcel 1: (Assessor Parcel Number (APN) 451-223-15) Lots 9, 10 and 17 through 22, inclusive, in Block 42 of Middletown Addition; Parcel 2: (APN: 451-222-08) Lots 1 through 24, inclusive, in Block 47 of Middletown Addition; and Parcel 3: (APN 451-223-16 (Lot 13) and 451-223-17 (Lot 14, 15 and 16)) Lots 13, 14, 15 and 16 in Block 42 of Middletown Addition, in the City of San Diego, County of San Diego, State of California, according to Partition Map filed in County Office in Action No. 5014, Superior Court of County of San Diego, entitled "William Roark, et al. vs. J.F. Forward, et al.", as Map No. 384.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Justin White, Prospect SD Overlook, LLC., 991 Lomas Santa Fe Drive, Suite C #302, Solana Beach, CA 92116. Phone Number: (858) 215-3038.

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: section 15303 (New Construction or Conversion of Small Structures) and section 15305 (Minor Alterations in Land Use Limitations)
- ☐ Statutory Exemptions:
- ☐ Other:

Reasons why project is exempt: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Guidelines section 15303 (New Construction or Conversion of Small Structures) and section 15305 (Minor Alterations in Land Use Limitations); and where the exceptions listed in Section 15300.2 would not apply.

CEQA section 15303(d) allows for the construction and location of limited numbers of new, small facilities or existing structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure specific to water main, sewage, electrical, gas and other utility extensions, including street improvements, of reasonable length to serve such construction. The existing sewer lines within the two proposed vacated sewer easements will remain and be converted to private ownership to operate and maintain. The existing storm drain pipe in the one vacated storm drain easement will be abandoned in place and a new RCP storm drain pipe and cleanouts would be constructed within the public right-of-way (street improvements) to connect to the existing storm drain system. In addition, in areas with an average slope of less than 20% which do not result in any changes in land use or density, CEQA section 15305(a) allows for minor lot line adjustments, side yard, and set back variances not resulting in the creation of any new parcel and 15305(c) allows the reversion to acreage in accordance with the Subdivision Map Act. The proposed project would convey the City's (public) right, title and interest in the vacated easements to the property owner. This action would not result in the creation of any new parcel and would revert acreage to the property owner for private use. The project site's average slope was calculated to be 19%, which is less than 20% and the easement vacations would not change the land use or density for the underlying RM-2-5 zone or the Residential – Medium (16-29 dwelling unit/acre) land use designation. Therefore, the project qualifies to be exempt from CEQA under both Class 3 and Class 5 exemptions.

The exceptions outlined in CEQA Guidelines section 15300.2 were reviewed. 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: Anne B. Jarque / (619) 557-7953

Filed by:

Christian Hoppe / (619) 446-5293

Name/Phone Number

Christian Hoppe

Signature

Development Project Manager

Title

6/9/26

Date

Check One:

☒ Signed by Lead Agency

☐ Signed by Applicant

Date Received for Filing with County Clerk or LCI: ..



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:

37-06/10/2026-0515

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 06/10/2026
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2026-0515	

PROJECT TITLE
1605 PUTERBAUGH EASEMENT VACATION / PRJ-1142487

PROJECT APPLICANT NAME PROSPECT SD OVERLOOK, LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER 858-215-3038
PROJECT APPLICANT ADDRESS 991 LOMAS SANTA FE DRIVE, SUITE C #302	CITY SOLANA BEACH	STATE CA
	ZIP CODE 92116	

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

ERS

AGENCY OF FILING PRINTED NAME AND TITLE

San Diego County Clerk, ELVA STOPKE, Deputy

Payment Reference #: CHECK #1157



San Diego County



Transaction #: 9071024
Receipt #: 2026223202

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: 06/10/2026

Cashier Location: SD

Print Date: 06/10/2026 8:41 am

Payment Summary

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

Payment

CHECK PAYMENT #1157	\$50.00
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Total Payments	\$50.00
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Filing

CEQA - NOE	FILE #: 2026-000557	Date: 06/10/2026 8:40AM	Pages: 4
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State Receipt # 37-06/10/2026-0515

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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