



SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED
Jul 06, 2026 09:47 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2026-000647
State Receipt # 37070620260600
Document # 2026-NOD-73

THIS SPACE FOR CLERK'S USE ONLY

TYPE OR PRINT CLEARLY

Project Title

6645 IMPERIAL AVENUE / PRJ-1135243

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 7/6/26

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.

**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: 6645 Imperial Avenue / PRJ-1135243

State Clearinghouse Number: N/A 2014051075

Project Location (include County): 6645 Imperial Avenue, San Diego, CA 92114 (County of San Diego)

Description of Previous Project: The City of San Diego previously prepared a Final Program Environmental Impact Report (PEIR) No. 386029/State Clearinghouse (SCH) No. 2014081075 for the Southeastern San Diego (SESD) and Encanto Neighborhoods Community Plan Updates (CPUs) project. On December 2, 2015, the San Diego City Council (City Council) adopted Resolution No. R-310077, certifying the PEIR, and adopting Findings, Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program. The SESD and Encanto Neighborhoods CPUs project involved an update to the SESD Community Plan, adoption of a new community plan for the Encanto Neighborhoods, a General Plan Amendment, Rescission of the Southeastern San Diego Planned District Ordinance (PDO) and the Mount Hope PDO, amendments to the City's Land Development Code, adoption of a Rezone Ordinance to replace the SESD and Mount Hope PDOs with citywide zoning, adoption of a Community Plan Implementation Overlay Zone, and approval of an Impact Fee Study.

Description of Current Project: The project is requesting an EASEMENT VACATION for a six-foot-wide, approximately 900-square-foot portion of a City of San Diego Sewer Easement, which has been abandoned and replaced approximately 50 feet to the east. The sewer to be vacated is no longer active. The project proposes no development. The 0.21-acre project site, located at 6645 Imperial Avenue, is zoned Commercial Neighborhood (CN-1-3) and designated Neighborhood Mixed Use-Low (15-29 dwelling unit per acre) in the Encanto Neighborhoods Community Plan area. Additionally, the project site is within the Complete Communities (Housing Solutions/Mobility Choices), Community Plan Implementation Overlay Zone (CPIOZ-A), Transit Priority Area, and Very High Fire Hazard Severity Zone. (LEGAL DESCRIPTION: All of that certain Sewer easement granted to the City of San Diego per Deed recorded December 22, 1947, in Book 2589 at Page 289 of Official Records lying within Lot 33 of Encanto Park Addition to Encanto Heights in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1228 filed in the Office of the County Recorder of San Diego County.) Assessor's Parcel Number: 549-181-2100.

Project Applicant: Michael M Ruane, President, Encanto Gateway LP, NCRC EG MGP LLC, 9692 Haven Avenue, Suite 100, Rancho Cucamonga, CA. (909) 483-2444.

91730

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

This is to advise that the Development Services Department of the City of San Diego, as Lead Agency, has approved the above-described project on June 15, 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 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 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: C. Garcia / (619) 687-5959

Filed by:

May Rollin / (619) 446-5432

Name/Phone Number



Signature

Development Project Manager

Title

June 30, 2026

Date

Reference: CEQA Guidelines Sections 15162 and 15163.



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

37-07/06/2026-0600

STATE CLEARING HOUSE NUMBER (if applicable)

2014051075

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

LEAD AGENCY EMAIL

DATE

07/06/2026

COUNTY/STATE AGENCY OF FILING

SAN DIEGO

DOCUMENT NUMBER

2026-NOD-0073

PROJECT TITLE

6645 IMPERIAL AVENUE / PRJ-1135243

PROJECT APPLICANT NAME

MICHAEL M RUANE, PRESIDENT, ENCANTO GATEWAY
LP, NCRC EGMGP LLC

PROJECT APPLICANT EMAIL

PHONE NUMBER

909-483-2444

PROJECT APPLICANT ADDRESS

9692 HAVEN AVENUE, SUITE 100

CITY

RANCHO CUCAMONGA

STATE

CA

ZIP CODE

91730

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#: 1508/ REM. 12/04/2015 / RECT.SD2015 1102



San Diego County



Transaction #: 9119601
Receipt #: 2026257252

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: 07/06/2026

Cashier Location: SD

Print Date: 07/06/2026 9:48 am

Payment Summary

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

Payment

CHECK PAYMENT #CK#: 1508

\$50.00

Total Payments

\$50.00

Filing

CEQA - NOD

FILE #: 2026-000647 Date: 07/06/2026 9:47AM Pages: 16

State Receipt # 37-07/06/2026-0600

Fees: Fish & Wildlife County Administrative Fee

\$50.00

Total Fees Due:

\$50.00

Grand Total - All Documents:

\$50.00