



SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED

Jul 10, 2026 10:37 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2026-000665
State Receipt # 37071020260615
Document # 2026-NOD-76

THIS SPACE FOR CLERK'S USE ONLY

TYPE OR PRINT CLEARLY

Project Title

4063 POLK AVENUE / PRJ-1146126

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: 7/10/26

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.

**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: 4063 Polk Avenue / PRJ-1146126

State Clearinghouse Number: SCH No. 98031095

Project Location (include County): 4063 Polk Avenue, San Diego, CA 92105 (County of San Diego)

Description of Previous Project: The City of San Diego previously prepared a Program Environmental Impact Report (PEIR) No. 98-8207/State Clearinghouse (SCH) No. 98031095 for the Mid-City Communities Plan Update project. On August 4, 1998, the San Diego City Council (City Council) adopted Resolution No. R-290607, certifying the Environmental Impact Report, and adopting Findings, Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program. The Mid-City Communities Plan Update project required a General Plan Amendment, an Amendment to the Mid-City Communities Planned District Ordinance, and adoption of a Plan Update to allow for implementation of the Mid-City Communities Plan Update. Mid-City encompasses approximately 8,075 acres of land centrally located within city boundaries, just south of Mission Valley and northeast of downtown San Diego. It is an older urbanized planning area comprised of twenty-seven neighborhoods incorporated into four communities: Normal Heights, Kensington-Talmadge, City Heights and the Eastern Area. Mid-City is bounded north by Interstate 8 and the College Area community, to the east by the City of La Mesa, to the south by State Highway 94 and to the west by Interstate (I)-805 and I-15.

Description of Current Project: Easement Vacation to vacate a 3,000 square-foot (0.07-acre), 10-foot-wide public service sewer easement (Parcel A) and an 1,800-square-foot (0.04-acre), 10-foot-wide public utility easement (Parcel B) totaling approximately 4,800 square feet (0.11 acre). The existing utilities and infrastructure within these easements only serve the existing property and would remain in place within the vacated easements. Pursuant to San Diego Municipal Code 125.1030(b)(2), the City will execute a quitclaim deed conveying the City's public right, title, and interest in the vacated easements to the property owner, San Diego Unified School District (SDUSD), to operate and maintain utilities and infrastructure within the vacated area. No development or physical alteration to the site is proposed with this action.

The developed 5.58-acres project site is located at 4063 Polk Avenue. The site is a former San Diego Unified School District (SDUSD) elementary school (Central Elementary) that is currently used for the SDUSD's TRACE alternative school program, a Safe Parking Program site, and the Fern Street Community Arts after-school program. Surrounding uses include Interstate-15 (I-15) and a bike path directly west, Teralta Neighborhood Park to the northwest, as well as single-family, multi-family and commercial uses to the north, east and south. The project site is designated School (Elementary) and zoned Residential-Multiple Unit (RM-1-3) within the Central Urbanized Planning District: Commercial-Transitional (CUPD-CT-5-4) of the City Heights community of the Mid-City Community

Plan area (Figure 1-Location Map). The site is also located with the following overlays: Sustainable Development Area, Complete Community Housing Solutions FAR Tier 3: 6.5 FAR, Complete Communities Mobility Choices (Zone 2), Communities of Concern (Low), Transit Area Overlay Zone, Parking Standards Transit Priority Area, Transit Priority Area, Affordable Housing Demand (Medium).

LEGAL DESCRIPTION: Parcel A: Parcel 1 Of Parcel Map No. 16187, in the City of San Diego, County of San Diego, State of California, Filed in the Office of The County Recorder of San Diego County, August 16, 1990 as File No. 90-449955 of Official Records. Parcel B: The Westerly 40.00 Feet of Lots 45 Through 48, Inclusive, Block 42 of City Heights, the City of San Diego, County of San Diego, State of California, According to Map Thereof No. 1007, Filed in the Office of the County Recorder of San Diego County, October 3, 1906. Assessor Parcel Maps (APNs): 454-762-12-00, 454-763-28-00 AND 454-763-29-00.

Project Applicant: Gene Fuller, San Diego Unified School District, 4860 Ruffner Street, Annex 14, San Diego CA 92111. Phone Number: (619) 278-6724.

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 document exist, 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 July 2, 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 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: Anne B. Jarque / (619) 557-7953

Filed by:

Mark Lopez / (619) 533-4701

Name/Phone Number



Signature

Development Project Manager

Title

July 9, 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:

37-07/10/2026-0615

STATE CLEARING HOUSE NUMBER (If applicable)

98031095

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

LEAD AGENCY EMAIL

DATE

07/10/2026

COUNTY/STATE AGENCY OF FILING

SAN DIEGO

DOCUMENT NUMBER

2026-NOD-0076

PROJECT TITLE

4063 POLK AVENUE / PRJ-1146126

PROJECT APPLICANT NAME

SAN DIEGO UNIFIED SCHOOL DISTRICT

PROJECT APPLICANT EMAIL

PHONE NUMBER

619-278-6724

PROJECT APPLICANT ADDRESS

4860 RUFFNER STREET, ANNEX 14

CITY

SAN DIEGO

STATE

CA

ZIP CODE

92111

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

\$

4,227.50

☐ 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

\$

4,277.50

SIGNATURE

X ERS

AGENCY OF FILING PRINTED NAME AND TITLE

San Diego County Clerk, ELVA STOPKE, Deputy

Payment Reference #: CHECK# 3843 CHECK# 1095