



**SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET**

FILED
Jun 17, 2022 10:26 AM
Ernest J. Dronenburg, Jr.
SAN DIEGO COUNTY CLERK
File # 2022-000496
State Receipt # 37061720220435
Document # 2022-NOD-68

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

ONE FOR VANCOUVER

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)

<p>FILED IN THE OFFICE OF THE SAN DIEGO COUNTY CLERK ON <u>June 17, 2022</u></p> <p>Posted <u>June 17, 2022</u> Removed _____</p> <p>Returned to agency on _____</p> <p>DEPUTY _____</p>

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 DETERMINATION
(Consistency Determination Pursuant to CEQA Section 15183)

(Choose one)

- To:** Recorder/County Clerk
P.O. Box 1750, MS A33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2422
- Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: City of San Diego
Development Services Department
1222 First Avenue, MS 501
San Diego, CA 92101

Project Number: 664111

State Clearinghouse Number: 2013121076

Project Title: One for Vancouver

Description of Previous Action: The City of San Diego previously prepared a Program Environmental Impact Report (PEIR) No. 380611 / SCH No. 2013121076 for the North Park Community Plan Update. The PEIR was certified by the San Diego City Council on November 07, 2016, via Resolution No. R-310757. The North Park Community Plan Update involved an update to the North Park Community Plan, a General Plan Amendment, approval of a Rezone Ordinance, amendments to the Land Development Code (LDC).

Project Location: 2626 Vancouver Avenue within the City and County of San Diego

Description of Subsequent Action (current project): The project proposes a Site Development Permit (SDP) and Variance to construct a 2 story 2,952 square-foot (SF) single-family residence on a 17,994 SF vacant lot. A SDP is required for development on a lot over 15,000 SF with Environmentally Sensitive Land. A variance is required to allow a bridge serving as a driveway to be constructed that exceeds the maximum allowable encroachment within the front yard setback. The project is located in the Brush Management and Very High Fire Hazard Severity zones. The project is also in the FAA Part 77 Notification Area for San Diego International Airport (SDIA) and Airport Influence Area- Review Area 2 for SDIA. Grading to accommodate the proposed improvements is expected to consist of cuts of up to approximately 0.45 feet and 1.0 cubic yard (CY) and fills of up to 4.5 feet and 6.8 CY from existing grades.

Project Applicant: Shawchin Chiu, Shaw-Chin Chiu, 425 West Beech Street, San Diego CA 9210, (415) 214-2340.

This is to advise that the Hearing Officer of the City of San Diego on May 25, 2022 approved the above described project and made the following determinations:

Pursuant to CEQA Guidelines Section 15183, the City of San Diego made the following determinations:

- There are no significant environmental effects that are peculiar to the project or the parcel on which the project would be located;
- There are no significant effects of the project that were not analyzed as significant effects in the North Park PEIR;
- There are no potentially significant off-site impacts or cumulative impacts which were not discussed in the North Park PEIR; and

- There are no previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

is hereby certified that the final environmental report, including comments and responses, is available to the public at the office of the Development Services Department, 1222 First Avenue, San Diego, CA 92101.

Analyst: Jaime Kennedy

Telephone: (619) 446-5324

Filed by:

Jan. G. Moore
Signature

SENIOR PLANNER
Title

160202

FILED
Ernest J. Drenenburg, Jr., Recorder County Clerk

NOV 15 2016

NOTICE OF DETERMINATION

BY _____
DEPUTY

TO: X RECORDER/COUNTY CLERK
P.O. BOX 1750, MS A33
1600 PACIFIC HWY, ROOM 260
SAN DIEGO, CA 92101-2422

FROM: CITY OF SAN DIEGO
PLANNING DEPARTMENT
1010 2ND AVENUE, SUITE 1200
EAST TOWER, MS 413
SAN DIEGO, CA 92101

~~X~~ OFFICE OF PLANNING AND RESEARCH
1400 TENTH STREET, ROOM 121
SACRAMENTO, CA 95814

PROJECT NUMBER: 380611 PERMIT NUMBER: NA STATE CLEARINGHOUSE NUMBER: 2013121076
PROJECT TITLE: NORTH PARK COMMUNITY PLAN UPDATE

PROJECT LOCATION: The North Park Community Plan area comprises approximately 2,300 acres and is located in the central portion of the City of San Diego and is in close proximity to Downtown San Diego. North Park abuts the community planning areas of Uptown on the west, Mission Valley on the north, Mid-City on the east, and Golden Hill and Balboa Park on the south. North Park is defined by its mesa tops with canyon and hillside areas. The majority of North Park is relatively flat or gently sloping with pronounced hillside areas located in the northern boundary of the community adjacent to Mission Valley and the southeastern portion of the community adjacent to Golden Hill. North Park contains the neighborhoods of Altadena, Burlingame, Montclair, North Park, and University Heights. The Community Plan area is located within Council District 3 in the City and County of San Diego.

DESCRIPTION OF ACTION: CITY COUNCIL APPROVAL AND ADOPTION of an update of the Community Plan for North Park. The proposed update for the North Park Community Plan would be consistent with and incorporate relevant policies from the 2008 City of San Diego General Plan, as well as provide a long-range, comprehensive policy framework for growth and development in the North Park community. The North Park Community Plan was originally adopted in 1986 and was last amended in 2003. Separate plans were prepared for the North Park and Golden Hill communities, and were evaluated in a single Program Environmental Impact Report (PEIR). However, as the approval process the North Park and Golden Hill CPUs was done separately, the certification of the PEIR, Findings, Statement of Overriding Consideration (SOCs) and Mitigation Monitoring and Reporting Program (MMRP) was done for each plan.

The proposed North Park CPU provides detailed policy direction to implement the General Plan with respect to the distribution and arrangement of land uses (public and private), the local street and transit network, the prioritization and provision of public facilities, community and site specific urban design guidelines, and recommendations to preserve and enhance natural open space and historic and cultural resources within the North Park community.

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 Land Development Code ordinance that would amend the Mid-City Communities Planned District to remove North Park from the Regulations; replacement of rezone areas within the CPU with Citywide zones contained within the Land Development Code (LDC); adoption of land development code

amendments to allow for conformance with the community plan policies; and approval of the Impact Fee Studies.

The proposed North Park CPU includes an Introduction and Implementation chapter, and includes the following elements: Land Use; Mobility; Urban Design; Economic Prosperity; Public Facilities, Services and Safety; Recreation; Sustainability and Conservation; Noise and Light; Historic Preservation; and Arts and Culture.

PROJECT APPLICANT: City of San Diego Planning Department, 1010 2nd Avenue, Suite 1200, East Tower MS 413, San Diego, California 92101. Contact: Tait Galloway, (619) 533-4550

This is to advise that the City of San Diego CITY COUNCIL on November 15, 2016 approved the above described project and made the following determinations:

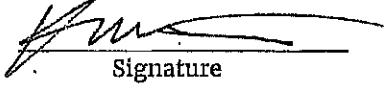
1. The project in its approved form X will will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project and certified pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project; and a Mitigation, Monitoring and Reporting Program was adopted for the project.
4. Findings were made pursuant to CEQA Guidelines Section 15091.
5. A Statement of Overriding Considerations was adopted for this project.

Record of project approval may be examined at the address above.

It is hereby certified that the final environmental report, including comments and responses, is available to the general public at the office of the Planning Department, 1010 2nd Avenue, Suite 1200, East Tower, MS 413, San Diego, CA 92101.

Analyst: Kurtis Steinert

Telephone: (619) 235-5206

Filed by: 

Signature

Planner

Title

Reference: California Public Resources Code, Sections 21108 and 21152.

FILED IN THE OFFICE OF THE COUNTY CLERK

San Diego County on NOV 15 2016

Posted NOV 15 2016 Removed

Returned to agency on

Deputy 



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)
 2013121076

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

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

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):

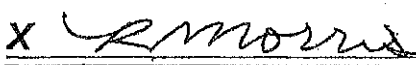
- Local Public Agency School District Other Special District State Agency Private Entity

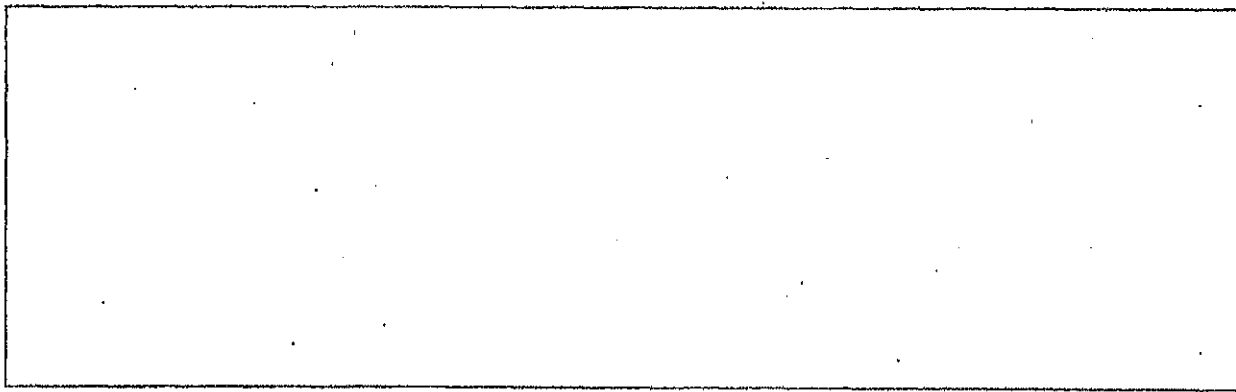
CHECK APPLICABLE FEES:

- | | | | | |
|---|--------|------------|----|------------|
| <input checked="" type="checkbox"/> Environmental Impact Report (EIR) | 160202 | \$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

 PRINTED NAME AND TITLE
 RENAE MORRIS Deputy





Ernest J. Dronenburg, Jr.
COUNTY OF SAN DIEGO
ASSESSOR/RECORDER/COUNTY CLERK



ASSESSOR'S OFFICE
1600 Pacific Highway, Suite 103
San Diego, CA 92101-2480
Tel. (619) 236-3771 * Fax (619) 557-4056

www.sdarcc.com

RECORDER/COUNTY CLERK'S OFFICE
1600 Pacific Highway, Suite 260
P.O. Box 121750 * San Diego, CA 92112-1750
Tel. (619) 237-0502 * Fax (619) 557-4155

Transaction #: 373971720161115
Deputy: RMORRIS
Location: COUNTY ADMINISTRATION BUILDING
15-Nov-2016 11:32

FEES:

3,070.00 Qty of 1 Fish & Game Env Impact (2500) for Ref# 20160202
50.00 Qty of 1 Fish and Game Filing Fee for Ref# 20161141
3,120.00 TOTAL DUE

PAYMENTS:

3,120.00 Check
3,120.00 TENDERED

SERVICES AVAILABLE AT
OFFICE LOCATIONS

- * Tax Bill Address Changes
- * Records and Certified Copies:
Birth/ Marriage/ Death/ Real Estate
- * Fictitious Business Names (DBAs)
- * Marriage Licenses and Ceremonies
- * Assessor Parcel Maps
- * Property Ownership
- * Property Records
- * Property Values
- * Document Recordings

SERVICES AVAILABLE ON-LINE AT
www.sdarcc.com

- * Forms and Applications
- * Frequently Asked Questions (FAQs)
- * Grantor/ Grantee Index
- * Fictitious Business Names Index (DBAs)
- * Property Sales
- * On-Line Purchases
Assessor Parcel Maps
Property Characteristics
Recorded Documents

THE BACK OF THIS CHECK CONTAINS A SECURITY MARK - DO NOT ACCEPT WITHOUT HOLDING AT AN ANGLE TO VERIFY SECURITY MARK

THE CITY OF SAN DIEGO
AMERICA'S FINEST CITY

CHECK # 0001532261

DATE 10/21/2016

AMOUNT \$ 3,120.00

PAY TO THE ORDER OF COUNTY OF SAN DIEGO

THREE THOUSAND ONE HUNDRED TWENTY DOLLARS

VOID AFTER 90 DAYS
PAYMENT GUARANTEED BY

Mary J. Krew
Chief Financial Officer
Linda K. Womack
City Treasurer

Security features include: 150 Details on back

⑈0001532261⑈ ⑆071923284⑆ 7765201321⑈

San Diego County



Transaction #: 6533890
Receipt #: 2022281507

Ernest J. Dronenburg, Jr.
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.com

Cashier Date: 06/17/2022
Cashier Location: SD

Print Date: 06/17/2022 10:28 am

Payment Summary

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

Payment	
CHECK PAYMENT #764856504	\$50.00
Total Payments	\$50.00
Filing	
CEQA - NOD	FILE #: 2022-000496 Date: 06/17/2022 10:26AM Pages: 8
	State Receipt # 37-06/17/2022-0435
Fees: Fish & Wildlife County Administrative Fee	\$50.00
Total Fees Due:	\$50.00
Grand Total - All Documents:	\$50.00



State of California - Department of Fish and Wildlife
2022 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (Rev. 01/01/22) Previously DFG 753.5a

RECEIPT NUMBER: 37-06/17/2022-0435
STATE CLEARING HOUSE NUMBER (If applicable) 2013121076

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT	LEAD AGENCY EMAIL	DATE 06/17/2022
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 2022-NOD-0068	

PROJECT TITLE
ONE FOR VANCOUVER

PROJECT APPLICANT NAME SHAWCHIN CHIU, SHAW-CHIN CHIU	PROJECT APPLICANT EMAIL	PHONE NUMBER 415-214-2340
PROJECT APPLICANT ADDRESS 425 WEST BEECH STREET	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

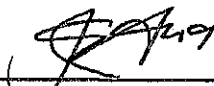
CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$3,539.25	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$2,548.00	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,203.25	\$	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

TOTAL RECEIVED \$ 50.00

SIGNATURE X 	AGENCY OF FILING, PRINTED NAME AND TITLE San Diego County Clerk, JESSADITH EDORA, Deputy
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Payment Reference #: CHECK NO. 764856504 / REM: 11/15/2016 RECT: SD2016 1141