

**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  
1222 First Avenue, MS 501  
San Diego, CA 92101

Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

**Project Number:** PRJ-1102562

**State Clearinghouse Number:** SCH No. 2013041016

**Project Title:** 4970 Market Street

**Project location:** 4970 Market Street, San Diego, CA, 92102

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

**Description of Previous Action and Project:** The City of San Diego previously prepared a Mitigated Negative Declaration (MND) No. 230777/ SCH No. 2013041016 that was adopted by the Planning Commission of the City of San Diego on June 20, 2013, Resolution No. 4920-1-PC. The previously adopted Northwest Village Creek MND and approved Site Development Permit, Conditional Use Permit, and Vesting Tentative Map allowed for the restoration and enhancement of a segment of Chollas Creek and subdivision of land into four parcels to develop commercial and a multi-family residential apartment complex. The MND described the 8.7-acre site, located 4970 and 5050 Market Street and 504 and 602 Euclid Avenue between Market Street and Guymon Street, west of Euclid Avenue, would also include undergrounding existing and proposed utilities, Right-of-Way dedication, floodway flowage easement, and abandonment of some existing water service main and sewer laterals.

**Description of Current Project:** The project proposes easement vacations for an existing 2,920-square-foot slope easement and a 1,182-square-foot storm drain easement, that encompass approximately 4,102 square feet combined total. The storm drain easement being vacated would require a portion of the pipe to be relocated along the southwest property line to be reconnected to its current location the main within Market Street.

**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 Negative Declaration/Mitigated Negative Declaration exist, and (2) the City will rely on the previous environmental document, which adequately addresses this project.

This is to advise that the Council of the City of San Diego on April 8<sup>th</sup>, 2024 approved the above-described project and made the following determinations:

- (1) No Substantial changes are proposed in the project which will require major revisions of the previous MND 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 MND 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 MND was adopted, shows any of the following:
  - a. The project will have one or more significant effects not discussed in the previous MND;
  - b. Significant effects previously examined will be substantially more severe than shown in the previous MND;
  - 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 MND would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative. R-315504

Furthermore, the City has made the following determinations:

1. The proposed project  would, or  would not introduce additional impacts or increase the severity of impacts beyond those already analyzed in MND.
2. Mitigation measures  were,  were not, made a condition of the approval of the project;
3. New Findings  were,  were not, required pursuant to CEQA Guidelines Section 15091.
4. New Statement of Overriding Considerations  were,  were not, required.

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, 1222 First Avenue, San Diego, CA 92101.

Analyst: Kristy Blodgett

Telephone: (619) 236-7788

Filed by: Connie Patterson  
Signature

Legislative Recorder II  
Title

State of California—The Resources Agency  
 DEPARTMENT OF FISH AND WILDLIFE  
**2013 ENVIRONMENTAL FILING FEE CASH RECEIPT**

RECEIPT# SD2013 0500
STATE CLEARING HOUSE # (if applicable) 2013041016

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY CITY OF SAN DIEGO- PLANNING AND DEVELOPMENT REVIEW DEPARTMENT	DATE 06/25/2013
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER *20130103*

PROJECT TITLE  
NORTHWEST VILLAGE CREEK

PROJECT APPLICANT NAME CHARLES DAVIS, JACOBS NEIGHBORHOOD CENTER FOR INNOVATION	PHONE NUMBER 619-527-6161
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PROJECT APPLICANT ADDRESS 404 EUCLID AVENUE	CITY SAN DIEGO	STATE CA	ZIP CODE 92113
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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 type="checkbox"/> Environmental Impact Report  | \$2,995.25 | \$ _____           |
| <input checked="" type="checkbox"/> Negative Declaration  | \$2,156.25 | \$ <u>2,156.25</u> |
| <input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only) | \$850.00   | \$ _____           |
| <input type="checkbox"/> Projects Subject to Certified Regulatory Program                           | \$1,018.50 | \$ _____           |
| <input checked="" type="checkbox"/> County Administrative Fee                                       | \$50.00    | \$ <u>50.00</u>    |
| <input type="checkbox"/> Project that is exempt from fees   |            |                    |
| <input type="checkbox"/> Notice of Exemption  |            |                    |
| <input type="checkbox"/> DFG No Effect Determination (Form Attached)                                |            |                    |
| <input type="checkbox"/> Other _____  |            | \$ _____           |

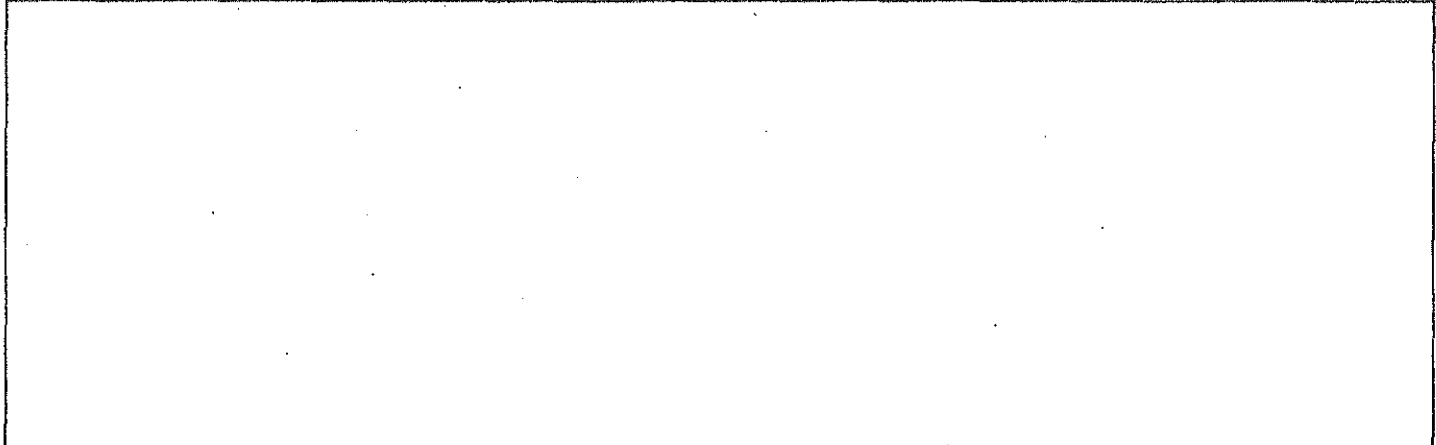
**130103**

PAYMENT METHOD:

Cash   
  Credit   
  Check   
  Other 11428

TOTAL RECEIVED \$ 2,206.25

SIGNATURE <b>X</b> <b>V. Orendain</b>	TITLE Deputy
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# 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](http://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 #: 297553920130625

Deputy: VORENDAL

Location: COUNTY ADMINISTRATION BUILDING

25-Jun-2013 14:34

#### FEES:

2,156.25	Qty of 1 Fish & Game Neg Dec (1800) for Ref# 2013 0103
50.00	Qty of 1 Fish and Game Filing Fee for Ref# 2013 0500

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2,206.25 TOTAL DUE

#### PAYMENTS:

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2,206.25 Check

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2,206.25 TENDERED

#### SERVICES AVAILABLE AT OFFICE LOCATIONS

- \* Tax Bill Address Changes
- \* Records and Certified Copies:  
Birth/ Marriage/ Death/ Real Estate
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- \* Marriage Licenses and Ceremonies
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- \* Property Ownership
- \* Property Records
- \* Property Values
- \* Document Recordings

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- \* On-Line Purchases  
Assessor Parcel Maps  
Property Characteristics  
Recorded Documents