



THE CITY OF SAN DIEGO

DATE OF NOTICE: April 23, 2025

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 11004500

PROJECT NAME / NUMBER: 1933 Fern / PRJ-1127231

COMMUNITY PLAN AREA: Greater Golden Hill

COUNCIL DISTRICT: 3

LOCATION: 1933 Fern Street, San Diego, CA 92102

PROJECT DESCRIPTION: Easement vacation to vacate a portion of an existing public sewer easement at 1933 - 1941 Fern Street. The easement is 25 feet wide and 25 feet long and would propose to vacate an area of approximately 652 square-feet (0.014 acres). The 0.31-acre site is zoned Residential-Multiple Unit (RM-1-1 and RM-2-5) and Residential-Single Unit (RS-1-1) and designated as Residential-Low Medium, Residential-Medium, and Open Space in the Greater Golden Hill Community Plan. The project is also located within the following overlays: Sustainable Development Areas, Complete Communities Mobility Choices, Airport Land Use Compatibility Overlay Zone, Parking Standards Transit Priority Area, Transit Priority Area, Affordable Housing Parking Demand, ALUCP Airport Influence Area, FAA Part 77 Noticing Area, and Very High Fire Hazard Severity Zone, within Council District 3. **LEGAL DESCRIPTION:** BEING A PORTION OF THE 50-FOOT-WIDE SEWER EASEMENT GRANTED TO THE CITY OF SAN DIEGO RECORDED JANUARY 27, 1925, BOOK 1077, PAGE 35 OF DEEDS. SAID PORTION BEING THE WESTERLY 25 FEET OF THE SOUTHERLY 25 FEET OF SAID EASEMENT LYING WITHIN THAT LAND DESCRIBED IN GRAND DEED RECORDED SEPTEMBER 28, 2023, DOCUMENT NO. 2023-0263736, OF OFFICIAL RECORDS ALSO BEING DESCRIBED AS THE SOUTH 50 FEET OF THE NORTH 140 FEET OF LOT 2 OF J.P. CHRISTENSEN'S SUBDIVISION ACCORDING TO MAP THEROF NO. 779, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO, MARCH 22, 1884.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Development Services Department

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15061(b)(3), Common Sense Exemption.

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The project meets the criteria set forth in CEQA Section 15061(b)(3) (Common Sense Exemption), which states that CEQA only applies to projects which have the potential to cause a significant effect on the environment. The project is proposing to vacate a portion of a public sewer easement that is no longer needed. There would be no physical impacts to the project site as the project is not proposing any development or grading. The project is only a mapping action with no significant impact on the environment, and therefore, is not subject to CEQA. The exceptions listed in Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effect on the environment was identified; the project is not adjacent to a scenic highway; lastly, the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

DEVELOPMENT PROJECT MANAGER: Francisco Mendoza
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On April 23, 2025 the City of San Diego (City), as Lead Agency, has made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk by 5:00pm within ten (10) business days from the date of the posting of this Notice (May 7, 2025). Appeals to the City Clerk must be filed by email or in-person as follows:

- 1) Appeals filed via E-mail: The Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031>. Send the completed appeal form (including grounds for appeal and supporting documentation in pdf format) by email to Hearings1@sandiego.gov by 5:00p.m. on the last day of the appeal period; your email appeal will be acknowledged within 24 business hours. You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be United States Postal Service (USPS) postmarked) before or on the final date of the appeal. Please include the project number on the memo line of the check.
- 2) Appeals filed in person: Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>. Bring the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation) to the City Administration Building-Public Information Counter (Open 8:00am to 5:00pm Monday through Friday excluding City-approved holidays), 1st Floor Lobby, located at 202 C Street, San Diego, CA 92101, by 5:00pm on the last day of the appeal period. The completed appeal form shall include the required appeal fee, with a check payable to: City Treasurer.

This information will be made available in alternative formats upon request.

POSTED ON THE CITY'S CEQA WEBSITE

POSTED: 04/22/2025

REMOVED:

POSTED BY: *Myra Lee*