



THE CITY OF SAN DIEGO

DATE OF NOTICE: May 7, 2026

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24010350

PROJECT NAME / NUMBER: 1605 Puterbaugh Easement Vacation / PRJ- 1142487

COMMUNITY PLAN AREA: Uptown

COUNCIL DISTRICT: 3

LOCATION: 1615-1627 Guy Street, 1633-1641 Guy Street, and 1605-1639 Puterbaugh Street, San Diego, CA 92108

PROJECT DESCRIPTION: Easement Vacation for two (2) public service (sewer) easements (totaling approximately 3,400 square feet (0.0781 acre)) and one (1) public service (storm drain) easement (approximately 765 square feet (0.0176 acre)) within parcels located at 1615-1627 Guy Street, 1633-1641 Guy Street, and 1605-1639 Puterbaugh Street. The existing sewer infrastructure within proposed vacated sewer easements will remain and be converted to private facilities. The existing public stormwater infrastructure at the corner of Winder Street and Puterbaugh Street would be abandoned within the vacated storm drain easement and realigned within the public right-of-way to the northeast with new cleanouts and a proposed 18-inch reinforced concrete pipe (RCP) storm drain pipe. The 0.3827-acre site is in the RM-2-5 (Residential-Multiple Unit) Base Zone and designated for Residential – Medium (16-29 dwelling units/acre) uses within the Uptown Community Plan Area. Council District 3. **LEGAL DESCRIPTION:** Parcel 1: (Assessor Parcel Number (APN) 451-223-15) Lots 9, 10 and 17 through 22, inclusive, in Block 42 of Middletown Addition; Parcel 2: (APN: 451-222-08) Lots 1 through 24, inclusive, in Block 47 of Middletown Addition; and Parcel 3: (APN 451-223-16 (Lot 13) and 451-223-17 (Lot 14, 15 and 16)) Lots 13, 14, 15 and 16 in Block 42 of Middletown Addition, in the City of San Diego, County of San Diego, State of California, according to Partition Map filed in County Office in Action No. 5014, Superior Court of County of San Diego, entitled "William Roark, et al. vs. J.F. Forward, et al.", as Map No. 384.

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

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines section 15303 (New Construction or Conversion of Small Structures) and section 15305 (Minor Alterations in Land Use Limitations).

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Guidelines section 15303 (New Construction or Conversion of Small Structures) and section 15305 (Minor Alterations in Land Use Limitations); and where the exceptions listed in Section 15300.2 would not apply.

CEQA section 15303(d) allows for the construction and location of limited numbers of new, small facilities or existing structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure specific to water main, sewage, electrical, gas and other utility extensions, including street improvements, of reasonable length to serve such construction. The existing sewer lines within the two proposed vacated sewer easements will remain and be converted to private ownership to operate and maintain. The existing storm drain pipe in the one vacated storm drain easement will be abandoned in place and a new RCP storm drain pipe and cleanouts would be constructed within the public right-of-way (street improvements) to connect to the existing storm drain system. In addition, in areas with an average slope of less than 20% which do not result in any changes in land use or density, CEQA section 15305(a) allows for minor lot line adjustments, side yard, and set back variances not resulting in the creation of any new parcel and 15305(c) allows the reversion to acreage in accordance with the Subdivision Map Act. The proposed project would convey the City's (public) right, title and interest in the vacated easements to the property owner. This action would not result in the creation of any new parcel and would revert acreage to the property owner for private use. The project site's average slope was calculated to be 19%, which is less than 20% and the easement vacations would not change the land use or density for the underlying RM-2-5 zone or the Residential – Medium (16-29 dwelling unit/acre) land use designation. Therefore, the project qualifies to be exempt from CEQA under both Class 3 and Class 5 exemptions.

The exceptions outlined in CEQA Guidelines section 15300.2 were reviewed. The project is not located in an environmentally sensitive area as defined by CEQA section 15300.2(a) (applicable to exemption Classes 3, 4, 5, 6, and 11 only). The project is expected to have no significant cumulative impact, as identified in CEQA Guidelines section 15300.2(b). No significant effect due to unusual circumstances would result from the project as identified in CEQA Guidelines section 15300.2(c). Considering the nature of the project and its location, no scenic highway impact would occur as identified in CEQA Guidelines section 15300.2(d). The site is not located on a list compiled pursuant to section 65962.5 of the Government Code as identified in CEQA Guidelines section 15300.2(e). No historic resources exist on the site, and the project would not cause a substantial adverse change in the significance of a historical resource as identified in CEQA Guidelines section 15300.2(f). Therefore, none of the exceptions apply.

DEVELOPMENT PROJECT MANAGER:

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On May 7, 2026, 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 21, 2026). 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: 5/7/2026

REMOVED: _____

POSTED BY: *Leilani Phillips*