

**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-1106803

State Clearinghouse Number: 2016071031

Project Title: Costa Verde Revitalization Extension of Time

Project location: 8410 Genesee Ave, San Diego, CA 92122

City/County: San Diego/San Diego

Description of Previous Action and Project: The City of San Diego previously prepared an Environmental Impact Report No. 477943/SCH No. 2016071031 certified by the San Diego City Council on November 10, 2020, Resolution No. R-313305. The permitted project included a General Plan Amendment (GPA), Community Plan Amendment (CPA) and Specific Plan Amendment (SPA) to the University Community Plan (UCP) and Costa Verde Specific Plan to increase the development intensity by 40,000 square feet (sf) of commercial/office and 360,000 sf of research and development uses, re-designate approximately one acre from Neighborhood and Community Commercial to Visitor Commercial to allow a hotel use, and complete incidental technical revisions; a Site Development Permit (SDP) for land use plan amendments within the Airport Land Use Compatibility Overlay Zone; a Planned Development Permit (PDP) to Amend PDP No. 90-1109 for the reconfiguration and expansion of the existing 178,000-square foot shopping center; a Neighborhood Development Permit (NDP) to include tandem commercial parking spaces; a Tentative Parcel Map to create new legal lots; and Easement Vacation to vacate Esplanade Court and water line easements as public facilities. The proposed hotel use consists of a 10-story, 200-room hotel comprised of approximately 125,000 sf to be located on the northernmost portion of the site. Various site improvements would also be constructed that include associated utilities, internal circulation and access, hardscape (surface parking, driveways, and walkways) retaining walls, and landscape.

Description of Current Project: The project proposes an Extension of Time (EOT) for Planned Development Permit No. 1677936, Site Development Permit No. 2413426, Neighborhood Development Permit No. 2411303, Tentative Map No. 2411304, Public Right-of-Way Vacation No. 2464871, and Easement Vacation No. 2413763 for the reconfiguration and expansion of the existing 178,000-square-foot commercial shopping center. The project site is located at 8410 Genesee Avenue, at the corner of Nobel Drive and Genesee Avenue on a 13.9 acre site in the RS-1-14 base zone within the University Community Plan Area, Airport Land Use Compatibility Overlay Zone (MCAS Miramar); Parking Impact Overlay Zone (Campus); Parking Standards Transit Priority Area; Transit Priority Area; Airport Land Use Compatibility Plan Airport Influence Area (MCAS Miramar Review Area 2); FAA Part 77 Noticing Area (MCAS Miramar).

Project Applicant: Alejandra Quesada, 5620 Friars Rd San Diego CA, 92110, (619) 688-1484

Determination: Pursuant to Public Resources Code Section 21166 and CEQA Guidelines 15162, 15164, and 15163, the City has determined that: (1) there is substantial evidence that none of the conditions requiring preparation of a subsequent or supplemental EIR 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 on May 13, 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 EIR 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 EIR 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 EIR was certified, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR;
 - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - 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 EIR 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 proposed project would, or would not introduce additional impacts or increase the severity of impacts beyond those already analyzed in EIR No. 477943.
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: Marlene Watanabe

Telephone: (619) 446-5129

Filed by:  _____
Signature

Senior Planner _____
Title



SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED

Nov 24, 2020 01:13 PM
Ernest J. Dronenburg, Jr.
SAN DIEGO COUNTY CLERK
File # 2020-000910
State Receipt # 37-20200854
Document # 2020-NOD-145

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

COSTA VERDE REVITALIZATION R-313304

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):

FILED IN THE OFFICE OF THE SAN DIEGO COUNTY CLERK ON <u>November 24, 2020</u>	
Posted <u>November 24, 2020</u>	Removed <u>DEC 24 2020</u>
Returned to agency on <u>DEC 24 2020</u>	
DEPUTY <u>K. Ortiz</u>	

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

(Choose one)

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: 477943

State Clearinghouse Number: 2016071031

Project Title: Costa Verde Revitalization R-313304

Project location: The developed 13.9-acre project site is located west of Genesee Avenue between La Jolla Village Drive and Nobel Drive

Project description: The project proposes a GENERAL PLAN AMENDMENT (GPA), COMMUNITY PLAN AMENDMENT (CPA) and SPECIFIC PLAN AMENDMENT (SPA) to the University Community Plan (UCP) and Costa Verde Specific Plan to increase the development intensity by 40,000 square feet (SF) of commercial/office and 360,000 SF of research and development uses, re-designate approximately one acre from Neighborhood and Community Commercial to Visitor Commercial to allow a hotel use, and complete incidental technical revisions; a SITE DEVELOPMENT PERMIT (SDP) for land use plan amendments within the Airport Land Use Compatibility Overlay Zone; a PLANNED DEVELOPMENT PERMIT (PDP) to Amend PDP No. 90-1109 for the reconfiguration and expansion of the existing 178,000-square foot shopping center; a NEIGHBORHOOD DEVELOPMENT PERMIT (NDP) to include tandem commercial parking spaces; a TENTATIVE PARCEL MAP to create new legal lots; and EASEMENT VACATION to vacate Esplanade Court and water line easements as public facilities. The proposed hotel use would consist of a 10-story, 200-room hotel comprised of approximately 125,000 SF to be located on the northernmost portion of the site. Various site improvements would also be constructed that include associated utilities, internal circulation and access, hardscape (surface parking, driveways, and walkways) retaining walls, and landscape. The developed 13.9-acre project site is located west of Genesee Avenue between La Jolla Village Drive and Nobel Drive. The parcel is designated neighborhood and community commercial uses within the Costa Verde Specific Plan and the University Community Plan. In addition, the project site is located within the Urban Node of the Central Subarea, which is intended to be developed as a mixed-use core, with a residential density of up to 75 dwelling units per acre. The site is within the RS-1-14 Zone as well as the Affordable Housing Parking Demand Overlay Zone (Medium), the Airport Land Use Compatibility Overlay Zone (Marine Corps Aviation Station [MCAS] Miramar), the Airport Influence Area (Review Area 2 - MCAS Miramar), the Airport Federal Aviation Administration (FAA) Part 77 Noticing Area (MCAS Miramar), the Community Plan Implementation Overlay Zone (CPIOZ-A), the 300-foot Fire Brush Buffer Overlay Zone, the Very High Fire Hazard Severity Overlay Zone, the Outdoor Lighting Overlay Zone (Lighting Zone 3 - Medium), the Parking Impact Overlay Zone (PIOZ - Campus Impact Area), and the Residential Tandem Parking Overlay Zone. (Assessor Parcel Numbers: 345-210-12, 345-210-13, and 345-210-14.) Applicant: Regency Centers L.P.

Project applicant: John Murphy, Regency Centers, L.P., 420 Stevens Avenue, Suite 320, Solana Beach, CA 92075, (858) 350-1669.

This is to advise that the Council of the City of San Diego on November 10, 2020 approved the above described project and made the following determinations:

1. The project in its approved form 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.
 A (Mitigated) Negative Declaration was prepared for this project pursuant to the provisions of CEQA.

- An Addendum to Negative Declaration / Mitigated Negative Declaration / Environmental Impact Report No. was prepared for this project pursuant to the provisions of CEQA.

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

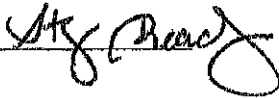
3. Mitigation measures were, were not, made a condition of the approval of the project; and a mitigation, monitoring and reporting program was, was not, adopted for the project.
4. (EIR only) Findings were, were not, made pursuant to CEQA Guidelines Section 15091.
5. (EIR only) A Statement of Overriding Considerations was, was not, adopted for this project.

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

Analyst: E. Shearer-Nguyen

Telephone: (619) 446-5369

Filed by: Stacy Ready
Signature



Legislative Recorder II
Title



San Diego County



Transaction #: 5095816
Receipt #: 2020630151

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: 11/24/2020
Cashier Location: SD

Print Date: 11/24/2020 1:14 pm

Payment Summary

Total Fees	\$3,393.25
Total Payments	\$3,393.25
Balance:	\$0.00

Payments

CHECK PAYMENT #1635714	\$50.00
CHECK PAYMENT #01635715	\$3,343.25
Total Payments	\$3,393.25

Filing

CEQA - NOD	Document #: 2020-000910 Date: 11/24/2020 1:13PM Pages: 3 Map #: 20200854
Fees: Fish & Wildlife County Administrative Fee	\$50.00
Fees: Fish & Wildlife Environmental Impact Report	\$3,343.25
Total Fees Due:	\$3,393.25
Grand Total - All Documents:	\$3,393.25



State of California - Department of Fish and Wildlife

2020 ENVIRONMENTAL FILING FEE CASH RECEIPT

DFW 753.5a (Rev. 12/10/19) Previously DFG 753.5a

RECEIPT 37-2020- 0854
STATE CLEARINGHOUSE NUMBER (If applicable) 2016071031

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT	LEAD AGENCY EMAIL	DATE 11/24/2020
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COUNTY/STATE AGENCY OF FILING San Diego County	DOCUMENT NUMBER 2020-NOD-0145
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PROJECT TITLE
COSTA VERDE REVITALIZATION R-313304

PROJECT APPLICANT NAME JOHN MURPHY, REGENCY CENTERS, L.P.	PROJECT APPLICANT EMAIL	PHONE NUMBER 858-350-1669
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PROJECT APPLICANT ADDRESS 420 STEVENS AVENUE SUITE 320	CITY SOLANA BEACH	STATE CA	ZIP CODE 92075
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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 checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$3,343.25	\$	3,343.25
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,406.75	\$	0.00
<input type="checkbox"/> Certified Regulatory Program document (CRP)	\$1,136.50	\$	0.00
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input 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 \$ 3,393.25

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County KARINA ORTIZ , Deputy
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Payment Reference #: CHECK NO. 01635715 AND CHECK NO 01635714



5620 Friars Road • San Diego, California 92110-2596 • (619) 291-0707

California Bank and Trust
4320 La Jolla Village Dr. Ste. 100
San Diego, CA 92122
90-3210/1222

1000583

CHECK DATE

May 24, 2024

PAY Fifty and 00/100 Dollars

AMOUNT

TO San Diego County Clerk

50.00

AUTHORIZED SIGNATURE

Security Check features included. Details on back.

