

**NOTICE OF DETERMINATION (SUBSEQUENT ACTION)  
(SUBSEQUENT ACTION)**

(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:** 657591

**State Clearinghouse Number:** 2017071066

**Project Title:** Mission Valley Home Depot/Scottish Rite Redevelopment

**Project location:** 1561/1895 Camino del Rio South

**Description of Previous Action/Project:** The City previously prepared and certified the Mission Valley CPU PEIR (Project No. 518009/SCH No. 2017071066). The Mission Valley CPU PEIR analyzed updates to the Community Plan that guide development of the entire Mission Valley community. The PEIR was certified by the City of San Diego on September 10, 2019, Resolution No. R-312653.

**Project Description:** A SITE DEVELOPMENT PERMIT, A NEIGHBORHOOD DEVELOPMENT PERMIT, A PLANNED DEVELOPMENT PERMIT, A PUBLIC RIGHT-OF-WAY VACATION, AND EASEMENT VACATION to demolish the existing Scottish Rite building (approximately 63,822 square feet) and the existing San Diego Auto Connection building (approximately 7,124 square feet) and construct a new Scottish Rite building (approximately 40,000 square feet); a Home Depot facility (approximately 106,688 square feet of building and approximately 17,916 square feet of garden center, and garage structure). The 13.65-acre project site is within the Mission Valley Community Plan, has a land use designation of Regional Commercial and Office and Visitor Commercial and is zoned CR-2-1. Addendum No. 657591 to PEIR No. 518009/SCH 2017071066 has been prepared for this project.

**Project Applicant:** Home Depot USA, Inc., 2455 Paces Ferry Road, Atlanta, CA 30339, 770-384-2406

This is to advise that the City Council of the City of San Diego on May 25, 2021 approved the above described project and made the following determinations: R-313560

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 Environmental Impact Report No. 518009 was prepared for this project pursuant to the provisions of CEQA.

The Addendum and the 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.

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: Holowach

Telephone: (619) 446-5187

Filed by:   
Signature

Legislative Analyst  
Title



State of California - Department of Fish and Wildlife  
**2019 ENVIRONMENTAL FILING FEE CASH RECEIPT**  
 DFW 753.5a (Rev. 2/7/19) Previously DFG 753.5a

190144

RECEIPT NUMBER: 37-2019- 0823
STATE CLEARINGHOUSE NUMBER (if applicable) 2017071066

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SAN DIEGO PLANNING DEPARTMENT	LEAD AGENCY EMAIL --	DATE 10.04.2019
COUNTY/STATE AGENCY OF FILING San Diego County		DOCUMENT NUMBER 2019 - 0144
PROJECT TITLE MISSION VALLEY COMMUNITY PLAN UPDATE		

PROJECT APPLICANT NAME CITY OF SAN DIEGO PLANNING DEPARTMENT	PROJECT APPLICANT EMAIL --	PHONE NUMBER 619.236.6891
PROJECT APPLICANT ADDRESS 9485 AERO DRIVE MS 413	CITY SAN DIEGO	STATE CA
		ZIP CODE 92123

PROJECT APPLICANT (Check appropriate box)

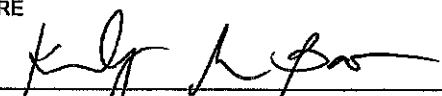
Local Public Agency     School District     Other Special District     State Agency     Private Entity

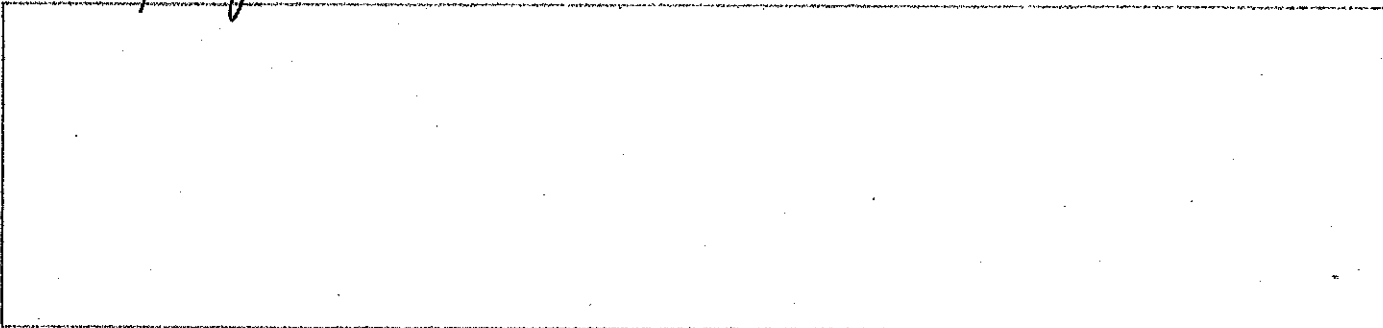
CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$3,271.00	\$	\$3,271.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,354.75	\$	
<input type="checkbox"/> Certified Regulatory Program document (CRP)	\$1,112.00	\$	
<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	\$	
<input checked="" type="checkbox"/> County documentary handling fee		\$	\$50.00
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:

Cash     Credit     Check     Other 001737911    **TOTAL RECEIVED**    \$    \$3,321.00

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County                      K. BAO                      , Deputy
--	---



190144

FILED  
Ernest J. Dronenburg, Jr. Recorder County Clerk

OCT 04 2019

K. Bao

BY \_\_\_\_\_  
DEPUTY

NOTICE OF DETERMINATION

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  
PLANNING DEPARTMENT  
9485 AERO DRIVE, MS 413  
SAN DIEGO, CA 92123

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

PROJECT NUMBER: 518009 PERMIT NUMBER: NA STATE CLEARINGHOUSE NUMBER: 2017071066

PROJECT TITLE: Mission Valley Community Plan Update

PROJECT LOCATION: The Mission Valley Community Plan Update ("CPU" or "project") area is located in central San Diego along the San Diego River between Mission Bay and the Grantville neighborhood. With hillsides to the north and south, it is an east-west oriented linear valley about five miles in length, bordered by several other Community Plan areas: Old Town San Diego, Uptown, Greater North Park, Normal Heights, Kensington-Talmadge, and College Area to the south; Navajo to the east; Tierrasanta, Kearny Mesa, Serra Mesa, and Linda Vista to the north; and Mission Bay Park to the west. The San Diego River, which runs westward through Mission Valley, is a defining feature of the community. The valley sits at the crossroads of the regional freeway system, enjoying access from Interstate (I-) 5, I-8, I-15, I-805 and State Route 163 (SR-163). Mission Valley is a regional center of offices, hotels, and retail businesses, as well as a major regional visitor center, with a concentration of hotels located in close proximity to tourist attractions including Mission Bay Park, Sea World, and Balboa Park.

DESCRIPTION OF ACTION: **CITY COUNCIL APPROVAL AND ADOPTION** the Mission Valley Community Plan Update, which is a comprehensive update to the Mission Valley Community Plan which was adopted in 1985. The adopted Community Plan has undergone over 20 amendments in the intervening years and was last amended in 2013. The CPU provides detailed, community-specific policy direction to guide development in Mission Valley and brings the Community Plan up to date by analyzing current land use, development, and environmental characteristics; evaluating changes in demographics; understanding the demand for housing and commercial development; working with community members to establish a vision and objectives; evaluating the "fit" of current Community Plan policies to achieve community goals and regulatory requirements; and ensuring policies and recommendations remain in harmony with the General Plan, citywide, and regional policies.

The CPU would transform Mission Valley into a vibrant community, renowned for its walk- and bike-ability, accessibility to interstates and transit, recreational and employment opportunities, and a concentration of diverse food and unique shopping. New and creative housing opportunities are envisioned to be a defining feature of a future Mission Valley. Existing sites are re-envisioned to better integrate housing into the area, with a balance between housing, employment, and shopping opportunities. The community's San Diego River Trail and pedestrian paseos will join with green streets and community parks. New connections and a strengthened grid will improve vehicular mobility, and present and future trolley lines will support easy commuting and transit-oriented development.

no change of how

Implementation of the CPU requires adoption of the proposed Mission Valley Community Plan, and other associated discretionary actions, including amendments to the General Plan to incorporate the proposed CPU as a component of the General Plan Land Use Element, amendments to the San Diego Municipal Code and Official Zoning Map to be consistent with the proposed CPU, amendments to existing development agreements; and updates and amendments to other plans and regulatory documents including but not limited to, the San Diego Association of Government's (SANDAG's) Regional Plan, the City's Pedestrian Master Plan, the City's Bicycle Master Plan, the City's Traffic Signal Communications Master Plan, and the Urban Water Management Plan. A comprehensive update to the Impact Fee Study (formerly known as the Public Facilities Financing Plan) is also proposed for adoption in a subsequent discretionary action. Collectively, these actions together with the CPU form the project analyzed in the Program Environmental Impact Report.

PROJECT APPLICANT: City of San Diego Planning Department, 9485 Aero Drive, MS 413, San Diego, California 92123. Contact: Nancy Graham, Development Project Manager III, (619) 236-6891

This is to advise that the City of San Diego CITY COUNCIL on Sept. 10, 2019 approved the above described project and made the following determinations: R-312653

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.

A 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, 9485 Aero Drive, MS 413, San Diego, CA 92123.

Analyst: Rebecca Malone, Senior Planner

Telephone: (619) 446-5371

Filed by: Connie Patterson  
Signature

Senior Planner  
Title

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

FILED IN THE OFFICE OF THE COUNTY CLERK  
San Diego County on OCT 04 2019  
Posted OCT 04 2019 ~~Removed~~ NOV 05 2019  
Returned to agency on NOV 05 2019  
Deputy K. Bao  
K. Bao