

NOTICE OF DETERMINATION
(Consistency Determination Pursuant to CEQA Section 15162)

(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: 684644

State Clearinghouse Number: N/A

Project Title: Digital-Hub Urgent Care Planned Development Permit

Project location: 1080 University Avenue, Suite H109, San Diego, CA 92103

Project description: A Planned Development Permit to amend Planned Commercial Development (PCD) 88-0246 to allow for urgent care facility consisting of wellness rooms, lab, staff lounge and restrooms located at 1080 University Avenue, Suite H109. Further, the Scope of Work includes new non-bearing interior partitions, ceiling, equipment, millwork, mechanical, electrical and plumbing. The exterior work is limited to a new storefront door and new storefront. A Mitigated Negative Declaration (MND) was previously adopted for the Hillcrest Mixed Use/Sears Site, which analyzed the development of a mixed-use residential and commercial retail center, on a 14.2 acres. A Mitigation Monitoring and Reporting Program (MMRP) was adopted for the project to reduce potentially significant impacts to Traffic and Noise to below a level of significance. The proposed urgent care facility remains within the scope of the previously adopted MND and no further environmental review was required.

Pursuant to Public Resources Code Section 21166 and CEQA guidelines 15162 and 15163 (related to EIR's), the City has determined that: (1) there is substantial evidence that none of the conditions requiring preparation of a subsequent or supplemental EIR or subsequent Negative Declaration/Mitigated Negative Declaration exist, and (2) the City will rely on the previous environmental document, which adequately addresses this project.

The proposed project would, or would not introduce additional impacts or increase the severity of impacts beyond those already analyzed in Mitigated Negative Declaration.

Project applicant: Richard Rizo, 8370 Wilshire Boulevard, Suite 330, Beverly Hills, CA 90211, (818) 602-3620.

This is to advise that the Designated Staff of the City of San Diego on February 15, 2023 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 Mitigated Negative Declaration 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 Mitigated Negative Declaration 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 Mitigated Negative Declaration was adopted, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous Mitigated Negative Declaration;

- b. Significant effects previously examined will be substantially more severe than shown in the previous Mitigated Negative Declaration;
- 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 Mitigated Negative Declaration would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

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

Analyst: Rhonda Benally

Telephone: (619) 446-5468

Filed by: *Jeff Szymanski*
Signature

Senior Planner
Title

[Attach Copy of Check, Proof of CDFG Payment, or No Effect Form]

Reference: California Public Resources Code, Section 15162/63.