

Notice of Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: P.O. Box 3044 Sacramento, CA 95812-3044
Street Address: 1400 Tenth St., Rm 113 Sacramento, CA 95814

From:

Public Agency: City of La Mesa
Address: 8130 Allison Avenue, La Mesa, CA 91942
Contact: Allyson Kinnard, Associate Planner
Phone: 619-667-1196

County Clerk

County of: San Diego
Address: 1600 Pacific Highway, Suite 260 San Diego, California 92101

Lead Agency (if different from above): Same as above
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2018101030

Project Title: Costco La Mesa Retail Fueling Facility Expansion

Project Applicant: Costco Wholesale (Name and Address)

Project Applicant Contact: Charles Moseley, Senior Project (Name/Title)
425-251-6222 cmoseley@barghausen.com (Phone) (Email)

Project Location (include county): 8125, 8165, & 8185 Fletcher Parkway, La Mesa, San Diego County

Project Description:

The proposed project modifies the approved expansion project (i.e., construction and operation of a new Costco gas station). The modified project entails demolition of an existing 17,125-sf retail building to add 1.18 acre to the project site, a new driveway to the west of the fuel facility, relocation of the eastern driveway, and construction of a 3,019-square-foot fuel canopy addition, installation of four multi-product dispensers, and associated site improvements. See attached page for more information.

This is to advise that the City of La Mesa has approved the above (Lead Agency or Responsible Agency)

described project on April 22, 2025 and has made the following determinations regarding the above described project.

- 1. The project [will] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was] adopted for this project.
5. A statement of Overriding Considerations [was] adopted for this project.
6. Findings [were] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

Cit of La Mesa Community Development Department, 8130 Allison Avenue La Mesa CA 91942

Signature (Public Agency): Allyson Kinnard Title: Associate Planner

Date: 5/2/2025 Date Received for filing at OPR:

Authority cited: Sections 21083, Public Resources Code. Reference Section 21000-21174, Public Resources Code.

This Addendum (Addendum No. 2) evaluates the potential environmental effects of the proposed modification to the 2018 IS/MND and 2023 Addendum No. 1. The 2018 IS/MND evaluated the Costco La Mesa Retail Fueling Facility Expansion Project, which allowed for the demolition of an existing 40,000-square-foot vacant retail building and the construction of a new Costco gas station at the existing Costco Warehouse facility. In 2023, Addendum No. 1 made some slight modifications to the approved plan from the 2018 IS/MND with the addition of approximately 19,333 square feet of expansion space to the existing Costco Warehouse and a reduction in the number of parking spaces from 764 parking stalls to 703 stalls.

This Addendum analyzes proposed modifications to allow for expansion of the existing fuel facility at the modified project site, to improve overall operations at the facility. The modified project would require the demolition of an existing 17,125-square-foot former La-Z-Boy retail building, including associated clearing and grading, addition of a new driveway to the west of the fuel facility and relocation of the eastern driveway, construction of a 3,019-square-foot fuel canopy addition (increasing its size from 12,651 square feet to 15,670 square feet), the installation of four multi-product dispensers, and associated site improvements. The modified project would therefore include the addition of 1.18 acres to the project site (APN 464-600-21-00, the former La-Z-Boy site). This portion of the project site is also zoned CM-F-D, which allows for automotive service stations for the retail dispensing of fuel, motor oil, and automotive accessories.