

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: 670104

State Clearinghouse Number: 1997111077

Project Title: PHR Elementary

Project location: 6631 Solterra Vista Parkway

Project description:

The project is a Planned Development Permit, Coastal Development Permit, and Conditional Use Permit to construct a new elementary school consisting of 70,000 square-feet of administrative offices, classrooms and multi-purpose rooms, playgrounds, fields, hardscape and parking at 6631 Solterra Vista Parkway. The development includes deviations to the AR-1-1 Zone regulations. The 10.0-acre site is in the AR-1-1 and OC-1-1 Zones, Coastal (Appealable) Overlay Zone, Multiple Planning Habitat Area, Geologic Hazard Category 23 and 24, Airport Influence Area (MCAS Miramar), FEMA - FP 100 Flood Zone A, MSCP Vegetation, Steep Hillides, Very High Fire Severity Zone and Parking Impact Area (Coastal) within the Pacific Highlands Ranch Community Plan, and Council District 1.

In November 2019, the Del Mar Union School District duly adopted the Addendum (SCH No. 1997111077) to Master EIR for Pacific Highlands Ranch (Subarea III) (No. 96-7918/SCH 1997111077) for the Pacific Highlands Ranch K-6 No.2. The City of San Diego, as Responsible Agency, has determined that the previously adopted environmental document, Addendum (SCH No. 1997111077), adequately addressed the project and there is no change in circumstance, additional information, or project changes to warrant additional environmental review. The EIR Addendum analyzing the school development was prepared and adopted pursuant to CEQA Guidelines Section 15164. The EIR Addendum concluded the development remained within the scope of the previously adopted EIR and no further environmental review was required. The prior environmental document adequately covered this activity as part of the previously approved project and the activity is not a separate project for purpose of California Environmental Quality Act (CEQA) review pursuant to CEQA Guidelines Section 15162.

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 Addendum to Master EIR for Pacific Highlands Ranch (Subarea III) (No. 96-7918/SCH 1997111077).

Project applicant: Lauren Blagg, OBR Architecture, 3817 Ray Street, San Diego, CA 92104; (619) 564-7586

This is to advise that the Planning Commission of the City of San Diego on April 8, 2021 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 Addendum 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 Addendum 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 Addendum was adopted, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the Addendum;
 - b. Significant effects previously examined will be substantially more severe than shown in the previous Addendum;
 - 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 Addendum 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: Sara Osborn

Telephone: 619-446-5381

Filed by: Sara Osborn
Signature

Senior Planner
Title

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

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