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

Office of Land Use and Climate Innovation
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: City of San Diego
Development Services Department
7650 Mission Valley Road, MS DSD-1A
San Diego, CA 92108

Project Number: PRJ-1125013

State Clearinghouse Number: 2003041001

Project Title: 2305 India Street

Project Location: 2305 India Street, San Diego, 92101

City/County: San Diego/San Diego

Description of Previous Action and Project: The Final Environmental Impact Report (FEIR) for the DCP, Centre City Planned District Ordinance (CCPDO), and 10th Amendment to the Centre City Redevelopment Plan, certified by the Redevelopment Agency (Former Agency) and City Council on March 14, 2006 (Resolutions R-04001 and R-301265, respectively), and subsequent addenda to the FEIR certified by the Former Agency on August 3, 2007 (Former Agency Resolution R-04193), April 21, 2010 (Former Agency Resolutions R-04508 and R-04510), August 3, 2010 (Former Agency Resolution R-04544) and certified by City Council on February 12, 2014 (Resolution R-308724) and July 14, 2014 (Resolution R309115) describe the setting of the DCP area including the East Village district. These descriptions are hereby incorporated by reference.

Description of Current Project: Conditional Use Permit (CUP) to allow indoor live entertainment at Nolita Hall, located at 2305 India Street on the 5,804-square-foot property at the northeast corner of India Street and West Juniper Street, within the Mixed Commercial (MC) land use district of the Centre City Planning District, the Transit Priority Area Overlay, Council District 3, and the Little Italy neighborhood of the Downtown Community Plan area.

Project Applicant: Marco Polo Cortes for Juniper House LLC, 2305 India St., San Diego, CA 92101, (619) 255-8000

Determination: Pursuant to Public Resources Code Section 21166 and CEQA Guidelines 15162, 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 Hearing Officer of the City of San Diego, as Lead Agency, has approved the above-described project on August 20, 2025 and made the following determinations:

(1) No Substantial changes are proposed in the project which will require major revisions of the previous Program 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 Program 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 previous Program was certified, shows any of the following:

a. The project will have one or more significant effects not discussed in the previous Program EIR;

b. Significant effects previously examined will be substantially more severe than shown in the previous Program 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 Program 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 project in its approved form ☐ would, or ☒ would not have a significant effect on the environment.
2. The proposed project ☐ would, or ☒ would not introduce additional impacts or increase the severity of impacts beyond those already analyzed in Program EIR.
3. Mitigation measures ☐ were, ☐ were not, made a condition of the approval of the project;
4. New Findings ☐ were, ☐ were not, required pursuant to CEQA Guidelines Section 15091.
5. New Statement of Overriding Considerations ☐ were, ☐ were not, required.

Responsible and Trustee Agency: Implementation of the project ☐ will require ☒ will not require coordination with the following responsible and/or trustee agencies:

- California Coastal Commission
- California Department of Fish and Wildlife

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, 7650 Mission Valley Road, San Diego, CA 92108.

Analyst: Holowach

Telephone: (619) 446-5187

Filed by: Courtney Holowach
Signature

Senior Planner
Title

[Attach Copy of Check, Proof of CDFG Payment, or No Effect Form]
Reference: California Public Resources Code, Section 15162/63.

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

RECEIPT NUMBER: 37-2019- 1025

STATE CLEARINGHOUSE NUMBER *(If applicable)*: 2003041001

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CIVIC SAN DIEGO	--	12/06/2019

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
San Diego County	2019 - 0174

PROJECT TITLE

SAN DIEGO DOWNTOWN COMMUNITY PLAN - 6TH & G HOTEL PROJECT (705 SIXTH AVENUE)

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
6TH AND G, LLC	--	619-533-7171

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
321 7TH AVENUE	SAN DIEGO	CA	92101

PROJECT APPLICANT *(Check appropriate box)*

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

CHECK APPLICABLE FEES:

☑ Environmental Impact Report (EIR)	190174	$3,271.00	$ $3,271.00
☐ Mitigated/Negative Declaration (MND)(ND)		$2,354.75	$
☐ Certified Regulatory Program document (CRP)		$1,112.00	$

☐ Exempt from fee

- ☐ Notice of Exemption (attach)
- ☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$850.00	$
☑ County documentary handling fee		$ $50.00
☐ Other		$

PAYMENT METHOD:

☐ Cash ☑ Credit ☐ Check ☐ Other VC AUTH#01651G **TOTAL RECEIVED** $ $3,321.00

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X Jsamuela	San Diego County JSAMUELA , Deputy

ORIGINAL - PROJECT APPLICANT | COPY - CDFW/ASB | COPY - LEAD AGENCY | COPY - COUNTY CLERK