



**SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET**

FILED
Apr 03, 2026 08:50 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2026-000314
State Receipt # 37040320260287
Document # 2026-NOD-36

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk

TYPE OR PRINT CLEARLY

Project Title

MIRKA TOWER / PRJ-1138932

Check Document being Filed:

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type)

FILED IN THE OFFICE OF THE SAN DIEGO	
COUNTY CLERK ON <u>April 3, 2026</u>	
Posted <u>April 3, 2026</u>	Removed _____
Returned to agency on _____	
DEPUTY _____	

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

**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

From: City of San Diego
Development Services Department
7650 Mission Valley Road, MS DSD-2A
San Diego, CA 92108

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

Project Number: PRJ-1138932

State Clearinghouse Number: 2003041001

Project Title: Mirka Tower

Project Location: 1430 National Avenue, San Diego, CA 92101

City/County: San Diego/San Diego

Description of Previous Action and Project: The Final Environmental Impact Report (FEIR) for the Downtown Community Plan, Centre City Planned District Ordinance (CCPDO), and 10th Amendment to the Centre City Redevelopment Plan (State Clearinghouse (SCH) No. 2003041001) was certified by the former Redevelopment Agency (Former Agency) and the Council of the City of San Diego (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), and November 17, 2020 (Resolution R-313302); and the Final Supplemental Environmental Impact Report (SEIR) for the Downtown San Diego Mobility Plan (SCH No. 2014121002) certified by the City Council on July 6, 2016 (Resolution R-310561).

Development within the Downtown Community Planning area is also covered under the following documents, referred to collectively as the CAP FEIR: the FEIR for the City of San Diego Climate Action Plan (CAP) (Project No. 416603/SCH No. 2015021053) certified by the City Council on January 4, 2016 (Resolution R-310176); the Addendum to the CAP FEIR for the CAP Consistency Checklist (Project No. 416603/SCH No. 2015021053) adopted by the City Council on July 19, 2016 (Resolution R-310595); and the Addendum to the CAP FEIR for the City of San Diego CAP Update (Project No. 416603/SCH No. 2015021053) adopted by the City Council on August 10, 2022 (Resolution R-314298).

The Downtown FEIR and CAP FEIR are both Program EIRs prepared in compliance with the California Environmental Quality Act ("CEQA") Guidelines Section 15168.

Description of Current Project: A Coastal Development Permit for the demolition of existing structures totaling 19,868 square feet and the construction of a 21-story, 225-foot tall 100% affordable housing development known as Mirka Tower, comprised of 318 dwelling units. The project site is located on the 55,989-square-foot property at 1430 National Avenue bounded by Commercial Street, National Avenue, and 16th Street in the East Village neighborhood of the Downtown Community Plan area, the Mixed Commercial land use district of the Centre City Planned

District, the Coastal Overlay Zone, Airport Land Use Compatibility Land Use Overlay, Sustainable Development Area, and Council District 3. This development is within the non-appealable area of the Coastal Overlay zone.

Project Applicant: Evan Gerber, Mirka Investments, LLC, 600 B Street, Suite 300, San Diego, CA 92101, (619) 323-1447

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 Development Services Department of the City of San Diego, as Lead Agency, has approved the above-described project on March 12, 2026 and made the following determinations:

- (1) No Substantial changes are proposed in the project which will require major revisions of the previous 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 FEIR 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 FEIR was certified, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous FEIR;
 - b. Significant effects previously examined will be substantially more severe than shown in the previous FEIR;
 - 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 FEIR 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 the previous FEIR.

- 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:

N/A

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: James Alexander

Filed by:

James Alexander / (619) 446-5188
Name/Phone Number


Signature

Development Project Manager
Title

3/13/20
Date

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 CIVIC SAN DIEGO	LEAD AGENCY EMAIL --	DATE 12/06/2019
COUNTY/STATE AGENCY OF FILING San Diego County	DOCUMENT NUMBER 2019 - 0174	

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

PROJECT APPLICANT NAME 6TH AND G, LLC	PROJECT APPLICANT EMAIL --	PHONE NUMBER 619-533-7171
PROJECT APPLICANT ADDRESS 321 7TH AVENUE	CITY SAN DIEGO	STATE CA
		ZIP CODE 92101

PROJECT APPLICANT (Check appropriate box)

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

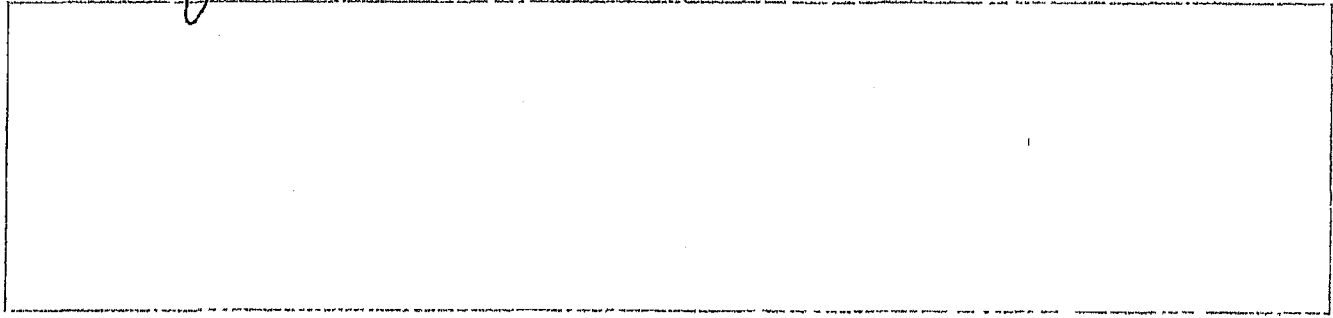
CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$3,271.00	\$	\$3,271.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	190174	\$	
<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)			
<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 VC AUTH#01651G
 TOTAL RECEIVED \$ 3,321.00

SIGNATURE X <i>JSAMUELA</i>	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County JSAMUELA, Deputy
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San Diego County



Transaction #: 8964004
Receipt #: 2026128061

JORDAN Z. MARKS

Assessor/Recorder/County Clerk
1600 Pacific Highway Suite 260
P. O. Box 121750, San Diego, CA 92112-1750
Tel. (619) 237-0502 Fax (619) 557-4155
www.sdarcc.gov

Cashier Date: 04/03/2026
Cashier Location: SD

Print Date: 04/03/2026 8:51 am

Payment Summary

Total Fees:	\$50.00
Total Payments:	\$50.00
Balance:	\$0.00

Payment

CHECK PAYMENT #2356 \$50.00

Total Payments \$50.00

Filing

CEQA - NOD FILE #: 2026-000314 Date: 04/03/2026 8:50AM Pages: 5

State Receipt # 37-04/03/2026-0287

Fees: Fish & Wildlife County Administrative Fee \$50.00

Total Fees Due: \$50.00

Grand Total - All Documents: \$50.00



State of California - Department of Fish and Wildlife
2026 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753 5a (Rev 01/01/26) Previously DFG 753 5a

RECEIPT NUMBER 37-04/03/2026-0287
STATE CLEARING HOUSE NUMBER (If applicable) 2003041001

SEE INSTRUCTIONS ON REVERSE TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT	LEAD AGENCY EMAIL	DATE 04/03/2026
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 2026-NOD-0036	

PROJECT TITLE
MIRKA TOWER / PRJ-1138932

PROJECT APPLICANT NAME EVAN GERBER, MIRKA INVESTMENTS LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER 619-323-1447
PROJECT APPLICANT ADDRESS 600 B STREET, SUITE 300	CITY SAN DIEGO	STATE CA
		ZIP CODE 92101

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)	\$4,227 50	\$	0 00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$3,043 75	\$	0 00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,437 25	\$	0 00

- Exempt from fee
- Notice of Exemption (attach)
 - CDFW No Effect Determination (attach)

Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850 00	\$	0 00
<input checked="" type="checkbox"/> County documentary handling fee		\$	50 00
<input type="checkbox"/> Other		\$	0 00

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 50 00

SIGNATURE <i>X Steve Sangthai</i>	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, STEVE SANGTHAI, Deputy
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Payment Reference #. CHECK NO. 2356 REM. 12/06/2019 RECT. 37-2019-1025