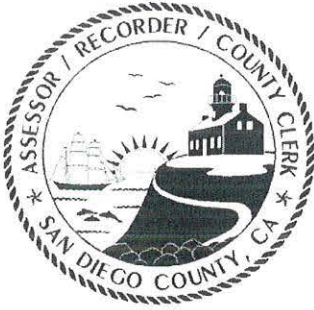




**SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET**

FILED

Dec 10, 2025 12:50 PM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2025-001074
State Receipt # 37121020250979
Document # 2025-NOD-144

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

4577 LA JOLLA VILLAGE DRIVE

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 December 10, 2025

Posted December 10, 2025 **Removed** JAN 09 2026

Returned to agency on JAN 09 2026

DEPUTY S. Sangthai

S. Sangthai

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-1A
San Diego, CA 92108

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

Project Number: PRJ- 1132219

State Clearinghouse Number: 2021070359

Project Title: 4577 La Jolla Village Drive

Project Location: 4577 La Jolla Village Drive, San Diego, CA 92122

City/County: San Diego/San Diego

Description of Previous Action and Project: The City of San Diego previously prepared a Program Environmental Impact Report for the Blueprint SD Initiative, Hillcrest Focused Plan Amendment, and University Community Plan Update Program Environmental Impact Report (SCH No. 2021070359) that was certified by City Council on July 30, 2024, R-315701. The University Community Plan Update was a comprehensive update to the existing University Community Plan and Local Coastal Program. The University Community Plan updated the land use plan and zoning for the community plan area to help achieve the desired vision and objectives for the community.

Description of Current Project: The project proposes a Tentative Map located at 4577 and 4589 La Jolla Village Drive. The tentative map would divide an existing 12.88-acre single lot within the approximately 35-acre Westfield University Town Center Shopping Mall, consisting of existing commercial and retail uses and adjacent parking lots, into 10 individual parcels of varying sizes. No new development is proposed. The 12.88-acre site is located within the Employment Mixed-Use (EMX-3) Base Zone. Overlay Zones include Airport Land Use Compatibility (MCAS Miramar) Overlay Zone, ALUCP Airport Influence Area (MCAS Miramar - Review Area 2), Transit Priority Area, the Community Plan Implementation Overlay Zone, and Parking Standards Transit Priority Area. The site is designated Urban Village High-3 within the University Community Plan area.

Project Applicant: Melissa Ann Krause, 5763 Cornflower Trail, San Diego, CA 92130, (760) 443-6810

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 Planning Commission of the City of San Diego, as Lead Agency, has approved the above-described project on November 20, 2025, 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 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 EIR was certified, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR;
 - b. Significant effects previously examined will be substantially more severe than shown in the previous 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 that are considerably different from those analyzed in the previous 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 the 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:

- None Applicable

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: Kelli Rasmus

Telephone: (619) 557-7990

Filed by: 
Signature

Development Project Manager
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

2024 ENVIRONMENTAL DOCUMENT FILING FEE

CASH RECEIPT

DFW 753.5a (Rev. 01/01/24) Previously DFG 753.5a

RECEIPT NUMBER:

37-07/30/2024-0608

STATE CLEARING HOUSE NUMBER (If applicable)

2021070359

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**LEAD AGENCY**

CITY OF SAN DIEGO CITY PLANNING DEPARTMENT

LEAD AGENCY EMAIL**DATE**

07/30/2024

COUNTY/STATE AGENCY OF FILING

SAN DIEGO

DOCUMENT NUMBER

2024-NOD-0085

PROJECT TITLE

BLUEPRINT SD INITIATIVE

PROJECT APPLICANT NAME

CITY OF SAN DIEGO PLANNING DEPARTMENT

PROJECT APPLICANT EMAIL**PHONE NUMBER**

619-236-7225

PROJECT APPLICANT ADDRESS

202 C ST.

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:

☒ Environmental Impact Report (EIR)

\$4,051.25

\$

4,051.25

☐ Mitigated/Negative Declaration (MND)/(ND)

\$2,916.75

\$

0.00

☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW

\$1,377.25

\$

0.00

☐ 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

\$

0.00

☒ County documentary handling fee

\$

50.00

☐ Other

\$

0.00

PAYMENT METHOD

☐ Cash

☐ Credit

☒ Check

☐ Other

TOTAL RECEIVED

\$

4,101.25

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

San Diego County Clerk, KARINA ORTIZ, Deputy

Payment Reference #: check no. 0002010792



State of California - Department of Fish and Wildlife

2025 ENVIRONMENTAL DOCUMENT FILING FEE**CASH RECEIPT**

DFW 753.5a (Rev. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER:

37-12/10/2025-0979

STATE CLEARING HOUSE NUMBER(If applicable)

2021070359

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

LEAD AGENCY EMAIL

DATE

12/10/2025

COUNTY/STATE AGENCY OF FILING

SAN DIEGO

DOCUMENT NUMBER

2025-NOD-0144

PROJECT TITLE

4577 LA JOLLA VILLAGE DRIVE

PROJECT APPLICANT NAME

MELISSA ANN KRAUSE

PROJECT APPLICANT EMAIL

PHONE NUMBER

760-443-6810

PROJECT APPLICANT ADDRESS

5763 CORNFLOWER TRAIL

CITY

SAN DIEGO

STATE

CA

ZIP CODE

92130

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency☐ School District☐ Other Special District☐ State Agency☒ Private Entity**CHECK APPLICABLE FEES:**

☒ Environmental Impact Report (EIR)	\$4,123.50	\$	0.00
☐ Mitigated/Negative Declaration (MND)/(ND)	\$2,968.75	\$	0.00
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401.75	\$	0.00

☐ 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	\$	0.00
☒ County documentary handling fee		\$	50.00
☐ Other		\$	0.00

PAYMENT METHOD:☐ Cash☐ Credit☒ Check☒ Other

TOTAL RECEIVED

\$

50.00

SIGNATURE

X

EKS

AGENCY OF FILING PRINTED NAME AND TITLE

San Diego County Clerk, ELVA STOPKE, Deputy

Payment Reference #: CHECK 8100/ REM: 07/30/2024 RECT: 37-07/30/2024-0608