

**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 Title / Number: 10509 Vista Sorrento / PRJ-1062368

State Clearinghouse Number: SCH No. 2022090061

Project Location (include County): 10509 Vista Sorrento Pkwy, San Diego, CA 92121 (County of San Diego)

Description of Previous Project: The City of San Diego previously prepared a Program Environmental Impact Report (PEIR) SCH#) 2022090061 for the Mira Mesa Community Plan Update. The PEIR was certified by the Council of the City of San Diego December 14, 2022, per Resolution No. R-314479. The Mira Mesa Community Plan (MMCP) involved a comprehensive update that incorporates relevant policies from the City of San Diego General Plan and provides a long-range, comprehensive policy framework and vision for growth and development in the Mira Mesa community. The MMCP provides community-specific policies that further implement the General Plan with respect to the distribution and arrangement of land uses and the local street and transit network; implementation of urban design guidelines; recommendations preserving and enhancing natural open space and historical and cultural resources; and prioritization and provision of public facilities within the Mira Mesa community.

Description of Current Project: The project proposes a Coastal Development Permit (CDP), Neighborhood Development Permit (NDP), a Site Development Permit (SDP), and Utility Easement Vacation for the demolition of an existing 4-story, 84,000 square-foot (sf) office building, trash and mechanical enclosures, and the construction of a new 4-story, 112,400 sf Commercial Office Building for Research and Development (R&D) uses and a new 6-story 189,795 sf parking garage, associated hardscape and landscape improvements, and other associated improvements (replacement of the central plant, new generator, and new trash enclosure) at 10509 Vista Sorrento Parkway. The 5.58-acre site is zoned IL-3-1 in the MHPA for the City's Multi-Species Conservation Plan (MSCP) area, Airport Land Use Compatibility Overlay Zone (Marine Corps Air Station [MCAS] Miramar), Airport Influence Area (Review Area 1 – MCAS Miramar), Federal Aviation Administration (FAA) Part 77 (MCAS Miramar – 615' and above), Coastal (Non-Appealable) Overlay Zone (N-APP-1), Parking Impact Overlay Zone (Coastal), and the Transit Priority Area and is designated for Technology Park land uses within the Mira Mesa Community Plan area.

Project Applicant: David Mann, Ware Malcomb, 3911 Sorrento Valley Blvd, Suite 120, San Diego, CA 92121, (858) 500-4614, dmann@waremalcomb.com

Determination: Pursuant to the California Environmental Quality Act (CEQA) Statutes Section 21166 and CEQA Guidelines Section 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 October 12, 2026 and made the following determinations per CEQA:

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

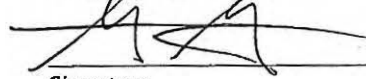
It is hereby certified that the CEQA 15162 Consistency Analysis Memorandum and final environmental document(s) are available to the public at the office of the City's Development Services Department, 7650 Mission Valley Road, San Diego, CA 92108.

Analyst: Marlene Watanabe / (619) 446-5129

Filed by:

Martin Mendez / (619) 446-5309

Name/Phone Number



Signature

Development Project Manager

Title

10/13/2026

Date

Reference: CEQA Guidelines Sections 15162 and 15163.



State of California - Department of Fish and Wildlife
2023 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (Rev. 01/01/23) Previously DFG 753.5a

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.		RECEIPT NUMBER 37-01/13/2023-0021
LEAD AGENCY CITY OF SAN DIEGO PLANNING DEPARTMENT		STATE CLEARING HOUSE NUMBER (if applicable) 2022090061
LEAD AGENCY EMAIL		DATE 01/13/2023
COUNTY/STATE AGENCY OF FILING SAN DIEGO		DOCUMENT NUMBER 2023-NOD-0004
PROJECT TITLE MIRA MESA COMMUNITY PLAN UPDATE		

PROJECT APPLICANT NAME CITY OF SAN DIEGO PLANNING DEPARTMENT	PROJECT APPLICANT EMAIL		PHONE NUMBER 619-236-6006
PROJECT APPLICANT ADDRESS 9485 AERO DRIVE	CITY SAN DIEGO	STATE CA	ZIP CODE 92123
PROJECT APPLICANT (Check appropriate box) ☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity			

CHECK APPLICABLE FEES:

☒ Environmental Impact Report (EIR)	\$3,839.26	\$	3,839.26
☐ Mitigated/Negative Declaration (MND)/(ND)	\$2,784.00	\$	0.00
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,305.26	\$	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)	\$830.00	\$	0.00
☒ County documentary recording fee		\$	50.00
☐ Other		\$	0.00

PAYMENT METHOD

☐ Cash ☐ Credit ☒ Check ☐ Other	TOTAL RECEIVED	\$	3,889.26
SIGNATURE X <i>D Butler</i>	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, DANIEL BUTLER, Deputy		

Payment Reference #: CHECK# 0001926056

ORIGINAL - PROJECT APPLICANT

COPY - CDFW/AB3

COPY - LEAD AGENCY

COPY - COUNTY CLERK

DFW 753.5a (Rev. 01/01/23)



SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED

Jan 13, 2023 01:51 PM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2023-000028
State Receipt # 37011320230021
Document # 2023-NOD-4

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

MIRA MESA COMMUNITY PLAN UPDATE

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 January 13, 2023
Posted January 13, 2023 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 the Effect Determinations, please refer to California Code of Regulations, Title 14, section 752.5.

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NOTICE OF DETERMINATION

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
Planning Department
9485 Aero Drive, MS 413
San Diego, CA 92123

Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

PROJECT NUMBER: N/A

STATE CLEARINGHOUSE NUMBER: 2022090061

PROJECT TITLE: Mira Mesa Community Plan Update

PROJECT LOCATION: The Mira Mesa Community Plan area (Community Plan area) is located in the north-central portion of the City of San Diego in western San Diego County. The Community Plan area encompasses approximately 10,729 acres. It is bounded by Interstate (I)-805 on the west and I-15 on the east, Marine Corps Air Station (MCAS) Miramar to the south, and Los Peñasquitos Canyon and the surrounding communities of Torrey Hills, Carmel Valley, Del Mar Mesa, and Rancho Peñasquitos to the north. Three major canyons traverse the community, including Carroll Canyon, Lopez Canyon, and Los Peñasquitos Canyon.

DESCRIPTION OF ACTION: CITY COUNCIL APPROVAL AND ADOPTION of the proposed Mira Mesa Community Plan Update and associated discretionary actions (collectively referred to as the "project") which include the following:

1. Adoption of the Mira Mesa Community Plan Update;
2. Adoption of amendments to the General Plan to incorporate the Community Plan land use designations and update the Economic Prosperity Element to include a new Prime Industrial Land category (Prime Industrial Land - Flex), and update Figure EP-1, Industrial and Prime Industrial Land, for the Community Plan area;
3. Adoption of an Ordinance rezoning land within the Community Plan area to be consistent with the Mira Mesa Community Plan Update;
4. Adoption of an Ordinance amending the San Diego Municipal Code (SDMC) Section 132.1402 (Community Plan Implementation Overlay Zone (CPIOZ)) to adopt a new CPIOZ for the Community Plan area, and amending SDMC Sections 131.0704, 131.0707 and Table 131-07A to modify secondary use requirements and clarify the allowed uses for the EMX base zones within Prime Industrial Land and Prime Industrial Land - Flex;
5. Amendment to the City's Land Development Manual Historical Resources Guidelines to exempt the 24 residential master planned communities identified by the Mira Mesa Community Plan Update's Focused Reconnaissance Survey as Tier 2 and Tier 3 from historical review pursuant to SDMC Section 143.0212; and
6. Certification of the Final Program Environmental Impact Report (PEIR) and adoption of the Findings, Statement of Overriding Considerations, and Mitigation, Monitoring and Reporting Program for the project.

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The project entails a comprehensive update to the Mira Mesa Community Plan, which is intended to guide future development in the Community Plan area. It articulates an overall vision, designates land uses, and provides a comprehensive set of policies for new development within the Community Plan area. The project provides community-specific policies that further implement the General Plan with respect to the distribution and arrangement of land uses and the local street and transit network, implementation of urban design, recommendations preserving and enhancing natural open space and historic and cultural resources, and the prioritization and provision of public facilities within the Mira Mesa community. The project maintains existing employment areas and identifies new and expanded mixed-use Urban Village areas that would allow increased density and residential uses. The project also enhances community connections with a comprehensive network of complete streets, urban paths, and paseos.

PROJECT APPLICANT: City of San Diego Planning Department, 9485 Aero Drive, MS 413, San Diego, CA 92123. Contact: Alexander Frost, Senior Planner. E-mail: afrost@sandiego.gov, Phone: (619) 236-6006.

DEC 05 2022

This is to advise that the City of San Diego City Council on DEC 05 2022 approved the above described project and made the following determinations: B-316478.

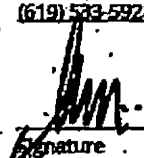
1. The project in its approved form X will will not have a significant effect on the environment.
2. A Program Environmental Impact Report was prepared for this project and certified pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project and a Mitigation, Monitoring and Reporting Program was adopted for the project.
4. Findings were made pursuant to CEQA Guidelines Section 15091.
5. A Statement of Overriding Considerations was adopted for the project.
6. A record of project approval may be examined at the address below.

It is hereby certified that the Final Program Environmental Impact Report, including comments and responses, is available to the general public for review on the City's CEQA website at <https://www.sandiego.gov/ceqa/final> and at the office of the Planning Department located at 9485 Aero Drive, MS 413, San Diego, CA 92123.

Analyst: Elena Pascual, Senior Planner
City of San Diego Planning Department
9485 Aero Drive, MS 413
San Diego, CA 92123

Telephone: (619) 533-5928

Filed by:


Signature

Legislative Recorder II
Title

Reference: California Public Resources Code, Section 21108 and 21152

San Diego County



Transaction #: 6931436
 Receipt #: 2023015610

JORDAN Z. MARKS

Assessor/Recorder/County Clerk

1600 Pacific Highway Suite 280

P. O. Box 121750, San Diego, CA 92112-1750

Tel. (619) 237-0802 Fax (619) 557-4155

www.sdcrc.gov

Cashier Date: 01/13/2023

Cashier Location: SD

Print Date: 01/13/2023 1:52 pm

Payment Summary

Total Fees	\$3,889.25
Total Payments	\$3,889.25
Balance:	\$0.00

Payment

CHECK PAYMENT #0001928058	\$3,889.25
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Total Payments	\$3,889.25
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Filing

CEQA - NOD	FILE #: 2023-000026 Date: 01/13/2023 1:51PM Pages: 3
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State Receipt # 37-01/13/2023-0021

Fees: Fish & Wildlife County Administrative Fee	\$50.00
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Fees: Fish & Wildlife Environmental Impact Report	\$3,839.25
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Total Fees Due:	\$3,889.25
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Grand Total - All Documents:	\$3,889.25
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