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
Project Management Division
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: Epoca Neighborhood F / PRJ-1140123

State Clearinghouse Number: 2004651076

Project Location (Include County): northwest corner of Secano Street and Cactus Road (County of San Diego)

Description of Previous Project: The City of San Diego previously prepared a Program Environmental Impact Report (PEIR) for the Otay Mesa Community Plan (OMCP) Update (Project No. 30330/304032). The PEIR was certified by the City of San Diego City Council on March 11, 2014 via Resolution No. R-308810. The OMCP involved an update to the Otay Mesa Community Plan, a General Plan Amendment, rescission of the Otay Mesa Development District, adoption of a Rezone Ordinance to replace the Otay Mesa Development District with citywide zoning and creation of two new Community Plan Implementation Overlay Zones, amendments to the City's Land Development Code, and an update of the OMCP Public Facilities Financing Plan. Subsequently, the City of San Diego prepared an Addendum to the PEIR for the Central Village Specific Plan adopted by City Council via Resolution No. R-11019 on April 13, 2017 and an Addendum to the PEIR for the Lumina project adopted by City Council via Resolution No. R-312589, on July 29, 2019.

Description of Current Project: The project is requesting a NEIGHBORHOOD DEVELOPMENT PERMIT and NEIGHBORHOOD USE PERMIT for the construction of 88 multi-family dwelling units, including 8 two-bedroom, 51 three-bedroom, and 19 four-bedroom units, 10 five-bedroom units and 186 parking spaces consisting of 176 garage parking spaces and 10 surface parking spaces. The project would also construct associated neighborhood signage, infrastructure and amenities, including landscaping, private streets, curbs, gutters, walkways, private water, sewers, and storm drains. Additionally, the project is requesting a deviation from San Diego Municipal Code Section 1421010(a) to eliminate the requirement for one loading space. The 3.05-acre project site is zoned Commercial Community (CC-3-6) and designated Community Village in the Otay Mesa Community Plan. Additionally, the project site is located within the Central Village Specific Plan area, Airport Land Use Compatibility Overlay Zone (Brown Field), Transit Priority Area, Airport Land Use Compatibility Plan Airport Influence Area (Brown Field – Review Area 2), Federal Aviation Administration Part 77 Noticing Area, and Very High Fire Hazard Severity Zone. (Legal Description: Lot 8 of Epoca – Phase 2, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 16590 recorded October 17, 2023, in the Office of the County Recorder of San Diego County. Assessor's Parcel Number: 646-103-4600).

Project Applicant: Dan Gabriel, Managing Member, Project Sponsor, CR Lumina Group, LLC., 444 West Beech Street, Suite 300, San Diego, California, 92101, (858) 490-2300. dannyg@colrich.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 document 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 2, 2026, with the ending of the 10-day appeal period finalizing the approval on October 19, 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 Program Environmental Impact Report 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 Environmental Impact Report 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 Environmental Impact Report was certified, shows any of the following:

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

b. Significant effects previously examined will be substantially more severe than shown in the previous Program Environmental Impact Report;

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 Environmental Impact Report 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 Environmental Impact Report;

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 responsible and/or trustee agencies.

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: C. Garcia / (619) 687-5959

Filed by:

Robin MacCartee / (619) 687-5942
Name/Phone Number

Signature

Development Project Manager
Title

10/19/26
Date

Reference: CEQA Guidelines Sections 15162 and 15163.

SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED
Oct 21, 2026 03:08 PM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2026-000984
State Receipt # 37102120260909
Document # 2026-NOD-108

THIS SPACE FOR CLERK'S USE ONLY

TYPE OR PRINT CLEARLY

Project Title

EPOCA NEIGHBORHOOD F / PRJ-1140123

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):

Posted: 10/21/26

Filed by: TIFFANI HOOD

Deputy County Clerk

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.

State of California—Natural Resources Agency
CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE
2014 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT#: SD2014 0310
STATE CLEARING HOUSE # (If applicable): 2004651076

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY: CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT	DATE: 04/18/2014
COUNTY/STATE AGENCY OF FILING: SAN DIEGO	DOCUMENT NUMBER: 20140088

PROJECT TITLE: OTAY MESA COMMUNITY PLAN

PROJECT APPLICANT NAME			PHONE NUMBER
CITY OF SAN DIEGO PLANNING, NEIGHBORHOODS AND ECONOMIC DEVELOPMENT DEPARTMENT			619-235-5206
PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
1222 1ST 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: 1.40063

☑ Environmental Impact Report (EIR)	$3,029.75	$	$0.00
☐ Negative Declaration (ND)(MND)	$2,181.25	$	
☐ Application Fee Water Diversion *(State Water Resources Control Board Only)*	$850.00	$	
☐ Projects Subject to Certified Regulatory Programs (CRP)	$1,030.25	$	
☑ County Administrative Fee	$50.00	$	$50.00
☐ Project that is exempt from fees			
☐ Notice of Exemption			
☑ CDFW No Effect Determination (Form Attached)			
☐ Other _____		$	

PAYMENT METHOD:
☐ Cash ☐ Credit ☑ Check ☐ Other CHK# 0001338965 TOTAL RECEIVED $ $50.00

SIGNATURE	TITLE
x D.N. Hernandez	Deputy

ORIGINAL - PROJECT APPLICANT COPY - CDFW/ASB COPY - LEAD AGENCY COPY - COUNTY CLERK FG753.5a (Rev 1/12)

San Diego County

Transaction #: 9336121
Receipt #: 2026408681

JORDAN Z. MARKS
Assessor/Recorder/County Clerk
1600 Pacific Highway Suite 213
P. O. Box 121750, San Diego, CA 92112-1750
Tel. (619) 237-0502 Fax (619) 557-4155
www.sdarcc.gov

Cashier Date: 10/21/2026
Cashier Location: SD

Print Date: 10/21/2026 3:14 pm

Payment Summary

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

Payment

CHECK PAYMENT #856959 $50.00

Total Payments $50.00

Filing

CEQA - NOD FILE #: 2026-000984 Date: 10/21/2026 3:08PM Pages: 5

State Receipt # 37-10/21/2026-0909

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: 37-10/21/2026-0909

STATE CLEARING HOUSE NUMBER (*If applicable*): 2004651076

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF SAN DIEGO PROJECT MANAGEMENT DIVISION DEVELOPMENT SERVICES DEPARTMENT		10/21/2026
COUNTY/STATE AGENCY OF FILING		**DOCUMENT NUMBER**
SAN DIEGO		2026-NOD-0108

PROJECT TITLE
EPOCA NEIGHBORHOOD F / PRJ-1140123

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL		PHONE NUMBER
DAN GABRIEL MANAGING MEMBER, PROJECT SPONSOR, CR LUMINA GROUP, LLC			858-490-2300
PROJECT APPLICANT ADDRESS	**CITY**	**STATE**	**ZIP CODE**
444 WEST BEECH STREET, SUITE 300	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)	$4,227.50	$	0.00
☐ Mitigated/Negative Declaration (MND)/(ND)	$3,043.75	$	0.00
☐ 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)

☐ 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	AGENCY OF FILING PRINTED NAME AND TITLE
X J. Hood	San Diego County Clerk, TIFFANI HOOD, Deputy

Payment Reference #: CHECK # 856959 REM: 04/18/2014 RECT: SD2014 0310

ORIGINAL - PROJECT APPLICANT COPY - CDFW/ASB COPY - LEAD AGENCY COPY - COUNTY CLERK DFW 753.5A (Rev. 01012026)