

**NOTICE OF DETERMINATION  
SUBSEQUENT ACTION**

**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  
1222 First Avenue, MS 501  
San Diego, CA 92101

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

**Project Number:** PRJ-1068155

**State Clearinghouse Number:** 2022090061

**Project Title:** Lusk on Lusk Project

**Project Location:** 6370, 6440, 6450, 6540, 6640, 6650, 6150, and 6160 Lusk Boulevard, San Diego, CA 92121

**City/County:** San Diego/San Diego

**Description of Previous Action/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 is within the MMCP Area in the City in southwestern San Diego County. The project is requesting a Coastal Development Permit (CDP) for the demolition of 278,491 SF of office and light industrial uses split among six buildings. Once demolished the project would construct approximately 1,283,190 SF of R&D space split among four buildings with 30,000 SF of tenant-serving amenity space (such as gym facilities, bike facilities, large conference hall, public art, information and welcoming hub, coffee shop, and restaurant) and two parking structures consisting of 1,083,080 SF of space. The project is consistent with the setback and floor area ratio requirements of the IL-2-1 zone set forth in Chapter 13, Article 01, Division 06, Industrial Base Zones of the SDMC, and the project's maximum height of 210 feet would not exceed any height limitations.

**Project Applicant:** San Diego Lusk Portfolio 2, LLC., 60 State Street, Boston Massachusetts 02109. (617) 303-2901.

**Determination:** This is to advise that the Development Services Department of the City of San Diego on March 18, 2025, approved the above-described project and made the following determinations:

1. The project, in its approved form  will,  will not have a significant effect on the environment.
2.  An Addendum to an Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.


Record of project approval may be examined at the City of San Diego Development Services Department, located at 1222 First Avenue, San Diego, CA 92101.

3. Mitigation measures  were,  were not, made a condition of the approval of the project; and a mitigation, monitoring and reporting program  was,  was not, adopted for the project.
4. (EIR only) Findings  were,  were not, made pursuant to CEQA Guidelines Section 15091.
5. (EIR only) A Statement of Overriding Considerations  was,  was not, adopted for this project.

It is hereby certified that the final environmental document including comments and responses, if any, is available to the public on the City's CEQA webpage at <https://www.sandiego.gov/ceqa/final>.

Analyst: Jeffrey Szymanski

Telephone: (619) 446-5324

Filed by: 

Signature

Senior Planner

Title



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

RECEIPT NUMBER: 37-01/13/2023-0021
STATE CLEARING HOUSE NUMBER (If applicable) 2022090061

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SAN DIEGO PLANNING DEPARTMENT	LEAD AGENCY EMAIL	DATE 01/13/2023
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COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 2023-NOD-0004
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PROJECT TITLE  
MIRA MESA COMMUNITY PLAN UPDATE

PROJECT APPLICANT NAME CITY OF SAN DIEGO PLANNING DEPARTMENT	PROJECT APPLICANT EMAIL	PHONE NUMBER 619-236-6006
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PROJECT APPLICANT ADDRESS 9485 AERO DRIVE	CITY SAN DIEGO	STATE CA	ZIP CODE 92123
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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)	\$3,839.25	\$	3,839.25
<input type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$2,784.00	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,305.25	\$	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    \$    3,889.25

SIGNATURE <i>X [Signature]</i>	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, DANIEL BUTLER, Deputy
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Payment Reference #: CHECK# 0001926056



SAN DIEGO COUNTY CLERK  
CEQA FILING COVER SHEET

**FILED**

Jan 13, 2023 01:51 PM  
JORDAN Z. MARKS  
SAN DIEGO COUNTY CLERK  
File # 2023-000026  
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):

<p><b>FILED IN THE OFFICE OF THE SAN DIEGO COUNTY CLERK ON</b> <u>January 13, 2023</u></p> <p>Posted <u>January 13, 2023</u> Removed _____</p> <p>Returned to agency on _____</p> <p>DEPUTY _____</p>
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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.

**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.

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](mailto: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: R-314478.


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 260  
P. O. Box 121750, San Diego, CA 92112-1750  
Tel. (619) 237-0502 Fax (619) 557-4155  
[www.sdarcc.gov](http://www.sdarcc.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 #0001926056	\$3,889.25
<b>Total Payments</b>	<b>\$3,889.25</b>
Filing	
CEQA - NOD	FILE #: 2023-000026 Date: 01/13/2023 1:51PM Pages: 3
State Receipt # 37-01/13/2023-0021	
Fees: Fish & Wildlife County Administrative Fee	\$50.00
Fees: Fish & Wildlife Environmental Impact Report	\$3,839.25
<b>Total Fees Due:</b>	<b>\$3,889.25</b>
<b>Grand Total - All Documents:</b>	<b>\$3,889.25</b>

OFFICE OF THE CITY CLERK  
2<sup>ND</sup> FLOOR CITY ADMINISTRATION BUILDING  
202 "C" STREET, MS 2A  
SAN DIEGO, CA 92101  
TELEPHONE: 619-533-4000

COUNTY CLERK  
1600 PACIFIC HIGHWAY  
SAN DIEGO, CA 92101

DATE: January 13 , 2023

**CHECK ONE:**

\_\_\_\_\_ CERTIFICATE OF FEE EXEMPTION:

  X   DESCRIPTION/AMOUNT OF CHECK: Check No. 1926056 /\$3,889.25

**PROJECT TITLE:** Mira Mesa Community Plan Update

**CONTACT NAME AND NUMBER:** Alexander Frost (619) 236-6006

**PROJECT APPLICANT:** Alexander Frost  
City of San Diego Planning Department  
9485 Aero Drive, MS 413  
San Diego, CA 92123

**RESOLUTION NUMBER:** R-314478

**ITEM AND COUNCIL DATE:** Item 204 Subitem-A from December 5, 2022

**FILE LOCATION:** MEET

**ELIZABETH S. MALAND, City Clerk**

**By: Matthew R. Hilario, Deputy**

Received by: \_\_\_\_\_

Date: \_\_\_\_\_

cc: Subject file  
(916) 323-3018