THE CITY OF SAN DIEGO

DATE OF NOTICE: November 3, 2025

NOTICE OF AVAILABILITY
DRAFT MITIGATED NEGATIVE DECLARATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24009218

The City of San Diego (City), as Lead Agency, has prepared a draft Mitigated Negative Declaration (MND) for the project described below and is inviting comments on the adequacy of the document. The draft MND and associated technical appendices have been placed on the City's California Environmental Quality Act (CEQA) website at http://www.sandiego.gov/ceqa/draft.

HOW TO SUBMIT COMMENTS: Comments on this draft MND must be received by close of business on December 3, 2025 to be included in the final environmental document considered by the decision-making body. When submitting comments, please reference the project name and number, 11085 Torreyana Road (Healthpeak Torreyana) / PRJ-1056938, in the subject line. The City requests that comments be submitted electronically via email to: DSDEAS@sandiego.gov. However, if a hard copy submittal is necessary, it may be mailed to: **Dawna Marshall, City of San Diego Development Services Department, Attention: Environmental Analysis Section, 7650 Mission Valley Road, MS DSD-1A, San Diego, CA 92108**

GENERAL PROJECT INFORMATION:

- Project Name: 11085 Torreyana Road (Healthpeak Torreyana)
- Project No. PRJ-1056938
- SCH No. 2019060003
- Community Plan Area: University
- Council District: 1

PROJECT DESCRIPTION: The project proposes a Coastal Development Permit (CDP) and Neighborhood Development Permit (NDP) to allow for the demolition of two existing Research and Development (R&D) facilities, totaling 81,419 square feet, along with associated parking lots and walkways to construct two, two-level R&D buildings totaling up to 122,980 square feet. The project also includes a Multi-Habitat Planning Area (MHPA) Boundary Line Correction to remove a 0.13-acre portion of the site that was legally permitted and developed prior to adoption of the Multiple Species Conservation Plan Subarea Plan. A covenant of easement would be placed on all remaining Environmentally Sensitive Lands on the site. The 6.15-acre project site is located at 11085 and 11095 Torreyana Road. The site is zoned Industrial-Park (IP-1-1) and designated Industrial Employment/Scientific Research in the University Community Plan. The project site is also located

within the following overlays: Airport Land Use Compatibility Overlay Zone (Marine Corps Air Station [MCAS] Miramar), the Airport Influence Area (MCAS Miramar-Review Area 1), the Airport Safety Zone (MCAS Miramar Accident Potential Zone 2), the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Appealable), the Community Plan Implementation Overlay Zone B, the 2035 Transit Priority Area, MHPA, the Very High Fire Hazard Severity Zone, First Public Roadway, Mobility Zone 2, and Prime Industrial Lands. **The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.**

APPLICANT: HCP Torreyana, LLC / Mike Dorris

RECOMMENDED FINDING: The draft MND determined the proposed project would result in potentially significant environmental effects in the following areas: **Noise and Transportation.**

Transportation impacts of the project are adequately addressed with the Complete Communities: Housing Solutions and Mobility Choices Program Environmental Impact Report (SCH. No. 2019060003).

AVAILABILITY IN ALTERNATIVE FORMAT: To request this Notice, the draft MND, and/or supporting documents in an alternative format, please email the Development Services Department at DSDEASNoticing@sandiego.gov. Your request should include the suggested recommended format that will assist with the review of the documents.

ADDITIONAL INFORMATION: For environmental review information, contact Dawna Marshall at (619) 687-5904. For information regarding public meetings/hearings on this project, contact Development Project Manager, Martin Mendez, at (619) 446-5309. This Notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on November 3, 2025.

Raynard Abalos
Deputy Director
Development Services Department