

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2019060003**Project Title:** 11085 Torreyana Road (Healthpeak Torreyana)

Lead Agency: City of San Diego (Development Services Department)

Contact Person: Dawna Marshall

Mailing Address: 7650 Mission Valley Rd. MS DSD 1A

Phone: (619) 687-5904

City: San Diego

Zip: 92108

County: San Diego

Project Location: County: San Diego

City/Nearest Community: San Diego / University

Cross Streets: Torreyana Road and Callan Road

Zip Code: 92121

Longitude/Latitude (degrees, minutes and seconds): 32 ° 54 ' 24.9 " N / 117 ° 14 ' 13.7 " W Total Acres: 6.15 ac

Assessor's Parcel No.: 340-010-3000

Section: Twp.: Range: Base:

Within 2 Miles: State Hwy #: I-5

Waterways: Pacific Ocean

Airports: N/A

Railways: Amtrak

Schools: Torrey Hills School, Ocean Air Elementary School

Document Type:

CEQA: ☐ NOP ☐ Draft EIR NEPA: ☐ NOI Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document
☐ Neg Dec (Prior SCH No.) ☐ Draft EIS ☐ Other:
☒ Mit Neg Dec Other:

Local Action Type:

☐ General Plan Update ☐ Specific Plan ☐ Rezone ☐ Annexation
☐ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☐ Use Permit ☒ Coastal Permit
☐ Community Plan ☐ Site Plan ☐ Land Division (Subdivision, etc.) ☒ Other: Neighborhood Development Permit

Development Type:

☐ Residential: Units Acres ☐ Transportation: Type
☐ Office: Sq.ft. Acres Employees ☐ Mining: Mineral
☐ Commercial: Sq.ft. Acres Employees ☐ Power: Type MW
☒ Industrial: Sq.ft. 122,980 Acres Employees ☐ Waste Treatment: Type MGD
☐ Educational: ☐ Hazardous Waste: Type
☐ Recreational: ☐ Other:
☐ Water Facilities: Type MGD

Project Issues Discussed in Document:

☐ Aesthetic/Visual ☐ Fiscal ☐ Recreation/Parks ☐ Vegetation
☐ Agricultural Land ☐ Flood Plain/Flooding ☐ Schools/Universities ☐ Water Quality
☐ Air Quality ☐ Forest Land/Fire Hazard ☐ Septic Systems ☐ Water Supply/Groundwater
☐ Archeological/Historical ☐ Geologic/Seismic ☐ Sewer Capacity ☐ Wetland/Riparian
☐ Biological Resources ☐ Minerals ☐ Soil Erosion/Compaction/Grading ☐ Growth Inducement
☐ Coastal Zone ☒ Noise ☐ Solid Waste ☐ Land Use
☐ Drainage/Absorption ☐ Population/Housing Balance ☐ Toxic/Hazardous ☐ Cumulative Effects
☐ Economic/Jobs ☐ Public Services/Facilities ☒ Traffic/Circulation ☐ Other:

Present Land Use/Zoning/General Plan Designation:

Industrial-Park (IP-1-1)/Industrial Employment/Scientific Research

Project Description: (please use a separate page if necessary)

The project proposes a Coastal Development Permit and Neighborhood Development Permit 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. The 6.15-acre project site is located at 11085 and 11095 Torreyana Road.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

☐ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☐ Caltrans District # _____	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☐ Regional WQCB # _____
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☐ Fish & Game Region # _____	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☐ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	☐ Other: _____
☐ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date _____ Ending Date _____

Lead Agency (Complete if applicable):

Consulting Firm: <u>HELIX Environmental Planning</u>	Applicant: <u>HCP Torreyana, LLC</u>
Address: <u>7578 El Cajon Boulevard</u>	Address: <u>420 Stevens Avenue, Suite 170</u>
City/State/Zip: <u>La Mesa, CA 91942</u>	City/State/Zip: <u>Solana Beach, CA 92075</u>
Contact: <u>Julie McCall</u>	Phone: <u>(858) 847-9936</u>
Phone: <u>619.462.1515</u>	

Signature of Lead Agency Representative:  Date: 3.4.2026

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.