

**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
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: 11085 Torreyana Road (Healthpeak Torreyana): / PRJ-1056938

State Clearinghouse Number: 2019060003

Project Location (include County): 11085 Torreyana Road, San Diego, CA 92121] (County of San Diego)

Description of Previous Project: The City of San Diego previously prepared an Environmental Impact Report (EIR) No. SCH No. 2019060003 for the Complete Communities: Housing Solutions and Mobility Choices project. On November 17, 2020, the San Diego City Council (City Council) adopted Resolution No. R-313279 certifying the Environmental Impact Report, and adopting Findings and Statement of Overriding Considerations. The Complete Communities: Housing Solutions and Mobility Choices project required amendments to the San Diego Municipal Code (Land Development Code and Land Development Manual) to implement a City-wide Mobility Choices Program and a Housing Program.

Description of Current Project: A COASTAL DEVELOPMENT PERMIT, and NEIGHBORHOOD DEVELOPMENT PERMIT for the demolition of two existing research and development (R&D) buildings totaling 81,419 square feet (SF) and associated parking lots and walkways to construct two, two-level R&D buildings totaling up to 122,980 SF. Four potential development options are proposed: Option 1 with two new buildings totaling 111,000 SF, Option 2 with one new 105,532 SF building, Option 3 with the existing 40,000 SF building plus one new 49,200 SF building (89,200 SF total), and Option 4 with a new 61,800 SF building plus the existing 40,000 SF building (101,800 SF total). The project would provide surface parking as well as subterranean parking. Various site improvements would also be constructed, including an extended fire access lane, hardscape, and landscape. 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 designated Scientific Research within the University Community Plan and zoned Industrial Park (IP-1-1). Additionally, the project site is within the 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.
LEGAL DESCRIPTION: Lot 8 of Torrey Pines Science Park, Unit No. 2, in the City of San Diego, County of San Diego, State of California, According to Map Thereof No. 8434, recorded December 10, 1976.
ASSESSOR'S PARCEL NUMBER: 340-010-3000.

Project Applicant: Mike Dorris, HCP Torreyana, LLC, 420 Stevens Avenue, Suite 170, Solana Beach, CA 92075; (858) 847-9936

Determination: This is to advise that the Hearing Officer of the City of San Diego, as Lead Agency, has approved the above-described project on July 22, 2026 and made the following determinations per the California Environmental Quality Act (CEQA):

1. The project, in its approved form ☒ will, ☐ will not have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project and certified pursuant to the provisions of CEQA.
☒ A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
☐ An Addendum to Negative Declaration / Mitigated Negative Declaration / Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.

The record of project approval may be examined at the City of San Diego Development Services Department, located at 7650 Mission Valley Road, San Diego, CA 92108.

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.

Responsible and Trustee Agency: Implementation of the project ☐ will require ☒ will not require coordination with the following responsible and/or trustee agencies.

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: D. Marshall / (619) 687-5904

Filed by:

Martin Mendez / (619) 446-5309

Name/Phone Number


Signature

Development Project Manager

Title

July 22, 2026

Date



State of California - Department of Fish and Wildlife

2020 ENVIRONMENTAL FILING FEE CASH RECEIPT

DFW 753.5a (Rev. 12/10/19) Previously DFG 753.5a

RECEIPT

37-2020- 0891

STATE CLEARINGHOUSE NUMBER (If applicable)
2019060003

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SAN DIEGO PLANNING DEPARTMENT	LEAD AGENCY EMAIL	DATE 12/09/2020
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COUNTY/STATE AGENCY OF FILING San Diego County	DOCUMENT NUMBER 2020-NOD-0155
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PROJECT TITLE
COMPLETE COMMUNITIES HOUSING SOLUTIONS AND MOBILITY CHOICES PROGRAM

PROJECT APPLICANT NAME CITY OF SAN DIEGO PLANNING DEPARTMENT	PROJECT APPLICANT EMAIL	PHONE NUMBER 858-495-4764
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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:

☒ Environmental Impact Report (EIR)	\$3,343.25	\$	3,343.25
☐ Mitigated/Negative Declaration (MND)(ND)	\$2,406.75	\$	0.00
☐ Certified Regulatory Program document (CRP)	\$1,136.50	\$	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 \$ 3,393.25

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

San Diego County KIMBERLY BAKER , Deputy

Payment Reference #: CHECK #0001787504



San Diego County



Transaction #: 5134478
Receipt #: 2020665877

Ernest J. Dronenburg, Jr.
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.com

Cashier Date: 12/09/2020
Cashier Location: SD

Print Date: 12/09/2020 4:05 pm

Payment Summary

Total Fees:	\$3,393.25
Total Payments:	\$3,393.25
Balance:	\$0.00

Payments

CHECK PAYMENT #0001787504 \$3,321.00

VITALCHEK PAYMENT \$72.25

Total Payments \$3,393.25

Filing

CEQA - NOD Document #: 2020-000951 Date: 12/09/2020 4:04PM Pages: 3
Map #: 20200891

Fees: Fish & Wildlife County Administrative Fee \$50.00

Fees: Fish & Wildlife Environmental Impact Report \$3,343.25

Total Fees Due: \$3,393.25

Grand Total - All Documents: \$3,393.25



SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED

Dec 09, 2020 04:04 PM
Ernest J. Dronenburg, Jr.
SAN DIEGO COUNTY CLERK
File # 2020-000951
State Receipt # 37-20200891
Document # 2020-NOD-155

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

COMPLETE COMMUNITIES: HOUSING SOLUTIONS AND MOBILITY CHOICES
PROGRAM

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 December 9, 2020

Posted December 9, 2020 Removed JAN. 8, 2021

Returned to agency on Jan. 8, 2021

DEPUTY *K. Baker*

K. BAKER

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: X 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

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

PROJECT NUMBER: N/A

STATE CLEARINGHOUSE NUMBER: 2019060003

PROJECT TITLE: Complete Communities: Housing Solutions and Mobility Choices Program

PROJECT LOCATION: The Complete Communities: Housing Solutions and Mobility Choices Program area is located within the jurisdictional boundaries of the City of San Diego (City), which is located within the southwestern corner of San Diego County. San Diego County is bordered by Riverside County to the north, Orange County at the northwest corner, Imperial County to the east, the Republic of Mexico to the south, and the Pacific Ocean on the west.

The applicable project areas for the Complete Communities: Housing Solutions Program include zones within Transit Priority Areas (TPAs) that allow for multi-family residential development. The location of TPAs are based on the adopted San Diego Association of Governments (SANDAG) 2050 Regional Transportation Plan. TPAs are defined in Senate Bill (SB) 743 and established in Section 21099 of the California Public Resources Code, which states: "Transit priority area" means "an area within one-half mile of a major transit stop that is existing or planned." "Major Transit Stop," is defined as, "a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes each having a frequency of service of 15 minutes.

The proposed Complete Communities: Mobility Choices Program would apply to new development, citywide in all City Council Districts, subject to certain exceptions. Physical Impacts associated with the construction of active transportation infrastructure and amenities resulting from implementation of the program would occur within the City's Mobility Zones 1, 2, and 3. These improvements would largely occur within existing road rights-of-way or within the development footprint of future development projects.

DESCRIPTION OF ACTION: City Council approval and adoption of the Complete Communities: Housing Solutions and Mobility Choices initiative, which proposes amendments to the San Diego Municipal Code (SDMC) to provide incentives to increase housing production and expand the mobility network around transit hubs and existing development. Under the Complete Communities: Housing Solutions initiative, future development projects that provide affordable housing and provide or contribute toward neighborhood-serving improvements would be allowed additional square footage and building height, which would allow for additional units beyond what is otherwise allowed in the respective base zone, Planned District Ordinance, or Community Plan. Existing height restrictions in the Coastal Zone in addition to height restrictions in proximity to airports would continue to apply. Additionally, projects that qualify for participation in the Housing Program could be approved through a ministerial process, unless site-specific conditions warrant a discretionary approval. In exchange for additional density, building square footage and height, Complete Communities: Housing Solutions would require all projects to provide new community-serving infrastructure improvements through either payment of a fee into a Neighborhood Enhancement Fund or by accommodating a public promenade that meets specified standards including minimum street frontage requirements.

Complete Communities: Mobility Choices includes amendments to the City's SDMC and Land Development Manual (LDM) to implement the Complete Communities: Mobility Choices initiative and support adoption of a new CEQA significance threshold for transportation that implements SB 743. It also includes the adoption of a fee to mitigate vehicle miles traveled (VMT) impacts from new development. Complete Communities: Mobility Choices will implement SB 743 by ensuring that new

development mitigates transportation impacts based on VMT to the extent feasible, while incentivizing development within the City's urban areas (Mobility Zones 1, 2, and 3).

The Complete Communities: Housing Solutions and Mobility Choices initiative removes regulatory barriers to housing at all income levels, especially low, very low, and moderate-income households, while investing in neighborhood and mobility amenities, such as recreational opportunities, street trees, linear parks, bicycle facilities, urban plazas, and promenades. These types of investments increase the quality of neighborhoods where new housing is proposed by creating more walkable, bikeable, and enjoyable spaces, which in turn helps the City meet its Climate Action Plan (CAP) goals. Prioritizing these investments in areas where the investments are needed most are central to the intent behind the Complete Communities initiative.

Complete Communities delivers on the City's vision of creating equitable, healthy, and sustainable neighborhoods that are diverse, walkable, connected, safe, and inclusive. Complete Communities: Housing Solutions and Mobility Choices creates incentives to build homes near transit, provide more mobility alternatives, and enhance quality of life for all residents, regardless of their background and identity. Through thoughtful and inclusive planning, the initiatives set the City on a path to create a healthy environment, and thriving communities. The Complete Communities: Housing Solutions and Mobility Choices initiative implements the City's CAP through sustainable land use and transportation planning by building complete communities where people can easily access work, shopping, and recreation by walking, biking, or taking transit, resulting in Citywide reductions to VMT therefore resulting in greenhouse gas emissions reductions and improved air quality.

PROJECT APPLICANT: City of San Diego Planning Department, 9485 Aero Drive, MS 413, San Diego, CA 92123. Contacts:

1. Julia Chase, Senior Planner. Phone number: (858) 495-4764. Email: JLChase@sanidiego.gov
2. Nancy Graham, Development Project Manager III. Phone number: (619) 236-6891. Email: NHGraham@sanidiego.gov

This is to advise that the City of San Diego City Council on NOV 09 2020 approved the above described project and made the following determinations: R-313279

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

It is hereby certified that the final environmental report, including comments and responses, is available to the general public by appointment at the City of San Diego Planning Department, 9485 Aero Drive, MS 413, San Diego, CA 92123.

Analyst. Oscar Galvez, Senior Planner
City of San Diego Planning Department
9485 Aero Drive, MS 413
San Diego, CA 92123

Telephone: (619) 533-3683

Filed by:


Signature


Title

Reference: California Public Resources Code, Sections 21108 and 21152.