



THE CITY OF SAN DIEGO

DATE OF NOTICE: June 26, 2024

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

24009275

PROJECT NAME / NUMBER: 4010 Sorrento Valley Boulevard / PRJ-1062427

COMMUNITY PLAN AREA: Torrey Pines

COUNCIL DISTRICT: 1

LOCATION: 4010 Sorrento Valley Blvd, San Diego, CA 92121

DESCRIPTION OF PREVIOUS ACTION AND PROJECT: The City of San Diego previously prepared an Environmental Impact Report (EIR) No. 92-0126 (SCH No. 92041021) for the Torrey Pines Community Plan Update. The EIR was certified by the Council of the City of San Diego on January 10, 1995, via Resolution No. R-285182. Additionally, the Council adopted Findings of Fact, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program (MMRP). The community plan update provides a long-range, comprehensive policy framework for growth and development in the Torrey Pines community that comprised the adoption of amendments to the Torrey Pines Community Plan, North City Local Coastal Program and Land Use Plan, and the General Plan.

DESCRIPTION OF CURRENT PROJECT: The project proposes a Coastal Development Permit (CDP), Site Development Permit (SDP), and Neighborhood Development Permit (NDP) for the demolition of the existing twelve single-story industrial structures totaling 190,506 square feet (sf) and the construction of two life science/research and development buildings (including associated office space) totaling approximately 380,000 sf, including the basement, a 253,343 sf parking structure, and accessory uses, such as a gym and eating facilities. The project would provide frontage, bicycle, and vehicular access improvements on Sorrento Valley Blvd and Vista Sorrento Parkway. The project also includes stormwater, utility, lighting, and hardscaping improvements. The 18.23-acre site is zoned Industrial (IL-3-1). Additionally, the project is located within the Airport Land Use Compatibility Overlay Zone (MCAS Miramar), Airport Influence Area Overlay Zone (MCAS Miramar - Review Area 1), Airport Safety Zone (Accidental Potential 2), Brush Management, Coastal Overlay Zone (Non-Appealable 1 and Coastal Appealable), Multiple Habitat Planning Area (MHPA), Special Flood Hazard Areas, Prime Industrial Lands (PIL), Multiple Habitat Planning Area (MHPA), Very High Fire Severity Zone (VHFSOZ), and Transit Priority Area (TPA) and is designated Industrial Employment/Industrial and Open Space within the Torrey Pines Community Plan. Legal Description: Parcels A and B: Lots 6, 7, 8, and 9 of Via Sorrento Valley Industrial Park Unit No. 4 according to Map

thereof No. 6618, filed April 7, 1970, and more particularly described within Grand Deed Recorded December 20, 2021 as Document No. 2021-0854813 or in the Office of the San Diego County Recorder [APNS: 340-160-08-00, 340-160-09-00, 340-160-10-00 & 340-160-11-00].

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: The project meets the requirements of CEQA State Guidelines section 15183 (Projects Consistent with a Community Plan or Zoning).

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The project meets the requirements of CEQA State Guidelines section 15183. The project would be consistent with the development density established in the Torrey Pines Community Plan for which an EIR was certified. The CEQA Guidelines section 15183 evaluation determined there are no environmental effects that: 1) are peculiar to the project or the parcel on which the project would be located, 2) were not analyzed as significant effects in the prior EIR, 3) are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR, or 4) are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR. The project would implement the Torrey Pines Community Plan Update Mitigation Framework, as applicable, and would include a MMRP as a condition of approval. **The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.**

DEVELOPMENT PROJECT MANAGER: Francisco Mendoza
MAILING ADDRESS: 1222 First Avenue, MS 501, San Diego, CA 92101-4153
PHONE NUMBER / EMAIL: (619) 446-5292 / fjmendoza@sandiego.gov

On June 26, 2024 the City of San Diego (City), as Lead Agency, made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk by 5:00pm within ten (10) business days from the date of the posting of this Notice (July 11, 2024). Appeals to the City Clerk must be filed by email or in-person as follows:

- 1) Appeals filed via E-mail: The Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031>. Send the completed appeal form (including grounds for appeal and supporting documentation in pdf format) by email to Hearings1@sandiego.gov by 5:00p.m. on the last day of the appeal period; your email appeal will be acknowledged within 24 business hours. You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal

filing fee must be United States Postal Service (USPS) postmarked) before or on the final date of the appeal. Please include the project number on the memo line of the check.

- 2) Appeals filed in person: Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>. Bring the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation) to the City Administration Building-Public Information Counter (Open 8:00am to 5:00pm Monday through Friday excluding City-approved holidays), 1st Floor Lobby, located at 202 C Street, San Diego, CA 92101, by 5:00pm on the last day of the appeal period. The completed appeal form shall include the required appeal fee, with a check payable to: City Treasurer.

This information will be made available in alternative formats upon request.