



THE CITY OF SAN DIEGO

DATE OF NOTICE: March 24, 2023

# NOTICE OF AVAILABILITY

## DRAFT TIERED MITIGATED NEGATIVE DECLARATION

DEVELOPMENT SERVICES DEPARTMENT  
SAP No.: 24009044

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The City of San Diego (City), as Lead Agency, has prepared a draft Tiered Mitigated Negative Declaration for the following proposed project and is inviting your comments regarding the adequacy of the document. The draft Tiered Mitigated Negative Declaration and associated technical appendices have been placed on the City's California Environmental Quality Act (CEQA) web-site at <http://www.sandiego.gov/ceqa/draft>.

**HOW TO SUBMIT COMMENTS: Comments on this draft Tiered Mitigated Negative Declaration must be received by close of business on April 24, 2023** to be included in the final document considered by the decision-making authorities. When submitting comments, please reference the project name and number (Torrey Pines U-STOR-IT /No. 697502). The City requests that all comments be provided electronically via email at: [DSDEAS@SanDiego.gov](mailto:DSDEAS@SanDiego.gov). However, if a hard copy submittal is necessary, it may be submitted to: **Sara Osborn, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101.**

### GENERAL PROJECT INFORMATION:

- Project Name: Torrey Pines U-STOR-IT
- Project No. 697502
- SCH No. 2019060003
- Community Plan Area: Torrey Pines
- Council District: 1

**PROJECT DESCRIPTION:** A Coastal Development Permit and Neighborhood Development Permit to demolish an existing building, and construct a 3 story, 166,313 square foot self-storage building on a 1.46 acre site located at 11391 Sorrento Valley Road. The project is zoned IL-3-1 and designated as Industrial in the Torrey Pines Community Plan area. A drainage easement along the west property line and southeastern property line will be vacated. Overlay zones include: MCAS Miramar Airport Influence Area (Review Area 1), MCAS Miramar Airport Safety Zones (APZ II and Transition Zone), Coastal (N-APP-1), Coastal Height Limitation, Very High Fire Hazard Severity, Prime Industrial Lands, and Transit Priority Area (TPA). The site is not included on any Government Code listing of hazardous waste sites.

**APPLICANT:** Peter Nora, U-STOR-IT

**RECOMMENDED FINDING:** The draft Mitigated Negative Declaration determined the proposed project would result in significant environmental effects in the following areas: **CULTURAL RESOURCES (ARCHAEOLOGY) AND TRIBAL CULTURAL RESOURCES**

**AVAILABILITY IN ALTERNATIVE FORMAT:** To request this Notice, the draft Tiered Mitigated Negative Declaration, and/or supporting documents in alternative format, please email the Development Services Department at

[DSDEASNoticing@sandiego.gov](mailto:DSDEASNoticing@sandiego.gov). Your request should include the suggested recommended format that will assist with the review of documents.

**ADDITIONAL INFORMATION:** For environmental review information, contact Sara Osborn at (619) 446-5381. For information regarding public meetings/hearings on this project, contact Development Project Manager, Ollie Shepherd, at (619) 446-5412. This Notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on March 24, 2023.

Raynard Abalos  
Deputy Director  
Development Services Department