



THE CITY OF SAN DIEGO

DATE OF NOTICE: August 1, 2024

NOTICE OF AVAILABILITY DRAFT MITIGATED NEGATIVE DECLARATION

DEVELOPMENT SERVICES DEPARTMENT

24009237

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 August 30, 2024 to be included in the final environmental document considered by the decision-making body. When submitting comments, please reference the project name and number, 11011 Torreyana Road PRJ-1058759, 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: **Morgan Dresser, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101.**

GENERAL PROJECT INFORMATION:

- Project Name: 11011 Torreyana Road
- Project No. 1058759
- SCH No. 2019060003
- Community Plan Area: University
- Council District: 1

PROJECT DESCRIPTION: A COASTAL DEVELOPMENT PERMIT (CDP) and SITE DEVELOPMENT PERMIT (SDP) for the demolition of a 76,694 square foot existing building, above-ground parking structure, and auxiliary buildings to construct a 152,080 square-foot building and four levels of subterranean parking garage with approximately 440 parking spaces and 44 surface parking spaces. Various site improvements would also be constructed that include associated surface parking, hardscape, and landscape. The 10.2-acre site is located at 11011 Torreyana Road. The site is designated Industrial-Scientific Research within the University Community Plan and zoned IP-1-1. Additionally, the project site is within the Airport Land Use Compatibility Overlay Zone (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 and Non-Appealable-1), the Community Plan Implementation Overlay Zone (CPIOZ-B), the Parking Standards

Transit Priority Area (PSTPA) (not yet in effect in Coastal for non-residential uses), Transit Priority Area (TPA), the Multiple Habitat Planning Area (MHPA), the Very High Fire Severity Zone, the Parking Impact Overlay Zone (Coastal), and Prime Industrial Lands. (LEGAL DESCRIPTION: The project area is located in an unsectioned portion of Township 14 and 15 South, Range 3 West of the Del Mar U.S. Geological Survey [USGS] 7.5minute quadrangle map). **The site is included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.**

APPLICANT: Bridgewest Group.

RECOMMENDED FINDING: The draft MND determined the proposed project would result in significant environmental effects in the following areas: **Biological Resources, Historical/Archaeological/Tribal Cultural Resources, Transportation/Circulation**

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 review of the documents.

ADDITIONAL INFORMATION: For environmental review information, contact Morgan Dresser at (619) 446-5404. For information regarding public meetings/hearings on this project, contact Development Project Manager, Hector Rios, at (619) 533-6733. This Notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on August 1, 2024.

Raynard Abalos
Deputy Director
Development Services Department