



SAN DIEGO COUNTY CLERK  
CEQA FILING COVER SHEET

**FILED**  
Jul 26, 2023 11:34 AM  
JORDAN Z. MARKS  
SAN DIEGO COUNTY CLERK  
File # 2023-000601  
State Receipt # 37072620230544  
Document # 2023-NOD-94

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

TOWNE CENTRE VIEW

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** July 26, 2023  
**Posted** July 26, 2023 **Removed** \_\_\_\_\_  
**Returned to agency on** \_\_\_\_\_  
**DEPUTY** \_\_\_\_\_

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**

(Choose one)

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  
1222 First Avenue, MS 501  
San Diego, CA 92101

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

**Project Number:** (Insert PTS No.) 624751

**State Clearinghouse Number:** 2021040044

**Project Title:** Towne Centre View

**Project Location:** The 33.5-acre project site is located at the northern terminus of Towne Centre Drive at 9855/9865/9875/9885 Towne Centre Drive within the City of San Diego. (LEGAL DESCRIPTION: Parcels 1, 2, & 3 of map No. 18286, in the City of San Diego, County of San Diego, State of California, according to map thereof, filed in the office of the County Recorder of San Diego county June 21, 1999 AND Parcels 1 and 2 of Parcel Map No. 20710, in the City of San Diego, County of San Diego, State of California, according to map thereof filed in the office of the County Recorder of San Diego County, September 21, 2009 as Instrument No. 2009-0524505 of Official Records.)

**Project Description:** The project proposes a GENERAL PLAN/COMMUNITY PLAN AMENDMENT to the University Community Plan to increase the intensity in Subarea 11 to 1,000,000 sf; a PLANNED DEVELOPMENT PERMIT to amend PID 96-7756 for Eastgate Acres and because of required deviations to the San Diego Municipal Code; a SITE DEVELOPMENT PERMIT because there are ESLs on site, the project is within the ALUC Overlay for MCAS Miramar, and the Project is within the CPIOZ Type A; a NEIGHBORHOOD DEVELOPMENT PERMIT for the alternative method of calculation for the ALUC Overlay Zone; a COASTAL DEVELOPMENT PERMIT to amend CDP 117798 because the northern portion of the Project area is within the non-appealable area of the Coastal Overlay Zone and the Project would subdivide the site in the Coastal Overlay Zone from the area where vertical development would be constructed; a VESTING TENTATIVE MAP to subdivide and configure the property to accommodate the proposed development, to subdivide the areas in the Coastal Overlay Zone from the area outside the Coastal Overlay Zone, and to provide necessary easements; an EASEMENT VACATION for existing public easements; and PUBLIC STREET VACATION for the western terminus of Towne Centre Drive, west of Westerra Court and acquisition. The project would consist of scientific research and development (R&D) that can accommodate approximately 1,000,000 square feet (sf) of building area on a 33.55-acre site. Various site improvements would also be constructed that include associated utilities, internal circulation and access, hardscape (surface parking, driveways, and walkways) retaining walls, and landscape.

**Project Applicant:** BRE-BMR Towne Centre Science Park LLC, 17190 Bernardo Center Drive, San Diego, CA 92128, (415) 385-3588

This is to advise that the City Council of the City of San Diego on July 24, 2023 approved the above described project and made the following determinations: R-315046.

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 No. was prepared for this project pursuant to the provisions of CEQA.

Record of project approval may be examined at the address above.

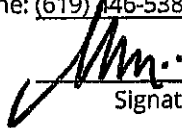
- 3. Mitigation measures  were,  were not, made a condition of the approval of the project; and a mitigation, monitoring and reporting program  was,  was not, adopted for the project.
- 4. Findings  were,  were not, made pursuant to CEQA Guidelines Section 15091.
- 5. A Statement of Overriding Considerations  was,  was not, adopted for this project.

It is hereby certified that the final environmental report, including comments and responses, is available to the general public at the office of the Development Services Department, 1222 First Avenue, San Diego, CA 92101.

Analyst: Osborn

Sara Osborn  
Signature

Telephone: (619) 446-5381

Filed by:   
Signature

Legislative Recorder  
Title



State of California - Department of Fish and Wildlife  
**2023 ENVIRONMENTAL FILING FEE CASH RECEIPT**  
 DFW 753.5a (Rev. 01/01/23) Previously DFG 753.5a

|   |
|---|
| RECEIPT NUMBER:<br>37-07/26/2023-0544                     |
| STATE CLEARING HOUSE NUMBER (if applicable)<br>2021040044 |

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

|  |                                  |                    |
|--|----------------------------------|--------------------|
| LEAD AGENCY<br>CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT | LEAD AGENCY EMAIL                | DATE<br>07/26/2023 |
| COUNTY/STATE AGENCY OF FILING<br>SAN DIEGO                       | DOCUMENT NUMBER<br>2023-NOD-0094 |                    |

PROJECT TITLE  
TOWNE CENTRE VIEW

|   |                         |                              |
|---|-------------------------|------------------------------|
| PROJECT APPLICANT NAME<br>BRE-BMR TOWNE CENTRE SCIENCE PARK LLC | PROJECT APPLICANT EMAIL | PHONE NUMBER<br>415-385-3588 |
| PROJECT APPLICANT ADDRESS<br>17190 BERNARDO CENTER DRIVE        | CITY<br>SAN DIEGO       | STATE<br>CA                  |
|   |                         | ZIP CODE<br>92128            |

PROJECT APPLICANT (Check appropriate box)

Local Public Agency   
  School District   
  Other Special District   
  State Agency   
  Private Entity

**CHECK APPLICABLE FEES:**

|   |            |    |          |
|---|------------|----|----------|
| <input checked="" type="checkbox"/> Environmental Impact Report (EIR)                                       | \$3,839.25 | \$ | 3,839.25 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)  | \$2,764.00 | \$ | 0.00     |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW         | \$1,305.25 | \$ | 0.00     |
| <hr/>   |            |    |          |
| <input type="checkbox"/> Exempt from fee  |            |    |          |
| <input type="checkbox"/> Notice of Exemption (attach)   |            |    |          |
| <input type="checkbox"/> CDFW No Effect Determination (attach)  |            |    |          |
| <input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)                   |            |    |          |
| <hr/>   |            |    |          |
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00   | \$ | 0.00     |
| <input checked="" type="checkbox"/> County documentary handling fee   |            | \$ | 50.00    |
| <input type="checkbox"/> Other  |            | \$ | 0.00     |

**PAYMENT METHOD**

Cash   
  Credit   
  Check   
  Other

TOTAL RECEIVED \$ 3,889.25

|                                |  |
|--------------------------------|--|
| SIGNATURE<br>X <i>D Butler</i> | AGENCY OF FILING PRINTED NAME AND TITLE<br>San Diego County Clerk, DANIEL BUTLER, Deputy |
|--------------------------------|--|

Payment Reference #: CHECK# 058354



San Diego County



Transaction #: 7274622  
Receipt #: 2023259288

JORDAN Z. MARKS  
Assessor/Recorder/County Clerk  
1600 Pacific Highway Sulte 260  
P. O. Box 121750, San Diego, CA 92112-1750  
Tel. (619) 237-0502 Fax (619) 557-4155  
[www.sdarcc.gov](http://www.sdarcc.gov)

Cashier Date: 07/26/2023  
Cashier Location: SD

Print Date: 07/26/2023 11:35 am

Payment Summary

|                |            |
|----------------|------------|
| Total Fees     | \$3,889.25 |
| Total Payments | \$3,889.25 |
| Balance:       | \$0.00     |

Payment

CHECK PAYMENT #058354 \$3,889.25

Total Payments \$3,889.25

Filing

CEQA - NOD FILE #: 2023-000601 Date: 07/26/2023 11:34AM Pages: 3

State Receipt # 37-07/26/2023-0544

|                 |   |            |
|-----------------|---|------------|
| Fees:           | Fish & Wildlife County Administrative Fee   | \$50.00    |
| Fees:           | Fish & Wildlife Environmental Impact Report | \$3,839.25 |
| Total Fees Due: |   | \$3,889.25 |

Grand Total - All Documents: \$3,889.25