



SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED

Jul 14, 2023 04:59 PM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2023-000564
State Receipt # 37071420230511
Document # 2023-NOD-86

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

HEALTHPEAK CR EV

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 14, 2023

Posted July 14, 2023 **Removed** 8/14/2023

Returned to agency on 8/18/2023

DEPUTY [Signature] **C. Teran**

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
(Consistency Determination Pursuant to CEQA Section 15162)

(Check one or both)

TO: Recorder/County Clerk
P.O. Box 1750, MS A-33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2400

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: 696514

State Clearinghouse Number: NA

Project Title: Healthpeak CR EV

Project Location: 3020-3030 Callan Road, San Diego, California 92121, within the City and County of San Diego

Project Description: The project is requesting an easement vacation to vacate an approximately 19,502-square foot general utility and access easement as well as an ingress/egress access easement. The 5.03-acre site is located at 3020-3030 Callan Road. The site is designated as Scientific/Research Industrial Employment (IE) and zoned Industrial Park IP-1-1 zone within the Torrey Pines Subarea of the University Community Plan. The site is designated as Scientific/Research Industrial Employment (IE) and zoned Industrial Park IP-1-1 zone within the Torrey Pines Subarea of the University Community Plan. The site is also within the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable Area), the Community Plan Implementation Overlay Zone (CPIOZ-B), the Parking Impact Overlay Zone (PIOZ Coastal Impact), Airport Land Use Compatibility Overlay Zone (Marine Corps Air Station (MCAS) Miramar), Airport Influence Area (MCAS Miramar, Review Area 1), Airport Land Use Compatibility Plan Safety Zone (MCAS Miramar, Accident Potential Zone 2), 2035 Transit Priority Area (TPA), and the Prime Industrial Lands. (LEGAL DESCRIPTION: Parcel 1 of Parcel Map No. 12041, in the City of San Diego, County of San Diego, State of California, filed in the office for the County Recorder of San Diego County, April 2, 1982, as File No. 82-090385 of Official Records.)

Negative Declaration (No. 658398) analyzing the Healthpeak Campus project was prepared and adopted by the Hearing Officer on September 29, 2021 (Resolution No. HO-7405).

Pursuant to Public Resources Code Section 21166 and CEQA guidelines 15162, the City has determined that: (1) there is substantial evidence that none of the conditions requiring preparation of a subsequent Negative Declaration/Mitigated Negative Declaration exist, and (2) the City will rely on the previous environmental document, which adequately addresses this project.

The proposed project would, or would not introduce additional impacts or increase the severity of impacts beyond those already analyzed in Negative Declaration No. 658398.

Name of Public Agency Approving Project: City of San Diego

Project Applicant: Mike Dorris, HCP Callan Road LLC, 420 Stevens Avenue Suite 170, Solana Beach, California 92075, (858) 847-9936

This is to advise that the City of San Diego Development Services Department on May 23, 2023 approved the above described project and made the following determinations:

- (1) No Substantial changes are proposed in the project which will require major revisions of the previous Negative Declaration No. 658398 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and,
- (2) No Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous Negative Declaration No. 658398 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or,
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous Negative Declaration No. 658398 was adopted, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous Negative Declaration No. 658398;
 - b. Significant effects previously examined will be substantially more severe than shown in the previous Negative Declaration No. 658398;
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or,
 - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous Negative Declaration No. 658398 would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

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: M. Dresser

Telephone: (619) 446-5404

Filed By: 
Signature

Senior Planner
Title

[Attach Copy of Check, Proof of CDFG Payment, or No Effect Form]

Reference: California Public Resources Code, Section 15162/63.



SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED
Oct 20, 2021 04:02 PM
Ernest J. Dronenburg, Jr.
SAN DIEGO COUNTY CLERK
File # 2021-000910
State Receipt # 37102020210800
Document # 2021-NOD-169

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

HEALTHPEAK CAMPUS CDP/SDP/PDP (AKA HEALTHPEAK CALLAN ROAD
CAMPUS)

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** October 20, 2021
Posted October 20, 2021 **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)

<p><input checked="" type="checkbox"/> To: Recorder/County Clerk P.O. Box 1750, MS A33 1600 Pacific Hwy, Room 260 San Diego, CA 92101-2422</p> <p><input type="checkbox"/> Office of Planning and Research 1400 Tenth Street, Room 121 Sacramento, CA 95814</p>	<p>From: City of San Diego Development Services Department 1222 First Avenue, MS 501 San Diego, CA 92101</p>
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Project Number: 658398**State Clearinghouse Number:** Not Applicable**Project Title:** Healthpeak Campus CDP/SDP/PDP (aka Healthpeak Callan Road Campus):**Project Location:** The 5.03-acre site is located at 3020 and 3030 Callan Road within the City and County of San Diego.

Project Description: A PLANNED DEVELOPMENT PERMIT (PDP), SITE DEVELOPMENT PERMIT (SDP), COASTAL DEVELOPMENT PERMIT (CDP), AND NEIGHBORHOOD DEVELOPMENT PERMIT (NDP), AMENDMENT TO CDP 2332260, RESCINDING COASTAL DEVELOPMENT PERMIT NO. 618936, SITE DEVELOPMENT PERMIT NO. 618937, PLANNED DEVELOPMENT PERMIT NO. 998550 and TENTATIVE MAP 619032 to transfers 58,060 square feet (SF) of unutilized development rights from 11099 North Torrey Pines Road, to 3020 and 3030 Callan Road. The property at 11099 North Torrey Pines Road has been developed with an 83,320-SF office building and 8,829-SF greenhouse facility, both of which are to remain. The project includes demolition of the existing three-story, 91,000-SF building and associated infrastructure, and the construction of two three-story buildings for scientific research and development use at 3020-3030 Callan Road. Collectively, the two buildings would total 149,060 SF of development for a net increase of 58,060 SF (equal to the unutilized development rights transferred from 11099 North Torrey Pines Road). Parking would be accommodated through a combination of surface parking and two levels of subterranean parking below the buildings. The project also requests allowable deviations from the development regulations pertaining to side and rear setbacks and retaining wall height. The project would also construct associated site improvements (i.e. hardscape, site access, internal circulation, site utilities (water and sewer improvements), drainage improvements, landscaping) at 3020-3030 Callan Road, as well as 11011-11025 North Torrey Pines Road, 11077-11085 North Torrey Pines Road, and 11099 North Torrey Pines Road. The 29.91-acre overall site is located at 3020-3030 Callan Road, 11011-11025 North Torrey Pines Road, 11077-11085 North Torrey Pines Road, and 11099 North Torrey Pines Road. Principal building construction will take place only on the 5.03 acres at 3020-3030 Callan Road, with only minor improvements at 11011-11099 North Torrey Pines Road. The site is designated as Scientific/Research and zoned Industrial Park IP-1-1 zone within the Torrey Pines Subarea of the University Community Plan. The site is also within the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (N-App Area-1), the Community Plan Implementation Overlay Zone (CPIOZ-B), the Parking Impact Overlay Zone (PIOZ Coastal-Impact), Accident Potential Zone (APZ) 2 - Marine Corps Air Station (MCAS) Miramar, 2035 Transit Priority Area (TPA), and the Prime Industrial Lands. (LEGAL DESCRIPTION: Lot 1 of Parcel Map No. 12041, in the City of San Diego, County of San Diego, State of California, filed in the office for the County Recorder of San Diego County, April 2, 1982, as File No. 82-090385 of Official Records [also known as 3020-3030 Callan Road]; Parcel 2 of Parcel Map No. 10901, filed in the Office of the County Recorder of San Diego County, being a Division of Lot 11 of Torrey Pines Science Park No. 2, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 8434, filed in the Office of the County Recorder of San Diego County [also known as 11011-11025 North Torrey Pines Road]; Parcel 1 of Parcel Map No. 10901, filed in the Office of the County Recorder of San Diego County, being a Division of Lot 11 of Torrey Pines Science Park No. 2, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 8434, filed in the Office of the County Recorder of San Diego County [also known as 11077-11075 North Torrey Pines Road]; and Parcel 2 of Parcel Map No. 14129, in the City of San Diego, County of San Diego, State of California, Filed in the Office of the County Recorder of San Diego County, January 27, 1986, As File/Page No. 86-033252 of Official Records [also known as 11099 North Torrey Pines Road].)

Project Applicant: Mike Dorris, Healthpeak Life Sciences, 420 Stevens Avenue, Suite 170, Solano Beach, California, 92075, (858) 845-9936.

This is to advise that the Hearing Officer of the City of San Diego on September 29, 2021 approved the above described project and made the following determinations:

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 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.

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: E. Shearer-Nguyen

Telephone: (619) 446-5369

Filed by:



Signature

Senior Planner

Title



State of California - Department of Fish and Wildlife
2021 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (Rev. 01/01/21) Previously DFG 753.5a

RECEIPT NUMBER:
 37-10/20/2021-0800
 STATE CLEARING HOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT	LEAD AGENCY EMAIL	DATE 10/20/2021
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 2021-NOD-0169	

PROJECT TITLE
 HEALTHPEAK CAMPUS CDP/SDP/PDP (AKA HEALTHPEAK CALLAN ROAD CAMPUS)

PROJECT APPLICANT NAME MIKE DORRIS, HEALTHPEAK LIFE SCIENCES	PROJECT APPLICANT EMAIL	PHONE NUMBER 858-845-9936
PROJECT APPLICANT ADDRESS 420 STEVENS AVENUE STE 170	CITY SOLANA BEACH	STATE CA
		ZIP CODE 92075

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,445.25	\$	0.00
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$2,480.25	\$	2,480.25
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,171.25	\$	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)	\$860.00	\$	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 \$ 2,530.25

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, CARLOS TERAN, Deputy
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Payment Reference #: CHECK 174309



San Diego County



Transaction #: 5972282
Receipt #: 2021649096

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: 10/20/2021
Cashier Location: SD

Print Date: 10/20/2021 4:03 pm

Payment Summary

Total Fees:	\$2,530.25
Total Payments:	\$2,530.25
Balance:	\$0.00

Payment

CHECK PAYMENT #174309 \$2,530.25

Total Payments \$2,530.25

Filing

CEQA - NOD FILE #: 2021-000910 Date: 10/20/2021 4:02PM Pages: 3

State Receipt # 37-10/20/2021-0800

Fees:	Fish & Wildlife County Administrative Fee	\$50.00
Fees:	Fish & Wildlife Mitigated/Negative Declaration	\$2,480.25
Total Fees Due:		\$2,530.25

Grand Total - All Documents: \$2,530.25

San Diego County



Transaction #: 7258102
 Receipt #: 2023245373

JORDAN Z. MARKS

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.gov

Cashier Date: 07/14/2023
 Cashier Location: SD

Print Date: 07/14/2023 4:59 pm

Payment Summary

Total Fees:	\$50.00
Total Payments:	\$50.00
Balance:	\$0.00

Payment

CHECK PAYMENT #206200 \$50.00

Total Payments \$50.00

Filing

CEQA - NOD FILE #: 2023-000564 Date: 07/14/2023 4:59PM Pages: 7

State Receipt # 37-07/14/2023-0511

Fees: Fish & Wildlife County Administrative Fee \$50.00

Total Fees Due: \$50.00

Grand Total - All Documents: \$50.00



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: 37-07/14/2023-0511
STATE CLEARING HOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT	LEAD AGENCY EMAIL	DATE 07/14/2023
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 2023-NOD-0086	
PROJECT TITLE HEALTHPEAK CR EV		

PROJECT APPLICANT NAME MIKE DORRIS, HCP CALLAN ROAD LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER 858-847-9936
PROJECT APPLICANT ADDRESS 420 STEVENS AVENUE SUITE 170	CITY SOLANA BEACH	STATE CA
		ZIP CODE 92075
PROJECT APPLICANT (Check appropriate box) <input type="checkbox"/> Local Public Agency <input type="checkbox"/> School District <input type="checkbox"/> Other Special District <input type="checkbox"/> State Agency <input checked="" type="checkbox"/> Private Entity		

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,839.25	\$	0.00
<input checked="" 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 checked="" 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:

<input type="checkbox"/> Cash <input type="checkbox"/> Credit <input checked="" type="checkbox"/> Check <input checked="" type="checkbox"/> Other	TOTAL RECEIVED	\$	50.00
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SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, KARINA ORTIZ, Deputy
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Payment Reference #: CHECK NO. 206200 REM 10/20/2021 RCT 37-10/20/2021-0800