



SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED
Aug 01, 2024 09:00 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2024-000862
State Receipt # 37080120240811

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

ENCLAVE PARK (PRJ-1070661)

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** August 1, 2024
Posted August 1, 2024 **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 EXEMPTION

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 Title / Number: Enclave Park (PRJ-1070661)

State Clearinghouse No.: 1992041021

Project Location-Specific: 4122, 4174, and 4202 Sorrento Valley Boulevard, San Diego, CA 92121

Project Location-City/County: San Diego/San Diego

Description of Previous Action/Project: The City of San Diego previously prepared a Program Environmental Impact Report (PEIR) 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 Report Program (MMR). 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: Coastal Development Permit (CDP), Site Development Permit (SDP), and a Multi-Habitat Planning Area (MHPA) Boundary Line Correction (BLC) for the demolition of seven existing buildings (approximately 91,840 square feet of office and light industrial uses) to construct a 300,000 square feet, nine-story research and development (R&D) building and a 7-story parking structure with 716 parking spaces. On- and off-site improvements include approximately 108,482 square feet (2.49 acres) of landscaping, gym and eating facilities for employees, new biofiltration basins, upgrades to stormwater infrastructure, as well as roadway improvements along the project frontage by widening Sorrento Valley Boulevard by approximately four feet on the project side and provide raised median, pedestrian, and bicycle improvements constructed to City standards. The 5.39-acre project site is located at 4122, 4174, and 4202 Sorrento Valley Boulevard, zoned Light Industrial (IL-3-1) and designated as Light Industrial/Industrial uses in the Torrey Pines Community Plan. Surrounding land uses include open space (Los Peñasquitos Creek/Canyon and the City's Multiple Species Conservation Program (MSCP) MHPA) to the north/northeast and existing industrial development along Sorrento Valley Boulevard directly east, south, and west. The site is within the following overlay zones: Airport Land Use Compatibility Overlay Zone (MCAS Miramar), Airport Influence Area Overlay Zone (MCAS Miramar-Review Area 1), Airport Safety Zone (Accidental Potential Zone 2 Portion (APZ II) & Transition Zone, Brush Management, Coastal Overlay Zone (Non Appealable and Appealable Area), Special Flood Hazard Areas (100-Year Floodway and 100 Year Floodplain), Stream-Los Peñasquitos Creek, Prime Industrial Lands, MHPA, MSCP Sensitive-Southern

Riparian Scrub, Parking Impact Overlay Zone (Coastal), Transit Priority Area , and Very High Fire Severity Zone within the Torrey Pines Community Planning Area. (LEGAL DESCRIPTION: Parcels A and B as shown on Parcel Map No. 1203, in the City of San Diego, County of San Diego, State of California, Filed in Page 1203 of Parcel Maps in the Office of the County Recorder of San Diego County, December 29, 1972, being a portion of Lots 14, 15 And 16 Via Sorrento Valley Industrial Park Unit No. 6, According to Map No. 6922. APNs 341-120-1000 and 341-120-0900).

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Kimberly Kantrud, Atlantis Group, 2488 Historic Decatur Road, Suite 220, San Diego CA 92106. (619) 523-1930.

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption:
- Statutory Exemptions:
- Other: CEQA Section 15183, Projects Consistent with a Community Plan or Zoning

Reasons why project is exempt: The project meets the requirements of CEQA Guidelines Section 15183, Projects Consistent with a Community Plan or Zoning. More specifically, the project is consistent with the development density established by existing zoning, community plan, and general plan policies for which an EIR was certified. In addition, the project would not result in impacts that are (1) peculiar to the site, (2) not analyzed as significant effects in the prior EIR, (3) cumulative or off-site impacts not previously discussed in the prior EIR, or (4) more severe than previously identified in prior EIR.

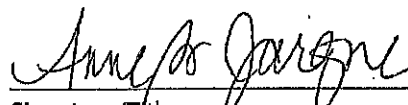
Lead Agency Contact Person: A. Jarque

Telephone: (619) 557-7953

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? Yes No

It is hereby certified that the City of San Diego has determined the above activity to be exempt from the California Environmental Quality Act.

 /Senior Planner
Signature/Title

July 25, 2024
Date

Check One:

- Signed by Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or OPR:

San Diego County



Transaction #: 7925033
Receipt #: 2024272436

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: 08/01/2024
Cashier Location: SD

Print Date: 08/01/2024 9:01 am

Payment Summary

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

Payment	
CHECK PAYMENT #1058	\$50.00
Total Payments	\$50.00
Filing	
CEQA - NOE	FILE #: 2024-000662 Date: 08/01/2024 9:00AM Pages: 3
	State Receipt # 37-08/01/2024-0611
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
2024 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (Rev. 01/01/24) Previously DFG 753.5a

RECEIPT NUMBER: 37-08/01/2024-0611
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 08/01/2024
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2024-0611	

PROJECT TITLE
ENCLAVE PARK (PRJ-1070661)

PROJECT APPLICANT NAME KIMBERLY KANTRUD, ATLANTIS GROUP	PROJECT APPLICANT EMAIL	PHONE NUMBER 619-523-1930
PROJECT APPLICANT ADDRESS 2488 HISTORIC DECATUR ROAD, SUITE 220	CITY SAN DIEGO	STATE CA
		ZIP CODE 92106

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)	\$4,051.25	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$2,916.75	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW.	\$1,377.25	\$	0.00

- Exempt from fee
- Notice of Exemption (attach)
 - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

<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 \$ 50.00

SIGNATURE X <i>Maria Gomez</i>	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, MARIA GOMEZ, Deputy
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Payment Reference #: Check # 1058 \$50