



**SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET**

FILED
Jul 19, 2024 09:14 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2024-000625
State Receipt # 37071920240581

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

4010 SORRENTO VALLEY BOULEVARD / PRJ - 1062427

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 19, 2024
Posted July 19, 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: 4010 Sorrento Valley Boulevard / PRJ-1062427

State Clearinghouse No.: 92041021

Project Location-Specific: 4010 Sorrento Valley Blvd, San Diego, CA 92121

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

Description of Previous Action and Project: The City of San Diego previously prepared an Environmental Impact Report (EIR) 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 Reporting Program (MMRP). 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 nature and purpose of the Project: The project proposes a Coastal Development Permit (CDP), Site Development Permit (SDP), and Neighborhood Development Permit (NDP) for the demolition of the existing twelve single-story industrial structures totaling 190,506 square feet (sf) and the construction of two life science/research and development buildings (including associated office space) totaling approximately 380,000 sf, including the basement, a 253,343 sf parking structure, and accessory uses, such as a gym and eating facilities. The project would provide frontage, bicycle, and vehicular access improvements on Sorrento Valley Blvd and Vista Sorrento Parkway. The project also includes stormwater, utility, lighting, and hardscaping improvements. The 18.23-acre site is zoned Industrial (IL-3-1). Additionally, the project is located within the Airport Land Use Compatibility Overlay Zone (MCAS Miramar), Airport Influence Area Overlay Zone (MCAS Miramar - Review Area 1), Airport Safety Zone (Accidental Potential 2), Brush Management, Coastal Overlay Zone (Non-Appealable 1 and Coastal Appealable), Multiple Habitat Planning Area (MHPA), Special Flood Hazard Areas, Prime Industrial Lands (PIL), Multiple Habitat Planning Area (MHPA), Very High Fire Severity Zone (VHFSOZ), and Transit Priority Area (TPA) and is designated Industrial Employment/Industrial and Open Space within the Torrey Pines Community Plan. Legal Description: Parcels A and B: Lots 6, 7, 8, and 9 of Via Sorrento Valley Industrial Park Unit No. 4 according to Map thereof No. 6618, filed April 7, 1970, and more particularly described within Grand Deed Recorded

December 20, 2021 as Document No. 2021-0854813 or in the Office of the San Diego County Recorder [APNS: 340-160-08-00, 340-160-09-00, 340-160-10-00 & 340-160-11-00].

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 State Guidelines section 15183. The project would be consistent with the development density established in the Torrey Pines Community Plan for which an EIR was certified. The CEQA Guidelines section 15183 evaluation determined there are no environmental effects that: 1) are peculiar to the project or the parcel on which the project would be located, 2) were not analyzed as significant effects in the prior EIR, 3) are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR, or 4) are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR. The project would implement the Torrey Pines Community Plan Update Mitigation Framework, as applicable, and would include a MMRP as a condition of approval. The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.

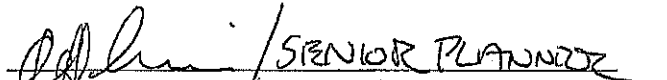
Lead Agency Contact Person: Marlene Watanabe

Telephone: (619) 446-5129

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.


Signature/Title

6/26/2024
Date

Check One:

- Signed by Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or OPR:

San Diego County



Transaction #: 7905747
Receipt #: 2024254867

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: 07/19/2024
Cashier Location: SD

Print Date: 07/19/2024 9:15 am

Payment Summary

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

Payment	
CHECK PAYMENT #14193	\$50.00
Total Payments	\$50.00
Filing	
CEQA - NOE	FILE #: 2024-000625 Date: 07/19/2024 9:14AM Pages: 3
	State Receipt # 37-07/19/2024-0581
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: 37-07/19/2024-0581
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 07/19/2024
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2024-0581	
PROJECT TITLE 4010 SORRENTO VALLEY BOULEVARD / PRJ-1062427		

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 # 14193 \$50