



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

FILED
Jun 29, 2022 03:49 PM
Ernest J. Dronenburg, Jr.
SAN DIEGO COUNTY CLERK
File # 2022-000528
State Receipt # 37062920220463
Document # 2022-NOD-73

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

HEADQUARTERS POINT

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** June 29, 2022
Posted June 29, 2022 **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
(Consistency Determination Pursuant to CEQA Section 15162)**

(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: 669831

State Clearinghouse Number: 99041006

Project Title: Headquarters Point

Project Location: The 11.87-acre project site is located east of Interstate 805 and south of State Route 56, and generally situated north of Mira Mesa Boulevard, south of Lusk Boulevard, and west of Wateridge Circle in the Sorrento Mesa Industrial Subarea of the Mira Mesa Community Plan area, within the City and County of San Diego

Description of Previous Action: On July 31, 2002, via Resolution No. R-295252, the San Diego City Council certified the Headquarters Point Research Park Supplemental Environmental Impact Report (SEIR) (Project No. 99-0036/SCH No. 99041006). The SEIR analyzed the development of two lots that would allow up to approximately 224,334, square feet of building area for office and industrial buildings. The project required approval of a Vesting Tentative Map, Planned Industrial Development Permit, Hillside Review Permit, Coastal Development Permit, an Open Space Easement Vacation, and an MSCP MHPA Boundary Line Adjustment.

Project Description: A COASTAL DEVELOPMENT PERMIT and NEIGHBORHOOD DEVELOPMENT PERMIT for the construction of two buildings totaling approximately 226,000 square feet with surface and subterranean parking. Building A, located in the western portion of the project site, would encompass 104,385 square feet of gross floor area and would be four stories with three levels of research and development space over one level of at-grade parking. Building B, located in the eastern portion of the project site, would encompass 121,615 square feet of gross floor area and would four levels of research and development space over two below-grade levels with basement R&D space ancillary and parking. The project would be a five-story building with also require undergrounding a San Diego Gas and Electric (SDG&E) existing 69-kilovolt (kV) aerial system that runs parallel to the project site's northeast property line and an adjacent property's (10770 Wateridge Circle) southwest property line. All activities associated with undergrounding the 69-kV line would occur within the project limits, or within existing SDG&E easements or facilities. The power line is within an existing 20-foot SDG&E easement and a new 20-foot wide SDG&E easement would be established for the undergrounded facility. Improvements to a 1.0-acre off-site road improvement area (Headquarters Point) would connect the development area to Wateridge Circle. The project also includes grading within a small portion (0.01 acre) of an off-site existing utility road and a 30-foot-wide utility easement (0.11 acre) to connect water, sewer and storm drain for the project to utilities located in Lusk Boulevard. The existing 30-foot wide utility easement is private and connects private water, sewer utilities and storm drain infrastructure to public utilities. Additionally, grading for a 40-foot-wide SDG&E maintenance access road (0.44 acre) would occur along the northeast property line to connect energy service for the project with existing SDG&E facilities. The SDG&E access road extends off-site to the southeast. The project would install a gate at the southeast corner of the project site to prevent pedestrians and vehicles from traveling down the SDG&E access road. Off-site areas would total 1.56 acres, bringing the total area affected by the project to 11.87 acres.

CEQA Determination: Pursuant to Public Resources Code Section 21166 and CEQA Guidelines Sections 15162 and 15163, the City has determined that: (1) there is substantial evidence that none of the conditions requiring preparation of a

subsequent or supplemental environmental document 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 the previous SEIR (Project No. 99-0036/SCH No. 99041006).

Project Applicant: Steven Bollert, Bioscience Properties, Inc., 514 Via De La Valle, Suite 300A, Del Mar, CA (858) 263-0770.
92075

This is to advise that the City of San Diego Development Services Department on June 8, 2022, 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 SEIR (Project No. 99-0036/SCH No. 99041006) 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 SEIR (Project No. 99-0036/SCH No. 99041006) 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 SEIR (Project No. 99-0036/SCH No. 99041006) certified on July 31, 2002, via Resolution No. R-308444, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous SEIR (Project No. 99-0036/SCH No. 99041006);
 - b. Significant effects previously examined will be substantially more severe than shown in the previous SEIR (Project No. 99-0036/SCH No. 99041006);
 - 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 SEIR (Project No. 99-0036/SCH No. 99041006) 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 analysis 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: ELIZABETH SHEARER-NGUYEN

Signature: 
Program Manager



San Diego County



Transaction #: 6553414
Receipt #: 2022299117

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: 06/29/2022
Cashier Location: SD

Print Date: 06/29/2022 3:49 pm

Payment Summary

Total Fees:	\$3,589.25
Total Payments:	\$3,589.25
Balance:	\$0.00

Payments	
CHECK PAYMENT #138682	\$2,500.00
CHECK PAYMENT #138683	\$1,089.25
Total Payments	\$3,589.25

Filing	
CEQA - NOD	FILE #: 2022-000528 Date: 06/29/2022 3:49PM Pages: 3
	State Receipt # 37-06/29/2022-0463.
Fees: Fish & Wildlife County Administrative Fee	\$50.00
Fees: Fish & Wildlife Environmental Impact Report	\$3,539.25
Total Fees Due:	\$3,589.25

Grand Total - All Documents:	\$3,589.25
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State of California - Department of Fish and Wildlife
2022 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (Rev. 01/01/22) Previously DFG 753.5a

RECEIPT NUMBER: 37-06/29/2022-0463
STATE CLEARING HOUSE NUMBER (if applicable) 99041006

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT	LEAD AGENCY EMAIL	DATE 06/29/2022
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 2022-NOD-0073	

PROJECT TITLE
HEADQUARTERS POINT

PROJECT APPLICANT NAME STEVEN BOLLERT, BIOSCIENCE PROPERTIES, INC	PROJECT APPLICANT EMAIL	PHONE NUMBER 858-263-0770
PROJECT APPLICANT ADDRESS 514 VIA DE LA VALLE SUITE 300A	CITY DELMAR	STATE CA
		ZIP CODE 92075

PROJECT APPLICANT (Check appropriate box)

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

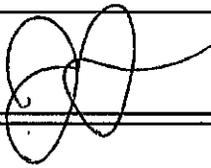
CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$3,539.25	\$	3,539.25
<input type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$2,548.00	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,203.25	\$	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 \$ 3,589.25

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, JULIE ANN SAN JUAN, Deputy
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Payment Reference #: CHECK#138682 & 138683