



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

**FILED**

Jul 21, 2022 09:27 AM  
Ernest J. Dronenburg, Jr.  
SAN DIEGO COUNTY CLERK  
File # 2022-000564  
State Receipt # 37072120220495  
Document # 2022-NOD-81

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

ONE ALEXANDRIA SQUARE

**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):

<b>FILED IN THE OFFICE OF THE SAN DIEGO COUNTY CLERK ON</b> <u>July 21, 2022</u>
<b>Posted</b> <u>July 21, 2022</u> <b>Removed</b> _____
<b>Returned to agency on</b> _____
<b>DEPUTY</b> _____

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 (SUBSEQUENT ACTION)**

(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:** 660043**State Clearinghouse Number:** 89071907**Project Title:** One Alexandria Square**Project location:** 22.3-acre project site is located at 10933 North Torrey Pines Road within the County and City of San Diego.

**Description of Previous Action/Project:** The City of San Diego (City) previously prepared a Supplemental Environmental Impact Report (SEIR) No. 89-0928/SCH No. 89071907 for the Calbiochem-Balitt U.S. Holding project (Project No. 89-0928). The SEIR was certified by the Council of the City of San Diego on April 27, 1993, Resolution No. R-281847; the City previously prepared a Mitigated Negative Declaration (MND) No. 6655 for the Alexandria Technology Center – Science Park project (Project No. 6655). The MND was adopted by the Council of the City of San Diego on April 21, 2005; and, the City previously prepared a MND No. 5584 for the Torrey Pines Science Park project (Project No. 5584). The MND was adopted by the Hearing Officer of the City of San Diego on March 15, 2006.

**Project Description:** A request for a SITE DEVELOPMENT PERMIT (SDP) to amend SDP No. 9829 and SDP No. 151106, COASTAL DEVELOPMENT PERMIT (CDP) to amend CDP No. 9828 and CDP No. 10911, NEIGHBORHOOD DEVELOPMENT PERMIT (NDP) No. 2474613 and a TENTATIVE MAP (TM) to allow for development of a ten-building research and development (R&D) campus with supporting and ancillary uses, surface parking lots, subterranean parking, and a parking structure. The project proposes to demolish two existing buildings, improve/upgrade two existing buildings, and construct eight new buildings and a parking structure.<sup>1</sup> All parking will be provided onsite. The total project gross floor area (GFA) at build-out would be 428,160 square feet (SF). Supporting site improvements, including grading, onsite connections to sewer and water, drainage system improvements, landscaping and irrigation, and hardscape are also proposed. Through the NDP, the project would request allowable deviations from applicable development regulations with respect to setbacks and driveway widths. The site is designated Industrial Employment (IE) and zoned Industrial Park IP-1-1 zone within the Torrey Pines Subarea of the University Community Plan (UCP). Additionally, the project is also located within Community Plan Implementation Overlay Zone Type B (CPIOZ B), Transit Priority Area (TPA), Airport Environs Overlay (AEOZ), Marine Corps Air Station (MCAS) Miramar - Airport Land Use Compatibility Overlay (ALUCOZ), Coastal Overlay Zone (COZ)(Non-appealable [N-APP]), Coastal Height Limit Overlay (CHLOZ), and Parking Impact Overlay (PIOZ). Assessor's Parcel Numbers: 340-010-34, 340-012-01, 340-012-02, 340-012-03, 340-012-04, 340-012-05).

**Project Applicant:** Randy Levinson, ARE-10933 North Torrey Pines, 10996 Torreyana Road, Suite 250. San Diego, CA 92121, (858) 768-7987.

This is to advise that the Planning Commission of the City of San Diego on June 23, 2022 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 (Mitigated) Negative Declaration was prepared for this project pursuant to the provisions of CEQA.

<sup>1</sup> The project includes the complete demolition of the existing two buildings located at 10931-10933 and 10975 North Torrey Pines Road.

- 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. (EIR only) Findings  were,  were not, made pursuant to CEQA Guidelines Section 15091.
- 5. (EIR only) 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: E. Shearer-Nguyen

Telephone: (619) 446-5369

Filed by: 

Signature

Program Manager

Title



San Diego County



Transaction #: 6589023  
Receipt #: 2022331319

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](http://www.sdarcc.com)

Cashier Date: 07/21/2022  
Cashier Location: SD

Print Date: 07/21/2022 11:16 am

Payment Summary

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

Payment	
CHECK PAYMENT #574883	\$3,589.25
Total Payments	\$3,589.25
Filing	
CEQA - NOD	FILE #: 2022-000564 Date: 07/21/2022 9:27AM Pages: 3
	State Receipt # 37-07/21/2022-0495
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



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: 37-07/21/2022-0495
STATE CLEARING HOUSE NUMBER (if applicable) 89071907

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT	LEAD AGENCY EMAIL	DATE 07/21/2022
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 2022-NOD-0081	
PROJECT TITLE ONE ALEXANDRIA SQUARE		

PROJECT APPLICANT NAME RANDY LEVINSON	PROJECT APPLICANT EMAIL	PHONE NUMBER 858-768-7987
PROJECT APPLICANT ADDRESS 10996 TORREYANA ROAD SUITE 250	CITY SAN DIEGO	STATE CA
		ZIP CODE 92121

PROJECT APPLICANT (Check appropriate box)

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

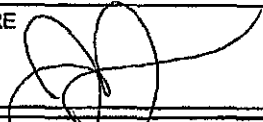
**CHECK APPLICABLE FEES:**

<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 <b>X</b> 	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, JULIE ANN SAN JUAN, Deputy
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Payment Reference #: CHECK #574883