



THE CITY OF SAN DIEGO

DATE OF NOTICE: May 9, 2023

# NOTICE OF AVAILABILITY

## DRAFT TIERED MITIGATED NEGATIVE DECLARATION

DEVELOPMENT SERVICES DEPARTMENT  
SAP No.: 24008392

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The City of San Diego (City), as Lead Agency, has prepared a draft Tiered Mitigated Negative Declaration for the following proposed project and is inviting your comments regarding the adequacy of the document. The draft Tiered Mitigated Negative Declaration and associated technical appendices have been placed on the City's California Environmental Quality Act (CEQA) web-site at <http://www.sandiego.gov/ceqa/draft>.

**HOW TO SUBMIT COMMENTS: Comments on this draft Tiered Mitigated Negative Declaration must be received by close of business on May 29, 2023** to be included in the final document considered by the decision-making authorities. When submitting comments, please reference the project name and number (Science Village/No. 647676). The City requests that all comments be provided electronically via email at: [DSDEAS@SanDiego.gov](mailto:DSDEAS@SanDiego.gov). However, if a hard copy submittal is necessary, it may be submitted to: **Morgan Dresser, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101.**

### GENERAL PROJECT INFORMATION:

- Project Name: SCIENCE VILLAGE
- Project No. 647676
- SCH No. 2019060003
- Community Plan Area: University
- Council District: 6

**PROJECT DESCRIPTION:** A COMMUNITY PLAN AMENDMENT to transfer development intensity rights (3,744 average daily trips or "ADT") from University Community Plan Area Subarea 37 (City Ownership) to newly created Subareas 102 and Subarea 10; REZONE to change the zoning from RS-1-14 (Residential--Single-Family Unit) to EMX-2 (Employment Mixed-Use); a GENERAL PLAN AMENDMENT, as the University Community Plan is a component of the City's General Plan Land Use and Community Planning Element; a SPECIFIC PLAN AMENDMENT to remove the project site from the Nexus Technology Centre Specific Plan; and a PLANNED DEVELOPMENT PERMIT for the demolition of three existing scientific research buildings totaling approximately 138,400 square feet; and the construction of two, four-story scientific research and development (R&D) buildings totaling approximately 369,878 square feet with associated accessory uses. The project would consist of approximately 310,416 square feet of R&D uses and 59,462 feet of accessory/amenity space. Additionally, three levels of subterranean parking with approximately 938 parking spaces are proposed. The approximately 3.97-acre site is located on three parcels which include 9363, 9373, and 9393 Towne Centre Drive and is designated as Industrial Employment per the General Plan and designated Scientific Research and zoned RS-1-14 in the University Community Plan. The site is within University Community Plan Area Subarea 37. The project site is within the Airport Land Use Compatibility Overlay Zone (Marine Corps Air Station [MCAS] Miramar); the Airport Influence Area (MCAS Miramar-Review Area 1); the Federal Aviation Administration (FAA) Part 77 Noticing Area; Airport Noise Contours (MCAS Miramar-60-65 Community Noise Equivalent Level [CNEL]); the Community Plan Implementation Overlay Zone type A (CPIOZ-A); the Parking Impact Overlay Zone (Campus); the Parking Standards Transit Priority Area; Prime Industrial Lands; and the

Transit Priority Area. (LEGAL DESCRIPTION: Lot 4 & 5 of Map No. 11876.) **The site is not included on any Government Code listing of hazardous waste sites.**

**APPLICANT:** Alexandria Real Estate

**RECOMMENDED FINDING:** The draft Mitigated Negative Declaration determined the proposed project would result in significant environmental effects in the following areas: **NOISE AND TRANSPORTATION/CIRCULATION.**

**AVAILABILITY IN ALTERNATIVE FORMAT:** To request this Notice, the draft Mitigated Negative Declaration, and/or supporting documents in alternative format, please email the Development Services Department at [DSDEASNoticing@sandiego.gov](mailto:DSDEASNoticing@sandiego.gov). Your request should include the suggested recommended format that will assist with the review of documents.

**ADDITIONAL INFORMATION:** For environmental review information, contact Morgan Dresser at (619) 446-5404. For information regarding public meetings/hearings on this project, contact Development Project Manager, Benjamin Hafertepe, at (619) 446-5086. This Notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on May 9, 2023.

Raynard Abalos  
Deputy Director  
Development Services Department