



SAN DIEGO COUNTY CLERK  
CEQA FILING COVER SHEET

**FILED**

Oct 04, 2023 01:34 PM  
JORDAN Z. MARKS  
SAN DIEGO COUNTY CLERK  
File # 2023-000785  
State Receipt # 37100420230711  
Document # 2023-NOD-118

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

SCIENCE VILLAGE

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</b>	
<b>COUNTY CLERK ON</b> <u>October 4, 2023</u>	
Posted <u>October 4, 2023</u>	Removed <u>NOV 03 2023</u>
Returned to agency on <u>NOV 07 2023</u>	
DEPUTY	<u>Maia Gomez</u>

**M. Gomez**

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:** 647676

**State Clearinghouse Number:** 201906003

**Project Title:** Science Village

**Project location:** 9363, 9373, and 9393 Towne Centre Drive, San Diego, California 92121

**Description of Previous Action/Project:** The City of San Diego previously prepared an Environmental Impact Report (EIR) SCH No. 2019060003 for the Complete Communities: Housing Solutions and Mobility Choices project. The EIR was certified and Findings and Statement of Overriding Considerations were adopted by the San Diego City Council on July 28, 2020 (Resolution No. R-313279).

**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. The site is designated as Industrial Employment per the General Plan and designated Scientific Research and zoned RS-1-14 in the University Community Plan. Additionally, the 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.)

**Project Applicant:** Alexandria Real Estate, 10996 Torreyana Road Suite 250, San Diego, California 92121. (858)378-4106.

This is to advise that the Council of the City of San Diego on September 11, 2023 approved the above described project and made the following determinations: R-315099

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.  
 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: M. Dresser

Telephone: (619) 446-5404

Filed by: 

Signature

Senior Planner

Title

San Diego County



Transaction #: 7411979  
Receipt #: 2023349547

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

Cashier Date: 10/04/2023

Cashier Location: SD

Print Date: 10/04/2023 1:34 pm

Payment Summary

Total Fees:	\$2,814.00
Total Payments:	\$2,814.00
Balance:	\$0.00

Payment

CHECK PAYMENT #529928 \$2,814.00

Total Payments \$2,814.00

Filing

CEQA - NOD FILE #: 2023-000785 Date: 10/04/2023 1:34PM Pages: 3

State Receipt # 37-10/04/2023-0711

Fees: Fish & Wildlife County Administrative Fee \$50.00

Fees: Fish & Wildlife Mitigated/Negative Declaration \$2,764.00

Total Fees Due: \$2,814.00

Grand Total - All Documents: \$2,814.00



State of California - Department of Fish and Wildlife  
**2023 ENVIRONMENTAL FILING FEE CASH RECEIPT**  
 DFW 753.5a (Rev. 01/01/23) Previously DFG 753.5a

RECEIPT NUMBER:  
 37-10/04/2023-0711  
 STATE CLEARING HOUSE NUMBER (If applicable)  
 201906003

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT	LEAD AGENCY EMAIL	DATE 10/04/2023
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 2023-NOD-0118	

PROJECT TITLE  
SCIENCE VILLAGE

PROJECT APPLICANT NAME ALEXANDRIA REAL ESTATE	PROJECT APPLICANT EMAIL	PHONE NUMBER 858-378-4106
PROJECT APPLICANT ADDRESS 10996 TORREYANA ROAD STE 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 type="checkbox"/> Environmental Impact Report (EIR)	\$3,839.25	\$	0.00
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$2,764.00	\$	2,764.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,305.25	\$	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
<hr/>			

**PAYMENT METHOD:**

Cash   
  Credit   
  Check   
  Other

TOTAL RECEIVED      \$      2,814.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, CARLOS TERAN, Deputy
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Payment Reference #: CHECK#529928