



THE CITY OF SAN DIEGO

DATE OF NOTICE: June 9, 2022

NOTICE OF AVAILABILITY

DRAFT TIERED MITIGATED NEGATIVE DECLARATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No.: 24008884

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 June 29, 2022 to be included in the final document considered by the decision-making authorities. When submitting comments, please reference the project name and number (Scripps Health NDP/No. 686158). The City requests that all comments be provided electronically via email at: DSDEAS@Sandiego.gov. However, if a hard copy submittal is necessary, it may be submitted to: **M. Dresser, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101.**

GENERAL PROJECT INFORMATION:

- Project Name: Scripps Health NDP
- Project No. 686158
- SCH No. 2019060003
- Community Plan Area: University
- Council District: 1

PROJECT DESCRIPTION: A NEIGHBORHOOD DEVELOPMENT PERMIT to allow demolition of the existing three one-level structures totaling 30,221-square-foot San Diego Braille Institute buildings and associated existing hardscape and landscape areas and construction of an approximately 131,183-square-foot, five-level office building with a surface parking lot and a stand-alone four-level above-grade parking structure. The 131,183-square-foot building would be used as a corporate headquarters/single tenant office building, with an approximately 25,522-square-foot basement. The stand-alone four-level parking structure would be approximately 131,509 square feet. The project is located at 4555 Executive Drive on the southeast corner of Executive Drive and Executive Way. The 3.79-acre project site is designated as Industrial-Scientific Research within the University Community Plan, and zoned Industrial Park (IP-1-1) in the Nexus Technology Centre Specific Plan. Additionally, the project site is located within the Airport Land Use Compatibility Overlay Zone (Marine Corps Air Station [MCAS] Miramar), Airport Influence Area (MCAS Miramar Review Area 1 and Area 2), Airport Land Use Compatibility Plan Noise Contours (60 to 65 community noise equivalent level), Federal Aviation Administration Part 77 Notification Area (MCAS Miramar), Community Plan Implementation Overlay Zone – Type A, Prime Industrial Lands, and Parking Impact Overlay Zone. (LEGAL DESCRIPTION: PM 15872 BLOCK No. LOT No. PAR 1 PARCEL MAP PM 15872 BLOCK No. PAR 2 PARCEL MAP.) **The site is not included on any Government Code listing of hazardous waste sites.**

APPLICANT: Alexandria Real Estate.

RECOMMENDED FINDING: The draft Tiered Mitigated Negative Declaration determined the proposed project would result in significant environmental effects in the following areas: **Transportation**.

AVAILABILITY IN ALTERNATIVE FORMAT: To request this Notice, the draft Tiered Mitigated Negative Declaration, and/or supporting documents in alternative format, please email the Development Services Department at 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 M. Dresser at (619) 446-5404. For information regarding public meetings/hearings on this project, contact Development Project Manager, Ben Hafertepe, at (619) 446-5086. This Notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on June 9, 2022.

Raynard Abalos
Deputy Director
Development Services Department