



THE CITY OF SAN DIEGO

DATE OF NOTICE: October 28, 2022

NOTICE OF AVAILABILITY

DRAFT TIERED MITIGATED NEGATIVE DECLARATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No.: 24008957

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 November 28, 2022 to be included in the final document considered by the decision-making authorities. When submitting comments, please reference the project name and number (One Alexandria Square / No. 691942). 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: **E. Shearer-Nguyen, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101.**

GENERAL PROJECT INFORMATION:

- Project Name: One Alexandria Square
- Project No. 691942
- SCH No. 2019060003
- Community Plan Area: University
- Council District: 1

PROJECT DESCRIPTION: The project is requesting a COASTAL DEVELOPMENT PERMIT (CDP), SITE DEVELOPMENT PERMIT (SDP), NEIGHBORHOOD DEVELOPMENT PERMIT (NDP), and TENTATIVE PARCEL MAP (TM) for the demolition of two existing buildings, an amenity building, underground parking, tennis courts, pool, and private helistop to construct four buildings, a Central Utility Plant, and a parking structure. Building one (B1) would be 127,008-square-feet and contain lab and office space, building two (B2) would be 115,501-square-feet and contain lab and office space. Buildings three (B3) and building four (B4) would comprise the amenity space and would be 3,858-square-feet and 10,632-square-feet, respectively. The project also includes a three-level parking structure over one level of subterranean parking. Various site improvements would also be constructed that include associated hardscape and landscape. The project is requesting an allowable deviation to driveway width. The 11.4-acre project site is located at 11255-11355 North Torrey Pines Road. The site is designated Industrial-Scientific Research within the University Community Plan and zoned IP-1-1. Additionally, the project site is within the Airport Land Use Compatibility Overlay Zone (MCAS Miramar), the Airport Influence Area (MCAS Miramar-Review Area 1), the Airport Safety Zone MCAS Miramar (Accident Potential Zone 2), the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Appealable and Non-Appealable – 1), the Community Plan Implementation Overlay Zone (CPIOZ-B), the Very High Fire Severity Zone, the Parking Impact Overlay Zone (Beach and Campus), and Prime Industrial Lands. (LEGAL DESCRIPTION: The project area is located within an unsectioned portion of Township 14 South, Range 4 West, on the 7.5-minute Del Mar U.S. Geological Survey (USGS) topographic quadrangle.) **The site is not included on any Government Code listing of hazardous waste sites.**

APPLICANT: Alexandria Real Estate Equities.

RECOMMENDED FINDING: The draft Tiered Mitigated Negative Declaration determined the proposed project would result in significant environmental effects in the following areas: **Biological Resources, 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 E. Shearer-Nguyen at (619) 446-5369. For information regarding public meetings/hearings on this project, contact Development Project Manager, Martin Mendez, at (619) 446-5309. This Notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on October 28, 2022.

Raynard Abalos
Deputy Director
Development Services Department