



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

**FILED**  
Feb 22, 2023 10:55 AM  
JORDAN Z. MARKS  
SAN DIEGO COUNTY CLERK  
File # 2023-000122  
State Receipt # 37022220230105  
Document # 2023-NOD-21

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 NORTH

**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):

**FILED IN THE OFFICE OF THE SAN DIEGO  
COUNTY CLERK ON** February 22, 2023  
**Posted** February 22, 2023 **Removed** \_\_\_\_\_  
**Returned to agency on** \_\_\_\_\_  
**DEPUTY** \_\_\_\_\_

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

Department

1600 Pacific Hwy, Room 260  
San Diego, CA 92101-2422

Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 958142019060003

From: City of San Diego  
Development Services

1222 First Avenue, MS 501  
San Diego, CA 92101

**Project Number:** 691942

**State Clearinghouse Number:** 2019060003

**Project Title:** One Alexandria North

**Project Location:** The 11.4-acre project site is located at 11255-11355 North Torrey Pines Road within the City and County of Sa Diego.

**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:** The project is requesting a COASTAL DEVELOPMENT PERMIT (CDP), 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-foot and contain lab and office space, building two (B2) would be 115,501-square-foot and contain lab and office space. Buildings three (B3) and building four (B4) would comprise the amenity space and would be 3,358-square-foot and 10,632-square-foot, 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.)

**Project Applicant:** Randy Levinson, ARE-SD Region No. 68 Holding LLC, 10996 Torreyanna Road, San Diego, CA 92121, (858) 768-7987.

This is to advise that the Development Services Department staff of the City of San Diego on August 1, 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. A Tiered Mitigated Negative Declaration 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.

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: Shearer-Nguyen

Telephone: (619) 446-5369

Filed by:



Signature

Program Manager

Title

San Diego County



Transaction #: 6995233  
Receipt #: 2023061829

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: 02/22/2023  
Cashier Location: SD

Print Date: 02/22/2023 10:56 am

Payment Summary

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

Payment

CHECK PAYMENT #54271 \$2,814.00

Total Payments \$2,814.00

Filing

CEQA - NOD FILE #: 2023-000122 Date: 02/22/2023 10:55AM Pages: 3

State Receipt # 37-02/22/2023-0105

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: 37-02/22/2023-0105
STATE CLEARING HOUSE NUMBER (If applicable) 2019060003

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SAN DIEGO DEVELOPMENT SERVICES	LEAD AGENCY EMAIL	DATE 02/22/2023
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COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 2023-NOD-0021
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PROJECT TITLE  
ONE ALEXANDRIA NORTH

PROJECT APPLICANT NAME RANDY LEVINSON, ARE-SD REGION NO. 68 HOLDING LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER 858-768-7987
PROJECT APPLICANT ADDRESS 10996 TORREYANNA ROAD	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

**PAYMENT METHOD:**

Cash   
  Credit   
  Check   
  Other

TOTAL RECEIVED    \$    2,814.00

SIGNATURE <i>X Daniel Butler</i>	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, DANIEL BUTLER, Deputy
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Payment Reference #: CHECK# 54271