



THE CITY OF SAN DIEGO

Date of Notice: August 1, 2022

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24008884

Project Name: ARE Scripps Health

Project Number / SCH Number: Project No. 686158 / SCH No. 2019060003

Community Plan Area: University

Council District: 1

Location: The 3.79-acre project site is located at 4555 Executive Drive within the City and County of San Diego.

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 located at 4555 Executive Drive and 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.)

Entity Considering Project Approval: City of San Diego Development Services Department

Environmental Determination: Mitigated Negative Declaration

Entity Making Environmental Determination: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego (City) conducted an Initial Study, which determined that the project could have a significant environmental effect in the following area(s): Transportation/Circulation. Accordingly, pursuant to Section 15152 of the

State CEQA Guidelines, the City determined it is appropriate to tier from the *Complete Communities: Housing Solutions and Mobility Choices Program EIR*. The project complies with the Complete Communities: Mobility Choices Ordinance (SDMC Ordinance Number O-21274) and relies upon the Findings and Statement of Overriding Considerations for the Complete Communities PEIR as mitigation to the extent feasible for its significant unmitigated VMT transportation impact as outlined in Section V of the Tiered Mitigated Negative Declaration.

DEVELOPMENT PROJECT MANAGER: Ben Hafertepe
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On August 1, 2022 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determinations to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (August 15, 2022 - end of appeal period date). During the Statewide "Safer-at-Home" directive to reduce the spread of COVID-19, beginning March 19, 2020, appeals to the City Clerk must be filed by email or in-person as follows:

- 1) Appeals filed via E-mail: [The Development Permit/Environmental Determination Appeal Application Form DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>.

Send the completed appeal form (including grounds for appeal and supporting documentation in pdf format) by email to Hearings1@sandiego.gov by 5:00pm. on the last day of the appeal period; your email appeal will be acknowledged within 24 business hours. You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be United States Postal Service (USPS) postmarked) before or on the final date of the appeal. Please include the project number on the memo line of the check.

- 2) Appeals filed in person: [The Development Permit/Environmental Determination Appeal Application Form DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>.

Deposit the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation) in a sealed envelope, into the Drop-Off Box located under the Public Notice Kiosk to the left of the public entrance to the City Administration Building, 202 "C" Street, San Diego, CA 92101, by 5:00pm on the last day of the appeal period. The Drop-Off Box is available from 8:00am to 5:00pm Monday through Friday (excluding City-approved holidays). The completed appeal package must include the required appeal fee per this bulletin in the form of a check or money order payable to the "City Treasurer." Please include the project number on the memo line of the check/money order. This Drop-Off Box is checked daily, and payments are processed the following business day.

This information will be made available in alternative formats upon request.