



THE CITY OF SAN DIEGO

DATE OF NOTICE: November 22, 2022

NOTICE OF AVAILABILITY

DRAFT ENVIRONMENTAL IMPACT REPORT

DEVELOPMENT SERVICES DEPARTMENT

SAP No.: 24008129

The City of San Diego (City), as Lead Agency, has prepared a draft Environmental Impact Report for the following proposed project and is inviting your comments regarding the adequacy of the document. The draft Environmental Impact Report 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 Environmental Impact Report must be received by close of business on January 6, 2023 to be included in the final document considered by the decision-making authorities. When submitting comments, please reference the project name and number (Towne Centre View/ 624751). 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: **Sara Osborn, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101.**

GENERAL PROJECT INFORMATION:

- Project Name: Towne Centre View
- Project No. 624751
- SCH No. 2021040044
- Community Plan Area: University
- Council District: 1

PROJECT DESCRIPTION: The project proposes a COMMUNITY PLAN AMENDMENT, to the University Community Plan to increase the intensity in Subarea 11 to 1,000,000 sf; a PLANNED DEVELOPMENT PERMIT to amend PID 96-7756 for Eastgate Acres and because of required deviations to the San Diego Municipal Code; a SITE DEVELOPMENT PERMIT because there are ESLs on site, the project is within the ALUC Overlay for MCAS Miramar, and the Project is within the CPIOZ Type A; a NEIGHBORHOOD DEVELOPMENT PERMIT for the alternative method of calculation for the ALUC Overlay Zone; a COASTAL DEVELOPMENT PERMIT to amend CDP 117798 because the northern portion of the Project area is within the non-appealable area of the Coastal Overlay Zone and the Project would subdivide the site in the Coastal Overlay Zone from the area where vertical development would be constructed; a TENTATIVE MAP to subdivide and configure the property to accommodate the proposed development, to subdivide the areas in the Coastal Overlay Zone from the area outside the Coastal Overlay Zone, and to provide necessary easements; and PUBLIC STREET VACATION for the western terminus of Towne Centre Drive, west of Westerra Court. The project would consist of a scientific research and development (R&D) that can accommodate approximately 1,000,000 square feet (sf) of building area on a 33.55-acre site. Various site improvements would also be constructed that include associated utilities, internal circulation and access, hardscape (surface parking, driveways, and walkways) retaining walls, and landscape. The partially developed and fully disturbed project site is located north of the current terminus of Towne Centre Drive. The parcels are designated "Scientific Research" and "Open Space" within Subarea 11 of

the University Community Plan. The site is within the IP-1-1 (Industrial Park) and Residential Single Unit (RS-1-7) Zones. The portion of the site that is zoned RS-1-7 would remain undeveloped. The project is subject to the Airport Influence Area Overlay, Coastal Overlay Zone, Community Plan Implementation Zone -A, Fire Brush Zones, Very High Fire Severity Zone, Parking Impact Overlay Zone, Prime Industrial Lands, Transit Priority Area, and FAA Part 77 Notification Area. The project is also located in the Accident Potential Zone II (APZ II), and Transition Zone (TZ) of the Marine Corps Air Station (MCAS) Miramar Airport Land Use Compatibility Plan (ALUCP). (LEGAL DESCRIPTION: Parcels 1, 2, & 3 of map No. 18286, in the City of San Diego, County of San Diego, State of California, according to map thereof, filed in the office of the County Recorder of San Diego county June 21, 1999 AND Parcels 1 and 2 of Parcel Map No. 20710, in the City of San Diego, County of San Diego, State of California, according to map thereof filed in the office of the County Recorder of San Diego County, September 21, 2009 as Instrument No. 2009-0524505 of Official Records AND a portion of parcel 1 in the City of San Diego, County of San Diego, State of California, according to Parcel Map thereof No. 16829, filed in the office of the County Recorder of San Diego County April 23, 1992 AND a portion of Pueblo Lot 1317 of the Pueblo Lands of San Diego, in the City of San Diego, County of San Diego, State of California, according to map thereof made by James Pascoe in the year 1870. A copy of which said map being filed in the office of the County Recorder of San Diego County and is known as Miscellaneous Map No. 36. Assessor Parcel Numbers 343-121-35-00, 343-121-36-00, 343-121-37-00, 343-121-36-00, 343-121-42-00, and 343-121-43-00.) The site is not included on any Government Code listing of hazardous waste sites. **APPLICANT:** BRE-BMR Towne Centre Science Park LLC.

RECOMMENDED FINDING: The draft EIR concludes that the project would result in less than significant environmental impacts with implementation of mitigation measures with regard to **Transportation**. All other impacts analyzed in the EIR were found to be less than significant.

AVAILABILITY IN ALTERNATIVE FORMAT: To request this Notice, the draft Environmental Impact Report, 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 Sara Osborn (619) 446-538. For information regarding public meetings/hearings on this project, contact Development Project Manager, Martha Blake, at (619) 446-5375. This Notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on 11/22/2022.

Raynard Abalos
Deputy Director
Development Services Department