



THE CITY OF SAN DIEGO

DATE OF NOTICE: March 12, 2020

PUBLIC NOTICE OF A DRAFT ENVIRONMENTAL IMPACT REPORT

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24006554

The City of San Diego Development Services Department, as the Lead Agency, has prepared a draft Environmental Impact Report for the following project and is inviting your comments regarding the adequacy of the document. The draft Environmental Impact Report has been placed on the City of San Diego City Clerk's website at <https://www.sandiego.gov/ceqa/draft> under the heading of "California Environmental Quality Act (CEQA) Notices & Documents." In addition, the Notice was also distributed to the Central Library as well as the University City Community and North University Branch Libraries.

Your comments must be received by April 27, 2020, to be included in the final document considered by the decision-making authorities. Please send your written comments to the following address: **E. Shearer-Nguyen, Environmental Planner, City of San Diego Development Services Center, 1222 1st Avenue, MS 501, San Diego, CA 92101** or e-mail your comments to DSDEAS@sandiego.gov with the Project Name and Number in the subject line.

General Project Information:

- Project Name: **Costa Verde Revitalization**
- Project No. 477943 / SCH No. 2016071031
- Community Plan Area: University
- Council District: 1

Project Description: The project proposes a GENERAL PLAN AMENDMENT (GPA), COMMUNITY PLAN AMENDMENT (CPA) and SPECIFIC PLAN AMENDMENT (SPA) to the University Community Plan (UCP) and Costa Verde Specific Plan to increase the development intensity by 40,000 square feet (SF) of commercial/office and 360,000 SF of research and development uses, re-designate approximately one acre from Neighborhood and Community Commercial to Visitor Commercial to allow a hotel use, and complete incidental technical revisions; a SITE DEVELOPMENT PERMIT (SDP) for land use plan amendments within the Airport Land Use Compatibility Overlay Zone; a PLANNED DEVELOPMENT PERMIT (PDP) to Amend PDP No. 90-1109 for the reconfiguration and expansion of the existing 178,000-square foot shopping center; a NEIGHBORHOOD DEVELOPMENT PERMIT (NDP) to include tandem commercial parking spaces; a TENTATIVE PARCEL MAP to create new legal lots; and EASEMENT VACATION to vacate Esplanade Court and water line easements as public facilities. The proposed hotel use would consist of a 10-story, 200-room hotel comprised of approximately 125,000 SF to be located on the northernmost portion of the 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 developed 13.9-acre project site is located west of Genesee Avenue between La Jolla Village Drive and Nobel Drive. The parcel is designated neighborhood and community commercial uses within the Costa Verde Specific Plan and the University Community Plan. In addition, the project site is located within the Urban Node of the Central Subarea, which is intended to be developed as a mixed-use core, with a residential density of up to 75 dwelling units per acre. The site is within the RS-1-14 Zone as well as the Affordable Housing Parking Demand Overlay Zone (Medium), the

Airport Land Use Compatibility Overlay Zone (Marine Corps Aviation Station [MCAS] Miramar), the Airport Influence Area (Review Area 2 - MCAS Miramar), the Airport Federal Aviation Administration (FAA) Part 77 Noticing Area (MCAS Miramar), the Community Plan Implementation Overlay Zone (CPIOZ-A), the 300-foot Fire Brush Buffer Overlay Zone, the Very High Fire Hazard Severity Overlay Zone, the Outdoor Lighting Overlay Zone (Lighting Zone 3 – Medium), the Parking Impact Overlay Zone (PIOZ – Campus Impact Area), and the Residential Tandem Parking Overlay Zone. (Assessor Parcel Numbers: 345-210-12, 345-210-13, and 345-210-14.) **The site is not included on any Government Code listing of hazardous waste sites.**

Applicant: Regency Centers L.P.

Recommended Finding: The draft Environmental Impact Report analyzed the following environmental issue area(s) in detail: **Land Use, Transportation/Circulation, Visual Effects/Neighborhood Character, Air Quality, Greenhouse Gas Emissions, Energy, Noise, Paleontological Resources, Hydrology/Water Quality, Geology and Soils, Public Utilities, and Public Services and Facilities.**

Availability in Alternative Format: To request this Notice, the draft Environmental Impact Report, and/or supporting documents in alternative format call the Development Services Department at 619-446-5460 or (800) 735-2929 (TEXT TELEPHONE).

Additional Information: For environmental review information, contact E. Shearer-Nguyen at (619) 446-5369. The draft Environmental Impact Report and supporting documents may be reviewed, or purchased for the cost of reproduction, at the Fifth floor of the Development Services Center, located at 1222 1st Avenue, San Diego CA 92101. **For information regarding public meetings/hearings on this project, contact the Project Manager, Glenn Gargas, at (619) 446-5142.** This notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on March 12, 2020.

Gary Geiler
Deputy Director
Development Services Department