



THE CITY OF SAN DIEGO

Date of Notice: April 5, 2021

NOTICE OF PREPARATION FOR AN ENVIRONMENTAL IMPACT REPORT AND PUBLIC NOTICE OF A SCOPING MEETING

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24008129

NOTICE OF PREPARATION: The City of San Diego as the Lead Agency has determined that the project described below will require the preparation of an Environmental Impact Report (EIR) in compliance with the California Environmental Quality Act (CEQA), which requires that public agencies consider the potentially significant adverse environmental effects of projects over which they have discretionary approval authority before taking action on those projects (Public Resources Code [PRC] Section 21000 et. seq.). According to California Code of Regulations (CCR) Title 14, Section 15064(f)(1), preparation of an EIR is required whenever a project may result in a significant adverse environmental effect. An EIR is an informational document used to inform public agency decision makers and the general public of the significant environmental effects of a project, identify possible ways to mitigate or avoid the significant effects, and describe a range of reasonable alternatives to the project that could feasibly attain most of the basic objectives of the project while substantially lessening or avoiding any of the significant environmental impacts. Public agencies are required to consider the information presented in the EIR when determining whether to approve a project.

Thereby, this Notice of Preparation of an EIR and Scoping Meeting is publicly noticed and distributed on April 5, 2021. This notice was published in the SAN DIEGO DAILY TRANSCRIPT and placed on the City of San Diego CEQA website at: <https://www.sandiego.gov/ceqa/meetings> under "Notice of Preparation and Scoping Meetings" tab.

PUBLIC NOTICE OF SCOPING MEETING: Consistent with Section 21083.9 of the CEQA Statutes, a public scoping meeting will be held to solicit comments regarding the scope and analysis of the EIR. During the current State of Emergency and in the interest of public health and safety, and in accordance with guidance provided from the Office of Planning and Research, the City is not currently conducting in-person scoping meetings. Instead, a pre-recorded presentation is being provided. Therefore, in lieu of a public scoping meeting to be held in person, a pre-recorded presentation has been made accessible to the public and available for viewing from April 5, 2021 through May 5, 2021.

HOW TO VIEW THE PRESENTATION: Members of the public will be able to access a link to watch a pre-recorded presentation via livestream at <https://www.sandiego.gov/ceqa/meetings>. The link and pre-recorded presentation will remain available for viewing between April 5, 2021 at 12:00AM through May 5, 2021 at 12:00PM.

HOW TO SUBMIT COMMENTS: Comments on this Notice of Preparation document will be accepted for 30 days following the issuance of this notice and must be received no later than May 5, 2021. When submitting comments, please reference the project name and number (Towne Centre View/No. 624751). Responsible agencies are requested to indicate their statutory responsibilities in connection with this project when responding. Upon completion of the scoping process, all public comments will be organized and considered in the preparation of the draft environmental document.

Comment letters may be submitted electronically via e-mail at: DSDEAS@sanidiego.gov. Due to the COVID-19 pandemic and State orders, non-essential City staff are working remotely. The City requests that all comments be provided electronically, however if a hard copy submittal is necessary, it may be submitted to:

Rachael Ferrell
Development Services Department
1222 First Avenue, MS-501
San Diego, CA 92101

GENERAL PROJECT INFORMATION:

- **Project Name / Number:** Towne Centre View / 624751
- **Community Area:** University
- **Council District:** 1

PROJECT DESCRIPTION: The Project proposes a COMMUNITY PLAN AMENDMENT (CPA), PLANNED DEVELOPMENT PERMIT (PDP), SITE DEVELOPMENT PERMIT (SDP), TENTATIVE MAP (TM), and STREET VACATION for redevelopment of a 33.5-acre site in which 7-acres would remain undeveloped open-space, and 26.5-acres would be developed. The Project proposes to demolish 199,735-square-feet of existing commercial buildings and construct a five-building campus (Buildings A-E) to include scientific R&D, laboratory, technology, and office uses, with supporting parking structures and surface parking areas, recreational facilities, amenities, and landscaping. Buildings A through E would have a gross floor area (GFA) of approximately one million-square-feet, with additional area consisting of balcony and roof deck space. Buildings A, B and C would be 6 levels, Building D would be 5 levels, and Building E would be 2 levels. The Project would also include approximately 2,500 parking spaces, in surface parking areas and parking structures. The existing terminus to Towne Centre Drive within the Project site would be removed and the intersection of Towne Centre Drive and Westerra Court would be modified. The Project site is currently associated with the following addresses: 9855/9865/9875/9885 Towne Centre Drive. The Project site is designated Industrial Employment pursuant to the San Diego General Plan and is designated Scientific Research within Area 11 of the University Community Plan and is zoned Industrial Park (IP-1-1) and Residential Single Unit (RS-1-7). 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.)
The site is not included on any Government Code listing of hazardous waste sites.

APPLICANT: BRE-BMR Towne Centre Science Park LLC

RECOMMENDED FINDING: Pursuant to Section 15060(d) of the CEQA Guidelines, it appears that the proposed project may result in significant environmental impacts in the following areas: Land Use, Transportation, Air Quality and Odor, Biological Resources, Energy, Geologic Conditions, Greenhouse Gas Emissions, Health and Safety, Historical Resources, Hydrology, Noise, Paleontological Resources, Population and Housing, Public Services and Facilities, Public Utilities, Tribal Cultural Resources, Visual Effect and Neighborhood Character, Water Quality, and Wildfire.

AVAILABILITY IN ALTERNATIVE FORMAT: To request this Notice or any additional information in an alternative format, call the Development Services Department at (619) 446-5460 or (800) 735-2929 (TEXT TELEPHONE).

ADDITIONAL INFORMATION: For environmental review information, contact the environmental analyst, Rachael Ferrell at (619) 446-5129. The Scoping Letter and supporting documents may be reviewed, or purchased for the cost of reproduction, at the Fifth floor of the Development Services Department. **For information regarding public meetings/hearings on this project, contact the Project Manager, Martha Blake at (619) 446-5375.** This notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on April 5, 2021.

Raynard Abalos
Deputy Director
Development Services Department

ATTACHMENTS: NOP Distribution List
Figure 1: Vicinity Map
Figure 2: Aerial Photo
Figure 3: Conceptual Site Plan

NOP-Scoping Meeting Distribution:

Federal

U.S. Fish & Wildlife Service (23)

State of California

Caltrans, District 11 (31)

Department of Fish and Wildlife (32)

Department of Toxic Substance Control (39)

State Clearinghouse (46)

California Coastal Commission (47)

California Transportation Commission (51)

California Department of Transportation (51A)

California Department of Transportation (51B)

California Native American Heritage Commission (56)

California Highway Patrol (58)

City of San Diego

Mayor's Office (91)

Councilmember LaCava, District 1 (MS 10A)

Councilmember Campbell, District 2 (MS 10A)

Councilmember Whitburn, District 3 (MS 10A)

Councilmember Montgomery, District 4 (MS 10A)

Councilmember von Wilpert, District 5 (MS 10A)

Councilmember Cate, District 6 (MS 10A)

Councilmember Campillo, District 7 (MS 10A)

Councilmember Moreno, District 8 (MS 10A)

Councilmember Elo-Rivera, District 9 (MS 10A)

Development Services Department

Environmental Analysis Section – Rachael Ferrell

Long-Range Planning – Katie Witherspoon

Transportation Development - DSD (78)

Development Coordination (78A)

Fire and Life Safety Services (79)

San Diego Fire – Rescue Department Logistics (80)

Water Review (86A)

Historical Resources Board (87)

Environmental Services (93A)

City Attorney (93C)

Other Interested Organizations, Groups and Individuals

Air Pollution Control District (65)

San Diego Association of Governments (108)

San Diego Regional County Airport Authority (110)

Metropolitan Transit Systems (112)

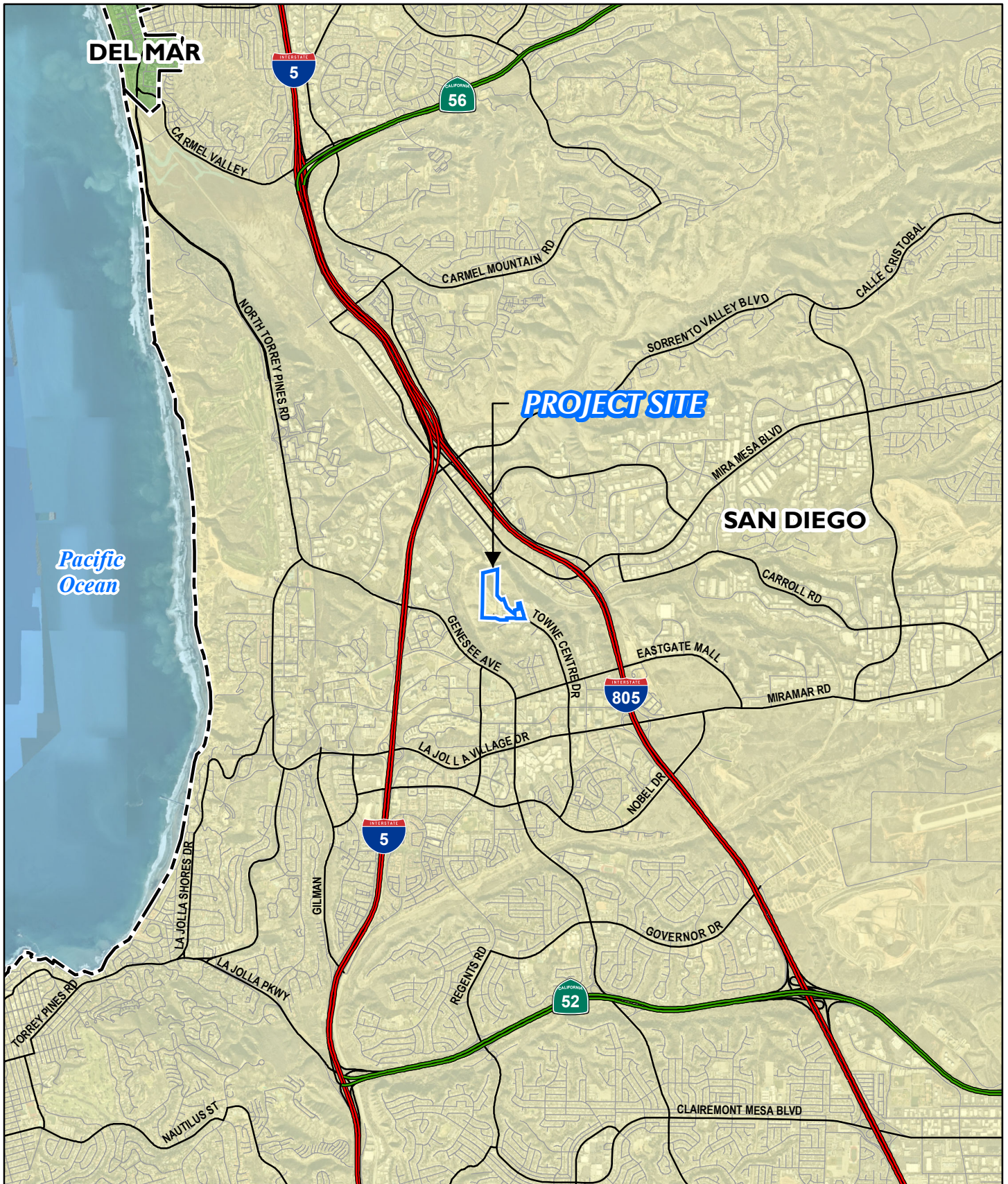
San Diego Gas and Electric (114)

Sierra Club (165)

San Diego Natural History Museum (166)

Other Interested Organizations, Groups and Individuals - continued

San Diego Audubon Society (167)
Mr. Jim Peugh (167A)
California Native Plant Society (170)
Endangered Habitats League (182)
Endangered Habitats League (182A)
Carmen Lucas (206)
South Coastal Information Center (210)
San Diego Archaeological Center (212)
Save Our Heritage Organization (214)
Ron Christman (215)
Clint Linton (215B)
Frank Brown – Inter-Tribal Cultural Resources Council (216)
Campo Band of Mission Indians (217)
San Diego County Archaeological Society, Inc. (218)
Kumeyaay Cultural Heritage Preservation (223)
Kumeyaay Cultural Repatriation Committee (225)
Native American Distribution (225 A-S)
University City Community Planning (480)
Commanding General – MCAS Miramar Air Station (484)
University City Community Association (466)
Debby Knight (487)
Chamber of Commerce (492)
John Stump
Richard Drury, Lozeau Drury LLP
Komalpreet Toor, Lozeau Drury LLP
Stacey Osborne, Lozeau Drury LLP
Peter Jones, Project Manager Advisors, Inc., Applicant
Tina Andersen, T&B Planning Inc., Environmental Consultant



Source(s): ESRI, Nearmap Imagery (2020), SANGIS (2021)

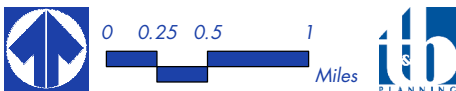


Figure 1

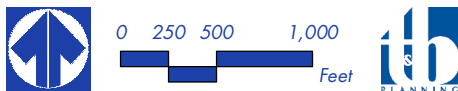
Vicinity Map

Towne Centre View

Date: February 2021



Source(s): ESRI, Nearmap Imagery (2020), SANGIS (2020)

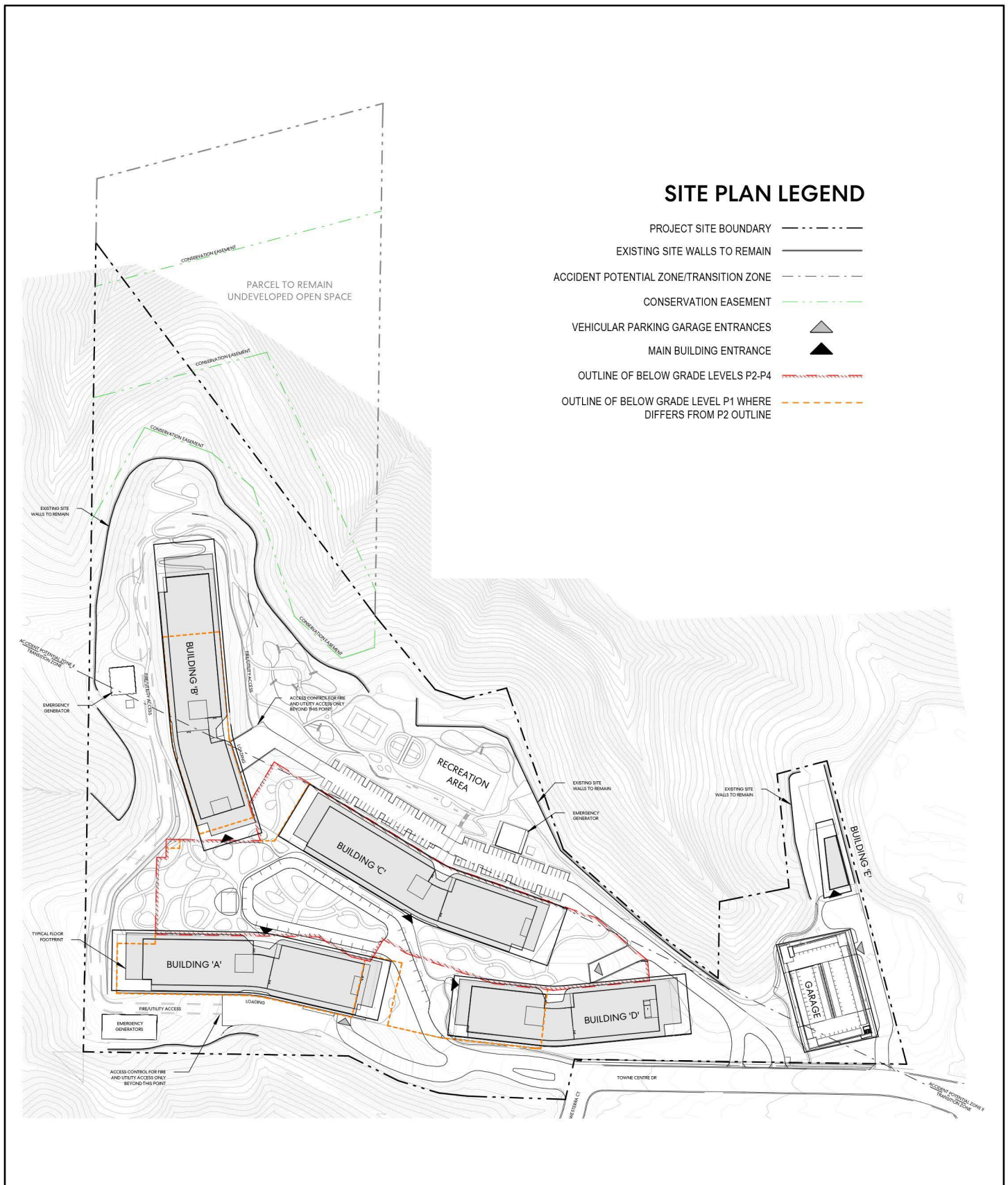


Towne Centre View

Figure 2

Aerial Photograph

Date: February 2021



Source(s): Perkins & Will (01-29-2021)

Figure 3

