

## ERRATASHEET

**Towne Centre View  
Environmental Impact Report  
Project No. 624741 / State Clearinghouse No. 2021040044  
May 3, 2023**

Subsequent to distribution of the Final Environmental Impact Report (EIR) in March 2023, typographical clarifications have been made when compared to the final environmental document. The following revisions to the environmental document are reflected in a ~~strikeout~~ and/or underline format.

On the Certification Page, Page 1, the first paragraph has been revised to clarify the following actions: a General Plan Amendment is part of the Community Plan Amendment, a deviation to the Street Design Manual is not required, the mapping action is for a Vesting Tentative Map, the project will include a vacation of existing public easements, the street vacation includes the acquisition of the right-of-way. Additionally, a reference to the Residential zone RS-1-14 is included which was inadvertently excluded and which will remain undeveloped.

The text has been revised as follows:

**SUBJECT: Towne Centre View:** The project proposes a GENERAL PLAN/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 ~~and Street Design Manual~~; 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 VESTING TENTATIVE PARCEL 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; an EASEMENT VACATION for existing public easements; and PUBLIC STREET VACATION for the western terminus of Towne Centre Drive, west of Westerra Court and acquisition. The project would consist of 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 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), and Residential Single Unit (RS-1-14)~~. The portion of the site ~~that is~~ zoned RS-1-7 and RS-1-14 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. 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.

The above-mentioned clarifications apply throughout the document as follows:

1. EIR Executive Summary, Page ES-2; Introduction Page 1-1, Environmental Setting, Page 2-6; Project Description Pages 3-2, 3-20, 3-22, 3-23; Land Use Pages 5.1-10, 5.1-11, 5.1-22, 5.1-24, 5.1-34, 5.1-80; Greenhouse Gas Emissions Pages 5.7-15, 5.7-22; Visual Effects and Neighborhood Character Page 5.17-12; and Alternatives Page 10-5 have been revised to clarify that the Project includes RS-1-14 zoning in addition to RS-1-7 zoning. Both the RS-1-7 and RS-1-14 zone are single-family residential zones used as “holding zones” for other uses in the University Community Plan. As discussed in the Environmental Impact Report, no development is proposed in this area by the Project and the area is within the Multi-Habitat Planning Area (MHPA) and would be conserved through conservation easement. The text has been revised as follows:

Residential Single Unit (RS-1-7), and Residential Single Unit (RS-1-14).

2. EIR Executive Summary, Page ES-4, Introduction Page 1-1, Environmental Setting, Page 2-5; Project Description Pages 3-2, 3-18, 3-20; and Alternatives Page 10-22 have been revised to correct the proposed Community Plan Amendment to clarify that it is both a General Plan Amendment and Community Plan Amendment. The text has been revised as follows:

General Plan Amendment/Community Plan Amendment

3. EIR Executive Summary, Page ES-5; and Project Description Page 3-5, have been revised to clarify that a deviation to the Street Design Manual is not required as part of the Planning Development Permit. The text has been revised as follows:

because of required deviations to the San Diego Municipal Code and ~~Street Design Manual;~~

4. EIR Executive Summary, Page ES-5; Introduction Page 1-2; Project Description Pages 3-2, 3-25; and Cumulative Impacts Page 8-3 have been revised to correct the Project’s map action as a vesting tentative map. The text has been revised as follows:

Vesting Tentative Map

5. EIR Executive Summary, Page ES-5; Introduction Page 1-2; Project Description Pages 3-2, 3-20, 3-25; and Cumulative Impacts Page 8-3, have been revised to clarify that the Project includes vacation of public easements. The text has been revised as follows:

Easement Vacation for existing public easements

**Recirculation**

The revisions made to the Final EIR do not affect the environmental analysis or conclusion of the EIR. In accordance with the California Environmental Quality Act, Section 15088.5, the addition of new information that clarifies, amplifies, or makes insignificant modifications does not require recirculation as there are no new impacts and no new mitigation identified. An environmental impact report need only to be recirculated when there is the identification of new significant environmental impacts or the addition of a new mitigation require to avoid a significant environmental impact.