



THE CITY OF SAN DIEGO

EXTENSION OF PUBLIC REVIEW PERIOD

DEVELOPMENT SERVICES DEPARTMENT

Date of Notice: September 20, 2016

PUBLIC NOTICE OF A DRAFT ENVIRONMENTAL IMPACT REPORT

SAP No.: 24004025

The City of San Diego Development Services Department has prepared a draft Environmental Impact Report (EIR) for the following project and is inviting your comments regarding the adequacy of the document. On September 14, 2016, an interested person requested an extension of the public review period. The Development Services Department has granted the 14-day extension and has extended the review period to October 17, 2016. Send your written comments to the following address: **E. Shearer-Nguyen, Environmental Planner, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101** or e-mail your comments to DSDEAS@saniego.gov with the Project name and number in the subject line.

General Project Information:

- Project Name: **TOWN AND COUNTRY**
- Project No. 424475 / SCH No. 2015121066
- Community Plan Area: Mission Valley
- Council District: 7

Project Description: The project is requesting a GENERAL PLAN AMENDMENT, a COMMUNITY PLAN AMENDMENT to the Mission Valley Community Plan, an ATLAS SPECIFIC PLAN AMENDMENT, a REZONE, a VESTING TENTATIVE MAP, a MASTER PLANNED DEVELOPMENT PERMIT (MPDP) to amend Planned Commercial Development (PCD) No. 88-0585; a SITE DEVELOPMENT PERMIT (SDP) to amend SDP No. 400602 and CONDITIONAL USE PERMIT (CUP) to amend CUP No. 88-0585; and various EASEMENT VACATIONS to construct a mixed-use transit oriented development through the consolidation, renovation, and infill development of the existing Town and Country Hotel through a Master Plan that would establish three districts: Park District, Residential District, and Hotel District. The Master Plan elements include a renovation of portions of the hotel and convention buildings while demolishing other structures to accommodate construction of new hotel facilities and residential uses. The hotel capacity would be reduced from 954 to 700 guest rooms and the conference facilities would be reduced from 212,762 to 177,137 square feet. The Residential District would demolish 27 structures and surface parking and construct 840 multi-dwelling units within four six and seven-story structures and associated parking structures. The Park District would include a 3.84-acre passive public park, the restoration and enhancement of existing habitat, and development of a 14-foot-wide river pathway. Various site improvements would also be constructed that include associated hardscape (surface parking, driveways, and walkways) retaining walls, and landscape. Various deviations are being requested from the development regulations. The 39.7-acre project site is located at 500 Hotel Circle North. The parcel is designated Commercial Recreation within the Mission Valley Community Plan. The site is zoned OF-1-1 along the northern portion of the site and MVPD-M/SP (per the Atlas Specific Plan) for the remainder of the developed site. Additionally, the project site is within the Residential Tandem Parking Overlay Zone, the Transit Area Overlay Zone,

Airport Land Use Compatibility Overlay Zone for Montgomery Field, the Airport Influence Area (AIA) for San Diego International Airport (SDIA) and Montgomery Field (Review Area 2), the Federal Aviation Administration Part 77 Notification Area for the SDIA and Montgomery Field, and the Mission Valley Community Plan area. (LEGAL DESCRIPTION: The Boundary of those Portions of Lot 4 of Partition of Pueblo Lot 1105 Referee's map No. 1029, Together with that Portion of Lot 2 Map 3755, Together with Lot 1 Map 6274, Together with Lots 1 and 2 Map 5671). **The site is not included on any Government Code listing of hazardous waste sites.**

Applicant: Lowe Enterprises Real Estate

Kerry Santoro
Deputy Director
Development Services Department