



County of San Diego

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NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT for the MOUNT ETNA COMMUNITY PLAN AMENDMENT AND REZONE PROJECT October 9, 2019

NOTICE IS HEREBY GIVEN that the County of San Diego, Department of General Services, as lead agency, is circulating for public review a Draft Environmental Impact Report (EIR) in accordance with the California Environmental Quality Act (CEQA) for the proposed Mount Etna Community Plan Amendment and Rezone Project

Project Title: Draft Environmental Impact Report for the Mount Etna Community Plan and Rezone Project (SCH No. 2018091016)

Project Applicant: County of San Diego, Department of General Services
5560 Overland Avenue, Suite 410
San Diego, California 92123

Project Location: The 4.09-acre project site is located at 5255 Mount Etna Drive within the Clairemont Mesa community of the City of San Diego. The site is surrounded by residential, office, and commercial land uses. Immediately to the west of the site are residential neighborhoods and an SDG&E owned utility corridor. Approximately half a mile south of the project site is High Tech High Mesa, which is a public charter school. The project site is located near the intersection of two major arterial roads, Genesee Avenue and Balboa Avenue. The Montgomery Field Airport is located approximately 2 miles to the east of the project site. The surrounding geographical features, according to the USGS, include Soledad Mountain 4.5 miles to the west, San Clemente Canyon 2 miles to the north, and Murphy Canyon 3.7 miles to the east.

Project Description: In general, the proposed project involves a General Plan Amendment (GPA), a Community Plan Amendment (CPA), a Rezone, a Disposition Development Agreement (DDA) and a Ground Lease and a Demolition Contract for a 4.09-acre project site that would allow for future residential development on surplus County-owned land.

The project site is located within the Community Core Community Plan Implementation Overlay Zone (CPIOZ) Area of the larger Clairemont Mesa Community Planning Area. The site is currently designated for Commercial-Community Center and is zoned as Commercial Office (CO-1-2). Under the proposed project, the site's planned land use in the Community Plan would be changed from Commercial-Community Center to Residential-High (45-73 dwelling units per acre [du/ac]) and rezoned to Residential-Multiple Units (RM-3-9). Under the proposed RM-3-9 Zone, 297 multi-family units would be the maximum density allowable on site without an affordable housing density bonus. However, it is anticipated that a density bonus would be granted and the DDA would limit density to a maximum of 404 residential dwelling units onsite.



The project also includes a demolition and site preparation phase. To facilitate the future residential development of the site, all existing onsite structures would be demolished and removed by the County (or a contractor hired by the County) and utilities would be stubbed out.

Significant Environmental Effects: Significant environmental effects of the project may occur to Air Quality, Hazards/Hazardous Materials, Noise, and Transportation. All significant environmental effects would be mitigated to below a level of significance except for Transportation where significant and unavoidable impacts are identified.

Availability: The Draft EIR is available for public review at the following locations: County of San Diego, Department of General Services, 5560 Overland Drive, Suite 410, San Diego, CA 92123; City of San Diego, Balboa Branch Library, 4255 Mount Mt. Abernathy Avenue, San Diego, CA 92117 during regular business hours; and online at www.sdhcd.com

Public Review Period: The 45-day public review and comment period for this Draft EIR is **Wednesday, October 9, 2019** through **Monday, November 25, 2019**. Due to the time limits mandated by State Law, your response must be sent at the earliest possible date, but no later than Monday, November 25, 2019 (postmarked).

Please send your written comments on this Draft EIR, with the name of the project, directly to Marc Cass, County of San Diego, Department of General Services, 5560 Overland Avenue, Suite 410, San Diego, CA or via email at marc.cass@sdcounty.ca.gov. A Final EIR incorporating public input will be prepared for consideration by the Board of Supervisors and the City of San Diego at future public meetings.