Print Form

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2018091016

Project Title: Clairemont Mesa Community Plan Amendment and Rezone Project

Lead Agency: County of San Diego, Department of General Services

Contact Name: Marc Cass

Email: marc.cass@sdcounty.ca.gov Phone Number: (858) 694-2047

Project Location: San Diego (*City*) San Diego (*County*)

Project Decription (Proposed actions, location, and/or consequences).

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 is an SDG&E easement, with residential homes located west of the easement. 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 proposed project involves a General Plan Amendment (GPA), a Community Plan Amendment (CPA), a rezone, a Disposition Development Agreement (DDA), a Ground Lease, and a Demolition Contract that would allow for future residential development on surplus County-owned land. The site is currently designated for Commercial-Community Center and is zoned 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) 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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The proposed project would potentially impact air quality, hazards and hazardous materials, noise, and transportation and traffic. To mitigate impacts to air quality, the proposed project shall utilize construction equipment that meets or exceed the USEPA Tier 4 off-road emissions standards. To mitigate impacts from hazards and hazardous materials, demolition and construction activities shall follow the findings and recommendations of the Phase I ESA, including but not limited to implementation of a soil management plan, soil sampling at the time of the UST removal, and evaluation of asbestos-containing materials and lead-based paint. Further, the construction contractor shall prepare a Traffic Control Plan satisfactory to the City Engineer. To mitigate impacts to noise, abatement techniques shall be implemented by the construction contractor to reduce construction-related noise to less than a 10 dBA increase in existing ambient noise levels at nearby noise-sensitive receivers. To mitigate impacts related to traffic, lane restriping and optimization of signal timing or installation of traffic systems management (TSM) strategies shall be implemented, to the satisfaction of the City engineer. However, there are no feasible improvements that would expand the capacity of the impacted roadway segments and the County cannot assure that the City would implement adaptive signal controls along the Balboa Avenue corridor, and significant and unavoidable impacts would occur.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Issues raised at the scoping meetings and from the NOP comment letters include concerns regarding the following issue areas: aesthetics and community character; air quality, noise and traffic impacts to surrounding communities; population and housing with regard to increased density of the proposed project; availability of public services and utilities to support additional residential density; lack of recreational opportunities within the local community; and potential increase in crime and hazards to future residents due to lack of adequate evacuation routes.

Provide a list of the responsible or trustee agencies for the project.

The City of San Diego is a responsible agency for the proposed project.