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NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

for the

CEDAR AND KETTNER DEVELOPMENT PROJECT

December 30, 2011

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 Cedar and Kettner Development project.

Project Title: Draft Environmental Impact Report for the Cedar and Kettner Development Project. (SCH 2011031092)

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

Project Location: The project site is located in downtown San Diego and is bounded by Cedar Street to the north; Kettner Boulevard to the east; Beech Street to the south; and the NCTD heavy rail and MTS light rail (trolley) ROWs to the west. (APNs 533-322-04 through -07, -09, and -10)

Project Description: The proposed project is a County of San Diego initiated two-phase project for the redevelopment of the Cedar and Kettner property, within the Centre City community of the City of San Diego. The phased project would begin with removal of the existing on-site structures and construction of a parking structure, followed by the future development of a mixed-use mid- to high-rise tower. Phase 1, which consists of the removal of the existing structures onsite and the construction of a parking structure, is intended to provide parking associated with the staffing at the County Administration Center (CAC) and parking for future additional development on the site under Phase 2. All of the parking spaces would be available for public parking on a fee basis during the evening and on weekends and holidays.

Conceptual plans for the proposed parking structure include an estimated 640 spaces within approximately three levels below existing grade and seven levels above grade. Driveway access to the structure would be from Cedar Street and Beech Street. The parking structure development would reference the Centre City Planned District Ordinance Development Regulations and Urban Design Regulations as guidelines for design.

Demolition of existing structures, including the three-story Star Builders Supply Company building (commonly known as the "Standard Sanitary Manufacturing Company" or "Star Building"), a City-designated historic structure, is necessary as part of Phase 1 to ensure that the parking structure is sited and constructed in a manner that supports both existing and projected needs for County operations and activities.

MISSION: To provide cost-effective, efficient, high quality and timely support services to County departments, groups and agencies

Phase 2, while conceptual at this time, is the construction and operation of a mid- to high-rise tower for office, commercial, or residential use, or a mixed-use development and would be developed in two subcomponents (Phases 2a and 2b). The County of San Diego intends to pursue a private development opportunity or partnership on this site to meet the market demands within the next ten years. The Phase 2 structure could range between a mid-rise building across the majority of the site to a high-rise tower on a reduced footprint located for maximum view potential. The Centre City Planned District Ordinance, including the Little Italy Sun Access Overlay District, require View Corridor Setbacks and Stepbacks, and provide FAR Bonus regulations. These guidelines will be referenced in building siting and design of the building envelope.

Significant Environmental Effects: Significant environmental effects of the project may occur to: Cultural Resources, Noise, Paleontological Resources, Air Quality, Geology/Soils, Hazards/Hazardous Materials. All significant environmental effects would be mitigated below a level of significance with the exception of Cultural Resources (Historical Resources), Noise (exterior traffic noise), and Air Quality (cumulative mobile source emissions).

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 Main Library, 820 E Street San Diego, CA 92101 during regular business hours; and online at: http://www.sdcountry.ca.gov/general_services/CEQA/CEQA.html.

Public Review Period: The 45-day public review and comment period for this Draft EIR is Friday, December 30, 2011 through Monday, February 13, 2012. Due to the time limits mandated by State Law, your response must be sent at the earliest possible date, but no later than **Monday, February 13, 2012** (postmarked).

Please send your written comments on this Draft EIR, with the name of the project, directly to Kathie Washington, BRG Consulting, Inc., 304 Ivy Street, San Diego, CA 92101 or via email at kathie@brginc.net. A Final EIR incorporating public input will be prepared for consideration by the Board of Supervisors at a future public meeting.

For additional information, please contact Kathie Washington at (619) 298-7121 or via email.