



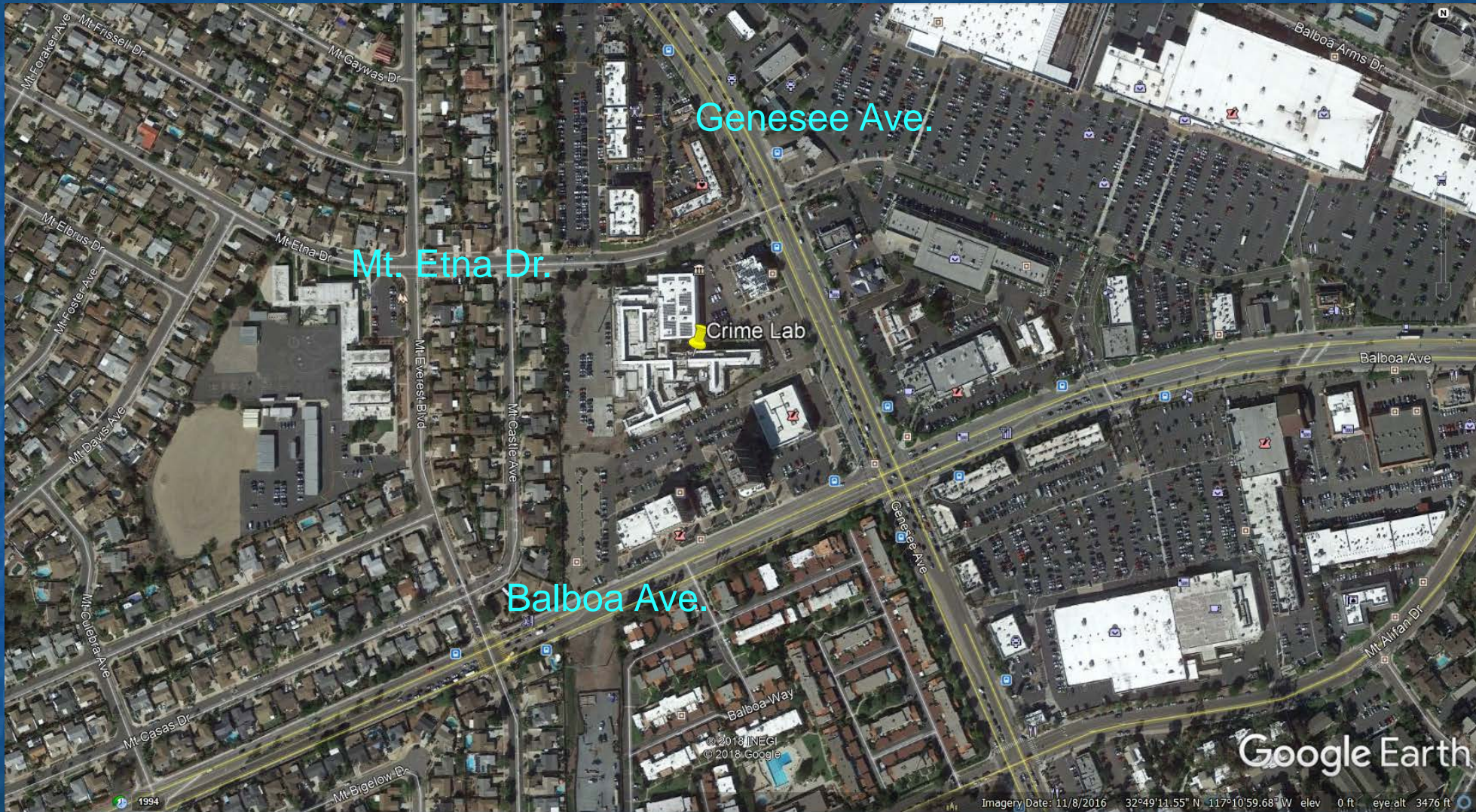
Mt. Etna/Crime Lab Site

NOP Public Scoping Meeting

September 25, 2018



Crime Lab Site Location





Meeting Overview

- Crime Lab Site Processes and Schedule
- California Environmental Quality Act (CEQA) and Notice of Preparation (NOP) Scoping Summary
- Public Input

***NEW!!* Crime Lab Project Website:**

<https://www.sandiegocounty.gov/content/sdc/sdhcd/community-development/current-housing-developments>



Introduction: Site Processes

March 2018

Fall 2019

Developer Selection

What is it?

Internal County process to select a qualified affordable housing developer.

Process is kept confidential to optimize results, avoid undue influence and, conflicts of interest.

Community Plan Amendment (CPA)

What is it?

Discretionary action required by City of San Diego to:

- 1) amend the Community Plan in advance of the City's planned update
- 2) Change land use from Commercial to Residential High
- 3) Rezone site from CO Commercial Office to RM Residential Multiple Units

Proposes to streamline development of affordable homes, increase density to 74-109 DUs/acre.

May result in by-right development

Environmental Impact Report (EIR)

What is it?

Report comprised of technical studies – analyzes the environmental impacts of a discretionary action taken by public agency.

Discretionary Actions:

City Council- CPA/Rezone

County Supervisors- Ground Lease and Demolition of Vacant Crime Lab



Schedule: Public Review & Comment Opportunities

Developer Selection

- ✓ 6/26/18: County Board of Supervisors (BOS) Acceptance of Proposals
- ✓ Initial review of proposals: confidential process
- 12/11/18 (estimated): County BOS consideration of Agreement with selected developer
- Spring – Fall 2019 (estimated): Selected developer engages with community
- Fall 2019 (estimated): County BOS consideration of Ground Lease negotiation with developer

CPA

- ✓ 9/18/18: CPG Meeting #1
- 11/1/18: City Planning Commission Meeting #1
- Summer 2019: CPG Meeting to Review and Consider Recommending the CPA
- Summer 2019: City Planning Commission Meeting #2
- Fall 2019: City Council considers approval of CPA and makes CEQA findings pursuant to Section 15091(a)

EIR

- 9/10/18 – 10/19/18: NOP Scoping Period (extended)
- 9/25/18: EIR Scoping Meeting #1
- Oct. 2018: EIR Scoping Meeting #2 (*added*)
- April – June 2019: 45-day review of draft EIR
- Fall 2019: BOS considers certification of EIR



Crime Lab Site: Summary of Activities

- Developer Selection
- CPA Process
 - Step 1 - Initiation and General Application
 - Step 2 - CPA Amendments
 - Commercial to Residential High (45-74 DU/acre)
 - Removal of Commercial Core Community Plan Implementation Overlay Zone (CPIOZ)
 - Amendments to text, figures, tables
- CEQA/EIR
- Site Demolition



CPA Initiation Summary (Step 1)

- Submitted CPA Initiation Request to City Development Services Dept. on August 24, 2018
 - Consistent with goals of General Plan and Community Plan
 - Public Benefits
 - Help meet City's affordable housing goals with surplus public property in a Transit Priority Area and Village Area.
 - Infill development consistent with the Housing SD Strategy and Climate Action Plan.
 - Readily Available Services



California Environmental Quality Act (CEQA)

- Purpose of CEQA
 - Provide information on the project's environmental impact to the public and decision-makers.
 - Identify and mitigate potential significant environmental impacts.
- Notice of Preparation (NOP) is a document stating that an Environmental Impact Report (EIR) will be prepared and is the first step of EIR process



CEQA Appendix G: Resources Areas

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this Project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

<input type="checkbox"/>	Aesthetics	<input type="checkbox"/>	Agriculture and Forestry	<input type="checkbox"/>	Air Quality
<input type="checkbox"/>	Biological Resources	<input type="checkbox"/>	Cultural Resources	<input type="checkbox"/>	Geology/Soils
<input type="checkbox"/>	Greenhouse Gas Emissions	<input type="checkbox"/>	Hazards and Hazardous Materials	<input type="checkbox"/>	Hydrology/Water Quality
<input type="checkbox"/>	Land Use/Planning	<input type="checkbox"/>	Mineral Resources	<input type="checkbox"/>	Noise
<input type="checkbox"/>	Population/Housing	<input type="checkbox"/>	Public Services	<input type="checkbox"/>	Recreation
<input type="checkbox"/>	Transportation/Traffic	<input type="checkbox"/>	Tribal Cultural Resources	<input type="checkbox"/>	Utilities/Service Systems
<input type="checkbox"/>	Mandatory Findings of Significance				



Notice of Preparation (NOP) Scoping Process

- NOP opens scoping period, allowing public input, to help develop a thorough environmental analysis regarding:
 - Project alternatives
 - Significant environmental issues
 - Mitigation measures

09/10/18
Start of scoping
period



09/25/18
1st Public Scoping
Meeting
October 2018
2nd Public Scoping
Meeting



**Extended to
10/19/18**
End of scoping
period



How to Provide EIR Scoping Input:

1. Speak in to the microphone at a scoping meeting (recorded) – Tonight or October scoping meeting
2. Write on a Comment Card and leave them in the designated box or mail in – Tonight or October scoping meeting
3. Submit via email before October 19, 2018 to Marc Cass (County of San Diego DGS) at:

Marc.Cass@sdcounty.ca.gov



Mt. Etna/Crime Lab Site

County Contacts

CPA/EIR INQUIRIES

Marc Cass, Assoc. DBIA

Environmental Project Manager

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PROCUREMENT INQUIRIES

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Real Estate Project Manager

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ALL OTHER PROJECT INQUIRIES

HCDS.HHSA@sdcounty.ca.gov





CEQA-Specific Input Requested

- Project alternatives
- Significant environmental issues
- Mitigation measures