



EXTENSION OF PUBLIC REVIEW

PLANNING DEPARTMENT

Date of Notice: **August 3, 2018**

PUBLIC NOTICE OF AVAILABILITY FOR

A DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT (PEIR)

The City of San Diego Planning Department has prepared a Draft Program Environmental Impact Report (PEIR) for the following project and is inviting your comments regarding the adequacy of the document. On August 2, 2018, the Clairemont Community Planning Group requested an extension of the public review period for this Draft PEIR which would end on September 17, 2018. Pursuant to the City's Municipal Code requirements, the Planning Director may approve a request from the affected officially recognized community planning group for an additional review period not to exceed 14 days. The Planning Director has granted a 14-day extension to the review period, which will now end on **October 1, 2018**. In accordance with CEQA Section 15105, this 14-day extension will not affect the City's statutory requirements under CEQA for public review of a Draft EIR.

PROJECT NAME: Morena Corridor Specific Plan

PROJECT No.: 582608 / SCH No.: 2016101021

COMMUNITY PLAN AREA: Clairemont Mesa and Linda Vista

COUNCIL DISTRICT: 2 (Zapf)

APPLICANT: City of San Diego Planning Department

Please send your written comments to the following address: **Rebecca Malone, Environmental Planner, City of San Diego Planning Department, 9485 Aero Drive, MS 413, San Diego, CA 92123** or email your comments to PlanningCEQA@sandiego.gov with the Project Name and Project Number in the subject line. Please note only written comments, received either via US Mail, hand-delivered, or via email, will be considered official comments in the Final PEIR.

PROJECT DESCRIPTION:

The proposed Morena Corridor Specific Plan would increase residential density in Linda Vista by redesignating and rezoning land to allow for transit-oriented development adjacent to the future Tecolote Road Trolley Station and the existing Morena/Linda Vista Trolley Station. The proposed Specific Plan provides policies and recommendations for new residential and mixed-use development and improvements to the public right-of-way to enhance access to the trolley stations within the Specific Plan area that capitalize on the new regional transit connections in the area. The proposed project would redesignate approximately 50 acres of Commercial and Industrial land uses to the Community Village land use designation within the Linda Vista community. The Community Village land use designation would allow for the development of multi-family housing in a mixed-use setting and commercial, service, and civic uses. The amendment would also revise the planned street network within the Linda Vista community to create a grid network through the eastern extension of Morena Boulevard to Linda Vista Avenue and the removal of the segment of Napa Street between Morena Boulevard and Linda Vista Road from the street network.

Implementation requires City Council approval and adoption of the proposed Morena Corridor Specific Plan and associated discretionary actions, including an amendment to the Linda Vista Community Plan to reflect the proposed land use and mobility changes, and to remove the area from the Community Plan Implementation Overlay Zone (CPIOZ); an amendment to the Clairemont Mesa Community Plan to reflect the proposed mobility changes; and an amendment to the Land Development Code to remove Linda Vista from the Community Plan Implementation Overlay Zone. The project also requires a rezone of property in portions of the Specific Plan area within the Linda Vista Community Plan area. An update to the Impact Fee Study (formerly known as the Public Facilities Financing Plan) for the Linda Vista Community Plan area is also proposed for adoption as a subsequent discretionary action. Collectively, these actions together with the proposed Morena Corridor Specific Plan form the project analyzed in the Program Environmental Impact Report (PEIR).

PROJECT LOCATION:

The Specific Plan area is approximately 280 acres along Morena Boulevard and West Morena Boulevard between Clairemont Drive and Friars Road. This area is within the Clairemont Mesa Community Plan Area and the Linda Vista Community Plan Area. To the west, the Specific Plan area is bounded by the railroad right-of-way and Interstate 5, which separate the community from Mission Bay Park. To the north and east, the Specific Plan area is shaped by the sloping topography and single-family residential neighborhoods in Clairemont Mesa, and the University of San Diego and multifamily and student housing in Linda Vista. To the south is the San Diego River and Interstate 8, which separate the Specific Plan area from Old Town San Diego.

The San Diego Trolley will connect Downtown San Diego to the University of California, San Diego and University Towne Center, along the west side of Morena Boulevard. The Specific Plan area includes the Morena/Linda Vista Trolley Station at Morena Boulevard and Linda Vista Road, the future Tecolote Road Trolley Station at West Morena Boulevard and Tecolote Road, and the future Clairemont Drive Trolley Station at Morena Boulevard and Clairemont Drive.

The Morena Corridor Specific Plan can be found on the Planning Department's website at:

<https://www.sandiego.gov/planning/community/profiles/lindavista>

Mike Hansen
Director
Planning Department