

SECTION 1.0



INTRODUCTION

1.0 INTRODUCTION

This Environmental Impact Report (EIR) evaluates the environmental effects of the adoption and implementation of the NTC Redevelopment Plan (the Plan) for the Naval Training Center (NTC) Redevelopment Project (the Project). The City Council adopted the Plan on May 13, 1997 (Ordinance No. 0-18405-1). California Community Redevelopment Law requires that a program EIR be certified in conjunction with adoption of a redevelopment plan. At the time of Plan adoption, certification of the EIR was deferred pursuant to special legislation (Weggeland Assembly Bill [AB] 2736) that allowed certification of the EIR to be postponed for up to 18 months (subsequently extended to 30 months) after the effective date of the ordinance adopting the plan. The intention of the postponement of EIR certification was to: 1) allow the Redevelopment Agency of the City of San Diego (the Agency) the flexibility to use the environmental documents being prepared for the NTC San Diego Reuse Plan and the Military Family Housing (MFH) Development, which represented a significant financial savings to the City; and 2) allow redevelopment activities to continue in order to facilitate maintenance and coordination of reuse efforts for the base and prevent further decay of the base property.

The Plan for the Redevelopment Project Area (Project Area) will be implemented in accordance with California Community Redevelopment Law (California Health and Safety Code Section 33000, *et seq.*). The Plan for the Project will guide the redevelopment and revitalization of an approximately 502-acre area by promoting an arrangement of land uses, circulation, and services that will eliminate blight, provide affordable housing, and encourage economic growth.

This EIR was prepared by professional environmental consultants under contract with the Agency. The Agency is the lead agency for the preparation of this EIR as defined by the California Environmental Quality Act (CEQA), and the content of the document reflects the independent judgment of the Agency and the City.

1.1 PURPOSE OF THE EIR

This EIR is intended to provide information to public agencies, the general public, and decision-makers regarding the environmental impacts from implementation of the Plan for the Project. Under the provisions of CEQA, "the purpose of the environmental

impact report is to identify the significant effects of a project on the environment, to identify alternatives to the project, and to indicate the manner in which significant effects can be mitigated or avoided” (Public Resources Code 21002.1[a]). Because the subject Project was adopted prior to the certification of an EIR, as permitted by the California Community Redevelopment Law for base closures, this EIR also seeks to determine whether or not the Redevelopment Plan for the project should be amended to mitigate any environmental impacts (Health and Safety Code 33492.18(b)).

1.2 CONTACT PERSON

A Notice of Preparation (NOP) was prepared and distributed for the Project on August 27, 1999. The NOP was sent to various federal, state, county, and city agencies, as well as other agencies and organizations (refer to Appendix A) and was posted for a period of 30 days in San Diego’s office of the county clerk. All responses to the NOP were sent to the following City of San Diego contact person:

Ms. Maureen Ostrye
Project Manager
Redevelopment Agency of the City of San Diego
Economic Development and Community Services Department
202 C Street, Third Floor – MS3A
San Diego, California 92101-3863

All responses received within the 30-day NOP period are presented in Appendix A and have been considered during the preparation of this EIR.

1.3 LEGAL REQUIREMENTS

This EIR is an informational document intended for use by the Agency and the City of San Diego, decision makers, and members of the general public in evaluating the potential environmental effects of redevelopment within the Project Area. This document was prepared by professional environmental consultants under contract with the Agency. This EIR complies with all criteria, standards, and procedures of CEQA of 1970 as amended (Public Resources Code 21000, *et seq.*), state CEQA Guidelines (Section 15000, *et seq.*), and the amended Procedures for Implementation of the California Environmental Quality Act and state CEQA Guidelines (Redevelopment Agency

Guidelines) adopted by the Redevelopment Agency in 1990 and on file in the Office of the Secretary of the Agency. Per Section 21067 of CEQA and Sections 15367 and 15050 through 15053 of the state CEQA Guidelines, the Redevelopment Agency of the City of San Diego is the Lead Agency under whose authority this document has been prepared.

This EIR is comprehensive to satisfy the requirements for adopting a redevelopment plan pursuant to the California Community Redevelopment Law. As prescribed by CEQA (Public Resources Code Section 21090), CEQA Guidelines (California Administrative Code Section 15180), and Redevelopment Agency Guidelines (Section 103), all public and private activities or undertakings pursuant to or in furtherance of a redevelopment plan shall be deemed a single project. Pursuant to CEQA provisions relative to redevelopment plans no additional environmental documents will be required for individual components of a redevelopment plan, unless a subsequent or supplemental EIR, addendum to the EIR, or negative declaration would be required by CEQA, CEQA Guidelines, or the Redevelopment Agency Guidelines. This EIR is therefore intended to be adequately comprehensive in terms of analyzing environmental impacts and identifying mitigation measures.

An EIR is an informational document designed to inform decision makers, other responsible or interested agencies, and the general public of the potential environmental effects of a project. The environmental review process was established to enable public agencies to evaluate a project in terms of its environmental consequences, to examine and implement methods of eliminating or reducing any potentially adverse impacts, and to consider alternatives to the project. While CEQA requires that major consideration be given to avoiding environmental damage, the Lead Agency and other responsible public agencies must balance adverse environmental effects against other public objectives, including economic and social goals, in determining whether and in what manner a project should be approved, or in this case, amended. The Lead Agency for this project is the Redevelopment Agency. As a program EIR, it will also be used as a planning tool for consideration of future developments within Project Area.

1.4 PUBLIC REVIEW AND COMMENTS

To define the scope of the EIR, the Agency distributed an NOP to federal, state, county, and city agencies, as well as other agencies and organizations. The purpose of the NOP

was to identify agency and public concerns regarding potential impacts of the Redevelopment Plan for the Project and implementation activities.

Written comments received during the 30-day public review period for the NOP as well as responses to comments are included in Appendix A of this EIR. These comments were considered during the preparation of this EIR.

The agency initiated a 45-day public review of the Draft EIR (DEIR) via the preparation and public distribution of a Notice of Completion. The DEIR was made available for public review at the Agency, Economic Development and Community Services Department, as well as the City of San Diego Central Library, the Point Loma Public Library, and the Ocean Beach Public Library. The DEIR was also made available to the public on payment of a reasonable charge for reproduction. The DEIR public review period commenced on November 3rd and concluded on December 18th. A public hearing was held on November 30th. Comments received at the hearing and throughout the 45-day public review period have been considered during the preparation of this Final EIR. The comments received on the DEIR as well as responses to the comments are presented in Appendix B.

1.5 CONTENTS OF THE EIR

This EIR is organized into eight sections. Section 1.0 is the Introduction. Section 2.0, the Project Description, provides a detailed description of the Redevelopment Plan for the NTC Redevelopment Project. Section 3.0 describes the general environmental setting. Section 4.0 describes Project-specific impacts and identifies mitigation measures designed to reduce impacts to below a level of significance. Section 5.0 provides a description and analysis of alternatives to the Project. Section 6.0 discusses the “other CEQA sections” such as growth-inducing impacts. Section 7.0 discusses cumulative impacts. References and persons responsible for preparation of the EIR are included in Sections 8.0 and 9.0, respectively. The appendices to the EIR include the NOP and Responses to the NOP.

1.6 INTENDED USE OF THE EIR

The Redevelopment Plan for the Project will guide the redevelopment and revitalization of an approximately 502-acre area by promoting an arrangement of land uses, circulation,

and services that will eliminate blight, provide affordable housing, and encourage and contribute to the economic growth.

The EIR serves as an informational document for use by the public agencies, the general public, and decision makers. This EIR is not a City of San Diego policy document. It discusses the impacts of development pursuant to the Project and revitalization activities and related components, and analyzes project alternatives. The EIR will be used by the Agency and the City of San Diego in assessing impacts of the Project.

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