

UNIVERSITY COMMUNITY PLANNING GROUP
University Town Center – Forum Hall
Executive Committee Monthly Meeting – Tuesday, June 14, 2011
Minutes (Final)

Directors present: Janay Kruger (Chair), Kris Kopensky (Secretary), Milt Phegley (Membership Secretary), Linda Colley (Vice Chair), Charley Herzfeld, Jana Fortier, Nan Madden, John Bassler, Deryl Adderson, Pat Wilson, Damon Bradshaw, Doug Williamson, Marilyn Dupree, William Geckeler, Ryan Perry, George Lattimer, Petr Krysl, Alice Tana, and Juan H. Lias.

Directors absent: Sam L. Greening and UCSD Student Representative

- 1. Call Meeting to Order** – Janay Kruger (Chair) at 6:09PM.
- 2. Pledge of Allegiance.**
- 3. Agenda Adoption –**
 - a. Item 8 stricken.
 - b. Item 10, information item changed to action item.

Motion: Motion to approve by Pat Wilson, seconded by Linda Colley.
Vote: Unanimous
- 4. Approval of April Minutes –**
 - a. Spelling corrections to item 10 recommended by Pat Wilson.
 - b. Item 17 changed to Torrey Pines City Park and add that issues associated with the park are issues that are the oversight of Park and Recreations and not UCPG recommended by Doug Williamson.

Motion: Recommend approval of minutes with changes by Pat Wilson and seconded by Marilyn Dupree.
Vote: Unanimous
- 5. Approval of May Minutes –**
 - a. Move John Basler from present to absent.
 - b. Change “restore” to “eliminate” under section I of Garden Communities item.

Motion: Motion to approve as changed by Kris Kopensky and seconded by Linda Colley.
Vote: Unanimous
- 6. Announcements** – Janay Kruger (Chair)
 - a. Red Robin looking to add sign in median on Lombard.
 - b. UCSD student group has a representative present who is interested in painting utility boxes.
 - c. Reclaimed plant wants to expand CoGen plant by 2.2 MW.
 - d. ASLA has an application for up to \$5k grant available.
 - e. UCSD, processing to Mitigated Negative Declaration (in packet); new EIR for CTRI and east campus rec area, scoping notice (in packet).
 - f. CPC, Sherri Lightner attended, topic was City water policies and codes.
 - g. COW training – Damon Bradshaw, Ryan Perry, and Kris Kopensky completed.
- 7. SDPD Al Alvarez – Absent**
- 8. Reports-**
 - a. **Membership** - Milt Phegley (Membership secretary) –
 - a. Forms on hand to sign up as UCPG general member.
 - b. List on hand to document meeting attendance.
 - c. Review of membership qualifications.
 - b. **UCSD** – Milt Phegley
 - a. James Evans, proposed UCSD Representative, no resolve as UCSD nominating bodies have not agreed on a candidate.
 - b. Scoping for CTRI project on Thursday.

- c. **Councilperson Sherri Lightner Office** – Jesse Mays
 - a. FY12 City budget approved.
 - b. Sherri took large role in restoring Fire Stations from brown outs as of July 1, as well as restoring life guard service.
 - c. Library, Rec centers, after school, and pool programs were not cut.
 - d. Able to make headway on deficit.
 - e. Appreciate UCPG's support in representing regarding library and fire station brown out issues.
 - f. Sherri and 5 other council members have come to an agreement on City worker retirement compensation.
 - g. Sherri's water policy updates available on line this summer.
 - h. Question on natural gas plant, answer: no news.
- d. **Supervisor Ron Roberts Office** – absent.
- e. **Assemblyman Nathan Fletcher** – Sterling McHale
 - a. Two Friday's ago, was the House of Origins deadline. As such, the Assemblyman spent a majority of his week in session, analyzing and voting on bills.
 - b. Office is embarking on an Educational Tour to have a conversation on what to do to fix education system in California and San Diego.
 - c. The Assemblyman is partnering with Council President Tony Young, during this endeavor, which will continue for the next seven months.
 - d. The State budget deadline is tomorrow night. Have heard a variety of ways that the democrats in the statehouse plan to run the operations, but a complete strategy has yet to be unveiled.
 - e. 17 budget bills have already passed through the Senate and will be presented to the Assembly, but many of these bills alter the previously passed budget bills and add additional changes to how the budget will be implemented.
- f. **53rd District, Susan Davis** – Daniel Hazard
 - a. Congresswoman in SD in MAY, held town hall meeting in normal heights, jobs, economy, and Afghanistan were discussed.
 - b. Focus on jobs and federal funding that bring jobs to SD.
 - c. Navy awarded NASCO to build 2 Navy landing ships.
 - d. Susan voted in favor for bill requiring executive branch to come up with an Afghanistan exit timeline.
 - e. Planning events that will be available on their enewsletter or Facebook.
 - f. Davis Dispatch also available (in Director packet).
- g. **50th District** – absent.
- h. **MCAS Miramar** - Juan H. Lias
 - a. Continued controlled burns through the end of June.
 - b. Air Show September 30th-October 2nd, practice a few days ahead.
 - c. Air Show Focus on Navy as it is the 100 year anniversary of the Navy.
- i. **Planning Department** – Dan Monroe
 - a. Available for questions.
 - b. Q: Linda- what is the Planning Department now called, A: Planning Division of Development Services Department.

9. Public Comment

- a. Student from UCSD who is offering to spread art project to the areas in the City. Would like to form a committee to place public art. Student will research process.

10. Action Item: Garden Communities Initiation of a Community Plan Amendment, 6.5 acres. Proposal to change from Industrial to Residential – Crossroads Project- John Leppert, Leppert Engineering Co.

- a. Presentation of expansion of crossroads apartments, converting from scientific research to residential.
- b. Letter to DSD (attached), Argument that original zoning was due to noise level information as well as MCAS safety zone. These restraints have changed allowing for residential development.
- c. Emails received from community: one concerned that the 805 is lined with industrial and it is being expanded, so residential may not be good use.
- d. Q: To Juan Lias regarding MCAS safety zone, A: He needs to review.
- e. Q: Bill, density question, as well as fossil fuel plant proposal adjacent, and conversion of job creation.
- f. Q: Janay, On mitigation of additional traffic.
- g. Linda, concerned about number of SR areas that would be left in UC, also would like more information on the project, and concerned about trips.
- h. Petr, expressed concern based on MCAS safety zone and noise issues.
- i. Q: Janay, question on trips, A: More are needed.
- j. Q: Kris, question as to how long the land has been for sale, A: Actively for sale for a year. Commented on his review of demand based on his experience in the local commercial market.
- k. Alice, feels there is already residential near adjacent to this project and that if there is not a need for SR zoning, they should go ahead with conversion to Residential.
- l. Charley, expressed concern with industrial land loss.

Motion: To reject initiation of community plan amendment, as site is unsuitable for residential from quality of life, uncertainty of airport effects, possible power plant effects standpoints, increase of ADTS in impacted space, UC loses SR space, and Garden Communities has a shameful record in providing affordable housing. Added by Bill: change of land use is not constant with intent of overall community plan by Petr Krysl and seconded by Marilyn Dupree.

Vote: 12 for, 4 opposed, motion passed

11. Action Item: High Speed Rail Update & Meetings – Sam Greening, Committee Chair

- a. Sam Greening absent Debbie Knight reports.
- b. Subcommittee met once, hearings were postponed.
- c. Hearing dates in director packet.
- d. Currently commenting on draft alternatives (listed on attachment).
- e. Suggesting a comment letter as there may not be another opportunity to respond to EIR.
- f. Petr to chair July meeting

Motion: To prepare a letter rejecting UTC option and recommending 163 option by Alice Tana, Seconded by Pat Wilson.

Vote: Unanimous

12. Action Item: 2010 Redistricting Commission – Pat Wilson

- a. Map discussion.
- b. Discussion on meetings Scheduled.
- c. Discussion on presentation at May 11, 2011 meeting (letter attached).
- d. Presented 60 plus emails to support keeping University City together as well as to be part of the Coast and Canyon districts.
- e. Several meetings have taken place since then, tonight there is a meeting demonstrating redistricting software.
- f. Meeting schedule Thursday night.

Motion: Motion to reaffirm the letter and position approved at the May 10th UCPG meeting by Petr Krysl, seconded by Marilyn Dupree.

Vote: Unanimous

13. Ad Hoc Committees

- a. FBA Sub-Committee- L. Colley

- a. Update from subcommittee on FBA.
- b. Meeting dates and sub committee members listed on attachment.
- c. Charley: concerned with quick schedule based on history.
- d. Adding Carol Pietras, Kevin Wiersley, John Leppert.
- b. Torrey Pines City Glider Park - none
- c. Bicycle Safety Committee - none
- d. Mid Coast Trolley -
 - a. Newsletter sent out stating that they are researching funding options.
- e. High Speed Rail - none
- f. Irvine Company –
 - a. First meeting was productive, purpose of sub committee to prepare a compact detail list of issues to the greater community.
 - b. IC tried to address concerns that they heard at the last presentation to UCPG and from the city.
 - c. IC changed the look of the building to glass, made traffic on site continuous, reduced square footage 398k-340k, and reduced parking structure square feet 460k-426k.
 - d. Reviewed environmental impact, project to include reclaimed water and high efficiency HVAC.
 - e. Plan to build a 15 story building, not highest building in UTC.
 - f. IC plans to transfer trips from other projects, will detail where additional trips will come from at next meeting.
 - g. Reviewed plan (attached).
 - h. Request for concerns to be taken to the next subcommittee meeting.
Request to see what the Hines/IC project will look like together.

14. Old/New Business

15. Adjourn – 8:38 PM

Submitted by:

Kristopher J. Kopensky, Secretary
University Community Planning Group

UNIVERSITY COMMUNITY PLANNING GROUP
Notice of Executive Committee Monthly Meeting
University Town Center-Forum Hall
6 P.M. June 14, 2011

- 6:00 1. Call the Meeting to Order - Janay Kruger, Chair
2. Pledge of Allegiance followed by Moment of Silence
3. Agenda: Call for additions/deletions: Adoption
4. Approval of Minutes: May, 2011
5. Announcements Chair Letters/meetings
- 6:10 6. Reports
UCSD & Membership Milt Phegley
James Evans UCSD Representative
Councilperson Sherri Lightner Office Jesse Mays
Supervisor Ron Roberts Office Woo Jim Shim
Assemblyman 75th Nathan Fletcher Stirling McHale
53rd Congresswoman Susan Davis Daniel Hazard
MCAS Miramar Juan Lias
Planning Department Dan Monroe
- 6:25 7. Public Comment: Non-Agenda Items 3 minutes per speaker
- 6:30 8. Action Item: 4757 Nexus Drive
Substantial Conformance Review

Presenter: John Olson, DGA Planning and Architecture
- 6:50 9. Action Item: Garden Communities Initiation of a Community
Plan Amendment, 6.5 acres. Proposal to change from
Industrial to Residential – Crossroads Project

Presenter: John Leppert, Leppert Engineering Co.
- 7:20 10. Information Item: High Speed Rail Update & Meetings
Sam Greening, Committee Chair
- 7:40 11. Action Item: 2010 Redistricting Commission
Pat Wilson Update Map discussions
Meetings Scheduled

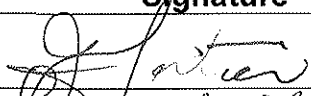
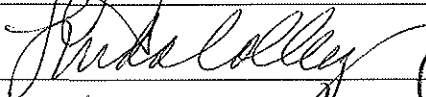
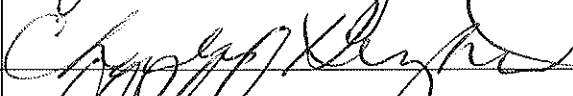
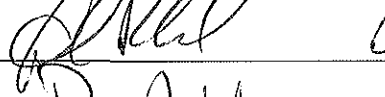
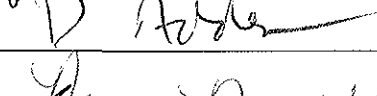


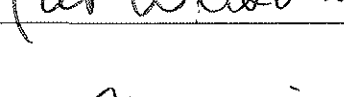
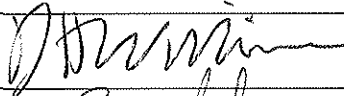
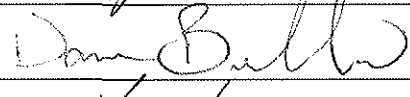
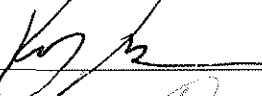

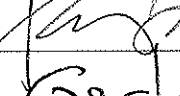
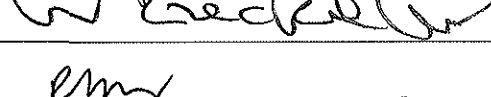

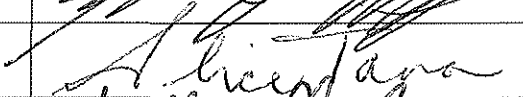
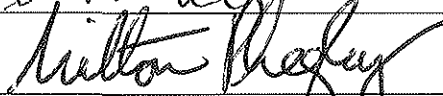
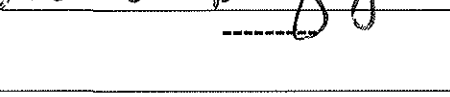
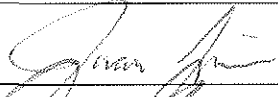

- 8:00 12. Ad Hoc Committees
- | | |
|-------------------------------|---------------|
| FBA Sub-Committee | L. Colley |
| Torrey Pines City Glider Park | D. Williamson |
| Bicycle Safety Committee | P. Krysl |
| Mid-Coast Trolley | B. Geckeler |
| Scripps Health | J. Kruger |
| Irvine Company | B. Geckeler |

8:30 13. Old Business/New Business

8:35 14. Adjournment

Next Meetings: July 12, 2011
Co-generation plant expansion at Rec. Water Site
Hines SCR, Coast Income, Redistricting Map
August – No Meeting
September 13, 2011
October 11, 2011
November 8, 2011
December – potentially no meeting

**University Community Planning Group Executive Committee
June 14, 2011**

District	Name	Signature
R-1-A	Jana Fortier	
R-1-B	Linda Colley	
R-1-C	Charles Herzfeld	
B-1-A	John Bassler	
B-1-B	Deryl Adderson	
B-1-C	Nan Madden	
R-2-A	Janay Kruger	
R-2-B	Pat Wilson	
R-2-C	Sam L. Greening, Jr.	
B-2-A	Doug Williamson	
B-2-B	Damon Bradshaw	
B-2-C	Kristopher Kopensky	
R-3-A	Marilyn Dupree	
R-3-B	Petr Krysl	
R-3-C	William Geckeler	
B-3-A	Ryan Perry	
B-3-B	George Lattimer	
B-3-C	Alice Tana	
UCSD Admin.	Milton Phegley	
UCSD Student	--vacant--	-----
UCSD Fac/Staff	--vacant--	-----
MCAS-Miramar	Juan H. Lias	
City of S.D.	Dan Monroe	

FW: UCSD Art Community Club and The University City Planning Group

From: **janay_kruger@msn.com**

Saved: Thu 6/09/11 1:28 PM

To: jordanliss13@gmail.com

Hi Jordan - I forwarded your email to Sandy Lippee in South University - they already have a small program - she is very interested - she would like to talk to you - her email is slippe@san.rr.com.

I also forwarded to the Irvine Company - they own 60% of all the office buildings - I will wait to hear from them. It is a great program. Maybe you should come to the UCPG planning group in June or July and maybe we could have a theme in the Community. My cell phone is 619-917-4067.

Janay

From: slippe@san.rr.com

To: janay_kruger@msn.com

Subject: Re: UCSD Art Community Club and The University City Planning Group

Date: Thu, 9 Jun 2011 11:23:53 -0700

I would love to talk to Jordan and acquaint him with our painted electrical boxes, our planned street banner design contest, and our wish to have receptacle bins painted. Can you ask him to contact me? Thanks.
sandy

----- Original Message -----

From: [Janay Kruger](#)

To: slippe@san.rr.com ; tsullivan@irvinecompany.com

Sent: Thursday, June 09, 2011 8:51 AM

Subject: FW: UCSD Art Community Club and The University City Planning Group

Date: Wed, 8 Jun 2011 19:53:25 -0700

Subject: UCSD Art Community Club and The University City Planning Group

From: jordanliss13@gmail.com

To: janay_kruger@msn.com

Dear Janay Kruger,

Good afternoon, my name is Jordan Liss and I'm the Public Art Chair of the Art Community Club at UC San Diego. The club is a collective of fine, media, graphic and theatre artists that come together every week to create pieces for the UC San Diego community to enjoy. One of our latest projects is beautifying campus receptacles with images of nature to promote environmental awareness and reduce campus graffiti. We have begun to beautify one of our campus student centers called the Price Center by transforming its gray concrete bins into unique beautiful and elegant receptacles. The artists were chosen for their talent and ability to promote environmental awareness through their imagery.

The true benefit of this public art project was its overwhelming support from students, staff, faculty and University Chancellors, bridging the gap between age, ethnicity and University strata. The project connected the campus culture under one theme. I want to extend a helping hand out to the University City Community and allow the surrounding community to partake in this community building project. As Art Community Public Art Chair I would like to know if University City wants to become apart of this public art movement that has seen success in Encinitas, Del Mar, Hillcrest, Pacific Beach, Little Italy, Downtown, Ocean Beach and Mira Mesa. Turning receptacle bins into community building pieces of art done by artist within the community can be very positive and inspiring.

The Public Art Project on campus has been funded by The Green Initiative Fund grant and personal funds. The Art

Community Club is willing to provide paint and artists for the University City Public Art Project, if the University City Planning Community would like to beautify receptacles (Or electrical boxes)

--

Jordan Liss
University of California San Diego
Environmental Engineering
Environmental Studies Minor

<http://www.studentsustainability.ucsd.edu>

Post a banner or sign on city property

From: **anthony jaremczuk** (ajaremczuk@msn.com)
Sent: Wed 6/08/11 7:32 PM
To: janay_kruger@msn.com
Cc: Tony Jaremczuk (gmutc@redrobin.com)
1 attachment
Red Robin Banner.jpg (55.7 KB)

To whom this may concern,

I am trying to figure out who I would talk to about putting a monument sign or a banner for Red Robin Gourmet Burgers on a road that is at the back end of the Westfield UTC Mall in La Jolla. The road is Lombard Place off of Nobel Dr. Lombard place is a short driveway that basically goes into the parking lot of the mall. There is a median that separates the road with some landscaping in it. I was hoping to be able to put a sign or banner in that median. I wanted to see what the procedure is to get permission to put a sign or a banner that could be taken down when ever necessary. I know that some cities allow this with certain criteria and I was hoping to be able to get a permit or some kind of approval. If someone could please direct me to whom I need to speak to or what the procedure is for doing this I would greatly appreciate it. I spoke to the Westfield mall management at UTC and they told me they believe the city owns that street. I have attached a picture of the actual road and what banner I would like to post for now and if possible in the future getting a permanent monument sign in that spot.

Thank you very much for your time and consideration,

Tony Jaremczuk
(760) 505-4469 Cell
(858) 450-0343 Work
gmutc@redrobin.com
ajaremczuk@msn.com

Amended Community Plans - ALUCP Implementation

From: **Galloway, Tait** (TGalloway@sandiego.gov)

Sent: Mon 6/06/11 10:35 AM

To: Galloway, Tait (TGalloway@sandiego.gov)

Community Planning Group Chairs for:

Clairemont, Kearny Mesa, Linda Vista, Mira Mesa, Rancho Peñasquitos, Scripps Miramar Ranch, Serra Mesa, Tierrasanta, Torrey Hills, Torrey Pines, and University.

For your information, the City Council approved the amendments to the community plans and zoning ordinance to implement the Airport Land Use Compatibility Plans (ALUCPs) for Marine Corps Air Station Miramar and Montgomery Field on April 26, 2011. The amendment community plans have been posted to each of the community plan webpage on the City's website. The amended community plans and zoning ordinance have been submitted to the Airport Land Use Commission for a consistency determination hearing.

Please feel free to contact me if you have any questions.

Thanks, Tait

Tait Galloway, Senior Planner
City of San Diego, City Planning & Community Investment Dept.
202 C St., San Diego, CA 92101
(619) 533-4550 Fax (619) 533-5951

Presentation of the 1.6MW expansion of the existing North City Cogeneration renewable energy facility

From: **Alspaugh, Tom** (TAlspaugh@sandiego.gov)

Sent: Fri 6/03/11 3:18 PM

To: janay_kruger@msn.com (janay_kruger@msn.com)

Cc: Monroe, Daniel (DMMonroe@sandiego.gov); Hwang, Guann (GHwang@sandiego.gov); Drummy, Brian (BDrummy@sandiego.gov); Rahman, Mohammad (MRahman@sandiego.gov); Sasaki, Ann (ASasaki@sandiego.gov); McKinney, Christopher (CMcKinney@sandiego.gov); Suhendra, Stephanus (SSuhendra@sandiego.gov); Alspaugh, Tom (TAlspaugh@sandiego.gov)

Janay, it was nice talking to you today about putting the Public Utilities Department's proposed North City Cogeneration Facility Expansion (NCCFE) on the University Community Planning Group's (UCPG) July 12th agenda. This is a 1.6MW (1600kW) expansion of the of the existing North City Cogeneration Facility(NCCF), a 3.8MW renewable energy power plant that is located at, and serves, the North City Water Reclamation Plant(NCWRP). Both are, or will be, fueled from an existing dedicated pipe line that brings landfill gas to the NCWRP from the Miramar Landfill. This renewable energy power plant expansion will encourage the installation of additional landfill gas wells in the Miramar Landfill, save the City energy cost and increase revenues.

I look forward to presenting this project the University Community Planning Group.

Tom Alspaugh

Senior Energy Project Manager



401 B Street, Suite 800
 San Diego, CA 92101-4231
 (619) 699-1900
 Fax (619) 699-1905
 www.sandag.org

June 7, 2011

File Number 3100500

TO: Interested Agencies, Organizations, and Individuals

FROM: San Diego Association of Governments

SUBJECT: Public Notice of Availability and Notice of Completion of a Draft Environmental Impact Report for The 2050 Regional Transportation Plan/Sustainable Communities Strategy (2050 RTP/SCS) and Notice of Public Hearing on Draft Environmental Impact Report (EIR) and Draft 2050 RTP/SCS

MEMBER AGENCIES

- Cities of
- Carlsbad
- Chula Vista
- Coronado
- Del Mar
- El Cajon
- Encinitas
- Escondido
- Imperial Beach
- La Mesa
- Lemon Grove
- National City
- Oceanside
- Poway
- San Diego
- San Marcos
- Santee
- Solana Beach
- Vista
- and
- County of San Diego

The San Diego Association of Governments (SANDAG), as lead agency under the California Environmental Quality Act (CEQA), has prepared a Draft Programmatic Environmental Impact Report (EIR) for the Draft 2050 RTP/SCS.

Project Title: Draft Environmental Impact Report for the 2050 Regional Transportation Plan/Sustainable Communities Strategy

Project Location: The 2050 RTP/SCS covers the entire San Diego region which includes the cities of Carlsbad, Chula Vista, Coronado, Del Mar, El Cajon, Encinitas, Escondido, Imperial Beach, La Mesa, Lemon Grove, National City, Oceanside, Poway, San Diego, San Marcos, Santee, Solana Beach, Vista, and the unincorporated areas within the County of San Diego.

Project Description: 2050 RTP/SCS is the blueprint for a regional transportation system, serving existing and projected residents and workers within the San Diego region over the next 40 years, which further enhances quality of life and offers more mobility options for people and goods. The 2050 RTP/SCS looks 40 years ahead, accommodating another 1.2 million residents, half a million new jobs, and nearly 400,000 new homes. The 2050 RTP/SCS envisions most of these new jobs and homes situated in sustainable communities, conducive to transit, walking, and bicycling. To achieve this, future growth will be more compact in nature, focused in the western portion of the region and along major transit and transportation corridors. This more compact development pattern will create more active mixed-use communities, while allowing for the protection of more open space land in the eastern portion of the region. As part of the regional transportation planning process, SANDAG also prepared an SCS. Passed in 2008, Senate Bill (SB) 375 encourages planning practices that create sustainable communities. SB 375 charged the California Air Resources Board (CARB) with setting regional targets for greenhouse gas (GHG) emissions from passenger cars and light-duty trucks for 2020 and 2035. Pursuant to SB 375,

ADVISORY MEMBERS

- Imperial County
- California Department of Transportation
- Metropolitan Transit System
- North County Transit District
- United States Department of Defense
- San Diego Unified Port District
- San Diego County Water Authority
- Southern California Tribal Chairmen's Association
- Mexico

each Metropolitan Planning Organization (MPO) is required to adopt an SCS as part of its RTP, and using the most recent planning assumptions, demonstrate achievement of the targets for reduction of GHGs. The purpose of an SCS is to align regional transportation, housing, and land use plans, to reduce the amount of vehicle miles traveled to attain the regional GHG reduction target. If the SCS is unable to achieve the GHG reduction targets, the MPO is required to prepare an alternative planning strategy.

Building on the current (2010) transportation system with funding anticipated over the next 40 years, the 2050 RTP/SCS outlines projects for rail and bus services, highways, local streets, bicycling, and walking, systems and demand management. The result will be an integrated, multimodal transportation system by mid-century. The 2050 RTP/SCS shows how the region will meet the GHG targets for passenger cars and light-duty trucks, established by CARB for 2020 and 2035, by using land in a way that makes development more compact, conserving open space, and investing in a transportation network that reduces vehicle miles travelled and gives residents alternative transportation options.

Probable Environmental Effects: The Draft EIR addresses issues at a program-level and does not identify impacts associated with specific projects. Subsequent individual projects would be evaluated on a project-by-project basis. The Draft EIR found that the proposed 2050 RTP/SCS would result in significant, unavoidable impacts, both direct and cumulative, to: Aesthetics and Visual Resources; Agriculture and Forest Resources; Air Quality; Biological Resources; Geology, Soils, and Mineral Resources; Global Climate Change and Greenhouse Gas Emissions; Hazards and Hazardous Materials; Land Use; Noise; Population and Housing; Public Services, Utilities, and Energy; Recreation; Transportation and Traffic; and Water Supply. The proposed 2050 RTP/SCS would result in significant but mitigable impacts to Cultural Resources and Paleontology; Environmental Justice; Hydrology and Water.

Availability and Comments: In accordance with §§15105 and 15087 of the CEQA Guidelines, this public notice officially notifies the general public, public agencies, and interested individuals and organizations that a 55-day public review period will begin on **June 7, 2011**. Written comments regarding the adequacy of this Draft EIR must be received by **August 1, 2011**. Comments should be addressed or emailed to:

Rob Rundle
Principal Regional Planner
SANDAG
401 B Street, Suite 800
San Diego, CA 92101
rru@sandag.org

Copies of the Draft 2050 RTP/SCS, Draft EIR, and other supporting materials are available on the SANDAG Web site at www.sandag.org/2050rtpair or at the SANDAG offices at the address provided above. Additionally, copies of the Draft EIR can be found at the following public libraries:

- Carlsbad City Library, 1775 Dove Lane, Carlsbad, CA 92011
- Chula Vista Public Library, 365 F Street, Chula Vista, CA 91910
- Coronado Public Library, 640 Orange Avenue, Coronado, CA 92118
- County of San Diego County Library, 5555 Overland Avenue, #1511, San Diego, CA 92123
- County of San Diego Library, Fallbrook Branch, 124 S. Mission Road, Fallbrook, CA 92028
- County of San Diego Library, Spring Valley Branch, 836 Kempton Street, Spring Valley, CA 91977

- County of San Diego Library, Ramona Branch, 1275 Main Street, Ramona, CA 92065
- Del Mar Library, 1309 Camino Del Mar, Del Mar, CA 92014
- El Cajon Library, 201 E. Douglas Avenue, El Cajon, CA 92020
- Encinitas Library, 540 Cornish Drive, Encinitas, CA 92024
- Escondido Public Library, 239 S. Kalmia Street, Escondido, CA 92025
- Imperial Beach Library, 810 Imperial Beach Boulevard, Imperial Beach, CA 91932
- La Mesa Public Library, 8074 Allison Avenue, La Mesa, CA 91942
- Lemon Grove Library, 8073 Broadway, Lemon Grove, CA 91945
- National City Public Library, 1401 National City Boulevard, National City, CA 91950
- Oceanside Public Library, 330 N. Coast Highway, Oceanside, CA 92054
- Poway Library, 13137 Poway Road, Poway, CA 92064
- San Diego Public Library, 820 E Street, San Diego, CA 92101
- San Marcos Library, 2 Civic Center Drive, San Marcos, CA 92069
- Santee Library, 9225 Carlton Hills Boulevard, Santee, CA 92071
- Solana Beach Library, 157 Stevens Avenue, Solana Beach, CA 92075
- Vista Public Library, 700 Eucalyptus Avenue, Vista, CA 92084

Workshops and Public Hearings: The SANDAG Board of Directors has scheduled a series of workshops and public hearings on the Draft 2050 RTP/SCS and the Draft 2050 RTP/SCS EIR to accept additional public comment on the documents. The workshops, which will include public hearings, are scheduled as follows.

Workshops/Public Hearings:

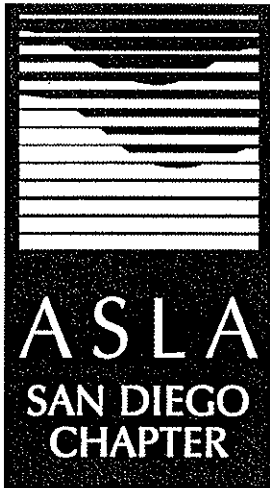
- Tuesday, June 7, 4-7 p.m. - Encinitas Community & Senior Center
1140 Oakcrest Park Drive, Encinitas, CA 92024
- Wednesday, June 8, 4-7 p.m. - The Joe & Vi Jacobs Center
404 Euclid Avenue., San Diego, CA 92114
- Thursday, June 9, 4-7 p.m. - Sonrise Community Church
8805 North Magnolia Avenue, Santee, CA 92071
- Monday, June 13, 4-7- p.m. - Martin Luther King Jr. Center
140 East 12th Street, National City, CA 91950
- Thursday, June 16, 4-7 p.m. - San Marcos City Council Chambers
1 Civic Center Drive, San Marcos, CA 92069

Public hearings also will be held as part of the following regularly scheduled SANDAG meetings.

- Friday, June 10, 10 a.m. - SANDAG Board of Directors Meeting, 401 B Street, Suite 800, San Diego, CA 92101
- Tue, June 21, 4 to 6 p.m. - Regional Planning Stakeholders Working Group (SWG) Meeting , 401 B Street, Suite 800, San Diego, CA 92101

CEQA requires this notice to disclose whether any listed toxic sites are present at the project site. Since this is a program-level document, subsequent project level environmental review will be required to disclose the presence of toxic sites for those projects.

If you have questions, please contact Rob Rundle at (619) 699-6949.



**San Diego Chapter
American Society of Landscape Architects**

**2012 COMMUNITY GRANT
Application Form and Project Summary**

Application Available
JUNE 1, 2011

Application Deadline
AUGUST 1, 2011

ASLA San Diego Community Grant Announcement
DECEMBER 1, 2011

Introduction

The American Society of Landscape Architects - San Diego Chapter cordially invites you to apply for the 2012-\$5,000 "ASLA San Diego Community Grant".

General Information

The American Society of Landscape Architects (ASLA) is the national professional organization founded in 1899 representing landscape architects in private, public and academic practice. Its membership extends to include related design professionals, persons whose work involves landscape architecture, and interns in landscape architecture. The ASLA mission is to lead, to educate, and to participate in the careful stewardship, wise planning, and artful design of our cultural and natural environment. The San Diego Chapter of ASLA was formed in 1976 to serve both the profession and the public on local issues dealing with the practice of landscape architecture. These issues include water conservation, political, environmental, urban design and quality of life issues. The "ASLA San Diego Community Grant" (Grant) was established in 1997 as a result of the Chapter's commitment to the local community.

Intention

In order for the profession of landscape architecture to make its full contribution to the San Diego region, the accessibility and understanding of the profession must be made known to the public at-large. This Grant is intended to educate and enhance community awareness of the profession of landscape architecture as well as to provide a benefit to the community or environment. The grant may cover or contribute toward the cost of practical work, capital investment or professional services.

Eligibility

All non-profit community groups recognized by the IRS located in the County of San Diego and which have been in continuous existence as a non-profit group for a minimum of three (3) years are eligible to receive the Grant. Projects must prove that they have the support and involvement of community and/or environmental interests within San Diego County and applications must show a clear benefit to the wider community.

What kind of project is eligible?

This Grant may be used to fund an improvement project in total, be combined with other resources to supplement a project's funding, or may act as "seed" money to jump start a project with a bigger vision. Many different types of projects are eligible. Ideas include, but are not limited to:

- Conversion of a high water-use landscape to a water efficient landscape in a high visibility area
- Trail improvements and habitat enhancement in an environmental area
- Development of a vacant lot into a public recreation area
- Design of an existing paved street median into a landscaped community gateway
- Preparing a feasibility study to convert an urban block into a sustainability pilot project
- Conversion of a concrete drainage channel into a bio-swale water quality feature
- Restoration of a historic landscape

Successful projects will:

- Demonstrate the importance of landscape architectural principles and practices in helping to conserve and enhance the natural and built landscape, promote sustainable design and preserve the cultural heritage of San Diego County.
- Have the support and involvement of local citizens and groups and provide some benefit to the environment or community.

How much grant aid is available?

One (1) \$5,000.00 Community Grant will be awarded in late 2011 to a qualified applicant. Grant funds will be distributed for a period of one (1) year from the date of signature on the Grant Agreement up to and not exceeding \$5,000. Reimbursement will be paid when the recipient organization submits a reimbursement claim form and qualifying receipts for project expenses incurred. Expenses must be directly associated with the planning, design, installation or completion of the project (e.g. landscape architectural services, construction materials including but not limited to plant materials, hardscape, irrigation supplies, installation labor, etc.

Grant Guidelines

Incidental expenses or expenses currently funded on an on-going basis such as drinks for volunteers, food, mileage, staff salaries, permits, etc. are excluded from qualifying for reimbursement. The recipient is asked to submit a claim form each quarter with receipts or invoices. When receipts are submitted, a project status update and a detailed breakdown of what the expenses are shall be provided. In all cases, an agreement setting out what is required must be signed prior to receipt of the grant. The applicant will need to keep records showing how they are meeting the San Diego Chapter Community Grant objectives and provide a mid-year update (May) to ASLA to show project progress. The San Diego Chapter reserves the right to occasionally monitor the grant awardee's progress towards completion of the project.

Application Selection Process

All applications (including the application form, project summary, letter(s) of recommendation and proof of non-profit status will be initially assessed by the ASLA-SD Community Grant Committee who will use a grant checklist to determine the suitability of the project. The Committee will select three finalists from a list of applications meeting all selection criteria and present these to the full ASLA-San Diego Chapter Executive Board who, by majority vote, will select the Grant recipient. The Grant recipient will be invited to the San Diego Chapter Annual Meeting (tentatively scheduled December 15, 2011) where the ASLA Community Grant Award will be announced.

Application Form

Community Group Name: _____

President/Chairperson of Community Group:

Community Group or Chairperson Address:

Phone Number: _____ Fax Number: _____

Name of Contact Person for the Grant:

Phone Number: _____ Fax Number: _____

Email: _____

Signature: _____ Date: _____

Submittal Requirements and Deadlines

1. Application Form and Project Summary must be typed and complete.
2. Letters of Recommendation: Provide two (2) letters of recommendation from city/county officials, community leaders, business people in the community or other project proponents that demonstrate the need and support of the project.
3. Non-Profit Status: Submit a copy of the community group's proof of IRS non-profit status.
4. Provide one (1) PDF file of the application form, project summary, letters of recommendation and proof of non-profit status, or thirteen (13) hard copies. (PDF submittals are strongly encouraged.)
5. All submittals must be emailed to aslasd@sbcglobal.net or mailed (disk or hardcopies) to ASLA/San Diego Chapter, 1050 Rosecrans St, Ste B, San Diego, CA 92106.
6. All submittals must be submitted in full and postmarked no later than the deadline indicated. Incomplete submittals or those postmarked after the deadline will not be considered.
7. If you have questions concerning the grant application contact Tim Jachlewski at 619-795-7603 or the ASLA San Diego Chapter Office at 619-283-8818.
8. Grant awardees are requested to submit an update and digital images on the progress of the project by May 1, 2012 and final images no later than December 1, 2012 (images may be used by ASLA San Diego on website and in publications).

Contact us at aslasd@sbcglobal.net if you need an application package (Word Doc) emailed to you
Or you may print the application from our website at www.asla-sandiego.org/

NOTE: Any of the above submittal requirements not included in the grant application are cause for rejection. The submission of photos or plans is encouraged with the application, but not required.

2012 ASLA SAN DIEGO COMMUNITY GRANT

- ☞ Project summary must be typed and all items must be addressed.
- ☞ A maximum of 4 pages, one sided only, may be used for responses.

1. Project Name:

2. Project Description: Describe what the ASLA Grant will be used for, where the project is located (include assessor's parcel number, if known), existing conditions and why the project is necessary, and provide a signed letter from the property owner stating that the Grant can be used towards the improvement of the property. Site photos or a site plan are encouraged, but not required (maximum of two additional pages beyond the project description).

3. Project Schedule: Provide a detailed project schedule and provide a project completion date. (Note: The project or project phase described in your grant application must be completed by December 1, 2012). State how the project will be implemented.

4. Project Benefit to the Community: State how the project will benefit the community in which it is located, how accessible the project site will be to the public, if the project will be actively used or if it is primarily for visual enhancement. If there is an educational component, explain the primary purpose for this. Explain how the project enhances the natural environment, and how it is sustainable (level of future maintenance required.)

5. Enhancement of the Understanding of Landscape Architecture: Explain how the project will enhance the community's understanding of the profession of landscape architecture. State how the project will demonstrate innovative or creative design solutions, if the project is unique in its setting or region, the project's level of visibility/exposure, and how it will be identified as a landscape architectural project.

If the services of a design consultant are utilized, the consultant must meet two requirements: 1.) They must be an active California licensed Landscape Architect and 2.) They must be an ASLA member. Proof of licensure must be included at the time of reimbursement request. (A list of ASLA Members can be reviewed at www.ASLA.org and CA licensed landscape architects can be found at www.laic.ca.gov).

6. Project Funding: Provide a detailed budget and clearly show how the Grant funds will be utilized. State how important the grant is for the project. If the ASLA Grant fund will not pay for the project completely, state how additional funds will be obtained in order to complete the project:

7. Project Maintenance: Provide information on who will provide the long-term maintenance of the proposed project. Demonstrate that the long-term maintenance of the project will ensure long-term project viability.

8. Project Publicity: State if there will be any publicity of this project in a newsletter, web site, community meetings or press release through your organization or Community Group. State if the project includes community meetings.

CALIFORNIA COASTAL COMMISSION

SAN DIEGO COAST DISTRICT
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4421
(619) 767-2370 FAX (619) 767-2384
www.coastal.ca.gov

**NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties
FROM: Peter Douglas, Executive Director
DATE: June 3, 2011
SUBJECT: **Permit No: 6-10-041-A1**
Granted to: University of California, San Diego

Original Description:

- for **The construction of a 38,600 sq ft Marine Ecosystem Sensing, Observation, and Modeling (MESOM) research and education facility, including a three story laboratory, office, conference and support space, at a location currently utilized by two parking lots (Lot Nos. P012 & P013).**
- at **West of La Jolla Shores Drive, south of Biological Grade, in current parking lots (P012 and P013), University of California, San Diego (UCSD), Scripps Institution of Oceanography Campus,, La Jolla (San Diego County)**

The Executive Director of the Coastal Commission has reviewed a proposed amendment to the above referenced permit, which would result in the following changes:

- A) Modification of first paragraph of Special Condition No. 3 to allow for completion of the Memorandum of Agreement (MOA) to occur "prior to occupancy of the approved project" rather than "prior to the issuance of the coastal development permit." B) Modification of Special Condition No. 3.B.9 to allow for recordation of the Memorandum of Agreement (MOA) to occur "prior to occupancy of the approved project" rather than "prior to the commencement of construction of the MESOM building for internal consistency of the conditions."**

FINDINGS

Pursuant to Title 14, Section 13166(b) of the California Code of Regulations this amendment is considered to be IMMATERIAL and the permit will be amended accordingly if no written objections are received within ten working days of the date of this notice. If an objection is received, the amendment must be reported to the Commission at the next regularly scheduled meeting. This amendment has been considered IMMATERIAL for the following reason(s):

- The associated conditions relate to the execution of the Memorandum of Agreement addressing building restrictions and protection of public views. The restrictions remain in place separately and are not being modified. The amendment modifies only the time at which the Memorandum of Agreement shall be finalized from prior to issuance of the coastal development permit to prior to building occupancy. No adverse impacts to coastal resources are anticipated.**



STRATEGIC CAMPUS RESOURCE INITIATIVES
PHYSICAL AND COMMUNITY PLANNING
TEL: (858) 534-6515
FAX: (858) 822-5990

9500 Gilman Drive ·
Mail Code 0074
La Jolla, CA 92093-0074
<http://physicalplanning.ucsd.edu>

May 19, 2011

Janay Kruger, Chair
University Community Planning Group
4660 La Jolla Village Drive, Suite 1080
San Diego, CA 92122

NOTICE OF PREPARATION - DRAFT ENVIRONMENTAL IMPACT REPORT

Project Title: Clinical and Translational Research Institute and East Campus Recreational Area

Lead Agency: University of California

Project Location: University of California, San Diego

County: San Diego

Project Description: The proposed Clinical and Translational Research Institute (CTRI) and East Campus Recreational Area (ECRA) project consists of two discrete facilities—the CTRI building and the ECRA facility—on separate, but adjacent sites. The project sites are located on the north side of UCSD's East Campus Medical Center in the East Campus Health Sciences (ECHS) neighborhood. The CTRI facility would be located on an approximately 4.27-acre undeveloped site in and adjacent to the upland portion of the north canyon. Located north of the recently opened Cardiovascular Center (CVC), the CTRI site is bounded on the north by existing open space; to the south by Medical Center Drive North, other roads and buildings; to the west by the I-5 corridor; and to the east by the East Campus Parking Structure (ECPS). The ECRA project site is located north and east of the ECPS, east of the UCSD Baseball Field and west of parking lot P702. The ECRA facility would be located on an approximately 8.2-acre, partially developed site in the upland-dominated, eastern half of the north canyon. A site vicinity map of the project area is included as Figure 1 and an aerial photograph of sites and surroundings is included as Figure 2.

The proposed 360,000 gross square-foot (GSF) CTRI building would consist of research laboratories, laboratory core facilities, research and clinical core facilities, CTRI administration and support offices, Cardiovascular Center (CVC) physician and administrative support offices, and building common areas and support spaces. The research activities conducted at the CTRI would support the Health Sciences mission of patient care and service at both the ECBT and CVC, and permanent office space for CVC physicians and staff would also be provided in the CTRI building with an elevated pedestrian bridge linking the two facilities.

The newly opened CVC and under-construction ECPS and East Campus Office Building (ECOB) projects include improvements to and realignment of adjacent segments of Medical Center Drive North and Medical Center Drive West. The proposed project would continue the improvements along Medical Center Drive North in the immediate vicinity of the CTRI project site. In addition to the CTRI building, the CTRI project includes expansion of the existing East Campus Utility Plant (ECUP), located adjacent to parking lot P703 (see Figure 3). The existing ECUP was designed and sized to allow expansion and modification to accommodate future growth, including the CTRI facility. The proposed expansion would occur on the same developed pad as the existing single-story structure, in the developed ECHS neighborhood. The currently proposed upgrade would add up to 1,400 additional tons of cooling capacity and one 1,500-kW, 12-kVA diesel generator and expansion of the switchgear.

Utility improvements and extensions would be required to provide water, storm drains, electricity, natural gas, sewer, and telecommunications services for the CTRI. As the project site is adjacent to existing Medical Center Drive North and the ECPS, many proposed utility connections would be made to the existing campus utility line stubs located within the roadway and near the parking structure corners. Utility improvements and extensions for storm water, sewer, potable water, and recycled water would also be provided for the ECRA.

The ECRA would provide additional recreation facilities in proximity to existing UCSD recreation uses, thus providing some relief from the current high demand for wellness and team practice needs on the UCSD campus. Existing recreational facilities in the ECHS neighborhood include the Triton Baseball Field and Challenge (ropes) Course in the north canyon area; and the multi-purpose athletic field that would top the ECPS that is currently under construction. However, given the continued growth in student enrollments and other related growth, there is not adequate space on campus to accommodate the number of club sports, varsity teams and student/east campus neighborhood organizations currently requesting recreational field space during afternoon and early evening (daylight only) hours. The proposed ECRA would bring much-needed athletic and recreational facilities to the campus, and the ECHS neighborhood in particular, on a site designated for Sports and Recreation uses in 2004 LRDP.

Potential Environmental Effects of the Project. A project-level Environmental Impact Report (EIR) would be tiered from the 2004 Long Range Development Plan (LRDP) Program EIR, as updated by the East Campus Bed Tower (ECBT) EIR, and would address a range of environmental issues associated with the construction and operation of the proposed project. The key environmental considerations anticipated to be addressed include: aesthetics, air quality/greenhouse gas emissions, biological resources, cultural resources, hazards/hazardous materials, hydrology/water quality, public services/facilities and transportation/parking; these issues are described briefly below. Pursuant to Section 15128 of the Guidelines for Implementation of the California Environmental Quality Act (CEQA), the remaining environmental considerations would be addressed in the "Other CEQA Considerations" portion of the EIR.

Aesthetics. The project site is not situated in the vicinity of any Key Vantage Point (KVP) identified in the 2004 LRDP Program EIR; however, the potential for project and cumulative effects on the visual quality and character of the site and surroundings exists. Building design, bulk, scale and massing; landscaping; exterior treatments; freeway signage; and increased light and glare would be considered; as would visual continuity with existing CVC and ECPS, with which this project would connect. The cumulative aesthetics impacts from this and other development (i.e. ECRA, ECUP expansion) on the UCSD East Campus also would be considered.

Air Quality/Greenhouse Gas Emissions. The proposed project has the potential to contribute to both construction and operational pollutant emissions to the San Diego Air Basin, as described in the 2004 LRDP Program EIR, as updated by the ECBT EIR. The proposed CTRI and ECRA facilities, while consistent with the LRDP, are anticipated to consume energy and produce new emissions. Therefore the project EIR would analyze project and cumulative impacts associated with construction activities, operations, air toxics and greenhouse gases. Greenhouse gases and the effects they may have on global climate change would be analyzed pursuant to the most recent changes in the CEQA Guidelines.

Biological Resources. The project site includes undeveloped areas associated with the CTRI and ECRA. The biological resources analysis would focus on project effects on candidate, sensitive, and special status plant and animal species; and sensitive upland and wetland habitats. It is expected that most project-related effects to biological resources generally would occur within or adjacent to the proposed CTRI site; however, the entire project area would be assessed for biological resources and reported in the project-specific biological technical report, which would be summarized in the EIR.

Cultural Resources. The ECRA site is located adjacent to recorded cultural resources site SA-3. Therefore, the project area would be assessed for cultural resources pursuant to the 2004 LRDP EIR guidance and results reported in the EIR.

Hazards/Hazardous Materials. As a Formerly Used Defense Site (FUDS) and because the site is on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 ("Cortese List"), the U.S. Army Corps of Engineers (ACOE) has determined during a preliminary investigation for the campus that there is the potential for munitions and associated contamination in the form of unexploded ordnance (UXO) within portions of Camp Matthews. A low potential exists for munitions and/or contamination on the project site due to its partially developed condition and the lack of documented munitions training on site. Nevertheless, potential hazards related to munitions and UXO would be addressed in the EIR and based on a project-specific soils and munitions/hazards technical report.

Hydrology/Water Quality. The LRDP EIR indicates that the project site is located within a drainage basin that flows in a southwesterly direction to off-campus areas associated with the I-5 right-of-way. Construction and operation of the project could have short- and long-term impacts, respectively, to on- and off-campus downstream surface water quality and flows (capacity and velocity). Such hydrologic changes potentially resulting from the project would be quantified in a project-specific drainage study that would be summarized in the EIR. To reduce the potential related effects that may result from the project, Low Impact Development (LID) stormwater management strategies would be integrated into the project design and addressed in the EIR as Best Management Practices (BMPs), in accordance with recent National Pollutant Discharge Elimination System (NPDES) regulations.

Public Services/Facilities. Under CEQA, impacts to public services are limited to physical effects associated with the construction of new or altered facilities that could have a significant impact on the environment. Because the project proposes to construct approximately 360,000 GSF of new space, the project could result in an increased demand for services, particularly fire services, potentially prompting construction of new infrastructure. Therefore, impacts associated with the proposed project on public services would be addressed in the EIR.

Transportation. The proposed project would add additional trip-generating uses to the East Campus. Although the 2004 LRDP EIR, as updated by the ECBT EIR, took into account the proposed growth, particularly campus horizon year growth, an analysis of project specific traffic effects is planned. Pursuant

to Tra-1A of the 2004 LRDP EIR, a traffic study would be prepared to address project related impacts. The traffic analyses would be used to prepare the traffic section of the proposed project EIR.

The Draft EIR would also include a discussion of reasonable alternatives to the proposed project. Pursuant to CEQA Guidelines Section 15126.6, alternatives would be developed that would avoid or lessen identified significant impacts of the proposed project, while feasibly attaining most of the basic objectives of the project.

CEQA Compliance: The University of California is the Lead Agency for the project and will prepare an EIR to evaluate the environmental effects of the proposed project. The Clinical and Translational Research Institute and East Campus Recreational Area project EIR will be tiered from the 2004 LRDP EIR (SCH No. 2003081023), which was certified by the Regents of the University of California on September 23, 2004, as updated by the ECBT EIR (SCH No. 2009081053), which was certified by the Regents on July 13, 2010.

In compliance with the State and University of California guidelines for implementation of the California Environmental Quality Act, this Notice of Preparation (NOP) is hereby sent to inform you that the University of California, San Diego is preparing a Draft Environmental Impact Report on the above-named project. The enclosed information can also be viewed at http://physicalplanning.ucsd.edu/environmental/pub_notice.html.

We appreciate your prompt acknowledgement and review of this NOP. Due to the time limits mandated by state law, the 30-day comment period will extend from May 20, 2011 to June 20, 2011. Your response must be sent at the earliest possible date, but not later than 5:00 PM on June 20, 2011. Comments on the proposed scope of the project-specific EIR can be mailed to:

Alison Buckley
Associate Environmental Planner
University of California, San Diego
9500 Gilman Drive, MC 0074
La Jolla, CA 92093-0074

A community information and EIR scoping meeting will be held at 6 p.m. on June 16, 2011 in the University Center, Administrative Complex, Building 111A, La Jolla California 92093. The scoping meeting will also be advertised in local newspapers and by direct mailing to notify interested individuals, organizations and associations.

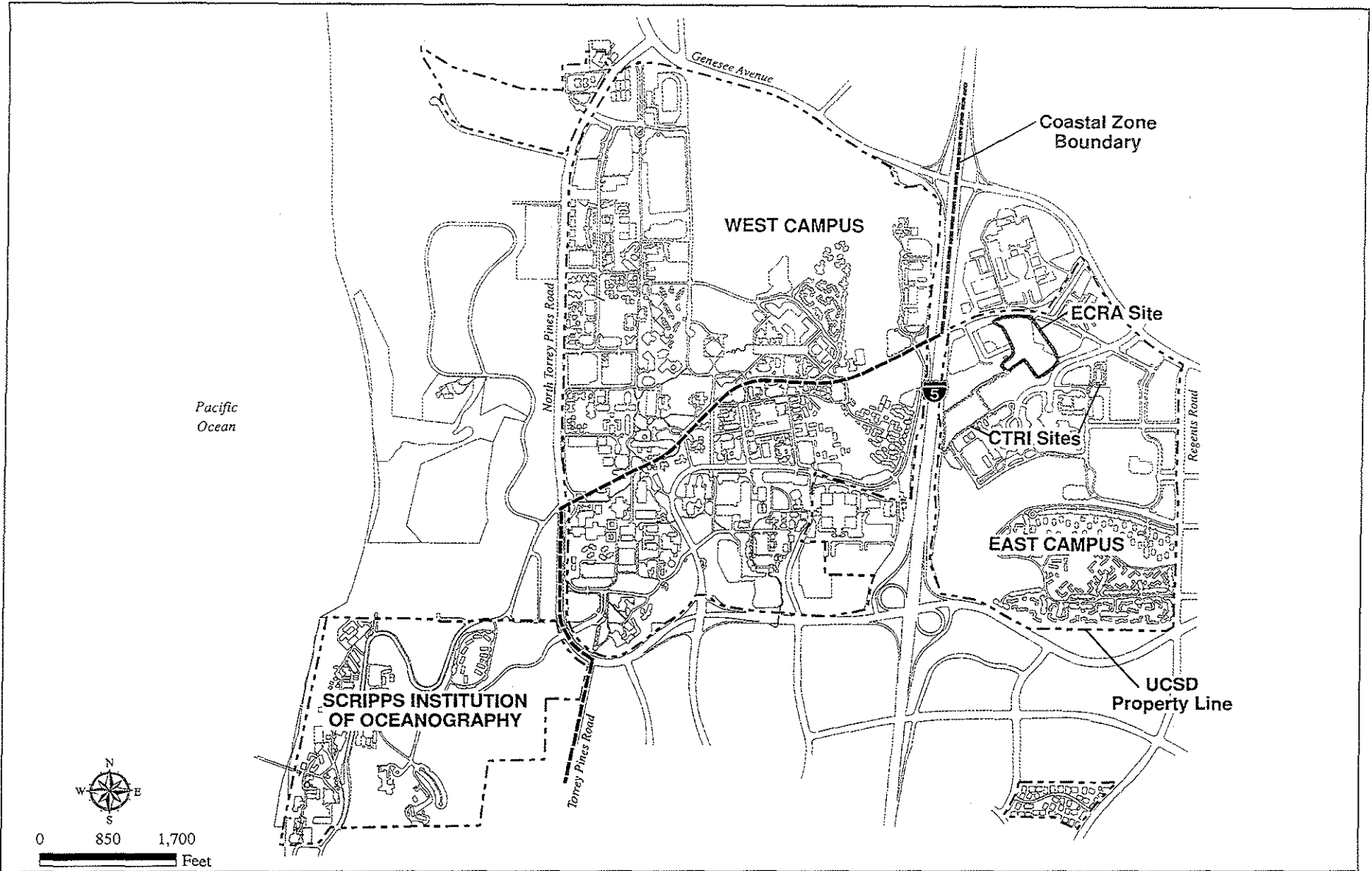
If you have any questions about the project please contact Alison Buckley, Associate Planner at (858) 534-4464 or abuckley@ucsd.edu.

Sincerely,



Catherine Presmyk
Assistant Director,
Environmental Planning

Enclosures.: Figures 1, 2 and 3 (Regional Location, Site Vicinity Map and Composite Site Plan)

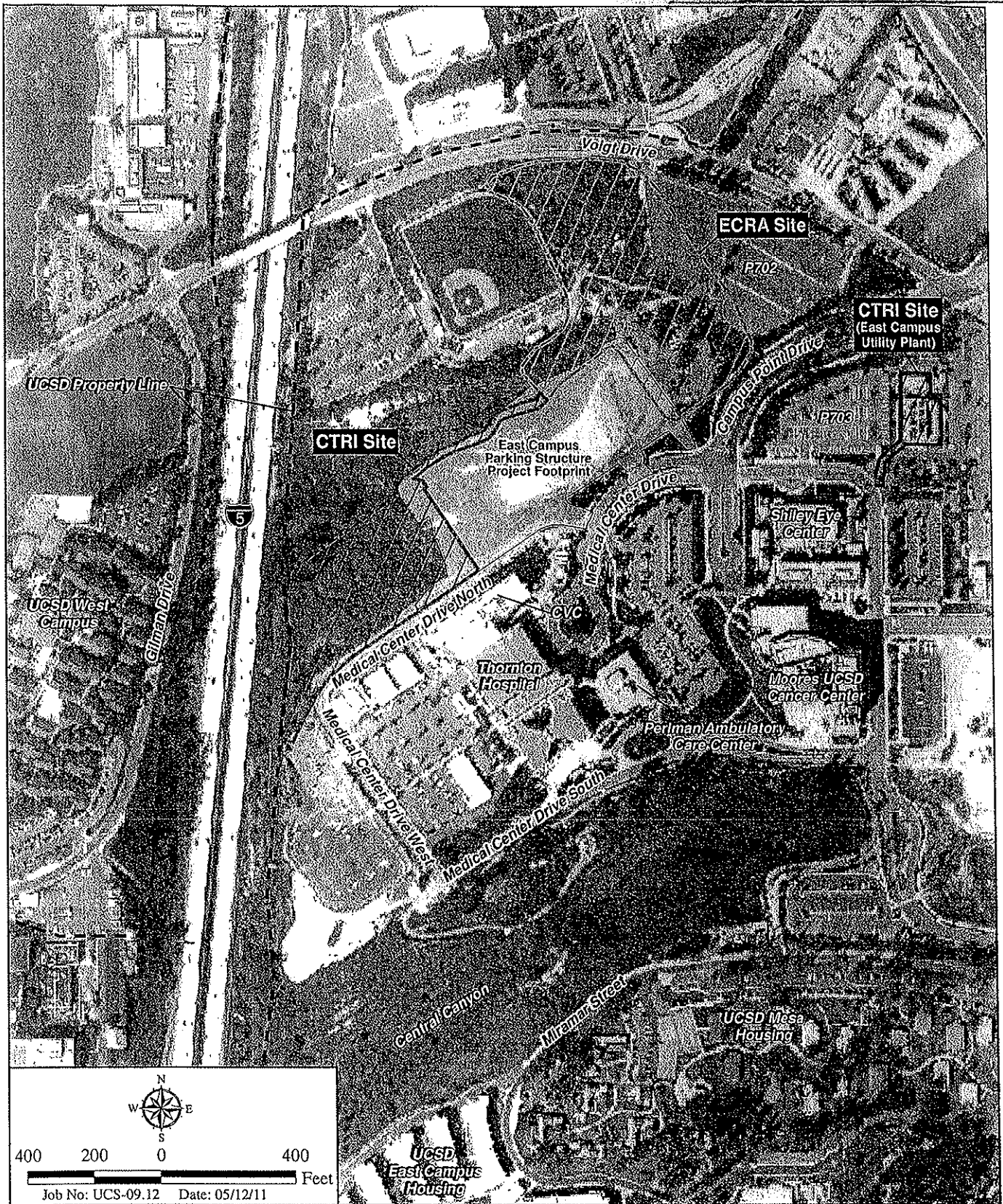


Site Vicinity Map

CTRI AND ECRA EIR

Figure 1

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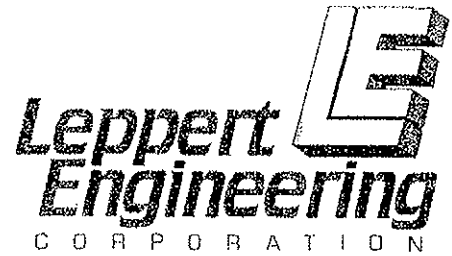


Aerial Photograph of Sites and Surroundings

CTRI AND ECRA EIR

Figure 2

May 3, 2011
Job No.: UC 18.03-07.11



Mr. Kelly Broughton, Director
Development Services Department
City of San Diego,
1222 First Avenue, 5th Floor
San Diego, California 92101

**Re: LETTER OF REQUEST FOR INITIATION OF AN AMENDMENT TO THE
UNIVERSITY COMMUNITY PLAN - Lots 3, 4, 5, and 12 of La Jolla Crossroads**

Dear Mr. Broughton:

On behalf of La Jolla Crossroads II, LLC, we respectfully submit this request for an initiation of a plan amendment to the University Community Plan. The subject La Jolla Crossroads property includes Lots 3, 4, 5, and 12 of La Jolla Crossroads, Map No. 14475, located at the northeast corner of Judicial Drive and Sydney Court adjacent to the residential portion of the La Jolla Crossroads project (see Attachment No. 1 – Vicinity Map). The total area of the 4 parcels is 7.934 acres and includes the easterly half of Sydney Court, a private driveway.

The subject lots were created and rough graded as part of the overall La Jolla Crossroads project. However, they could not be included as part of the residential component of the overall project because, at the time, all 4 lots were located within MCAS Miramar's 65 to 70 CNEL (community noise equivalent level) contours as shown on Figure 38 of the University community plan (Attachment No. 2). Residential development is not a compatible land use when noise levels exceed 65 CNEL. Consequently, the next best use available to lots 3, 4, and 5 was Scientific Research and they were zoned IP-1-1 as part of the approvals for La Jolla Crossroads. Lot 12 was located within the MCAS Miramar APZ (accident potential zone) zone "B" as shown on Figure 41 of the community plan (Attachment No. 3) and was considered a non-buildable lot.

In 2008, the San Diego County Regional Airport Authority, sitting as the Airport Land Use Commission, adopted a revised ALUCP (Airport Land Use Compatibility Plan) for MCAS Miramar. In the revised plan, both the APZ line and the CNEL contour lines were moved outside the area of the subject lots (see Attachment Numbers 4 and 5). Thus, the previous impediments to residential development were eliminated with the adoption of the 2008 ALUCP. Since these parcels are now compatible with MCAS Miramar as a residential land use, we respectfully propose: (1) changing the land use in the University Community Plan from Scientific Research to high-density residential (45-75 DU/NRA). And (2) re-zoning the 4 lots to RM-3-9 to match the now developed residential lots of the La Jolla Crossroads project. The proposed discretionary actions would include a Community Plan Amendment, Rezone and an amendment to the Planned Development Permit and potentially a lot line adjustment to implement the project. La Jolla

Crossroads II, LLC intends to process these discretionary permits utilizing the Affordable Housing Expedite Program.

Under the 2008 General Plan, which is a document to accommodate long range planning in order to maintain the vision and integrity of the City of San Diego, there is language in the Land Use and Community Planning Element that requires that three criteria be successfully addressed to initiate a plan amendment. The following section will address these criteria, as stated in Section D, Policy LU-D.10.

- a) *The amendment request appears to be consistent with the goals and policies of the General Plan and community plan and any community plan specific amendment criteria.*

The subject property is located adjacent to an existing scientific research facility: the Nobel Research Park. The proposed amendment would develop additional residential units adjacent to an existing employment center which is consistent with goals of the University community plan. A residential designation would also be a more efficient use of the existing community facilities and would fit in more appropriately with the adjacent La Jolla Crossroads project, creating a more complete "urban node" as desired in the community plan.

The property has been vacant since its entitlement in 2000 due to the low demand for scientific research space in the community. A residential designation would be more appropriate since there is a higher demand for housing in the area and would encourage additional housing starts to assure continuing construction activity and employment. These are all goals of the University community plan.

- b) *The proposed amendment provides additional public benefit to the community as compared to the existing land use designation, density/intensity range, and plan policy or site design.*

Development of the project will generate much needed FBA and development fees that have remained unavailable while the project has been vacant. It should also be noted that residential traffic creates peak flows in the opposite direction from the traffic peaks associated with a non-residential project. This will offset the traffic congestion in the afternoons getting onto I-805, while a scientific research use would only compound the problem. Also, by developing the project as a residential development, additional much-needed affordable housing units will be added to the community.

- c) *Public facilities appear to be available to serve the proposed increase in density/intensity, or their provision will be addressed as a component of the amendment process.*

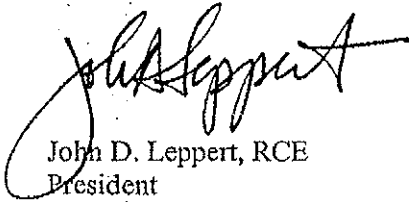
The proposed amendment would not have any adverse effect on the existing public facilities. Both Judicial Drive and Sydney Court are fully improved and adequate sewer, water, fire, police, parks, and school facilities are available. The parcels are located in an area of the community that is almost completely built-out.

We respectfully request that the City of San Diego Development Services Department process this initiation request for a hearing at the City Planning Commission to study a community plan amendment and rezone for a portion of the La Jolla Crossroads project within the University Community Plan. We feel that this project will be an asset to the City and the community.

Thank you very much for your assistance with this request. If you have any questions or require any additional information about the property, please feel free to contact me at (858) 597-2001.

Sincerely yours,

LEPPERT ENGINEERING CORPORATION



John D. Leppert, RCE
President

cc. Mr. Stuart Posnock, La Jolla Crossroads II, LLC
Ms. Carol Matson, La Jolla Crossroads II, LLC
Mr. Paul Robinson, Esq., Hecht Solberg, et. al.
Ms. Nikki Clay, The Clay Company
Ms. Stephanie Saathoff, The Clay Company
Mr. Andy Schlaefli, Urban Systems Associates
Mr. Shaun Shamlou, Dudek and Associates
Mr. Tim Smith, Togawa Smith Martin Residential, Inc.
Mr. Marty Ohmstede, Leppert Engineering Corporation

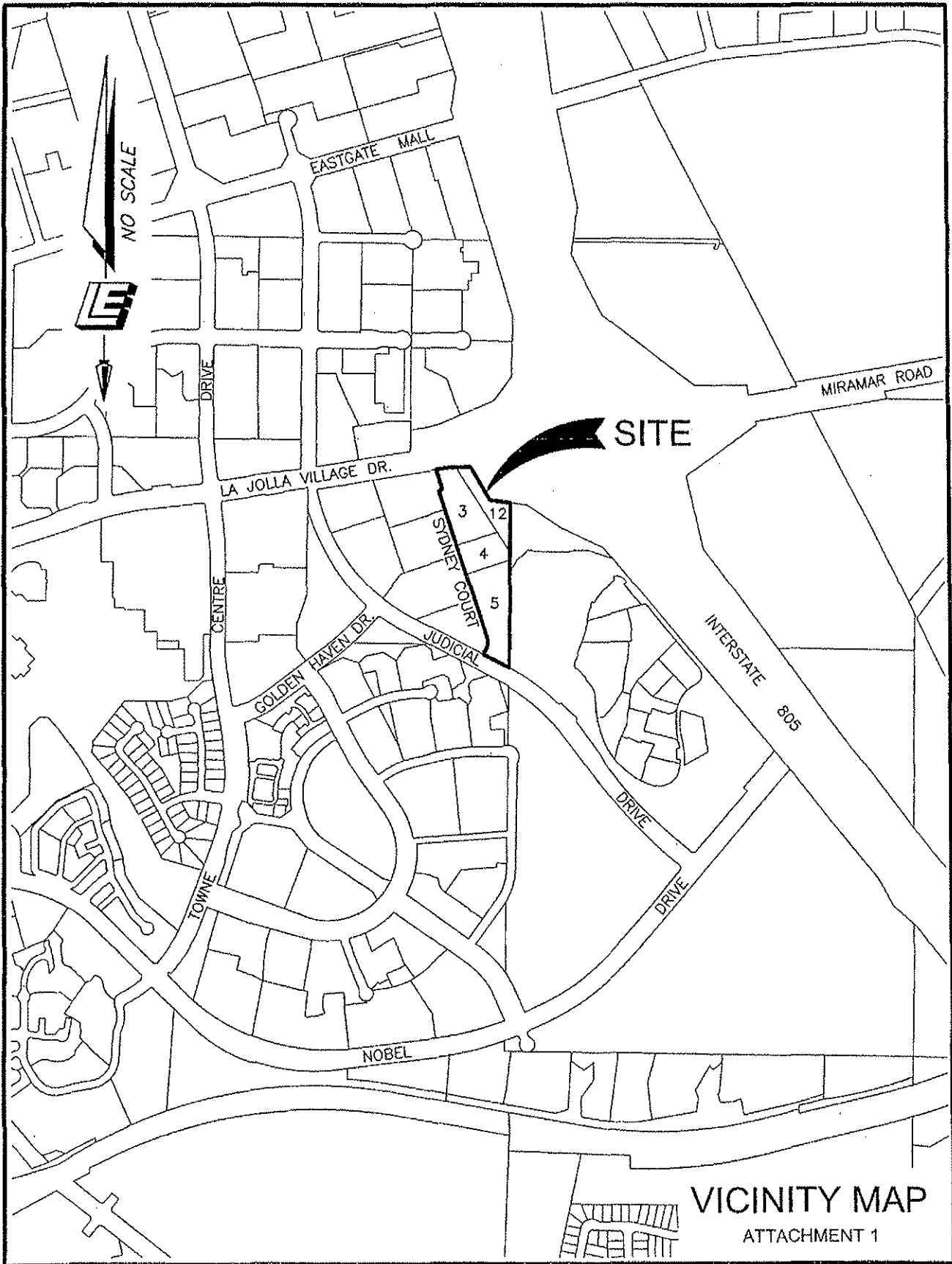
Attachment 1 – Vicinity Map

Attachment 2 – Community Noise Equivalent Level Contours (University Community Plan)

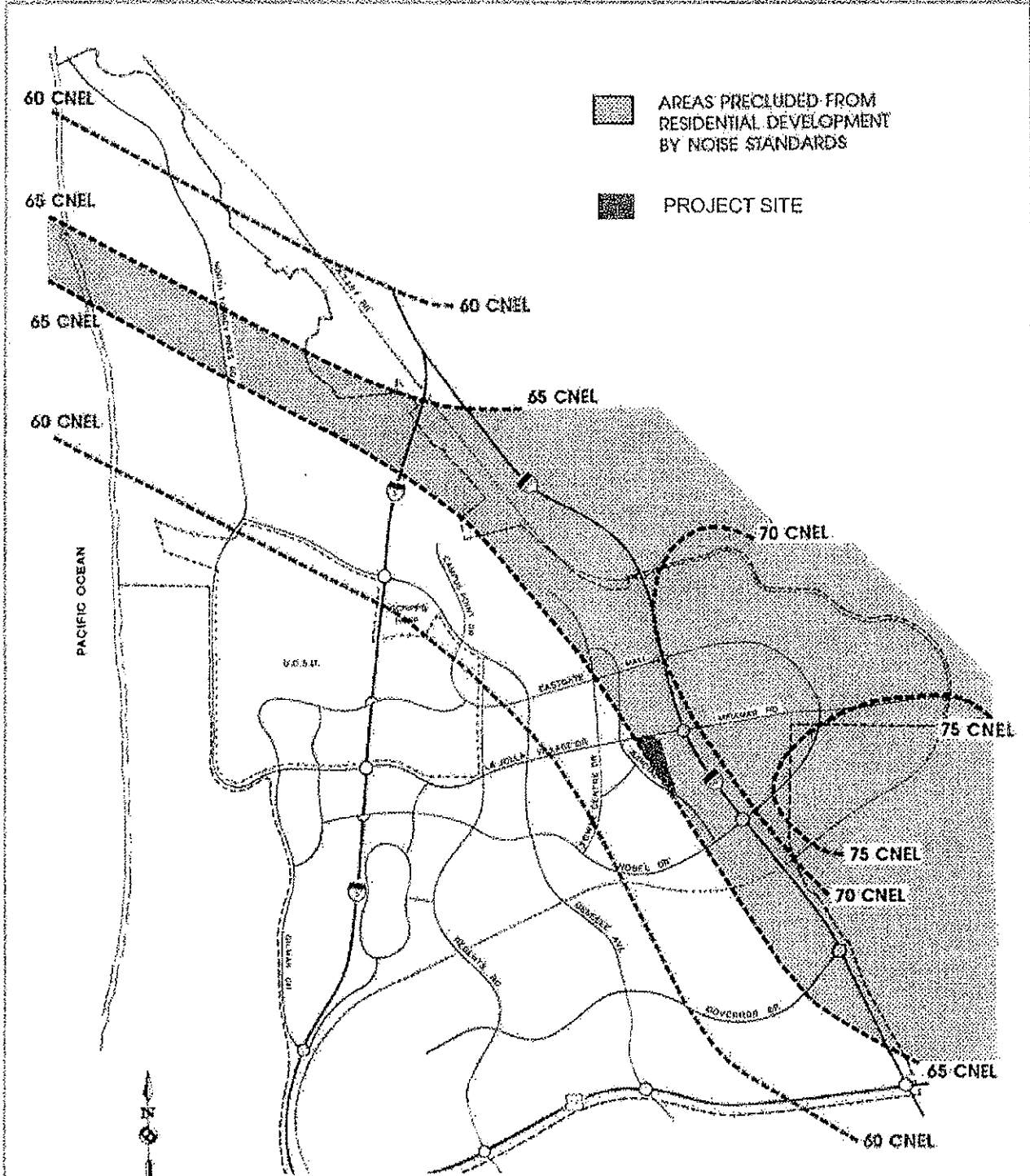
Attachment 3 – Accident Potential Zones – NAS Miramar (University Community Plan)

Attachment 4 – Compatibility Policy Map: Noise (2008 ALUCP)

Attachment 5 – Compatibility Policy Map: Safety (2008 ALUCP)



VICINITY MAP
ATTACHMENT 1

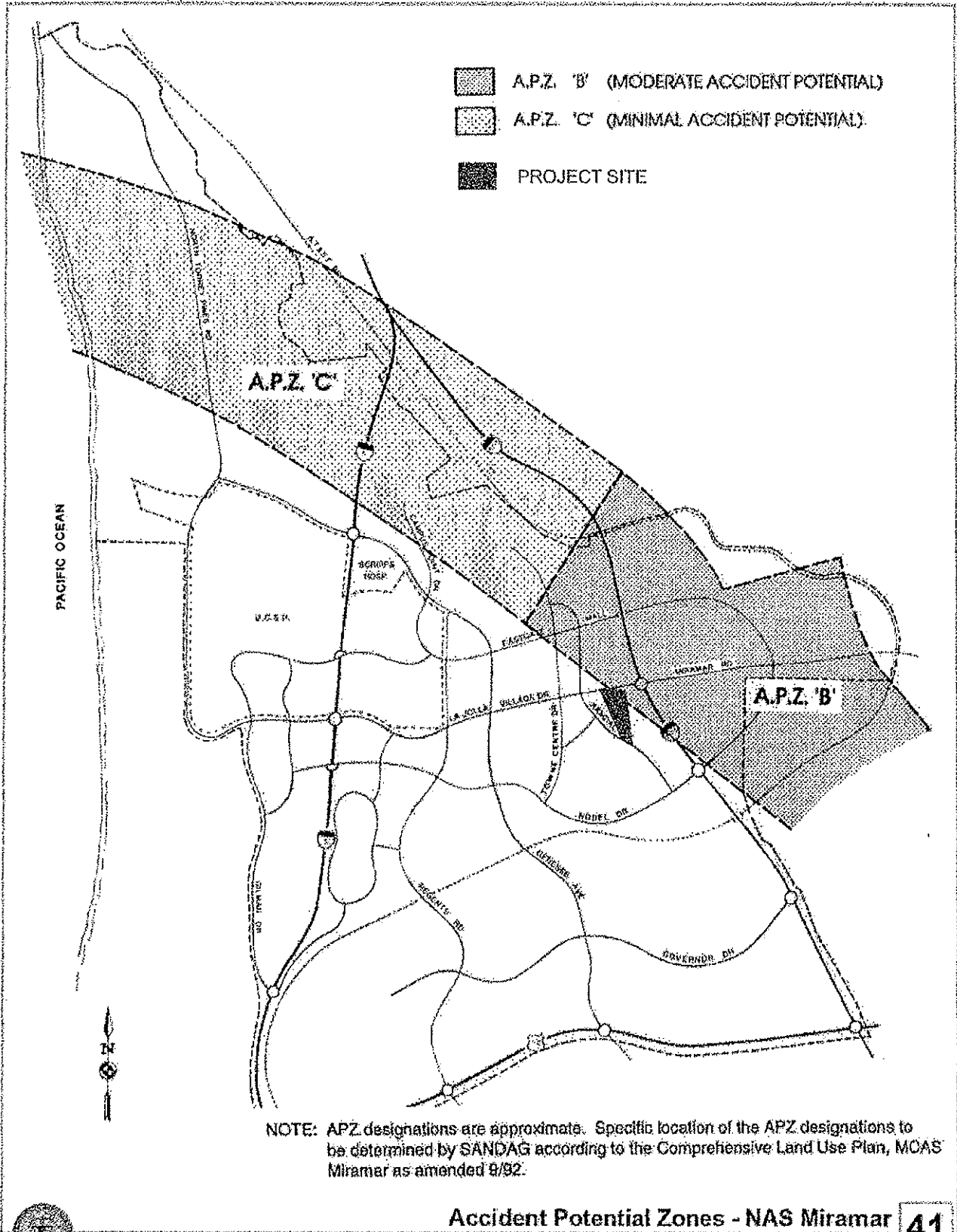


NOTE: CNEL contours are approximate. Specific location of the CNEL contours to be determined by SANDAG according to the Comprehensive Land Use Plan, MCAS Miramar as amended 9/92.



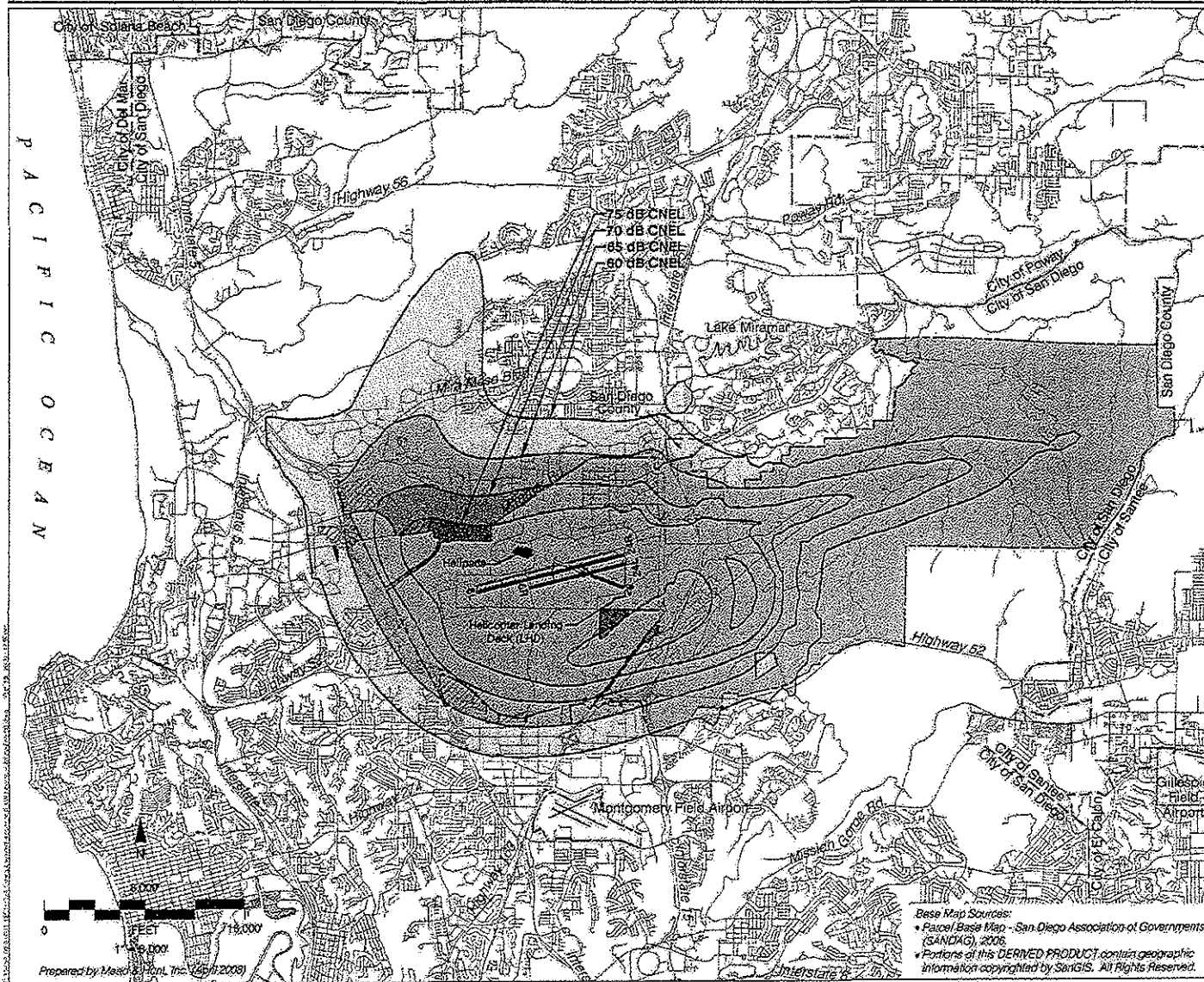
Community Noise Equivalent Level Contours
University Community Plan

38
FIGURE



Accident Potential Zones - NAS Miramar
 University Community Plan

41
 FIGURE



Legend

- Boundary Lines**
- Airport Property
 - Restrictive Use Easement
 - Roads
 - City Limits

Noise Exposure Contours¹

- 60 - 65 dB CNEL Future Average²
- 65 - 70 dB CNEL Annual Day
- 70 - 75 dB CNEL (308 Operations)
- 75+ dB CNEL

Notes

1. See Table MIR-1 for criteria applicable within each noise exposure contour.
2. Noise Contour source: MCAS Miramar AICUZ (March 2005).

PROJECT SITE



Alameda-Land Use Commission
SAN DIEGO COUNTY
MCAS Miramar
Airport Land Use Compatibility Plan
(Adopted October 2008)

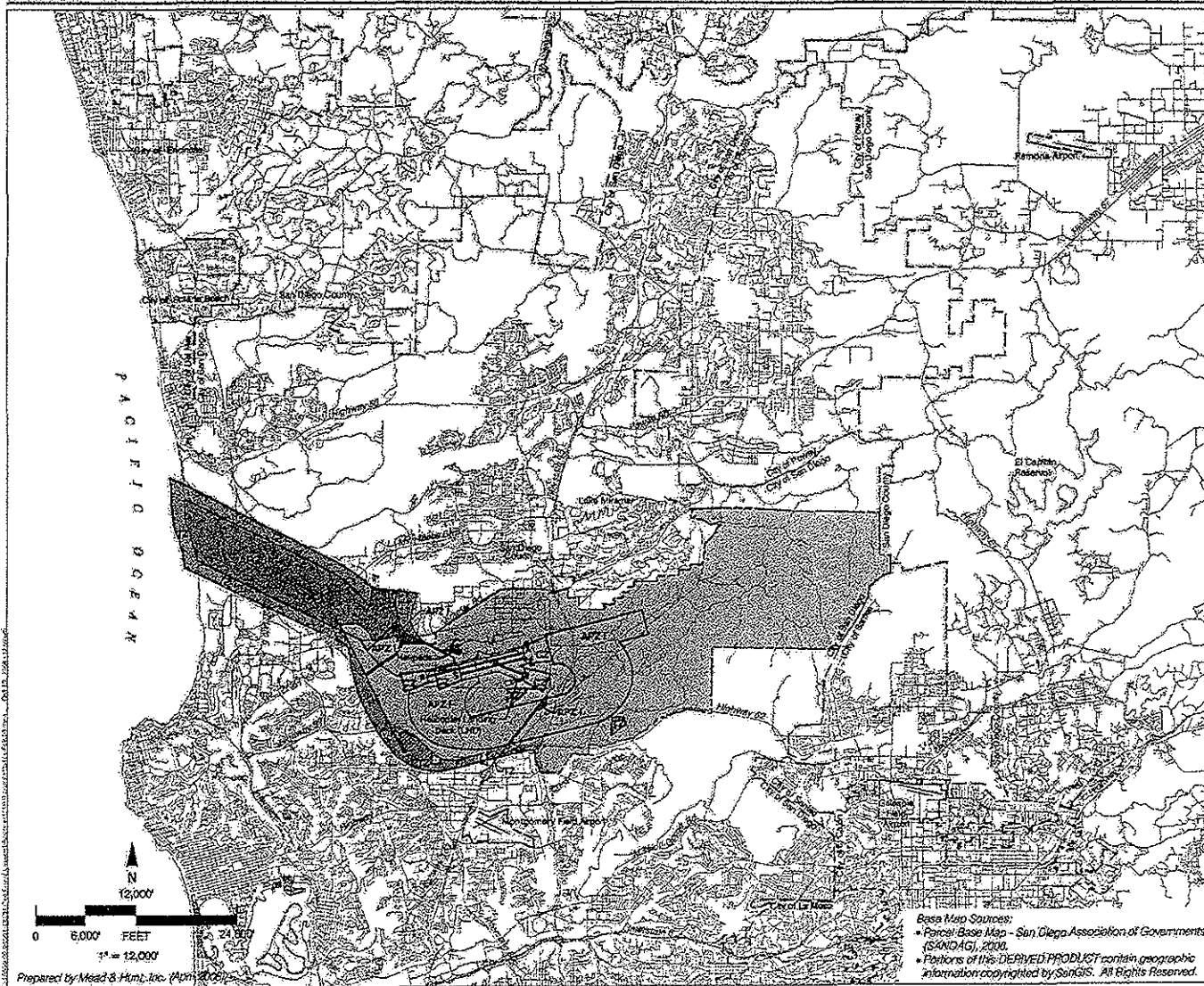
Map MIR-1

**Compatibility Policy Map:
Noise**

Prepared by: M&E, Inc. (10/2008)

0 1000 2000 FEET
 0 1000 2000 METERS
 Prepared by: M&E, Inc. (10/2008)

Base Map Sources:
 • Parcel Base Map - San Diego Association of Governments (SANDAG), 2006
 • Portions of this DERIVED PRODUCT contain geographic information copyrighted by SanGIS. All Rights Reserved.



Legend

Boundary Lines
 Airport Property
 Restrictive Use Easement
 Roads
 City Limits

Safety Zones¹
 CZ (Clear Zone)
 APZ I (Accident Potential Zone I)
 APZ II (Accident Potential Zone II)
 TZ (Transition Zone)³

AICUZ Safety² Zones

Notes

1. See Table MIR-2 for criteria applicable within each zone.
2. CZ, APZ I, APZ II source: MCAS Miramar AICUZ (March 2005).
3. TZ source: Based on low-altitude flight track data as depicted in MCAS Miramar AICUZ (March 2005).

PROJECT SITE



ABORT LAND USE COMMISSION
 SAN DIEGO COUNTY
MCAS Miramar
 Airport Land Use Compatibility Plan
 (Adopted October 2008)

Map MIR-2

**Compatibility Policy Map:
 Safety**

ATTACHMENT 5

Base Map Sources:
 • Parcel Base Map - San Diego Association of Governments (SANDAG), 2006
 • Portions of this DERIVED PRODUCT contain geographic information copyrighted by SANDAG. All Rights Reserved.

Prepared by Mead & Hunt, Inc. (April 2008)

UNIVERSITY COMMUNITY PLANNING GROUP

FBA Sub-Committee

City of San Diego Contact:

Megan Sheffield, Facilities Financing Supervising Project Manager
(Contact email: mshffield@sandiego.gov
Phone: 619-533-3672)

Sub-Committee Members:

Linda Colley, Chair (Contact email: lcolley1@san.rr.com)
Charley Herzfeld
Petr Krysl
Alice Tana
Milt Phegley
George Lattimer
Janay Kruger
Jana Fortier
Debbie Knight
Harry Walker
Bhavsh Parikh

Meeting Location:

"The Plaza" 4365 Executive Drive, Suite 100, San Diego, CA 92121

Sub-Committee Meetings:

Friday, June 17, 2011 5:00 pm to 6:30 pm – Agenda: North University City / Megan Sheffield
Presentation/Overview

Thursday, June 23, 2011 5:00 pm to 6:30 pm

Thursday, July 7, 2011 5:00 pm to 6:30 pm

Thursday, July 21, 2011 5:00 pm to 6:30 pm

Friday, July 29, 2011 5:00 pm to 6:30 pm