Appendix A

Notice of Preparation, Responses to the Notice of Preparation, and Scoping Meeting Comments

Form A

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, PO Box 3044, Sacramento, CA 95812-3044 916/445-0613

SCH # _____

Project Title: Grantville Redevelopment Project

Lead Agency: City of San Diego Redevelopment Agency — Contact Person: Mr. Tracy Reed

Street Address: 600 B Street, Fourth Floor MS 904 — Phone: (619) 533-4233

City: San Diego — Zip: 92101 — County: San Diego

Project Location:

County: San Diego — City/Nearest Community: San Diego

Cross Streets: Friars Road, Mission Gorge Road — Zip Code: _____ — Total Acres: 831

Assessor's Parcel No. Various (See attached) — Section: _____ — Twp. _____ — Range: _____ — Base: _____

Within 2 Miles: State Hwy #: I-15, I-8 — Waterways: San Diego River

Airports: _____ — Railways: _____ — Schools: _____

Document Type:

CEQA: ☑ NOP ☐ Early Cons ☐ Neg Dec ☐ Draft EIR ☐ Supplement/Subsequent EIR (Prior SCH No.)_____ ☐ Other _____

NEPA: ☐ NOI ■ EA ☐ Draft EIS ☐ FONSI

Other: ☐ Joint Document ☐ Final Document ☐ Other_____

Local Action Type:

☐ General Plan Update ☐ General Plan Amendment ☐ General Plan Element ☐ Community Plan

☐ Specific Plan ☐ Master Plan ☐ Planned Unit Development ☐ Site Plan

☐ Rezone ☐ Prezone ☐ Use Permit ☐ Land Division (Subdivision, etc.)

☐ Annexation ☑ Redevelopment ☐ Coastal Permit ☐ Other_____

Development Type:

☐ Residential: *Units*_____ *Acres*_____

☑ Office: *Sq.ft.*_____ *Acres*_____ *Employees*_____

☑ Commercial: *Sq.ft.*_____ *Acres*_____ *Employees*_____

☑ Industrial: *Sq.ft.*_____ *Acres*_____ *Employees*_____

☐ Educational _____

☐ Recreational _____

☐ Water Facilities: *Type* Pump Station *MGD*_____

☐ Transportation: *Type*_____

☑ Mining: *Mineral*_____

☐ Power: *Type*_____ *Watts*_____

☐ Waste Treatment: *Type*_____

☐ Hazardous Waste: *Type*_____

☐ Other:_____

Funding (approx.): Federal $_____ State $_____ Total $_____

Project Issues Discussed in Document:

☑ Aesthetic/Visual
☑ Agricultural Land
☑ Air Quality
☑ Archeological/Historical
☐ Coastal Zone
☑ Drainage/Absorption
☐ Economic/Jobs
☐ Fiscal

☑ Flood Plain/Flooding
☐ Forest Land/Fire Hazard
☑ Geologic/Seismic
☑ Minerals
☑ Noise
☑ Population/Housing Balance
☑ Public Services/Facilities
☑ Recreation/Parks

☑ Schools/Universities
☐ Septic Systems
☑ Sewer Capacity
☑ Soil Erosion/Compaction/Grading
☑ Solid Waste
☑ Toxic/Hazardous
☑ Traffic/Circulation
☑ Vegetation

☑ Water Quality
☑ Water Supply/Groundwater
☑ Wetland/Riparian
☑ Wildlife
☑ Growth Inducing
☑ Landuse
☑ Cumulative Effects
☐ Other _____

Present Land Use/Zoning/General Plan Designation: Commercial, office, industrial, parks, open space, community facilities, mining

Project Description: Adoption of a redevelopment project area to promote land use, improve traffic flow, parking, and services, and eliminate physical and economic blight.

Revised 3-31-99

Reviewing Agencies Checklist

Form A, continued

KEY
S = Document sent by lead agency
X = Document sent by SCH
✓ = Suggested distribution

____**Resources Agency**
____Boating & Waterways
____Coastal Commission
____Coastal Conservancy
____Colorado River Board
✓ Conservation
✓ Fish & Game
____Forestry & Fire Protection
____Office of Historic Preservation
____Parks & Recreation
____Reclamation Board
____S.F. Bay Conservation & Development Commission
____Water Resources (DWR)

Business, Transportation & Housing
____Aeronautics
____California Highway Patrol
✓ CALTRANS District #____
____Department of Transportation Planning (headquarters)
____Housing & Community Development

____**Food & Agriculture**

Health & Welfare
____Health Services ____

State & Consumer Services
____General Services
____OLA (Schools)

Environmental Protection Agency
✓ Air Resources Board
✓ California Waste Management Board
____SWRCB: Clean Water Grants
____SWRCB: Delta Unit
____SWRCB: Water Quality
____SWRCB: Water Rights
✓ Regional WQCB #____ (____)

Youth & Adult Corrections
____Corrections

Independent Commissions & Offices
____Energy Commission
____Native American Heritage Commission
____Public Utilities Commission
____Santa Monica Mountains Conservancy
____State Lands Commission
____Tahoe Regional Planning Agency

____Other ____

Public Review Period (to be filled in by lead agency)

Starting Date 7/26/04 Ending Date 8/30/04

Signature [signature] Date 7/22/04

Lead Agency (Complete if applicable):
Consulting Firm: BRG Consulting, INC.
Address: 304 Ivy Street
City/State/Zip: San Diego, CA 92101
Contact: Tim Gnibus, AICP
Phone: (619) 298-7127

Applicant: ____
Address: ____
City/State/Zip: ____
Phone: (____) ____

For SCH Use Only:

Date Received at SCH ____
Date Review Starts ____
Date to Agencies ____
Date to SCH ____
Clearance Date ____
Notes:

Project APN #'S

PARCEL
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THE CITY OF SAN DIEGO

NOTICE OF PREPARATION

Subject:	Notice of Preparation of a Draft Environmental Impact Report		
Agency Name:	City of San Diego Community and Economic Development Department	**Consulting Firm Name:**	BRG Consulting, Inc.
Street Address:	600 B Street, Fourth Floor, MS 904	**Street Address:**	304 Ivy Street
City/State/Zip:	San Diego, CA 92101	**City/State/Zip:**	San Diego, CA 92101
Phone:	(619) 533-7519	**Phone:**	(619) 298-7127
Contact:	Mr. Tracy Reed	**Contact:**	Tim Gnibus

The City of San Diego Community and Economic Development Department (Redevelopment Agency) will be the Lead Agency and will prepare an Environmental Impact Report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

Due to the time limits mandated by State Law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice. The NOP review period is July 26, 2004 – August 30, 2004. A public scoping meeting will also be held on Monday, July 26, 2004 at 6:00 p.m. at the Mission Valley Church of the Nazarene, 4675 Mission Gorge Place, San Diego.

Please send your response to Mr. Tracy Reed at the address shown above. We will need a contact person in your agency. Available project information may also be reviewed at the Community and Economic Development Department.

Project Location: The boundaries of the proposed Grantville Redevelopment Project area are shown on the attached **Figure 1**. The area proposed for inclusion in the Grantville Redevelopment Project is approximately 831 acres located in the north eastern portion of the City of San Diego. The project area is located primarily within the Navajo Community Plan, but also includes portions of the Tierrasanta community and College Area Community.

Subarea A. Subarea A is primarily comprised of commercial, office, and light industrial uses. Subarea A includes parcels north of Interstate 8 between Fairmount Avenue and Waring Road. The northern boundary includes parcels on both sides of Friars Road from Fairmont to the four corners of Zion Avenue and Mission Gorge Road. The far west side of the San Diego River defines the western boundary. The eastern boundary includes parvels on both side of Mission Gorge Road from Zion Avenue in the north to Mission Gorge Place in the south, along with the parcels on both sides of Mission Gorge Place. The southeast portion of Subarea A also includes the first seven parcels on the southern side of Adobe Falls Road (starting at Waring Road).

Subarea B. Subarea B is comprised primarily of industrial uses with limited office and commercial uses. The southern edge of this subarea is comprised of parcels at the intersection of Mission Gorge Road and Old Cliffs Road. The area continues north along both sides of Mission Gorge Road and reaches its furthest northern point just south of Margerum Avenue (excluding the industrial park off Katelyn Court and Goen Place on the eastside of Mission Gorge Road). The western edge of the San Diego River is the western boundary for this area, except at the northwest corner of Subarea B. The eastern edge of the area also includes 12 commercial/industrial parcels on both side of Princess View Drive from the eastern corner of Mission Gorge Road heading north.

Subarea B contains sand and gravel processing facilities to the northwest of Princess View Drive with industrial storage to the south along the western portion of Mission Gorge Road. This area is bounded to the north by the Mission Trails Regional Park. In this area sand and gravel processing operations take place on both sides of the San Diego River with a western boundary of the residential neighborhood along Colina Dorada Drive.

Subarea C is comprised of a shopping center complex made up of the parcels bound to the northwest by the alley between Waring Road and Glenroy Street; by Zion Avenue to the northeast; by Carthage Street to the southeast; and by Orcutt Avenue to the southwest. Additional area to the north, across Zion Avenue includes Allied Gardens Community Park with other community services such as the Edwin A. Benjamin Library, Lewis Middle School, and two churches.

Project Description: The San Diego Redevelopment Agency is pursuing the Grantville Redevelopment Plan to promote a variety of land uses, improve traffic flow, parking, and services which would eliminate physical and economic blighting conditions. California Community Redevelopment Law (Health and Safety Code Section 33000 et. seq.) ("CRL") controls redevelopment activity. Redevelopment is defined pursuant to Section 330202 of the CRL as "the planning, development, replanning, redesign, clearance, reconstruction, or rehabilitation, or any combination of these, of all or part of a survey area, and the provision of those residential, commercial, industrial, public, or other structures or spaces as may be appropriate or necessary in the interest of the general welfare, including recreational and other facilities incidental or appurtenant to them."

Environmental Issues to be Examined in the EIR: The following environmental topics will be addressed in the EIR: Land Use; Transportation/Circulation; Air Quality; Noise; Cultural Resources; Biological Resources; Geology; Hazards and Hazardous Materials; Paleontological Resources; Aesthetics; Water Quality/Hydrology; Population/Housing; Public Services; and Mineral Resources.

Attachments: Figure 1 – Proposed Redevelopment Project Area

CERTIFICATE OF PUBLICATION

RECEIVED
JUL 21 2004
COMMUNITY & ECONOMIC DEV
DEPARTMENT

Tracy Reed
City of San Diego/Community & Econ.
600 B Street, 4th Floor, M.S. 904
San Diego, CA 92101

IN THE MATTER OF
EIR Scoping Meeting

NO.

The City of San Diego
COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
Date of Notice: July 19, 2004
NOTICE OF PREPARATION AND PUBLIC NOTICE OF AN EIR SCOPING MEETING

The City of San Diego Community and Economic Development Department intends to prepare an Environmental Impact Report (EIR) for the proposed Grantville Redevelopment Project as described below. A public scoping meeting is to be held by the Community and Economic Development Department for the proposed project on Monday, July 26, 2004 at 6:00 PM. The scoping meeting will be held at the Mission Valley Church of the Nazarene, 4675 Mission Gorge Place, San Diego. Comments regarding the scope of the EIR will be accepted at this meeting. This notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on July 21, 2004.

SUBJECT: Grantville Redevelopment Project. CITY COUNCIL/REDEVELOPMENT AGENCY APPROVAL of a redevelopment plan to promote a variety of land uses, improve traffic flow, parking, and services which would eliminate physical and economic blighting conditions. California Community Redevelopment Law (Health and Safety Code Section 33000 et. seq.) ("CRL") controls redevelopment activity. Redevelopment is defined pursuant to Section 330202 of the CRL as "the planning, development, replanning, redesign, clearance, reconstruction, or rehabilitation, or any combination of these, of all or part of a survey area, and the provision of those residential, commercial, industrial, public, or other structures or spaces as may be appropriate or necessary in the interest of the general welfare, including recreational and other facilities incidental or appurtenant to them."

PROJECT LOCATION. The area proposed for inclusion in the Project is approximately 831 acres in the north eastern portion of the City of San Diego. The project area is located primarily within the Navajo Community Plan (82%), but also includes portions of the Tierrasanta community (18%) and College Area Community (less than 1%). Subarea A. Subarea A is primarily comprised of commercial, office, and light industrial uses. Subarea A includes parcels north of Interstate 8 between Fairmount Avenue and Waring Road. The northern boundary includes parcels on both sides of Friars Road from Fairmont to the four corners of Zion Avenue and Mission Gorge Road. The far west side of the San Diego River defines the western boundary. The eastern boundary includes parcels on both sides of Mission Gorge Road from Zion Avenue in the north to Mission Gorge Place in the south, along with the parcels on both sides of Mission Gorge Place. The southeast portion of Subarea A also includes the first seven parcels on the southern side of Adobe Falls Road (starting at Waring Road). Subarea B. Subarea B is comprised primarily of industrial uses with limited office and commercial uses. The southern edge of this subarea is comprised of parcels at the intersection of Mission Gorge Road and Old Cliffs Road. The area continues north along both sides of Mission Gorge Road and reaches its furthest northern point just south of Margerum Avenue (excluding the industrial park off Katelyn Court and Goen Place on the eastside of Mission Gorge Road). The western edge of the San Diego River is the western boundary for this area, except at the northwest corner of Subarea B. The eastern edge of the area also includes 12 commercial/industrial parcels on both side of Princess View Drive from the eastern corner of Mission Gorge Road heading north. Subarea B contains sand and gravel processing facilities to the northwest of Princess View Drive with industrial storage to the south along the western portion of Mission Gorge Road. This area is bounded to the north by the Mission Trails Regional Park. In this area sand and gravel processing operations take place on both sides of the San Diego River with a western boundary of the residential neighborhood along Colina Dorada Drive. Subarea C is comprised of a shopping center complex made up of the parcels bound to the northwest by the alley between Waring Road and Glenroy Street; by Zion Avenue to the northeast; by Carthage Street to the southeast; and by Orcutt Avenue to the southwest. Additional area to the north, across Zion Avenue includes Allied Gardens Community Park with other community services such as the Edwin A. Benjamin Library, Lewis Middle School, and two churches.

COMMUNITY PLAN AREAS: Navajo, Tierrasanta, and College Area.

COUNCIL DISTRICT: 7

ANTICIPATED SIGNIFICANT EFFECTS: The EIR will analyze potential impacts associated with the following: Land Use, Transportation/Circulation, Air Quality, Noise, Cultural Resources, Biological Resources, Geology, Hazards and Hazardous Materials, Paleontological Resources, Aesthetics, Water Quality/Hydrology, Population/Housing, Public Services, and Mineral Resources.

COMMENTS REQUESTED: The Community and Economic Development Department needs to know your ideas about the effects of this project might have on the environment and your suggestions as to mitigation or ways the project would be revised to reduce or avoid any significant environmental impacts. Your comments will guide the scope and content of environmental issues to be examined in the EIR. Your comments may be submitted in writing to: Mr. Tracy Reed, Special Projects Manager, Community and Economic Development, 600 B Street, Fourth Floor, MS 904, San Diego, CA 92101. Available project information may also be reviewed at this location.

NOP REVIEW PERIOD: July 26 through August 30.

I, Joyce Ramirez, am a citizen of the United States and a resident resident of the county aforesaid; I am over the age of eighteen years, and not party to or interested in the above entitled matter. I am the principal clerk of the Daily Transcript, a newspaper of general circulation, printed and published daily, except Saturdays and Sundays, in the City of San Diego, County of San Diego and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of San Diego, State of California, under the date of January 23, 1909, Decree No. 14894; and the

PUBLIC NOTICE

is a true and correct copy of which the annexed is a printed copy and was published in said newspaper on the following date(s), to wit:

JULY 19

I certify under penalty of perjury that the foregoing is true and correct.

Dated at San Diego, California this 19 day of July, 2004

Joyce Ramirez
(Signature)

Project Title: Grantville Redevelopment Project

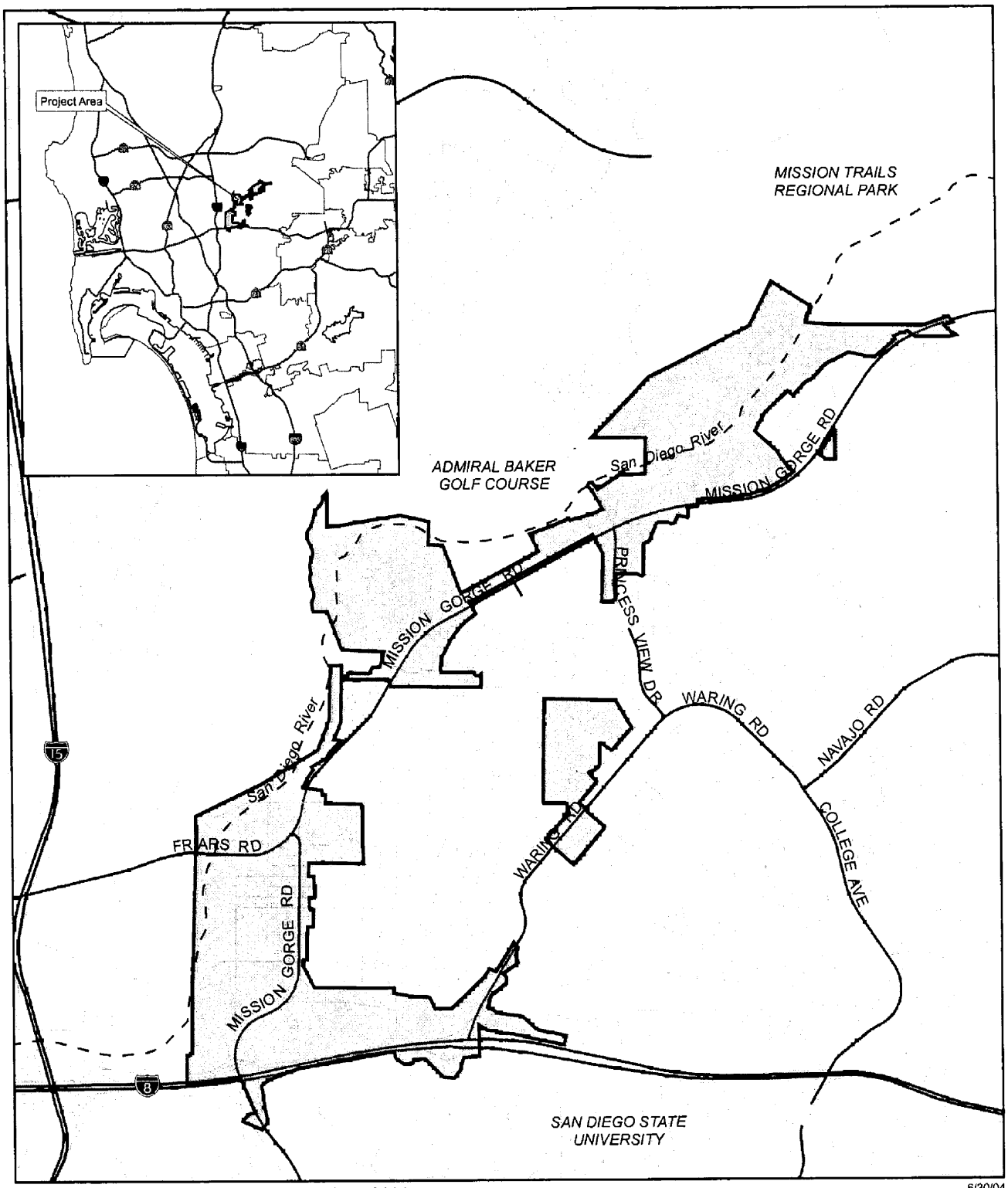
Project Applicant: City of San Diego Redevelopment Agency

Date: July 21, 2004

Signature: _____

Title: Senior Project Manager - BRG Consulting, Inc.

Telephone: (619) 298-7127



SOURCE: SanGIS and BRG Consulting, Inc., 2004

6/30/04

BRG CONSULTING, INC.

Grantville EIR

Grantville Project Location

FIGURE 1

NOP Distribution

FEDERAL GOVERNMENT

COMMANDING GENERAL
ATTN COMMUNITY PLANS & LIAISONS
MCAS MIRAMAR AIR STATION
PO BOX 452000
SAN DIEGO CA 92145-2000

MS REBECCA TUDEN
US EPA
75 HAWTHORN ST WTR 8
SAN FRANCISCO CA 94105

US DEPT OF THE INTERIOR
FISH & WILDLIFE SERVICE
6010 HIDDEN VALLEY RD
CARLSBAD CA 92009

US ARMY CORPS OF ENGINEERS
ATTN: DR RONALD F LOCKMANN
ENVIRONMENTAL PLANNING UNIT
911 WILSHIRE BLVD
LOS ANGELES CA 90017-3401

US ARMY CORPS OF ENGINEERS
TERRY DEAN
16885 WEST BERNARDO DR STE 300A
SAN DIEGO CA 92127

STATE GOVERNMENT

CALTRANS PLANNING
ATTN LU SALAZAR
1450 FRAZEE RD SUITE 506
SAN DIEGO CA 92108

CALIFORNIA DEPT OF FISH & GAME
MR DON CHADWICK
4949 VIEWRIDGE AVE
SAN DIEGO CA 92123

SUE O'LEARY
CALIF INTEGRATED WASTE MGT BOARD
PERMITTING AND INSPECTION BRANCH
PO BOX 4025
SACRAMENTO CA 95812-4025

CALIFORNIA ENVIRONMENTAL
PROTECTION AGENCY CAL EPA
1001 I ST
SACRAMENTO CA 95814

CA REGIONAL WATER QUALITY CONTROL
BOARD
9174 SKY PARK CT #100
SAN DIEGO CA 92123

OFFICE OF PLANNING & RESEARCH
STATE CLEARINGHOUSE
1400 TENTH STREET #202
SACRAMENTO, CA 95815

California Air Resources Board
Attn: EIR Regional Impact Div.
P.O. Box 2815
Sacramento, CA 95812

Department of Conservation
Office of Mine Reclamation
801 K Street, MS 09-06
Sacramento, CA 95814-3529

California Department of Conservation
Division of Land Resource Protection
801 K Street, MS 18-01
Sacramento, CA 95814-3528

Mr. Dwight Sanders
Environmental Planning & Mgmt.
State Lands Commission
100 Howe Ave., #100-S
Sacramento, CA 95825-8202

NOP Distribution

COUNTY GOVERNMENT

County of San Diego
Agriculture Department
5555 Overland Ave. MS 01
San Diego, CA 92123

Environmental Coordinator
County of San Diego
Dept. of Planning and Land Use
5201 Ruffin Road, Ste. B MS O-650
San Diego, CA 92123

San Diego County Water Authority
4677 Overland Avenue
San Diego, CA 92123-1233

Air Pollution Control District
9150 Chesapeake Drive, MS O-176
San Diego, CA 92123

County of San Diego
Department of Park & Recreation
5201 Ruffin Road, M.S. O-29
San Diego, CA 92123

Mr. Michael Dorsey, Chief
Hazardous Materials Division
Dept. of Environmental Health
PO BOX 129261
San Diego, CA 92112-9261

Gregory J. Smith
San Diego County Tax Assessor
County Administration Center
1600 Pacific Highway, MS A4
San Diego, CA 92101

Ms. Anna Noah
Environmental Services Unit
Department of Public Works
5555 Overland Ave., MS 0385
San Diego, CA 92123

CITY GOVERNMENT

Ann Gonsalves
Development Services Department
City of San Diego
1222 First Avenue, MS 505
San Diego, CA 92101

City of San Diego
Fire & Life Services

Program Manager
Historical Resources Board
City of San Diego
202 C Street, MS 4A
San Diego, CA 92101

Ann Hix
Open Space - Park & Recreation Dept.
City of San Diego
1250 Sixth Avenue, MS 804A
San Diego, CA 92101

OTHER REGIONAL GOVERNMENT

Mr. Chris Jacobs, Senior Planner
Development Services
City of La Mesa
8130 Allison Avenue
La Mesa, CA 91941

Ms. Nan Valerio
SANDAG
401 B Street #800
San Diego, CA 92101

San Diego Gas & Electric
8326 Century Park
San Diego, CA 92123-4150

NOP Distribution

ENVIRONMENTAL ORGANIZATIONS

San Diego River Park Foundation
Mr. Rob Hutsel
PO BOX 149
La Jolla, CA 92038

Sierra Club, San Diego Chapter
Document Review Team
3820 Ray Street
San Diego, CA 92104

Mr. Mel Hinton
Conservation Committee
San Diego Audubon Society
4891 Pacific Hwy. #112
San Diego, CA 92110

SAN DIEGO NATURAL HISTORY MUSEUM
ATTN TOM DEMERE
PO BOX 121390
SAN DIEGO CA 92112-1390

Calif. Native Plant Society
c/o Natural History Museum
P.O. Box 121390
San Diego, CA 92112-1390

Wetland Advisory Board
c/o Robin Stribley
Open Space Div. Park & Recreation
1250 Sixth Avenue, 4th Floor, MS 804A
San Diego, CA 92101

CENTER FOR BIOLOGICAL DIVERSITY
DAVID HOGAN
PO BOX 7745
SAN DIEGO CA 92167

ENDANGERED HABITATS LEAGUE
LYNNE BAKER
13626 ORCHARD GATE RD
POWAY CA 92064-2126

HISTORICAL & ARCHAEOLOGICAL ASSOCIATIONS

SOUTH COASTAL INFORMATION CENTER
COLLEGE OF ARTS & LETTERS
SAN DIEGO STATE UNIVERSITY
4283 EL CAJON BLVD STE 250
SAN DIEGO CA 92105

San Diego Historical Society
Environmental Document Review
P.O. Box 81825
San Diego, CA 92138

SAN DIEGO ARCHAEOLOGICAL CENTER
MS CINDY STANKOWSKI DIRECTOR
16666 SAN PASQUAL VALLEY RD
ESCONDIDO CA 92027-7001

SAVE OUR HERITAGE ORGANISATION
2476 SAN DIEGO AVE
SAN DIEGO CA 92110-2838

SAN DIEGO COUNTY ARCHAEOLOGICAL SOCIETY INC
EIR REVIEW COMMITTEE
PO BOX A 81106
SAN DIEGO CA 92138-1106

Native American Heritage Commission
915 Capital Mall Room 288
Sacramento, CA 95814

OTHER

Friends of Adobe Falls
Audrey Delahoussaye
5681 Del Cerro Blvd.
San Diego, CA 92120

NAVAJO COMMUNITY PLANNERS INC
MR JOHN PILCH CAHIR
6224 ROSE LAKE AVE
SAN DIEGO CA 92119

Mission Trails Regional Park
Citizens Advisory Committee
Walter Odenning, PhD
4245 Tambor Ct.
San Diego, CA 92124

COLLEGE AREA COMMUNITY COUNCIL
PROJECT DISTRIBUTION
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5255 RINCON ST
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TIERRASANTA COMMUNITY COUNCIL
MS DEANNA SPEHN CHAIR
10371 MATADOR CT
SAN DIEGO CA 92124

Tierrasanta Community Council
4985 La Cuenta Drive
San Diego, CA 92124

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DOROTHY LEONARD CHAIR
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Arnold
Schwarzenegger
Governor

STATE OF CALIFORNIA

Governor's Office of Planning and Research

State Clearinghouse and Planning Unit

Jan Boel
Acting Director

Notice of Preparation

July 23, 2004

To: Reviewing Agencies

Re: Grantville Redevelopment Project
SCH# 2004071122

Attached for your review and comment is the Notice of Preparation (NOP) for the Grantville Redevelopment Project draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Mr. Tracy Reed
City of San Diego Redevelopment Agency
600 B Street, Fourth Floor
MS 904
San Diego, CA 92101

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Senior Planner, State Clearinghouse

Attachments
cc: Lead Agency

1400 TENTH STREET P.O. BOX 3044 SACRAMENTO, CALIFORNIA 95812-3044
TEL (916) 445-0613 FAX (916) 323-3018 www.opr.ca.gov

Document Details Report
State Clearinghouse Data Base

SCH#	2004071122
Project Title	Grantville Redevelopment Project
Lead Agency	San Diego, City of

Type	NOP Notice of Preparation
Description	Adoption of a redevelopment project area to promote land use, improve traffic flow, parking, and services, and eliminate physical and economic blight.

Lead Agency Contact

Name	Mr. Tracy Reed		
Agency	City of San Diego Redevelopment Agency		
Phone	619-533-4233	*Fax*	
email			
Address	600 B Street, Fourth Floor MS 904		
City	San Diego	*State* CA	*Zip* 92101

Project Location

County	San Diego			
City	San Diego			
Region				
Cross Streets	Friars Road, Mission Gorge Road			
Parcel No.	Various			
Township		*Range*	*Section*	*Base*

Proximity to:

Highways	I-15, I-8
Airports	
Railways	
Waterways	San Diego River
Schools	
Land Use	Commercial office, industrial, parks, open space, community facilities, mining

Project Issues	Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Drainage/Absorption; Flood Plain/Flooding; Geologic/Seismic; Minerals; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Wildlife; Growth Inducing; Landuse; Cumulative Effects

Reviewing Agencies	Resources Agency; Department of Conservation; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Game, Region 5; Native American Heritage Commission; California Highway Patrol; Department of Housing and Community Development; Caltrans, District 11; Integrated Waste Management Board; Department of Toxic Substances Control; Regional Water Quality Control Board, Region 9

Date Received	07/23/2004	*Start of Review*	07/23/2004	*End of Review*	08/23/2004

Note: Blanks in data fields result from insufficient information provided by lead agency.

NOP Distribution List

County: San Diego

SCH# 2004071122

Resources Agency

- ■ **Resources Agency**
  Nadell Gayou
- ☐ **Dept. of Boating & Waterways**
  Suzi Betzler
- ☐ **California Coastal Commission**
  Elizabeth A. Fuchs
- ☐ **Colorado River Board**
  Gerald R. Zimmerman
- ■ **Dept. of Conservation**
  Roseanne Taylor
- ☐ **California Energy Commission**
  Environmental Office
- ☐ **Dept. of Forestry & Fire Protection**
  Allen Robertson
- ☐ **Office of Historic Preservation**
  Hans Kreutzberg
- ■ **Dept of Parks & Recreation**
  B. Noah Tilghman
  Environmental Stewardship Section
- ☐ **Reclamation Board**
  DeeDee Jones
- ☐ **Santa Monica Mountains Conservancy**
  Paul Edelman
- ☐ **S.F. Bay Conservation & Dev't. Comm.**
  Steve McAdam
- ■ **Dept. of Water Resources**
  Resources Agency
  Nadell Gayou

Fish and Game

- ☐ **Dept. of Fish & Game**
  Scott Flint
  Environmental Services Division
- ☐ **Dept. of Fish & Game 1**
  Donald Koch
  Region 1
- ☐ **Dept. of Fish & Game 2**
  Banky Curtis
  Region 2
- ☐ **Dept. of Fish & Game 3**
  Robert Floerke
  Region 3
- ☐ **Dept. of Fish & Game 4**
  William Laudermilk
  Region 4
- ■ **Dept. of Fish & Game 5**
  Don Chadwick
  Region 5, Habitat Conservation Program
- ☐ **Dept. of Fish & Game 6**
  Gabrina Gatchel
  Region 6, Habitat Conservation Program
- ☐ **Dept. of Fish & Game 6 I/M**
  Tammy Allen
  Region 6, Inyo/Mono, Habitat Conservation Program
- ☐ **Dept. of Fish & Game M**
  George Isaac
  Marine Region

Other Departments

- ☐ **Food & Agriculture**
  Steve Shaffer
  Dept. of Food and Agriculture
- ☐ **Dept. of General Services**
  Robert Sleppy
  Environmental Services Section
- ☐ **Dept. of Health Services**
  Wayne Hubbard
  Dept. of Health/Drinking Water

Independent Commissions,Boards

- ☐ **Delta Protection Commission**
  Debby Eddy
- ☐ **Office of Emergency Services**
  John Rowden, Manager
- ☐ **Governor's Office of Planning & Research**
  State Clearinghouse

_____

- ■ **Native American Heritage Comm.**
  Debbie Treadway
- ☐ **Public Utilities Commission**
  Ken Lewis
- ☐ **State Lands Commission**
  Jean Sarino
- ☐ **Tahoe Regional Planning Agency (TRPA)**
  Cherry Jacques

Business, Trans & Housing

- ☐ **Caltrans - Division of Aeronautics**
  Sandy Hesnard
- ☐ **Caltrans - Planning**
  Terri Pencovic
- ■ **California Highway Patrol**
  John Olejnik
  Office of Special Projects
- ■ **Housing & Community Development**
  Cathy Creswell
  Housing Policy Division

Dept. of Transportation

- ☐ **Dept. of Transportation 1**
  Mike Eagan
  District 1
- ☐ **Dept. of Transportation 2**
  Don Anderson
  District 2
- ☐ **Dept. of Transportation 3**
  Jeff Pulverman
  District 3
- ☐ **Dept. of Transportation 4**
  Tim Sable
  District 4
- ☐ **Dept. of Transportation 5**
  David Murray
  District 5
- ☐ **Dept. of Transportation 6**
  Marc Birnbaum
  District 6
- ☐ **Dept. of Transportation 7**
  Cheryl J. Powell
  District 7
- ☐ **Dept. of Transportation 8**
  John Pagano
  District 8
- ☐ **Dept. of Transportation 9**
  Gayle Rosander
  District 9
- ☐ **Dept. of Transportation 10**
  Tom Dumas
  District 10
- ■ **Dept. of Transportation 11**
  Mario Orso
  District 11
- ☐ **Dept. of Transportation 12**
  Bob Joseph
  District 12

Cal EPA

Air Resources Board

- ☐ Airport Projects
  Jim Lerner
- ☐ Transportation Projects
  Kurt Karperos
- ☐ Industrial Projects
  Mike Tollstrup

- ■ **California Integrated Waste Management Board**
  Sue O'Leary
- ☐ **State Water Resources Control Board**
  Jim Hockenberry
  Division of Financial Assistance
- ☐ **State Water Resources Control Board**
  Student Intern, 401 Water Quality Certification Unit
  Division of Water Quality
- ☐ **State Water Resouces Control Board**
  Steven Herrera
  Division of Water Rights
- ■ **Dept. of Toxic Substances Control**
  CEQA Tracking Center

Regional Water Quality Control Board (RWQCB)

- ☐ **RWQCB 1**
  Cathleen Hudson
  North Coast Region (1)
- ☐ **RWQCB 2**
  Environmental Document Coordinator
  San Francisco Bay Region (2)
- ☐ **RWQCB 3**
  Central Coast Region (3)
- ☐ **RWQCB 4**
  Jonathan Bishop
  Los Angeles Region (4)
- ☐ **RWQCB 5S**
  Central Valley Region (5)
  - ☐ **RWQCB 5F**
    Central Valley Region (5)
    Fresno Branch Office
  - ☐ **RWQCB 5R**
    Central Valley Region (5)
    Redding Branch Office
- ☐ **RWQCB 6**
  Lahontan Region (6)
  - ☐ **RWQCB 6V**
    Lahontan Region (6)
    Victorville Branch Office
- ☐ **RWQCB 7**
  Colorado River Basin Region (7)
- ☐ **RWQCB 8**
  Santa Ana Region (8)
- ■ **RWQCB 9**
  San Diego Region (9)

☐ **Other** _____

_____

_____

Last Updated on 05/21/04

July 12, 2004

Eric, Lee,

Attached are the environmental comments I submitted to the Navy regarding placing Navy housing on Admiral Baker Field. It's a fairly well documented and referenced document, not a personal opinion piece.

Although this was written about Admiral Baker Field, all aspects of the considerations...geologic, hydrologic, noise, wildlife and the rest...apply to the entire valley floor, including the Grantville area. No development in the valley should proceed until these are addressed. All references are from official documents pointing out potential problems with this valley, should someone attempt to develop it. None of the warnings or problems have gone away since they were written by the various agencies involved.

Should you desire to see any of the references which are listed as available but not attached, I will be glad to make them available to you.

Jere Cordell

THE CITY OF SAN DIEGO

TRACY REED
Special Projects Manager
Economic Development Division • Community and Economic Development
MS 904 • (619) 533-7519 • (619) 533-5250 (FAX) • email: treed@sandiego.gov • www.sandiego.gov

MEMO

8/24

Tim
Document this as
a submittal from
Lee Campbell
10857 Vicky Drive
SD CA 92124
858/560-1213
THAC

DIVERSITY

10295 Viacha Drive
San Diego, CA 92124-3408
November 12, 1999

Ms. Sheila Donovan
Regional Planning Team, Southwest Division
Naval Facilities Engineering Command
1220 Pacific Highway
San Diego, CA 92132-5190

Reference A: City of San Diego Environmental Impact Report #77-02-08 (available)
Reference B: City of San Diego Notice of Preparation of a Draft Environmental Impact Report, dated March 16, 1992 (available)
Reference C: Fault Map of Southern California (attached)
Reference D: Excerpts of FEMA seismic fault maps for Mission Gorge and Admiral Baker Field (attached)
Reference E: San Diego Association of Governments (SANDAG) Final Draft San Diego River Habitat Conservation Plan, Figure 23 (attached)
Reference F: Floodplain and Proposed Dike Boundaries (from Ref A) (attached)
Reference G: Sierra Club, San Diego Chapter, letter to The Mayor and City Council dated December 8, 1989 (available)
Reference H: Union-Tribune article on illegal hazardous waste storage (attached)
Reference I: Conservation Measures on Preserving Bell's Least Vireo Habitats in Mission Gorge (attached)

Dear Ms. Donovan and team members,

Allow me to comment on some environmental aspects of site selection for the proposed 1,600 military housing units for MCAS Miramar.

While most proposed sites are north of Highway 52, I read where the current Admiral Baker Field golf course along Mission Gorge Road is under consideration as well. I consider this site unsatisfactory for this purpose for several reasons over and above the obvious loss of recreational facilities.

Geology

Citing Reference A, "The coastal floodplains of San Diego are typically flat-bottom valleys bordered by steep slopes and bluffs 100 to 300 feet high and separated by urbanized coastal mesa tops. Besides their important natural functions, floodplains contribute definition, open space buffers, and greenbelt values to the urban geography. " The Admiral Baker site is described as "composed of alluvium and slope wash material derived from up-river granitic sources...(surrounded by) slope areas (100-250 MSL) comprised of Santiago Peak Volcanics overlain by the Friars Formation." Reference B says of the area, "Adverse geotechnical conditions, including seismic activity (Rose Canyon fault), potentially compressible soils, and alluvium-colluvium-fill present construction constraints." Continuing, the area is... "a seismically active region. The Rose Canyon fault is classified as active and is located to the

west...the site is subject to liquefaction due to shallow groundwater and soil type." Returning to Ref. A, "Potential local seismic events on the La Nacion and/or Rose Canyon Fault Systems, ranging in intensity from VI-VIII on the Modified Mercalli scale..., could affect a concealed fault paralleling the subject property, thereby increasing the risk hazard on the site."

This hidden fault runs right along the eastern boundary of the Admiral Baker property as it is almost exactly under Mission Gorge Road. I have attached Reference C which shows this spur fault of the Rose Canyon Fault as Mission Gorge I. I have also attached Reference D which shows the concealed fault in more detail running under Mission Gorge Road through this valley and shows that the surrounding slopes to be slide-prone formations and the area itself subject to potential ground failure (liquefaction). The whole area has a risk zone rating of C, moderately at risk.

When studies were conducted as to whether to place a 30 million-gallon-per-day waste water recycling plant in this exact location, it was discovered that the waste-water hydraulic load in this sewage corridor coming in from the Santee and Padre Dam water-sewer districts had the water and sewer capacity at their limits in this area. The additional hydraulic load that would be imposed by this development would far exceed these capacities and considerable additional infrastructure would have to be installed. Much of this was discovered by your own office, coincidentally, when you were investigating whether you could use the reclaimed water to irrigate Admiral Baker Field. If you will remember, further discussions ensued on the sewer lines through this area. They were old at that time and have since been re-sleeved. While that has prolonged their life from normal use breakage, you yourselves noted that they constitute an unacceptably long run of pipes parallel with and contiguous to the seismic fault under Mission Gorge Road for not having any of the self-closing emergency valves which newer sewer pipes have in seismic areas. This would present a high-volume sewage catastrophe of phenomenal proportions, and alone should preclude placing military housing units here.

Hydrology

My neighbors and I have seen the golf course flood many times in the past 13 years and, as it is a low river bottom, described in Reference A as, "...within the floodway (FW) and floodplain fringe (FPF) of the San Diego River." The area holds its water a long time with no where for it to drain further down to. Ref B states that, "Development of the site would create impervious surfaces, thereby resulting in potential water quality impacts from stormwater runoff. In addition, potentially significant sedimentation and erosion impacts could occur during construction..." "In addition, the riverwash soils present at the site are subject to severe erosion and highly susceptible to liquefaction." " The soils are subject to erosion and differential settlement." "...the site is adjacent to the San Diego River and thus any removal of vegetation or soil modification in drainage patterns...could impact water quality in the river."

Ref B calls for "preventive floodproofing" structures in this area "...to reduce the potential hazard to life and property in areas subject to high velocity floodway or shallow inundation." "The cumulative effect of extensive structural development in the floodplain fringes could allow a density of urbanization that would be incompatible with community and City open space and rehabilitation of the river and floodplain as a viable natural resource." References E and F show this area to be in both the floodplain and the floodplain fringe.

The seemingly tiny San Diego river has broken the levy to the golf course repeatedly and the

river has gained such volume that it has carried thule reed rafts downstream large enough to place a house on and the water has held such sustained force that people were able to jet ski up it at this point. Worsening conditions on this north side of the river is the fact that at this time, the south side is being raised 8-12 feet for commercial development, so the north side would receive all the brunt of any river flooding.

Finally, Ref G notes the extensive coordination on the part of the City of San Diego with various agencies, including the California Environmental Quality Act (CEQA) to arrive at the City's Resource Protection Ordinance. This Ordinance "..allows public facilities in the floodplain only when findings are made that there are no other less environmentally harmful places to put them." There must be less environmentally harmful places than in the floor of the Mission Gorge San Diego River valley.

Hazardous Conditions

Lastly, the hazardous conditions that exist there that would preclude putting housing in this location. The most obvious is the Redi-Mix stone quarry and rock crushing company. Their quarry blasting has been and continues to be a source of annoyance and friction with the surrounding communities. The company complies with and in fact stays way under all laws and state limits for blasting as far as decibels of noise, pounds-per-square-inch of blast air over pressure, lateral ground movement/shaking and opacity of resident dust cloud. Nevertheless these all regularly occur and the Tierrasanta Community Council regularly fields complaints from residents of cracked pools, cracked walls, upset shelves of dishware and hysterically frightened children and pets. Even though the quarrying and blasting company comply with all the laws, the courts have found that they are engaged in a "hazardous enterprise." What that means is that no matter how carefully they comply with all laws and precautions, there is the presumption that someday something could accidentally happen and a catastrophic event could occur such as an explosion or a landslide. This is not a location to put 1,600 more families.

Further, while a surface sweep of unexploded ordinance has been done, constructing housing would turn over considerable dirt and unavoidably expose shells and mortar rounds. This would not only endanger the construction crews, but the eventual residents. Tierrasanta residents unfortunately already know how attractive a cannon shell is to a child to play with and its terrible consequences.

Additionally, this location is under the area where the two approaching air corridors making their approach to Montgomery Field join to make parallel approaches to the runways. This is an area which could have airplane crashes and in fact an airplane crashed into Admiral Baker Field just a few years ago.

Further, when studying this area for the waste water recycling plant, it was discovered that 100 barrels of improperly-stored hazardous waste had been leaking in the M1-B zoned area which constitutes the eastern edge of this area, at the northwest corner of Mission Gorge and Princess View. Ref H exposed this illegal storage in the press. I have pictures of this area. To my knowledge, this had never been cleaned up as it has never changed owners or underlying uses. Putting these families in here could necessitate a considerable and costly hazardous materials soils cleanup.

Lastly, there are SDG&E high-tension wires on towers running the length of this area under

consideration. While they might not be hazardous to the occasional golfer on the golf course, the cumulative effect from living full time right under these is still under study at various universities and a housing development under such wires would be very questionable at this time. Plus there is the possibility that a wire could fall onto the area, as some were damaged and fell or nearly so in a recent plane crash in this area.

Biology

The other two-thirds of what had been open space in the bottom of Mission Gorge has recently been or is currently being lost to industrial park development. This whole area has been habitat to deer, bobcat, coyote and the variety of small rodents and reptiles that support the raptors that live there, including red tail hawk, Cooper's hawk, chaparral cock, kestrel, valley quail and great horned owl, among others. The valley bottom has already been 2/3 decimated. With housing put in there, it would be 100% gone and the wildlife which it currently supports. Those that did not leave or die off, would congregate more heavily in the proposed housing development as well as in the homes surrounding the canyon wall. There would be 1,600 young military families with their small children and small pets packed in with displaced rattlesnakes, coyotes, bobcats, the occasional mountain lion, pack rats, skunks and other wildlife who will not give up their habitat lightly nor quickly. We in the area have already seen the dangers which this cohabitation imposes and take considerable precautions. Densely packing thousands more people in an even smaller area would be untenable for humans and animals alike.

The Least Bell's Vireo, a federally-endangered species, nests in this area. Ref G notes that the SANDAG Least Bell's Vireo Advisory Task Force had spent three years developing a plan that will protect and preserve the Vireo's habitat. Again, the City put a lot of resources and staff time into this plan. Ref I shows that the south side of the Admiral Baker Field is conserved habitat. Installing a housing development in this are would infringe on this conserved habitat and on the identified nesting areas.

Aesthetics/Viewshed

As this area constitutes the shallow floor of the huge Mission Gorge valley, Admiral Baker Field is the only remaining green belt in this enormous viewshed, overlooked by thousand of residents. As mentioned above, 2/3 of the aesthetics of this valley has recently been lost to industrial development. If the last 1/3 is lost to high-density housing the loss of property value of the surrounding homes would be easily $5,000 to $10,000 for each overlooking home. Multiplied by at least one thousand overlooking residences, the loss of property values would exceed one million dollars to the current residents and that would be just an initial estimate contributing to much larger future losses as property values would have gone up but did not with the loss of this irreplaceable view and green belt.

Also there is the unavoidable impact of light and glare and its impacts on the surrounding community which would have to be considerably mitigated.

Noise

And equal to the view loss, the noise from these 1,600 units would also detract from property values. As there is a stone quarry adjacent to this location which conducts blasting and has large rock crushing equipment anchored firmly to the ground, noise conductivity studies were

conducted to assess the airborne and subterranean nature of sound in this bowl shaped area. It was discovered that there is an extremely unusual ability to conduct sound in this valley. Hard blue granite just under the surface acts like a tympani drum to super-conduct sound through the ground. Many of us are familiar with the "Tierrasanta hum" which has been studied and found to be caused by a company with an industrial shredder mounted in the ground some miles away which surfaces in Tierrasanta. More particularly when the Amaron Pipe Company was in the Mission Gorge valley, its sound came to the surface under the homes on the surrounding hillsides. More astoundingly, the valley is subject to an amazing extent to the "Capitol Dome effect" noted for being able to whisper on one side of the U. S. Capitol dome and hear it clearly on the other side. I myself have had repeated City planners come to my home when considering developments to put in where Admiral Baker Field is now, and be amazed by hearing people in golf shoes walking through gravel 3/4 mile away. Normal conversations can be heard up to a mile away as can a normal volume radio. Dogs barking 2 miles away sound like they are at 100 yards. More on this incredible sound conductivity below regarding the quarry blasting. To inject 1,600 families with their attendant stereos, automobiles, dogs, backyard playground sets, BBQs and the like, would make an unacceptable cacophony for them, and since noise rises, for the current residents on the canyon walls as well.

Traffic

Those same above-mentioned sewage recycling discussions addressed possibly putting a temporary bridge over the San Diego River at the northeast corner of the golf course for recycling plant construction purposes with access in from the corner of Mission Gorge and Princess View. It was then discovered that there are Bell's Least Vireos, a federally endangered species, nesting at that site. That made the temporary bridging out of the question. It would also mitigate against any permanent traffic solution there, and that corner would be the only alternative for traffic at the east end of the development. Additionally, traffic demand patterns were just studied for the installation of the two recent light industrial parks spanning Mission Gorge Road. Based on these studies, road widening was determined and accomplished; traffic lights were designed and installed; center dividers, islands and meanders were chosen and installed; and at-grade accesses were constructed for the parks. All these would now be obviated and have to be replaced by the considerably more intense traffic that the housing development would impose.

Air Quality

The air quality of the housing would be affected by the yet-unknown nature of the business which will be coming into the industrial park across the river from Admiral Baker Field, which is directly upwind from the housing as the predominant wind through the canyon is south-to-north. While no tenants are certain, the two most likely uses are sporting goods manufacturing and bio-tech research. If the sporting goods are athletic shoes, considerable glue fumes would be vented. It has been asked, but not yet answered, whether bio-tech research would entail the venting of rendered-inert viruses, or the odors of pens of test animals such as rats, chimpanzees or swine.

Public Services

Public services would be stretched as the area is officially in Tierrasanta and as such is served by the Eastern substation of the San Diego Police Department, which is located on Aero Drive.

As the Shore Patrol no longer polices military housing areas, this would now be the furthest and least accessible area for the Eastern substation to respond to a call. This would considerably worsen the average response time from this substation and having officers clear out on this fringe of the area would detract from their ability to respond to the current areas reasonably accessible to the substation.

Cultural Resources

As this is river bottom, known to be a source of water and living area to the native peoples of the area, continuous paleontological monitoring would have to be conducted throughout the construction of any housing. A paleontological review of the literature would have to be conducted prior to commencing any developing. Any cultural artifact discoveries would require mitigation, and, if significant, could halt the construction altogether even after it had commenced.

Cumulative Effects

The California Environmental Quality Act (CEQA), Section 15130 of the Guidelines, requires that when considering the development of a project, that all possible environmental impacts be considered cumulatively as well as to their individual effects. This includes cumulative effects from past, present, and potentially future impacts. I am confident that such a summation of impacts would direct such a military housing development to be established elsewhere and not in this fragile and potentially hazardous area.

Summary

In sum I would like to paraphrase Mr. Carl Zobell, the distinguished recent Chairman of the San Diego City Planning Commission, at a session at which I was present. He expressed a sentiment that was echoed by several other commissioners upon the year-plus inconclusive hearings on the quarrying operation at this location vis-a-vis the surrounding residents. He said, in effect, "To allow residential housing to have encroached up onto the incongruous pre-existing uses of the Mission Gorge valley floor is the single biggest planning mistake this City has ever made. To think that we allowed all these people to build and live this close to such a hazardous and incompatible undertaking is amazing. I only hope we have learned something from this mess and never let anything remotely approaching it happen again." Why, then, would the military even consider telling around 5,000 people, who have no say over where they are told to live, that they had to live in the middle of this situation and make one of the of the City's biggest mistakes even worse? It would be any number of environmental disasters waiting to happen.

If you have questions on the above matters, I would be glad to respond and, where I can, produce documentation from my files. I can be reached at the above address or at (858) 560-2045. I seriously urge you to not place these housing units here. It would only worsen the quality of life for the current residents, the intended residents and the wildlife.

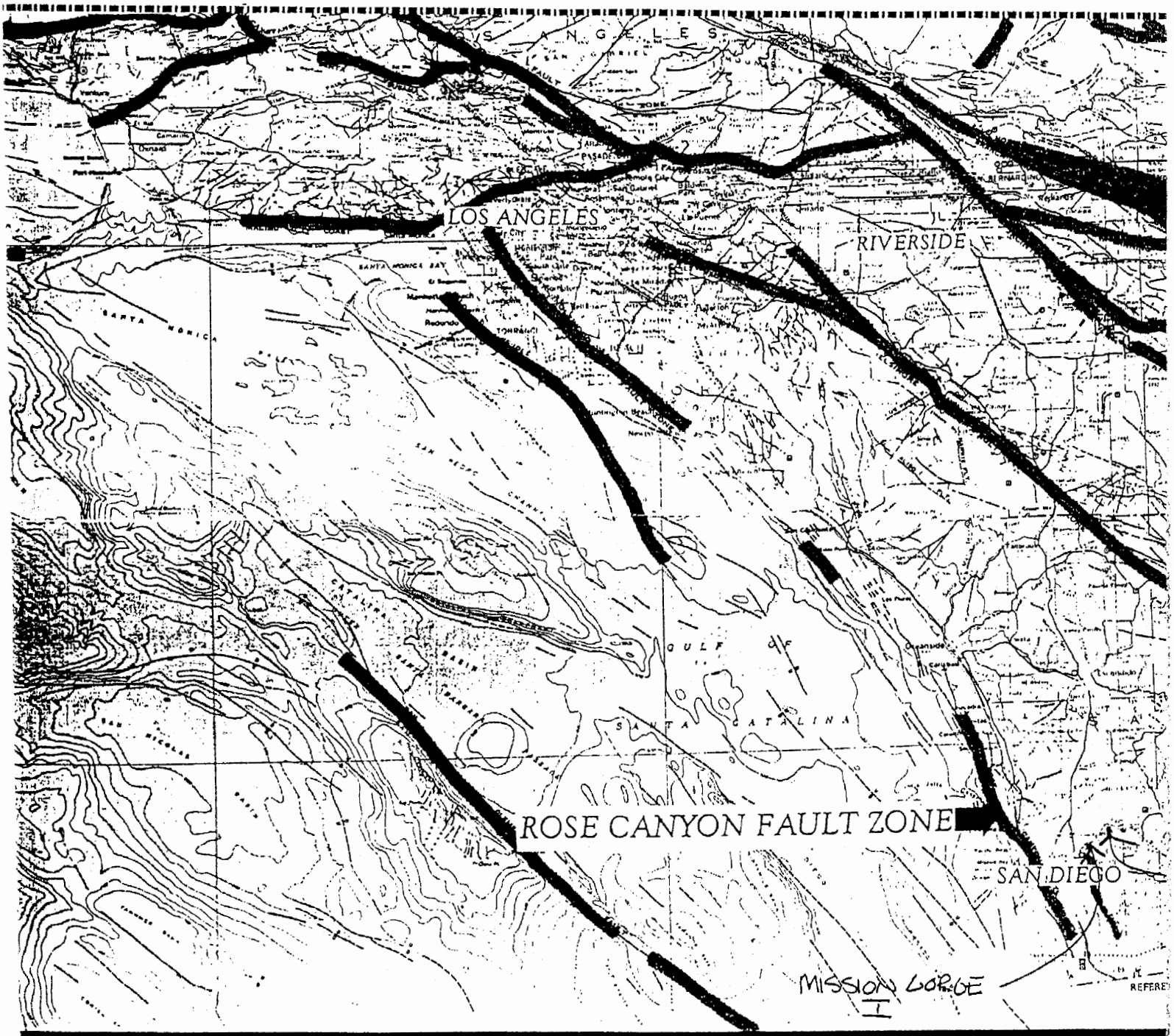
Sincerely,

Jeryl W. Cordell
CDR, USN (Ret.)

FAULT MAP OF SOUTH

WITH LOCAT

VOLCANOES, THERMAL SPRIN

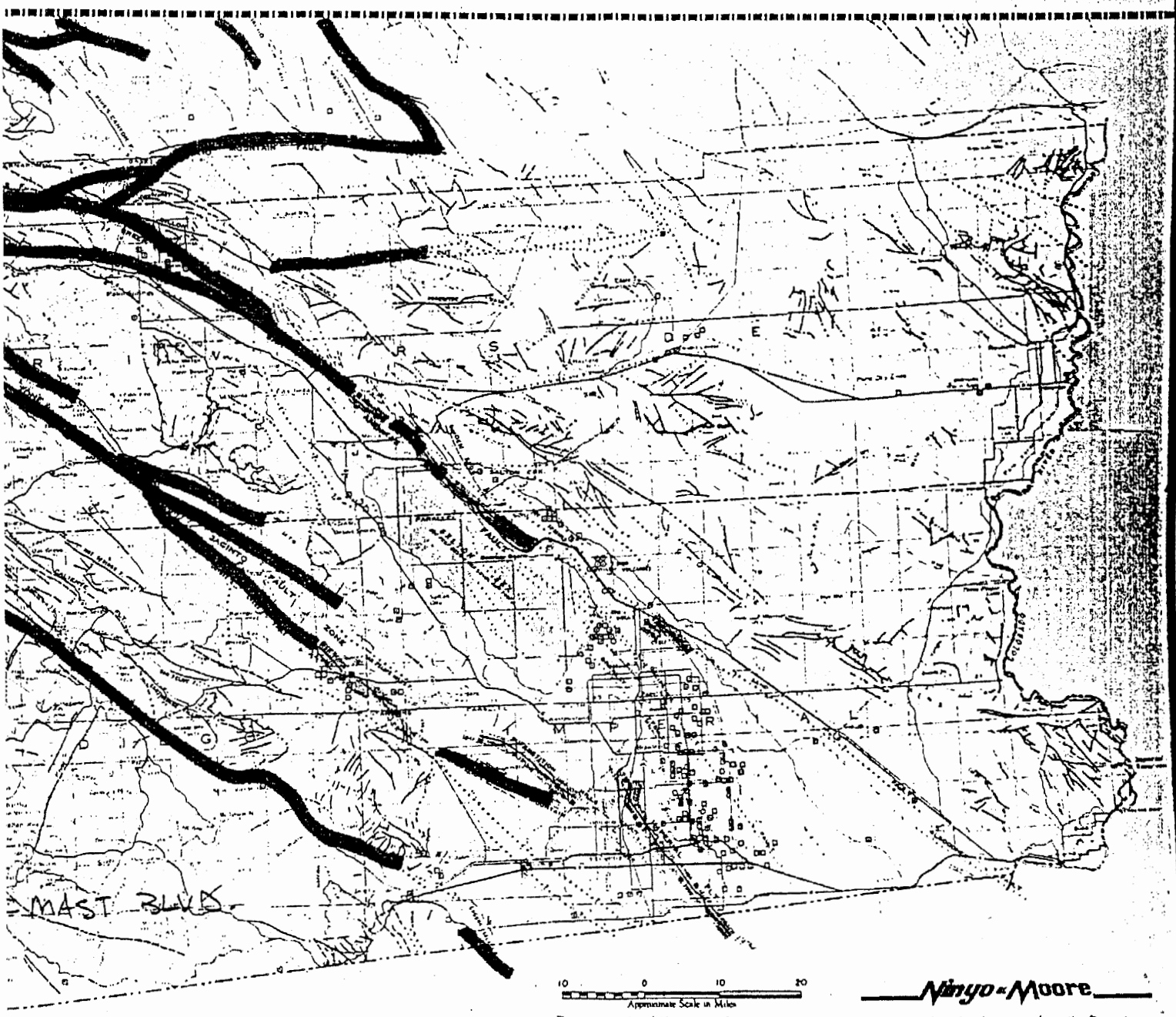


RefC (1 of 2)

ERN CALIFORNIA

ONS OF

GS AND THERMAL WELLS



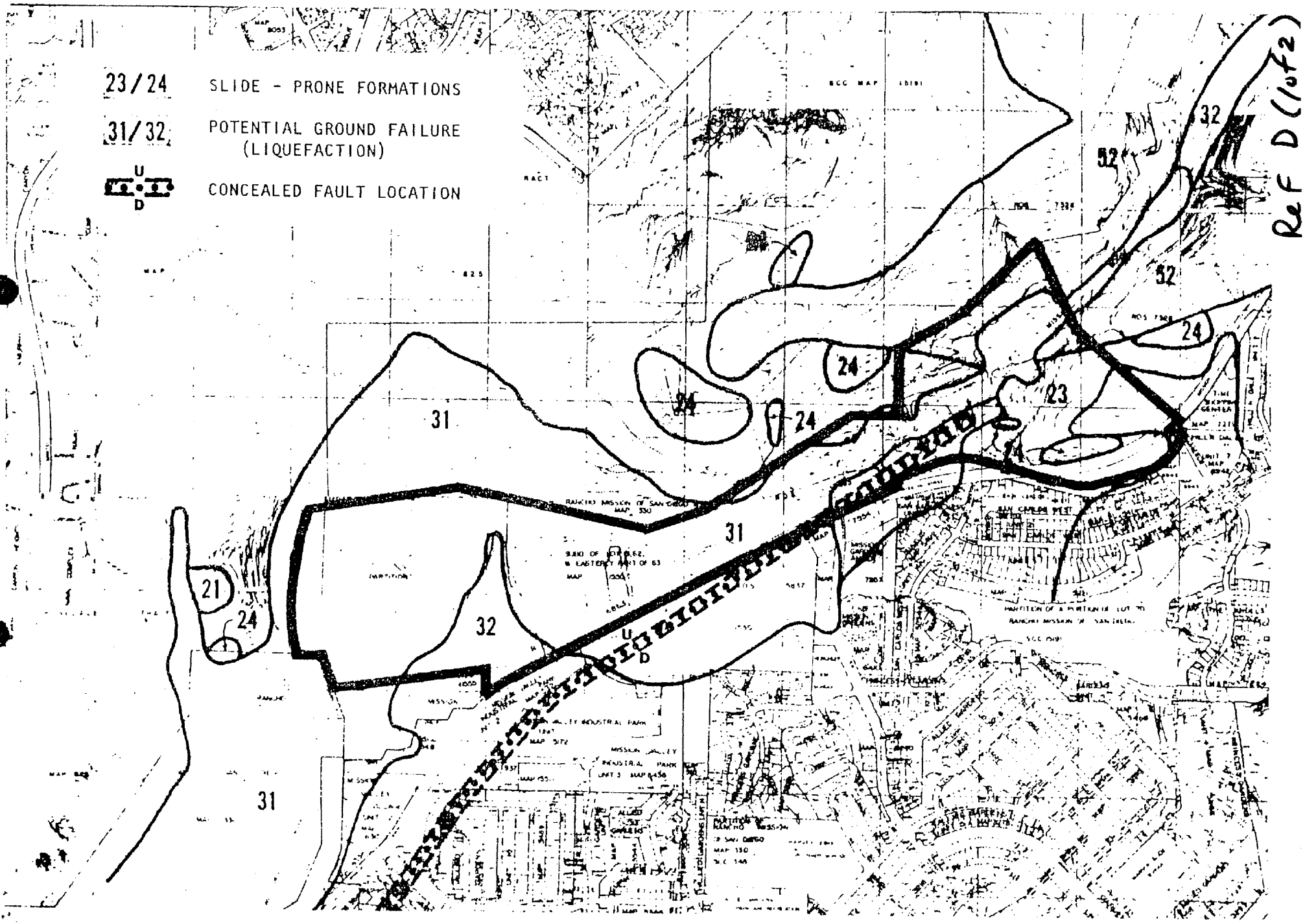
10 0 10 20
Approximate Scale in Miles

Ninyo & Moore

CALIFORNIA GEOLOGIC DATA MAP SERIES. MAP NO1-FAULTS, VOLCANOES, THERMAL SPRINGS AND WELLS

The preparation of this map was financed in part through a comprehensive planning grant from the Department of Housing and Urban Development, under the provisions of Section 701 of the Housing Act of 1968, as amended.

Ref C (2 of 2)


23/24 SLIDE - PRONE FORMATIONS
31/32 POTENTIAL GROUND FAILURE (LIQUEFACTION)
U
D
CONCEALED FAULT LOCATION
Ref D (1 of 2)
31
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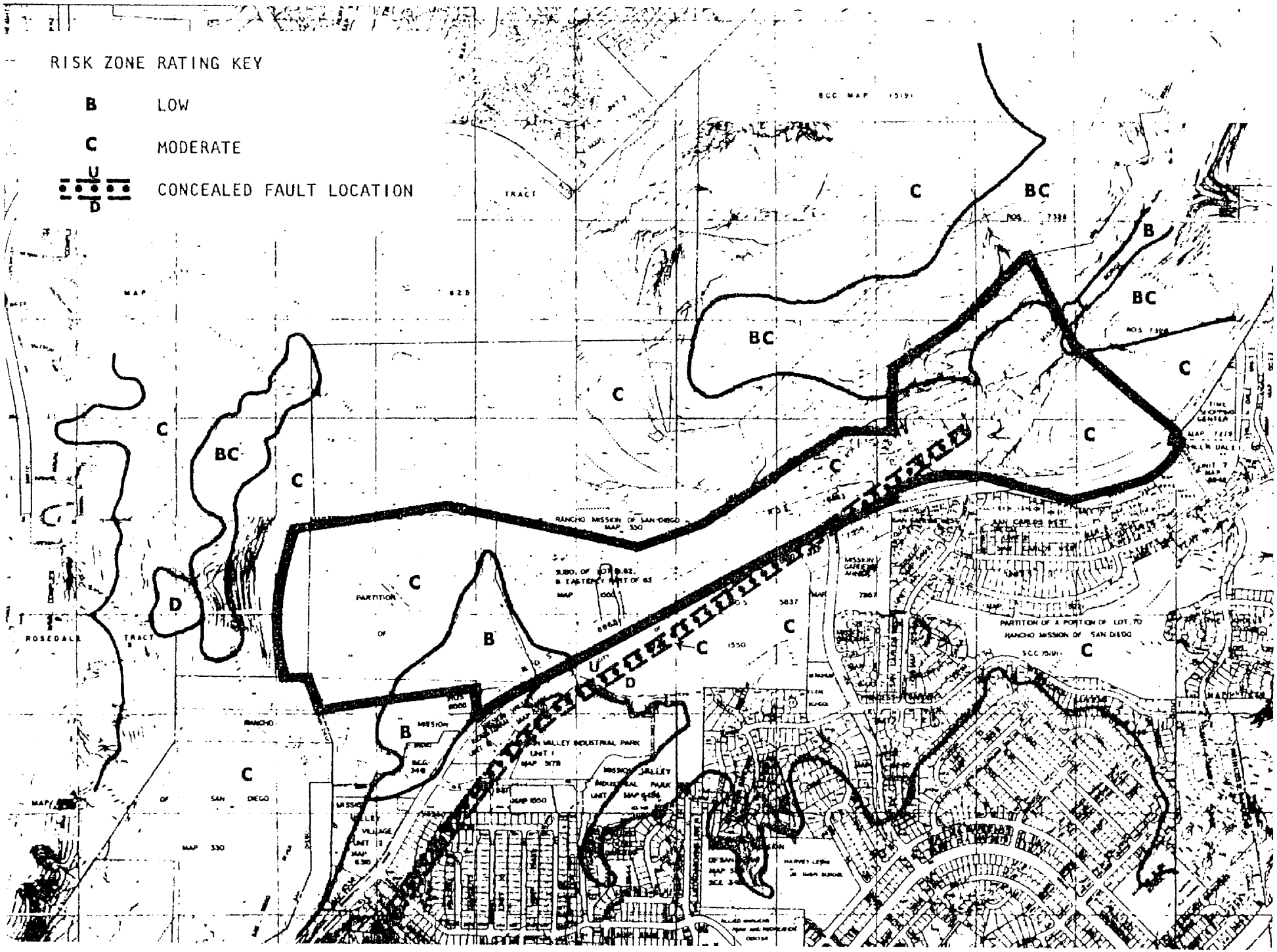
RISK ZONE RATING KEY
B LOW
C MODERATE
U
D
CONCEALED FAULT LOCATION
BC
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RANCHO MISSION OF SAN DIEGO
MAP 330
PARTITION OF A PORTION OF LOT 70
RANCHO MISSION OF SAN DIEGO
ROSEDALE TRACT
MISSION VALLEY INDUSTRIAL PARK
UNIT 1
MAP 5678
MISSION VALLEY INDUSTRIAL PARK
UNIT 2
MAP 5686
MISSION VALLEY VILLAGE
UNIT 3
MAP 6390
MAP 1550
MAP 330

Ref D(2of2)

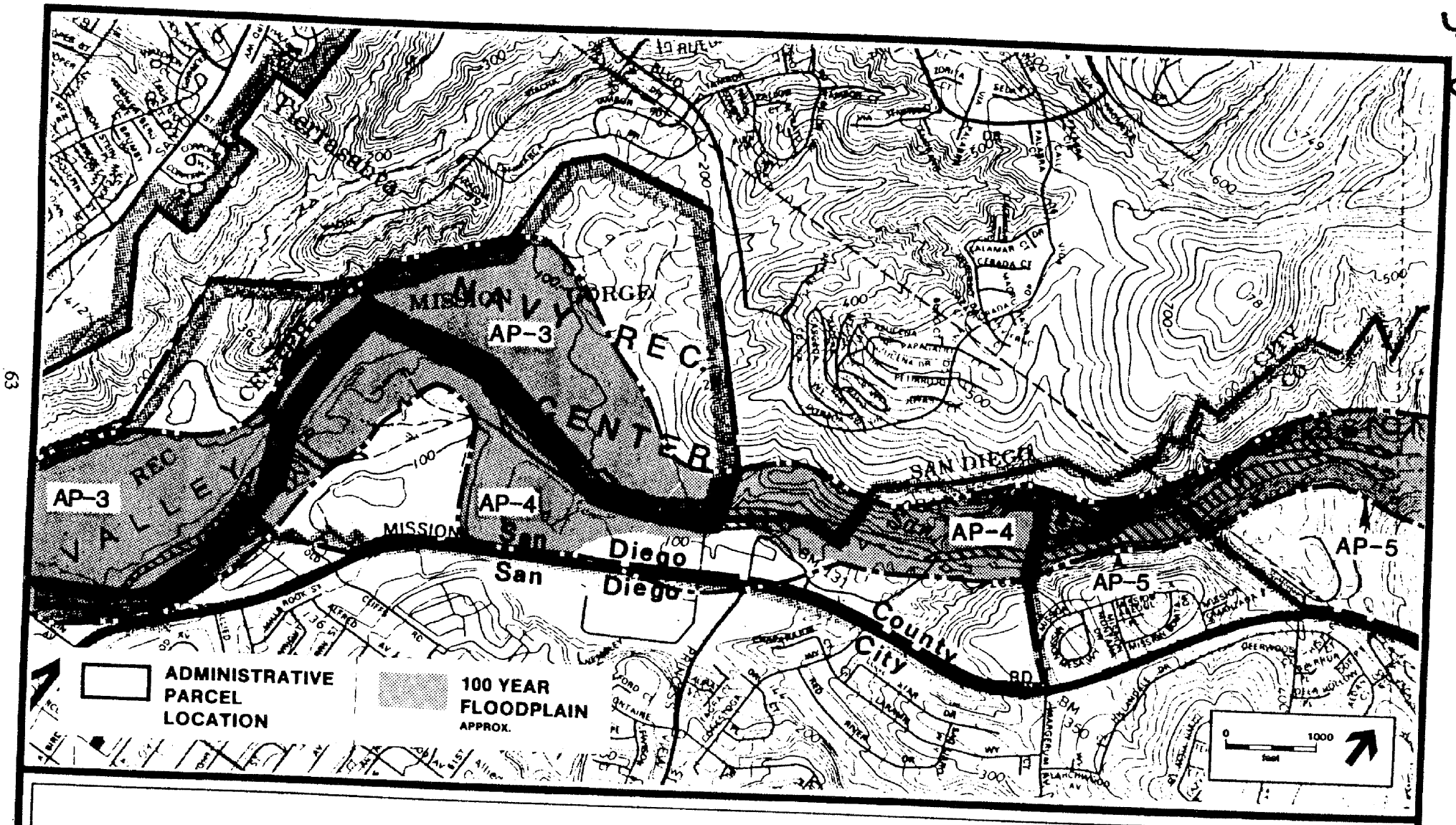
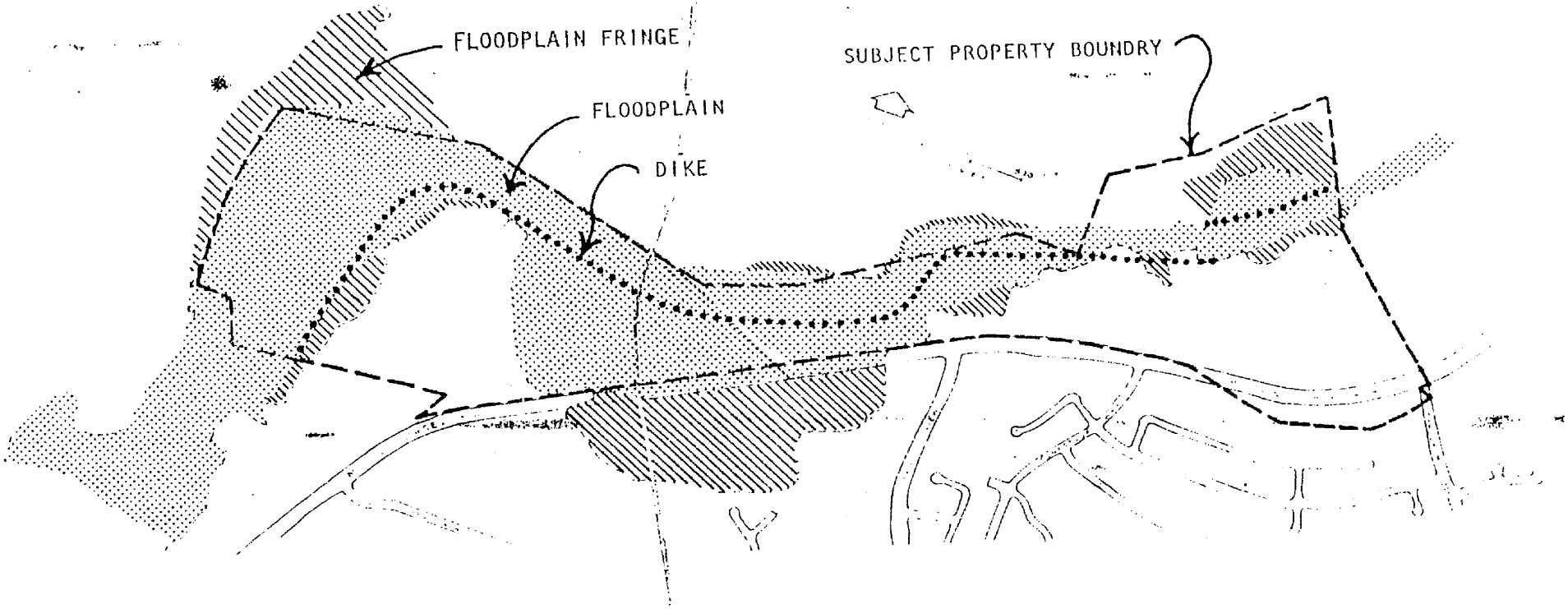


FIGURE 23 FPA BOUNDARY AND ADMINISTRATIVE PARCELS

Ref E

Reff


FLOODPLAIN FRINGE
FLOODPLAIN
DIKE
SUBJECT PROPERTY BOUNDRY

Ref H

Mission Gorge company probed over storage of hazardous waste

OCT 2ND THRU 10TH

By Michael Richmond
Tribune Environment Writer

A Mission Gorge company is under investigation for illegal storage of hazardous materials that investigators found stored at the business after a tip from an informant.

The company, San Diego Environmental Services Inc., of 7370 Mission Gorge Road, has been issued a notice of violation by the county Department of Health Services for illegal storage of wastes such as acids, corrosives and flammable liquids.

Mac McClanahan, a hazardous-waste investigator for the California Highway Patrol, said yesterday that more than 100 steel drums containing wastes were found at San Diego Environmental Services. The material had been picked up from various San Diego area companies that had contracted with the company to transport it to licensed waste-treatment or disposal facilities.

McClanahan said San Diego Environmental Services' state permit for transportation of hazardous wastes expired Aug. 30. Under the permit, the company was authorized to store wastes no longer than six days.

Some of the hazardous material dates back to 1988, McClanahan said.

The investigation was launched after authorities were tipped by an informant about wastes stored at the Mission Gorge site, McClanahan said. He said the investigation is continuing and that further enforcement action, including filing of criminal charges, is possible.

The wastes do not pose a health hazard to the public, health officials said.

Representatives of San Diego Environmental Services could not be reached for comment yesterday. McClanahan said the company is cooperating in the investigation.

Meanwhile, the 18 companies and agencies that generated the wastes will be held responsible for disposal of the material, according to health officials. Several school districts are among those whose wastes were picked up by the company, they said.

"Each of the 18 responsible parties have a continued legal responsibility for the material," said Larry Aker, deputy director of the county Department of Health Services.

Aker said that proper disposal of the wastes could be quite costly. He said some of the containers have been mixed and that sorting them out will take time.

"It's a real mess," he said.

Aker and Dan Avera, head of hazardous materials management for the county, said they hope the discovery of the illegally stored materials conveys a message to other waste generators that they should know more about companies they contract with to transport their hazardous materials.

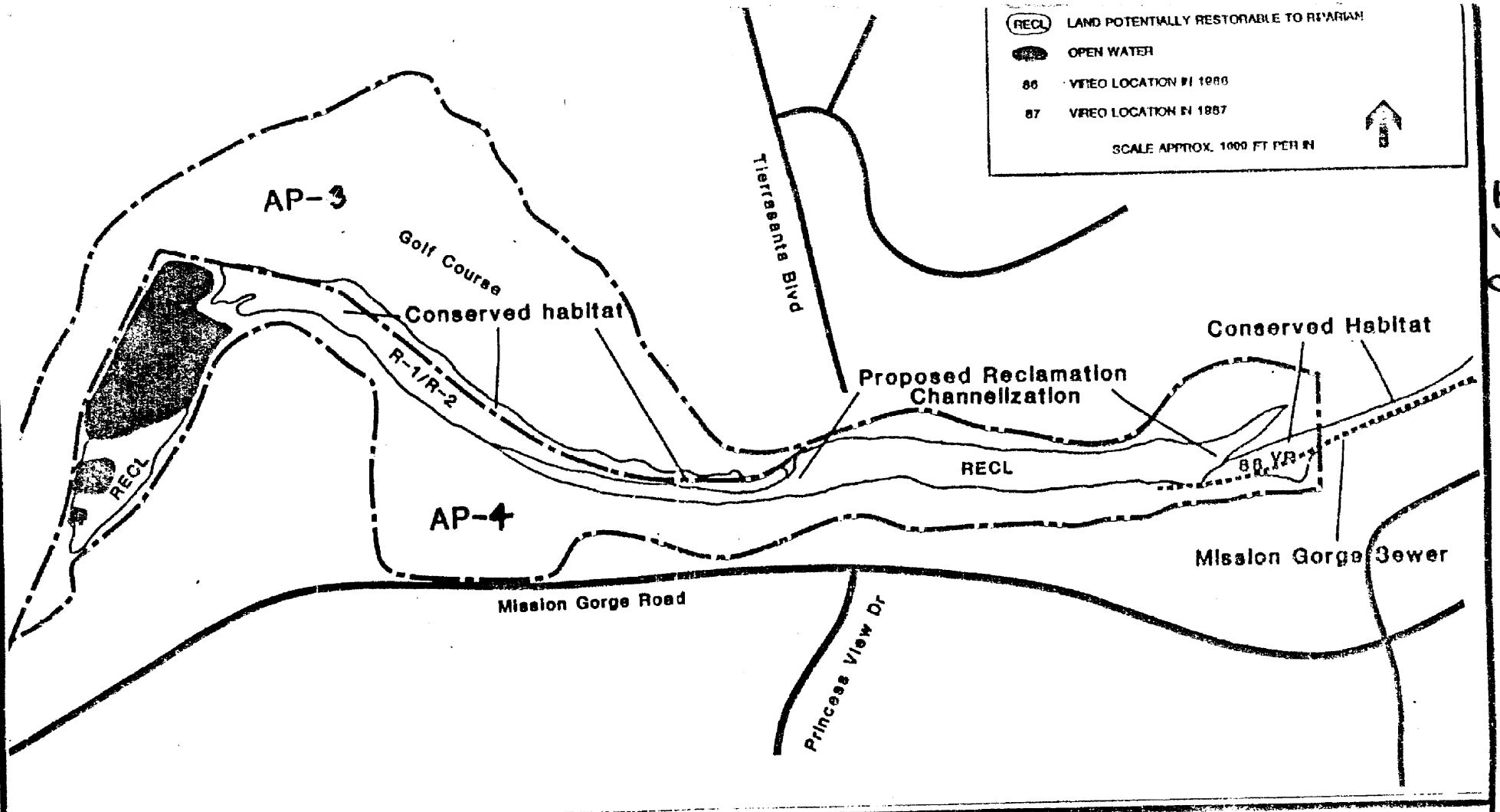


FIGURE 34 CONSERVATION MEASURES IN UPPER AP-3 AND AP-4

RECON

Ref I

San Diego County Archaeological Society, Inc.

Environmental Review Committee

25 July 2004

To: Mr. Tracy Reed
Community and Economic Development Department
City of San Diego
600 B Street, Fourth Floor, MS 904
San Diego, California 92101

Subject: Notice of Preparation of a Draft Environmental Impact Report
Grantville Redevelopment Project

Dear Mr. Reed:

Thank you for the Notice of Preparation for the subject project, received by this Society last week.

We are pleased to note the inclusion of cultural resources in the list of subject areas to be addressed in the DEIR, and look forward to reviewing it during the upcoming public comment period. To that end, please include us in the distribution of the DEIR, and also provide us with a copy of the cultural resources technical report(s).

SDCAS appreciates being included in the City's environmental review process for this project.

Sincerely,

James W. Royle, Jr., Chairperson
Environmental Review Committee

cc: SDCAS President
File

P.O. Box 81106 • San Diego, CA 92138-1106 • (858) 538-0935

UNITED STATES MARINE CORPS
MARINE CORPS AIR BASES WESTERN AREA MIRAMAR
P.O. BOX 452001
SAN DIEGO, CA 92145-2001

11103
G-5/NOPGRTVL
August 11, 2004

CITY OF SAN DIEGO
COMMUNITY AND ECONOMIC DEVELOPMENT
ATTN TRACY REED
600 B STREET MS 904
SAN DIEGO CA 92101

RE: GRANTVILLE; NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT, COMMERCIAL/INDUSTRIAL REDEVELOPMENT

Dear Ms. Reed,

This is in response to the Notice of Preparation of a Draft Environmental Impact Report dated July 21, 2004 regarding the proposed Grantville redevelopment and subsequent industrial or commercial construction.

The proposed project will be affected by operations of military fixed and rotary-wing aircraft transiting to and from Marine Corps Air Station (MCAS) Miramar. The project is located outside the adopted and projected 60-65 dB Community Noise Equivalent Level (CNEL) noise contours and is consistent with the land use compatibility guidelines for Miramar operations. However, the location is affected by the down wind landing pattern and Field Carrier Landing Practice (FCLP) Flight Corridors for fixed-wing operations. In addition, this location is affected by the Yuma Flight Corridors for helicopters operations.

Occupants will see and hear military aircraft and experience varying degrees of noise and vibration. Consequently, we are recommending full disclosure of noise and visual impacts to all initial and subsequent purchasers, lessees, or other potential occupants.

In addition, we recommend you examine the impacts regarding electronic transmissions from cellular antennas due to the proximity of this area in relation to Miramar flight operations. Cellular antenna proposals should be examined on an individual

basis to avoid conflicts with military training requirements. The identification for cellular antenna proposals in this area should include site location by latitude and longitude, frequency, transmission range, elevation Above Ground Level, type of antenna and its gain.

Normal hours of operation at MCAS Miramar are as follows:

Monday through Thursday	7:00 a.m. to 12:00 midnight
Friday	7:00 a.m. to 6:00 p.m.
Saturday, Sunday, Holidays	8:00 a.m. to 6:00 p.m.

MCAS Miramar is a master air station, and as such, can operate 24 hours per day, 7 days per week. Fiscal and manpower constraints, as well as efforts to reduce the noise impact of our operations on the surrounding community, impose the above hours of operation. Circumstances frequently arise which require an extension of these operating hours.

Thank you for the opportunity to review this land use proposal. If we may be of any further assistance, please contact Ms. C. Laura Thornton at (858)577-6603.

Sincerely,

P. S. PARKHURST
Colonel, U.S. Marine Corps
Community Plans and Liaison Officer
By direction of the Commander

STATE OF CALIFORNIA Arnold Schwarzengger, *Governor*

NATIVE AMERICAN HERITAGE COMMISSION
915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-4082
(916) 657-5390 - Fax

August 18, 2004

Mr. Tracy Reed
City of San Diego Redevelopment Agency
600 B Street, Fourth Floor
MS 904
San Diego, CA 92101

Re: Grantville Redevelopment Project DEIR
SCH# 2004071122

Dear Mr. Reed:

Thank you for the opportunity to comment on the above-referenced Negative Declaration. To adequately assess the specific related project impacts on cultural resources, the Commission recommends the following actions be taken:

- Contact the appropriate California Historic Resources Information Center for a record search. The record search will determine:
  - If a part or all of the area of project effect (APE) has been previously surveyed for cultural resources.
  - If any known cultural resources have already been recorded on or adjacent to the APE.
  - If the probability is low, moderate, or high that cultural resources are located in the APE.
  - If a survey is required to determine whether previously unrecorded cultural resources are present.
- If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
  - The final report containing site forms, site significance, and mitigation measurers should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for pubic disclosure.
  - The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological Information Center.
- Contact the Native American Heritage Commission for a Sacred Lands File search of the project area and information on tribal contacts in the project vicinity who may have additional cultural resource information.
  - Please provide U.S.G.S. location information for the project site, including Quadrangle, Township, Section, and Range.
  - We recommend that you contact all tribes listed on the contact list to avoid the unanticipated discovery of sensitive Native American resources after the project has begun.
- Lack of surface evidence of archeological resources does not preclude their subsurface existence.
  - Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) §15064.5 (f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
  - Lead agencies should include in their mitigation plan provisions for the disposition of recovered artifacts, in consultation with culturally affiliated Native Americans.

  Lead agencies should include provisions for discovery of Native American human remains in their mitigation plan. Health and Safety Code §7050.5, CEQA §15064.5 (e), and Public Resources Code §5097.98 mandate the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery.

Sincerely,

Carol Gaubatz
Program Analyst
(916) 653-6251

CC: State Clearinghouse

CITY OF SAN DIEGO
MEMORANDUM

DATE: August 19, 2004

TO: Tracy Reed, Program Manager, Community and Economic Development Department

FROM: Paul Kilburg, Senior Planner, Park & Recreation Department, Open Space Division

SUBJECT: Grantville Redevelopment Project

The Park and Recreation Department, Open Space Division manages several City of San Diego designated and dedicated open space areas within or adjacent to the proposed Grantville Redevelopment Project. The areas include Navajo Canyon Open Space Park, Rancho Mission Canyon, Mission Trails Regional Park, Tierrasanta Open Space and Mission Valley Riparian (San Diego River) Open Space. The above referenced areas are also within the boundaries of the Multiple Habitat Area (MHPA). The Park and Recreation Department, Open Space Division will offer comments and recommendations to assist in avoiding or minimizing potential impacts to sensitive species and habitats as the project progresses. Areas to be addressed in the Draft Environmental Impact Report should include:

Land Use: The project should follow Multiple Species Conservation Plan (MSCP) Land Use Adjacency Guidelines. Non-native invasive plant species should not be planted as part of landscape design. Use of drought tolerant native vegetation should be encouraged within project. Buffer zones should be incorporated to soften urban/open space interface.

Transportation/Circulation: Discuss opportunities for multi-use trail connections to appropriate open space areas, especially along the San Diego River. Incorporate trail designs and alignments to encourage bicycle transportation alternatives.

Noise: Minimize noise impacts to open space areas especially during bird nesting season (California gnatcatcher March 1 to August 15 and Least Bell's Vireo, March 15 to September 15).

Cultural Resources: Incorporate measures to identify and protect cultural resources including the historic Mission Period archaeological features along the San Diego River.

Biological Resources: The proposed project should be in conformance with the MSCP Subarea Plan (March 1997). Incorporate buffer zones to minimize impacts to sensitive flora and fauna including the Least Bell's Vireo and California gnatcatcher. Minimize lighting impacts to open space and wildlife habitats. Maintain wildlife corridors and connections within the project area.

Paleontological Resources: Fossil remains excavated in the course of the project should be donated to Mission Trails Regional Park to be used for environmental education purposes.

Aesthetics: Preserve existing view-sheds and reduce visual impacts to open space areas. Incorporate vista points and interpretive education opportunities within project.

Water Quality/Hydrology: Incorporate measures to avoid or minimize impacts to open space lands due to stormwater and landscape irrigation runoff.

Please route future documents relating to the proposed Grantville Redevelopment Project to me at M.S. 804A.

If you have further questions, please call me at 619-533-6739.

Paul Kilburg
Senior Planner

cc: Ann Hix, Deputy Director, Park and Recreation, Open Space Division
David Monroe, District Manager, Park and Recreation, Open Space Division

County of San Diego

GARY W. ERBECK
DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
P.O. BOX 129261, SAN DIEGO, CA 92112-9261
(619) 338-2222 FAX (619) 338-2088
1-800-253-9933
www.sdcdeh.org

RICHARD HAAS
ASSISTANT DIRECTOR

August 20, 2004

Mr. Tracy Reed
City of San Diego
Community and Economic Development Department
600 B Street, Fourth Floor, MS 904
San Diego, CA 92101

Dear Mr. Reed,

This letter is in response to your request for comments regarding the Grantville Redevelopment Project Notice of draft Environmental Impact Report (EIR) Preparation. Department of Environmental Health (DEH) staff have reviewed the subject Notice.

Chris Conlan, Senior Vector Ecologist, Community Health Division, provided the following comment:

The project design should use "Best Management Practices" (BMPs) so the facility does not become a mosquito-breeding hazard. All BMP's should be designed to hold water for less than 72 hours and be maintained so that they do not become clogged with vegetation or debris and become a mosquito-breeding hazard over time. In addition, due to the proximity to the San Diego River, care needs to be taken so as not to alter the shoreline in any way so as to cause more thick vegetation and slow the flow thus creating mosquito habitat. There is a lot of potential to create standing water areas in this project so care will need to be taken so as not to allow this to happen. Please contact Mr. Conlan at (858) 694-2137 if you have specific questions or concerns about this issue.

John Kolb, Environmental Health Specialist, Hazardous Materials Division (HMD), provided the following comment:

Be cognizant of potential issues that may arise from the co-location of commercial and industrial businesses (that may utilize hazardous materials and generate hazardous waste) in close proximity to schools, residential areas, hospitals, long-term health care, and day care facilities. Please contact Mr. Kolb at (619) 338-2472 if you have specific questions or concerns about this issue.

Mike Vernetti, Supervising Environmental Health Specialist, Land and Water Quality Division (LWQD), provided the following comment:

The enclosed JPG document (on floppy disk) shows the open and closed DEH Site Assessment & Mitigation (SAM) sites in the Grantville Redevelopment Project. We suggest that the EIR address these sites since future redevelopment may move or disturb contaminated soil and

potentially impact groundwater. Our Public Records Program maintains documents for these SAM sites and requests for review can be made through our Web site at http://www.sdcounty.ca.gov/deh/lwq/sam/ by completing the request forms for public records review, or by contacting the Custodian of Records directly at 619-338-2268. Please contact Mr. Vernetti at (619) 338-2242 if you have specific questions or concerns about this issue.

Sincerely,

Daniel C. Tapper (for)

JACK MILLER, Chief
Community Health Division
Department of Environmental Health

cc: Chris Conlan, Senior Vector Ecologist, CHD
John Kolb, Environmental Health Specialist, HMD
Mike Vernetti, Supervising Environmental Health Specialist, LWQD

August 26, 2004

Mr. Tracy Reed
Project Manager
Grantville Redevelopment Project
600 "B" Street
Fourth Floor, MS 904
San Diego, CA 92101

Via U.S. Mail & Email

Re: Program Environmental Report
Resident Issues/Concerns

Dear Mr. Reed:

Pursuant to the Comment Form for the Grantville Redevelopment Project, Program Environmental Impact Report, we respectfully submit our concerns/issues on the following topics that we feel need to be addressed in the Environmental Impact Report:

ISSUE 1: TRANSPORTATION/CIRCULATION

Traffic in the proposed redevelopment area is already congested. This is not disputed and, in fact, is cited as a reason for redevelopment along Mission Gorge Road. The area is accessed and abutted by Waring Road, Interstate 8 (I-8), Alvarado Canyon Road, Montezuma Road, Mission Gorge Road and Interstate 15 (I-15). During the morning hours, those of us using Waring Road to access Interstate 8 West are frequently frustrated and held up because this lane onto the freeway merges with the I-8 west traffic exiting onto Mission Gorge and entering I-15 North. You have to be very aggressive to cross over that traffic. In the mornings, we can sit in traffic to get on the freeway for 10-12 minutes. There is only one lane on Waring Road leading to the I-8 West and one carpool lane. The carpool lane is not used that much, except by those that are angry at having to wait on Waring so they take the carpool lane. There is now a new proposed development for Adobe Falls Road (104-140 units possibly) and those residents will add to this morning traffic. We understand that there are currently motels there with more units than the proposed development, but the residents of these motels are not getting up to go to work at 7:30 in the morning. When this was brought up at a Navajo Community Planners meeting, the architect for the proposed development said "you're in a redevelopment area, get used to traffic." That concerns us!

During the evening rush hour the Waring Road offramp is used as a means to bypass others by using the shoulder, just to get in front of other cars and at the last minute make a lane change to get back onto the I-8 to avoid the traffic. You have the I-15 South dumping two lanes onto the I-8 East at Waring Road. There are cars, and even semi trucks, that have figured out that in order to bypass the traffic jam on the I-8, you take the Mission Gorge exit, work your way into

the I-15 traffic heading onto the I-8, then cut over using, again, Waring Road. This area is a mess!

Increased density due to the Grantville Redevelopment Area will only add more traffic to Waring Road and surrounding streets.

ISSUE 2: <u>POPULATION/HOUSING</u>

Regarding "Subarea 'C'." Allied Gardens is not a "blighted" area, and should not be included in the Grantville Redevelopment Area. Councilmember Madaffer is well aware that residents in Allied Gardens do not want any additional housing built in the Allied Gardens Shopping Center area and vacant lot adjacent to the library. The area does not need more housing just so the City of San Diego can pocket a few more property tax dollars. The community will fight any attempt to increase the density in Allied Gardens in the future.

There was a glowing article in *The San Diego Union Tribune* about Allied Gardens at the time of its 50th anniversary. This article mentioned that there were only single-family residences here and that it was like stepping back into the 1950s. That's exactly what its like. As neighbors, we are all very close. We take care of each other. We watch out for each other. Kids can still play ball and ride their bikes in the street. A teenaged son of a neighbor recently said he thought we lived in Pleasantville! Please don't ruin another beautiful, close-knit community.

Respectfully submitted,

Eric Carlson
Carol Carlson

Eric & Carol Carlson

Comment Form

Grantville Redevelopment Project
Program Environmental Impact Report

SCOPING MEETING

On the lines provided below, please list those issues or concerns you feel need to be addressed in the Program Environmental Impact Report for the Grantville Redevelopment Project. Please be as specific and detailed as possible so that the EIR may address all of your concerns or issues. If necessary, please attach additional pages. Once completed, please submit your written comments to: Mr. Tracy Reed, Project Manager, 600 B Street, Fourth Floor, MS 904, San Diego, CA 92101, fax: (619) 533-5250, email: treed@sandiego.gov. Your comments must be received by **August 30, 2004.**

Please see attached letter for full explanation. Basically, we're concerned with (1) traffic & (2) increased density & housing.

(OVER)

Submitted by (please print):

Name:	Agency/business/group name (if applicable):
Eric & Carol Carlson	N/A
Address: 4514 Eldridge Street	Phone number: 619-287-4730
City/state/zip: San Diego, CA 92120	Date: 08-26-04

Redevelopment Agency
600 B Street, Suite 400, MS 904 • San Diego, CA 92101-4506
Tel (619) 533-4233 Fax (619) 533-5250
Community and Economic Development
www.sandiego.gov/redevelopment-agency/grantville

Grantville Redevelopment Project
Scoping comments for the Draft Environmental Impact Report (DEIR)
Provided by the Tierrasanta Community Council
30 August 2004

General Comments:

1. A principal concern with the Grantville project lies in the coarse definition of the area boundary. The identification of this boundary was accomplished via a map showing parcels color-coded to land-use designations, but this map was inadequately detailed and thus its depiction of the Grantville area turned out to be somewhat misleading. Specifically, a wide swath of property at the eastern terminus of Tierrasanta Blvd was shown to be in the Grantville area, but the green-colored parcel at that terminus appeared to include parcels that have since been determined to lie outside the area boundary. This occurred because the green-colored parcel was insufficiently detailed in its depiction, and because the actual parcels included in the project boundary were not more specifically annotated or detailed to avoid such confusion. The DEIR needs to resolve any and all such uncertainties.
2. Most of the eastern portion of Grantville lies in the active Rock Quarry. The DEIR not only needs to outline the redevelopment of this large area, but it also needs to explain how this process will be managed over the 30-year span of time between now and when the quarry's use permit expires.
3. The DEIR should explain the process by which the Project Area Committee will be formed for this redevelopment area and what role, if any, representatives from Tierrasanta will play.
4. There will be a push to redevelop this area in a way that maximizes tax increment revenue, and it is clear that the majority of the tax increment will be used to benefit Navajo (probably 81% or more). But it is not clear that Tierrasantans will have input into how these funds are used (where they are spent). If Tierrasanta contains 18% of the current Grantville project area, then one may conclude 18% of the tax increment should be returned to Tierrasanta. What will be the methodology by which realized tax increment funds are allocated to projects? Should Tierrasanta in fact expect to receive 18% of the tax increment realized from this project? Will 18% go to Tierrasanta in general, or will the 18% only go to the parts of Tierrasanta that lie within the Grantville area? What will be Tierrasanta's role in determining how the 18% of this increment will be spent in Tierrasanta? Who will have authority over these funds? What are the specific restrictions on how these funds are used?
5. The DEIR should make clear whether the Navy will derive any financial benefit from the tax increment realized from this project.

Land Use:

6. The DEIR should explain the relationship between this Grantville "Program DEIR" and a subsequent project-specific DEIR that encompasses part of the Grantville project area? Will a project-specific DEIR be standalone, or will it be beholden to what's contained in the Grantville Program DEIR? If they in fact are interrelated, then which will have seniority?
7. As noted above, the Program DEIR must more cleanly define the boundary of the project area. The parcels included in the project at the eastern terminus of Tierrasanta Blvd must be clearly and unambiguously defined such that there is no misunderstanding about what is within the project area and what is excluded from the project.
8. Along with the parcel identifications there should be concise descriptions of the land-use zoning and right-of-way restrictions placed on each parcel. The DEIR should answer the question: "how might this parcel be redeveloped in the future within the context of Grantville?"
9. The DEIR should explain the height restrictions that apply to property within the redevelopment area and thus to building construction that may occur on this land.

10. The DEIR should better define and identify the small parcel within the ADM Baker golf course that lies within the Tierrasanta Community Plan planning area. Who is the owner of this parcel and what is its zoning designation?

11. The DEIR must explain in detail the relationship between Grantville and the San Diego River Park project/concept, the San Diego River Conservancy, and other bodies that purport to hold sway over what will become of the San Diego River as it passes from the Rock Quarry to I-15.

12. Tierrasanta understands that the owner of the Rock Quarry intends to engage HG Fenton to develop and sell (or sell and develop) the westernmost area of the Rock Quarry property. The DEIR must explain impacts and/or restrictions that the Grantville project will apply or impose on development of the westernmost area of the Rock Quarry property.

13. As noted above, the DEIR should explain how decisions made in this redevelopment process will be carried forward for some 30 years when the active Rock Quarry land-use agreement is finally concluded. Is there any likelihood the Grantville decisions made today will have any bearing in the distant future when the lease expires? What will be the impact of Grantville on the Rock Quarry's owner in determining whether and when to conclude the quarry operations and transform the land to other uses? Will tax increment calculations derived in 2004/2005 in fact be used as the baseline for determining the revenue to be returned the area when the quarry operations are stopped in approx 2032 (as planned)?

Transportation & Circulation:

14. The DEIR should perform the mandated traffic study in order to satisfy City requirements to support the removal from the Tierrasanta Community Plan of a Tierrasanta Blvd extension across the San Diego River to Mission Gorge Bl.

15. If the DEIR does not perform this traffic study to resolve this uncertainty, then it should clearly describe all details related to the traffic right-of-way and similar land-use easements between Tierrasanta Blvd and Mission Gorge at Princess View.

Air Quality:

16. The DEIR must explain impacts and/or restrictions that the Grantville project will apply or impose on dust and debris impacts resulting from development of portions of the project area north of Mission Gorge Blvd, particularly since this would directly impact residents of southern Viacha Drive. What restrictions will exist or be imposed to limit the commercialization of this area via construction processes that produce excessive dust and debris?

Noise:

17. The DEIR must explain impacts and/or restrictions that the Grantville project will apply or impose on noise impacts resulting from development of portions of the project area north of Mission Gorge Blvd, particularly since this would directly impact residents of southern Viacha Drive. What restrictions will exist or be imposed to limit the transformation of this area into commercial or industrial uses that could be responsible for increased production of noise (both during construction and after construction has completed)?

Cultural Resources:

18. The DEIR will require a confidential appendix (not released to the public) to address certain historic cultural resources that lie within the Grantville area and along the San Diego River.

Biological Resources:

19. The DEIR should explain how existing bodies of water will (or will not) be protected by this project once they are included within the Grantville area boundary. Specifically, the two "settling ponds" along the San Diego River and south of ADM Baker, created as a part of the Rock Quarry and resulting from gravel/sand/rock excavation, most likely support certain biologic needs for native species. It is not clear whether the DEIR will serve either to maintain these ponds or to ensure such ponds even will exist into the future.

Geology:

20. no comment

Hazards & Hazardous Materials:

21. no comment

Paleontology:

22. See above in "Cultural Resources."

Aesthetics:

23. The DEIR should explain how and whether residents of Tierrasanta (particularly those to the south, with a view of the Grantville area) will be able to have input to project-specific developments that are wholly within the Navajo planning area. As above in "Noise," development in Navajo along the southern boundary of Tierrasanta, will have direct impact to Tierrasantans with a clear view of the Grantville project.
24. As noted above, the DEIR should explain the height restrictions that apply to property within the redevelopment area and thus to building construction that may occur on this land.

Water Quality and Hydrology:

25. no comment

Population & Housing:

26. The DEIR should clearly explain the current zoning restrictions on the various parcels to make clear the areas most likely to be targeted for development for residential uses.

Public Services:

27. no comment

Mineral Resources:

28. The DEIR should explain in detail the processes in place that will guide the closure of the Rock Quarry. What are the agreements, rules, laws and/or municipal code that govern this transformation? What are the steps to be followed in taking the <u>active</u> quarry (northeastern part of Grantville) and either developing it into new uses or transforming it back into its original state? What are the steps to be followed in taking the <u>inactive</u> quarry (central and western parts of Grantville that lie north of the San Diego River), and the active sand & gravel operation, and either developing it into new uses or transforming it back into its original state?

Alternatives to the Proposed Project:

29. It appears that initiatives to improve the San Diego River area (to turn it into a park, to build a river walk, to establish a park-like connection between this future river park and the eastern terminus of Tierrasanta Blvd) are alternatives to Grantville in terms of what will happen to the areas immediately adjacent to the river. This is because development as a park or as open space would result in no tax increment benefit. As noted above, the DEIR should explain the relationships between these potentially overlapping projects and the projected ramification to tax increment should non-developmental projects occur in the area.

Growth-Inducing Impacts:

30. no comment

Cumulative Impacts:

31. no comment

U.S. Fish and Wildlife Service
Carlsbad Fish and Wildlife Office
6010 Hidden Valley Road
Carlsbad, California 92009
(760) 431-9440
FAX (760) 431-5902 + 9618

CA Dept. of Fish & Game
South Coast Regional Office
4949 Viewridge Avenue
San Diego, California 92123
(858) 467-4201
FAX (858) 467-4299

In Reply Refer To:
FWS-SDG-4185.1

Mr. Tracy Reed
City of San Diego Redevelopment Agency
600 B Street, Fourth Floor, MS 904
San Diego, California 92101

AUG 3 0 2004

Re: Notice of Preparation of an Environmental Impact Report for the Grantville Redevelopment Project (SCH# 2004071122)

Dear Mr. Reed:

The U.S. Fish and Wildlife Service (Service) and the California Department of Fish and Game (Department), collectively the "Wildlife Agencies," have reviewed the above-referenced Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for Grantville Redevelopment Project in the City of San Diego (City), County of San Diego, California. The San Diego Redevelopment Agency is pursuing a redevelopment plan to promote a variety of land uses, improve traffic flow, parking, and services in, and eliminate physical and economic blight from the project area. This project is the adoption of a redevelopment plan to accomplish these goals. The area proposed for inclusion in the Grantville Redevelopment Project is approximately 831 acres located in the north eastern portion of the City. The project area is located primarily within the Navajo Community Plan, but also includes portions of the Tierrasanta and the College Area. The San Diego River runs through most of the proposed redevelopment area.

The Wildlife Agencies concur with statements in the NOP that the project could result in significant impacts to the environment. We are especially concerned about potential impacts to (1) the San Diego River; (2) wetlands and riparian habitats, and the federally and state-listed species that occur therein; (3) the Multiple Habitat Planning Area (MHPA) of the City's Multiple Species Conservation Program (MSCP); (4) wildlife corridors; and (5) narrow endemic species. To assist us in our review of the DEIR, assist the City in compliance with pertinent Federal and State statutes and laws, and ensure consistency with the MSCP, we request that the DEIR contain the following information.

1. A complete discussion of the purpose and need for the project and each of the project alternatives.

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2. A complete description of the proposed project, including all practicable alternatives that have been considered to reduce project impacts to sensitive habitats and biological resources, including the MHPA.

3. Verification that all requirements and conditions of the MSCP Subarea Plan and Implementing Agreement are met[1] with particular acknowledgment that the San Diego River and much of the land adjacent to it are within the MHPA. As such, refer to the MSCP documentation for guidance on land use adjacency guidelines. Other issue areas in the DEIR that may be influenced by the MSCP include "Land Use," "Landform Alteration/Visual Quality," "Traffic/Circulation," "Biological Resources," "Drainage/Urban Runoff/Water Quality," "Noise," and "Cumulative Effects."

4. A discussion of the biological issues that are not addressed in, or covered by, the Subarea Plan and Implementing Agreement, such as specific impacts to and mitigation requirements for wetlands or sensitive species that occur therein (e.g., least Bell's vireo).

5. A discussion of the organizations, agencies, jurisdictions, and other entities which are conducting efforts to protect, restore, and/or enhance biological resources supported by the San Diego River. This discussion should include the following information.

   a. A list of the organizations (e.g., San Diego River Park Foundation, San Diego River Coalition, Lakeside Conservancy), agencies (e.g., San Diego River Conservancy), and jurisdictions (e.g., the City). The City should circulate the DEIR to all the entities identified.

   b. A description of each of the entity's goal, objectives, and efforts to date and proposed efforts, focusing on the reach of the river that is within the proposed redevelopment zone. This discussion should include all activities associated with Supplemental Environmental Projects approved by the San Diego Regional Water Quality Control Board within the portion of the watershed of the San Diego River encompassed by the project area (e.g., Adobe Falls, San Diego River Invasive Exotic Weed Eradication Program).

   c. A discussion about how the proposed project conforms with the goals and objectives of the identified entities, and avoids impacts to the already preserved habitats. For example, discuss how the proposed project conforms with the City's San Diego River Natural Resources Management Plan (NRMP)[2] (City and Merkel & Associates 2003).

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1 This includes the requirement that native vegetation be restored as a condition of future development proposals along this portion of the San Diego River corridor (page 21 of the MSCP Subarea Plan).

2 This discussion should take into account the comments the City received on the draft NRMP (e.g., comments from the Department via e-mail, and a letter from the U.S. Fish and Wildlife Service dated May 17, 2004), and the City's responses to those comments.

6. A biological technical report that includes survey methods (including survey personnel, dates, times, and climate conditions), survey results, impact analysis, and proposed mitigation. The report should describe the biological resources associated with each habitat type. These descriptions should include both qualitative and quantitative assessments of the resources present on the proposed subject property and alternative sites, and include complete species lists for all biological resources on site. At a minimum, the following should be included.

   a. A list of Federally proposed listed or candidate species, state listed and candidate species, and locally sensitive species that occur on, or in habitat contiguous with, the subject property including, but not limited to, narrow endemic species that are on or near the subject property. A detailed discussion of these species, including information pertaining to their local status and distribution, should also be included.

   b. A comprehensive discussion about the existing biological resources within and adjacent to areas potentially affected by the redevelopment project. Include specific acreage and description of the types of riparian, wetland, non-wetland waters of the U.S., coastal sage scrub, and other sensitive habitats that may be affected by the proposed project or project alternatives. Maps and tables should be included to summarize such information.

   c. A comprehensive discussion about the positive and negative biological impacts that might result from future redevelopment in the vicinity of, or adjacent to, the San Diego River.

   d. A map showing potential wildlife corridors through and/or adjacent to the subject property.

   e. Results of early and late spring plant surveys for sensitive spring blooming annuals. Results of surveys should include a section which discusses the rationale for why species with a high potential for occurrence may not have been detected.

   f. Figures that depict both the development footprint, updated biological data, and the relationship of the subject property to the MHPA both on and off site.

   g. An assessment of direct, indirect, and cumulative project impacts to fish and wildlife species and associated habitats. All facets of the project (e.g., construction, implementation, operation) should be included in this assessment. We are particularly interested in any potential impacts to the MHPA, the San Diego River, wildlife corridors, and narrow endemic species. This assessment should also include the following.

      i. A complete hydrological analysis for this project to evaluate potential changes to hydrology, and how those changes may affect the San Diego River, wetlands, riparian areas, and the MHPA.

ii. Methods [e.g., Best Management Practices (BMPs)] to prevent soil erosion and siltation of habitats on and off site. BMPs should be located outside of sensitive biological areas and their biological buffer.

iii. Methods (e.g., BMPs) to be employed to prevent discharge and disposal of toxic and/or caustic substances, including oil and gasoline, from the proposed development.

iv. A thorough analysis of noise and light impacts on wildlife, including avian species, and measures to be taken to mitigate any adverse impacts resulting from increased noise and light levels.

v. An analysis of how project-induced impacts may induce fragmentation of open space, isolate wildlife and native vegetation communities, and affect wildlife movement at a local and regional scale.

h. Specific mitigation plans to fully offset project related impacts, including proposals for mitigating the cumulative impacts of direct and indirect habitat loss, degradation, or modification.

i. Project impacts should be mitigated through the preservation, creation, restoration, and/or enhancement of affected habitat types consistent with MSCP guidelines.

ii. Mitigation plans, if proposed, should be prepared by persons with specific expertise on southern California ecosystems and native plant revegetation techniques. Each plan should include, at a minimum: (a) the location of the mitigation site; (b) the plant species to be used; (c) a schematic layout depicting the mitigation area; (d) time of year that planting will occur; (e) a description of the irrigation methodology to be employed; (f) measures to control exotic vegetation on site; (g) a detailed monitoring program which includes provisions for replanting areas where planted materials have not survived; and (h) success criteria and identification of the agency that will guarantee successful creation of the mitigation habitat and provide for the conservation of the restoration site in perpetuity.

iii. Measures to be taken to perpetually protect habitat values of preserved and/or mitigation areas. Issues that should be addressed include: restrictions on vehicle, equestrian, and people access; proposed land dedications; monitoring and management programs; control of illegal dumping; restrictions on lighting near mitigation areas; and consistency with the MHPA land use adjacency guidelines, etc.

iv. Mitigation for impacts on wildlife movement should include consideration of the installation of bridges of adequate span to allow for wildlife movement beneath them, directional fencing long enough to prevent end runs, construction of adequately sized new culverts where need is

indicated for wildlife movement and bridges are infeasible, installation of structures (e.g., berms, sound walls) to attenuate noise and light (e.g., car and street lights).

v. A thorough justification for any proposed River crossings. Proposed river crossings, if any, should be proposed for areas of lesser biological value, avoid direct impacts to the San Diego River and riparian habitats, retain the viability of the riparian habitat and adjacent uplands as a wildlife movement corridor, and preclude the need for ongoing maintenance (i.e., disturbance of the native habitat). The DEIR should provide thorough justification for any proposed River crossings.

vi. Measures to be taken to avoid or minimize biological impacts from fuel management that might be associated with redevelopment. These measures should include alternatives to fuel management within sensitive habitat inside and outside the MHPA. Such alternatives include strategic placement of buildings, and the use of fire walls and building designs that preclude or reduce the need for fuel management Zone 2. This discussion should acknowledge that the City's proposed brush management regulations state "no brush management is required in areas containing wetland vegetation."[3] The discussion should also identify the benefits of accomplishing fire protection by one-time building design and placement rather than on-going (though often inadequately maintained) fuel management areas.

vii. A description of the how the proposed project will reduce existing negative biological impacts and avoid introducing new negative impacts to the San Diego River corridor. The NRMP encompasses most of the reach of the River within the proposed redevelopment area (Figure 2 in the NRMP). As the NRMP states, and as identified in the City's MSCP Subarea Plan, "major issues facing urban habitat areas, such as the NRMP area, include intense land uses adjacent to sensitive habitat, litter and vandalism, itinerant living quarters, infrastructure maintenance activities, invasive plants and animals, and degraded water quality resulting from urban runoff" (page 10). All redevelopment activities within the area of potential effect[4] on sensitive biological resources associated with the San Diego River and adjacent upland habitats should be designed and conducted to avoid additional negative impacts on the resources.

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3 The Wildlife Agencies recommended in a joint comment letter (July 9, 2004) on the draft EIR for the proposed brush management revisions, that this requirement apply to both Zones 1 and 2, not only to Zone 2 as proposed.

4 The area of potential effect includes tributaries to the San Diego River. For example, the NOP indicates that Subarea A of the project area includes the first seven parcels on the southern side of Adobe Falls Road, starting at Waring Road. This is within Alvarado Canyon which is tributary to the San Diego River.

Furthermore, the existing negative impacts should be reduced by enhancing and/or restoring sensitive biological resources.

The Wildlife Agencies appreciate the opportunity to comment on this NOP. Please contact Carolyn Lieberman of the Service at (760) 431-9440, or Libby Lucas of the Department at (858) 467-4230 if you have any questions or comments concerning this letter.

Sincerely,

Therese O'Rourke
Assistant Field Supervisor
U.S. Fish and Wildlife Service

Donald Chadwick
Habitat Conservation Planning Supervisor
California Department of Fish and Game

cc: California Regional Water Quality Control Board, San Diego Region, Mike Porter
United States Army Corps of Engineers, Terry Dean
State Clearinghouse

References

City of San Diego and Merkel & Associates. 2003. Draft San Diego River Natural Resources Management Plan.

Subject: Fwd: Fw: project objectives/scoping comments
Date: Tuesday, August 31, 2004 9:42 AM
From: Tracy Reed <TReed@sandiego.gov>
To: <tim@brginc.net>, <dparsons@webrsg.com>

FYI
-TR

From: "Lee Campbell" <lee@campbellot.com>
Reply-To: "Lee Campbell" <lee@campbellot.com>
Date: Tue, 31 Aug 2004 09:33:00 -0700
To: "Tracy Reed" <treed@sandiego.gov>
Subject: Fw: project objectives/scoping comments

>>> "Lee Campbell" <lee@campbellot.com> 08/30/04 13:05 PM >>>
tracy

1. improved street design around kaiser should be investiged to allow better ingress and egress.
2. natural barriers (e.g., trees bushes) along the river on the west side of miss gorge road should be installed to help muffle noise along mission gorge road due to traffic. this noise is amplified across the san diego river and admiral baker field into the community of tierrasanta. note this may be appropriate for the east side of mission gorge road also.
3. use of fairmont ave extension in grantville to friars road should be investigated to divert traffic from the granville south end business district.
4. a walking and bike path route to san diego state along or approximately in parallel with the hwy 8 corridor should be investigated.
5. nothing should be done to encourage any more diversion of freeway traffic through the grantville community.
6. off street parking should be provided along with on street parking, but without parking meeters or ace parking garages.

7.attached is a suggested use for the project objectives. this could be used in the eir and design to validate each development within the redevelop area. this is only a cut at this and am sure could use more work. however if we are going to have goals a mechanism must be devised for testing and documenting adherence to goals which is consistant and ues throughout the project..

please add to the scoping comments as appropriate.

thanks
lee

Subject: Re: Program Environmental Impact Report For THE PROPOSED GrantvilleRedevolpment Project
Date: Tuesday, June 29, 2004 12:09 PM
From: Tracy Reed <treed@sandiego.gov>
To: <lchuck@sprynet.com>
Cc: <tim@brginc.net>

Chuck ....
Thanks for your comments.
.....Tracy

Tracy Reed
Project Manager
City of San Diego
Community & Economic Development
Redevelopment Agency
600 "B" Street, Fourth Floor (MS-904)
San Diego, CA 92101-4506
Phone: (619) 533-7519
Fax: (619) 533-5250
Email: TReed@sandiego.gov
City: www.sandiego.gov
Agency: www.sandiego.gov/redevelopment-agencyopment

>>> "Chuck Little" <lchuck@sprynet.com> 06/29/04 11:40AM >>>
Regarding TRAFFIC circulation :
The intersections North of Highway 8,where Fairmount Ave.,Mission Gorge Road , Camino Del Rio North And Alvarado Canyon Road converge .This is and has been for a very long time a major traffic horror story.
Each time the City has allowed major up grades or new building on the existing properties it has added to the traffic problems ,with no helpful answers to the traffic circulation .
The added traffic generated by the Trolley will surely add to the confusion.
The traffic lights are not coordinated .
Both Mission Gorge Road and Fairmount have left turn lanes however they are used by the Auto transport trucks to load and unload cars.
Red curbs are used by the auto transport trucks and delivery trucks as parking spots .
IF this redevelopment project goes thru it must address these problems. And the E I R must make a honest assessment of the situation.

August 23, 2004

Mr. Tracy Reed
Project Manager
600 B Street
Fourth Floor, MS 904
San Diego, CA 92101

RE: Grantville Redevelopment Project Program Environmental Impact Report

Dear Mr. Reed;

On behalf of the Allied Gardens Community Council, I would like to submit the following comments and concerns for consideration in developing the draft Environmental Impact Report on the Grantville Redevelopment Project.

1. Vehicular traffic (noise, speed and volume), foot traffic (contributing to excessive trash and noise), loud exhaust systems and boom boxes all have disrupted the once quiet environment for residents along Waring Rd., Zion Ave., Mission Gorge Rd., and Twain Ave. Consideration needs to be given to the creation of new road outlets to mitigate the traffic densification that would result from redevelopment projects.

2. More trees should be planted. The trees should alternate flowering with evergreen flowering trees.

3. The guidelines to road construction should be followed and reference to the *New Street Design Manual* used.

4. Eliminate banners, flags, streamers, pennants and inflatables as most are violations of Code Compliance (except under certain circumstances) and contribute to visual blight.

5. With densification of neighborhoods, open space becomes extremely important to the quality of life for residents. More soccer fields, parks and walking/running paths should be considered.

Other concerns have been presented previously. Please include them in development of the Environmental Impact Report.

Sincerely,

Marilyn Reed

Marilyn Reed
President of Allied Gardens Community Council

City of San Diego
Memorandum

Date: August 23, 2004
To: Tracy Reed, Community and Economic Development Department
From: Kamran Khaligh, Transportation Development Section
Project: Grantville Redevelopment Project (NOP for DEIR)

We have reviewed the NOP for DEIR for the Grantville Redevelopment Project dated July 21, 2004 and have the following comments:

A traffic impact analysis should be prepared to evaluate the near-term and horizon year impact of the proposed redevelopment plans on the fronting and nearby roads, intersections, and freeways including freeway ramps. Excerpts of this analysis should be included and discussed in the EIR. Adequate mitigations should be provided for all project near-term and horizon year significant impacts.

Please have your traffic engineer contact the Transportation Development staff for further discussion on the scope of this study.

Please call me at 446-5357 if you have any questions.

Kamran Khaligh

Terry Tamminen
Agency Secretary
Cal/EPA

Department of Toxic Substances Control

5796 Corporate Avenue
Cypress, California 90630

Arnold Schwarzenegger
Governor

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SEP - 9 2004
PLANNING

August 31, 2004

Mr. Tracy Reed
Environmental Projects Manager
City of San Diego
Community and Economic Development Department (Redevelopment Agency)
600 B Street, MS 904
San Diego, California 92101

NOTICE OF PREPARATION (NOP) FOR A DRAFT ENVIRONMENTAL IMPACT REPORT (EIR) FOR THE CITY OF GRANTVILLE REDEVELOPMENT PROJECT
SCH # 2004071122

Dear Mr. Reed:

The Department of Toxic Substances Control (DTSC) has received your Notice of Preparation of an Environmental Impact Report (EIR) for the above project. As stated in your document the project includes 831 acres located in the northeastern portion of San Diego. Your document states the following: "Subarea A is primarily comprised of commercial, office, and light industrial uses. Subarea B is comprised primarily of industrial uses with limited office and commercial uses. It also includes sand and gravel processing facilities to the northwest of Princess View Drive with industrial storage to the south along the western portion of Mission Gorge Road. In this area sand and gravel processing operations take place on both sides of the San Diego River... Subarea C is comprised of a shopping center complex made up of the parcels ...". Based on the review of the currently submitted document DTSC has comments as follows:

1) The EIR should identify and determine whether current or historic uses at the project site may have resulted in any release of hazardous wastes/substances. The EIR should summarize in a table any sampling results for the soil, air and groundwater.

2) The EIR should identify any known or potentially contaminated sites within the proposed Project area. For all identified sites, the EIR should evaluate whether conditions at the site pose a threat to human health or the environment. A Phase I Assessment may be sufficient to identify these sites. Following are the databases of some of the regulatory agencies:

- National Priorities List (NPL): A list that is maintained by the United States Environmental Protection Agency (U.S.EPA).

- Site Mitigation Program Property Database (formerly CalSites): A Database primarily used by the California Department of Toxic Substances Control.

- Resource Conservation and Recovery Information System (RCRIS): A database of RCRA facilities that is maintained by U.S. EPA.

- Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS): A database of CERCLA sites that is maintained by U.S.EPA.

- Solid Waste Information System (SWIS): A database provided by the California Integrated Waste Management Board which consists of both open as well as closed and inactive solid waste disposal facilities and transfer stations.

- Leaking Underground Storage Tanks (LUST) / Spills, Leaks, Investigations and Cleanups (SLIC): A list that is maintained by Regional Water Quality Control Boards.

- Local Counties and Cities maintain lists for hazardous substances cleanup sites and leaking underground storage tanks.

- The United States Army Corps of Engineers, 911 Wilshire Boulevard, Los Angeles, California, 90017; (213) 452-3908; maintains a list of Formerly Used Defense Sites (FUDS).

3) The EIR should identify the mechanism to initiate any required investigation and/or remediation for any site that may be contaminated, and the government agency to provide appropriate regulatory oversight. If hazardous materials/wastes were stored at the site, an environmental assessment should be conducted to determine if a release has occurred. If so, further studies should be carried out to delineate the nature and extent of the contamination, and the potential threat to public health and/or the environment should be evaluated. It may be necessary to determine if an expedited response action is required to reduce existing or potential threats to public health or the environment. If no immediate threat exists, the final remedy should be implemented in compliance with state regulations and policies.

4) All environmental investigation and/or remediation should be conducted under a Workplan, which is approved by a regulatory agency that has jurisdiction to oversee

hazardous waste cleanup. The findings and sampling results from the subsequent report should be clearly summarized in the EIR.

5) Proper investigation and remedial actions, if necessary, should be conducted at the site prior to the new development.

6) If any property adjacent to the project site is contaminated with hazardous chemicals, and if the proposed project is within 2,000 feet from a contaminated site, then the proposed development may fall within the "Border Zone of a Contaminated Property." Appropriate precautions should be taken prior to construction if the proposed project is within a "Border Zone Property."

7) If building structures, asphalt or concrete-paved surface areas or transportation structures are planned to be demolished, an investigation should be conducted for the presence of lead-based paints or products and asbestos containing materials (ACMs). If lead-based paints or products or ACMs are identified, proper precautions should be taken during demolition activities. Additionally, the contaminants should be remediated in compliance with California environmental regulations and policies.

8) The project construction may require soil excavation and soil filling in certain areas. Appropriate sampling is required prior to disposal of the excavated soil. If the soil is contaminated, properly dispose of it rather than placing it in another location. Land Disposal Restrictions (LDRs) may be applicable to these soils. Also, if the project proposes to import soil to backfill the areas excavated, proper sampling should be conducted to make sure that the imported soil is free of contamination.

9) Human health and the environment of sensitive receptors should be protected during the construction or demolition activities. A study of the site might have to be conducted to determine if there are, have been, or will be, any threatening releases of hazardous materials that may pose a risk to human health or the environment.

10) If it is determined that hazardous wastes are, or will be, generated by the proposed operations, the wastes must be managed in accordance with the California Hazardous Waste Control Law (California Health and Safety Code, Division 20, chapter 6.5) and the Hazardous Waste Control Regulations (California Code of Regulations, Title 22, Division 4.5).

11) If it is determined that hazardous wastes are or will be generated and the wastes are (a) stored in tanks or containers for more than ninety days, (b) treated onsite, or (c) disposed of onsite, then a permit from DTSC may be required. If so, the facility should

contact DTSC at (818) 551-2171 to initiate pre application discussions and determine the permitting process applicable to the facility.

12) If it is determined that hazardous wastes will be generated, the facility should obtain a United States Environmental Protection Agency Identification Number by contacting (800) 618-6942.

13) Certain hazardous waste treatment processes may require authorization from the local Certified Unified Program Agency (CUPA). Information about the requirement for authorization can be obtained by contacting your local CUPA.

14) If the project plans include discharging wastewater to storm drain, you may be required to obtain a wastewater discharge permit from the overseeing Regional Water Quality Control Board.

15) If during construction/demolition of the project, soil and/or groundwater contamination is suspected, construction/demolition in the area should cease and appropriate health and safety procedures should be implemented. If it is determined that contaminated soil and/or groundwater exist, the EIR should identify how any required investigation and/or remediation will be conducted, and the appropriate government agency to provide regulatory oversight.

16) The addresses, locations, cross streets and street boundaries should be clearly stated and easily identified if possible. Most projects are identified in our agency's database by street address, city, and zip code or cross streets if possible.

17) If weed abatement occurred on the subject property, onsite soils could contain pesticide residue. If the site was used for dairy and cattle industry operations, the soil could contain related dairy, animal, or hazardous waste. If so, activities at the site may have contributed to soil and groundwater contamination. Proper investigation and remedial actions should be conducted at the site prior to any construction or replacement of the project.

DTSC provides guidance for cleanup oversight through Environmental Oversight Agreements (EOA). For additional information on the EOA, please visit DTSC's web site at www.dtsc.ca.gov.

If you have any questions regarding this letter, please contact Ms.Teresa Hom, Project Manager, at (714) 484-5477 or email at thom@dtsc.ca.gov.

Sincerely,

Greg Holmes
Unit Chief
Southern California Cleanup Operations Branch - Cypress Office

cc: Governor's Office of Planning and Research
State Clearinghouse
P.O. Box 3044
Sacramento, California 95812-3044

Mr. Guenther W. Moskat, Chief
Planning and Environmental Analysis Section
CEQA Tracking Center
Department of Toxic Substances Control
P.O. Box 806
Sacramento, California 95812-0806

CITY OF SAN DIEGO
MEMORANDUM

DATE: June 28, 2004

TO: Interested Navajo and Tierrasanta Residents and Business Owners

FROM: Tracy Reed, Grantville Study Co-Project Manager

SUBJECT: Public Scoping Meeting for Grantville Draft Environmental Impact Report

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The purpose of the Environmental Scoping Meeting is a focused meeting to solicit comments from the public as to the scope and content of environmental issues to be examined in the Draft Environmental Impact Report (EIR), including potential alternatives to the project and mitigation measures. The scoping meeting is not a forum to debate the merits of the proposed project. Public comment will be taken; however, there will be no formal recommendation or vote as part of the meeting. The public comment will be provided to the EIR consultant for use in preparation of the Draft EIR.

If you have any questions please contact me at (619) 533-7519 or TReed@sandiego.gov or Maricela Leon at (619) 533-5265 or MLeon@sandiego.gov

Project Information is available at: www.sandiego.gov/redevelopment-agency/grantville

Overview of CEQA/EIR Process

Initial Determination:

- Initial review of the project and determination as to the appropriate process to follow under CEQA.

  - Not all projects require the preparation of an EIR (CEQA Exemptions and Negative Declarations)

  - The Redevelopment Agency has determined that the project may have a significant effect on the environment and that preparation of an Environmental Impact Report (EIR) will be required to comply with CEQA.

EIR Process:

- EIR preparation is a relatively lengthy and labor-intensive process. Normally requires the lead agency to hire a consulting firm to prepare the documentation.

Scoping Process:

Initial step in EIR preparation is to solicit input from public agencies and general public as to the scope and content of the EIR.

- **Notice of Preparation (NOP)** - brief document sent to public agencies and individuals stating that the Agency is preparing an EIR for the proposed project and requesting that the agencies respond in writing as to specific issues that should be addressed in the EIR. The NOP review period is 30 days.

- **Scoping Meeting** - The Agency is holding this scoping meeting tonight to seek further input from the public as to the scope and content of the EIR.

Draft EIR:

The next step in the EIR process is the preparation of the Draft EIR. This phase takes several months as various technical studies will be completed (e.g., traffic, biology, cultural resources).

- The DRAFT EIR is made available for review and comment by the public and public agencies for a period of 45-days.

- Agencies and individuals are requested to submit comments in writing.

- The DRAFT EIR is anticipated to be available in December 2004.

Grantville Redevelopment Project
Program Environmental Impact Report

The following environmental topics will be addressed in the Program Environmental Impact Report:

- Land Use
- Transportation/Circulation
- Air Quality
- Noise
- Cultural Resources
- Biological Resources
- Geology
- Hazards and Hazardous Materials
- Paleontological Resources
- Aesthetics
- Water Quality/Hydrology
- Population/Housing
- Public Services
- Mineral Resources
- Alternatives to the Proposed Project
- Growth-Inducing Impacts
- Cumulative Impacts

Comment Form

Grantville Redevelopment Project
Program Environmental Impact Report
SCOPING MEETING

On the lines provided below, please list those issues or concerns you feel need to be addressed in the Program Environmental Impact Report for the Grantville Redevelopment Project. Please be as specific and detailed as possible so that the EIR may address all of your concerns or issues. If necessary, please attach additional pages. Once completed, please submit your written comments to: Mr. Tracy Reed, Project Manager, 600 B Street, Fourth Floor, MS 904, San Diego, CA 92101, fax: (619) 533-5250, email: treed@sandiego.gov. Your comments must be received by **August XX, 2004**.

Submitted by (please print):

Name:	Agency/business/group name (if applicable):
Address:	Phone number:
City/state/zip:	Date:

CITY OF SAN DIEGO GRANTVILLE MEETING

MODERATOR: The main purpose of tonight's meeting is to get public testimony from everybody, written and orally. Written is a lot easier for us to follow and we can, you know, follow what's written down. There are forms in the back that explain what's going on with redevelopment in that there is a form for people to fill out. I've already gotten three submitted to me so far. It explains what the environmental process is somewhat, what the purpose of the scoping meeting is and what items would be involved as part of the EIR. This has been noticed in the newspaper. Everybody that's on our mailing list got the public notice also and, like I said, this is the main process of starting off the environmental document that everybody hear's about the environmental document. So it's very important for you to come up and speak, say your name, fill out a speaker slip. Also fill out the form if you want to give us public testimony. It's the only type of meeting where you really get public testimony and this will be all transcribed from the tape and it will be part of the environmental document and Tim Gnibus is with Butler Roach Group, who is the one that's our consultant for putting together the environmental document. Tim's the expert on this.

MALE: Tim, before you get going, it's real important if you want to speak at different times, please (unintelligible) speaker slips with the Environmental Impact Report (unintelligible).

MODERATOR: And we've got the map up here so if somebody wants to come up and point to a certain location or something, we can kind of fine tune it.

TIM: Okay, thank you. Once again, my name is Tim Gnibus and I'm with BRG Consulting and we are the environmental consultant firm that is preparing the Environmental Impact Report that addresses the Grantville Redevelopment Project. I do want to thank you for being here. I know that some of you were here last month and there may be a couple new faces. I am going to go through the process a little bit again for those of you that weren't here last month, but, specifically, for tonight's meeting, it's a very focused meeting. We are trying to get your input as to what we should be looking at in the Environmental Impact Report. So, anything from specific issues related to traffic or maybe geology or biology, those kind of issues. So our purpose tonight is to get comments from you. We're also

looking for comments related to potential alternatives and other issues that we may not be anticipating right now in terms of the environmental scope.

I wanted to talk a little bit about the CEQA process and when I say CEQA, I'm saying the California Environmental Quality Act. From now on I will use CEQA, and it's spelled C-E-Q-A and I'll run through, in general, the process so you have a little bit more of a broader understanding of where we're going. This is the actual first step in the process. There are basically three major phases. There's the Notice of Preparation and Scoping Phase. There's a Draft EIR Phase and there's a Final EIR Phase. We are in the initial stages as Tracy said. We are trying to determine the scope of the document. That scoping process involves typically a scoping meeting. It also involves a notice called the Notice of Preparation. The Notice of Preparation is actually sent to public agencies, such as CalTrans and the Fish and Wildlife Service and perhaps adjacent jurisdictions to inform them that we are preparing an Environmental Impact Report for this project an we're soliciting their input as to concerns or issues that they see. The Notice of Preparation period is a 30-day long period and it's actually beginning tonight and is going to end on August 30 and, during that time, we will be receiving comments from the public and public agencies and we will be looking at those comments and we will be figuring out what else we need to look at in the Environmental Impact Report.

So after the close of the Notice of Preparation period, you won't see any activity related to the EIR until the draft EIR is prepared and right now, that's scheduled to be released in December of this year and it is a 45-day public review comment period where the document will be made available in a variety of fashions. Copies will be made available in local libraries, at the redevelopment agency. We will post it on the Internet and you'll have the ability to review the document and make comments as to the scope and the content and any issues that we may have overlooked or any other thoughts you may have as to the environmental impacts of the project.

What we will do is we will take all the written comments received on the draft EIR and respond to each one of those and that comes in two forms. We revise the draft EIR to respond to the comments, and we also specifically state a response to each one of the comments you may have raised and together we combine those elements and form what we call a final EIR and that's the last phase of the CEQA process. If we're going according to

schedule here, that document would be prepared sometime in about February of next year and that's the document that's forwarded to the Planning Commission and the redevelopment agency for their consideration as part of approval of this project.

So, and just a real brief description of an EIR. Some of you may have seen an EIR before and others have no idea what one looks like, but they're usually about this thick, several hundred pages. I have provided a list of the topics that we plan on analyzing in the document and each topic has its own section with a description of the setting of the environmental topic, potential impacts and then mitigation measures. We also look at alternatives to the project and we look at what we call cumulative impacts. We don't look at just this project by itself. We look at other projects that may be occurring in the area and what those effects may have on this project area. A good example with that is probably traffic.

So really that's a brief introduction to the process and what we would like to do is just encourage written comments foremost, but if you have any specific comments you want to give verbally, go ahead and do so and we are recording it. Actually, we have two tape recorders here to make sure we get your comments and also if you have any questions, I'll try to answer them for you and with that I think we can just go ahead and open it up.

MODERATOR: Right. Thank you.

MALE: Let's start with the (unintelligible) questions or issues (unintelligible) (THIS SPEAKER IS TOO FAR AWAY FROM THE TAPE RECORDER) in particular public comment and we'll allow three minutes on the public comment (unintelligible).

MALE: TOO FAR AWAY TO HEAR ANYTHING.

MALE: Yeah, I mean, I've gotten three comments, written comments sent to me, just for the record.

TIM: We have a total of five. We have a total of five letters so far.

MALE: TOO FAR AWAY AGAIN!!! they create an idea of what they might want to say, if you want (unintelligible).

TIM: Yes.

MALE: And what are the specific public services.

TIM: Public services are police, fire, emergency services, schools, parks and recreation, sewer, water, library.

MALE: On (unintelligible) description it makes reference to residential and (unintelligible) we don't have residential in our area so (unintelligible). To carry it one step further, even if they're working in the residential planning area, (unintelligible) whatever (unintelligible).

TIM: If it's, we will be looking at the community plan land uses so if there are areas that are zoned residential in the project area or adjacent to it, we might be looking at in terms of what land use compatibility.

MALE: I haven't gotten into details, but some of the commercial (unintelligible) as mentioned. It's already along Mission Gorge.

MALE: You have the land use is industrial. It's going to affect the air quality, noise, and so forth and so on, much different from (unintelligible) office, so how do you look at the land uses. This is (unintelligible) A, we got a bunch of different uses (unintelligible) so how do you segregate them when you have office buildings, industrial (unintelligible) impact.

TIM: And there's a lot of, I'll try to be brief here, but there are a lot of different types of air quality impacts associated with a particular use. Industrial might have well with any of the uses, the primary air quality impact is from traffic and so we look at different trip generation rates for each of the uses and calculate how many trips would be generated based on potential development and so industrial will have a different level of impact than commercial uses than whatever open space. That's one distinction. Then in terms of specific uses, if they are point uses, what we call point uses where we might have a smokestack or something, we have to take a closer look at those to see do any exist in the project area and what are the issues associated with those. We might contact the Air Pollution Control District to get historical data from them.

MALE: How about the (unintelligible).

TIM: Yes.

MALE: Are you asking that question (unintelligible).

MALE: And that is something that can be (unintelligible) even though the community (unintelligible) updated (unintelligible).

TIM: It may show up in the form of an alternative and it depends on what type of impacts were identified. The main goal of the alternatives is to reduce impacts so it depends on what the issue is. If we have a significant traffic impact perhaps we might be looking at an alternative land use that wouldn't concentrate more density around the trolley station or something like that. I'm just throwing that out there, I have no idea at this point.

MALE: Does that answer your question.

MALE: Do you work with (unintelligible).

TIM: Are you saying that they prepared one for the trolley station.

MALE: (unintelligible)

TIM: And that's the kind of comment we would like to hear because we can go find that document and look at it.

MALE: (unintelligible) years ago we went to the planning process, but (unintelligible).

TIM: Okay, thank you.

MALE: I guess another thing too that was helpful in another scoping meeting we did, like if you know any activity that happened. When we did one in the college area, people brought up that on this property here 20 years ago it used to be a gas station and there is records available for that, but in the college area we actually found two that the community identified that weren't on the county records. So those are other things that are pretty important to bring up or whatever is if you've got a historical nature of what may be transpired on the property 20-30 years ago it somehow may not have been recorded.

MALE: Have you heard from the (unintelligible) member about the new Alvarado (unintelligible) Mission Gorge (unintelligible) that is going to go through the commercial site (unintelligible)

and I just wonder if you have that built into your plans because the interchange as we initially envisioned it is not going to change. There's still going to be (unintelligible) Interstate 8 (unintelligible) exist; however, there will be a way for Alvarado connecting route (unintelligible) through that semi-industrial center (unintelligible).

FEMALE: (unintelligible)

MALE: I'm aware of it, I'm not sure Tim's aware of. Right, there is a proposal, I don't know who's if it is (unintelligible), CalTrans or both or even city transportation department that has looked at some ways to revise that intersection so that Alvarado Canyon Road doesn't have to kind of get on the offramp to get down to Mission Gorge, try to make that and that's a thing that I do know of, but I think it's also good that, Tim, that we need to do our research on that from who produced those sketches or schematics for that interchange and I've heard prices quoted on it too.

MALE: Do you know anything about that?

MALE: I'm not sure. I've seen it a few times (unintelligible) and I'm just not sure.

MALE: (unintelligible)

MALE: (unintelligible)

MALE: We'll do some research on that.

TIM: Great comment, we will research that and see who's planning it and how far along it is and how it fits in the context of what's going on here.

MALE: That project in and of itself is going to be (unintelligible).

MALE: Right, they do modeling as part of the whole traffic flow and I wouldn't say everything needs an EIR, but I guess something of that nature and that size and that cost probably (unintelligible).

FEMALE: Well, first off, I talked to you a little bit before the meeting about Friars Road and I-15 so that's one of the big concerns. I don't think that's even in the redevelopment area,

but it impacts as traffic backs up. Likewise, it backs up too on Fairmount at Fairmount and Mission Gorge. It backs up way back and which I imagine presents a problem for Kaiser employees when they're trying to even go home too as well as other people. Speed on Waring Road through residential areas, on Zion Avenue, on Twain Avenue. There are the theater streets, Princess View, these are all streets that are right in the heart of Allied Gardens where the speeds, we've had any number of traffic studies and police being out there taking the speed studies or catching speeders and they've been clocked at exorbitant speeds, so what's going to happen then. Do you correlate with the Police Department in getting some kind of documentation, the number of tickets on speeding and so forth that are going on in the area.

TIM: Typically, we wouldn't do that. We would be aware of it through comments, but some of it gets down to more the community plan level in terms of what the community planners envision for a certain street and how to treat it and those recommendations are shown in the community plan so we're looking at what we call level of service and which you mentioned the congested intersection and so forth, and typically we don't get into speed limit violations and how that's done because if there's a safety issue then that's might be where it's triggered I suppose.

FEMALE: Generally what happens when you get clogs on these main thoroughfares, they start coming up through the residential areas and that's what I was talking to you about and they start speeding through the residents, through the neighborhoods and that could be a very bad problem as far as safety is for children and even walking and so forth, bicyclists. Also another concern is Waring Road at the intersection right down near I-8 and Waring Road. That backs up in the morning a lot, trying to get on to I-8 and from Allied Gardens, I think everybody feeds from San Carlos (unintelligible) down there. (unintelligible) and that's another bad point right there. Also too, on the San Diego River Master Plan, I noticed is there going to be some kind of coordination there between the plans and bringing that into the CIR here so you're going to use their documents and so forth as far as.

TIM: We're hoping to, we don't know how far along they are with their data, but we're hoping to be able to pull a lot of that into the study.

FEMALE: Right because I had heard something about that at one

point they were looking into developers who were thinking about putting homes or houses and things like that along the river. That, again, causes, I don't know exactly where, but that would cause some kind of densification again for our area impacting our streets, our schools and so forth. And let's see, the last one is that you have a tank farm that's next to Qualcomm Stadium and that tank farm is a main polluter right there so do you take that data into consideration when you're looking at pollution levels here because they're a big contributor to this area.

TIM: Okay.

FEMALE: And last, but not least, when the Chargers are at Qualcomm Stadium, when they leave when everyone empties out of Qualcomm, they generally bypass Friars Road or try to and they head to Waring or if they don't make it to Waring and it gets too locked up, they again come up through the neighborhood trying to get out various ways, so again it would have to do with the impact of Qualcomm Stadium, which is also outside of this redevelopment area, but it impacts our area quite a bit and with traffic and so forth so that's another concern.

MALE: Diane (unintelligible).

DIANE: Yes, there were. I just wanted to mention that there's some square footage that's been added to the Kaiser Permanente Medical Center. It's all been permitted, but there have been 52 beds that were added in two stages and there's a little administrative building on Orcutt, right behind what's now Grab 'N Go, it used to Kentucky Fried Chicken, and there's been a bit of expansion at the Vandevere property, Vandevere and Riverdale.

MALE: Maybe it's a good idea for Tim.

DIANE: I don't have it off the top of my head, but I could get it.

MALE: Yeah, I think maybe it's a good idea for Tim to meet with you probably to get what all the uses and stuff and footage that Kaiser has to be able to get a really good handle on all those numbers. That's going to be a great resource for us to not have to go look through permits and stuff to figure out what the footage and uses are.

DIANE: We can get that easily and I don't know exclusively as a result, but there are some traffic and safety issues now

particularly as I have observed at Orcutt as it spills on to Mission Gorge Road right between Grab 'N Go and Bank of America and then there's a curb cut to access the Vons shopping center on Mission Gorge Road and they're just within feet of each other and there's an increased amount of traffic, cars using both of those egress and ingress particularly as they leave, it creates some risky and hazardous situations and then also we have studied, Kaiser Permanente has studied the feasibility of getting a traffic signal at the entrance one of the main entrances to the hospital on Zion, but it's been determined that it's too close to Crawford, but, again, any increases in traffic along Zion is just going to create additional safety hazards and risks for people trying to leave that and make right and left turns, but I'd be happy to get with you and get.

MALE: I mean, that's data that's.

DIANE: We have it easily.

MALE: I have a little concern about the area those (unintelligible) is between Zion and (unintelligible) Road on the opposite side of the street. There are single-family residences and apartments in that area and even though they are not (unintelligible).

MALE: I have a sort of general question. I understand this isn't a project so to have a project to build something you initially have to (unintelligible) and (unintelligible) building some things so we're not going to (unintelligible) traffic, is that correct?

TIM: If I understood you correctly. We take the existing setting and we look at what the existing conditions are today. That's our baseline, so that's what we (unintelligible) for traffic and then we project the development potential and project the traffic associated with that, that's the project and so we see where the project either creates another deficiency or increases an existing one so it's that.

MALE: How do you go about producing the development.

TIM: It's based on a community plan, plan uses.

MALE: But there is a mitigation monitoring plan as part of.

TIM: Yeah, well the second and maybe, the second part of your

question of there will be, this is a program EIR so there will be steps to follow for subsequent projects in the project area as they come forward and staff actually needs to make a determination that the project's consistent with the assumptions that are made from this EIR. Sometimes you might need to do a different type of environmental document and maybe it's not an EIR. Maybe it's a negative declaration or there's a new mitigation (unintelligible) or something that you couldn't foresee now that would need to be implemented as part of that specific project.

MALE: I'm just going to run off a couple of things if you don't mind.

MALE: Does it relate to this?

MALE: Yes. I have heard (unintelligible) so if I'm off base, you can tell me why (unintelligible). We've got the River Coalition, the River Conservancy, and they want to build a river park. If we're talking about redeveloping the area, (unintelligible) of the area, so wouldn't the concept of having the river park reduce the money that we're going to expect from this and sort of mitigate what you're trying to accomplish.

MALE: There's going to be a give and take.

MALE: You'll lose some of your.

MALE: Community plan says you have a certain buffer from habitat. Yes that's (unintelligible) of the land and community plan says you need a 100-foot buffer from habitat, then it comes down to where is the habitat line drawn, but yeah there is going to be a give and take.

MALE: At what point in time will the (unintelligible) boundary between the golf course and the Federal property and (unintelligible).

MALE: Eric, excuse me, could you kind of project a little bit down this way, because we have idea what you're talking about.

MALE: The question was we have a slightly uncertain boundary with the golf course and Federal property and the (unintelligible) property so I'm just wondering at what point in time we will know the answer to that.

MODERATOR: Well I think the biggest question there is the direction we're going right now, we're including two parcels that Federally owned that are part Admiral Baker and one private parcel that appears to be part of Admiral Baker. That's the direction we're going on right now and I don't know about who owns what, how that will be resolved, but our direction right now is that what we're leaving in is those private parcels.

MALE: We have to know the answer to that question before we can finish.

MODERATOR: Right, yeah, I know the Navy's doing research and we're going to be doing additional research, but two of those, yes, the part that are owned by the Feds. There's a third parcel that appears not to be part of the Federal land.

MALE: But we're not sure. My point is are we going to know from this preliminary plan, from the draft EIR, we'll certainly have to know by the end.

MODERATOR: Right, probably what we do the next big step is the preliminary report and by then we have to have more identification regarding ownership.

MALE: So you know who's (unintelligible).

MODERATOR: Yeah.

MALE: So regarding the quarry property, we've got these big settling ponds. Could you describe what's going to happen to them and how your process is going to treat that. I don't know what the existing land use is for settling ponds, but it was created fairly recently, but what's going to happen, is there an answer to the what's going to happen question. Can you describe what's going to happen.

TIM: I'm not sure if I know either. I imagine, I'm not aware of the settling ponds and obviously I think in water quality and hydrology and biology there so.

MALE: (unintelligible) those ponds were typically (unintelligible) the land use was allowed by zone (unintelligible).

MALE: Don't they have to have a reservation plan as part of their extraction plan.

MALE: It depends on when the permit was issued.

MODERATOR: If it's a current permit, it does have to have a state approved (unintelligible). The City actually (unintelligible). If it's an older permit that's not necessarily (unintelligible).

MALE: We've heard that the Superior Ready Mix wants to develop the western part of their property sooner rather than later and the eastern part, the active quarry, will (unintelligible) 10, 20, 30 years. Is what we know is Superior's current plan to do the development is that going to figure in to this (unintelligible). Is that going to be addressed.

TIM: To the degree that we were aware of them. We will try to address those.

MODERATOR: The community plans to address that of what it is now and what it would be in the future and how it recommends those steps and that's what we'll be looking at.

MALE: Can I ask one of you a question? Are you guys looking for a rezone at that (unintelligible).

MODERATOR: Don't know yet. We are in the very early stages of figuring out what to do because now we're not satisfied or happy with how it looks with the (unintelligible), but we're just beginning the process.

MALE: So it sounds like you're not far enough along to (unintelligible).

MODERATOR: (unintelligible)

MALE: Because if they're going to rezone it, then.

MODERATOR: I know but like I said, we'll do some more research within the community plans that I think the community plan does talk about current and future land uses, but not in detail, not as in it should be this commercial zone or this industrial zone. It may say this should be industrial zone with this purpose and then we'll look at, it's the land use vs. zoning maybe be inconsistent sometimes in those cases you may have an agricultural zone as a holding pattern for the mining operations, but the community plan states that down the road it

can become industrial, light industrial, but it doesn't specify the zone timing. Does that make some sense.

MALE: (unintelligible)

MALE: (unintelligible) planning the future, so by him knowing about the road (unintelligible) support is that are you talking about later, (unintelligible) about these things (unintelligible).

MODERATOR: Yeah, it helps to know what's going on and what's been looked at or what hasn't been looked at or what's been brought up because it can put into the traffic modeling, it can be put into flood control planning. If something's all of a sudden it can be completely turned from earth to concrete then you've got a drainage problem. One of the things that I know is that the culvert under Fairmount and Mission Gorge there's been some documentation done that there needs to be an extra culvert there when we do get the floods. Some of the channel has been, the bottom has been concreted in upstream, but downstream is riffraff and it makes a sharp turn so those types of things, they're going to be put into it as part of the modeling for the water flow and stuff like this.

MALE: (unintelligible) future, (unintelligible) right here, right now.

MODERATOR: That's going to be somewhere in the alternatives too is the future.

MALE: So we have alternatives in the plan.

MODERATOR: Right.

MALE: I just (unintelligible) I think the future does have to be studied particularly as (unintelligible) traffic and circulation that from a redevelopment perspective to me that's very important money flow into that area and so whether it be the roads that are (unintelligible) community plan or capacities that are needed to fill the community plan objectives. I don't which way that works. (unintelligible) to comment. But there's got to be some (unintelligible) to traffic engineering. The other issue (unintelligible) kinds of things, we need to be studied with an eye towards the community plan (unintelligible) so the study, there has to be some correlation as to what it is today.

MODERATOR: Right, like I know one of the thing's that interesting, supposedly this week they were supposed to go to planning commission with the (unintelligible) plan, drafts from the (unintelligible) plan is supposed to go to planning commission this Thursday and it's been postponed for some reason and from the preliminary it's out on the website and I haven't been able to look at it, but one of the things I read in the papers or documents was that as you channelize things and reduce the width, that increases the flow rate and so forth and so on.

END FIRST TAPE

TAPE 2

MALE: (unintelligible) solve all the problems. (unintelligible) but instead it's a study of this could be well (unintelligible) complaints. It's intended to generate a certain amount of revenue, which is in turn intended to be reinvested in the community and that (unintelligible).

MODERATOR: Right, typically in a community plan you have a list of CIP projects that you want to do, which you would fold into the implementation plan, five-year implementation plan after the redevelopment plan is adopted. In this case, we may be taking things out of the EIR, alternatives of same in the implementation plan, here's an alternative that should be in the five-year plan.

MALE: (unintelligible)

MODERATOR: And we're going to be taking alternatives and putting it in the five-year implementation plan and saying, we're going to improve this intersection within year two or three or when something takes place.

MALE: (unintelligible)

MODERATOR: All right, let's move over to public comment. Again, if you would keep your time to three minutes, we would greatly appreciate it.

MODERATOR: It might be better for them to come over here since we have the tape recorder.

TIM: That will work. Turn that around there.

(fixing tape recorder in the room--men just talking about that--not worth transcribing)

MODERATOR: First up, Art Sloan.

MALE: I'll submit the comments in writing.

MODERATOR: Okay. Next Charles Little.

CHARLES LITTLE: My name is Charles Little and I'm 5975 Fairmount. I want to ask a question and that may be to cut to the chase here. On this draft preliminary plan, is this something you will follow to come up with this so-called EIR?

MODERATOR: Yes.

CHARLES LITTLE: Per se. Because there's things I see in here, the replanning which they've talked about, but you're not going to really change anything in our overall planning, I wonder about that, improved traffic flow, parking. For example now, I want to tell you something of what's happening I've told you before about what happens on Mission Gorge Road. They come off on Fairmount. There's a red zone right after you come off and then it narrows down to one lane after you get through. You come through there. They've got truckers that are parked in that red zone. Cops do nothing about it. You've got a left turn lane same thing and the (unintelligible) that street uses that and truckers use that for their loading zones to unload and load vehicles.

TIM: What street to what street?

CHARLES LITTLE: From Mission Gorge to (unintelligible). On Fairmount. The other thing is one day I caught a policeman over at the post office and tried to ask him about why this happens. You also see it on Mission Gorge Road and you see it frequently on Mission Gorge Road and I asked him about it. Why in the hell don't you guys do something about that. He kind of it was almost like somebody's telling them don't mess with them. He says to me, "Where well else are they going to park? That's not my problem." Though we have enough problem on those streets with just the normal flow of traffic and then we got a police force that is not enforcing the laws. You go on up 20, there's red zones there by the store. You go by there and the same damn thing's happening because you see these trucking companies that

are loading and unloading vehicles so you can do all these things, but if we don't have a police force that's working to take care and enforce the laws, where are we. There's many things in here and I'm going to write you another letter, but, for example, one of the things you talk about in here is providing affordable housing. Where have we got that planned? And replacement of public improvements. You haven't done anything on that since we've been in this. And the restoration of waterways. Is that a city function? It didn't sound to me like it was. And the other thing that worries me as I listen to this, it sounds to me that part of this EIR is going to be word of mouth instead of real facts and that bothers me.

TIM: I don't think that's true of an EIR because it's.

CHARLES LITTLE: Well we shall see when we shall see. But it's like this stuff in here somebody took this off of a computer to tell a friend without any thought of what we're talking about. The other thing I'd be curious about is when we're going to find out that all these costs are running up because I know we borrowed $125,000 to start with and I'm damn sure that's gone through by now, so we should get an update on that once in awhile. Thank you for putting up with me.

MODERATOR: Next comments (unintelligible).

FEMALE: My concern is traffic and safety. With all future roads closed, how are you going to take care of and accommodate increased traffic. We need a reality check for the safety of the residents and businesses. More cars and no roads is not going to give you a balanced equation. I'm very concerned about the safety. Safety. Safety.

MODERATOR: Thank you. Next (unintelligible).
MALE: I want to address a problem that we have here in the wintertime. As you know, we get heavy rains and we get not so heavy rains in the season. I've been in this neighborhood for about the last 40 years and there's never been a time in the wintertime that San Diego Mission Road hasn't been closed and in the period of heavy rains that can be closed up to three weeks and we need to address because I use it all the time to leave this area so I don't have to get on that freeway and I know a lot of other people do too, but in the wintertime, it really (unintelligible). I think in 1979, two people were drowned, they were swept off San Diego Mission Road on their way to the church, the Mission, and that water was probably about 5 feet

high and they tried to drive through it. In the ERA we should address that somehow. Maybe a little bridge. Oh also, I was, at one time on the statement down here, there was a proposal and $5 million set aside to build another outlet across the San Diego River over to Camino del Rio North, how come we haven't done that to help relieve this traffic.

TIM: I guess I know too much sometimes, but the cost went up excessively. It was actually to a hearing about 1-1/2 years ago and decided not to put the link in for environmental and cost reasons. It was in the Mission Valley plan.

MALE: It should would help us out in the Mission Gorge redevelopment area if we had that bridge and solve quite a bit of that freeway problem.

TIM: I understand, it was in the plan and that's what the modeling (unintelligible).

MALE: I tell what, if you can take it back to the powers that be (unintelligible). Thank you.

MODERATOR: (unintelligible)

MALE: (unintelligible) teacher. My main concern I have a lot of concerns about traffic, which is a big, big problem, but my main concern is air quality because we get a tremendous breeze along Mission Gorge coming this way towards the south so that we did not and we've lived here 40 years, we have not had to put air conditioning in until 5 years ago and because you get that breeze and it comes up in the afternoon and evening. My concern is that whenever the industrial business development comes along and (unintelligible) the river, you will block that not only on Mission Gorge but I think even people up the hill get it (unintelligible) and so I agree that (unintelligible) about blocking (unintelligible).

MODERATOR: Can I get your name?

FEMALE: Anne Lee.

TIM: Thank you guys for providing your comments and we'll encourage you to submit written comments if you didn't speak tonight and, like I said, we will take all of those into consideration and conducting our next steps and study and the last point is that the comment period ends on August 30 so

there's still some time if you have additional comments you want to make, please feel free to do so. Thank you.

MODERATOR: And the form will, hopefully, be by the end of this week or at least by the start of next week will be on our internet site so if you know people who weren't here and didn't get a copy of the form, they can print it off the website.

MALE: Okay, great.

MALE: (unintelligible)

MODERATOR: Okay, old business done. (unintelligible)
FEMALE: In the preliminary draft preliminary plan on page 4 of that plan, they talk about the area where sub areas P and some of the problems and divisions that we're proposed to (unintelligible) redevelopment included deterioration and dilapidation in that area (unintelligible) dilapidated, (unintelligible).

TRACY: Well I mean, that will come out as part of the plan.====

MALE: Yeah I would just like to point when we do those minutes, I think the minutes from the past all the meetings have been very brief and as a result don't really reflect accuracy of what has transpired at the meetings and so I'd recommend that all the meetings should be tape for accuracy purposes but I'd like to point out --

I STOPPED TYPING HERE AS THIS DID NOT SOUND LIKE PART OF THE MEETING THAT YOU NEEDED.

RECEIVED
SEP 13 2004
BRPD

Comment Form

Grantville Redevelopment Project
Program Environmental Impact Report

SCOPING MEETING

On the lines provided below, please list those issues or concerns you feel need to be addressed in the Program Environmental Impact Report for the Grantville Redevelopment Project. Please be as specific and detailed as possible so that the EIR may address all of your concerns or issues. If necessary, please attach additional pages. Once completed, please submit your written comments to: Mr. Tracy Reed, Project Manager, 600 B Street, Fourth Floor, MS 904, San Diego, CA 92101, fax: (619) 533-5250, email: treed@sandiego.gov. Your comments must be received by **August 30, 2004**.

We strongly believe that the Environmental Impact Report should address future zoning and use changes that will occur once the Redevelopment Project is adopted. Community Plan amendments will occur. We see the City of Villages Opportunity Areas Map (Action Plan Appendix A) as adopted in the General Plan as a guiding document for future Community Plan amendments as well as for Environmental Impact Report Scoping.

(OVER)

Submitted by (please print):

Name: William A. Berwin	Agency/business/group name (if applicable): Mission Corporate Center
Address: 6160 Mission Gorge Rd. Mail: 7238 Carrizo dr	Phone number: (858) 456-3880
City/state/zip: La Jolla, CA 92037	Date: 9/8/04

Redevelopment Agency
600 B Street, Suite 400, MS 904 • San Diego, CA 92101-4506
Tel (619) 533-4233 Fax (619) 533-5250
Community and Economic Development
www.sandiego.gov/redevelopment-agency/grantville

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Referring To 6-28-04 Draft Preliminary Plan
Promote a variety of Land Uses? Improve Traffic Flow, Parking Services.
Replanning Redesign
Street design
Replanning and Land Assembly. This Sounds like Condemnation Thru
Eminent Domain
Replacement of Public Improvements and Facilities
Provide Affordable Housing. Restoration of Waterways Reduction of
urban runoff.
The above has some merit, however The how can These be done Needs
to be Addressed in The EIR.
Traffic Circulation certainly Could NOT have been addressed in a
EIR for The Remodeling of Cush Hardware or The Building of
Home Depot + Sav ON Drugs. If it Was looked into We should
require Someone who can see To look in To The problem For This EIR.

(OVER)

The EIR Should examine how we can proceed with The redevelopment
Project when much of The area will be effected by The Citys River Task
Force Master Plan, A outdated Navajo Community Plan Should be updated
Before The Redevelopment Project Spends more of our Money.
Yes IT IS Our Money We Taxpayers.
Much More Needs To be Addressed But This Could be
a Start.

LChuck@SpryNet.com
619 5631808
Charles E Little
PO Box 600190

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The Concern is that Fenton Development is paying to have its employee as the chairman of the advisory committee so it can use eminent domain once redevelopment is approved to build a shopping center on the other side of Mission Gorge from Home Depot. Mission Gorge's traffic problem is largely due to Fenton's Home Depot shopping centerand the rumors are that property will be taken through eminent domain to expand Mission Gorge so Fenton could build that other shopping center. It appears that Tracy Reed has full knowledge of this plan. We would like your comments in writing and posted on your web site. Our position is that you should be recommending that any proposed project should resolve any traffic congestion problem without the use of eminent domain.

(OVER)

Submitted by (please print):

Name: House of Cars	Agency/business/group name (if applicable):
Address: 6101 Mission Gorge Rd. San Diego, CA 92120	Phone number: C/O Arthur Sloane 619 237 0689
City/state/zip: San Diego, CA 92120	Date: July 27, 2004

Redevelopment Agency
600 B Street, Suite 400, MS 904 ◆ San Diego, CA 92101-4506
Tel (619) 533-4233 Fax (619) 533-5250
Community and Economic Development
www.sandiego.gov/redevelopment-agency/grantville

FROM : Panasonic FAX SYSTEM PHONE NO. : Jul. 27 2004 03:58PM P1

Comment Form

Grantville Redevelopment Project
Program Environmental Impact Report
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(1) There should be limitations on size of a proposed Redevelopment project i.e. - limitations should have been imposed on the multi-level/multi-unit apartments across from Fenton Plaza

(2) How can circulation be improved when all roads in the Community plan have been stopped i.e. Navajo Rd. Extension, Jackson Dr. and Princess View to Tierrasanta Blvd.

(3) We already have numerous sites along the S.D. River that are considered California Hot Spots. How will air quality be improved if they are allowed to remain and traffic increases in our area.

(4) Why is there such opposition to single family homes? The only plans developers seem to entertain are multi-level apartment complexes? Density given rise to more traffic — how can this be justified in the EIR?

Submitted by (please print):

Name: Marilyn Reed	Agency/business/group name (if applicable):
Address: 6266 Seaman St.	Phone number: (619) 286 6578
City/state/zip: S.D., CA 92120	Date: 6/28/04

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Grantville Redevelopment Project
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Bill Berwin representing Mission Corporate Center 6160 Mission Gorge Blvd. We would like to see the EIR account for a possible community plan amendment allowing mixed-use zoning in and around the new trolley station.

(OVER)

Submitted by (please print):

Name: William A. Berwin	Agency/business/group name (if applicable): Mission Corporate Center
Address: 7238 Corrizo dr	Phone number: 858-456-3880
City/state/zip: La Jolla CA 92037	Date: 7/20/04

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Traffic Circulation
The intersections North Highway 8. Where Fairmount Ave, Mission Gorge Road, Camino Del Rio N and Alvarado Canyon Road Converge. This is and for a very long Time as been a Traffic horrow story.
Each Time The City Allows Remodel or New building They Add To The problems.
If This Redevelopment Project Proceeds The added Traffic Will Surely Make The problems much greater.
The lights are NOT Coordinated in any Manner.
Mission Gorge Road and Fairmount Ave Have left Turn lanes, however The Auto Transport Trucks use Them To unload and load Auto's. The Curbs That are Painted red are also used for Parking areas for loading and unloading.

A EIR Report Will be Very Interesting To see and Read

Submitted by (please print):

Name: Charles Little	Agency/business/group name (if applicable):
Address: P.O. Box 600190	Phone number: 619 563 1808
City/state/zip: San Diego CA 92160-0190	Date: 6/29/04

Comment Form

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DIFFERENT DESIGNS @ MISSION GORGE RD + 1/4 MILE NORTH TO CORRECT TRAFFIC

IMPACT OF INSTALLING / NOT INSTALLING FAIRMONT EXTENSION

FLOODING AT MISSION GORGE & & POSSIBLE IMPROVEMENTS, OBJECTIONS OF OTHER GOVERNMENTAL AGENCIES CITIES ON GOING RESPONSIBILITY IGNORED.

HOW TO BEST TREAT OUR NEW NEIGHBOR, THE TROLLY STATION + IMPACT OF ITS RIDERS COMING TO GRANTVILLE AREA & WHAT TYPES OF BUSINESSES & SERVICES WILL BEST SUIT THEIR NEEDS

Submitted by (please print):

Name: DAN DALLENBACH	Agency/business/group name (if applicable):
Address: 6136 MISSION GORGE RD #230	Phone number: 619-283-0588
City/state/zip: SAN DIEGO, CA. 92120	Date: 6/29/04

Comment Form

Grantville Redevelopment Project
Program Environmental Impact Report
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On the lines provided below, please list those issues or concerns you feel need to be addressed in the Program Environmental Impact Report for the Grantville Redevelopment Project. Please be as specific and detailed as possible so that the EIR may address all of your concerns or issues. If necessary, please attach additional pages. Once completed, please submit your written comments to: Mr. Tracy Reed, Project Manager, 600 B Street, Fourth Floor, MS 904, San Diego, CA 92101, fax: (619) 533-5250, email: treed@sandiego.gov. Your comments must be received by **August XX, 2004**.

Health & Safety is our most important concern. Our Health & Safety is seriously impacted by the traffic problem at Mission Gorge Road, Fairmont Avenue, Alvarado Canyon Road & Highway 8, and the flooding on Mission Gorge Place and Mission Gorge Road.

Upgrading or re-developing a property under the current situation is not financially practical or profitable for a property owner or a business owner.

The land use constraints are a major obstacle to fixing anything.

SEE ATTACHED.

Submitted by (please print):

Name: Daniel Smith	Agency/business/group name (if applicable): Advisory Committee Member
Address: 6136 Mission Gorge Rd	Phone number: 619 2835557
City/state/zip: San Diego CA 92120	Date: 7/10/04

#230

Below are responses to statements made in the project report.

Page 11, Item #VI – Attainment of the purpose of the law:

Flooding at Mission Gorge, Fairmont Ave., Hwy 8 from urban runoff from SDSU, La Mesa by way of "Alvarado Creek" causes the flooding of San Diego Toyota, Mission Gorge Place and Mission Gorge Road. Only the San Diego River is mentioned as a flood source of water. Alvarado creek at the new trolley station, etc. has been a big problem for years. The City, MTB and others, has done maintenance of the drainage ditch in the past but not for the last few years. The piping under Mission Gorge Road and piping within 300 feet east of the Mission Gorge Road is not working.

Page 1, Item #I:

Paragraph 1 - Purpose and Intent: "Promote a variety of land uses"

Paragraph 2: "CRL" controls redevelopment activity" "The planning.....
C. replanning

Paragraph 8: "A redevelopment plan provides the framework to implement activities, including land uses, density, etc.

Page 2, Paragraph 9-10, "planning, redesign, etc.

If no land uses changes are adopted as part of the establishment of the redevelopment project then no redevelopment will occur. It is vital that land use regulations changes needed be within the project text.

The lacking of adequate zoning code enforcement is a major problem for the area. If enforcement of zoning were successful then the area would have far less problems with parking, sign clutter, right of way, and encroachment. The area needs the cities enforcement arm now and in the future to eliminate many problems along Mission Gorge Road especially.

The Navaho Planners and other planning groups in the area must begin the process of amending the over burdensome land use regulations put upon the community. The CPI0Z Community Plan implementation overlay zone must be removed from the area.

Page 4, Item #III – Background:

B Contains a general statement of land uses, building intensities. What are the proposed densities and intensities referred to here?

This general statement should I say that the CPI0Z should be removed from the areas land use regulations. The general statement and accompany map is needed to designate the areas of transit orientated development, high density, mixed use.

Page 5, Item #IV, 2nd paragraph: Conformance:

Again the community plan needs to be amended to promote "redevelopment".

Page 6 – 3rd Paragraph:

Absolutely, the Navaho plan needs amended. Commercial/industrial property owner needs to be spoken of in this report. not just the residents. The commercial/industrial property owners are affected by the lack of zoning code enforcement has done more to adversely effect the areas than has the development. There have been only a few new buildings in the area in the last 10 years.

Page 6 – 5th Paragraph: Community plan implementation overlay zone.

This paragraph miss states what the community attempted to address in 1989. The CPI0Z was a land use regulation pushed down the throats of property owners by the cities planning department when the no growth proponents were at city hall. We fought this for over 2 years. This is the single most distinctive element of the land use regulation. It must go.

Page 7 – 2nd paragraph: Mission Valley East light rail transit project.

The trolley station location was intended to create the transit-orientated development. The statement that it is "Likely to bring re-use proposals near the statement is a understatement. The project should state that high density near the station with mixed use is the goal of the project.

Page 7 – 4th Paragraph: Goals & Objectives:

The Navaho plan was last updated when the city had a moratorium on development and was anti growth. They were successful in stopping growth in Granville with the CPI0Z. Their goal was implemented. We need to do a 180 to assist and promote redevelopment.

Page 8 – 3rd Paragraph:

How do we match the appearance and character of Industrial use with the community and residential area. Are we describing a building style, colors or what?

Page 10 – 5th Paragraph:

General statement – We must propose these changes now as part of this project.

Page 12, Item #VIII:
This is an incorrect statement; there are residential uses within the project area. Also residential use should be permitted in the project area.

I. Purpose and Intent of Redevelopment in the Grantville

The San Diego Redevelopment Agency is pursuing the Grantville Redevelopment Plan ("Redevelopment Plan") to promote a variety of land uses, improve traffic flow, parking and services which would eliminate physical and economic blighting conditions.

California Community Redevelopment Law (Health and Safety Code Section 33000 et. seq.) ("CRL") controls redevelopment activity. Redevelopment is defined pursuant to Section 33020 of the CRL as "the planning, development, replanning, redesign, clearance, reconstruction, or rehabilitation, or any combination of these, of all or part of a survey area, and the provision of those residential, commercial, industrial, public, or other structures or spaces as may be appropriate or necessary in the interest of the general welfare, including recreational and other facilities incidental or appurtenant to them." Redevelopment also includes the activities described in Section 33021 of the CRL which comprise the following:

a) alteration, improvement, modernization, reconstruction or rehabilitation, or any combination of these, of existing structures in a project area;

b) provision of open space and public or private recreation areas; and

c) replanning or redesign or development of undeveloped areas in which either of the following conditions exist:

   1) the areas are stagnant or improperly utilized because of defective or inadequate street layout, faulty lot layout in relation to size, shape, accessibility or usefulness, or for other causes; or

   2) the area requires replanning and land assembly for reclamation or development in the interest of the general welfare because of widely scattered ownership and other reasons.

A redevelopment plan provides the framework to implement activities to alleviate blight in a proposed project area. Before the adoption of a redevelopment plan, a preliminary plan is prepared to select the proposed boundaries of a project area, establish compliance with the city's general plan including land use, density

and building intensities, and describe impacts on residents in the area and its surrounds.

The purposes of the CRL would be attained by the proposed adoption of the Grantville Redevelopment Plan. Redevelopment would achieve the purposes of the CRL by:

- eliminating physical and economic blighting conditions;
- replacement of obsolete and deteriorated public improvements and facilities;
- rehabilitation of commercial and industrial structures;
- planning, redesign, and development of areas which are underutilized;
- participation of owners and tenants in the revitalization of their properties;
- providing affordable housing;
- restoration of waterways along and reduction of urban runoff; and
- revitalization of commercial and industrial districts.

II. Selection of the Project Area

On March 30, 2004 the San Diego City Council ("City Council") designated the Grantville Redevelopment Survey Area by Resolution No. 299047. From that survey area, proposed Project Area boundaries were selected for further study and analysis.

The boundaries of the proposed Grantville Redevelopment Project ("Project Area" or "Project") are as shown on the Redevelopment Plan Map, attached hereto as Exhibit A. The area proposed for inclusion in the Project is approximately 831 acres in north eastern portion of the City of San Diego ("City"). The Project Area is primarily within the Navajo Community Plan (82%) as well as the Tierrasanta (18%) and College Area Community Plans (less than 1%) and is described as follows.

Subarea A Primarily comprised of commercial, office, and light industrial uses; Subarea A includes parcels north of Interstate 8 between Fairmount Avenue and Waring Road. The northern boundary includes parcels on both sides of Friars from Fairmount to the four corners of Zion Avenue and Mission Gorge Road.

Community Park with other community services such as the Edwin A. Benjamin Library, Lewis Middle School, and two churches.

Existing development includes commercial, industrial, and office/professional structures. Problem conditions that are proposed to be addressed through redevelopment include deterioration and dilapidation, defective design, substandard design, incompatible uses, constant flooding, soil contamination, urban runoff, traffic circulation, inadequate lot size, depreciated/stagnant property values, impaired investment, retention of neighborhood/community serving commercial centers , and low lease rates in portions of the Project Area.

III. Background

The City Council adopted Resolution No. R-147378, on May 6, 1958, creating the San Diego Redevelopment Agency ("Agency") for the purpose of pursuing redevelopment activities in the City pursuant to the CRL. The Agency is authorized by the City Council to implement redevelopment plans within designated redevelopment project areas throughout the City.

Adoption of the Grantville Preliminary Plan is the second step in the formation of a project area in accordance with the CRL. The first step was the selection and adoption of the Grantville Survey Area. After a public review and comment period, Planning Commission meetings and a joint public hearing of the Agency and City Council the redevelopment plan would be adopted.

Section 33324 of the CRL states: "A preliminary plan need not be detailed and is sufficient if it:

a) Describes the boundaries of the project area;
b) Contains a general statement of land uses, layout of principal streets, population densities and building intensities, and standards proposed as the basis for the redevelopment of the project area;
c) Shows how the purposes of this part would be attained by such redevelopment;
d) Shows that the proposed redevelopment conforms to the master or general community plan; and

e) Describes, generally, the impact of the project upon residents thereof and upon surrounding neighborhoods."

IV. Conformance with the General Plan and Affected Community Plans

The City of San Diego has adopted a General Plan Map as the Land Use Element of the General Plan. This map illustrates the location of residential areas, commercial activity, industrial development, public facilities, the alignment of the transportation network and the open space/park system. This map indicates only those land uses of regional or city-wide significance and its locational designations are advisory only. The fine detail often seen on planning maps is included in the City's community plans which have been developed for specific areas throughout the city. These community plans provide land use guidelines for property within each plan area. The proposed Project Area falls primarily within the Community Plans of the Navajo Community Planners, with a minor area within the Tierrasanta Community Plan. The only exceptions are the southern portions of the Interstate 8 interchanges at Fairmount Avenue and Waring Road, which are in the College Area Community Plan. Both of these areas are California Department of Transportation ("Caltrans") right-of-ways and were included for possible traffic improvement purposes, which are subject to Caltrans regulations.

All redevelopment activities will need to conform to the pertinent Community Plan and the approval process for activities covered by the pertinent Community Plan. Additionally, the San Diego River Task Force is developing a Master Plan for the San Diego River, which is expected to be completed in late 2004. The following discussion summarizes portions of the San Diego River Master Plan and Community Plans that are relevant to the proposed redevelopment project area and implementation activities.

The Navajo area is located in the easterly portion of the City of San Diego and includes the neighborhoods of Allied Gardens, Del Cerro, Grantville, and San Carlos. The Navajo area is approximately 8,000 acres in size and is bounded on the north by Mission Gorge Road, on the east by the cities of El Cajon and La Mesa, on the south by Highway 8 and on the west by the San Diego River channel.

Navajo is developed predominantly as single-family communities with significant open space dedicated to recreational uses such as: Mission Trails Regional Park and Lake Murray. All properties in active residential use are excluded from the Grantville redevelopment project area boundaries. The Grantville community, the primary focus of redevelopment is the main entrance into the Navajo area as well as the area's employment and retail center.

The Grantville community presents a dual visual image. The commercial and industrial development along Mission Gorge Road has impacted adjacent residential development with overflow on-street parking and traffic congestion for residents attempting to enter and exit the entire Navajo area.

THE NAVAJO COMMUNITY PLAN

The Navajo Community Plan was adopted in 1982 and was intended to regulate development until 2000. It is anticipated the plan will need to be amended to address its expiration, possible re-use development near the Grantville trolley station, and to accommodate restoration and potential reuses along the San Diego River. Since 1927, sand and gravel extraction activities have been taking place over a 420 acre site on both sides of the river.

The area has been impacted by commercial and industrial development along Mission Gorge Road. Traffic congestion in this area is related to the uses, age, and inadequate design of development along Mission Gorge Road, which is the primary road connecting the community with Interstate 8. Residents of the community wish to preserve the well-maintained single-family character of their neighborhoods, as well as retain a high level of neighborhood/commercial serving retail. In addition, residents are concerned with relieving traffic congestion and the deteriorating building conditions along commercial and industrial areas of Mission Gorge Road.

Community Plan Implementation Overlay Zone (CPIOZ)

Revitalization of the commercial/industrial corridor is an issue the community attempted to address in 1989, by adoption of the Community Plan Implementation Overlay Zone (CPIOZ) as an

amendment to the existing Navajo Community Plan. There are three CPIOZ categories (commercial, industrial, and residential) that regulate design standards, such as building height, roof treatments, streetscape, building setbacks, parking and other criteria.

Mission Valley East Light Rail Transit Project

In 2002, the Navajo Community Plan was amended to coordinate the Circulation Element with development of the Grantville trolley station. The completion of the trolley extension through Grantville is likely to bring re-use proposals near the station, which may require a community plan amendment to implement.

San Diego River Master Plan

The City of San Diego's River Task Force is developing a Master Plan for the San Diego River and surrounding areas of up to one-half mile on each side, extending from the mouth of the River to border with the City of Santee. The Master Plan will address recreational opportunities, wildlife habitat conservation, and restoration. The full implementation of the San Diego River Master Plan may require a community plan amendment to be fully implemented.

Goals and Objectives

The Navajo Community Plan established goals and objectives to guide the growth and revitalization of the Navajo area. The formulation and adoption of a community plan is only the first step in a two-step process. The second and equally important step is the implementation of the goals, objectives and recommendations of the Community Plan. Some of the goals and objectives contained in the Navajo Community Plan that are relevant to the proposed redevelopment Project Area Include:

Transportation

- Address substandard level of service for vehicle movement along Mission Gorge Road.

- Complete the extension of the Mission Valley Light Rail Transit Lane to serve the College Area Community.

Commercial Revitalization

- Continue the ongoing efforts to revitalize the commercial areas along Mission Gorge and Waring Roads.

- Promote interest and commitment by local businesses and the community-at-large in the revitalization of all commercial areas of the community.

Industrial Revitalization

3

- Ensure that the appearance and character of industrial uses are compatible with the character of the surrounding commercial and residential areas.

- Develop a circulation network that will provide for less congested access to the Grantville industrial area.

San Diego River Revitalization

- Continue the ongoing process to complete San Diego River Master Plan.

- Ensure that future development along the San Diego River is designed to minimize impacts to this sensitive resource.

Economic Restructuring and Reinvestment Goals:

- To enhance Grantville's commercial corridors as neighborhood and community oriented shopping and employment centers.

- To improve accessibility of employment centers within and outside the community.

Utilities

Undergrounding of electrical distribution lines and telephone lines along major streets is jointly financed by the City and SDG&E. Priorities for undergrounding are based upon amount of traffic, congestion of wires, and major scenic routes. The plan recommends continuation of the undergrounding of overhead lines, and recommends that guidelines be established for the timely removal of utility poles once underground facilities are in place.

Parking

As a result of historical development patterns, changed demographics and current parking needs, the Grantville community faces problems with the quantity, location and safety of its existing parking supply. Many of the older, predominantly commercial and industrial areas were developed with parking standards that were appropriate for the early twentieth-century, but do not meet current demands. Furthermore, the existing parking supply of many projects is found to have inadequate configuration for its location and is unsuited to the needs of current businesses.

Code enforcement

THE TIERRASANTA COMMUNITY PLAN

Approximately 130 acres of sand and gravel operations fall under the jurisdiction of the Tierrasanta Community Plan (page, 54), which was adopted in 1982. The sand and gravel processing area is isolated from the Tierrasanta community at its southeastern corner and can only be accessed from Mission Gorge Road. The Tierrasanta Community Plan designates the site as open space that should be acquired by the City for inclusion in the Mission Trails Regional Park, once extraction operations have ceased and any other use of this site would require an amendment to the Tierrasanta Community Plan (page 56, #9).

It is anticipated that the Open Space Element of the Tierrasanta Community Plan may need to be amended at the conclusion of extraction activities if there are not available funds to acquire this site for open space purposes. The Open Space Element states, "Designated open space areas which are not to be acquired by the City should be allowed to apply the adjacent residential density for development purposes" (page 55, #2).

V. General Statement of Proposed Planning Elements

As a basis for the redevelopment of the Project under consideration, it is proposed that uses be permitted in compliance with the General Plan, community plans and the Zoning Ordinance of the City of San Diego, as amended from time to time, and all other applicable state and local codes and guidelines.

A. Land Uses

In the City of San Diego, land uses shall be those permitted by the General Plan, appropriate community plan and the Zoning Ordinance. Among the permitted land uses within the Project Area are:

- Commercial
- Industrial
- Office/professional
- Recreational

B. General Statement of Proposed Layout of Principal Streets

The principal streets within the Project Area are also as shown on Exhibit A. These include the following:

- Mission Gorge Road
- Adobe Falls Road
- Fairmount Avenue
- Twain Avenue
- Princess View Drive
- Zion Avenue
- Old Cliffs Road
- Waring Road
- Friars Road
- Orcutt Avenue

The layout of principal streets and those that may be developed in the future shall conform to the Circulation Element of the City of San Diego General Plan, as currently adopted or as hereafter amended.

Existing streets within the Project Area may be widened, reduced, or otherwise modified and additional streets may be created as necessary for proper pedestrian and/or vehicular circulation.

C. General Statement of Proposed Population Densities

Permitted densities within the proposed Project Area shall conform to the General Plan, appropriate community plan and Zoning Ordinance of the City of San Diego, as currently adopted or as hereafter amended, and other applicable codes and ordinances. This Plan and the Project do not propose any changes to allowed population densities, development densities, or land use designations.

D. General Statement of Proposed Building Intensities

Building intensity shall be controlled by limits on: (1) the percentage of the building site covered by the building (land coverage), (2) the ratio of the total floor area for all stories of the building to the area of the building site (floor area ratio), (3) the size and location of the buildable area on the building site; and (4) the height of the building. The limits on building intensity shall be established in accordance with the provisions of the General Plan, appropriate community plan and the Zoning Ordinance of the City of San Diego, as they now exist or are hereafter amended. The Redevelopment Plan does not propose any changes to allowed population densities, land use designations, or building intensities.

E. General Statement of Proposed Building Standards

Building standards shall conform to the building requirements of applicable codes and ordinances.

VI. Attainment of the Purposes of the Law

The selection of the proposed Project Area boundaries is guided by the existence of blight, as defined by the CRL. Redevelopment would attain the purposes of the CRL by alleviating blighting conditions that the private sector, acting alone, cannot remedy. Among the blighting conditions present in the proposed Project Area are the following:

- Deterioration and dilapidation, defective design, substandard design, incompatible uses, inadequate lot size, depreciated/stagnant property values, impaired investment, and low lease rates in portions of the Project Area.

- Significant environmental remediation may need to take place with respect to re-use of industrial properties as well as returning the San Diego River to a natural state once sand and gravel processing is completed.

- Flooding from the San Diego River and urban run-off into the San Diego River. from the west, east, north, south

- Flooding from the Alvarado Creek and urban run-off from the east

VII. Conformance to the General Plan of the City

This Plan conforms to the General Plan, and the related community plans of the City of San Diego. It proposes an identical pattern of land uses, and includes all roadways and public facilities as indicated by the General Plan, and related community plan.

VIII. General Impact of the Proposed Redevelopment Project Upon the Residents of the Project Area and Surrounding Neighborhoods

There are no existing residential uses within the proposed Project Area and residences lying outside of the Project Area would generally benefit from redevelopment through traffic congestion relief as well as improved retail and recreational offerings. It is the desire of the Redevelopment Agency of the City of San Diego to avoid or minimize the displacement of residents as a result of redevelopment activities. While displacements are not expected to occur, the Agency would be responsible for relocating residents displaced by the Agency and for providing last resort housing if necessary, as well as replacing any low and moderate income housing units removed from the housing stock.

Plan implementation will be subject to future review and approval by the Agency, legislative body (City Council) and other appropriate bodies as directed by the Agency.