

SECTION 2.0



PROJECT DESCRIPTION

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2.1 INTRODUCTION

In accordance with the Defense Base Closure and Realignment Act (DBCRA) of 1990, Public Law 101-510, and the 1993 Defense Base Closure and Realignment Commission recommendation, the Navy concluded all active military use of NTC San Diego in April 1997. At the time of closure, NTC San Diego covered approximately 541 acres. The Navy determined 430 acres to be “surplus” to the federal governments needs and proposes to transfer this acreage to the City of San Diego in the year 2000 for reuse/redevelopment. Of the remaining 111 acres, 72 acres are being retained by the Navy for the construction of a Military Family Housing (MFH) Development and 39 acres are being retained by the Navy in their current state and are not part of the NTC Redevelopment Project (the Project); therefore, they will not be discussed further in this document. The 430-acre property (which became available as a result of the 1993 DBCRA decision) and 72-acre property comprise the 502-acre NTC Redevelopment Project Area (the Project Area). It should be noted that although the 72-acre property is included in the Project Area, the MFH Development project area will continue to be federally owned property and will be subject to Navy planning policies as opposed to City of San Diego policies, adopted plans, and related ordinances. However, as indicated in the Environmental Assessment (EA) prepared for the MFH Development project, the project will generally be consistent with applicable aspects of the City of San Diego Zoning Ordinance, Progress Guide and General Plan, Redevelopment Plan, and Peninsula Community Plan. It is anticipated that the Navy and City of San Diego Redevelopment Agency will continue their coordination and partnership in the development of the NTC San Diego property and MFH project.

Through the DBCRA action, the federal government recognized the City of San Diego as the Local Redevelopment Authority responsible for preparing a redevelopment plan with respect to a closing installation and for directing the implementation of such a plan. The redevelopment of the Project Area allows the Redevelopment Agency of the City of San Diego (the Agency) to replace the military base with new uses that stimulate the local economy.

An Environmental Impact Statement/Environmental Impact Report (EIS/EIR) was prepared to evaluate the impacts associated with the 430 acres of the NTC San Diego

property subject to disposal and reuse. A Record of Decision for the EIS was signed by the Navy in March 1999. The EIR was certified by the San Diego City Council on October 20, 1998. The Candidate Findings and Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program was adopted on October 20, 1998. Concurrent with the preparation of the EIS/EIR, the City of San Diego prepared a Reuse Plan as a companion document to the EIS/EIR. The NTC San Diego Reuse Plan provides a rationale and implementation program for the reuse and redevelopment of NTC San Diego. The Reuse Plan was adopted on October 20, 1998.

An Environmental Assessment (EA) was prepared to evaluate the impacts associated with the 72-acre property proposed for the MFH Development. A Finding of No Significant Impact for the EA was signed by the Navy in March 1999.

This EIR, which has been developed predominantly from the integration of the EIS/EIR and EA documents, is being prepared as a companion document to the NTC Redevelopment Plan (the Plan) which was adopted by the City Council on May 13, 1997 (Ordinance No. 0-18405-1). The Plan for the Project Area will be implemented in accordance with the California Community Redevelopment Law (California Health and Safety Code Section 33000, et seq.). The Plan for the Project will guide the redevelopment and revitalization of an approximately 502-acre area by promoting an arrangement of land uses, circulation, and services that will eliminate blight, provide affordable housing, and encourage economic growth.

This EIR evaluates the environmental effects of the adoption and implementation of the Plan for the Project. California Community Redevelopment Law requires that a program EIR be certified in conjunction with adoption of a redevelopment plan. At the time of Plan adoption, certification of the EIR was deferred pursuant to special legislation (Weggeland Assembly Bill, [AB] 2736) that allowed certification of the EIR to be postponed for up to 18 months (subsequently extended to 30 months) after the effective date of the ordinance adopting the plan. The intention of the postponement of EIR certification was to: 1) allow the Agency the flexibility to use the environmental documents prepared for the NTC San Diego Reuse Plan and the MFH Development, which represented a significant financial savings to the City; and 2) allow redevelopment activities to continue in order to facilitate maintenance and coordination of reuse efforts for the base and prevent further decay of the base property. If, as a result of the preparation of this EIR, it is necessary to amend the adopted Redevelopment Plan to

mitigate any impacts, the Agency will amend the Plan according to the procedures of the California Community Redevelopment Law.

The terminology used in this EIR regarding the makeup of what is defined as the Project Area includes: 1) **NTC San Diego** — which refers to the 430-acre property being disposed of by the Navy for subsequent reuse and redevelopment and; 2) **MFH Development** — which refers to the 72-acre parcel owned by the Navy. The 430- and 72-acre property collectively comprise the 502-acre Project Area (refer to Figure 2-2). The methodology utilized to evaluate/analyze resource-specific and cumulative environmental impacts in this EIR involved integrating the resource-specific and cumulative analyses provided in the MFH EA into the analyses provided in the EIS/EIR.

It should be noted that subsequent to the completion of the EIS/EIR process, a number of agency responsibilities/action items required finalization. These action items are summarized below:

- The Navy sent the Historic District nomination form to the Keeper of the National Register of Historic Places (NRHP) in accordance with 36 CFR § 60.9. The nomination form has been approved.
- An agreement was reached between the San Diego Unified Port District (SDUPD) and the U.S. Fish and Wildlife Service (USFWS) regarding relocation of the 25 acre California least tern nesting site to a new location outside of the Project Area boundaries but within the southern portion of San Diego Bay.
- The historic trash deposit adjacent to Building 227 was evaluated to determine its NRHP eligibility. The site was found to be ineligible for listing on the NRHP and the State Historic Preservation Officer (SHPO) concurred with this finding.
- The Navy provided 7 acres as part of the Military Family Housing (MFH) Development to accommodate an elementary school site.

- The Project Area contains several areas where hazardous materials have been identified. These areas are in various stages of the investigation and remediation process by the Navy.

The Agency will implement the Project and revitalization activities. The Agency is also acting as the Lead Agency for preparation of this EIR under CEQA.

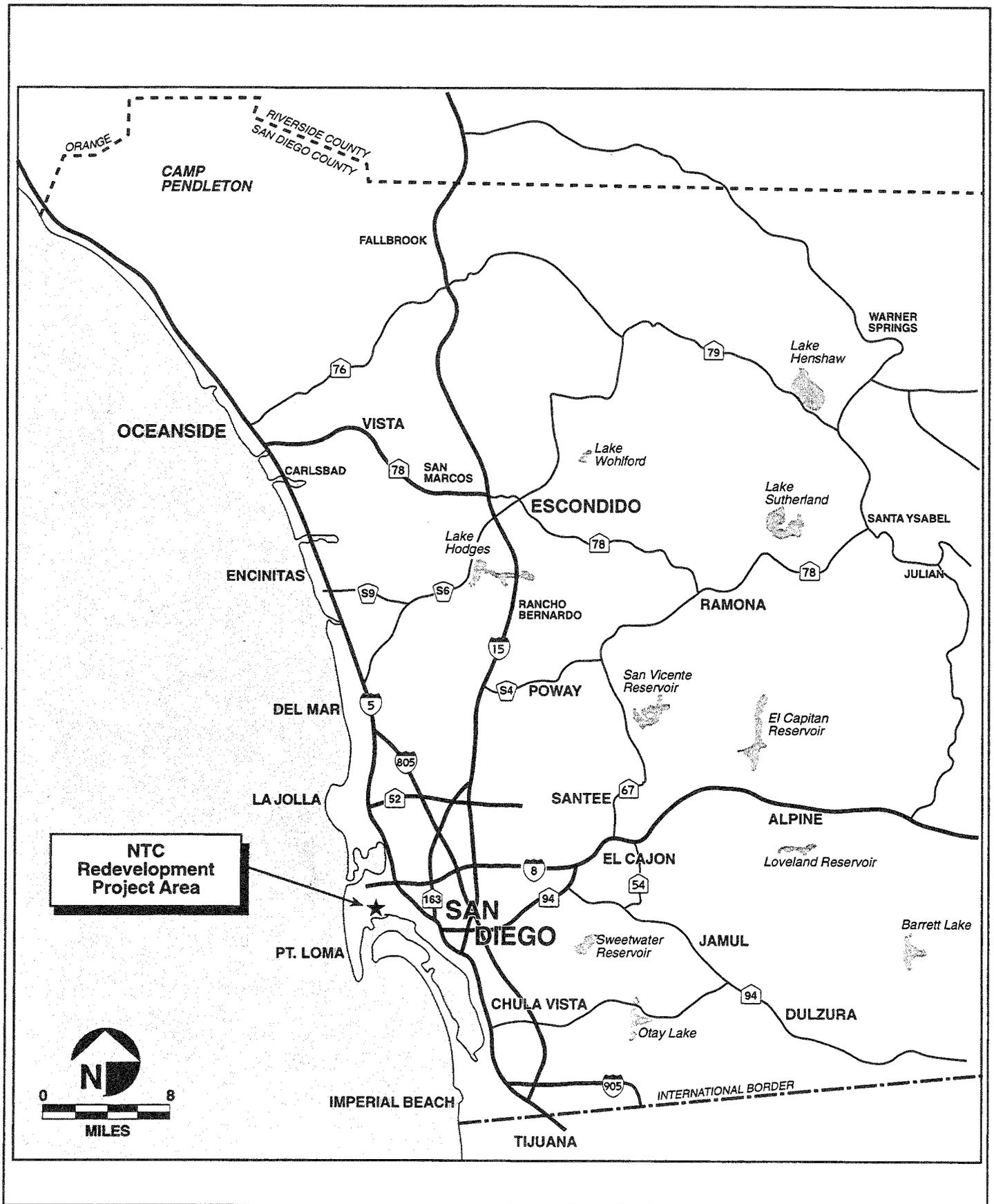
2.2 LOCATION AND BOUNDARIES

The Project Area is located within the incorporated boundaries of the City of San Diego. The regional location of the Project Area is presented in Figure 2-1. San Diego County is bordered by Orange County and Riverside County to the north, Imperial County to the east, and the international border between United States and Mexico to the south. The Project Area is located on approximately 541 acres of a highly developed residential and commercial area on San Diego Bay approximately 2 miles west of downtown San Diego.

The Project Area is bordered by the communities of Point Loma and Loma Portal to the west and northwest, respectively; San Diego International Airport (Lindbergh Field) to the east; San Diego Bay and the Anti-Submarine Warfare (ASW) Training Center to the south; and the United States Marine Corps Recruit Depot (MCRD) to the northeast (Figure 2-2). NTC is comprised of two areas bisected by a boat channel: land west of the boat channel comprises the central administrative, training, and housing areas, and land east of the boat channel comprises Camp Nimitz.

2.3 PROJECT CHARACTERISTICS

The Project Area is located in an urbanized portion of the City. The Project includes a variety of uses (Table 2-1) on approximately 502 acres, such as office/research and development, commercial, civic/institutional/arts, recreation, residential (market rate housing and military family housing), education, hotel, bed and breakfast, City pump station, public safety training institute, airport expansion, and MWWLD laboratory (Figure 2-3).

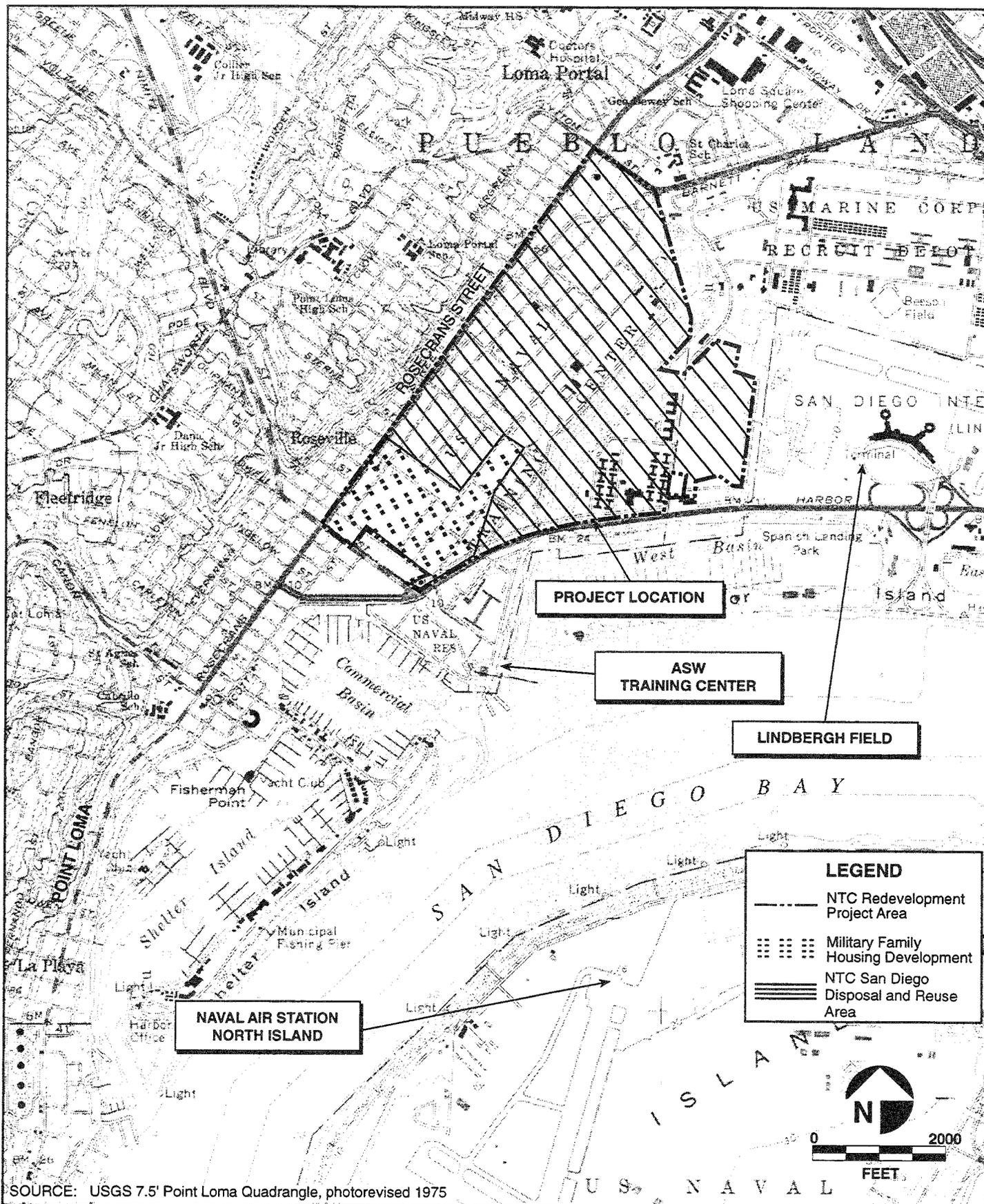


Regional Location of the Redevelopment Project Area

FIGURE

2-1

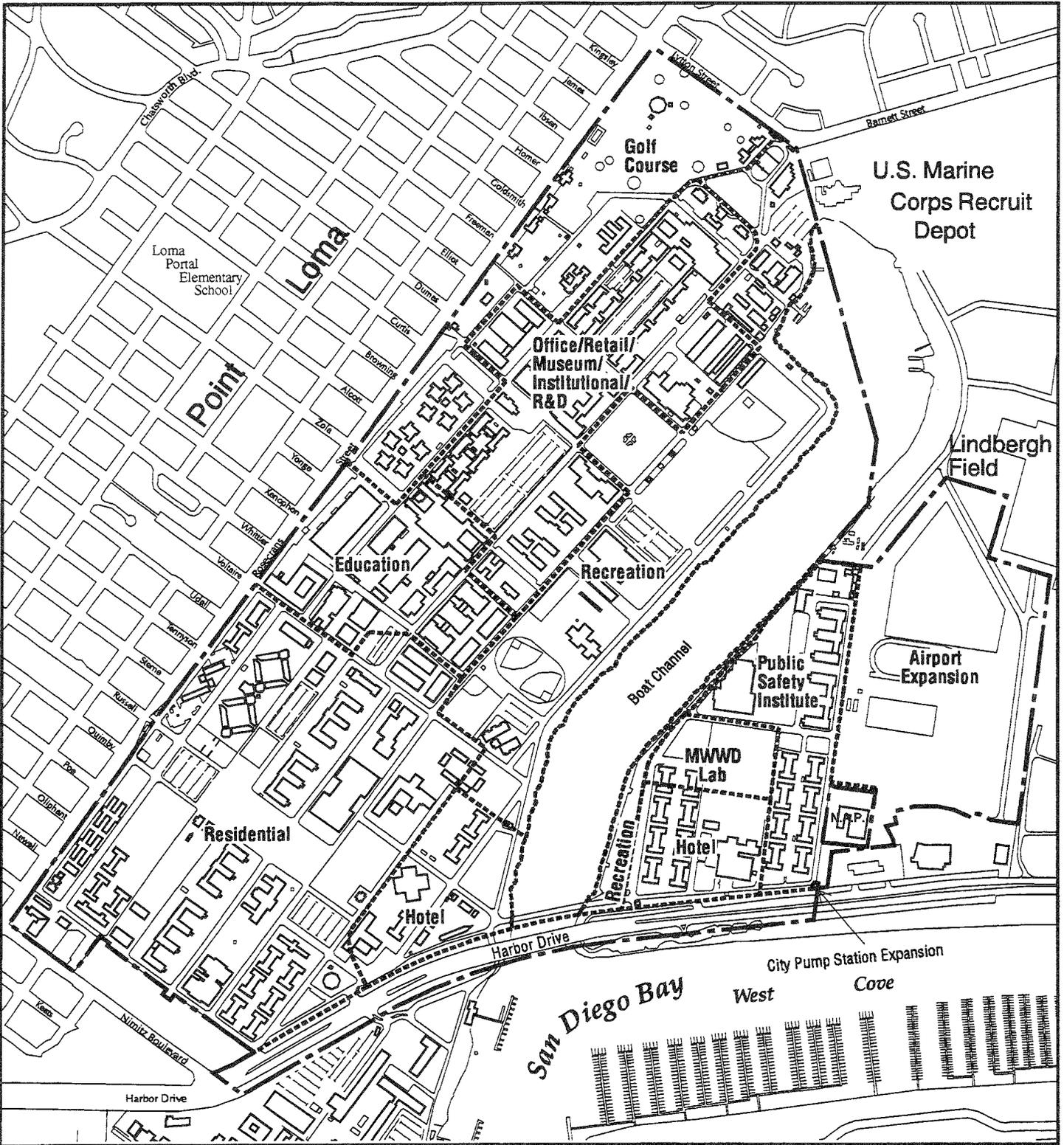




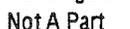
NTC Redevelopment Project Vicinity

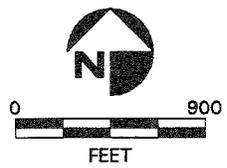
FIGURE

2-2



Legend

-  Proposed Land Use Boundaries
-  NTC Redevelopment Project Boundary
-  Road Rights-of-Way*
-  Buildings or Structures
-  N.A.P.
-  Not A Part



**Proposed Uses
NTC Redevelopment Project**

FIGURE

2-3

Table 2-1. NTC Redevelopment Project – Development Program

Use	Total SQ Foot	New Construction	Rehabilitation
Office/Research & Development	428,000 SF	380,000 SF	48,000 SF
Commercial	387,300 SF		387,300 SF
Educational	436,000 SF		436,000 SF
Civic/Institutional/Arts	176,600 SF		176,600 SF
Other Uses			
Market Rate Housing	350 dwellings	350 dwellings	
Military Family Housing	500 dwellings	500 dwellings	
Hotel	1,000 rooms	1,000 rooms	
Bed and Breakfast	30 rooms		30 rooms
Recreation	70 acres		X
Boat Channel	54 acres		X
Public Safety Training Institute	25 acres	X	X
MWWD Laboratory	9 acres	100,000 SF	
Airport Expansion	51 acres	X	

Source: City of San Diego 1998c.

Redevelopment Actions

The Project will involve a number of subsequent actions over a 40-year period to implement the Plan. To attain the objectives of the Redevelopment Plan, the Agency proposes the following implementing actions:

- acquisition of property;
- demolition, clearance, site preparation, and construction of buildings and public improvements;
- disposition of property for uses in accordance with the Redevelopment Plan;
- provision for low- and moderate-income housing;
- development of transportation concepts and related facilities;
- improvements of land values in the area as well as the provision of new markets for the existing commercial areas that neighbor the Project Area;

- cooperation of public entities with property or jurisdiction in the Project Area to ensure coordinated redevelopment;
- rehabilitation of buildings with historical and/or architectural significance; and
- other actions as appropriate.

General Plan Consistency

The City of San Diego Progress Guide and General Plan is a comprehensive long-term plan for the physical development of the City, and it presents overall policies for the entire City. The Land Use Element designates the proposed general distribution of land uses within the City. The Land Use Element is represented by a land use map, which does not designate uses for federal property such as the Project Area. The goal in the Redevelopment Element of the General Plan is to “redevelop and rehabilitate deteriorated and underutilized areas of the City to a condition of social, economic and physical vitality insuring that redeveloped areas complement the urban fabric, the resources to be conserved and the community environment.” The purpose of the Plan is to meet that goal.

Under the Phased Development Map of the Progress Guide and General Plan, the area surrounding NTC San Diego is designated as “urbanized” land. Because NTC San Diego is federally owned property at this time, it was not specifically identified in this same “urbanized” category. A voter initiative, approved in 1985, required that land designated as “future urbanizing” be subject to subsequent voter approval prior to intensification. Because there were conflicting documents showing the designation of NTC San Diego as “urbanized” and “future urbanizing,” the City Council decided to put the measure on a ballot for a city wide vote. On March 26, 1996, the voters approved the designation of NTC San Diego as “urbanized.”

Peninsula Community Plan

The City of San Diego augments the general, city wide planning policies and goals contained in its Progress Guide and General Plan with more specific policies and goals that are contained in 49 respective community plans. The Project Area is within the City of San Diego’s Peninsula community, which includes the majority of the Point Loma

Peninsula south of Midway Drive. The City's Peninsula Community Plan is the applicable community plan for this area, and the plan boundaries were revised by the City in 1987 to specifically include the Project Area.

The community goals in the Peninsula Community Plan include conserving the character of existing single-family neighborhoods, promoting multi-family infill development near transit lines, reducing traffic congestion and airport noise pollution, and providing housing opportunities for residents of all income levels. Other policies in the Plan include promoting development with a mix of community, visitor, and marine-related commercial land uses in the Roseville Commercial District and neighborhood commercial in the Voltaire commercial district; enhancing and protecting physical and visual access to the bay; developing a balanced transportation system; and providing additional park and recreation facilities.

The Peninsula Community Plan recommends that new development or redevelopment maintain and complement the existing scale and character of the residential areas of the Peninsula. New development, in particular, should protect and enhance those natural and man-made features of the Peninsula community that make this area unique to the San Diego region.

2.4 PROJECT OBJECTIVES

The overall objective of the Plan is to revitalize the military base with new uses that stimulate the local economy and eliminate and prevent blight conditions in the Project Area. Redevelopment provides financial resources and implementation powers with which the Agency can encourage broad investment in the Project Area, by making public investments, providing incentives for private investment, and assembling properties suitable for new development at current standards. To fund improvements needed to revitalize, rehabilitate, and attract private development to the Project Area, the Agency will utilize tax increment financing.

Redevelopment Project Objectives

Specific objectives of the Project include the following:

- Eliminate and prevent the spread of blight and deterioration and conserve, rehabilitate, and redevelop the Project Area in accordance with the General Plan, specific plans, Redevelopment Plan, and local codes and ordinances.
- Create, promote, and preserve the positive neighborhood characteristics of the surrounding neighborhoods while correcting physical and economic deficiencies in the Project Area.
- Promote and enhance varied housing opportunities by creating housing stock/type and expanding affordable housing opportunities that address community needs.
- Improve, support, and promote the growth and vitality of the Project Area's business environment and address the commercial, service, and employment needs of the Project Area.
- Increase parking, enhance the quality of pedestrian and vehicular mobility, and improve transportation facilities and linkages that support the vitality, safety, and viability of the Project Area.
- Expand, improve, and acquire land for park and recreation facility options and green belt and open space opportunities.
- Enhance infrastructure facilities that improve the community and support public safety, health, and local vitality.
- Provide a full range of employment opportunities, and public, education, social, and recreational facilities and services.
- Recognize, preserve, and rehabilitate historically and architecturally significant buildings, districts, and landscaped areas.
- Support education, training, and research and development programs that enhance and expand existing industries that are already in San Diego and that attract new industries to San Diego.
- Preserve, enhance, and conserve the environmental habitat at the base.

- Ensure compatibility with the surrounding communities and limit the negative impacts to adjacent neighborhoods.
- Create a viable economic atmosphere that attracts public and private investment to the area.

2.5 PUBLIC IMPROVEMENTS

Public improvements associated with the Project will be implemented as sufficient financial resources become available. A program of possible public improvements to support future development in the area to help eliminate blight is part of the Project. Below is a description of publicly owned facilities within the Project Area and the actions required for each facility.

Park Improvements

- Clear site for open space throughout the Project Area.
- Install and improve landscaping throughout the Project Area.
- Improve golf course within the Project Area.

Rehabilitation

- Rehabilitate buildings throughout the Project Area.
- Remove asbestos throughout the Project Area.
- Provide noise attenuation throughout the Project Area.
- Provide historic preservation of buildings within the Historic Core.
- Rehabilitate buildings on Camp Nimitz for Public Safety Institute use.
- Rehabilitate buildings for educational uses throughout the Project Area.
- Rehabilitate various buildings for institutional/civic uses throughout the Project Area.

Infrastructure Improvements

- Upgrade existing steam system and phase in conversion of system to alternative power and heating systems throughout the Project Area.

- Upgrade water system throughout the Project Area.
- Upgrade storm drain system throughout the Project Area.
- Upgrade gas system throughout the Project Area.
- Upgrade communications system throughout the Project Area.
- Upgrade utility connections throughout the Project Area.

Streetscapes, Transportation, and Circulation

- Improve streets, alleys, curbs, and gutters throughout the Project Area.
- Install traffic lights throughout the Project Area.
- Improve offsite traffic connections serving the Project Area.
- Improve onsite traffic connections throughout the Project Area.
- Widen Roosevelt Street, Farragut Road, Rosecrans Street, Bainbridge Court, and other streets as necessary within and serving the Project Area.
- Install a new intersection as needed throughout the Project Area.
- Extend the existing pedestrian and vehicular circulation system throughout the Project Area.
- Enhance connections to the surrounding community and the City through specific application of transit-/pedestrian-oriented design guidelines as adopted by the City of San Diego.

Public Facilities

- Complete necessary traffic, utility, and building improvements for construction of a Public Safety Institute.
- Expand airport facilities on Camp Nimitz portion of the Project Area.

2.6 INTENDED USES OF THE EIR

The following public agencies are expected to use the information contained in this EIR for approvals of actions related to implementation of the Project and revitalization activities:

Redevelopment Agency of the City of San Diego

- Implement activities consistent with Project objectives by means other than redevelopment.
- In conjunction with the Project, undertake some or all of the following activities:
 - a. approval and implementation of Disposition and Development Agreements (DDAs) and/or Owner Participation Agreements (OPAs);
 - b. sale of Tax Increment Bonds;
 - c. approval and funding of public improvements;
 - d. acquisition and disposition of property;
 - e. construction or rehabilitation of replacement housing; and
 - f. approval of other actions incidental to implementation of the above actions.

San Diego City Council

- Adoption of other plans, programs, or policies for the Project Area;
- Approval and funding of public improvements;
- Approval of disposition of property; and
- Approval of General Plan, Community Plan and Local Coastal Program Land Use Plan Amendments and rezonings that may be necessary to implement development/redevelopment of specific sites within the Project Area.

Various City Departments or Commissions

- Issuance of any necessary permits that may include:
 - a. permission for construction in public ways;
 - b. excavation and shoring in public ways;
 - c. grading and approval of haul routes for export and import of soil materials;
 - d. demolition, foundations, structural steel, and other building permits;
 - e. installation of public utilities;
 - f. construction of public improvements;
 - g. subdivision maps, parcel maps, lot line adjustments;
 - h. environmental mitigation programs;
 - i. streetscape improvements;
 - j. approval of individual developments, including conditional use permits, design review, zoning variances, and related other actions;

- k. subarea improvement plans, streetscape plans, design guidelines and standards, and other plans and programs; and
- l. related activities.

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