

GRANTVILLE REDEVELOPMENT ADVISORY COMMITTEE
(FINAL) MEETING MINUTES OF Monday, January 31, 2005

The members of the Grantville Advisory Committee (RAC) held their meeting at Mission Valley Church of the Nazarene, at 4675 Mission Gorge Place from 6:03 p.m. to 7:50 p.m.

The following members were present at Roll Call:, Bill Brenza, Lee Campbell, Daniel Dallenbach, Eric Germain, Rick McCarter, Cindy Martin, Mike Neal, John Peterson, John Pilch, Dan Smith, Marilyn Reed and Don Teemsma Jr. [12]

Arrived after Roll Call: Diane Strum and Arnie Veldkamp [2] ?

Following members were not present: Brian Caster (excused) [1]

Staff in attendance: Kathy Rosenow, (RSG), Tim Ginbus (BRG), Maureen Ostrye (RA), and Tracy Reed (RA).

CALL TO ORDER: Called to order at approximately 6:03 p.m. by Mike Neal.

1. **ROLL CALL:** A quorum was established when 12 of the 15 members were present at Roll Call.

2. **APPROVAL OF MINUTES:**

- Draft – December 13, 2004

MOTION – Dan S/John Pe; Approve, passed (8-1-3).

3. **UPDATE:** (synopsis)

- **Information** – Status of Survey

Tracy: The Draft EIR went to the agency for public comment on January 25, 2005 spoke. The comment period has been extended to Monday February 14, 2005.

4. **OLD BUSINESS:** (synopsis)

- **Review:** Draft – Grantville Program Environmental Report.

Tim: The document is out for the 45-day public review period. The review period has been extended. All comments must be in writing. Responses to the comments will be included in the final PEIR. Our schedule is to distribute and make the final PEIR available on March 17, 2005. CEQA requires the PEIR to identify impacts on the area per the land uses in the adopted community plans and estimate potential build out. Mitigation measures will be prepared and included in the final PEIR.

Public –

Charles L.: Report needs more specifics on E-4 regarding traffic.

Holly S.: Question regarding EIR overriding considerations and why project by project basis used in some instances.

Betty T.: I have read most of the EIR and feel cumulative impacts are greater than stated.

Bill W.: The history section does not indicate that an aqueduct flume exists with the project area (Landmark #52).

Don S.: No pleased with the bus and trolley service currently and the changes planned by MTDB/MTS.

Committee –

Marilyn R.: Problems with the discussion of traffic in table 4.2-1. The intersection of Friars Rd. and I-15 is supposed to be one of the most impacted intersections in the City.

Lee C.: Concerned about the increase in traffic is unavoidable. The Draft does not address the breezes in the evening or flooding. The TOD alternative is in an area prone to recent flooding.

Arnie V.: I have a report regarding the flume.

Dan S.: Hydrology and circulations. What about a reference to bus service at trolley station and MTDB's projections. *I am not pleased with the transit service.*

- **Review/Actions:** 3rd Draft – Grantville Owner Participation Rules (OP Rules)
Mike: The 3rd Draft of the OP Rules that we have been provided with has been revised to address the concerns and comments of the committee and public. I think we should form a subcommittee to review the recommended revisions. The subcommittee will make a recommendation regarding the OP Rules at our next meeting. I would suggest the subcommittee be Cindy, Brian, Rick and Marilyn.

5. NEW BUSINESS (synopsis)

- **Distribute:** Draft – Grantville Preliminary Report
Tracy: The purpose of preparing the Grantville Preliminary Report is to distribute it to all affected taxing entities. However, the Agency's procedures are to distribute to the public also. The preliminary report can answer many of the questions that have been asked regarding what is blight. It is also available on the Internet. We will review the preliminary report briefly at the next meeting.

6. COMMENT ON NON-AGENDA ITEMS: (synopsis)

Committee –

John Pi: Update on the next Navajo Planners - it will be on Tuesday February 22nd. The main agenda item is the SDSU master plan.

Public –

Charles L.: Cost of project, table E-4.

Ray B.: Happy with ADA improvements to Grantville Park.

Al V.: I am in favor for a better Grantville but not eminent domain authority - should be eliminated from the redevelopment plan. I am a business owner in Grantville.

Don S.: Concerned about bus and trolley service. What about MTDB (Bus) traffic impacts?

Dick R.: VFW manager. We are concerned about traffic and flooding along Fairmount and Vandever.

7. NEXT MEETING DATES:

Mike: GRAC February 28, 2005.

8. ADJOURNMENT: 7:50 p.m.

This information will be made available in alternative formats upon request.

Prepared: 2/16/05 (tr)
Revised: 2/28/05 (tr)

Draft (Final) Approved: 2/28/05 (with revisions)
Motion was by: Dan S/Eric G

Revisions are in *Italic & Double Underlined*
Vote was: 14/0/1