



THE CITY OF SAN DIEGO  
Redevelopment Agency's Report

**DATE ISSUED:** January 19, 2005 **REPORT NO.** RA-05-02

**ATTENTION:** Chair and Members of the Redevelopment Agency,  
Docket of January 25, 2005.

**SUBJECT:** **PUBLIC HEARING TO RECEIVE COMMENTS ON THE DRAFT PROGRAMATIC ENVIRONMENTAL IMPACT REPORT FOR THE GRANTVILLE REDEVELOPMENT PROJECT**

**REFERENCE:** Planning Commission Report No. PC-04-124, Agenda of August 7, 2004; Redevelopment Agency Report No. RA-04-06 and City Managers Report No. CMR-04-038, Docket of March 30, 2004; and Planning Commission Report No. PC-04-036, Agenda of February 19, 2004.

**SUMMARY**

**Issues** – Should the Redevelopment Agency hold a public hearing to receive public testimony and comments on a draft program Environmental Impact Report (“EIR”) for the proposed Grantville Redevelopment Project?

**Executive Director Recommendations**– The Redevelopment Agency should hold a Public Hearing to receive public testimony and comments on the draft program EIR for the proposed Grantville Redevelopment Project.

**Planning Commission**– The Planning Commission will hold a public hearing to review the final program EIR, tentatively scheduled for March 2005.

**Redevelopment Advisory Committee**– The Grantville Redevelopment Advisory Committee will review the draft program EIR at their noticed public meeting on January 31, 2005.

**Community Planning Groups**– A briefing on the draft program EIR and draft Redevelopment Plan will be made to Navajo Planners Inc., on January 24, 2005, and Tierrasanta Community Council on January 18, 2005. The outcome from these briefings will be reported orally at the Redevelopment Agency hearing.

**Environmental Impact**– The draft program EIR for the proposed Grantville Redevelopment Project has been prepared in accordance with Article 400 of the Agency “Procedures for Implementation of the California Environmental Quality Act and State CEQA Guidelines.”

**Fiscal Impact**– There is no direct fiscal impact with this action. Previous City Council actions have authorized funding for the City/Agency costs associated with Plan adoption activities. A comprehensive fiscal analysis will be prepared in conjunction with the plan adoption process.

## **BACKGROUND**

On March 30, 2004 City Council designated the Grantville Redevelopment Survey Area by Resolution No. 299047, for purposes of determining the feasibility of a redevelopment project. From that survey area, proposed Project Area boundaries were selected for further study and analysis. The boundaries of the proposed Grantville Redevelopment Project are as shown on the Grantville Project Location and Subareas figure, Attachment 1. The area proposed for inclusion in the Project is 970 acres in the north eastern portion of the City of San Diego. The Project Area is primarily within the Navajo Community (82%), Tierrasanta (18%) and College Area Community Plans (less than 1%).

The City of San Diego Redevelopment Agency “Procedures for Implementation of the California Environmental Quality Act and State CEQA Guidelines” requires that a noticed public hearing be conducted on a draft program EIR. Subsequent to addressing comments on the draft program EIR, the final program EIR will be submitted to the Agency for certification at a forthcoming noticed joint public hearing, tentatively scheduled for May of 2005.

## **DISCUSSION**

The Redevelopment Agency is pursuing the Grantville Redevelopment Plan to promote a variety of land uses, expand employment opportunities, improve public infrastructure, parking, and services which would eliminate physical and economic blighting conditions. California Community Redevelopment Law (Health and Safety Code Section 33000 et. seq.) controls redevelopment activity. The proposed redevelopment activities of the Project Area must be in conformance with the adopted Navajo, Tierrasanta and College Area Community Plans. Potential redevelopment activities for the proposed Grantville Redevelopment Project include, but are not limited to: economic development programs, low and moderate income housing programs, transportation improvements, commercial and industrial revitalization, San Diego River revitalization, and utilities and parking improvements.

The draft program EIR finds that the implementation of the proposed Redevelopment Project (“Project”) will result in significant impacts as a result of future redevelopment activities that will occur within the Project Area (“Area”). Significant impacts have been identified to the following environmental issue areas: air quality (short-term construction), noise, cultural resources, biological resources, geology/soils, hazards and hazardous materials, paleontological resources, aesthetics, water quality/hydrology, and public services. Implementation of mitigation measures identified in the draft program EIR will reduce the impact to these resource areas to a level less than significant.

The draft program EIR finds that the Project will result in significant unavoidable impacts to the following resources areas: transportation/circulation and air quality (long-term mobile emissions).

Implementation of proposed mitigation measures will reduce the potential impact to these resources to the extent feasible; however, the impact will remain significant and unavoidable. These impacts are not a result of implementation of the Project in and of itself, rather they are a result of forecasted growth in the region, which will occur both inside and outside of the Area. If the Redevelopment Agency chooses to approve the Grantville Redevelopment Project, it will need to adopt a “Statement of Overriding Considerations” pursuant to Sections 15093 and 15126(b) of the CEQA Guidelines.

The alternatives evaluated in the draft program EIR include the following: no project/no redevelopment plan, no additional redevelopment, redevelopment pursuant to general plan opportunities concept; and redevelopment pursuant to transit-oriented development principals. These alternatives are discussed in detail in the draft program EIR.

The draft program EIR is available at [www.sandiego.gov/redevelopment-agency/grantville](http://www.sandiego.gov/redevelopment-agency/grantville) and at the following locations: City of San Diego Redevelopment Agency, 600 B Street, 4<sup>th</sup> Floor, San Diego; City of San Diego Central Library (Science & Industry Section), 820 E Street, San Diego; Mission Valley Branch Library, 2123 Fenton Parkway, San Diego; Tierrasanta Library, 4985 La Cuenta Drive, San Diego; Benjamin Branch Library (Allied Gardens), 5188 Zion Avenue, San Diego; San Carlos Branch Library, 7265 Jackson Drive, San Diego; and the Navajo Community Service Center, 7381 Jackson Drive, San Diego.

Written comments must be received no later than January 31, 2005 (public review period December 13, 2004 through January 31, 2005). A final program EIR incorporating public comments and input will be prepared for consideration by the Planning Commission (March 2005) and Redevelopment Agency (May 2005) at future public meetings.

## **ALTERNATIVES**

Do not hold a public hearing to receive public testimony and comments.

Respectfully submitted,

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Deputy Executive Director

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Hank Cunningham  
Assistant Executive Director

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Attachments:

- 1) Grantville project location and subareas figure.
- 2) Notice of availability of draft program EIR.
- 3) Notice of public hearing on draft program EIR.
- 4) Draft program EIR \*

\* Due to the size of the attachment, only a limited distribution was made. A copy is available for review in the Office of the City Clerk and at [www.sandiego.gov/redevelopment-agency/grantville](http://www.sandiego.gov/redevelopment-agency/grantville).