



Environmental
Quality
Division

236-5775

Negative Declaration

E.Q.D. NO. 75-01-00.22 BG

Prepared pursuant to:

California Environmental Quality Act (Public Resources Code,
Section 21000 et. seq.)

National Environmental Policy Act (Public Law 91-190)

Housing and Community Development Act (Public Law 93-383)

Environmental Review Procedures (24 CFR Part 58)

Project Title: Dells Redevelopment Project

Operating Agency: Redevelopment Agency of the City of San Diego

PROJECT DESCRIPTION/ENVIRONMENTAL SETTING

The Dells consists of 68 acres of mixed commercial, industrial, and residential uses, southwest of the intersection of Highway 94 and Wabash Blvd. in the Southeast San Diego community. The Dells is characterized by an intermixing of conflicting land uses which were developed with minimum land use controls. There are vacant and under-used properties and many deteriorated and blighted areas.

The project would acquire, clear and redevelop a total of 18.8 acres in 5 subareas (see map). The remaining lands would be retained in industrial uses (40 acres) and residential uses (9 acres). The project would also include landscaping of freeway rights-of-way, improvements of existing internal streets, and improvements to the Chollas Creek channel to convey the 100 year flood. Redevelopment would require the relocation of approximately 65 family units and 15 businesses over the 5 year duration of the project. The estimated total cost of the project is \$3,000,000.

I. FINDINGS

The City of San Diego has reviewed the available information and determined that the proposed project is not an action which would significantly affect the environment.

II. SUBSTANTIATION

The project would not have a significant effect on the environment for the following reasons:

1. The site has been previously developed with a wide variety of uses; there are no significant, undisturbed or natural areas. There are no significant biological resources on or near the site and the project would not adversely affect any wildlife populations or other natural resources.

2. A preliminary soils and geologic investigation indicated that there are no slide areas, active faults or other land use limitations that would significantly affect the redevelopment area. Project development would not require significant amounts of excavation or land form alteration.
3. The majority of the site is subject to noise greater than 65dB CNEL (Community Noise Equivalent Level) from Lindbergh Field aircraft operations. The northern and eastern boundaries of the site are also subject to freeway noise from State Highway 94 and Wabash Blvd. Several units would be permitted to remain in the northwest portion of the subject property in an area subject to both freeway and aircraft noise. These existing residences should be equipped with additional insulation to reduce interior noise levels; the noise in the outdoor environment cannot be effectively reduced. No new residential units would be constructed or relocated in this area. The proposed industrial development would be compatible with the existing noise environment; interior noise would be reduced to acceptable levels by installation of wall and ceiling insulation.
4. Existing air quality exhibits seasonable variability. Surface inversions during Santa Ana conditions in spring and fall are responsible for highest oxidant levels at all monitoring stations in the San Diego region. More stable atmospheric conditions during the fall and winter months reduce dispersion of atmospheric pollutants, and the highest concentrations of nitrogen oxides, carbon monoxide, hydrocarbons and particulate matter are recorded during these cooler periods.

Federal standards for photochemical oxidant were exceeded within the San Diego Air Basin on 44% of the days in 1973 and 42% of days in 1974. State standards for oxidants were exceeded on 36% of the days in 1973 and 35% of the days in 1974.

Over the life of the project, 18.8 acres would be redeveloped in five phases. Approximately 65 residential units and 15 businesses would be replaced by industrial development, with a resultant net increase of between 500 and 1000 average daily trips (ADT). When all five phases are completed, the project would create an incremental increase in mobile source emissions in the region. While this may result in only an incremental degradation of regional air quality, attainment of federal and state standards more difficult. The ready availability of public transportation and the project's location in the urban core would reduce the total amount of pollutants that might otherwise be generated by the project. No significant point source discharges are anticipated or intended from the redevelopment project.

Industrial atmospheric emissions would be regulated by the San Diego Air Pollution Control District. No discharges would be permitted which prevented the attainment or maintenance of ambient air quality standards.

5. Redevelopment would increase the industrial use of the site and thus increase energy consumption for production, lighting space heating and cooling. By providing local employment opportunities, however, the project probably would decrease transportation energy consumed for commuting to and from work.
6. The Chollas Creek floodplain is highly urbanized; stagnant water stands in the drainage course, and rubble has been dumped along the edge at various locations to provide a small measure of flood protection and erosion control. The 100 year flood would overflow into the Dells project from the east along E and F Streets. The channel has been disturbed little natural vegetation remains.

The Redevelopment Project would improve the creek with an earth-bottom, open channel section sufficient to pass the 100 year flood and adequate to handle the overtopping flow at the Wabash culvert. The flood waters would flow under the existing Market St. bridge at the southeast corner of the site, and be conveyed in the main Chollas Creek Channel to San Diego Bay, two miles downstream. Sewage from the project site would be discharged to a sewer main and conveyed to the Metropolitan Sewage Treatment Plant at Point Loma.
7. The basic infrastructure of urban support systems is already installed at the site, and public services such as police and fire protection are adequate. Public transportation is readily available on Market St. The project would improve existing internal streets and increase the amount of off-street parking.
8. The Dells is an area of mixed uses; outdoor storage, excess street right-of-way and some deteriorating structures contribute to the visual effect of disorder and confusion. The Redevelopment Project would consolidate and improve the internal street system, redevelop the Market St. frontage with more stringent land use controls, and landscape the freeway rights-of-way along the northern and eastern boundaries. These project actions would improve the appearance of the project site.
9. The project would displace up to 65 family units and 15 businesses during the 5-year life of the project; relocation assistance and payments would be provided to displaced

persons. A Relocation Report indicates that there are no other projects in the area causing displacement of residents who would compete for housing resources. Adequate replacement housing would be provided prior to the commencement of any displacement activities.

An Environmental Review Record regarding this project has been made by the City of San Diego which documents the environmental review of the project and more fully sets forth the reasons why an Environmental Impact Statement is not required. This Environmental Review Record is on file at the City of San Diego, 202 "C" Street, San Diego, and is available for public examination and copying at the Environmental Quality Division, 5th Floor, City Administration Building, between the hours of 8:00 a.m. and 5:00 p.m.

No further environmental review of this project is proposed to be conducted prior to the request for release of federal funds.

All interested agencies, groups and persons disagreeing with this decision are invited to submit written comments for consideration by the City to the Environmental Quality Division, 5th Floor, City Administration Building. Such written comments should be received at the address specified on or before July 9, 1976. All such comments so received will be considered and the City will not request the release of federal funds or take any administrative action on the within project prior to the date specified in the preceding sentence.

III. ORGANIZATIONS AND AGENCIES CONSULTED

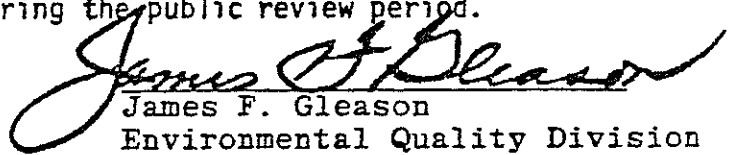
The following have been asked to comment on the adequacy of the draft report:

- U.S. Army Corps of Engineers
- U.S. Department of Housing and Urban Development
- State of California Clearinghouse
- San Diego County Department of Land Use and Environmental Regulation
- San Diego County Air Pollution Control District
- Engineering and Dev. Department, City of San Diego
- Planning Department, City of San Diego
- Police Department, City of San Diego
- Transportation Department, City of San Diego
- Utilities Department, City of San Diego
- San Diego Chamber of Commerce
- Construction Industry Coordinating Council
- Citizens to Save Open Space
- Clean Air Council
- Environmental Action Council
- Lesser San Diego
- Comprehensive Planning Organization
- Economic Development Corporation

San Diego Ecology Centre
Citizens Coordinate for Century III
American Institute of Architects
San Diego League of Women Voters
San Diego Housing Advisory Board
Senior Citizens Council of San Diego
San Diego Historical Site Board
San Diego Historical Society
Southeast San Diego Development Committee
Southeast San Diego Development Committee - Environmental
Subcommittee

No adverse comment was received during the public review period.

Project Analyst: Larkin/e


James F. Gleason
Environmental Quality Division

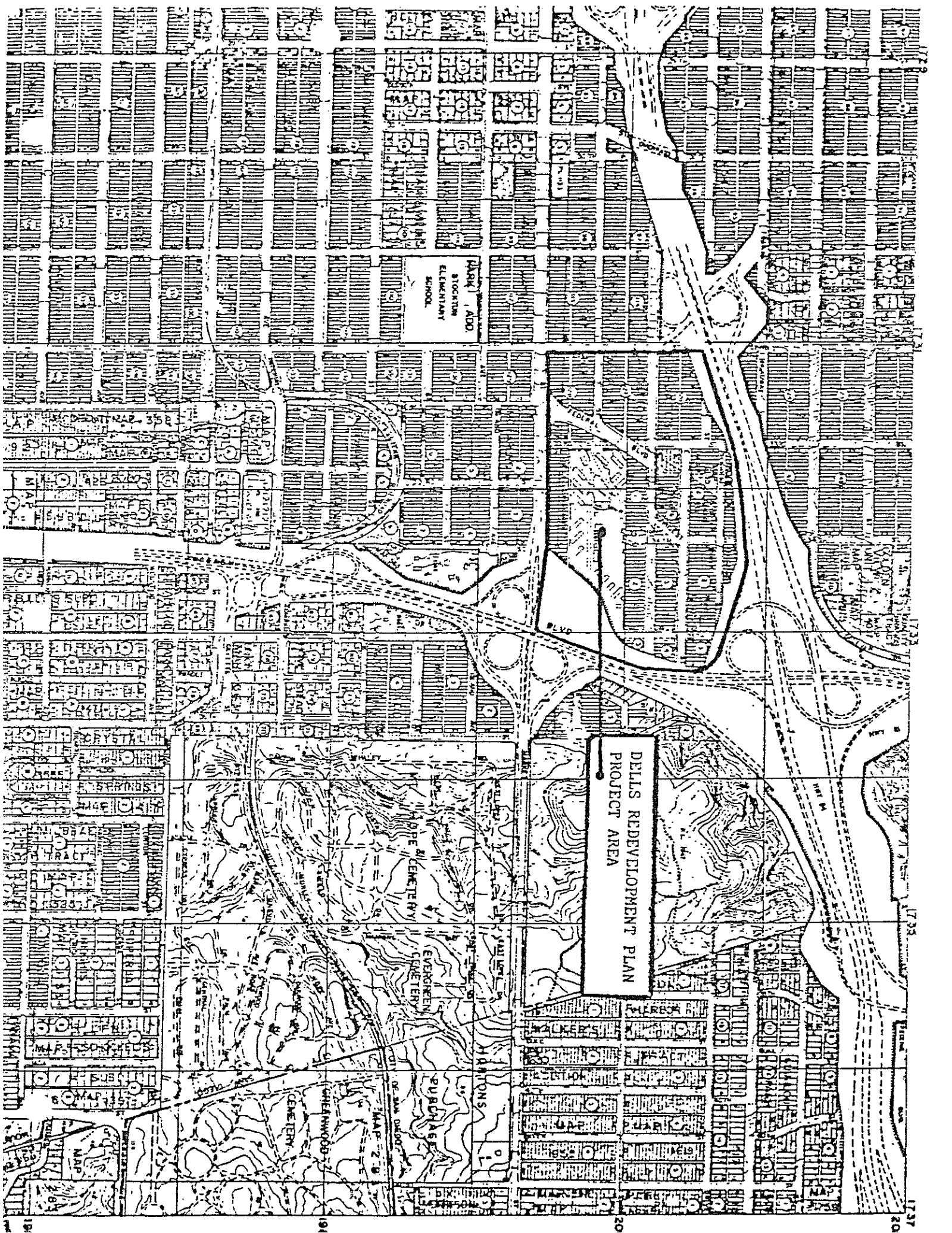
Reports available from City Clerk

Attachments:

Vicinity Map
Site Plan
Public Input Letters

6-8-76
Date of Draft Report

7-19-76
Date of Final Report



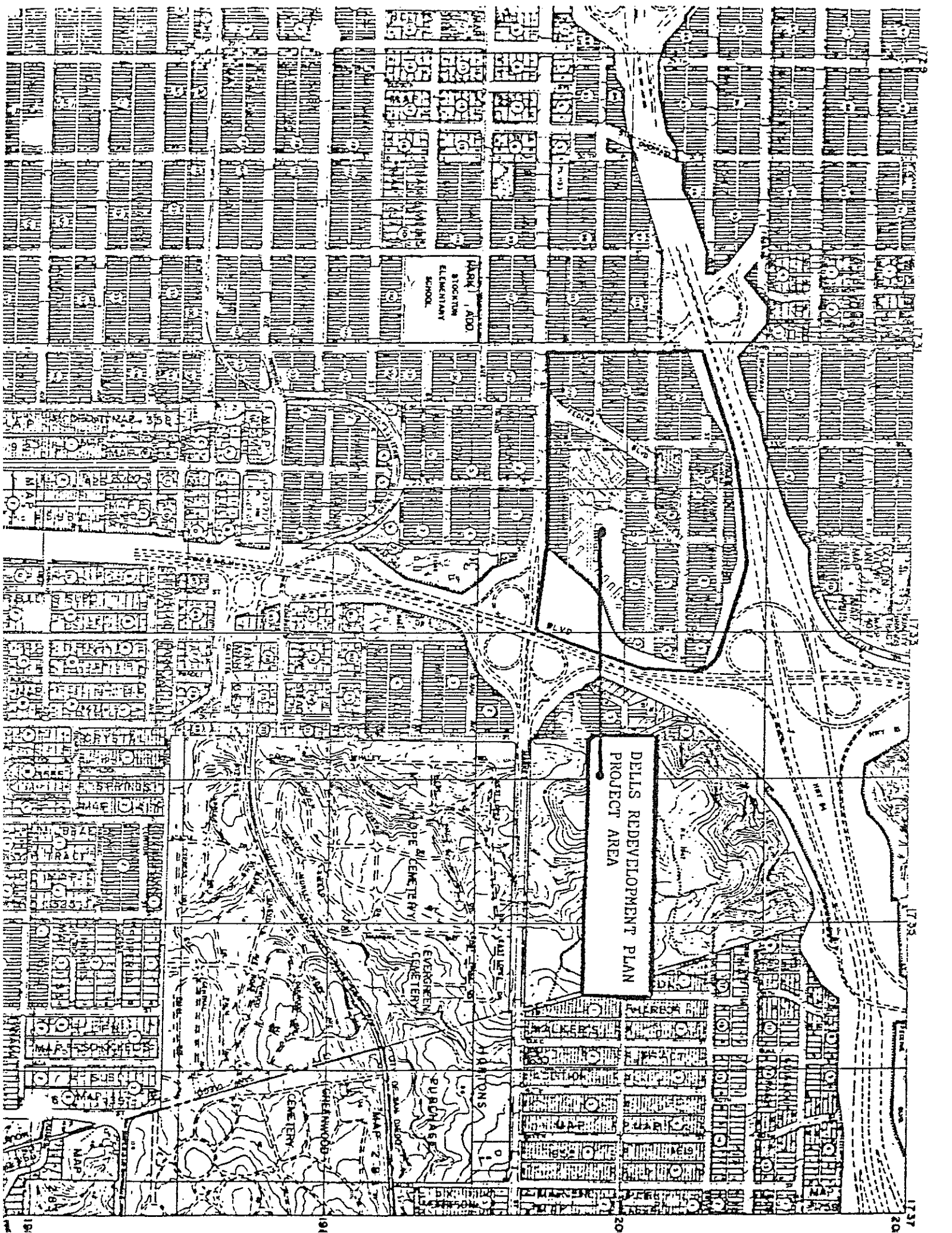
PARK 1 ADD
STOCKTON
ELEMENTARY
SCHOOL

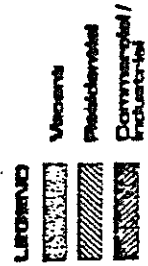
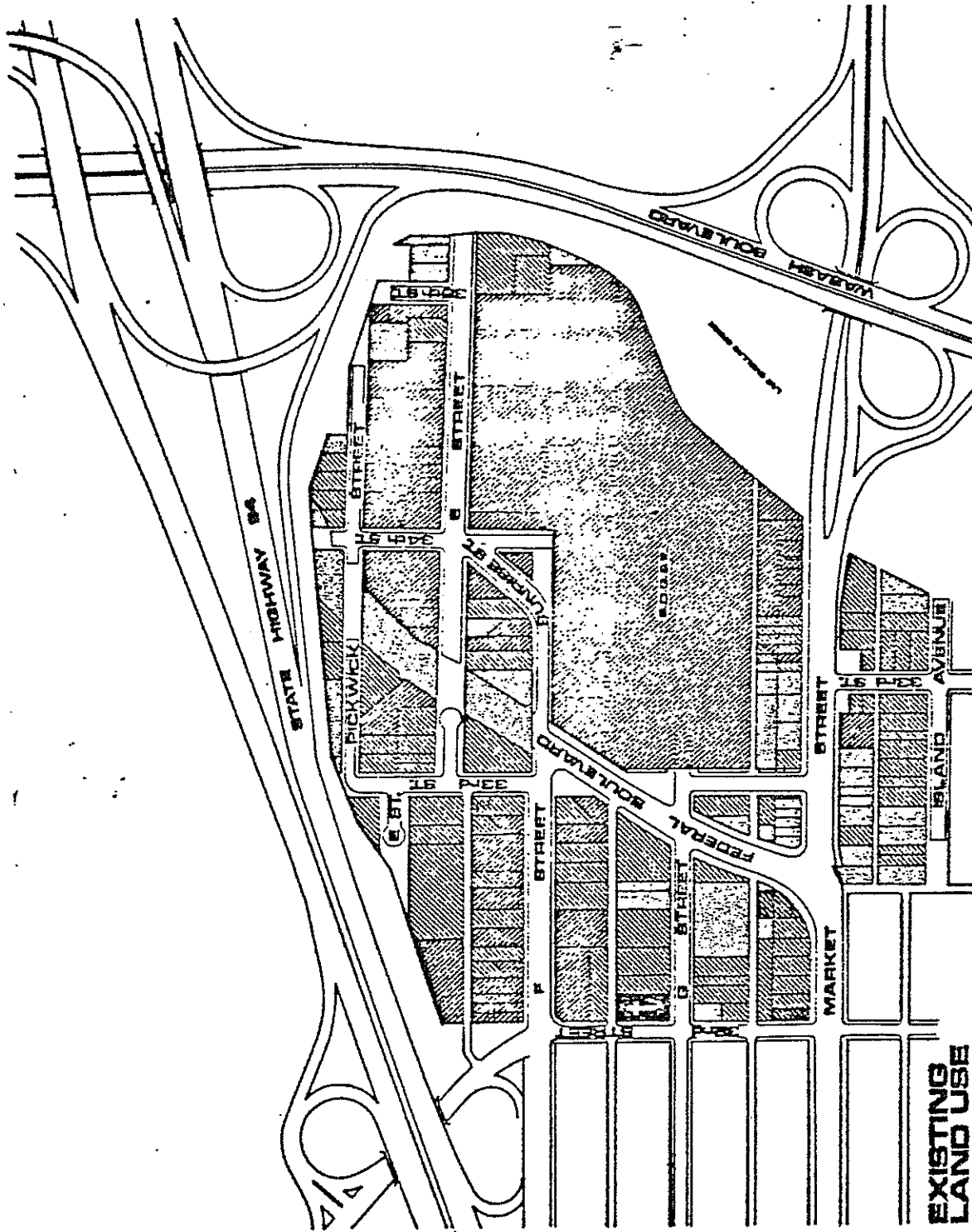
DELLS REDEVELOPMENT PLAN
PROJECT AREA

ROSE B. CEMETERY

EVERGREEN
CEMETERY

GREENWOOD
CEMETERY





EXISTING
LAND USE

↑ **dells**
redevelopment
project



EDMUND G. BROWN JR.
GOVERNOR

State of California

GOVERNOR'S OFFICE
OFFICE OF PLANNING AND RESEARCH
1400 TENTH STREET
SACRAMENTO 95814
(916) 445-0613

July 13, 1976

Mr. James Gleason, Environ Quality Div.
City Administrator
202 C Street
San Diego, CA 92101

RECEIVED
JUL 19 1976
ENVIRONMENTAL QUALITY

SUBJECT: 76061547 - DELLS REDEVELOPMENT PROJECT

Dear Mr. Gleason:

The above listed environmental document was submitted by the State Clearinghouse to numerous State agencies for review. The review has been completed, and there were no comments on the environmental document.

This letter verifies your compliance with environmental review requirements under the National Environmental Policy Act and/or the California Environmental Quality Act.

Sincerely,

William G. Kirkham

William G. Kirkham
Management Systems Officer
State Clearinghouse

WGK/mcd

CITY of SAN DIEGO
MEMORANDUM

FILE NO.: 61.10
DATE: June 11, 1976
TO: Tom Larkin, Environmental Quality Division
FROM: Harry Hom, Water Utilities Department
SUBJECT: Dells Redevelopment Project
EQD No. 75-01-00.22 BG

Thank you for the opportunity to review the Negative Declaration you prepared on this project. At the request of your Planning Division some time ago, we investigated the water and sewer facilities serving this area and could find no unusual conditions which might be created if the project is implemented.

If any rights-of-way are vacated, it will be necessary to relocate any water or sewer pipes they may contain. Redevelopment to industrial use will probably require replacement of some local water and sewer mains to provide additional capacities. These are both normal consequences of any redevelopment project and do not seem to be of environmental concern. The trunk sewer and water transmission lines which now serve the area are adequate for the higher loads which the project will impose on them.

We find no fault with your coverage of the water and sewer issues in your Negative Declaration.

Harry Hom

Harry Hom
Utilities Development Engineer

HH/REW/sk

RECEIVED
JUN 15 1976
ENVIRONMENTAL QUALITY



AIR POLLUTION CONTROL DISTRICT

COUNTY OF SAN DIEGO

WILLIAM SIMMONS
Air Pollution
Control Officer

9150 Chesapeake Drive
San Diego, Calif. 92123
(714) 565-5901 (MS 0176)

July 6, 1976

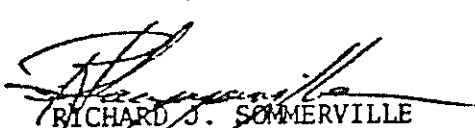
James Gleason
Supervising Planner
Environmental Quality Division
City of San Diego
City Administration Building
202 C Street
San Diego, CA 92101

Dear Jim:

The District has reviewed the Negative Declaration for the Dells Redevelopment Project, E.Q.D. No. 75-01-00.22 BG. Based on the information presented in the reference document it appears that the proposed project would not significantly affect ambient air quality. No significant point source discharge is anticipated or intended for the redevelopment project. If this is not the case an EIR would be appropriate.

The City of San Diego as the developer of this project should notify all prospective businesses of the requirements to meet the Rules and Regulations of the District. During demolition, grading, and construction operations, the visible emission standards must be observed (Rule 50). In addition during demolition and removal, the E.P.A. Regulations on National Emission Standards for Hazardous Air Pollutants (40 CER 61) must be met in regard to asbestos emissions.

Sincerely,


RICHARD J. SOMMERVILLE
Assistant Director

RJS:MA:jo

RECEIVED
JUL 14 1976
ENVIRONMENTAL QUALITY
DISTRICT

5708 Charlene Avenue
San Diego, California
July 7, 1975

Environmental Quality Division
Planning Department
202 C Street
San Diego, California

Re: E. Q. D. No. 75-01-00.22 BG

Dear Sirs:

We would like one comment included in the record for the Dells Redevelopment Project.

The Southeast San Diego Development Committee is fully supportive of this redevelopment. We are committed to developing employment opportunities in this community as long as adequate safeguards are provided to protect the rights of those who must be relocated.

However, we strongly oppose the use of CBG funds to landscape freeway rights-of-way; Substantiation, Item 8. It is the firm belief of this Committee that Cal Trans has deliberately and methodically omitted landscaping throughout the Southeast area and should be required to remedy past omissions.

Thank you for your attention.

Sincerely,

Verna M. Quinn

Verna M. Quinn, Chairman
Environmental Subcommittee
Southeast San Diego Development Committee

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JUL 8 1976

ENVIRONMENTAL QUALITY
DIVISION

CITY of SAN DIEGO
MEMORANDUM

FILE NO. :
DATE : June 1, 1976
TO : Jim Gleason, E.Q.D., Planning Department
FROM : Jim Spotts, Redevelopment Superintendent
SUBJECT: Dells Redevelopment Project - Environmental Impact Report

RECEIVED
JUN 1 1976
ENVIRONMENTAL QUALITY

We are in receipt of a draft negative declaration on the proposed Dells Redevelopment Project. Thanks for giving us an opportunity for review prior to publication.

I have discussed this project with both our special counsel for redevelopment, Mark Breakstone with the law offices of Eugene Jacobs, and also with our engineering consultant, Mr. William Rick. In their opinion, which I also share, the activities proposed in the redevelopment project will have a significant impact on the environment, especially in terms of land acquisition, relocation, site clearance, and project improvements (grading, streets, utilities, and improvements to Los Chollas Creek Channel).

I would therefore submit that from our point of view this particular project requires a full Environmental Impact Report. My reason for requesting the EIR process is to insure that we will have the strongest possible legal position when the project has to be defended in court.


Jim Spotts

JLS:cjp

cc: Tom Larkin
Ed Murphy

CITY of SAN DIEGO
MEMORANDUM

TELEPHONE 236-6220

FILE NO. :
DATE : July 12, 1976
TO : Jim Spotts, Redevelopment Superintendent
FROM : City Attorney
SUBJECT: Dells Redevelopment Project - Environmental Impact Report

In your memorandum to Jim Gleason of June 1, 1976, you requested a full environmental impact report (EIR) be prepared on the proposed Dells Redevelopment Project. This project was submitted to the Environmental Quality Division and was determined to be a project which could potentially have a significant effect on the environment but which, on the basis of an initial study, will not in fact have a significant effect on the environment. (EQD No. 75-01-00.22 BG.) The City's guidelines regarding the preparation of EIRs state that under the facts of this case, a negative declaration shall be prepared. (City of San Diego Guidelines for Implementation of CEQA, as amended, Section IV, D.1.)

A negative declaration is an "environmental document" (14 California Administrative Code, § 15026.5) and adequate time is provided for public comment upon its adequacy. (Section IV, D.3.) While there may be some individuals who would prefer an EIR on every project, the legal mandate is contrary. The criteria for preparation of an EIR does not include the potential for litigation as a determining factor. So long as the factual material in the negative declaration is accurate and supports the conclusion of "no potential for significant environmental impact," it is in compliance with CEQA.

JOHN W. WITT, City Attorney

By 
John K. Riess, Deputy

JKR:cav
605

cc H. Valderhaug
Jim Gleason ✓

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JUL 15 1976

ENVIRONMENTAL QUALITY
DIVISION

June 1, 1976

Jim Gleason, E.Q.D., Planning Department

Jim Spotts, Redevelopment Superintendent

Dells Redevelopment Project - Environmental Impact Report

RECEIVED

JUN 1 1976

ENVIRONMENTAL QUALITY
DEPARTMENT

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Jim Spotts

JLS:cjp

cc: Tom Larkin
Ed Murphy