

# Southwest Chula Vista Civic Association

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Artist's conception of 2,000 room hotel with 300 foot tall tower and 415,000 square foot Convention Center, 5 or 6 restaurants and night clubs, complete Gym, 3 swimming pools, full-service spa, and retail.

**NEXT MEETING MONDAY JULY 28 AT 6:45 PM  
AT THE MAAC CHARTER SCHOOL 1385  
THIRD AVE.**



The new view from I-5 at J Street with Pacifica's 1500 Condominiums with highest tower to be 220 feet tall, 15,000 sq. ft. associated retail, Gaylord and hotel and office buildings Pacifica plans to build next to I-5.

Besides these two large projects in Phase One and the Signature Park the plan calls for 3 more hotels 300' tall, 130' tall and 100' tall; 220,000sf of office/commercial, 200,000 sq. ft. of retail/commercial, and 200,000 sq. ft. of cultural/retail. There is also a fire station, a ferry terminal/restaurant, 46 acres of Industrial Business Park and a 155' tall parking garage for 3,000 cars. Please come to the meeting if you have any concerns about what is to be built on the bayfront. I have spent many hours reading the environmental document. We have until August 7 to comment. This is a draft, whether you want this much development or not we need to get them to fix the many, many problems with this draft or it never will get state approval.

On the back I have some of the major environmental problems. There are other issues: 1. housing for the 3-5 thousand low wage workers for the retail and hotels. 2. How can the city afford the 20 more firepersons and 6-8 more police officers public safety will require? The new fire station will be more expensive than ordinary stations because it will need both a truck and an engine, which require 7 firepersons 24/7. 3. There will be no income from Gaylord for at least 20 years as the 300+ million bond is paid off. There will be no income from Pacifica except development fees and a little sales tax, because it is in a redevelopment area. Tax increment cannot be spent on General Fund expenses such as public safety.

Southwest Chula Vista Civic Association minutes of General Meeting June 23, 2008 Attendance: 94

Call to order: 6:45pm by President Theresa Acerro

Minutes of the May meeting approved by Jim Headland, seconded by Richard Prichard

All reports, new & old business discussions suspended due to expected length of speaker part of meeting.

Leslie Wade, representing Gaylord, gave a general overview of Gaylord Project. Allison Rolfe followed with the same for Pacifica. The audience asked approximately 20 questions. These included such concerns as: water, affordable housing, funding, employment/wages/unions, transportation, height, air quality, where workers will live, impact, appearance & many more. (links to video highlights of meeting at [www.Chulavistaissues.org/SummaryDEIR.htm](http://www.Chulavistaissues.org/SummaryDEIR.htm)) Meeting adjourned at 9PM.

*The Southwest Chula Vista Civic Association was formed to provide a structured association for the residents, property owners, and business owners of the underrepresented Southwestern region of Chula Vista, to participate in the preservation, planning, development and protection of the unique character of the area through community education and group action.*

1. It is impossible for the public to tell all the environmental impacts because the “projects” are not described in sufficient detail for project level review. There is no design for the park and only vague reference to numerous (?) buildings. The Gaylord analysis has no commitment to even the placement of the individual buildings much less specific design features. Pacifica still does not know if it will have a buffered L ditch, requiring specific rules and procedures to protect wildlife or not. **Entire EIR is programmatic at this point.**
2. It is totally unacceptable to take over-riding considerations for Traffic, Air Quality Cumulative Energy and Visual/Aesthetics. These projects have to be redesigned to reduce the impacts below a significant level. It is unacceptable to expect the current residents to bear these impacts. **The Environmentally Superior Reduction in Density Alternative should be adopted.**
3. *Delaying the “amenities” for the public parks until such time “as funds become available” is not acceptable. This funding needs to be identified and committed in Phase 1.*
4. The ecological buffer has to be Phase I and has to have a sturdy fence for the entire west and north sides of Sweetwater. This is meant to prevent the immense number of potential adjacency negative impacts from happening. It has to be in place before anything is built-probably before construction starts, since there are possible negative impacts of construction as well.
5. *The seasonal wetland has to be reunited with the F&G Street marsh. A bridge could replace Lagoon Road for pedestrians and bicycles, but a wide channel needs to replace the existing inadequate culvert.*
6. Telegraph Canyon Creek needs to be naturalized, no concrete.
7. *The heights and development intensity of the hotel and commercial development in the Sweetwater District have to be reduced to at least what they are in the Harbor Park Alternative and the office building needs to be lower than 100 feet.*
8. All the Roads, bike paths and promenades need to be shielded in some way to prevent the flushing of birds and noise and/or light penetration to the bay or other sensitive habitats.
9. *A shading study needs to be done to insure that buildings do not shade habitat. There also needs to be a temperature/wind study of the effects of the increased paving and building masses on the microclimates of the habitats, particularly wetlands S-2A and the F&G Marsh. These are potentially very negative impacts, not dealt with at all in this DEIR.*
10. Funding has to be identified for Predator Management Program, Natural Resources Management Plan and Implementation, Ranger Services for enforcement and education of the public, Wildlife rescue and rehabilitation and a training program for construction workers and operational employees about the sensitivity of surrounding habitats.
11. The Green Car line **must** be funded. This is crucial to a major goal of the project -linking the bayfront with the CV downtown area. Without it the goal is not met by this project.
12. Impacts to habitat from Global Warming and Sea Level Rise must also be evaluated and dealt with.
13. An Integrated Pest Management Program needs to be committed to by all lessees & Pacifica to eliminate toxic pesticides. Fireworks, jet-skis, laser and other light shows must be prohibited &/or strictly regulated and limited by permit.
14. There must be mitigation for the loss of the actively used raptor foraging in non-native grasslands in Sweetwater and Otay Districts.
15. There has to be active protection of the important mud flats in the Sweetwater District.
16. There should not be a paved promenade along the water in Bayside Park-leave the sandy beach.
17. There needs to be clarification that the six foot fence will go all the way around the Otay District to keep people and animals out of the J Street marsh, the bay, and the NWR to the south.