



NOTICE OF PREPARATION

PROJECT TITLE: Immediate Public Use (IPU) of the Former Caltrans District Office Complex

The California Department of Parks and Recreation (CDPR) is the Lead Agency under the requirements of the California Environmental Quality Act (CEQA) and will be preparing an Environmental Impact Report. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed Project. A brief description of the Project, the park unit's location and a brief description of possible environmental effects are included.

Interested organizations or individuals may also respond to this notice with comments regarding the information contained within it.

Responses must be sent to the address below not later than thirty (30) days after the receipt of this notice. We would appreciate the name of a contact person in your agency.

PROJECT DESCRIPTION: The Project would establish Immediate Public Use (IPU) of the former California Department of Transportation District 11 District Office Complex (Complex)

IPU as defined by the CDPR allows for improvements required to provide temporary public use of operational support facilities in recently acquired property and which do not constitute a permanent commitment of resources.

A Capital Outlay Budget Change Proposal (COBCP) determined that the IPU shall provide four primary elements:

1. **Parking Area** - stabilized surface to accommodate 20 to 40 spaces including accessible spaces
2. **Enhanced Pedestrian Circulation System** - stabilized accessible pathways, bollards and fencing, signage
3. **Basic Landscaping** - trees, shrubs and ground covering, and detention and/or retention bio-swale
4. **Interpretive Elements** – public gathering area with stage, displays and features, lighting, power, benches

As of November 6, 2013 the Complex is under ownership by CDPR.

By providing IPU, CDPR is striving to meet the goal of providing public access as well as restoring the historical cultural landscape of the site. Removal of the Complex would meet the Old Town San Diego State Historic Park General Plan's goals to remove non-compatible modern era structures and re-create the nineteenth century landscape.

Primary scope elements of the project include:

1. Abatement and removal of hazardous materials from the Complex and disposal of materials in an appropriate manner. Asbestos and lead paint are the primary hazardous materials.
2. Potential demolition of some or all of the buildings totaling 115,735 square feet and associated site improvements. The connected buildings were built in three phases from 1951 to 1964. This effort may include footings, foundations and basement as well as site features such as the courtyard and parking area.
3. Performance of necessary archeological investigations on the empty site to identify and mitigate any impacts to potential subsurface cultural resources. This will allow for resource preservation and interpretation of historically significant cultural resources.
4. Construction of IPU facilities to allow for public use of the site.

The project will incorporate sustainable technology and materials such as permeable parking surface materials to allow run-off percolation and drought tolerant plant material, reflective of the historic vegetation that once occupied this early settlement and riverfront location.

The project APE is within the boundaries of the Old Town San Diego National Register of Historic Places District, and subsequently has the potential for subsurface archaeological resources and is a culturally sensitive property.

The current Complex configuration evolved through three (3) different construction time frames of 1953, 1958 and 1964.

PROJECT LOCATION: The Project site is located at 2829 Juan Street within the community of Old Town in the City of San Diego and within Old Town San Diego State Historic Park (OTSDSHP). The Complex is bound to the northwest by Taylor Street, northeast by Juan St., southwest by Calhoun St. and southeast by Wallace St. The site encompasses an area of approximately 2.47 acres and contains a total of 115,735 square feet of office space.

POSSIBLE EFFECTS AND MITIGATIONS: Significant impact to a National Register eligible resource would occur should the demolition of the Complex take place. Mitigation for the loss of this resource would preliminarily include: recordation of the building; and preservation of the designs for its construction. The abatement and remediation of the Complex has the potential for adverse impacts to human health. These impacts shall be mitigated through appropriate techniques to encapsulate or remove hazardous materials. Potential significant impact may result based on the evaluation of subsurface materials below ground. These impacts would be mitigated through implementation of an appropriate archaeological treatment plan including monitoring of all subsurface work. Additional impacts that have the potential to occur as a result of the project shall be mitigated to a level of less-than significant. These impacts could be to aesthetics, biological resources, geology and soils, hydrology and water quality, utilities and service systems. Potential cumulative impacts shall also be addressed.

PUBLIC INFORMATION: A website shall be established to provide updates regarding progress with the Project. Public scoping shall take place with local planning groups and notification shall be provided of these meetings. C DPR shall hold a public meeting during the public review period of the Draft Environmental Impact Report.

DEPARTMENT OF PARKS AND RECREATION CONTACT:

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