

(R-91-1798)

RESOLUTION NUMBER R- 277880

ADOPTED ON MAY 07 1991

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT NO. 90-0133 FOR THE PROPOSED BARRIO LOGAN REDEVELOPMENT PLAN, MAKING CERTAIN FINDINGS REGARDING THE ENVIRONMENTAL IMPACTS OF THE PROPOSED REDEVELOPMENT PROJECT, ADOPTING A REPORTING AND MONITORING PROGRAM, AND ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS.

WHEREAS, the Redevelopment Agency of The City of San Diego (the "Agency") has prepared a proposed redevelopment plan for the Barrio Logan Redevelopment Project (the "Project"); and

WHEREAS, the Agency, as lead agency, has prepared through The City of San Diego Development and Environmental Planning Division of the Planning Department Environmental Impact Report ("EIR") No. 90-0133 to assess the environmental impacts which may result from the Project; and

WHEREAS, a draft EIR was prepared and circulated for review, comment and consultation with citizens, professional disciplines and public agencies pursuant to the California Environmental Quality Act of 1970 ("CEQA") and state and local guidelines and regulations adopted pursuant thereto; and

WHEREAS, a duly noticed public hearing was held by the Agency on March 19, 1991, at which all interested persons and organizations were given an opportunity to be heard; and

WHEREAS, the Final EIR, relating to the proposed redevelopment plan for the project and responding to the concerns raised during the review period and at the public hearing has

been prepared pursuant to said statute and guidelines and regulations; and

WHEREAS, the City Council, in connection with its consideration of the adoption of the proposed redevelopment plan for the Project, has reviewed and considered the information contained in the Final EIR for the proposed redevelopment plan; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, as follows:

1. That the Council hereby certifies that the Final EIR for the proposed redevelopment plan for the Project has been prepared and completed in compliance with CEQA and state and local guidelines and regulations adopted pursuant thereto, and that the Agency has certified the Final EIR, DEP No. 90-0133, which is on file in the office of the City Clerk as Document No. RR- 277880.

2. That the Council hereby further certifies that the information contained in the Final EIR, DEP No. 90-0133, Document No. RR- 277880, has been reviewed and considered by the members of the Council.

3. That the Council hereby finds and determines that:

a. The implementation of the Project will not result in significant environmental effects in certain respects identified in the Final EIR, as described in Section I of Attachment A (attached hereto and incorporated herein by this reference).

b. Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially

lessen certain significant environmental effects of the Project identified in the Final EIR, as described in Section II of Attachment A.

c. Changes or alterations which avoid or substantially lessen certain significant environmental effects of the Project identified in the Final EIR, are within the responsibility and jurisdiction of another public agency and not the Agency or the City Council, and such changes have been adopted by such other agency, or can and should be adopted by such other agency, as described in Section III of Attachment A.

d. With respect to significant environmental effects of the Project which cannot be avoided or substantially lessened, specific economic, social or other considerations make infeasible the mitigation measures or project alternatives identified in the Final EIR, as described in Section IV of Attachment A.

e. The significant environmental effects of the Project which cannot be avoided or substantially lessened are acceptable due to overriding concerns, as described in Section V of Attachment A.

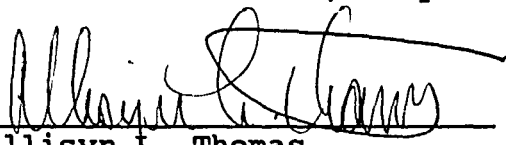
4. That the Reporting and Monitoring Program identified in the Final EIR, DEP No. 90-0133, as Section 1.4 and contained in Attachment B (attached hereto and incorporated herein by this reference) is hereby approved and adopted to monitor and ensure that the mitigation measures identified will be instituted.

5. That the City Clerk, or his designee, is hereby authorized and directed to cause the filing of a Notice of

Determination with respect to the Final EIR, DEP No. 90-0133,
upon adoption of the proposed redevelopment plan for the Project
by the City Council.

APPROVED: JOHN W. WITT, City Attorney

By


Allisyn L. Thomas
Deputy City Attorney

ALT:lc
04/23/91
Or.Dept:Prop.
R-91-1798
Form=r+t

Attachment A

I. The following discussion explains the reasons why, in certain respects, the Project will not result in significant environmental effects.

A. None

II. The following discussion explains the reasons why certain changes or alterations which have been required in, or incorporated into, the Project will avoid or substantially lessen certain significant environmental effects of the Project.

A. Traffic: Mitigation of direct traffic impacts of the Project will be achieved by assurance of road improvements to the satisfaction of the City Engineer. Mitigation for the existing circulation system would require: the improvement of intersections; providing traffic signalization at nine intersections; improving turning radii for truck turning; and providing on-site parking adequate to fully serve Project parking demand. Crosby Street will be widened between Harbor Drive and Kearney Avenue to provide two lanes in each direction in accordance with four-lane major road specifications.

B. Aesthetic Quality: The Barrio Logan Redevelopment Plan contains urban design development controls and limitations which would reduce potential impacts to below a level of significance. The controls and limitations require consideration of design elements, including human scale, open space, street orientation, pedestrian interest, color and landscaping.

C. Noise: Generalized mitigation measures have been identified for Project related acoustical impacts, until site-specific development plans are determined. A site-specific acoustical analysis shall be required for all proposed residential development where the potential exterior sound level exceeds 60dB(A) CNEL. An interior acoustical analysis shall be required for all proposed multi-family development where the exterior sound level is 60 dB(A) CNEL or greater. Potential noise impacts from industrial and commercial noise sources or sensitive receptors may be mitigated with noise buffers, and the routing of trucks away from residential uses.

D. Geology: The proposed project has incorporated mitigation measures to reduce potential geologic impacts to below a level of significance. Proposed development within the Project area shall be reviewed and approved by the City Engineer to ensure that proposed structures are designed to withstand

anticipated groundshaking caused by earthquakes. Development prepared west of Harbor Drive would require preparation of geotechnical studies to identify measures to reduce potential liquefaction impacts to levels of insignificance.

- E. Air Quality: The proposed Project has incorporated general mitigation measures to reduce potential impacts to air quality, until such time as individual development projects occur requiring detailed analysis. The use of alternative transportation modes shall be encouraged for project tenants by promoting public transit usage and providing secure bicycle facilities. All major employers shall be required to submit a plan to the San Diego APCD identifying positive measures taken to implement this objective. Monitoring and enforcement shall be an APCD responsibility.

The City shall implement its Transportation Demand Management (TDM) Program within the Redevelopment Plan area. Mass transit accommodations shall be provided in project design. During construction, fugitive dust emissions shall be minimized by watering, isolating excavated soil on-site, and periodically washing adjacent streets. Also, trucks and truck exhaust shall be rerouted away from sensitive receptors.

- F. Housing: State law has established a number of mitigation measures to reduce the impact of relocation of those displaced by public agency projects to below a level of significance. The Redevelopment Agency has incorporated such mitigation measures into the Redevelopment Plan. They include: relocation, assistance, moving allowances, rent differential payments, grievance procedures and providing replacement housing. Twenty percent (20%) of tax increment funds received by the Agency shall be used to create or improve low- and moderate-income housing. Should low- and moderate-income housing units be removed, the Agency shall provide an equal number of replacement units within four years.

- G. Cultural Resources: Mitigation measures are incorporated into the project to reduce potential impacts to cultural resources to below a level of significance. A qualified SOPA certified archaeologist shall be required to be retained by a building or project developer to monitor initial site grading and excavation. The archaeologist would be allowed to temporarily direct, divert or halt grading to allow recovery and documentation of cultural materials. Management of historic structures and districts would be undertaken pursuant to required procedures under the Municipal Code.

- H. Paleontological Resources: Incorporated into the project are mitigation measures to lessen potential impacts to paleontological resources to below a level of significance. A qualified paleontologist shall be retained by a building or project developer to be present on-site at all times during the original project cutting of previously undisturbed sediments within geologic formations containing high paleontologic resource material. The paleontologist shall be allowed to divert or halt excavation to allow recovery and documentation of found fossil remains.
- I. Risk of Upset: Adoption of the Redevelopment Plan incorporates measures to mitigate significant impact of future development by the existence of hazardous materials to below a level of significance.
- J. Public Service: Significant impacts to elementary and junior high schools would occur due to an increase in public generation in a neighborhood where the schools are operating near classroom capacity. This can be mitigated by the use of AB 2926 school fees which shall be imposed on proposed development projects within the Redevelopment Project area. In addition, the Agency is authorized under California Health and Safety Code sections 33445 and 33401 and the Redevelopment Plan, to assist the school entities to provide facilities to accommodate growth during the redevelopment period.
- K. Cumulative Impacts: Partial mitigation of the project's contribution to cumulative traffic impacts will occur through implementation of the roadway improvements identified in the Mitigation Monitoring and Reporting Program; however, full mitigation of the cumulative traffic impacts is beyond the control of this project.

Mitigation measures identified in the project for impacts to traffic, noise, and air quality are, again only partial mitigation for cumulative impacts which are beyond the control of the project.

III. The following discussion explains the reasons why changes or alterations which avoid or substantially lessen certain significant environmental effects of the Project are within the responsibility and jurisdiction of another public agency and not the Agency or the City Council, and how such changes have been adopted by such other agency or can and should be adopted by such other agency.

- A. None.

IV. The following discussion explains the reasons why specific economic, social or other considerations make infeasible the mitigation measures or project alternatives with respect to each significant environmental effect of the Project which cannot be avoided or substantially lessened.

- A. Full mitigation of the cumulative impacts associated with this project can only be realized through the "No Project" alternative. Under this plan, the Barrio Logan Redevelopment Plan would not be implemented and the project area would continue to exist in its state of blighted conditions. This alternative would prohibit socioeconomic growth to occur within the area as well as the transition of under-utilized land parcels to their highest and best use.
- B. From a community plan perspective, the "No Project" alternative would not achieve major goals or recommendations of the Barrio Logan/Harbor 101 Community Plan. Major goals include the reinforcement of the existing living and working community through residential and industrial coexistence and rehabilitation; providing additional job opportunities and purchasing power and developing an organized circulation and transportation network. Major recommendations include the rehabilitation of existing residential, commercial and industrial development; residential infill and new development; and establish the community as a redevelopment area in order to provide coordination, and funding priority.
- C. Implementation of the "No Project" alternative would eliminate the benefit of any financing allowed by the Redevelopment Plan to be used to carry out redevelopment activities. Financial vehicles allowed in the Plan include tax increment funding, interest income, Agency bonds, donations, and lease or sale of Agency owned property.

V. The following discussion explains the benefits of the Project, which outweigh the significant environmental effects of the Project which cannot be avoided or substantially lessened.

- A. Background: The Redevelopment Plan would be implemented by the Redevelopment Agency of The City of San Diego pursuant to the Community Redevelopment Law of the State of California Health and Safety Code section 33000 et seq.

The Redevelopment Plan is to be used as a tool to implement programs in Barrio Logan to eliminate the spread of existing blight and deterioration. Without

the Plan, blight cannot be reasonably expected to be reversed or alleviated by private enterprise acting alone. Presently, the Plan Area is plagued by incompatible land uses, substandard lot sizes, and old and declining residential housing stock which are symptomatic of blight. Commercial redevelopment to support residential use is minimal and commercial service uses are insufficient. Industrial uses predominate the Plan Area but do not appear to be labor intensive. Public improvements are substandard and deteriorated.

The Redevelopment Plan provides the Redevelopment Agency with powers, duties and obligations to implement a program generally formulated for the redevelopment, rehabilitation and revitalization of the Project Area. It presents a process and basic framework within which future, specific redevelopment projects can be prioritized and directed.

- B. Private Sector Investment: Of the major goals and objectives of the Plan, there is a focus on the encouragement of new and continuing investment of the private sector. This would be done by utilizing the proposed Mercado del Barrio project as a catalyst within the Project Area to facilitate additional area improvements. It would initiate the economic well-being of the retail/commercial mixed-use areas by encouraging diversification of its commercial base and employment opportunities.

The Plan focuses on a high level of concern for architecture, urban design and an identifiable urban community image. Developable land would be expanded by obtaining and assembling, if necessary, under-utilized parcels, as well as making under-utilized rights-of-way available for development.

- C. Economic Development: The Plan encourages the expansion, renovation and relocation of business within the Project Area to enhance their economic viability. Small businesses would be encouraged to remain and expand. The opportunity to rehabilitate and modernize shall be given to small businesses by the Redevelopment Agency in those areas where retention of small businesses is a priority (portions of Logan Avenue, National Avenue, Crosby Street and Sigsbee Street). Small business entrepreneurs shall be provided with the necessary support to succeed through a business incubator program.
- D. Job Opportunities: Development of local job opportunities is also a key focus of the Plan, as well as preserving the area's existing employment base, and

providing vocational training for community residents. The Plan would support the expansion of Perkins Elementary School to provide a full range of educational and recreational opportunities and develop alternative education programs for junior and senior high school drop-outs.

- E. Community Character: The Plan promotes the achievement of an environment that reflects a high level of concern for architecture, landscape, urban design and land use principles. The development of an identifiable urban community image is encouraged by promoting small scale, individualized development and an active, pedestrian oriented environment.
- F. New Housing Stock: The creation of a balanced mix of new housing stock is an important Plan element, including low- and moderate-income housing, and rehabilitation of as many existing dwelling units as possible. Provisions would be made for housing that satisfies the needs of various age, income, family size and ethnic groups within the community, and maximizing the opportunity for individual choice.
- G. Public Utility Improvements: The Plan provides for an environment that ensures the health, safety and well being of Barrio Logan residents. This shall be done by the coordination of public infrastructure improvements, including that of utility deficiencies such as inadequate water, sewer and storm drainage systems and insufficient street lighting.

ATTACHMENT B

MITIGATION, MONITORING AND REPORTING PROGRAM
FOR THE
BARRIO LOGAN REDEVELOPMENT PLAN

DEP NO. 90-0133

SCH NO. 90010287

APRIL 1991

R-277880

MITIGATION MONITORING AND REPORTING PROGRAM

This mitigation monitoring and reporting program was prepared for the Barrio Logan Redevelopment Plan to comply with the mitigation monitoring statute (Public Resources Code Section 21081.6) which requires public agencies to adopt such programs to ensure effective implementation of mitigation measures. This program shall be a requirement of the Redevelopment Plan approval.

PROJECT DESCRIPTION

The purpose of the proposed Barrio Logan Redevelopment Plan is to eliminate existing blighted conditions within the Barrio Logan area and to provide guidance for future development. Barrio Logan includes approximately 133 acres located in the southwestern portion of the City of San Diego, adjacent to the eastern side of San Diego Bay.

Implementation of the proposed project would increase the amount of land devoted to residential and commercial land uses. Industrially-designated land would decrease. The plan would allow up to 1,198 residential units, approximately 1.8 million square feet of commercial space, and 1.2 million square feet of light industrial space.

PROJECT IMPACTS, MITIGATION MEASURES, AND MONITORING REQUIREMENTS

The following text includes a summary of the significant project impacts, a list of presently identified mitigation measures, and the monitoring efforts necessary to ensure that the measures are implemented.

Traffic

Impacts

The existing street network could not accommodate the projected future traffic volumes and maintain acceptable levels of service unless capacity improvements are made.

Mitigation, Monitoring and Reporting

Two sets of mitigation measures are identified; the first set of measures includes the implementation of the Alternative 2 roadway configuration consisting of a one-way couplet with Beardsley Street one-way westbound and Crosby Street one-way eastbound between Harbor Drive and Logan Avenue. The second set of measures is based on the existing circulation system.

One-way Couplet Alternative Mitigation Measures

- Implement a one-way couplet with Beardsley Street one-way westbound and Crosby Street one-way eastbound between Harbor Drive and Logan Avenue.
- Improve the intersection of Beardsley Street and Logan Avenue
- Improve the Logan Avenue/I-5 southbound on-ramp
- Improve the intersection of Logan Avenue and Crosby Street
- Improve the intersection of Kearney Avenue and Crosby Street
- Improve the intersection of Main Street and Crosby Street
- Widen Crosby Street between Logan Avenue and Kearney Avenue
- Widen Crosby Street west of Harbor Drive
- Widen the following existing 52 foot roadways to 64 feet (within existing 80 feet of right-of-way)
- Widen/restripe Kearney Avenue between Commercial Avenue and the I-5 northbound off-ramp.
- As future traffic conditions warrant, provide traffic signals at unsignalized intersections. Several signalized intersections would need to be interconnected to operate as a system:

- As redevelopment occurs, improve turning radii at intersections to meet minimum standards for truck turning.
- As the community redevelops, provide onsite parking adequate to fully serve project parking demand.

Existing Circulation System Mitigation Measures

- Improve the intersection of Beardsley Street and Logan Avenue
- Improve the Logan Avenue/I-5 southbound on-ramp
- Improve the intersection of Logan Avenue and Crosby Street
- Widen Crosby Street between Harbor Drive and Kearney Avenue
- Widen Crosby Street west of Harbor Drive
- Widen the following existing 52 foot roadways to 64 feet (within existing 80 feet of right-of-way)
- Widen/restripe Kearney Avenue between Commercial Avenue and the I-5 northbound off-ramp.
- As future traffic conditions warrant, provide traffic signals at the following unsignalized intersections. Several signalized intersections should be interconnected to operate as a system.
- As redevelopment occurs, improve turning radii at intersections to meet minimum standards for truck turning.
- As the community redevelops, provide onsite parking adequate to fully serve project parking demand.

As described in the proposed Barrio Logan Redevelopment Plan and this EIR, the urban environment and pedestrian character of the project area is an attribute that the City wishes to retain. Although either set of mitigation measures listed above would mitigate traffic impacts identified in this EIR, the proposed widening of streets and provision of parking above that required by the Emergency PDO would adversely effect the urban nature of the project area and discourage pedestrian-oriented activities and transit ridership. Due to these adverse impacts, these street-widening measures are therefore not incorporated into the project. Traffic improvements would be evaluated on a project-by-project basis. Future projects would be reviewed by the City Engineer and the Planning Department.

Aesthetic Quality

Impacts

The proposed plan would remove or rehabilitate deteriorated structures. The potential exists for impacts to existing visual resources including historic structures, the pedestrian-oriented streetscape and scenic vistas. Design standards incorporated into the plan would reduce impacts to the area's visual resources to below a level of significance. Historic impacts are discussed under Cultural Resources.

Mitigation, Monitoring and Reporting

The City Planning Department shall ensure that the redevelopment plan and implementing ordinances establish development standards and guidelines which address the aesthetic quality of the area including vistas, landscaping, pedestrian orientation, open spaces, compatibility with historic resources, human scale, color, and materials.

Noise

Impacts

Future noise levels generated by traffic would continue to exceed 65 dBA CNEL at property adjacent to all but four roadway segments, potentially causing significant impacts to sensitive land uses. Sensitive land uses adjacent to the Santa Fe and San Diego-Imperial Valley railroad operations may also be significantly impacted. The potential for noise

generated by future industrial sources is varied and is a function of the type of industrial operation.

Mitigation, Monitoring and Reporting

- The City Planning Department shall require a site-specific acoustical analysis prior to the issuance of building permits for all proposed residential residences and community spaces where the potential exterior sound level is expected to be greater than 60 dBA CNEL.
- The City Planning Department shall require an interior acoustical analysis prior to the issuance of building permits for all proposed multi-family residences where the exterior sound level has been identified to be 60 dBA CNEL or greater (as required by the California Code of Regulations Title 24.) The analysis shall ensure that the proposed design will limit the interior noise environment to 45 dBA CNEL or below.
- The City Noise Abatement and Control office shall ensure compliance with the provisions of the City noise ordinance (section 59.5.0401).
- The City Planning Department shall ensure that proper mitigation measures, as determined by the required noise analyses for individual development projects proposed for locations with noise levels above State standards, are incorporated into future project construction plans and specifications and in any future project's Mitigation Monitoring and Reporting Program.

Geology

Impacts

Potential impacts include damage from seismic activity, including liquefaction within the area west of Harbor Drive. Project grading would increase the potential for soil erosion. Seismic and liquefaction impacts are considered significant.

Mitigation, Monitoring and Reporting

- The City Engineer shall review proposed developments within the project area to ensure that proposed structures are designed to withstand anticipated groundshaking caused earthquakes, consistent with those standards established in the Uniform Building Code and design criteria of the Structural Engineering Association of California.
- The City Planning Department shall require preparation of geotechnical studies as part of tentative map or project submittal for future development proposed west of Harbor Drive to identify appropriate measures to reduce potential liquefaction impacts to levels of insignificance.
- The City Planning Department shall ensure that proper mitigation measures, as determined by geotechnical analysis, are identified for future development projects within the plan area. These mitigation measures shall be incorporated into each future project's construction plans and specifications and each project's Mitigation Monitoring and Reporting Program.

Air Quality

Impacts

The proposed project encourages more development in the project area, therefore increasing the number of pollutants, especially automobile-related emissions. Significant increases in carbon monoxide and nitrogen oxides would occur. Unavoidable adverse impacts would result.

Mitigation, Monitoring and Reporting

- As individual development projects are proposed, the City Planning Department shall require detailed analysis to identify project related impacts and specific mitigation measures necessary to comply with the California Clean Air Act and City programs including Transportation Demand Management and the Congestion Plan.

- Future project tenants shall promote public transit usage and provide secure bicycle facilities. Bicycle racks will be provided at all commercial facilities within the Redevelopment Plan area. All major employers will be required to submit a plan to the San Diego APCD identifying positive measure taken to implement this objective. Monitoring and enforcement will be an APCD responsibility.
- The City shall implement its Transportation Demand Management (TDM) Program within the Redevelopment Plan Area.
- The City Planning Department shall ensure that mass transit accommodations are provided in future specific project designs, including but not limited to park-and-ride facilities, bus turnout lanes, bus shelters and express transit access.
- The City Planning Department shall not approve development projects in the Redevelopment Plan area without specific plans to mitigate short-term construction-related air quality impacts, including dust control measures and coordination of truck routes to preclude truck queuing or idling near sensitive receptor sites.
- The City Planning Department shall ensure that all projects generating non-direct sources of air pollution shall comply with any applicable measure in the adopted Regional Air Quality Strategy.

Population/Housing

Impacts

Population in the project area would increase; no significant direct impacts related to population growth are identified. Implementation of the Redevelopment Plan would cause a significant impact, however, due to the dislocation of existing residents and businesses to accommodate future growth encouraged by the plan.

Mitigation, Monitoring and Reporting

State law has established a number of mitigation measures to reduce the impact of relocation of those displaced by public agency projects. These mitigation measures are incorporated into the project by State law and including relocation assistance payments, moving allowances, rent differential payments, grievance procedures, and provision of replacement housing. These measures are expected to reduce the impact of possible housing dislocation and relocation to an insignificant level.

Public Services and Utilities

Impacts

Ny Significant impacts to elementary and junior high schools due to an increase in pupil generation in a school district that is operating near classroom capacity. Demand would increase for water, sewer, fire, and police services; no significant impacts identified for these services.

Mitigation, Monitoring and Reporting

- Fees established by AB 2926 shall be imposed on proposed development projects within the Redevelopment Plan area to alleviate the impacts on local schools due to additional students generated by the proposed project.

Cultural Resources

Impacts

The Barrio Redevelopment Plan would require substantial land acquisition and clearing to implement the proposed land use plan. The specific occurrence of any archaeological resources on the site cannot be determined until structures and hardscape have been removed from the site. Implementation of the Redevelopment Plan could result in significant adverse impact on unknown cultural resources.

The Redevelopment Plan, particularly the pressure to redevelop sites at higher intensity uses, could result in the demolition of 84 potentially historic structures, including 10 of

potential National Register status; and 4 potential historic districts, including one of potential National Register status. Historic architecture and urban fabric would be lost. These potential impacts would be significant, long-term and adverse. Impacts to structures and district of potential National Register status would be unmitigable. Impacts to other structures would be mitigable to below a level of significance.

Mitigation, Monitoring and Reporting

The following mitigation measures shall be incorporated into the Mitigation Monitoring and Reporting Program for future specific development projects within the Redevelopment Plan area:

1. The applicant shall provide verification that a qualified archaeologist has been retained to implement the archaeological monitoring program. This verification shall be presented in a letter from the archaeologist to the Development and Environmental Planning Division (DEP) of the City Planning Department prior to construction activities. (A qualified archaeologist is defined as an individual certified by the Society of Professional Archaeologists.)
2. The qualified archaeologist shall attend any pre-construction meetings and shall be present on-site during all remaining grading. The archaeologist's duties shall encompass four elements: monitoring, evaluation, analysis of collected materials, and preparation of a report. These elements are as follows:

- a. **Monitoring Program**

The qualified archaeologist shall attend any pre-construction meetings to make comments and/or suggestions concerning the monitoring program and discuss grading plans with the construction contractor. The archaeologist shall be on-site to monitor all ground disturbance activities and to inspect for additional in situ archaeological deposits.

- b. **Evaluation Program**

In the event that additional archaeological deposits are discovered, the archaeologist shall have the authority to temporarily halt, direct or divert any

ground disturbance operations in the area of discovery to allow evaluation of potentially significant archaeological resources. The significance of the discovered resources shall be determined by the archaeologist, in consultation with DEP staff. For significant archaeological resources, a research design and data recovery program shall be prepared and carried out to mitigate impacts. At the time of discovery, the archaeologist shall notify DEP staff. DEP must concur with the evaluation procedures to be performed before construction activities are allowed to resume. Any human bone of Native American origin shall be turned over to the appropriate Native American group for reburial.

c. Analysis of Collected Materials

All collected cultural remains shall be cleaned, catalogued and permanently curated with an appropriate scientific institution. All artifacts shall be analyzed to identify function and chronology as they relate to the history of the area. Faunal material shall be identified as to species. Specialty studies shall be completed, as appropriate.

d. Report Preparation

A monitoring report (with appropriate graphics) shall be prepared and submitted to DEP summarizing the results of the above program within three months following termination of the archaeological monitoring program.

3. The construction contractor shall notify DEP of any pre-construction meeting dates and of the start and end of construction. For questions regarding the SOPA-certified archaeologists, DEP shall be contacted. Selection of the SOPA-certified archaeologist, or equivalent, shall be approved by DEP.

The following will partially mitigate the impacts from demolition of structures with potential National Register status, but not to below a level of significance. The following will partially mitigate the impacts from demolition of the historical resources not identified as potential National Register Status to below a level of significance.

- The City Architect shall review all project proposals that alter a designated or potentially designatable historic site. Any project proposal that substantially alters a designated or potentially designatable site shall be reviewed by the Historic Site Board. The City Architect shall determine if the proposed alteration is substantial and requires Historical Site Board review. Alterations to a designated or potentially designatable historic site which are not substantial may be approved by the City Architect.

- All applications for the demolition and/or removal of any building shall be approved by the City Architect. If any structure or building is intentionally demolished or substantially damaged without obtaining a demolition permit, a building permit for that site will not be issued for a period of one year or a previously issued permit may be revoked for a period of one year. If the site was a designated historic site, a permit will not be issued for two years or a previously issued permit may be revoked for a period of two years.

- The City Architect shall approve such an application for a demolition permit if it is determined that the site in question is not a potentially designatable historic site. The City Architect shall make the determination within ten working days of the receipt of the application in the Office of the City Architect. If the City Architect does not make the determination within the specified period, the site shall be deemed not to be a potentially designatable historic site. If a potentially designatable historic site is found, the demolition or removal permit application shall not be approved for 90 days or until the Historical Site Board has evaluated and acted on the site's historic significance, whichever occurs first. The provisions of this Section shall not apply to the following:
 1. Any building or structure found by the City Manager of the City of San Diego to present a hazard to public health or safety and for which an emergency permit for demolition must be issued; or
 2. Any permit approved by the City Architect, Planning Commission, Redevelopment Agency, or City Council as part of a development project submitted, reviewed and approved in accordance with this ordinance, and provided that such development application includes an environmental document prepared in accordance with the California Environmental Quality

Act which describes and addresses the historic/architectural significance of the property. Such report shall be reviewed by the Historical Site Board for the purpose of recommending to the City Architect whether the proposed project should be approved, modified or denied based on the importance of the existing building(s) or structure(s).

- The Department of Building Inspection and/or Engineering and Development Department shall not issue any permit for the installation of fixtures or equipment, or for the erection, construction, conversion, establishment, alteration, rehabilitation, demolition, move on, addition or enlargement of any building, structure or improvement, or for the occupancy of any building, structure or premises, or for the grading, subdivision or street actions for any site in any portion of the Barrio Logan Redevelopment Plan area until approval of the Planning Department's Zoning Administrator has been obtained by the applicant in compliance with the development criteria contained herein. Applications for grading permits, tentative maps, street actions and demolition of structures shall not be accepted unless concurrent application is made for a building permit. The Zoning Administrator may impose conditions and requirements consistent with the Barrio Logan/harbor 101 Community Plan and the Barrio Logan Redevelopment Plan.

Paleontological Resources

Impacts

The Redevelopment Plan has the potential to disrupt paleontological resources.

Mitigation, Monitoring and Reporting

The City Planning Department shall ensure that a mitigation and monitoring program similar to the one outlined below is required for all future development projects in the Redevelopment Plan area.

1. Because fossil remains are expected to be encountered in the project area during excavation, a qualified paleontologist shall be retained by the building developer to carry out an appropriate mitigation program. (A qualified paleontologist is

defined as an individual with a M.S. or Ph.D. in paleontology or geology, who is familiar with paleontological procedures and techniques).

2. When fossils are discovered, the paleontologist or paleontological monitor (an individual who has experience in the collection and salvage of fossil materials who works under the direction of a qualified paleontologist) should recover them. In most cases this fossil salvage can be completed in a short time. However, some fossil specimens may require extended salvage time. In these instances the paleontologist (or paleontological monitor) should be allowed to temporarily direct, divert, or halt excavation work to allow recovery of fossil remains in a timely manner.
3. A paleontologist or paleontological monitor should be present onsite at all times during the original cutting of previously undisturbed sediments within formations which are considered to have a high resource sensitivity (i.e. the San Diego Formation) to inspect the excavation and spoils for the presence of fossil remains. A paleontologist or paleontological monitor should be onsite at least half-time during the original cutting of previously undisturbed sediments with moderate resource sensitivity (i.e. the Bay Point Formation). A monitor is not required for cutting operations in zero sensitivity deposits (i.e. artificial fill).
4. Fossil remains collected during the monitoring and salvage portion of the mitigation program should be cleaned, sorted, and cataloged and then with the owner's permission, deposited in a scientific institution with paleontological collections.
5. A final summary report should be prepared and submitted to the City Planning Department, Development and Environmental Planning Division, outlining the methods followed and summarizing the results of the mitigation program. This report should also include a list of the kinds of fossils recovered, and a summary of the stratigraphic context of all collecting localities.

Risk of Upset

Impacts

Significant hazardous substances were identified within the project area which would require removal of potential sources of contamination and other remediation.

Mitigation, Monitoring and Reporting

The City Planning Department shall ensure that future development projects in the Redevelopment Plan area include the following mitigation measures.

- Prior to property acquisition by the project proponent or responsible agency, a detailed environmental audit shall be undertaken by the project proponent and submitted to the City Planning Department for review.
- Prior to site preparation, potential sources of contamination, including but not limited to discarded drums/containers, aboveground and underground storage tanks, and onsite sumps shall be removed from the project site, or treated onsite and disposed of in accordance with all applicable local, state and federal regulations.
- Sampling of the contents of the discarded drums/containers shall be undertaken to determine the nature of the contents, and to identify a proper disposal method. Analysis shall also be conducted to determine if soil/groundwater contamination has occurred as a result of leakage from the source. Such analysis shall also be conducted at both the aboveground and underground storage tanks locations. Any contamination found as a result of these analyses shall be remediated in accordance with all applicable local, state and federal regulations.
- If soil/groundwater contamination is found on the project site, the project applicant/proponent shall coordinate cleanup and remediation activities with the San Diego County Hazardous Materials Management Division (HMMD) the California Regional Water Quality Control Board (San Diego Region), and the APCD.

701B

MAY 07 1991

Passed and adopted by the Council of The City of San Diego on.....
by the following vote:

Council Members	Yeas	Nays	Not Present	Ineligible
Abbe Wolfsheimer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ron Roberts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
John Hartley	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
H. Wes Pratt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tom Behr	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
J. Bruce Henderson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Judy McCarty	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bob Filner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Maureen O'Connor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

MAUREEN O'CONNOR

Mayor of The City of San Diego, California.

(Seal)

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California.

By *Blonda R. Barnes*, Deputy.

Office of the City Clerk, San Diego, California

Resolution Number *R277880* Adopted *MAY 07 1991*