

RESOLUTION NUMBER R- 279875

ADOPTED ON APR 28 1992

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO CERTIFYING THE FINAL MASTER ENVIRONMENTAL IMPACT REPORT FOR THE CENTRE CITY REDEVELOPMENT PROJECT (AND ADDRESSING THE CENTRE CITY COMMUNITY PLAN AND RELATED DOCUMENTS), AS IT PERTAINS TO THE CENTRE CITY COMMUNITY PLAN, PLANNED DISTRICT ORDINANCE, PARKING ORDINANCE, TRANSIT ORDINANCE, STREETScape MANUAL AND AMENDMENT TO THE LOCAL COASTAL PROGRAM, MAKING CERTAIN FINDINGS REGARDING THE ENVIRONMENTAL IMPACTS OF THE PROPOSED ACTIONS, ADOPTING A REPORTING AND MONITORING PROGRAM AND ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS.

WHEREAS, the Council of The City of San Diego (the "Council") has caused to be prepared a proposed Centre City Community Plan; and

WHEREAS, in order to implement the Centre City Community Plan, the Council has also caused to be prepared an ordinance adopting the proposed Centre City Planned District, an ordinance adopting the proposed Centre City Parking Regulations, an ordinance relating to the Provision and Preservation of Transit and Parking Facilities for the Centre City Community Plan, and a proposed Centre City Streetscape Manual; and

WHEREAS, the proposed Centre City Community Plan, and each of the above-referenced implementing actions, as applicable to the Coastal Zone in Centre City, is proposed to be submitted to the California Coastal Commission as part of an amendment to the Local Coastal Program of The City of San Diego; and

WHEREAS, in conformance with the proposed Centre City Community Plan, the Redevelopment Agency of The City of San Diego

(the "Agency") has prepared a proposed Redevelopment Plan for the Centre City Redevelopment Project; and

WHEREAS, the Agency was designated as the lead agency to prepare a master Environmental Impact Report ("Master EIR") to assess the environmental impacts which may result from the Centre City Community Plan, the related implementing actions, and the Centre City Redevelopment Project; and

WHEREAS, the Centre City Development Corporation, Inc., acting on behalf of the Agency, prepared and circulated a Draft Master EIR 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, duly noticed public hearings were held by the Agency, the Centre City Development Corporation and the Planning Commission of The City of San Diego, with respect to the Draft Master EIR, at which all interested persons and organizations were given an opportunity to be heard; and

WHEREAS, the Final Master EIR relating to the proposed Centre City Community Plan and the related implementing actions, and responding to the concerns raised during the review period and at the public hearings, has been prepared pursuant to CEQA and said guidelines and regulations; and

WHEREAS, the Council in connection with its consideration of the approval of the proposed Centre City Community Plan, the proposed Centre City Planned District, the proposed Centre City Parking Regulations, the proposed ordinance relating to the

Provision and Preservation of Transit and Parking Facilities for the Centre City Community Plan, the proposed Centre City Streetscape Manual, and the proposed corresponding amendment to the City's Local Coastal Program, has reviewed and considered the information contained in Final Master EIR; 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 Master EIR for the Centre City Redevelopment Project (and addressing the Centre City Community Plan and related documents) has been prepared and completed in compliance with CEQA and state and local guidelines and regulations adopted pursuant thereto.

2. That the Council hereby further certifies that the information contained in the Final Master EIR has been reviewed and considered by the members of the Council.

3. That the Council hereby finds and determines that:

a. The Centre City Community Plan, the Centre City Planned District, the Centre City Parking regulations, the ordinance relating to the Provisions and Preservation of Transit and Parking Facilities for the Centre City Community Plan, the Centre City Streetscape Manual, and the corresponding amendment to the City's Local Coastal Program, will not result in significant environmental effects in certain respects identified in the Final Master 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 Centre City Community Plan, the Centre

City Planned District, the Centre City Parking Regulations, the ordinance relating to the Provision and Preservation of Transit and Parking Facilities for the Centre City Community Plan, the Centre City Streetscape Manual, and the corresponding amendment to the City's Local Coastal Program, which avoid or substantially lessen certain significant environmental effects of the Centre City Community Plan and the related implementing actions identified in the Final Master EIR, as described in Section II of Attachment A.

c. Changes or alterations which avoid or substantially lessen certain significant environmental effects of the Centre City Community Plan, the Centre City Planned District, the Centre City Parking Regulations, the ordinance relating to the Provision and Preservation of Transit and Parking Facilities for the Centre City Community Plan, the Centre City Streetscape Manual, and the corresponding amendment to the City's Local Coastal Program, identified in the Final Master EIR, are within the responsibility and jurisdiction of another public agency and not the Council or the Agency, 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 Centre City Community Plan, the Centre City Planned District, the Centre City Parking Regulations, the ordinance relating to the Provision and Preservation of Transit and Parking Facilities for the Centre City Community Plan, the Centre City Streetscape Manual, and the corresponding amendment to the City's Local Coastal Program, 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 Master EIR, as described in Section IV of Attachment A.

e. The significant environmental effects of the Centre City Community Plan, the Centre City Planned District, the Centre City Parking Regulations, the ordinance relating to the Provision and Preservation of Transit and Parking Facilities for the Centre City Community Plan, the Centre City Streetscape Manual, and the corresponding amendment to the City's Local Coastal Program, which cannot be avoided or substantially lessened are acceptable due to overriding concerns, as described in Section V of Attachment A.

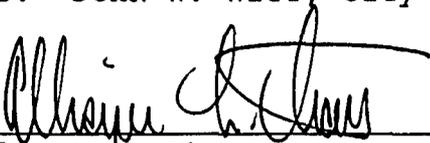
4. The Reporting and Monitoring Program for the Centre City Community Plan, the Centre City Planned District, the Centre City Parking Regulations, the ordinance relating to the Provision and Preservation of Transit and Parking Facilities for the Centre City Community Plan, the Centre City Streetscape Manual, and the corresponding amendment to the City's Local Coastal Program, in the form on file in the office of the City Clerk as Document RR-279875 No. _____, is hereby approved and adopted to monitor and ensure that the mitigation measures identified will be instituted.

5. 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 Master EIR upon adoption of the proposed Centre City Community Plan, the proposed Centre City Planned District, the proposed Centre City Parking Regulations, the proposed ordinance relating to the Provision and Preservation of

Transit and Parking Facilities for the Centre City Community Plan, the proposed Centre City Streetscape Manual, and the proposed corresponding amendment to the City's Local Coastal Program, by the Council.

APPROVED: JOHN W. WITT, City Attorney

By


Allisyn L. Thomas
Deputy City Attorney

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**MITIGATION, MONITORING AND REPORTING PROGRAM
FOR THE CENTRE CITY REDEVELOPMENT PROJECT AND THE
CORRESPONDING AMENDMENT TO THE
CITY'S LOCAL COASTAL PROGRAM**

April 1992

Certain changes or alterations (mitigation measures) were required in, or are incorporated into, the Centre City Redevelopment Project and the corresponding amendment to the City's Local Coastal Program in connection with the Master Environmental Impact Report (MEIR) (SCH # 90010898) certified by the Redevelopment Agency of the City of San Diego on APR 28 1992, Resolution No. R-279875

Centre City Development Corporation (CCDC), as an agent for the Redevelopment Agency of the City of San Diego, reviews new projects to assure their conformance with redevelopment plans and reviews project designs for compliance with redevelopment plans, Centre City Planned District Ordinance, Parking Ordinance, Transit Ordinance, Streetscape Manual and the City's Local Coastal Program.

Typical business transactions between the Agency and a developer are contained in a Disposition and Development Agreement (DDA) or Owner Participation Agreement (OPA). These agreements contain conditions of approval and requirements which include mitigation requirements. The Redevelopment Plan provides for building permits to come to the Agency as part of the design review process for compliance with the Redevelopment Plans and Ordinances.

As part of the Agency design review process, Agency and/or appropriate City staff shall review plans to ensure the appropriate mitigations are included in the design.

In addition, as part of the Redevelopment Agency's statutory requirement to prepare an Annual Report of Agency activities, specific monitoring and/or reporting activities are incorporated into the document. Pursuant to California Community Redevelopment Law, Section 33080.1 of the Law requires that the Annual Report shall contain, among other things:

- A. A description of the agency's activities affecting housing and displacement
- B. Any other information which the agency believes useful to explaining its programs including, but not limited to, the number of jobs created as a result of its activities.

It is the policy of the Redevelopment Agency of the City of San Diego to utilize the Annual Report to report on the previous year's

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SAN DIEGO, CALIFORNIA

activities, including the implementation of mitigation measures identified in the environmental documents.

Specific mitigation measures and monitoring/reporting requirements are incorporated into the Environmental Impact Secondary Study which is prepared for each project. The Master EIR is used as the basis for preparing the Secondary Study.

Mitigation requirements of the permitting process, and/or developer agreements become the responsibility of the owner/developer, who can be subject to default if the required mitigations are not implemented. In addition, a project or the development must comply with mitigations associated with permit requirements in order to obtain an occupancy permit. For each mitigation measure, a monitoring and/or reporting program is identified below:

LAND USE

A.1 POTENTIAL LAND USE INCOMPATIBILITIES BETWEEN SENSITIVE LAND USES AND LAND USES THAT ARE NOISY, HAZARDOUS OR UTILIZE NIGHT LIGHTING

A.1.1 Noise Mitigation

Mitigation: Specific noise mitigation measures as required by City Ordinances shall be incorporated into the project design as part of the conditions of approval on a project-specific basis. These measures may include the construction of noise attenuation walls and/or landscaped berms, the positioning of buildings so that outdoor open space areas are buffered from excessive noise sources, physical setbacks from noise sources, and building design measures to reduce interior noise levels. All projects shall comply with existing City noise ordinances. (Also see Section D.1 of this document.)

Monitoring: As part of the Redevelopment Agency (Agency) design review process Agency and/or appropriate City staff shall review plans for all projects to ensure that appropriate landscape and design measures are included to mitigate noise impacts. Prior to the issuance of an occupancy permit the appropriate City field inspector shall inspect the project to ensure that the project has been constructed according to approved plans.

Reporting: The annual monitoring report shall contain a discussion of the design review process, the date the project was approved, and a list of all mitigation measures that were monitored/implemented as a condition of the project approval and/or the occupancy permit.

A.1.2 Mitigation for Public Safety or Hazardous Land Use Issues

Mitigation: Specific measures for potential safety impacts shall be incorporated into the project design as part of the conditions of approval on a project-specific basis. All projects shall comply with existing state and local health and safety regulations.

Monitoring: As part of the Agency design review process, Agency and/or appropriate City staff shall review plans for all projects to ensure that appropriate measures are included to mitigate land use interface impacts. Prior to the issuance of an occupancy permit the appropriate City field inspector shall inspect the projects to ensure that the project has been constructed according to approved plans.

Reporting: The annual monitoring report shall contain a discussion of the design review process, the date the project was approved, and a list of all mitigation measures that were monitored/implemented as a condition of the project approval and/or the occupancy permit.

A.1.3 Night Lighting Mitigation

Mitigation: Specific measures shall be incorporated into the project design as part of the conditions of approval on a project-specific basis. These measures may include landscaping and design features to reduce night lighting impacts. A lighting plan shall be required for all new projects that propose night lighting as part of their project. All lighting sources shall be directed downwards or otherwise shielded so as to keep all light and glare confined within the project boundary unless the City (i.e., Agency) determines that additional lighting would have benefits to the general public in terms of added security.

Monitoring: As part of the Agency design review process, Agency and/or appropriate City staff shall review plans for all projects to ensure that appropriate landscape and design measures are included to mitigate night lighting impacts.

Reporting: The annual monitoring report shall contain a discussion of the design review process, the date the project was approved, and a list of all mitigation measures that were monitored/implemented as a condition of the project approval and/or the occupancy permit.

A.2 LAND USE CONVERSION MAY ERODE THE SUPPLY OF LOW AND MODERATE PRICED RENTAL HOUSING

Mitigation: The Agency is required to replace any low and moderate income housing it removes. The Agency shall serve as the Lead Agency in coordinating with other implementing agencies such as the Housing Commission, and State and Federal agencies, to expand incentives for low and moderate housing programs downtown.

Monitoring: As required by California Community Redevelopment Law, the Agency shall prepare an annual report to include a summary of its actions to replace low and moderate income housing, its progress on development of low and moderate housing downtown, and its progress in implementing programs proposed in the Redevelopment Plan.

Reporting: Monitoring efforts shall be documented in the annual monitoring report prepared by the Agency.

A.3 BUSINESSES WILL BE DISPLACED

Mitigation: Displacement impacts are mitigated through the Agency's implementation of its relocation program, as required by the California Relocation Assistance Law.

Monitoring: The Agency shall adopt a relocation plan for displacement of residents and businesses. The relocation plan will mitigate the adverse impacts of relocation through moving cost reimbursement, and assistance with relocation to a suitable dwelling or business site.

Reporting: Monitoring efforts shall be documented in the annual monitoring report prepared by the Agency.

TRANSPORTATION AND CIRCULATION

B.1 PEAK HOUR LEVELS OF SERVICE (LOS) OF E OR F WOULD OCCUR ON STREET SEGMENTS WITHIN THE STUDY AREA AS A RESULT OF THE PROJECT

B.1.1 Increased Transit Ridership

Mitigation: A 60 percent transit split goal for work trips into the downtown area is the goal to be implemented by the year 2025. The Centre City Transit Ordinance establishes an impact fee to improve transit facilities serving downtown. Further detailed operations planning will be required of the

Metropolitan Transit Development Board (MTDB) to evaluate route and service modifications and restructuring to achieve the 60 percent transit mode split.

Monitoring: The Agency shall coordinate with MTDB to provide the necessary buses and trolley cars to accommodate a 60 percent transit split.

Reporting: The Agency shall coordinate with MTDB to determine the status of the 60 percent transit split, and monitoring efforts shall be documented in an annual monitoring report.

B.1.2 Street Improvements

Mitigation: To mitigate an LOSF on westbound Beech Street, the planned configuration on Beech Street will be altered to provide an additional lane in each direction during peaks by banning on-street parking during those time periods.

Monitoring: The Agency shall document the status of the above construction projects in its annual monitoring report. Where street improvements are to be implemented, off-site improvement plans and street design adjacent to specific development proposals shall be reviewed during Agency design review for consistency with the applicable recommended street improvements listed in Section 4.B(4) of the MEIR. Where street improvements are not consistent with the referenced recommendations, the plans shall be referred to the Transportation Planning Division of the City of San Diego Engineering and Development Department, prior to issuance of a building permit, for a determination of the appropriate level of improvement.

Reporting: Monitoring efforts shall be documented in an annual monitoring report.

B.2 POTENTIAL SAFETY IMPACTS WOULD OCCUR ON STREETS THAT ARE BOTH DESIGNATED BIKEWAYS AND ARE KEY TRAFFIC ARTERIALS

Mitigation: Bicycle routes shall be removed from key traffic arterials (i.e., Ash Street, Broadway and Pacific Highway) and re-routed to minor streets and transit/pedestrian oriented streets to the maximum extent possible.

Monitoring/Reporting: The Agency shall include a summary of the status of this mitigation in its annual monitoring report.

AIR QUALITY

C.1 TEMPORARY AIR QUALITY IMPACTS WILL OCCUR DURING THE CONSTRUCTION OF SPECIFIC PROJECTS

Mitigation: Air quality impacts during construction will be mitigated to the extent possible through the use of the following techniques:

- minimize simultaneous operation of multiple construction equipment units;
- use low pollutant-emitting construction equipment;
- use electrical construction equipment;
- use catalytic reduction for gasoline-powered equipment;
- use injection timing retard for diesel-powered equipment;
- water the construction area to minimize fugitive dust; and
- minimize idling time by construction vehicles.

Monitoring: Prior to the commencement of construction and as part of the conditions of approval the Agency shall require that all developers and/or contractors submit a construction management plan for Agency review that outlines mitigation techniques to be implemented at the project site.

Reporting: The Agency shall document the above monitoring activities in its annual monitoring report.

C.2 CO HOTSPOTS WILL OCCUR AT STREET SEGMENTS, RAMPS AND FREEWAY SEGMENTS THAT OPERATE AT LOS D OR WORSE EVEN AFTER TRAFFIC MITIGATION ARE IMPLEMENTED (SEE SECTION 4.B OF THE MEIR FOR A LIST OF ACTUAL SEGMENTS)

C.2.1 INCREASED TRANSIT RIDERSHIP

Mitigation: Implementation of a 60 percent peak period transit mode split freeway and freeway ramp improvements can reduce air quality impacts, but not to a level of insignificance and are under the jurisdiction of other agencies.

Monitoring/Reporting: A status report shall be included in an annual monitoring report.

C.2.2 Traffic Improvements

Mitigation: Traffic improvements as described in Section B of this mitigation monitoring and reporting program.

Monitoring: The Agency shall document the status of the construction project described in Section B of this mitigation monitoring and reporting program in its annual monitoring report. Where street improvements are to be implemented, off-site improvement plans and street design adjacent to specific development proposals shall be reviewed during Agency design review for consistency with the applicable recommended street improvements. Where street improvements are not consistent with the referenced recommendations, the plans shall be referred to the Transportation Planning Division of the City of San Diego Engineering and Development Department, prior to issuance of a building permit, for a determination of the appropriate level of improvement.

Reporting: Monitoring efforts shall be documented in an annual monitoring report.

C.2.2 Transportation Demand Management

Mitigation: As part of the conditions of approval for certain projects (employers with 15 employees and developments of 25,000 sq. ft. or more), carpools, vanpools, staggered workhours, and the provision of bike storage facilities shall be encouraged through employer-sponsored participation and the implementation of the Centre City Parking Ordinance and the Centre City Transit Ordinance, as required by the City of San Diego.

Monitoring: Prior to receiving a certificate of occupancy, the developer shall submit to the City of San Diego Transportation Demand Management Administrator a ridesharing plan documenting recommended efforts to encourage ridesharing, carpools and vanpools. The developer/owner shall submit to the City of San Diego Transportation Demand Management Administrator all required reports documenting the implementation of the ridesharing plan.

Reporting: This status report shall be included in an annual monitoring report.

NOISE

D.1 NOISE-SENSITIVE RECEPTORS WOULD BE LOCATED IN AREAS WHERE THE EXTERIOR SOUND LEVEL EXCEEDS 65 DBA CNEL AND WHERE INTERIOR NOISE LEVELS COULD EXCEED 45 DBA CNEL

Mitigation: As required by the City of San Diego noise ordinance and California Administrative Code (CAC) Title 24, all proposed residential units, hotels and motels exposed to an exterior noise level of 60 dBA CNEL or greater, are required to have an interior acoustical analysis to ensure that the building design would limit interior noise to 45 dBA CNEL or below. Similar mitigation measures may be necessary to provide professional office and commercial business land uses with exterior and interior noise levels at or below 70 and 50 dBA CNEL, respectively. Site specific acoustical analyses will be required to identify exact mitigation measures. Residential development within the 60 CNEL noise contour of Lindbergh Field will be required to do a site specific noise study to ensure that State and local exterior and interior noise standards are met.

Monitoring: For all new projects, as required by the City of San Diego Noise Ordinance, an acoustical report shall be prepared if necessary. If needed, the developer shall provide the required study by a recognized Acoustical Engineer showing compliance with all applicable noise standards and ordinances. During design review, Agency and/or appropriate City staff shall review project plans to ensure that all recommendations of the acoustical study have been implemented. In addition, the City of San Diego requires that through the Building Permit and Inspection process, noise levels comply with the City's noise ordinance.

Reporting: The annual monitoring report shall contain a discussion of the design review process, the date the project was approved, and a list of all mitigation measures that were monitored/implemented as a condition of the project approval and/or the occupancy permit.

CULTURAL RESOURCES

E.1 IMPACTS TO BUILDINGS PREVIOUSLY IDENTIFIED AS HISTORICALLY SIGNIFICANT

Mitigation: Impacts to any designated historic structure shall be reviewed by Agency and/or appropriate City staff and mitigation enforced according to the following criteria.

1. National Register Structures

Structures listed on the National Register of Historic Places, and structures identified as contributing structures within a National Register Historic District, shall be retained onsite, and any improvements,

renovation, rehabilitation and/or adaptive reuse of the historic property shall ensure its preservation according to applicable guidelines. Guidelines relevant to structures listed on the National Register of Historic Places are the Secretary of the Interior Standards for Rehabilitation of Historic Buildings and Guidelines for Rehabilitation of Historic Buildings.

2. Potential National Register Eligible Structures

The Agency shall complete a Part I Evaluation of Significance for the 22 structures within the Project Area that were identified as "Category 1" structures by the 1989 historic buildings survey conducted by Dr. Ray Brandes and Marie Lia, as referenced in this EIR, which have not yet been subject to a determination of eligibility for the National Register of Historic Places. As a means of ensuring adequacy and to arrive at preliminary determinations, the Agency shall submit the Part I evaluations to the State Historic Preservation Officer (SHPO) with a request for preliminary determination.

3. City of San Diego Historic Sites

Structures listed on the City of San Diego Historical Sites Register by the San Diego Historical Site Board, that are not listed on the National Register of Historic Places, shall be retained onsite to the extent feasible. Any development that proposes to remove a locally designated historic structure shall:

a) prepare an analysis to the satisfaction of the Agency that retention of the historic structure or substantial portions of the historic structure, such as its facade, and incorporation into the proposed development is infeasible. Such analysis shall be reviewed and commented on by the Historical Site Board (HSB) staff. The HSB staff shall determine if the project shall be sent to the Historical Site Board for review.

b) provide for relocation and preservation of the historic structure at a site and in a manner acceptable to the Agency, unless such relocation and preservation are proven infeasible to the satisfaction of the Agency, upon consideration of the Historical Site Board staff's review and comments on the issue. The staff's review and comments may include further

review and action by the Historical Site Board. Such relocation effort shall include making the structure available to any known interested, responsible party under procedures to be established by the Agency. Any improvements, renovation, rehabilitation and/or adaptive reuse of a locally designated historic structure shall ensure its preservation according to applicable guidelines; and,

c) in the event that the Agency finds that the historic structure cannot be feasibly retained onsite or relocated, the applicant/developer shall provide for documentation of the historic structure before it is removed from the development site, including but not limited to photographic documentation of the exterior and interior of the structure, and "as built" drawings of the structure according to the standards of the Historic American Building Survey (HABS). Such historic documentation shall be provided to the Agency and the Historical Site Board before a demolition permit is issued by the City for said structure.

4. Projects proposing the use of the Floor Area Ratio (FAR) incentive for rehabilitation of a designated historic structure.

The Historical Site Board shall review new developments that propose to use FAR incentives for incorporation/preservation of a designated historic structure in the new development. This incentive represents a compromise between the rehabilitation of a designated historic building and potentially significant adverse impacts to its historic scale and setting. Review of those proposed projects by the Historical Site Board for compatibility of design and sympathetic treatment of the designated historic structure would serve as a mitigative measure without the loss of the incentive to rehabilitate and adaptively reuse designated historic structures.

Monitoring: The Agency staff shall determine that any project involving a designated historic structure has fully complied with the applicable mitigation measures outlined above prior to the issuance of any grading or demolition permits.

Reporting: Monitoring efforts shall be documented in an annual monitoring report.

E.2 IMPACTS TO SUBSURFACE ARCHAEOLOGICAL REMAINS, IF PRESENT

E.2.1 Areas with High Potential for Subsurface Cultural Resources

Mitigation: As required by the City of San Diego, prior to issuance of building permits and well in advance of construction, the developer shall have a qualified archaeologist conduct an in-depth study of the particular block or portion thereof where the project is located. This study shall include a detailed review of Sanborn file insurance maps, a directory search, and, if warranted, limited testing of the zones within the block having the highest potential within the area to be impacted. Testing shall include removal of small areas of asphalt, backhoe excavation, limited controlled excavation, and a preliminary review of cultural materials recovered from the excavation. The testing data would be used to formulate a more specific mitigation plan. This plan, which would be project specific, may include data recovery excavation and monitoring if important resources are encountered. Data recovery may include relatively large-scale excavation, cataloging, analysis, and interpretation. Mitigation of the project also requires both obtaining cultural resources record searches and a review of aerial photographs.

Monitoring: The developer shall submit to the Agency the report prepared by the archaeologist documenting implementation of the above referenced archaeological study and monitoring program. The study shall then be reviewed by Agency staff. The developer shall also submit to the Agency documentation that the recommendations of the study have been, or are being, implemented.

Reporting: The results of the report shall be documented in the Agency's annual monitoring report.

URBAN DESIGN

F.1 THE PROPOSED PROJECT COULD RESULT IN WIND ACCELERATION IMPACTS

Mitigation: Wind studies shall be required for new highrise buildings. The recommendations of the wind studies shall be incorporated into the design of all new buildings to the maximum extent feasible. The wind studies shall take into consideration not only building-specific effects on wind acceleration, but the cumulative effect of the proposed

building in conjunction with other existing, planned or proposed development that may effect wind patterns in the Planning Area.

Monitoring: The Agency staff shall review the required wind studies to ensure that they adequately address both project-specific and cumulative effects of the project on wind patterns in the area. During design review, Agency staff shall then check the plan to ensure that the recommendations of the wind study have been incorporated into the building design.

Reporting: The annual monitoring report shall contain a discussion of the design review process, the date the project was approved, and a list of all mitigation measures that were monitored/implemented by the project approval and/or the occupancy permit.

PUBLIC FACILITIES/SERVICES

G.1 EXISTING PUBLIC FACILITIES/SERVICES WOULD NOT BE ADEQUATE TO SERVE PROPOSED BUILDOUT OF THE PLANNING AREA

Mitigation: Potential impacts to police and fire protection services, gas and electric, parks, public restrooms, libraries, courts and jails, health and social services, senior services and educational facilities/services would be mitigated by funding available to the City of San Diego through implementation of the proposed Redevelopment Plan, repayment of debt by the Agency to the City, and new sales tax and transient occupancy tax (TOT) revenues generated by new increased development within the Planning Area. The City of San Diego will also receive property tax revenues generated by the Centre City Redevelopment Project pursuant to Section 33676 of the Health and Safety Code.

Monitoring/Reporting: The Agency shall prepare a report to include a discussion of Agency participation mitigating impacts to Public Facilities and Services.

G.2 EXISTING SYSTEMS FOR DELIVERY OF POTABLE WATER, DISTRIBUTION AND SUPPLY, STORMWATER COLLECTION AND DISPOSAL, SOLID WASTE DISPOSAL, WASTEWATER COLLECTION SYSTEMS AND TREATMENT SYSTEMS WOULD NOT BE ADEQUATE TO SERVE PROPOSED BUILDOUT OF THE PLANNING AREA

Monitoring: The Agency shall prepare an annual report to include the status of necessary upgrades and a summary of the Agency's participation in providing needed improvements.

Reporting: Monitoring efforts shall be documented in an annual monitoring report.

G.3 AFTER THE YEAR 2000, AND UNTIL A NEW LANDFILL IS AVAILABLE, POTENTIALLY SIGNIFICANT IMPACTS ON SOLID WASTE DISPOSAL SERVICE WOULD OCCUR

Mitigation: As required by the City of San Diego, developers in the Project Area shall provide areas in which to store recyclable materials. The Agency shall also encourage the City of San Diego Waste Management Department to increase its promotion of effective recycling programs in the Planning Area.

Monitoring: During design review, the Agency shall review plans to make sure areas to store recyclable materials have been incorporated into project plans. The Agency shall prepare an annual report to include the status of recycling efforts in the Planning Area.

Reporting: Monitoring efforts shall be documented in an annual monitoring report.

GEOLOGICAL RESOURCES

H.1 LITHOLOGIC IMPACTS

Mitigation: As required by the City of San Diego, detailed geotechnical field studies shall be required per the Seismic Safety Plan for San Diego prior to the issuance of a grading permit. Specific mitigation measures shall be selected after this study has been completed. Mitigation measures shall be incorporated into the grading plans and may include: removal of artificial fill, recompaction of artificial fill, or support structures sunk below the artificial fill.

Monitoring: The Agency shall require that detailed geotechnical field studies be submitted as required by the City of San Diego as part of a project's application package. The results of these studies be incorporated into appropriate structural engineering for specific project design.

Reporting: Monitoring efforts shall be documented in an annual monitoring report.

H.2 SEISMICALLY-INDUCED GROUND ACCELERATION AND LIQUEFACTION IMPACTS

Mitigation: As required by the City of San Diego, the proper geotechnical investigations for each individual development

site shall be identified through consultation with the City Engineering and Development Department and be conducted prior to construction. Following the proper geotechnical investigations, project approvals shall be contingent on the suitability of the proposed land use to the risk zone or modified risk zone of the proposed site. Effects of seismic shaking may be mitigated by adhering to the Uniform Building Code (UBC) or state-of-the-art seismic design parameters of the Engineering Association of California.

Monitoring: The Agency shall require that the proper geotechnical investigations be submitted as required by the City Engineering and Development Department as part of a project's application package. Review of these studies shall be coordinated with the City Engineering and Development Department, and the results of these studies shall be incorporated into appropriate structural engineering for specific project design.

Reporting: Monitoring efforts shall be documented in an annual monitoring report.

H.3 POTENTIAL IMPACTS ASSOCIATED WITH NATIVE SOILS

Mitigation: Site-specific geotechnical studies shall be prepared, as required by the City Building Department to support structural design and obtain a building permit, to identify and require the necessary mitigation for any identified specific soil problems.

Monitoring: The Agency shall require that the proper geotechnical investigations be submitted as part of a project's application package. Review of these studies shall be coordinated with the City Building Department, and the results of these studies shall be incorporated into appropriate structural engineering for specific project design.

Reporting: Monitoring efforts shall be documented in an annual monitoring report.

H.4 GROUND-WATER IMPACTS

H.4.1 Dewatering of the Main Water Table and Perched Zones During Construction

Mitigation: Dewatering of the main water table and perched zones during construction would mitigate impacts of high ground-water levels on construction. However, the dewatering

necessary to complete construction may cause a temporary localized lowering of the ground-water table and could result in land subsidence and/or the movement of contaminants in the ground water. Therefore, the developer shall conduct site-specific ground-water investigations in areas identified as problematic by the hazardous materials site assessment in conformance with applicable regulations. Any necessary site-specific studies shall include ground-water level monitoring and aquifer characterization by aquifer testing. Dewatering near any plume of hydrocarbon contamination shall be kept to a minimum and of short duration to prevent potential movement of the plume.

Monitoring: A site-specific ground-water investigation, including ground-water level monitoring and aquifer characterization by aquifer testing, shall be submitted as part of a project's application package.

Reporting: Monitoring efforts shall be documented in an annual monitoring report.

H.4.2 Hydrostatic Pressures

Mitigation: As required by applicable regulations, structures shall be designed to withstand hydrostatic pressures.

Monitoring: The Agency and/or appropriate City staff shall check the plans of all below ground structures during design review to ensure that the structures will adequately withstand hydrostatic pressures.

Reporting: Monitoring efforts shall be documented in an annual monitoring report.

H.4.3 Volatilization of the Identified Hydrocarbon Plume Could Result in Significant Adverse Impacts to Public Health

Mitigation: Buildings constructed above any areas of hydrocarbon contamination may require active or passive vapor barriers to prevent migration of toxic and explosive vapors into building foundations.

Monitoring: The Agency and/or appropriate City staff shall check the plans of all buildings to be constructed above areas of hydrocarbon contamination during design review to ensure that the structures incorporate the necessary active or passive vapor barriers. If required, monitoring of the installation of the active or passive vapor barrier system

shall be done by the Agency or appropriate City staff.

Reporting: The annual monitoring report shall contain a discussion of the design review process, the date the project was approved, and a list of all mitigation measures that were monitored/implemented by the project approval and/or the occupancy permit.

HYDROLOGY/WATER QUALITY

No impacts requiring mitigation would occur.

HAZARDOUS MATERIALS CONTAMINATION

J.1 HAZARDOUS WASTE RELEASE SITES

Mitigation: Hazardous waste release sites within the Planning Area shall be delineated by the appropriate responsible party and remediated to the satisfaction of the designated lead agency. This may include the preparation of a report such as a Phase I assessment.

Monitoring: The Agency shall cooperate with the lead agency in requiring the above mitigation, including the preparation of required reports, to be carried out according to the needs of each specific site, prior to the issuance of a grading or building permit, as a condition of approval.

Reporting: The report shall be included in the Agency's annual monitoring report.

J.2 USE OF HAZARDOUS MATERIAL OR HAZARDOUS WASTE DISPOSAL BY BUSINESSES WITHIN THE PLANNING AREA

Mitigation: In conformance with applicable requirements, a Phase I hazardous materials site assessment shall be conducted on individual development project properties to assess the potential for a hazardous materials release, and incorporated into the project implementation documents. The Phase I assessment shall include a site-specific land use survey, a review of regulatory agency records, and a physical inspection. A site-specific historic land use survey for a particular parcel shall be conducted. In addition, a review of regulatory agency records concerning the particular parcel shall be conducted to provide more detailed information. In addition, an inspection of the property by qualified individuals shall be conducted. If evidence of environmental contamination is found during the Phase I hazardous materials site assessment, confirmation shall be made through collection of samples of suspected contaminated environmental media, and laboratory analysis of the samples. Mitigation of

environmental contamination would then be required pursuant to applicable federal, state and local regulations.

Monitoring: The Agency shall require the above mitigation to be carried out according to the needs of each specific site, prior to the issuance of a grading or building permit.

Reporting: Monitoring efforts shall be documented in an annual monitoring report.

J.3 UNDERGROUND STORAGE TANKS

Mitigation: In conformance with applicable requirements, an assessment of the significance of underground storage tanks shall be conducted on individual development project properties as specific development plans are submitted to the Agency.

First, on a site-specific basis, a review of underground tank information provided in the Hazardous Materials Contamination Technical Report shall be supplemented by a review of permits recorded at the City of San Diego Fire Department and other historic documents of the specific property to identify locations of underground hazardous materials storage structures. In addition, geophysical methods may be utilized to identify suspected locations of underground hazardous materials storage structures as oftentimes record searches will not indicate their presence.

Second, permits to close (or operate if a tank is to remain in use) shall be obtained by the tank owner or operator. Closure permits for hazardous materials storage structures shall be filed if a tank will no longer be used. Requirements of the closure permit include the pumping and purging of the structure to eliminate all residual hazardous substances, the collection of confirmatory soil samples, and the proper disposal of the structure and any associated piping. Permits to operate underground hazardous materials storage tanks shall be obtained for those that will remain in operation in the Planning Area. If the tanks do not meet operating and construction requirements such as leak detection monitoring, and corrosion and overflow protection, the existing tanks shall be closed and replaced.

Lastly, remediation of environmental contamination due to underground storage tanks shall be required.

Monitoring: The Agency shall require the above mitigation to be carried out according to the needs of each specific site,

prior to the issuance of a grading or building permit.

Reporting: Monitoring efforts shall be documented in an annual monitoring report.

J.4 ASBESTOS

Mitigation: In conformance with applicable requirements, a thorough asbestos survey of buildings to be demolished or renovated shall be undertaken on a case-by-case basis as specific development plans are submitted to the Agency.

Existing buildings that are to be demolished or renovated shall be thoroughly inspected for the presence of asbestos-containing building materials (ACBM). The inspector must be qualified to identify building materials that may contain asbestos. Samples of suspect building materials must be collected, and submitted to a analytical laboratory that is certified by the State Department of Health Services for asbestos analysis. Results of the inspection shall reveal locations, types, and amounts of friable and non-friable ACBM.

Should the inspection reveal friable and/or non-friable ACBM, proper notification shall be made prior to demolition or renovation activities. Public health may be protected by performing proper abatement of the ACBM prior to building demolition or renovation, altering demolition or renovation techniques to prevent non-friable ACBM from becoming friable, and/or by complying with National Emission Standards for Hazardous Air Pollutants (NESHAPS) procedures for asbestos emissions control, and standards for waste disposal.

Only a California Licensed Contractor, certified in asbestos abatement, shall be used for any ACBM removal activities. The abatement project shall be monitored by an independent third party to insure that the work is performed properly and in compliance with all regulatory standards, to insure a safe and healthful environment prior to reoccupancy, and to document all of the abatement activities. Abatement activities shall comply with all federal and state occupational safety and health requirements.

Monitoring: Agency shall require the above mitigation to be carried out according to the needs of each specific site, prior to the issuance of any demolition permits.

Reporting: Monitoring efforts shall be documented in an annual monitoring report.

PALEONTOLOGICAL RESOURCES

K.1 THE PHYSICAL DESTRUCTION OF IMPORTANT FOSSIL REMAINS DURING CONSTRUCTION ACTIVITIES WITHIN MODERATE AND VERY HIGH RESOURCE POTENTIAL FORMATIONS

Mitigation: In conformance with applicable requirements, the developer shall retain a qualified paleontologist or paleontological monitor to carry out an appropriate mitigation program. The developer shall certify that the required mitigation or monitoring personnel will be given adequate advance notice of the start of the subject activities and adequate coordination with the contractor will be guaranteed by the developer.

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) shall 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) shall be allowed to temporarily direct, divert, or halt excavation work to allow recovery of fossil remains in a timely manner.

A paleontologist or paleontological monitor shall be present onsite at all times during the original cutting of previously undisturbed sediments within the San Diego Formation which is known to have a high resource sensitivity, to inspect the excavation and spoils for the presence of fossil remains. A paleontologist or paleontological monitor shall be onsite at least half-time during the original cutting of previously undisturbed sediments in the Bay Point Formation which is known to have a moderate resource sensitivity, except if a representative initial sample of the site reveals no significant fossil remains to the satisfaction of the paleontological monitor, then such monitoring may be terminated.

Fossil remains collected during the monitoring and salvage portion of the mitigation program shall be cleaned, sorted, and cataloged and then with the owner's permission, deposited in a scientific institution with paleontological collections.

A final summary report shall be prepared outlining the methods followed and summarizing the results of the mitigation program. This report shall also include a list of the kinds of fossils recovered, and a summary of the stratigraphic

context of all collecting localities. This report shall be submitted to the Redevelopment Agency, the San Diego Natural History Museum and any scientific institution that received salvaged fossils from the project.

Monitoring: Developers shall be required to submit to the Agency evidence that an appropriately qualified professional has been retained to monitor grading and excavation activities for paleontological resources.

Reporting: A final summary report shall be prepared summarizing the results of the monitoring program and included in an annual monitoring report.

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

APR 28 1992

Council Members	Yeas	Nays	Not Present	Ineligible
Abbe Wolfsheimer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ron Roberts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
John Hartley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
George Stevens	<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"/>
Valerie Stallings	<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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

(Seal)

MAUREEN O'CONNOR

Mayor of The City of San Diego, California.

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California.

By

, Deputy.

Office of the City Clerk, San Diego, California

Resolution
Number

R-279875

Adopted APR 28 1992

92 APR -9 AM 10: 21

CITY CLERK'S OFFICE
SAN DIEGO, CA

CERTIFICATE OF PUBLICATION

RECEIVED
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02 MAY 19 92 AM 9:26
SAN DIEGO, CALIF.

OFFICE OF THE CITY CLERK
CITY ADMINISTRATION BUILDING, 2ND FLOOR
202 "C" STREET,
SAN DIEGO, CA 92101

IN THE MATTER OF

NO.

A RESOLUTION OF THE COUNCIL...

**RESOLUTION NUMBER R-279876
ADOPTED ON APR 28 1992**

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO REPEALING THE CENTER CITY COMMUNITY PLAN, ADOPTED MAY 12, 1976, AS AMENDED, AND ADOPTING A NEW CENTRE CITY COMMUNITY PLAN.

WHEREAS, on May 12, 1976, the Council of The City of San Diego ("Council") adopted the Centre City Community Plan by Resolution No. 215956, on file in the office of the City Clerk as Document No. 755413; and

WHEREAS, on October 25, 1983, the Council amended the 1976 Centre City Community Plan by Resolution No. R-259513, to include as a plan element the Centre City Urban Design Program and Streetscape Design Manual; and

WHEREAS, due to changing conditions in the Centre City area, the Council adopted the Preliminary Centre City San Diego Plan on July 23, 1990, by Resolution No. R-276196 on file in the office of the City Clerk as Document No. RR-276196; and

WHEREAS, the Planning Commission of The City of San Diego held a public hearing on March 26, 1992, to consider the proposed final version of the Centre City Community Plan (the "1992 Centre City Community Plan"); and

WHEREAS, the Planning Commission approved and recommended adoption by the Council of the 1992 Centre City Community Plan; and

WHEREAS, the Council held a public hearing to consider adopting the 1992 Centre City Community Plan and repealing the 1976 Centre City Community Plan, as amended; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that the Council hereby adopts the 1992 Centre City Community Plan, a copy of which is on file in the office of the City Clerk as Document No. RR-279876.

BE IT FURTHER RESOLVED, that the 1976 Centre City Community Plan, as amended, and on file in the office of the City Clerk as Document No. 755413, is hereby repealed.

BE IT FURTHER RESOLVED, that the provisions of the 1992 Centre City Community Plan shall not be applicable within the Coastal Zone until the day the California Coastal Commission unconditionally certifies this Plan as a local coastal amendment. If the 1992 Centre City Community Plan is not certified, or is certified with suggested modifications by the California Coastal Commission, the provisions of this Plan, as applicable in the Coastal Zone, shall be null and void.

APPROVED: JOHN W. WITT, City Attorney
By Allisyn L. Thomas
Deputy City Attorney
Passed and adopted by the Council of The City of San Diego on April 28, 1992.

AUTHENTICATED BY:
MAUREEN O'CONNOR
Mayor of The City of
San Diego, California
CHARLES G. ABDELNOUR
City Clerk of The City
of San Diego, California
By Suzanne Oliva, Deputy

Pub. May 12 247594

I, Thomas D. Kelleher, am a citizen of the United States and a resident of the county aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the San Diego Daily Transcript, a newspaper of general circulation, printed and published daily, except Saturdays and Sundays, in the City of San Diego, County of San Diego and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of San Diego, State of California, under the date of January 23, 1909, Decree No. 14894; and the

RESOLUTION NUMBER R-279876

is a true and correct copy of which the annexed is a printed copy and was published in said newspaper on the following date(s), to wit:

MAY 12

I certify under penalty of perjury that the foregoing is true and correct.

Dated at San Diego, California this 12th day of MAY, 1992.


(Signature)

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