

RESOLUTION NUMBER R- 286754

ADOPTED ON DEC 05 1995

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO CERTIFYING THE CITY HAS REVIEWED AND CONSIDERED THE ENVIRONMENTAL SECONDARY STUDY AS IT PERTAINS TO THE FIRST AMENDMENT TO THE CENTRAL IMPERIAL REDEVELOPMENT PLAN AND THE IMPLEMENTATION OF THE FIRST AMENDMENT, AND MAKING CERTAIN FINDINGS AND DETERMINATIONS REGARDING THE ENVIRONMENTAL IMPACTS OF THIS FIRST AMENDMENT AND SUCH IMPLEMENTATION ACTIVITIES.

WHEREAS, the Redevelopment Agency of The City of San Diego (the "Agency") is engaged in activities necessary to carry out and implement the Central Imperial Redevelopment Plan for the Project Area; and

WHEREAS, the Southeastern Economic Development Corporation, Inc., acting on behalf of the Agency, prepared a Final Environmental Impact Report (SCH No. 900010217) for the Central Imperial Redevelopment Plan, referred to herein as the "Previous EIR" in accordance with and pursuant to the California Environmental Quality Act of 1970, as amended (CEQA).

WHEREAS, the Agency proposes to amend the Central Imperial Redevelopment Plan to delete specific properties from the Redevelopment Project Area, thereby reducing the assessed value of the Central Imperial Redevelopment Project Area; and

WHEREAS, the Agency also proposes to amend the Redevelopment Plan to modify certain land uses provided by the Redevelopment Plan and depicted on the map, bringing the Redevelopment Plan

into conformity with the adopted Southeast San Diego Community Plan and San Diego Progress Guide and General Plan; and

WHEREAS, the Southeastern Economic Development Corporation, Inc., acting on behalf of the Agency, has prepared an Environmental Secondary Study for the First Amendment to the Central Imperial Redevelopment Plan, in compliance with the requirements for an Initial Study in accordance with and pursuant to the California Environmental Quality Act of 1970, as amended (CEQA) and the State CEQA Guidelines (California Administrative Code, section 15000 et. seq.) and the San Diego Redevelopment Agency's amended "Procedures for Implementation of the California Environmental Quality Act and the State CEQA Guidelines" (as amended May 1990), to assess the environmental impacts resulting from the First Amendment; and

WHEREAS, the Agency has reviewed and considered the information contained in the Environmental Secondary Study; and

WHEREAS, the Agency has considered the environmental effects of the First Amendment, as shown in the Environmental Secondary Study; and

WHEREAS, based upon such review and consideration of the effects of the Environmental Secondary Study, the Agency has approved and recommends approval of the Environmental Secondary Study by the Council, of The City of San Diego; NOW, THEREFORE,

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

1. That the Council hereby certifies that the Environmental Secondary Study for the First Amendment to the Central Imperial

Redevelopment Plan has been prepared in compliance with the California Environmental Quality Act of 1970 (CEQA), as amended, and State and local regulations and guidelines adopted pursuant thereto.

2. That the Council hereby further certifies that the information contained in said Environmental Secondary Study, as it pertains to the First Amendment to the Central Imperial Redevelopment Plan, has been reviewed and considered by the members of the Council.

3. That the Council hereby finds and determines that:

(a) No substantial changes are proposed in the Redevelopment Project, or with respect to the circumstances under which the proposed First Amendment is to be undertaken, which will require important revisions in the Previous EIR and no new information of substantial importance to the Project has become available, due to the involvement of new significant environmental impacts not covered in the Previous EIR;

(b) No Negative Declaration, Subsequent EIR or Supplement or Addendum to EIR is necessary or required;

(c) The proposed First Amendment and any action relating therefrom will have no significant effect on the environment except as identified and considered in the Previous EIR.

(d) The First Amendment will not result in significant environmental effects in certain respects identified in the Environmental Secondary Study, as described in Section I of

Attachment A (attached hereto and incorporated herein by this reference.)

(e) Changes or alterations have been required in, or incorporated into, the First Amendment, which avoid or substantially lessen certain significant environmental effects of the Redevelopment Plan identified in the Final EIR, as described in Section II of Attachment A.

(f) Changes or alterations which avoid or substantially lessen certain significant environmental effects of the First Amendment, as identified in the Environmental Secondary Study, are within the responsibility and jurisdiction of another public agency and not the Agency or the 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.

(g) With respect to significant environmental effects of the First Amendment 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.

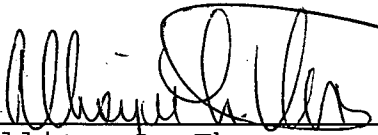
(h) The significant environmental effects of the Redevelopment Plan which cannot be avoided or substantially lessened are acceptable due to overriding considerations, as described in Section V of Attachment A.

4. The Executive Director of the Agency, or his designee, is hereby authorized and directed by the Council to cause the

filing of a Notice of Determination with respect to the
Environmental Secondary Study as it pertains to the First
Amendment.

APPROVED: JOHN W. WITT, City Attorney

By



Allisyn L. Thomas
Deputy City Attorney

ALT:pev
11/16/95
Or.Dept:SEDC
R-96-613
Form=r.ddaceir

ATTACHMENT A

I. The following findings discuss the reasons why, in certain respects, implementation of the amended Central Imperial Redevelopment Plan will not result in significant environmental impacts.

A. With respect to Recreational Resources

The amended Redevelopment Plan would authorize the Agency to establish, maintain, and improve park and recreational facilities in and near the Project Area. This would have a beneficial impact on the quantity and quality of existing recreational resources.

B. With respect to Public Services and Public Facilities

The following discussions explain the reasons why the amended Redevelopment Plan would not result in significant environmental impacts to public services and public facilities.

1. Police Protection The amended Central Imperial amended Redevelopment Plan would result in a net population increase of approximately 1,100 new persons. The San Diego Police Department has indicated that an additional 1.64 officers would be required for each 1,000 new residents. Therefore, the proposed Project would require an additional two officers. This represents less than a 2% increase in the current staffing in the Project Area and would not be a significant impact over the 33-year life of the Project.

2. Fire Protection The City of San Diego Fire Department would be able to maintain adequate response times within the Project with the help of Automatic Aid Agreements. The existing and planned facilities would be adequate to meet the proposed Project's demand for fire protection. Therefore, the Project would not result in significant fire protection impacts.

3. Libraries A proposal to relocate and expand the Valencia Park Library was approved by the City Council in February 1992. The Valencia Park Library will be relocated to the northeast corner of 51st and Market Streets, within the Project Area. The new location will allow for expansion of the library, as well as the provision of 20,000 SF of landscaped open space at the site. The relocation and expansion of the Valencia Park Branch Library will improve library services and will be beneficial to residents and businesses in the Project Area.

4. Park and Recreation Facilities The amended Redevelopment Plan would authorize the Agency to establish, maintain, and improve park and recreational facilities in and

R. 286754

near the Project Area. This would have a beneficial impact on park and recreation facilities in the area.

5. Solid Waste The increased development within the Project Area would increase the need for solid waste disposal services. However, the solid waste generated by project-related development would be within the volumes which could be accommodated in the City's existing solid waste disposal facility.

6. Road Maintenance The increased traffic volumes associated with the implementation of the amended Redevelopment Plan would increase the level of maintenance required to maintain roadways in the Project Area. The amended Redevelopment Plan would reconstruct streets throughout the Project Area as part of its public improvement program. The street reconstruction activities would serve to improve the existing poor roadway surfaces noted in the 1985 Poutney Study and would also meet the additional maintenance demands associated with the proposed redevelopment activities.

7. Educational Facilities/Services

a. San Diego Unified School District The majority of public schools in the Project Area have remaining available operating capacities. In addition, the San Diego Unified School District has developed several operational strategies to accommodate student enrollments in existing facilities. The State of California has also enacted developer impact fees to reduce the fiscal impact of new development. Effective January 1, 1987, school districts began collecting \$1.50 per square foot for new residential development and \$0.25 per square foot for commercial and industrial development. These rates are subsequently adjusted to account for inflation. Prior to the issuance of building permits, each redevelopment activity will be required to pay school impact fees to the San Diego Unified School District. Fees established by AB 2926 shall be imposed on proposed development projects within the Project Area to alleviate the impacts on local schools due to additional students generated by the proposed Project. In addition, the Agency is authorized under Sections 33445 and 33401 of the Community Redevelopment Law, and the amended Redevelopment Plan, to assist school entities to provide facilities to accommodate growth during the redevelopment period. In connection with its consultations with the San Diego Unified School District, the Agency has proposed to make certain payments to the Unified School District to mitigate any now foreseeable fiscal impacts, contemplated to be insignificant. Based upon the Agency's proposal to the District, with the cooperation of the San Diego Unified School District, adoption of the amended Redevelopment Plan would not have a significant adverse impact on the San Diego Unified School District.

b. San Diego Community College District The Previous EIR for the Central Imperial Redevelopment Project (1992), herein referred to as the "Previous EIR." found that implementation of the Redevelopment Plan would add an estimated 65 community college students to the San Diego Community College District over the 33-year life of the Project. This addition represents less than a one percent increase in current enrollment figures over the life of the Project, and would not be significant. Implementation of the First Amendment to the Central Imperial Redevelopment Plan will not change these findings. In addition, the Agency is authorized under Sections 33445 and 33401 of the Community Redevelopment Law, and the amended Redevelopment Plan, to assist school entities to provide facilities to accommodate growth during the redevelopment period. In connection with its consultations with the San Diego Community College District, the Agency has proposed to make certain payments to the Community College District to mitigate any now foreseeable fiscal impacts, contemplated to be insignificant. Based upon the Agency's proposal to the San Diego Community College District, with the cooperation of the Community College District, adoption of the amended Redevelopment Plan would not have a significant adverse impact on the San Diego Community College District.

c. San Diego County Office of Education (COE) The Previous EIR found that implementation of the Redevelopment Plan would add an estimated 27 participants to the County Office of Education's Regional Occupation Program over the 33-year life of the Project. Based on the relatively small percentage of total population which utilizes the COE provided services, this increase would not significantly affect COE operations. Additional information provided by the County Office of Education during the fiscal review process indicated that implementation of the amended Redevelopment Plan will have no measurable effects on other programs offered by the County Office of Education. Implementation of the First Amendment to the Central Imperial Redevelopment Plan will not change these findings. In addition, the Agency is authorized under Sections 33445 and 33401 of the Community Redevelopment Law, and the amended Redevelopment Plan, to assist school entities to provide facilities to accommodate growth during the redevelopment period. In connection with its consultations with the San Diego County Office of Education, the Agency has proposed to make certain payments to the San Diego County Office of Education to mitigate any now foreseeable fiscal impacts, contemplated to be insignificant. Based upon the Agency's proposal to the County Office of Education, with the cooperation of the County Office of Education, adoption of the amended Redevelopment Plan would not have a significant adverse impact on the County Office of Education.

8: County of San Diego Facilities and Services The successful implementation of the amended Redevelopment Plan would counter the nominal increase in the demand for County-provided services. The Previous EIR found that project-related impacts to County of San Diego facilities and services would not be significant. Implementation of the First

Amendment to the Central Imperial Redevelopment Plan would not change these findings. In addition, the Agency is authorized under Section 33445 and 33401 of the Community Redevelopment Law, and the amended Redevelopment Plan to assist taxing entities to provide facilities to accommodate growth during the redevelopment period. In connection with its consultations with the County of San Diego, the Agency has proposed to make certain payments to the County of San Diego to mitigate any now foreseeable fiscal impacts, contemplated to be insignificant. Based upon the Agency's proposal to the County of San Diego, with the cooperation of the County, adoption of the amended Redevelopment Plan would not have a significant adverse impact on the County of San Diego.

C. With respect to Utilities and Infrastructure

1. Electricity, Natural Gas, and Communication Systems The new development associated with implementation of the amended Redevelopment Plan would require electricity and/or natural gas. The existing electric and natural gas facilities would be sufficient to serve the maximum amount of development that could occur with implementation of the Central Imperial Redevelopment Project. The new development would also require telephone services. The existing communications infrastructure would be sufficient to accommodate any new development associated with the Project.

2. Potable Water and Sewer Systems Many of the existing water and sewer lines in the Project Area are undersized or constructed of improper materials. The amended Redevelopment Plan includes a provision to install and upgrade water and sewer lines throughout the Project. In addition, the Redevelopment Agency is authorized to install and construct or cause to be installed and constructed the public improvements and public utilities (within or outside the Project) necessary to carry out the amended Plan. The impacts associated with the installation and upgrading of water and sewer lines throughout the Project Area would be short-term in nature and will cease once the construction of water and sewer lines has been completed. No significant environmental impacts would occur as a result of the potable water and sewer infrastructure improvements.

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

A. With Respect to Geological Resources

Redevelopment activities within the Project Area would be subject to potentially significant geotechnical constraints including seismic shaking, liquefaction, differential settlement, and erosion. Site-specific geotechnical investigations shall be conducted prior to the construction of each redevelopment activity and shall be documented in future project specific environmental documents to be prepared by the Redevelopment Agency. The geotechnical investigations shall identify specific mitigation measures which would mitigate the significant impacts to below a level of significance. Structural plans for all redevelopment activities shall be approved by the City of San Diego Building Inspection Department.

The final design and grading plans for the proposed redevelopment activities shall incorporate measures to limit and control runoff and erosion of the soils in the Project Area. These measures shall be documented on the grading plan for each redevelopment activity, which shall be approved by the City of San Diego Building Inspection Department. Copies of the approved structural plans, final design plans, and grading plans shall be submitted to the Redevelopment Agency prior to issuance of a building permit.

B. With respect to Hydrology and Water Quality

Redevelopment Activity Sites 3, 5, 7, 8, 9, and 10 are subject to flooding during a 100-Year Storm event. Development on these sites could result in potentially significant hydrological impacts by changing the hydrologic profile of the Project Area, thereby causing additional flooding upstream. A hydrologic study shall be conducted and approved by the City of San Diego Floodplain Engineer, prior to the approval of the development of Redevelopment Activities 3, 5, 7, 8, 9, and 10. Specific flood control measures, required by the Floodplain Engineer, shall be incorporated into the final project design. All projects located within the 100-Year Floodplain will be subject to the Resource Protection Ordinance (RPO) and will require a RPO permit prior to construction. Implementation of these measures and the three proposed flood control improvements projects (C, E, and G) will reduce potentially significant hydrology impacts to below a level of significance.

Potential water quality impacts may result from increased sediment being deposited into the Las Chollas Creek channel. Chemical contaminants related to urban runoff (i.e., grease, oils, and synthetic organic chemicals) could also make their way into the creek channels. All redevelopment activities will comply with applicable regulations concerning stormwater management programs in order to be permitted. Currently, the rules are found in the federal Clean Water Act, Section 402(p)(1) and 40 CFR 122.26, and are implemented by Order No. 90-42 of the California Regional Water Quality Control Board, San Diego Region. Implementation of the required erosion control measures, to be identified in the final design and grading plans for individual redevelopment activities, will reduce sedimentation impacts to

below a level of significance. Compliance with the RWQCB Order No. 90-42 will reduce potentially significant water quality impacts to below a level of significance.

C. With respect to Biological Resources

Flood Control Projects C and G propose to channelize two segments of the South Chollas Creek. Impacts to biological resources in the channel bottom of the Trolley Station segment (Flood Control Project C) would be minimal and are not considered significant. However, in the event that the channel is widened, removal of coastal sage scrub to the north of the channel would result in a significant impact. The biological impacts associated with the removal of vegetation in the Imperial Avenue Segment (Flood Control Project G) would be minimal and are not considered significant.

Because the final designs for the proposed channelization projects have not been developed at this time, Flood Control Projects C and G will be subject to subsequent environmental review. If Flood Control Project C results in impacts to the coastal sage scrub north of the channel, it shall be replaced at a ratio of 1:1. This ratio would comply with the City of San Diego Resource Protection Ordinance and would mitigate impacts to below a level of significance.

D. With respect to Transportation and Circulation

Portions of Market Street, Imperial Avenue, and 47th Street currently carry traffic volumes in excess of the LOS C capacity of these roadways. Implementation of the amended Redevelopment Plan would incrementally increase daily traffic volumes on streets in the Project Area over existing conditions. Therefore, the Redevelopment Project would be contributing to an existing adverse condition. Although it is not anticipated that future traffic conditions would substantially exceed the Existing + Project volumes, future traffic impacts would be significant.

The following roadway improvements will mitigate the traffic impacts associated with the amended Redevelopment Plan:

1. Widen Market Street to four lanes between Euclid Avenue and Merlin Drive.
2. Widen 47th Street to four lanes between Market Street and Imperial Avenue.
3. Widen Imperial Avenue to four lanes between San Jacinto Drive, and 55th Street or prohibit parking/restripe to provide four lanes.

In addition, it would be desirable to widen Imperial Avenue between I-805 and Woodman Street to six lanes. However, existing development may preclude this widening. In lieu of widening Imperial Avenue, individual intersection enhancements and parking prohibitions on Imperial Avenue could be implemented as a means of increasing the capacity of Imperial Avenue. Additional studies at the major intersections along Imperial Avenue between I-805

and Woodman Street shall be conducted to determine if specific enhancements are feasible. Additionally, the City of San Diego's Southeast San Diego year 2000 traffic forecast shows that the extension of Valencia Parkway to Market Street (included in the amended Redevelopment Plan) would reduce traffic volumes on Imperial Avenue to within LOS C, thereby reducing the need to widen Imperial Avenue beyond 4 lanes.

E. With respect to Air Quality

1. Construction Activities The following techniques shall be used, to the extent possible, to reduce vehicular and fugitive dust emissions from construction activities:

- a. limit the disturbance site to a reasonable acreage;
- b. terminate disturbance when winds exceed 25 mph;
- c. stabilize disturbed areas if construction is delayed;
- d. require 90-day low NOx tune-ups for off-road equipment;
- e. limit allowable idling time of construction vehicles to 10 minutes;
- f. encourage car pooling for construction workers;
- g. limit lane closures to off-peak travel periods;
- h. park construction vehicles off traveled roads;
- i. wet down or cover dirt hauled off-site;
- j. wash or sweep access points daily;
- k. encourage the transport of material during non-peak traffic hours; and,
- l. sandbag construction sites for erosion control.

2. Traffic Reduction Measures The following traffic control measures (TCM) shall be implemented where possible:

- a. Ridesharing Programs
- b. Traffic Flow Improvements
- c. Parking Management
- d. Land Use Strategies
- e. Transit Programs
- f. Non-Motorized Strategies
- g. Telecommuting

F. With respect to Land Use

The amended Redevelopment Plan could replace an existing mobile home park with a multi-family development (Redevelopment Activity 3). The implementation of Redevelopment Activity 3, as a multi-family housing development, would result in a significant planned land