

RESOLUTION NUMBER R- **287149**

ADOPTED ON **APR 02 1996**

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE SAN YSIDRO REDEVELOPMENT PROJECT AS IT PERTAINS TO THE SAN YSIDRO REDEVELOPMENT PROJECT AND THE IMPLEMENTATION ACTIVITIES THEREFOR, MAKING CERTAIN FINDINGS REGARDING THE ENVIRONMENTAL IMPACTS OF THE PROPOSED REDEVELOPMENT PROJECT, AND ADOPTING A REPORTING AND MONITORING PROGRAM.

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

WHEREAS, the Agency, as lead agency, is responsible for preparing an Environmental Impact Report ("EIR") 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 with respect to the Draft EIR, 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 CEQA and the guidelines and regulations; and

WHEREAS, the Council of The City of San Diego (the "Council"), in connection with its consideration of the approval of the proposed redevelopment plan for the Project, has reviewed and considered the information contained in the Final 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 EIR for the San Ysidro Redevelopment 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.

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

3. That the Council hereby finds and determines that:

a. 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.

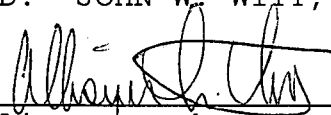
c. There are no changes or alterations which avoid or substantially lessen certain significant environmental effects of the Project, that are within the responsibility and jurisdiction of another public agency and not the Agency or the City Council, as described in Section III of Attachment A.

4. That the Mitigation Monitoring and Reporting Program for the San Ysidro Redevelopment Project, in the form on file in the office of the City Clerk as Document No. RR-**287149**, is hereby approved and adopted to monitor and ensure that the mitigation measures identified will be instituted.

5. That the City Clerk, or designee, is hereby authorized and directed to cause the filing of a Notice of Determination with respect to the Final EIR upon adoption of the proposed Redevelopment Plan for the Project by the Council.

APPROVED: JOHN W. WITT, City Attorney

By



Allisyn L. Thomas
Deputy City Attorney

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CANDIDATE FINDINGS
FOR THE
SAN YSIDRO REDEVELOPMENT PROJECT

SCH # 95 101015

March 1996

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CANDIDATE FINDINGS

I. The following findings discuss the reasons why, in certain respects, implementation of the San Ysidro Redevelopment Plan (Redevelopment Plan) will not result in significant environmental impacts.

A. With respect to Land Use:

The proposed Redevelopment Plan would increase residential units, commercial retail/entertainment use, office, hotel rooms and industrial space in the Redevelopment Project (Project Area). The public infrastructure improvements and other general redevelopment activities included in the proposed Redevelopment Plan would not directly affect the volume or intensity of development within the Project Area, over and above what is allowed under the adopted San Ysidro Community Plan (Community Plan).

Redevelopment will create a more efficient use of land in the Project Area. Proposed public infrastructure improvements, as well as improvements to existing commercial facilities, would attract new commercial establishments. Obsolete and undersized commercial structures would be replaced with structures that meet current design standards and provide for a more effective use of the land. The rehabilitation and revitalization activities included in the Project would reduce the occurrence of incompatible land uses, as new developments, consistent with existing zoning, are constructed.

The redevelopment activities included in the ultimate development scenario would reduce the occurrence of incompatible land uses in the area as new developments, are constructed. New residential developments along the trolley line would be required to include sound attenuation measures such that interior and exterior noise standards would be met.

The Redevelopment Plan would also provide for a more effective use of the land by constructing additional (commercial developments) near the International Border and by replacing deteriorated and underutilized commercial structures with structures that meet current design standards. The project would also replace or rehabilitate residential structures that have been "converted" to non-residential uses. In addition, new development would be consistent with the land use proposals in the adopted San Ysidro Community Plan (Community Plan) and the allowable uses shown in the San Ysidro Implementing Ordinance. The redevelopment activities would implement several of the commercial objectives of the Community Plan including:

1. Provide attractive residential, commercial and industrial development;

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2. Provide public parks and recreation facilities concurrent with need;
3. Facilitate the development of an "international gateway," a regional retail/visitor center; and,
4. Encourage new development and redevelopment of commercial areas.

B. With respect to Population/Housing/Employment and Relocation

1. Population/Housing/Employment

Implementation of the Redevelopment Project would result in a net increase of 150 single-family and 300 multi-family residential dwelling units, adding an estimated 1,745 new residents to the Project Area. The proposed Project would create approximately 5,510 new employment opportunities. Because the Redevelopment Plan is consistent with the adopted San Ysidro Community Plan, and includes requirements for the provision of affordable housing units, it would not result in significant adverse housing or population impacts. The increased employment opportunities created by the Project would be a beneficial effect in the community.

2. Relocation Impacts

The residential and commercial relocation assistance included in the Redevelopment Plan would ensure that impacts to individuals and/or businesses displaced by the Project would not be significant. Prior to the demolition of occupied dwelling units and/or commercial structures, the Agency shall develop and implement a relocation program in compliance with the California Relocation Assistance Law.

C. With respect to Recreational Resources

The adoption of the San Ysidro Redevelopment Plan would increase the demand for recreational resources in the Project Area over existing levels. The Redevelopment Plan specifically authorizes the Agency to install and construct parks and recreational facilities in and near the Project Area. The Project also includes the provision of over 17 acres of new park land, as well as the expansion and/or improvement of existing parks. This would decrease the community's existing deficiency of developed parkland, which would be beneficial to the Community.

D. With respect to Public Services

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

1. Police Protection

The Police Department has indicated the increase in demand for police protection services associated with the San Ysidro Redevelopment Project would not adversely affect the Southern Division over the 30-year life of the Redevelopment Plan.

2. Fire Protection

The City of San Diego Fire Department has indicated that existing facilities are adequate at the present time. The new Station No. 43 and the new Otay Mesa Road station would meet the future needs of the project. In addition, the proposed San Ysidro Redevelopment Project includes the replacement and expansion of Station No. 29. Therefore, impacts to fire protection services would not be significant.

3. Libraries

Expansion of the San Ysidro Branch Library would improve library services in the community. This would be a beneficial public services effect.

4. Road Maintenance

The increased traffic volumes associated with the implementation of the Redevelopment Plan would increase the level of maintenance required for roadways in the Project Area. The 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 Preliminary Report and would also meet the additional maintenance demands associated with the redevelopment activities.

5. Educational Facilities/Services

a. San Ysidro Elementary School District. The Final EIR found that implementation of the Redevelopment Plan would add approximately 146 students to the San Ysidro Elementary School District over the 30-year life of the Project. This averages out to less than 5 new students per year. In addition, the Final EIR found that the majority of public schools in the Project Area have remaining available operating capacities. The State of California has 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.

Assembly Bill 1290 (AB 1290) established a statutory tax increment sharing formula for all redevelopment project areas adopted after January 1, 1994. In addition, AB 1290 contains express legislative findings that the statutory pass-through payments described in the bill are the exclusive payments required to be made by an Agency to affected taxing entities during the life of a Redevelopment Plan. The Agency shall be required to comply with the tax increment pass-through formula identified in AB 1290. Should the tax increment pass-through formulas be modified during the life of the Plan, the Agency shall make pass-through payments pursuant to the applicable law.

The pass-through of tax increment payments required under AB 1290 would mitigate impacts to the San Ysidro Elementary School District to below a level of significance. Adoption of the Redevelopment Plan would not have a significant adverse impact on the San Diego Unified School District.

- b. Sweetwater Union High School District. The Final EIR found that implementation of the Redevelopment Plan would add approximately 146 students to the Sweetwater Union High School District over the 30-year life of the Project. This averages out to less than 5 new students per year. The developer impact fees and the pass-through of tax increment payments required under AB 1290 would mitigate impacts to the Sweetwater Union High School District.
- c. Southwestern Community College District. The Final EIR found that implementation of the Redevelopment Plan would add an estimated 11 community college students to the Southwestern Community College District over the life of the Project. Even if all projected enrollment increases were to occur within the same semester, they would represent less than a one-one hundredths of a percent increase, compared to current total enrollment figures (< 0.001%). In addition, the pass-through of tax increment payments required under AB 1290 would mitigate impacts to the Southwestern Community District to below a level of significance. Therefore, adoption of the Redevelopment Plan would not have a significant adverse impact on the San Diego Community District.

d. San Diego County Office of Education (COE). With respect to the Regional Occupational Program (ROP), the Final EIR found that implementation of the San Ysidro Redevelopment Project would add approximately 58 new persons to the Project Area per year. Based upon demographic data for the Project Area, approximately 60 percent of all Project Area residents are of sufficient age to participate in ROP programs (16 years of age or older). Therefore, it is anticipated that approximately 35 of the 58 new residents that would be added to the Project Area annually as a result of the Project would be over age 16. It is not anticipated that all new residents, age 16 and over, would utilize ROP programs. However, even if all new residents did participate in the ROP program, the addition of 35 new participants per year would not be significant in the context of overall participation. With respect to the Juvenile Court and Community Schools (JCCS) and Advancement Via Individual Determination (AVID) programs, these programs are primarily directed at students who might otherwise (or may also) be enrolled in school facilities operated by the San Diego Unified School District. As previously discussed, the Project would add approximately 146 new students to the District over the life of the Project. The pass-through of tax increment payments required under AB 1290 would mitigate impacts to the San Diego County Office of Education to below a level of significance. Therefore, adoption of the Redevelopment Plan would not have a significant adverse impact on the County Office of Education.

6. County of San Diego Facilities and Services

The successful implementation of the Redevelopment Plan would counter the nominal increase in the demand for County-provided services. Impacts to County of San Diego facilities and services would not be significant. The pass-through of tax increment payments required under AB 1290 would mitigate impacts to the County of San Diego to below a level of significance. Therefore, adoption of the Redevelopment Plan would not have a significant adverse impact on the County of San Diego.

E. **With respect to Utilities:**

1. Potable Water and Sewer Systems

The proposed project would result in a net increase in development within the Project Area and would also increase the demand for water and sewer facilities. However, existing water and sewer systems are adequate throughout the community and project-related development would not exceed development currently planned for the area. The proposed

Redevelopment Plan would authorize the Redevelopment to install or improve water distribution and sewer systems. Therefore, impacts to water and sewer facilities would not be significant. In addition, the City's water and sewer replacement program would also replace and upgrade a number of water and sewer lines within the Project Area.

2. Curbs/Gutters

Implementation of the Redevelopment Plan would improve curbs and gutters in the Project Area. This would result in a beneficial impact on the Project Area.

G. With respect to Energy:

1. Electrical and Natural Gas Facilities

The San Diego Gas and Electric Company (SDG&E) was contacted to determine whether existing electrical and natural gas facilities would be adequate to accommodate the additional energy demands associated with implementation of the Redevelopment Plan. According to SDG&E, existing electrical and gas distribution facilities are adequate to accommodate present and anticipated development within the San Ysidro redevelopment area. Therefore, the proposed project would not result in significant energy impacts.

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

A. With respect to Transportation, Circulation

Implementation of the Redevelopment Plan would contribute approximately 54,752 average daily vehicle trips (ADT) to the surrounding street system over the 30-year life of the Plan. With the implementation of the Redevelopment Project, key street segments in the Project Area would operate at acceptable levels of service (i.e., LOS D or better) in the future, with two exceptions. The Project's concentration of approximately one million SF of commercial uses in the area south of I-5 would cause Camino de la Plaza, east of Virginia Avenue to operate at LOS F. Willow Road, north of Camino de la Plaza, was calculated to operate at LOS D/E. This assessment assumes that both roads are built to Four Lane Collector standards, as shown in the Community Plan.

The following mitigation measures shall be implemented to direct traffic to/from the Dairy Mart Road interchange as opposed to the Via San Ysidro interchange. This would reduce impacts to Willow Road and Camino de la Plaza to below a level of significance:

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1. Provide signing which directs traffic to/from the proposed commercial areas via the Dairy Mart Road interchange as opposed to the Via de San Ysidro interchange. Conduct a project specific traffic study for the major commercial projects once they are officially proposed to determine the proper width of Willow Road. Additionally, the Via de San Ysidro/Calle Primera/Southbound I-5 off-ramp intersection should be studied to develop a better geometric plan. This plan should allow a straight movement from the off-ramp to Calle Primera, which leads to Willow Road.
2. Reserve right-of-way on Camino de la Plaza between Camiones Way and Virginia Avenue (Four-Lane Major standards). Also, plan on providing multiple turn lanes at the Virginia Avenue and Camiones Way intersections on Camino de la Plaza. The specific geometrics which will be required in this immediate area should be determined based on a site specific traffic study which shall be conducted for the large proposed commercial projects.

The actual construction of these improvements should be delayed until specific development projects are proposed.

B. With respect to Noise

1. Traffic Noise

Implementation of the Project could result in cumulatively significant traffic noise impacts along the following street segments:

- a. Dairy Mart Road, South of I-5,
- b. Willow Road, North of Camino de la Plaza,
- c. Beyer Boulevard, East of Smythe Avenue,
- d. Interstate 5,
- e. Interstate 805, and
- f. State Route 905

A site-specific acoustical engineering study shall be prepared for residential or other noise sensitive developments activities along Dairy Mart Road, south of I-5; Willow Road, north of Camino de la Plaza; Beyer Road, east of Smythe Avenue; I-5; I-805; and, SR-905 prior to approval by the City of San Diego Development Services Department.

This study shall be conducted by a recognized Acoustical engineer and shall identify specific noise control measures. The acoustical engineer-

ing study shall be submitted to and approved by the City's Noise Abatement Control Officer. A copy of the acoustical study shall also be submitted to the Agency. Approval of the acoustical study shall be evidence that specific noise control measures were either not required for the proposed use, or have been incorporated into the project design such that the City of San Diego exterior and interior noise criteria would be met. Multi-family residential developments will be required to demonstrate Title 25 compliance.

2. Construction

In the event that construction activities cannot be completed within the parameters of the City's Noise Control Ordinance, an acoustical study, prepared by a recognized Acoustical Engineer shall be prepared by the applicant and submitted to the Agency, prior to the approval of the project. This study shall demonstrate compliance with the Construction Noise Ordinance. If compliance with the ordinance cannot be obtained, the project applicant shall be required to obtain a permit from the Noise Abatement Officer prior to the commencement of construction. A copy of the acoustical study and/or permit shall be submitted to the Redevelopment Agency.

C. With respect to Air Quality

1. The following techniques shall be used, to the extent possible, to reduce vehicular and fugitive dust emissions from construction activities:
 - a. Limit the areas being disturbed simultaneously to less than 6 acres at any given time or use enhanced dust control for any large single project;
 - b. Terminate disturbance when winds exceed 25 mph;
 - c. Stabilize disturbed areas if construction is delayed by more than 90 days after initial grading;
 - d. Require 90-day low NOx tune-ups for off-road equipment;
 - e. Limit allowable idling time of construction vehicles (i.e., trucks and heavy equipment) 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 roadways;
 - i. Wet down or cover dirt hauled off-site;

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- j. Wash or sweep access points daily;
 - k. Encourage the transport of material during non-peak traffic hours;
 - l. Sandbag construction sites for erosion control;
 - m. Conduct pre-construction assessments for potential air hazards;
 - n. Perform hazards remediation consistent with air hazards criteria in San Diego APCD rules and regulations.
2. The following traffic control measures (CM) shall be implemented where possible:
- a. Commute Travel Reduction Program
 - b. College Travel Reduction Program
 - c. Goods Movement during Off-Peak Travel Periods
 - d. Non-commute Travel Reduction
 - e. Transit Improvements and Expansion
 - f. Vanpool Program
 - g. High Occupancy Vehicle (HOV) Lanes
 - h. Park and Ride Facilities
 - i. Bicycle Facilities
 - j. Traffic Flow Improvements
 - k. Indirect Source Control Programs

D. With respect to Utilities

1. Landfill Capacity

Based on the average annual development increases of approximately 43,167 SF of retail/commercial space that would occur with the proposed Redevelopment Project, the retail/commercial component of the Project would generate approximately 285 tons of new solid waste per year, which far exceeds the City's significance threshold of 52 tons per year for commercial uses. Therefore, the retail/commercial

component would result in significant landfill capacity impacts. Project-related impacts to Waste Management Services, City collection crews, and the Miramar Landfill Entrance would not be significant.

The City of San Diego's Environmental Services Department (ESD) shall review all concept plans for the specific redevelopment activities to ensure that impacts are mitigated to below a level of significance. Prior to the Agency's approval of specific redevelopment activities that include more than 10,000 SF of construction, demolition, or remodeling, project applicants shall be required to prepare a waste management plan. ESD shall assist in the preparation of the waste management plan, which shall include the following information:

- a. The type and quantity of solid waste expected to enter the waste stream;
- b. Source separation techniques to be used and the location of on-site storage for separated materials;
- c. The method of transport and destination of separated waste and/or construction debris not reused on-site;
- d. A "buy-recycled" program for the project ; and,
- e. An impact analysis spreadsheet completed by an ESD analyst.

The waste management plan shall be submitted to and approved by ESD prior to approval of the project. A copy of the plan shall be submitted to the Agency along with evidence that ESD has reviewed the project and that appropriate solid waste mitigation measures have been incorporated, if required

2. Demolition/Construction Debris

The deposition of construction/ demolition debris could also have a significant impact on landfill capacity. The amount of demolition/ construction material being deposited in the landfill could be reduced to below a level of significance by the implementation of any or all of the measures described below. Those measures that the applicant proposes to implement at the construction site, shall be noted in the waste management plan.

- a. On-site re-use of demolition material in the construction of the redevelopment activities.
- b. Separating construction debris for recycling/re-use by others.

- c. Using recycled materials in the construction of the redevelopment activities.

E. With Respect to Geological Resources

1. Geologic Constraints

Redevelopment activities in the Project Area would be subject to potentially significant impacts including seismic shaking, expansive soils, landslides, liquefaction, and erosion. Site specific geotechnical investigations shall be performed prior to construction of redevelopment activities, as required by the City of San Diego. The investigations shall determine soil characteristics, thickness, distribution, and seismic design criteria for new and/or rehabilitated structures. Seismic design according to the Uniform Building Code, California Amendments to the Uniform Building Code, and the City of San Diego Building Code will mitigate seismic hazards to below a level of significance. Where appropriate, the geotechnical investigation shall include subsurface exploration by drilling, logging, sampling, and laboratory testing. Potentially expansive soil conditions shall be evaluated. When required, recommendations for mitigation shall be developed on a site-specific basis and shall be used to develop appropriate soil engineering parameters and structural design. The investigations shall be documented for any required project-specific environmental documents prepared by the Agency. Structural plans for redevelopment activities shall be submitted to the City of San Diego Building Inspection Department and a copy of the approved plans shall be provided to the Agency prior to the issuance of any required building permit. Geotechnical recommendations shall also include site preparation, soil corrosion potential, settlement, bearing capacity and foundation support.

Implementation of erosion control measures would reduce potentially significant erosion impacts to below a level of significance. The erosional control measures shall be documented on the grading plan(s) submitted for a building permit. The grading plan(s) shall be approved by the City of San Diego Building Inspection Department and a copy of the approved plan shall be provided to the Agency prior to issuance of a building permit.

Final design and grading plans for proposed redevelopment activities shall incorporate measures that would limit and control runoff and erosion of the soils in the Project Area.

Implementation of these measures is expected to reduce seismic shaking, expansive soils, landslides liquefaction, and erosion impacts to below a level of significance.

2. Erosion Control

Final design and grading plans for the proposed redevelopment activities shall incorporate measures to limit and control runoff and erosion of soils in the Project Area. These measures could include, but would not be limited to, the following:

1. No grading shall take place during the rainy season (as determined by a case by case basis).
2. Depending on the extent of the proposed project; limit the extent of the area to be graded at one time.
3. Apply perimeter control measures such as water bars or sediment traps to protect any undisturbed areas downslope.
4. Complete erosion and runoff control measures before beginning major grading.
5. Keep runoff velocities low and retain runoff from the site through structural measures such as waterbars, and by minimizing impervious surfaces.
6. Stabilize disturbed areas immediately after final grade has been attained. This could be accomplished by revegetating cleared areas and applying seed, straw, or hydromulch.

F. With respect to Water Resources

Increased urban runoff could impact surface and groundwater resources in the Tijuana River Valley. Redevelopment activities shall comply with all applicable existing and future non-point source urban runoff and storm water regulations. Appropriate Best Management Practices shall be incorporated into all construction plans and specifications reviewed by the Redevelopment Agency. Public drainage improvements, shall incorporate Municipal Best Management Practices as set forth by the State Water Resources Control Board (SWRCB). Storm water discharges from activities, industrial uses, and construction shall only occur according to the requirements of SWRCB Order Nos. 91-13-DWQ, 92-08-DWQ, and 92-12-DWQ as set forth in General Industrial Activities Storm Water NPDES Permit No. CAS000001 and General Construction Activities Storm Water NPDES Permit No. CAS000002.

Redevelopment activities that result in more than five (5) acres of total land area being disturbed must comply with the general construction activity storm water permit. Industrial facilities that would be developed under the proposed Project would be subject to the general industrial activities storm water permit.

Applicants shall submit a Notice of Intent (NOI) to the Regional Water Quality Control (Regional Board) to obtain coverage under the Regional Board's general permits. These permits require dischargers to control and eliminate the sources of pollutants in storm water through the development and implementation of storm water pollution prevention plan (SWPPPs). The SWPPPs must include Best Management Practices (BMPs). As a condition of the permit(s), applicants shall prepare a SWPPP prior to the commencement of construction/operation. The SWPPPs shall address source reduction, and if necessary, include other BMPs to reduce potential pollutants in storm water runoff from the project site.

G. With respect to Human Health and Public Safety

1. Contaminated Soils

Implementation of the San Ysidro Redevelopment Project could result in potentially significant impacts from contaminated soils if properties with a low impact potential designation are developed. Development activities on those properties with a medium or high impact potential designation could result in significant contaminated soils impacts. Implementation of the following mitigation measures shall reduce impacts to below a level of significance.

a. Low Impact Potential

- i. All available environmental records shall be reviewed and a site inspection shall be performed;
- ii. A visual inspection shall be conducted to look for evidence of spills or discharge of hazardous substances;
- iii. The presence/absence of hazardous materials shall be confirmed by visual inspection and, if necessary, by testing prior to site work or demolition; and,
- iv. Sampling and testing of potentially contaminated soil or building materials may be required to complete the mitigation. Results of the site inspection or sampling may lead to further site investigation and assessment.

b. Medium Impact Potential

- i. Site inspections shall be performed to verify current conditions and additional sampling shall occur if judged necessary by the record review;

- ii. Drilling test holes and collecting samples as confirmation of remediation shall be considered for leaking underground storage tank sites where new basements, subterranean parking, or deep (greater than 5 feet) foundation excavation are planned. Discoveries of residual contamination may require additional remediation or preparation of a risk assessment that considers the future use; and,
- iii. Non-leaking underground storage tanks shall be removed according to local regulations. Inspections during tank removal and below-tank soil sampling shall verify tank and piping integrity. Discovery of unknown contamination shall require the preparation and implementation of remedial plans.

c. High Impact Potential

- i. All available records shall be researched;
- ii. A site inspection shall be performed;
- iii. Property owners (or other responsible party) shall be contacted to determine if the remediation in progress is compatible with redevelopment plans and schedule. Where practical, remediation may continue during planning or be included or enhanced by the redevelopment plans; and,
- iv. Abandoned sites or sites judged to be not fully characterized may require further investigation and preparation of remedial plans.

2. Asbestos/Lead Based Paint

Asbestos and lead based paint may be present in buildings constructed prior to 1979. Prior to the issuance of a demolition or building permits, asbestos and lead-based paint sampling and analysis shall be conducted for any pre-1979 structures that would be demolished/rehabilitated as a result of the Redevelopment Project. If the presence of asbestos and/or lead based paint is verified, the removal and disposal of these materials shall comply with all applicable laws and regulations.

3. Vectors

Residential development on a portion of the site referred to in the Community Plan as "Site T", could expose residents to mosquito related health impacts. Prior to the approval of a tentative map for "Site T", evidence that the developer of the property will participate in

the County of San Diego Environmental Health Services' Vector Surveillance and Control Program would be required. The evidence required shall be either, a letter from the County of San Diego Environmental Health Services (EHS) indicating that the developer has entered into a binding agreement for participation in the Vector Surveillance and Control Program, including a mechanism to pay any and all required fees; or a letter from EHS indicating that the County is otherwise satisfied that mosquitoes would not pose a significant health threat to residents of a residential development on "Site T".

H. With respect to Paleontological Resources

Based on the known fossiliferous nature of segments of the San Diego Formation and Otay Formation, and the potential fossiliferous nature of the Bay Point Formation and Lindavista Formation, impacts to these geologic formations would be potentially significant. Prior to the issuance of a grading permit, the project applicant shall present a letter to the Redevelopment Agency indicating that a qualified paleontologist has been retained to carry out the following resource mitigation.

1. Grading plans and schedule shall be provided to a qualified paleontologist in advance of actual construction activities.
2. A qualified paleontologist shall be present at any pre-grading meetings to discuss grading plans with the grading and excavation contractors.
3. During grading, a qualified paleontologist shall be on-site during the original cutting of previously undisturbed sediments of potential fossil bearing formations.
4. In the event that well preserved fossils are discovered, the paleontologist shall be given the authority to temporarily direct, divert or halt grading operations to allow recovery of fossil remains in a timely manner. It may be necessary to set up a screen-washing operation on the site. The City of San Diego Building Services Department must concur with the salvaging methods to be performed before construction activities are allowed to resume.
5. Fossil remains collected during the salvage program shall be cleaned, sorted and catalogued and then, with the owner's permission, deposited in a scientific institution with paleontological collections.

A brief letter report (with map showing site locations) shall be prepared and submitted to the Agency summarizing the above program.

I With respect to Cultural Resources

1. Historic Structures

- a. Full mitigation of the significant historic structure impacts is possible only with avoidance of any impact through the preservation and restoration of the structures either listed with, or eligible for nomination to, the San Diego Historical Site Board Register, or the U.S. National Register. Ideally, these structures will remain at their present locations.
- b. The San Ysidro Historic Resource Survey recommended the creation of a historic district in San Ysidro to preserve historic resources and mitigate significant impacts to historic structures (Roth and Berryman, 1989). The Cultural Resources Assessment for the San Ysidro Redevelopment Project also recommends the preservation of historic or architecturally important resources. These resources are listed on Tables 4.12-1 and 4.12-2 of the Final EIR.
- c. If preservation of these buildings is not possible, implementation of one of the following measures is recommended to lessen the significance of the impacts:
 - i. Relocation of buildings in the vicinity of the Project Area. Placed in areas with other structures of similar historical character, this would serve to develop regional historical areas. These buildings could serve as meeting houses for local community organizations, or for a small museum supported by the community;
 - ii. Provide photographic documentation of the building exterior prior to relocation,;or,
 - iii. Document the structure through drawings and photographs to standards similar to those of the Historical American Buildings Survey (HABS) guidelines. Such documentation will require the following measures, subject to the approval of the City of San Diego Historical Sites Board:
 - Drawings: measured drawings of the exterior of the buildings to be conducted by a qualified individual, of at least draftsman status. A description of exterior architectural features should be keyed to the drawings, using guidelines provided in the Cultural Resources Report. These represent an

abbreviated version of HABS "Guidelines for Preparing Written and Historical Descriptive Data". Architectural terminology should be consistent with that recommended by the State Office of Historic Preservation for the completion of Historic Resources Inventory forms.

- Photographs: Black/white photographs of the building exteriors. These are to include complete views of each wall as well as detail photographs of structural and decorative features. The photographs should be keyed to the drawings. Interior photographs are recommended only if it is evident, upon examination of building interiors, that the historic fabric has survived with a minimum of alterations.
- d. Documentation of buildings should be made available to the public by providing copies of the drawings and photographs through the main branch of the San Diego Public Library and the San Diego Historical Society. Because the fate of the 144 structures identified in this section cannot be determined at this time, impacts are considered to be potentially significant even with the aforementioned mitigation. Prior to redevelopment of any of the 144 structures identified in this section, a site specific review will be required to determine eligibility, identify impacts and mitigation measures, and alternatives to avoid or reduce impacts.

2. Archaeological Resources

Because there is a potential for prehistoric (i.e., archaeological) resources to occur within the Project Area, the following monitoring program has been added to the Project to ensure that significant impacts do not occur. An archaeological monitor shall be required to monitor initial ground disturbance activities on the redevelopment activity site(s). Prior to the commencement of ground disturbing activities, the applicants shall retain a qualified archaeologist to carry out the resource mitigation identified below. A qualified archaeologist is defined as an individual certified by the Society of Professional Archaeologists. This monitoring program shall be conducted in compliance with Appendix K of the State CEQA Guidelines.

- a. 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 excavation contractors. The archaeologist shall be on-site to

monitor initial ground disturbance activities and inspect any archeological resources uncovered at the site.

- b. In the event that archaeological resources are discovered, the archaeologist shall temporarily direct, divert or halt construction activities in the area of discovery to allow recordation or recovery of potentially significant cultural resources. The degree of significance of the resource discovered shall be determined by the archaeologist. All significant cultural artifacts shall be photographed at the site and mapped before they are collected in an appropriate manner. Any human bone fragments of Native American origin shall be turned over to the appropriate Native American group for reburial. The entire salvaging effort will be handled in an expeditious manner.
- c. Collect any significant cultural remains; clean, catalog, and analyze all recovered cultural materials; and curate them with an appropriate scientific institution.
- d. A brief letter report summarizing the above program (with map showing site locations) shall be prepared and submitted to the District within three months following termination of the archaeological monitoring program. Also, any sites or features encountered shall be recorded with the South Coastal Information Center at San Diego State University and the San Diego Museum of Man.

A brief letter report summarizing the above program, with map showing site locations, shall be prepared and submitted to the Agency within three (3) months following termination of the archaeological monitoring program, for each redevelopment activity. The results of the letter report shall be discussed in the project's "Mitigation Monitoring Report."

J. With respect to Aesthetics

1. Short-Term Impacts

Mitigation of the short-term localized aesthetic effects related to construction shall be achieved through careful planning and conformance with existing City and County regulations. Noise and dust emissions from construction activities would be largely mitigated by contractor compliance with equipment standards and standard construction procedures, including the designation of truck routes, haul routes and contractor clean-up of any construction debris in the public right-of way. The hours of construction would be regulated by the City of San Diego's Noise Ordinance. The project applicant shall

submit a construction management plan that describes the proposed construction procedures to be followed by the applicant's contractor to minimize adverse aesthetic effects of construction, including identifying the designated truck routes, haul routes and contractor's clean up practices for construction debris in the public right-of-way. The plan shall be submitted to the Agency prior to the start of construction.

2. Design Standards and Guidelines

Adherence to the design standards and guidelines contained in the Urban Design Element of the San Ysidro Community Plan, and the San Ysidro Implementing Ordinance will specifically mitigate potential adverse aesthetic and urban design impacts. In addition, the Redevelopment Agency shall review all discretionary development permits and make recommendations of design review for discretionary development permits within the area of responsibility. Prior to the approval of individual development proposals, the Agency shall review the proposals for consistency with the design standards and guidelines contained in the Urban Design Element of the San Ysidro Community Plan and the San Ysidro Implementing Ordinance. The Agency shall make recommendations of design review for each redevelopment activity, as necessary. Prior to the issuance of the occupancy permit, the Engineering and Development Department shall inspect the projects to insure that the project has been constructed according to approved plans.

III. **The Final EIR did not identify any changes or alterations which would avoid or substantially lessen certain significant environmental effects of the San Ysidro Redevelopment Project that are within the responsibility and jurisdiction of another public agency, and not the Redevelopment Agency or the City Council.**