

(R-97-742)

RESOLUTION NUMBER R- 288303

ADOPTED ON JAN 28 1997

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

WHEREAS, the Redevelopment Agency of The City of San Diego (the "Agency") has prepared a proposed redevelopment plan for the North Park 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 Agency, 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 North Park Redevelopment Project has been prepared and completed in compliance with CEQA and state and local guidelines and regulations adopted pursuant thereto, and is on file in the office of the City Clerk as Document No. RR- 288303-1

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.

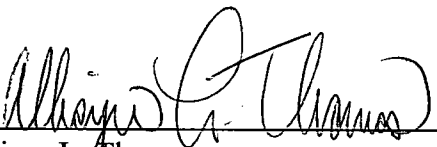
c. There are changes or alterations which would avoid or substantially lessen certain significant environmental effects of the Project, that are within the responsibility and jurisdiction of another public agency and not the Agency or the City Council, as described in Section III of Attachment A.

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

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

4. That the Mitigation Monitoring and Reporting Program for the North Park Redevelopment Project, in the form on file in the office of the City Clerk as Document No. RR- 288303 - 2, is hereby approved and adopted to monitor and ensure that the mitigation measures identified will be instituted.

APPROVED: CASEY GWINN, City Attorney

By 
Allisyn L. Thomas
Deputy City Attorney

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CANDIDATE FINDINGS

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

A. With respect to Land Use

The Redevelopment Plan would increase commercial/office space as well as multi-family dwelling units (DUs) in the area. Mixed-use developments (commercial and/or office space + residential uses) would also be constructed. The net increase in development densities would be concentrated along the commercial corridors in the area. Distributing the multi-family DUs along the major transportation corridors (i.e., along Adams Avenue, 30th Street, El Cajon Boulevard, and University Avenue) would protect the existing single-family neighborhoods in the area from further multi-family encroachment. The public infrastructure improvements and other general redevelopment activities included in the Redevelopment Plan would not directly affect the volume or intensity of development within the North Park Redevelopment Project Area (Project Area) over and above what is allowed under the adopted Greater North Park Community Plan.

The redevelopment activities included in the ultimate development scenario would reduce the occurrence of incompatible land uses in the area as new developments, consistent with existing zoning, are constructed. The redevelopment Plan would also provide for a more effective use of the land by replacing obsolete and underutilized commercial structures with structures that meet current design standards. In addition, new development would be consistent with the land use proposals in the adopted Greater North Park Community Plan (Community Plan) and the allowable uses shown in the Mid-City Communities Planned District Ordinance (PDO). The redevelopment activities would implement several of the commercial objectives of the Community Plan including:

1. Revitalization of the central business district at University Avenue and 30th Street;
2. Concentrating business activities at the commercial nodes;
3. Encouraging mixed-use developments that include commercial/office uses; and,

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4. Encouraging new development and redevelopment of commercial areas. Therefore, no significant land use impacts would occur.

B. With respect to Population/Housing/Employment

1. Population/Housing/Employment Impacts. Implementation of the Redevelopment Plan would add an estimated 1,710 new residents to the Project Area and would also create approximately 1,220 new employment positions over the 30-year life of the Plan. Because the Redevelopment Plan is consistent with the adopted Greater North Park Community Plan, and includes requirements for the provision of affordable housing units, it would not result in significant housing or population impacts. The increased employment opportunities created by the North Park Redevelopment Project (Project) would be a beneficial impact to the community.

2. Relocation Impacts. The residential and commercial relocation assistance included in the Redevelopment Plan would ensure that impacts to individuals or businesses displaced by the Project would not be significant. The relocation provisions included in the Redevelopment Plan would maintain displacement impacts at below a level of significance. 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 Redevelopment Plan would increase the demand for recreational resources in the Project Area. However, the Redevelopment Plan would specifically authorize the Agency to install and construct parks and other recreational facilities in and near the Project Area including parks, playgrounds and plazas. The Project also includes the expansion of the North Park Recreation Center and a number of other park and recreation capital improvements currently planned for the North Park area. This would have a beneficial impact on the quantity and quality of existing recreational resources.

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 North Park Redevelopment Plan would add approximately 1,710 new persons and approximately 1,220 employment positions to the Project Area over the life of the Redevelopment Plan. The San Diego Police Department has indicated that the increase in demand for police protection services associated with the Project would not adversely affect the Western Division over the 30-year life of the Redevelopment Plan. The Department anticipates that the increased staffing associated with the Department's restructuring, planned for May 1995, will compensate for the additional demand. No significant impact would result.

2. Fire Protection. The City of San Diego Fire Department has indicated that it is able to maintain adequate response times within the Project Area. Existing facilities would be adequate to meet the Project's demand for fire protection. Therefore, the Project would not result in significant fire protection impacts.

3. Libraries. Expansion of the North Park Library by approximately 7,000 square feet (SF) is included in the Redevelopment Project. This expansion would improve library services, which would result in a beneficial impact on the surrounding community.

4. Road Maintenance. The increased traffic volumes associated with the implementation of the Redevelopment Plan would increase the level of maintenance required to maintain 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 Diego Unified School District. The Final EIR found that implementation of the Redevelopment Plan would add approximately 280 students to the San Diego Unified School District over the 30-year life of the Project. This averages out to less than 10 students per year. In addition, the Final EIR found that 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.

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 Diego Unified 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. San Diego Community College District. The Final EIR found that implementation of the Redevelopment Plan would add an estimated 30 community college students to the San Diego 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 San Diego 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.

c. San Diego County Office of Education (COE). With respect to the Regional Occupational Program (ROP), the Final EIR found that implementation of the North Park Redevelopment Project would add approximately 57 new persons to the Project

Area per year. Based upon demographic data for the Project Area, 77.6 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 44 of the 57 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 44 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 280 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 new development associated with implementation of the Redevelopment Plan would 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 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, which would replace and upgrade a number of water and sewer lines within the Project Area, is included in the Redevelopment Project.

2. Curbs/Gutters. Adoption of the Redevelopment Plan would authorize the Agency to improve curbs and gutters. These improvements would eliminate the flood and ponding problems noted in the Project Area. It would also eliminate a blighting influence, which would benefit Project Area and the Greater North Park Community.

3. Solid Waste Impacts Associated With Residential Component of the Project. Based on the average annual development increases of approximately 30 DU that would occur with the Redevelopment Project, the residential component of the Project would not exceed the City's waste generation significance threshold for residential projects and thus would not be significant. In addition, project-related impacts to Waste Management Services, City collection crews, and the Miramar Landfill Entrance would not be significant.

**F. With respect to Human Health and Public Safety
(Electric and Magnetic Field Impacts)**

The California Department of Health Services and California Public Utilities Commission (CPUC) have determined that there is currently no scientific data to demonstrate a direct relationship between electric and magnetic field (EMF) exposure and cancer or any other serious health effects. Therefore, no significant human health and public safety impacts are anticipated. SDG&E will follow any future EMF policy direction given by the CPUC. Adoption of the Redevelopment Plan would not result in significant electric and magnetic field impacts.

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. SDG&E indicated that the existing Substation F, located on El Cajon Boulevard and Iowa Street, is capable of providing the additional electrical load that would be required for the Redevelopment Project. Similarly, SDG&E indicated that existing gas facilities would also be sufficient to handle the increased demand for natural gas associated with the Redevelopment Project. No facility improve-

ments would be required. Adoption of the Redevelopment Plan would not result in significant energy impacts.

The North Park Redevelopment Plan would assist in the effort to underground electrical powerlines in the area. The Redevelopment Agency shall require that all utilities be placed underground when physically and economically feasible.

2. Energy Conservation. The Redevelopment Plan, by increasing the development density within the Project Area, would be consistent with the Greater North Park Community Plan's energy conservation objective. According to the Community Plan, higher development densities allow increased development without a substantial increase in travel distances, street or highway improvements, or public utility extensions. In addition, the Redevelopment Plan shall require every public and private developer of land within the Project Area to submit to the Agency, complete schematic plans for the development. These plans must show all important aspects relating to the development and any important considerations involving the surrounding area, especially vistas and sun, light, and wind factors. This requirement will assure that all developments are consistent with the energy conservation objective of the Community Plan, to the extent feasible, and shall avoid significant energy conservation impacts.

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

A. With respect to Transportation, Circulation, and Parking

1. Transportation/Circulation. Implementation of the Redevelopment Plan would contribute approximately 28,540 average daily vehicle trips (ADT) and approximately 2,025 PM peak hour trips to the surrounding street system over the 30-year life of the Plan. All key intersections would operate at acceptable levels of service in the Future + Project condition. However, implementation of the Redevelopment Plan would result in significant impacts on the signalized intersections of El Cajon Boulevard/Texas Street, El Cajon Boulevard/30th Street, and University Avenue/Texas Street during the PM peak hour, because

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the increase in delay values at these intersections would exceed City standards. The Project would not have a significant impact on the all-way stop controlled intersection of 30th and Upas Streets.

The following intersection improvements will mitigate the significant PM peak hour impacts to the intersections of El Cajon Boulevard/Texas Street, El Cajon Boulevard/30th Street, and University Avenue/Texas Street:

- a. The Redevelopment Agency and/or project applicants shall contribute a fair share towards the provision of second eastbound and westbound left-turn lanes at the El Cajon Boulevard/Texas Street intersection. The Redevelopment Project would account for approximately nine (9) percent of the Future + Project traffic entering this intersection.
- b. The Redevelopment Agency and/or project applicants shall contribute a fair share towards the provision of an additional southbound through lane at the El Cajon Boulevard/30th Street intersection. The Redevelopment Project would account for approximately seven (7) percent of the Future + Project traffic entering this intersection.
- c. The Redevelopment Agency and/or project applicants shall contribute a fair share towards the provision of a single left-turn lane, a single through lane and a shared through/right-turn lane at both the eastbound and westbound approaches at the University Avenue/Texas Street intersection. The east/west split phasing would be eliminated. The Redevelopment Project would account for approximately 10 percent of the Future + Project traffic entering this intersection.

2. Parking. The Final EIR found that overall, the supply of commercial parking spaces in the areas surveyed, exceed the demand during the 12:00 PM and 4:00 PM peak hours. Nonetheless, a number of spaces had one or more of the following characteristics: They were not located in close proximity to commercial uses; they were not visible from the main commercial corridors; access to the structure could not be obtained from the rear of the structures; many spaces are provided by individual businesses for use by their clients only; and, the parking areas were not well lit and/or well maintained. The Final EIR also compared the existing parking supply to the amount of parking that would be required under

current development regulations. The Final EIR found that the amount of commercial parking provided on a number of blocks does not meet current parking standards. Implementation of the Plan would increase the demand for parking, however, all redevelopment activities would be required to provide parking consistent with PDO requirements. In addition, the Redevelopment Plan authorizes the Agency to install and construct satellite parking facilities. Therefore, adoption of the Redevelopment Plan would not result in significant parking impacts. In addition, the Agency should consider the following non-construction recommendations to increase the utilization of existing parking resources in the Project Area:

- a. Encourage local business owners to post signs in the front windows of commercial establishments directing customers to convenient parking spaces.
- b. Install additional light standards in existing parking areas.
- c. Provide angled parking in those street rights-of-way where curb-to-curb widths would allow.

B. With respect to Noise

1. Traffic Noise. The Final EIR found that the addition of project-related traffic volumes would increase traffic noise levels along street segments in the Project Area by less than one dBA. However, new residential uses located less than approximately 49 feet from the centerline of surface streets; office uses located less than approximately 22 feet from the centerline of surface streets; and commercial uses located less than 11 feet from the centerline of surface streets would be located in zones that may exceed the Land Use Compatibility criteria of the General Plan. Site specific design mitigation may be required for such developments to comply with City noise standards. A site-specific acoustical engineering study shall be required for the redevelopment activities described above, prior to their approval. The study shall be conducted by a registered acoustical engineer and shall identify specific noise control measures to be incorporated into the project. The acoustical engineering study shall be submitted to and approved by the City's Noise Abatement Control Officer. Approval of the engineering study shall be evidence that the City of San Diego exterior and interior noise standards would be met. A copy of the study shall also be submitted to the Agency. In addition, attached (multi-

family) residential developments shall be required to demonstrate compliance with Title 25 of the California Administrative Code.

2. Construction Noise. Construction activities associated with the Redevelopment Project could result in noise levels that exceed the City's Construction Noise Ordinance and thus could result in significant construction noise impacts. The Project could also result in potentially significant vibration impacts. The acoustical 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 permit shall be submitted to the Redevelopment Agency.

C. 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 less than 10 acres at any given time;
- 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 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 (CM) shall be implemented where possible:

- a. Trip Reduction Programs (Employment and Personal)

- b. College Travel Trip Reduction
- c. Goods Movement/Trucking Restrictions
- d. Transit Improvement Program
- e. Vandal Programs (2,500 new vanpools countywide)

D. With respect to Utilities

1. Solid Waste Impacts For Commercial/Office Component of Project. The increased development associated with the commercial/office component of the Project would generate approximately 61 tons per year, which exceeds the City's significance threshold for commercial projects. Therefore, the commercial component of the North Park Redevelopment Project would result in significant landfill capacity impacts. The City's Environmental Services Department (ESD), formerly the Waste Management Division, shall review all concept plans for the specific redevelopment activities to ensure that impacts to solid waste facilities are mitigated to below a level of significance. Prior to approval of specific redevelopment activities, project applicants shall submit evidence to the Agency that ESD has reviewed the project and that the appropriate solid waste mitigation measures have been incorporated into the project, if required.

To mitigate impacts on landfill capacity, applicants shall be required to prepare a waste management plan for specific redevelopment activities that include more than 10,000 SF of construction, demolition, or remodeling. EDS 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 re-used on-site;
- d. A "buy-recycled" program for the project ; and,
- e. An impact analysis spreadsheet completed by an ESD analyst.

A copy of the waste management plan shall be submitted to and approved by ESD. A copy of the plan shall also be submitted to the Agency.

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

2. Demolition. The demolition of existing structures would result in construction debris being deposited into the landfill, which reduces existing landfill capacity, and would also pose handling problems within the landfill. The amount of this material being deposited in the landfill could be reduced to below a level of significance by the implementation of any or all of the following measures:

- 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

Redevelopment activities within the Project Area would be subject to significant and potentially significant geotechnical constraints including seismic shaking, expansive soils, and erosion. Site-specific geotechnical investigations shall be performed prior to the construction of redevelopment activities, as required by the City of San Diego. The geotechnical 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 also be evaluated. Recommendations for mitigation shall be developed on a site-specific basis and shall be used to develop appropriate soil engineering parameters and structural design for redevelopment activities. The investigations shall be documented in future project-specific environmental documents that shall be prepared by the Agency for each redevelopment activity. Structural plans of all 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 a building permit. Geotechnical recommendations shall also be made

for 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) for each redevelopment activity. 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 the redevelopment activities shall incorporate measures that would limit and control runoff and erosion of the soils in the Project Area. Implementation of these measures would reduce seismic shaking, expansive soil, and erosion impacts to below a level of significance.

F. With respect to Human Health and Public Safety

1. Contaminated Soils. Implementation of the North Park Redevelopment Project could result in potentially significant contaminated soils impacts 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. The potential presence of asbestos in existing structures that would be demolished as a result of implementing the Redevelopment Plan would result in potentially significant human health and public safety impacts. Asbestos sampling and analysis shall be conducted for any of the pre-1978 structures that would be demolished/ removed as a result of the project. The sampling, analysis, removal, disposal of any asbestos materials shall comply with all applicable laws and regulations. A report documenting the results of the testing and the implementation of any recommended remediation shall be presented to, and approved by

the Agency prior to the issuance of a demolition or building permit.

G. With respect to Paleontological Resources

The Project Area is underlain by the San Diego and Lindavista geologic formations. Both of these formations are known to contain potentially significant paleontological resources. Development within the Project Area may result in impacts to significant paleontological resources when earthwork operations cut into the fossil bearing layers of these formations. 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.

H. With respect to Cultural Resources

1. Historic Structures. The North Park Redevelopment Plan could result in significant adverse impacts to historical resources by the disturbance of structures that are either listed with, or eligible for nomination to, the San Diego Historical Site Board Register, or the U.S. National Register.

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 creation of the following two historic districts is recommended to mitigate significant historic structures impacts:

i. Adams Avenue from Hamilton Street to Interstate 805 The creation of a historic district along Adams Avenue, from Hamilton Street to Interstate 805 is recommended. This district could include the historically significant Craftsman bungalow residences and the Deco structures within the boundaries of the North Park Redevelopment Cultural Resource Survey Area, along the north and south sides of Adams Avenue.

ii. North Park Historic Business District (NPHBD) A North Park Historic Business District on University Avenue is recommended to include historically significant structures and could include the following areas:

- Along the south side of University Avenue, the NPHBD could generally include that portion of the Cultural Resource Survey Area between Granada Street and 32nd Street, north of North Park Way.
- Along the north side of University Avenue, the NPHBD could include the area within the Cultural Resource Survey Area, north of University Avenue, south of Lincoln Avenue, between Hamilton and Bancroft Street.

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 Appendix B of 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.

2. Archaeological Resources. Although no archaeological resources were found within the Project Area and none are expected to occur, 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 project site. Prior to the commencement of ground disturbing activities, the District 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 meeting 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.

I. 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.

2. Design Standards and Guidelines. Adherence to the design standards and guidelines contained in the Urban Design Element of the Greater North Park Community Plan, the North Park Design Study, the Design Study for the Commercial Revitalization of El Cajon Boulevard, and the Mid-City Communities Planned District 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 its area of responsibility.

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

IV. The following discussion explains the reasons why specific economic, social or other considerations make infeasible the mitigation measures or project alternatives identified in the Final EIR.

A. With respect to significant Cumulative Air Quality impacts

All air quality mitigation measures identified in the Final EIR will be incorporated into implementation of the Redevelopment Plan. However, the project-generated traffic volumes will contribute to the subregional and regional air pollution burden. Therefore, project-related traffic will cause a significant cumulative air quality impact. Because much of the project-related air quality impacts would be derived from transportation sources beyond the control of the regulatory agencies, the cumulative air quality impacts could not be reduced to below a level of significance. Further mitigation would require a significant reduction in the scale or volume of future development in the Project Area.

The Final EIR assessed alternatives that would avoid or lessen this significant impact including the No Project Alternative and the No Net Change Alternative. The scale or volume of development in the Project Area could be reduced by both of these alternatives. However, there are social, economic, and other considerations (i.e., environmental considerations) which make the No Project Alternative and the No Net Change Alternative infeasible.

According to Section 15364 of the State CEQA Guidelines, "feasible" means capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors. Hence, "infeasible," as it is used in these findings, means incapable of being accomplished in a successful manner, taking into account the considerations previously referenced.

1. No Project Alternative. The North Project Alternative would result in a continuation of the physical, social, and economic characteristics found in the area. In addition, it would not correct the blighting influences noted in the area and would not accomplish the goals of the North Park Redevelopment Plan. Specifically, factors that contribute to the existing blighted conditions would be expected to remain, including the deteriorated and dilapidated structures; and structures with defective design, faulty construction, code violations. In addition, factors that

have worked against the economic success of businesses in the Project Area's commercial corridors such as obsolete and undersized structures, cracking facades, peeling paint, old and outdated signage, a lack of adequate parking, access, or loading facilities would also continue. Similarly, the prevalence of incompatible land uses without adequate buffering, would also continue. These conditions would only be changed as the individual structures were targeted either for reuse or demolition by individual development proposals. Implementation of development proposals would be influenced solely by private market forces.

Under the No Project Alternative, the public infrastructure deficiencies noted in the Draft Preliminary Report would only be improved as adjacent areas are developed or as the City implements its Capital Improvement Projects (CIP). The deficiencies include potholes, depressions, cracked and deteriorated street pavement, crumbling sidewalks, and other damage; the lack of curbs and gutters; and deteriorated alleys. The Final EIR listed the Capital Improvement Projects (CIP) projects currently planned for the North Park Redevelopment Project Area. However, of the 24 improvement projects planned, only four (4) are currently funded. The City of San Diego Water Utilities Department has identified a number of replacement projects to be implemented within the next 20 years. CIP projects in the Project Area would be ranked as to their priority along with all other CIP projects in other areas of the City. These projects would be scheduled for implementation as funding becomes available. There is no guarantee that CIP funds would be available in the future. Under the No Project Alternative, the Agency would not be authorized to acquire and dispose of property. This would increase the difficulty encountered in assembling privately owned lots necessary to implement larger scale development projects.

2. No Net Change Alternative. The No Net Change Alternative would reduce the scale or volume of development in the Project Area compared to the redevelopment Plan. Under the No Net Change Alternative, new development could result in a change in the configuration/location of land uses. However, it would not result in a net increase in development densities above the current densities. Agency activities such as land acquisition, demolition, disposition, and implementation of the redevelopment program would occur as proposed. However, because revenues to the Agency, particularly tax increments, would be less than that projected to be generated through implementation of the project,

the ability of the Agency to carry out all aspects of the redevelopment program would be reduced.

The Final EIR assumed that rehabilitated commercial uses would be more attractive to area consumers and thus would generate additional vehicle trips, even though the square footage (i.e., density) of the commercial uses would not change. Therefore, the No Net Change Alternative would increase traffic volumes and traffic noise levels compared to existing conditions. Increased traffic volumes would contribute to the sub-regional and regional air pollution burden would not avoid the significant cumulative air quality impact identified for the Project. The No Net Change Alternative would not be feasible because it would reduce revenues to the Agency and would not avoid the significant cumulative air quality impact identified for the Project.

B. Project Alternatives

The Final EIR assessed the affects of alternatives that could avoid or lessen the significant environmental impacts associated with the Redevelopment Plan including traffic, noise, air quality, utilities (landfill capacity) geology/soils, human health and public safety, paleontology and cultural resources. As described below, there are social, economic, and technical considerations which make the No Project, No Net Change, Increased Density, and Larger Project Area alternatives infeasible.

1. No Project Alternative. See Item A.1. above.
2. No Net Change Alternative. See Item A.2. above.
3. Increased Density Alternative. Under the Increased Density Alternative, the North Park Redevelopment Plan would be adopted as proposed, however, the Redevelopment Project would be modified to increase the projected development density, compared to the project. The Increase Density Alternative assumes that the Redevelopment Project would result in a net increase of 1,100 residential units and a net increase of 600,000 square feet (SF) of commercial and/or office use. The development densities associated with this alternative represent a 70 percent increase in commercial/office development and a 23 percent increase in residential development compared to the Project. The remaining characteristics of the Redevelopment Project (i.e., Project Area boundary, public infrastructure improvements, etc.) are assumed to be similar to those identified for the proposed project.

In general, the Increased Density Alternative would result in impacts that are greater than, or similar to, those identified for the proposed project. The Increased Density Alternative would increase traffic generation, traffic noise levels, construction noise, vehicle emissions, and solid waste generation. The Final EIR found that the Redevelopment Project would result in significant impacts to all of these environmental concerns. Implementation of the Increased Density Alternative would result in greater environmental impacts than the project. In addition, it would not avoid or lessen any significant impacts identified for the proposed project. Therefore, this alternative is not feasible.

4. Larger Project Area Alternative. With the Larger Project Area Alternative, the Agency would adopt a larger Project Area with boundaries that match the Survey Area boundaries adopted by the City of San Diego Planning Commission. The remaining characteristics (i.e., development scenario, development assumptions, and public infrastructure improvements) are assumed to be similar to those identified for the proposed project.

Under the Larger Project Area Alternative, only the boundaries of the Redevelopment Project would be changed. The ultimate development scenario and development assumptions identified for the proposed project would remain unchanged. In addition, no change to the public infrastructure improvements are assumed. The Larger Project Alternative would result in impacts similar to those identified for the proposed project and would not avoid or lessen any significant impacts. Because the Larger Project Alternative would not avoid or lessen any significant impacts identified for the proposed project, it would not be a feasible alternative.

V. The following discussion describes the benefits of the Redevelopment Plan which outweigh the significant environmental effects of the Plan which cannot be avoided or substantially lessened.

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

The Redevelopment Plan is to be used as a tool to implement programs in the Project Area to eliminate the spread of existing blight and deterioration. Without the Redevelopment Plan, blight cannot be reasonably expected to be reversed or alleviated by

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

B. The Redevelopment Plan will improve or alleviate the conditions in the Project Area by providing a living environment which attracts business investments, commercial retail improvements, private/public recreational facilities, and residential enhancements that promote affordable housing and home ownership and by fostering an environment which reflects a high level of concern for architecture, landscape, urban design, and land use principles appropriate to the neighborhood character and objectives of the Greater North Park Community Plan.

C. The redevelopment and rehabilitation of the Project Area will provide for a more effective use of the land by replacing obsolete and underutilized commercial structures with structures that meet current design standards. In addition, new development would be consistent with the land use proposals in the adopted Greater North Park Community Plan (Community Plan) and the allowable uses shown in the Mid-City Communities Planned District Ordinance (PDO).

D. The Redevelopment Plan provides for public improvement activities, including, increased lighting for safety; improved transportation facilities; increased parking; as well as expanded park, recreation and school facilities address the needs of a growing population. Enhancing the old infrastructure system will improve the community and contribute to the effort to attract private investment. The Plan also reduces the lack of public open space within the Project Area by the development of "school/park space" and an expansion of the North Park Community Park.

E. Agency assistance with site assemblage, site preparation and relocation benefits can encourage the private sector to remedy problems, such as incompatible land uses. The Redevelopment Plan will also remedy factors that prevent or substantially hinder the economic viability of businesses or the capacity of buildings/lots in the Project Area. The renovation and revitalization activities included in the Redevelopment Plan should contribute to correcting the physical conditions of blight that prevent or hinder the economic viability of properties in the area such as old and obsolete structures; structures with substandard design and

inadequate size; and lack of sufficient parking, access or loading facilities.

F. The economic environment in and around the Redevelopment Project Area will be revitalized through new development, including continued increases to the property tax base and resultant increases to the tax increment funds available to assist redevelopment. The Agency's program of activities would alleviate the current constraints to rehabilitation and development in the Project Area.

G. The funds to be derived from the Project, that will be used to increase and improve the supply of low and moderate income housing in the community, will help to alleviate the shortage of quality affordable housing in the Project Area. A variety of housing alternative are included in the Plan, such as focusing on the creation and reintroduction of affordable housing along major transportation or mixed-use corridors.

H. Implementation of the Redevelopment Plan would provide an opportunity for the preservation and restoration of historic structures within the Project Area. The Redevelopment Plan provides an opportunity to incorporate these structures into historic districts centered around Adams Avenue and the North Park Business District.