

RESOLUTION NUMBER R- 294066

ADOPTED ON OCT 24 2000

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO CERTIFYING THAT THE CITY COUNCIL HAS REVIEWED AND CONSIDERED INFORMATION CONTAINED IN THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE CITY HEIGHTS REDEVELOPMENT PROJECT, THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE UPDATE TO THE MID-CITY COMMUNITIES PLAN, THE FINDING OF NO SIGNIFICANT IMPACT/MITIGATED NEGATIVE DECLARATION FOR THE FIRST AMENDMENT TO THE REDEVELOPMENT PLAN AND THE ENVIRONMENTAL SECONDARY STUDY FOR THE PROPOSED THIRD AMENDMENT TO THE CITY HEIGHTS REDEVELOPMENT PLAN; AND MAKING CERTAIN FINDINGS AND DETERMINATIONS REGARDING ENVIRONMENTAL IMPACTS OF THE ACTIONS.

WHEREAS, the Redevelopment Agency of the City of San Diego (the "Agency") is the lead Agency responsible for implementing the City Heights Redevelopment Project (the "Project"); and

WHEREAS, the Agency has previously prepared, and the Agency, through Resolution No. R-2068, and the City Council, through Resolution No. R-279878, have certified the Final Environmental Impact Report for the City Heights Redevelopment Project ; and

WHEREAS, the Agency has previously prepared, and the Agency, through Resolution No. R-2639, and the City Council, through Resolution No. R-287147, have certified the Finding of No Significant Impact/Mitigated Negative Declaration for the First Amendment to the Redevelopment Plan for the City Heights Redevelopment Project; and

WHEREAS, the City has previously prepared, and the Agency, through Resolution No. R- 03257 , and the City Council, through Resolution No. R-290607, have certified the Final Environmental Impact Report for the update to the Mid-City Communities Plan; and

WHEREAS, the City Council proposes to approve a Third Amendment to the Redevelopment Plan for the City Heights Redevelopment Project (the "Third Amendment") which would modify the Redevelopment Plan Land Use Map to bring it into conformance with the Mid-City Communities Plan, modify the areas designated for authorization of the use of eminent domain, and modify the time limit for authorization of the use of eminent domain until twelve years following adoption of the proposed Third Amendment; and

WHEREAS, the Agency has prepared an Environmental Secondary Study in accordance with and pursuant to the California Environmental Quality Act of 1970 ("CEQA") and State and local regulations and guidelines adopted pursuant thereto, and the Environmental Secondary Study assesses the environmental impacts of the proposed Third Amendment; and

WHEREAS, based upon the Environmental Secondary Study, the Agency has determined that no additional environmental review and no additional mitigation measures, other than those contained in the Final Environmental Impact Report for the City Heights Redevelopment Project, the Finding of No Significant Impact/Mitigated Negative Declaration and Final Environmental Impact Report for the update to the Mid-City Communities Plan, are required; and

WHEREAS, the City Council has considered the environmental effects of the proposed Third Amendment and has considered the Environmental Secondary Study, in connection with the hearings and deliberations on the proposed Third Amendment; NOW, THEREFORE,

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

1. That the City Council hereby certifies that the Environmental Secondary Study prepared for the proposed Third Amendment has been prepared and completed in compliance with CEQA and the State and local regulations and guidelines adopted pursuant thereto, and that the Agency has certified thereto with respect to the proposed Third Amendment.

2. That the City Council hereby further certifies that the information contained in: (a) the Environmental Secondary Study, and (b) the Final Environmental Impact Report for the City Heights Redevelopment Project, the Finding of No Significant Impact/Mitigated Negative Declaration for the First Amendment to the City Heights Redevelopment Plan and the Final Environmental Impact Report for the update to the Mid-City Communities Plan (collectively the "Project EIR"), have been reviewed and considered by the City Council members.

3. That the City Council hereby finds and determines that:

a. No substantial changes are proposed in the City Heights Redevelopment Project, or with respect to the circumstances under which the Project is to be undertaken, as a result of the proposed Third Amendment, which will require revisions in the EIR Project, due to the involvement of new significant environmental impacts not covered in the EIR Project; and

b. No new information of substantial importance to the Project has become available which was not known or could not have been known at the time that the City Council certified as complete the Final Environmental Impact Report for the Project, the Finding of No Significant Impact/Mitigated Negative Declaration for the First Amendment to the City Heights Redevelopment Plan and the Final Environmental Impact Report for the update to the Mid-City Communities Plan, and it is determined that the proposed Third Amendment will not have any significant effects not discussed previously in the

Final Environmental Impact Report for the City Heights Redevelopment Project, the Finding of No Significant Impact/Mitigated Negative Declaration for the First Amendment to the City Heights Redevelopment Plan and the Final Environmental Impact Report for the update to the Mid-City Communities Plan, nor that any significant effects previously examined will be substantially more severe than previously determined, nor that any mitigation measures or alternatives previously found not to be feasible would in fact be feasible, nor that mitigation measures or alternatives not previously considered would substantially reduce or lessen any significant effects of the Project on the environment; and


c. The Project will have no significant effect on the environment, except as identified and considered in the Final Environmental Impact Report for the City Heights Redevelopment Project, the Finding of No Significant Impact/Mitigated Negative Declaration for the First Amendment to the City Heights Redevelopment Plan and the Final Environmental Impact Report for the update to the Mid-City Communities Plan; and,

d. The significant environmental effects of the overall Project, which cannot be avoided, remain acceptable as identified and considered in Resolution Nos. 2068, 2639 and 03257 of the Agency and in Resolution Nos. R-279878, R-287147 and R-290607 of the City Council; and

e. As determined by the Environmental Secondary Study, no negative declaration, and no subsequent environmental impact report or supplement or addendum to the Project EIR is necessary or required with respect to the proposed Third Amendment to the Redevelopment Plan; and

f. The Mitigation Monitoring and Reporting Program (attached hereto and incorporated herein by this reference as Attachment A) for implementation of the Third Amendment is hereby approved and adopted.

APPROVED: CASEY GWINN, City Attorney

By 
Elisa A. Cusato
Deputy City Attorney

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ATTACHMENT A

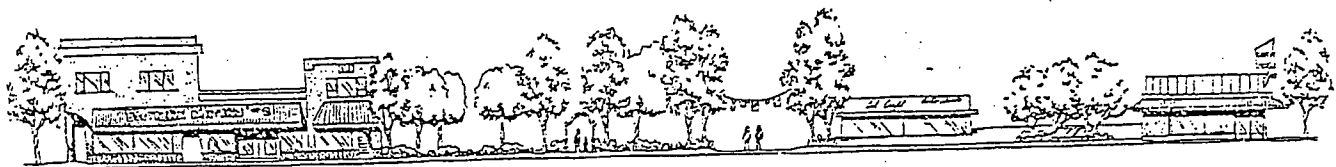
MITIGATION MONITORING AND REPORTING PROGRAM THIRD AMENDMENT TO THE CITY HEIGHTS REDEVELOPMENT PLAN

The proposed Third Amendment to the City Heights Redevelopment Plan will provide for the implementation of the previously approved Redevelopment Plan as modified by the AB 1290 Amendment and the First Amendment to the Redevelopment Plan. The Redevelopment Project will be implemented in conformance with the Mid-City Communities Plan. Mitigation Monitoring and Reporting Programs (MMRP's) for the Redevelopment Plan and First Amendment and a mitigation program for the update to the Mid-City Communities Plan have been previously approved by Agency Resolution Nos. 2068, 2639 and _____ and City Council Resolution Nos. R-279878, R-287147 and 290607 and these programs are on file along with the resolutions in the office of the City Clerk. These MMRP and mitigation program documents are incorporated by reference into this environmental review and shall serve as the Mitigation Monitoring and Reporting Program for the Third Amendment to the City Heights Redevelopment Plan. No new Mitigation Monitoring and Reporting program document, in addition to this document, will be required for the Third Amendment.

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MITIGATION, MONITORING AND REPORTING PROGRAM
~~FOR THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO~~
FOR THE
CITY HEIGHTS REDEVELOPMENT PROJECT
APRIL, 1992



R- 294066

MITIGATION, MONITORING AND REPORTING PROGRAM
FOR THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
FOR THE
CITY HEIGHTS REDEVELOPMENT PROJECT
APRIL, 1992

Certain changes or alterations (mitigation measures) were required in, or are incorporated into, the City Heights Redevelopment Project in connection with the Environmental Impact Report (EIR) (SCH #90010781) certified by the Redevelopment Agency of the City of San Diego on _____, 1992, Resolution No. _____. For each mitigation measure, a monitoring and/or reporting program is identified below:

NOISE

Mitigation: Construction projects shall be reviewed by the appropriate City departments to determine possible impacts upon sensitive noise receptors, e.g., schools, hospitals, senior housing, etc., and the need to prepare an acoustical analysis. When determined to be necessary, specific measures shall be incorporated into the project design as part of the conditions of approval on a project -by - project basis. These measures may include using noise barriers, building setbacks, and building design features to mitigate significant noise levels, utilizing low-noise construction equipment, re-routing heavy construction vehicles and trucks away from residential areas, and locating maintenance yards and other construction operations where they would be least disruptive to the community. Neighboring residents shall also be notified of planned construction at least 72 hours in advance. All projects shall comply with existing noise ordinances. Trucks should be routed off of Route 15 within the Project Area.

Monitoring: In the Redevelopment Agency (Agency) project design review and approval process the Agency and/or appropriate City department shall review plans for all projects to ensure that appropriate design, landscape, site plan and construction procedure measures are included to mitigate significant noise impacts. Prior to the issuance of an occupancy permit the appropriate City field inspector shall inspect the project to insure that the project has been constructed according to approved plans. This monitoring shall also apply to all developers and/or contractors, private or public. Appropriate mitigation measures will also be included in Disposition and Development Agreements and Owner Participation Agreements.

Reporting: The Agency shall prepare an annual monitoring report. The report will contain a discussion of project design and review process, the date the project was approved, a list of all mitigation measures that were monitored/implemented as conditions of project approval and/or the occupancy permits (as applicable) and the progress accomplished in implementing mitigation measures.

HAZARDOUS SUBSTANCES / RISK OF UPSET

Mitigation: As development projects are proposed the following mitigation measures shall be required and incorporated into the mitigation monitoring and reporting programs and construction plans for all commercially zoned properties, all properties identified as using, storing or having site contamination of hazardous substances by the City of San Diego Fire Department, County of San Diego Department of Health Services or the Regional Water Quality Control Board, and all other properties as determined necessary by the Agency.

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

Monitoring: In order to evaluate the potential presence of hazardous substances for any specific development project, an environmental audit shall be conducted by an established experienced geotechnical consultant. Where initial screening of site indicates potential for hazardous contamination, a soil sampling program shall be conducted to determine the extent of surface soil contamination by substances such as volatile organic compounds; namely petroleum hydrocarbon constituents (BT4E). The environmental audit would seek to determine existing and past uses of the site, review agency records to determine the existence of any Federal or State Superfund sites, landfills or underground storage tanks at the site, and consultation with public agencies regarding current and/or prior environmentally threatening activities related to the site. As a part of the Agency project design and review process, Agency and/or appropriate City department shall review plans for all projects to ensure that all appropriate measures are included to mitigate significant long-term contamination impacts to a level of insignificance.

The above review process shall also apply to Disposition and Development Agreements, Owner Participation Agreements, or other Agency development contracts with private or public entities for commercially zoned properties, properties identified as using, storing or having site contamination of hazardous substances by the City of San Diego, County of San Diego Department of Health Services and the Regional Water Quality Control Board and all other properties as determined necessary by the Agency.

Reporting: The Agency shall prepare an annual monitoring report. The report will contain a discussion of the project design and review process, the date the projects were approved, copies of environmental audits (if applicable) listings of required mitigation measures and progress accomplished in implementing the mitigation measures.

AIR QUALITY

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

Mitigation: Prior to approval of final design of construction projects, environmental review specifying specific mitigation measures, if any, must be completed. Such measures would include, but may not be limited to:

Short-Term

1. To minimize dust generation during grading operations, watering during earth moving operations shall occur.
2. Use of emission control filters upon construction equipment, as appropriate, shall be required on all

affected projects.

Long-Term

Regional Air Quality

Support and compliance with the Air Quality Management Program (AQMP) and its successors for the region is the most important measure to achieve the goal of improving local and regional air quality. The AQMP includes improvement of mass transit facilities and implementation of vehicular usage reduction programs. Additionally, energy conservation measures are included. Specific measures which may be appropriate for the proposed Project include:

1. Encourage the use of alternate transportation modes and trip reduction by promoting guideway transit usage and providing useable bicycle routes.
2. Provide mass transit accommodations; such as guideway/trolley system, bus turnout lanes, park and ride areas, and bus shelters.
3. Provide energy conserving street lighting.
4. Provide traffic signal synchronization where feasible.
5. Adhere to the Transportation Demand Management Program prescribed by San Diego City Council Ordinance 0-17349 and its successors. This ordinance is a trip reduction program that will reduce traffic congestion and improve air quality by reducing the number of employees who drive alone in motor vehicles to work sites during peak periods.
6. Minimize stacking of traffic on streets in the Project Area.

Monitoring: Prior to construction, as a condition of approval, the Agency shall require that all developers and/or contractors submit construction management plans for Agency review which identify air quality mitigation techniques to be implemented at the project sites.

Reporting: The Agency shall prepare an annual monitoring report. The report will contain a discussion of the project design, construction procedure and review process, the date the project was approved, a list of all mitigation measures that were monitored/implemented as conditions of project approval and/or occupancy permit (if applicable) and a description of progress accomplished in implementing the mitigation measures.

BIOTIC RESOURCES

PRESERVATION, PROTECTION AND ENHANCEMENT OF NATURAL PLANT AND ANIMAL LIFE REMAINING IN PROJECT AREA

Mitigation: Prior to approval of final design of construction projects, supplemental environmental review specifying mitigation measures, if any, must be completed.

- 1) All development projects shall be reviewed by the City to determine the potential for impacting sensitive biological resources within the Project Area. All projects impacting sensitive biological resources shall be subject to the conditions set forth in the City's Resource Protection Ordinance and its successors and appropriate mitigation measures shall be developed.
- 2) Revegetation of impacted areas shall be carried out with the planting of native plant species, consistent with those species impacted.
- 3) Revegetation shall be implemented through a biological revegetation plan prepared by a qualified biologist. The project applicant shall provide verification to the City that a qualified biologist has been retained to carry out the plan.
- 4) Biological revegetation plans shall be approved by the City before project implementation. When appropriate, as determined by the City, the California Department of Fish and Game and the U.S. Fish and Wildlife Service shall also review biological revegetation plans.

Monitoring: Prior to construction on sites including or adjacent to areas containing sensitive biotic resources, as a condition of approval, the Agency will require that developers and/or contractors submit construction management plans for Agency review which identifies mitigation techniques to be implemented at the project site. Such measures will also be incorporated into Disposition and Development Agreements and Owner Participation Agreements. The Agency will also review revegetation plans and programs in consultation with other agencies as appropriate.

Reporting: The Agency shall prepare an annual monitoring report. The annual monitoring report shall contain a discussion of the project design and review process, description of sensitive biotic resources impacted by projects, description of revegetation plans, the date the project was approved, a list of all mitigation measures that were conditions of approval and/or occupancy permits and a description of progress accomplished in implementing mitigation measures.

CULTURAL RESOURCES

ADVERSE IMPACTS TO ARCHAEOLOGICAL AND HISTORICAL RESOURCES

Mitigation:

Project implementation could adversely impact archaeological and historical resources. In order to reduce potential impacts to a level of insignificance, a mitigation/monitoring program must be established within the framework of the redevelopment program and implemented through specific projects. The mitigation program must take into consideration both historic structures/districts and masked or buried prehistoric resources. Mitigation measures recommended in this document pertain to CEQA; however, in the event that federal funding is obtained for any of the proposed projects in the Redevelopment Plan, NEPA guidelines may be implemented and a Section 106 study may be required to determine if any resources within a particular project area are eligible for nomination to the National Register of Historic Places. The following measures are suggested for cultural resources:

Prehistoric Resources

Mitigation:

- (1) The potential for the existence of prehistoric sites in the Project Area was difficult to assess because of the level of urban development that has occurred. Therefore, as individual projects are implemented within the Project Area, further investigations will be needed on a project-specific level to examine the potential for the existence of prehistoric sites. At the discretion of the City, individual projects may require additional background research, intensive surveys, excavations, and resource evaluations in order to comply with applicable guideline requirements.
- (2) Based upon project-specific studies, a requirement for archaeological monitoring during grading for a future project may be necessary. Monitoring would be conducted by a qualified archaeologist, who would attend appropriate preconstruction meetings and be present during all ground disturbance. In the event that archaeological deposits are discovered, the archaeologist shall have the authority to temporarily halt, direct or divert any ground disturbance operation in the area of the discovery to allow evaluation of potential significance. For significant archaeological resources, a research design and data recovery program shall be prepared and carried out to mitigate impacts, in concurrence with City procedures and guidelines.

- (3) Any projects in the vicinity of the only recorded site within the Project Area, W-1465, will require a cultural resource study to help define the limits of the cultural site. Excavations may be required at projects adjacent to W-1465 to search for buried or masked elements of this resource. Should any elements of the site be revealed, these would require evaluation for significance and impact analysis.

Monitoring: The developer and/or contractor shall submit to the Agency the report prepared by the archaeologist documenting implementation of the above referenced archaeological study and monitoring program. ~~The study shall then be reviewed by Agency staff.~~ The developer and/or contractor shall also submit to the Agency documentation that the recommendations of the study have been, or are being implemented. Such requirements will be included in Disposition and Development Agreements and Owner Participation Agreements.

Reporting: The Agency shall prepare an annual monitoring report. The annual monitoring report shall contain a discussion of the proposed project, mitigation measures, the date of project approval and progress accomplished in implementing mitigation measures.

Historic Resources

Mitigation:

Historic Resources

- (4) The City Architect or his or her designee shall review all project proposals that alter a designated or potentially designatable historic site. Any project proposal that substantially alters a designated or potentially designatable site shall be reviewed by the Historic Sites Board. The City Architect shall determine if the proposed alteration is substantial and requires Historic Sites Board review. Alterations to a designated or potentially designatable historic site which are not substantial may be approved by the City Architect.
- (5) An application for a demolition permit shall be reviewed by the City Architect if it is determined that the site in question is a potentially designatable historic site. The City Architect shall make the determination within ten working days of the receipt of the application in the Office of the City Architect. If the City Architect does not make the determination within a specified period, the site shall be deemed not to be a potentially designatable

historic site. If a potentially designatable site is found, the demolition or removal permit application shall not be approved for 90 days or until the Historic Sites Board has evaluated and acted on the determination of the historic significance of the site, whichever occurs first. The provisions of this section shall not apply to the following:

- (a) Any building or structure found by the City Manager of the City of San Diego to present a hazard to public health or safety and for which an emergency permit for demolition must be issued; or
 - (b) Any permit approved by the City Architect, Planning Commission, Redevelopment Agency, or City Council as a part of a development project submitted, reviewed and approved in accordance with this ordinance, and provided that such development application included an environmental document prepared in accordance with the California Environmental Quality Act which describes and addresses the historic/architectural significance of the property. Such reports shall be reviewed by the Historic Sites Board for the purpose of recommending to the City Architect whether the proposed project should be approved, modified, or denied based on the importance of the existing building(s) or structure(s).
- (6) The Department of Building Inspection and/or Engineering and Development Department shall not issue any permit for the installation of fixtures or equipment, or for the erection, construction, establishment, alteration, rehabilitation, demolition, move-on, addition or enlargement of any building, structure or improvement, or for the occupancy of any building, structure or premises, or for the grading, subdivision or street actions for any site within the Project Area which has been designated by the Historic Sites Board as a historic site until approval of the Planning Department's Zoning Administrator has been obtained by the applicant in compliance with the development criteria contained herein. Applications for grading permits, tentative maps, street actions and demolition of structures shall not be accepted unless concurrent application is made for a building permit. The Zoning Administrator may impose conditions and requirements consistent with City Heights Redevelopment Plan.

Monitoring: The Agency and appropriate City departments shall determine that any project involving a designated historic structure has fully complied with the applicable mitigation

measures above, prior to the issuance of any grading, demolition or construction permits. Mitigation measures will also be included in Disposition and Development Agreements and Owner Participation Agreements.

Reporting: The Agency shall prepare an annual monitoring report. The annual monitoring report shall contain discussion of the proposed project, required mitigation measures and progress made in implementing the mitigation measures.

PALEONTOLOGICAL RESOURCES

THE PHYSICAL DESTRUCTION OF IMPORTANT FOSSIL REMAINS DURING CONSTRUCTION ACTIVITIES WITHIN LOW AND HIGH RESOURCE POTENTIAL FORMATIONS

Mitigation: Prior to approval of final design of projects, in areas of high paleontological resource potential, supplemental environmental review specifying specific mitigation must be completed. The following are appropriate mitigation measures for future specific projects:

1. Because fossil remains are expected to be encountered in some portions of the Project Area during excavation, a qualified paleontologist shall be retained prior to grading in high resource potential areas in order to carry out an appropriate mitigation program. (A qualified paleontologist is defined as an individual with a M.S. or Ph.D. in paleontology or geology, who is familiar with paleontological procedures and techniques).
2. When fossils are discovered, the paleontologist or paleontological monitor (an individual who has experience in the collection and salvage of fossil materials who works under the direction of a qualified paleontologist) should recover them. In most cases the fossil salvage can be completed in a short time. In these instances the paleontologist (or paleontological monitor) should be allowed to temporarily direct, divert, or halt excavation work to allow recovery of fossil remains in a timely manner.
3. A paleontologist or paleontological monitor should be present onsite at all times during the original cutting of previously undisturbed sediments within formations which are considered to have a high resource sensitivity (i.e. the San Diego Formation) to inspect the excavation and spoils for the presence of fossil remains. A monitor is not required for cutting operations in zero sensitivity deposits (i.e. artificial fill).
4. Fossil remains collected during the monitoring and salvage portion of the mitigation program should be

cleaned, sorted, and catalogued and then with the owner's permission, deposited in a scientific institution with paleontological collections.

5. A final summary report should be prepared and submitted to the City outlining the methods followed and summarizing the results of the mitigation program. This report should also include a list of the kinds of fossils recovered, and a summary of the stratigraphic context of all collection localities.

Monitoring: Developers and/or contractors shall be required to submit to the Agency evidence that an appropriately qualified professional (M.S. or Ph.D. paleontologist or geologist) has been retained to monitor grading and excavation activities for paleontological resources prior to the issuance of building or demolition permits. Mitigation measures shall also be included as appropriate in Disposition and Development Agreements and in Owner Participation Agreements. The Agency shall map and identify high resource potential areas and monitor permitting and development activity in those areas.

Reporting: The Agency shall require that developers and/or contractors submit a final summary report (see #5 above) which shall specify the results of the monitoring program. This report shall be incorporated into the Agency annual report, which discusses projects, required mitigation measures and progress achieved in implementing the mitigation measures.

TRANSPORTATION, TRAFFIC AND CIRCULATION

INCREASED TRAFFIC VOLUMES DUE TO RELATED GROWTH AND PLAN IMPLEMENTATION

Mitigation: Prior to approval of final design of projects, supplemental environmental review specifying mitigation measures must be completed.

Long-Term

1. Following Plan adoption and prior to implementation of any projects which are likely to generate significant levels of traffic, the Agency shall conduct a transportation study to analyze traffic impacts of specific proposed redevelopment projects. This study shall provide proposed measures to mitigate significant traffic impacts.
2. The Agency shall establish a transportation mitigation program to assist the implementation of traffic facilities determined to be necessary to mitigate significant traffic impacts of specific redevelopment projects.

3. The Agency shall support and assist the development of upgraded public transit systems serving the Project Area. The system should ultimately be developed as a fixed rail transit system.

Short-Term

The following mitigation measures are recommended as a condition of future project approvals to mitigate short-term impacts to traffic/circulation:

1. Short-term impacts to motorists, pedestrians and bicyclists shall be mitigated with the use of standard safety precautions generally employed during project construction, e.g., rerouting of traffic, use of flagmen, public notice of route closures and detours and other precautions and safeguards as may be deemed applicable by the appropriate city regulating body.
2. Residents and businesses that would be affected during construction shall be notified of the location and duration of construction activities and provided recommendations for alternate routes of travel to minimize traffic volumes within the street segments along which there will be construction.

Monitoring: The Agency shall coordinate with appropriate City departments and other agencies to determine status of mitigation implementation, and monitoring efforts shall be documented in an annual monitoring report.

Reporting: The Agency shall prepare a transportation impact and proposed mitigation study prior to approving any project which would be likely to generate significant levels of traffic. The Agency shall also prepare an annual monitoring report which will contain a discussion of the project design and review process, the date the project was approved and a list of all mitigation measures that were conditions of project approval, as well as progress achieved in accomplishing the required mitigation measures. The annual report shall also describe activity of the Agency's transportation mitigation program.

PUBLIC FACILITIES, PUBLIC SERVICES AND UTILITIES

FIRE PROTECTION

Mitigation: Necessary facility, equipment and personnel increases in the City's Fire Department will be made in accordance with the need to maintain acceptable emergency response times and adequate levels of service City-wide. Analysis of impact upon existing fire protection services shall be made on a project - by - project basis. City officials shall consult with the City's Fire Department prior to granting specific development project approvals.

Monitoring: The Agency shall consult with the appropriate City department on the project design and review process on a project - by - project basis to ensure that appropriate measures are included to mitigate significant level of service and emergency response time inputs. Appropriate mitigation measures will also be included in Disposition and Development Agreements and Owner Participation Agreements.

Reporting: The Agency shall prepare an annual monitoring report. This report will discuss the design and review process, provide the date the project was approved, and a list of the mitigation measures implemented as well as progress accomplished in carrying out the required mitigation.

POLICE PROTECTION

Mitigation: Necessary increases in the City's police force will be made in accordance with the need to maintain acceptable emergency response times and adequate levels of service City-wide. Analysis of impacts upon existing police services shall be made on a project - by - project basis. Agency officials shall consult with the San Diego Police Department prior to granting approvals for specific development projects of sufficient size or scope to warrant additional police services. Redevelopment activities should support and coordinate with the City Heights Partnership Program.

Monitoring: The Agency shall consult with the appropriate City department on the project design and review process on a project - by - project basis to ensure that appropriate measures are included to mitigate significant level of service and emergency response time impacts. Appropriate mitigation measures shall be incorporated into Disposition and Development Agreements and Owner Participation Agreements.

Reporting: The Agency shall prepare an annual monitoring report. This project will discuss the design and review process, provide the date the project was approved, and a list of the mitigation measures implemented as well as the progress achieved in implementing required mitigation measures.

SOILS AND SEISMIC SAFETY

Mitigation:

1. When determined necessary by the Agency, geotechnical and soils engineering reports shall be prepared in conjunction with the preparation of preliminary design layouts and grading plans for all new development projects implemented within the Project Area. These studies will verify the absence of hazardous soil conditions. As necessary, these reports will provide specific mitigation measures for the treatment of potential geologic and soils hazards.
2. Comprehensive geotechnical investigation shall be required

prior to engineering and design development or structural and/or substantial rehabilitation of structures identified under Risk Class I & II, public facilities.

3. All structures identified in categories III through V shall be designed in accordance with the applicable multiplier factor seismic design provisions of the Seismic Safety Report to promote safety in the event of an earthquake.
4. The Rose Canyon and La Nacion faults are considered capable of producing a major seismic event. The direct impacts of these faults upon proposed projects shall be considered during preliminary planning processes, and the engineering design phases.
5. All rehabilitation and new development projects implemented as a result of the proposed Project, shall be built in accordance with current and applicable Uniform Building Code (UBC) standards and all other applicable City, County, State and Federal laws, regulations and guidelines, which may limit construction and site preparation activities such as grading, and make provisions for appropriate land use restrictions, as deemed necessary, to protect residents and others from potential environmental safety hazards, either seismically induced or those resulting from other conditions such as inadequate soil conditions which may exist in the Project Area.

Monitoring: The Agency shall consult with appropriate City departments on the project design and review process on a project - by - project basis to ensure that appropriate measures are included to mitigate significant impacts. Appropriate mitigation measures will be included in Disposition and Development Agreements, Owner Participation Agreements and as conditions of approval of building or occupancy permits.

Reports: The Agency shall prepare an annual monitoring report which will contain discussion of projects design and review process, dates of project approval, listing of all required mitigation measures and description of progress achieved in implementing mitigation measures.