

RESOLUTION NUMBER R-300251

ADOPTED ON MARCH 15, 2005

WHEREAS, on November 19, 2003, the Redevelopment Agency of the City of San Diego, Owner and McMillin-NTC, LLC, Lessee, and Liberty Station Huntington Hospitalities Group [HHG] Hotel, L. P., Permittee submitted an application to the City of San Diego for a planned development permit to construct a new 350 room visitor hotel facility at the former Naval Training Center [Liberty Station]; and

WHEREAS, the matter was set for a public hearing to be conducted by the Council of the City of San Diego; and

WHEREAS, on December 16, 2004, the Planning Commission of the City of San Diego considered Planned Development Permit No. 33123 pursuant to the Land Development Code of the City of San Diego and approved the project; and

WHEREAS, on January 3, 2005, the Planning Commission decision was appealed by the Peninsula Community Planning Board and the matter was set for public hearing before the Council of the City of San Diego; and

WHEREAS, the issue was heard by the City Council on March 15, 2005; and

WHEREAS, the City Council considered the issues discussed in Addendum to Environmental Impact Report No. 99081140 (LDR No. 9139); NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that it is certified that Addendum to Environmental Impact Report No. 99081149 (LDR No. 19139), on file in the

office of the City Clerk, has been completed in compliance with the California Environmental Quality Act of 1970 (California Public Resources Code section 21000 et seq.), as amended, and the State guidelines thereto (California Code of Regulations section 15000 et seq.), that the report reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said report, together with any comments received during the public review process, has been reviewed and considered by this Council in connection with the approval of the Liberty Station Resort Hotel.

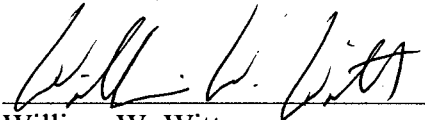
BE IT FURTHER RESOLVED, that pursuant to California Public Resources Code section 21081 and California Code of Regulations section 15091, the City Council adopts the findings made with respect to the project, a copy of which is attached hereto as Exhibit "A," and incorporated herein by reference.

BE IT FURTHER RESOLVED, that pursuant to California Code of Regulations section 15093, the City Council adopts the Statement of Overriding Considerations, a copy of which is attached hereto as Exhibit "B," and incorporated herein by reference, with respect to the project.

BE IT FURTHER RESOLVED, that pursuant to California Public Resources Code section 21081.6, the City Council adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the project as required by this body in order to mitigate or avoid significant effects on the environment, a copy of which is incorporated herein, as part of Exhibit "A," and by reference.

BE IT FURTHER RESOLVED, that the City Clerk is directed to file a Notice of Determination [NOD] with the Clerk of the Board of Supervisors for the County of San Diego regarding the above project.

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By   
William W. Witt  
Deputy City Attorney

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05/03/05  
Or.Dept:Clerk  
R-2005-1068  
MMS #1637  
ENVIRONMENTAL - EIR 11-01-04

## EXHIBIT A

### CANDIDATE FINDINGS

Naval Training Center (NTC) Unit 7 Hotel Development  
State Clearinghouse Number 99081140  
Development Services Department Project number 19139

The following Findings and Statement of Overriding Considerations have been submitted by the project applicant as candidate Findings to be made by the decision-making body relative to the Final Addendum to the Environmental Impact Report for the Naval Training Center (NTC) San Diego Redevelopment Project for Naval Training Center (NTC) Unit 7 Hotel Development (Project). Documents or other materials which constitute the record of proceedings upon which these Findings are made are located at the Redevelopment Agency of the City of San Diego, 1222 First Avenue, MS-501, 5<sup>th</sup> Floor, San Diego, California, 92101.

#### I. INTRODUCTION

In 1993, the Federal Base Closure and Realignment Commission recommended closure of NTC. The City of San Diego was designated the Local Redevelopment Authority responsible for the preparation of a reuse plan and on April 29, 1997 the City Council approved and adopted the NTC Redevelopment Project Area.

After a multi-year public planning effort, the NTC Precise Plan was completed and adopted by the City Council in October 1998. Ultimately, the California Coastal Commission and City Council approved planning and subdivision entitlements to facilitate redevelopment of the base including adoption of the NTC Precise Plan and Local Coastal Program, an amendment to the Peninsula Community Plan and the Progress Guide and General Plan, the application of zoning to the site, a Vesting Tentative Map (VTM), Master Planned Development and Coastal Development permits, including *NTC Urban Design Guidelines* and *NTC Guidelines for the Treatment of Historic Properties*. These actions were analyzed in two CEQA documents: *Environmental Impact Report for the NTC Redevelopment Project* ("Redevelopment EIR"), State Clearinghouse Number 99081140, certified by the Redevelopment Agency of the City of San Diego on February 1, 2000 (Resolution 292724) and *Mitigated Negative Declaration NTC Precise Plan and Local Coastal Plan & Related Entitlements/MWW Environmental Monitoring and Technical Services Laboratory*, LDR No. 99-1076, SCH No. 2000081037, September 14, 2000, certified by City Council on October 3, 2000 (Resolution 293943).

The redevelopment of NTC is substantially underway, including construction of residential and office development, new construction and repair of site infrastructure and utilities, park development planning of the NTC waterfront park, and adaptive reuse of existing structures remaining at the site. The Project that is the subject of the Final Addendum would construct a new hotel development as originally envisioned in the Redevelopment EIR and Precise Plan. The Final Addendum provides the decision-makers and the public with the information required to understand the future environmental consequences associated with redevelopment of the property for use as a hotel.

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## II. APPLICABLE CEQA PROVISIONS

CEQA (Public Resources Code) section 21166 provides:

When an environmental impact report has been prepared for a project pursuant to this division, no subsequent supplemental environmental impact report shall be required . . . unless one or more of the following events occurs:

- (a) Substantial changes are proposed to the project which will require major revisions of the environmental impact report.
- (b) Substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major changes in the environmental impact report.
- (c) New information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available.

The State CEQA Guidelines (14 Cal. Code of Regs.) section 15162(a) provides:

When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, one or more of the following:

- (1) Substantial changes are proposed to the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes will occur with respect to circumstances under which the project is undertaken which will require major revision of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known at the time the environmental impact report was certified as complete or the negative declaration was adopted, shows any of the following:
  - (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
  - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
  - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure of alternative; or
  - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure of alternative. Where the conditions of CEQA Guidelines section 15162 are met but “[o]nly minor additions or changes would be necessary to make the previous EIR adequately apply to the project in the changed situation,” the agency may prepare a supplement to an EIR rather than a subsequent EIR. State CEQA Guidelines section 15164(a) provides: “The lead agency . . . shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in section 15162 calling for preparation of a subsequent EIR have occurred.”

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CEQA § 21090(b) provides that if an environmental impact report prepared for a redevelopment plan is a project EIR, "all public and private activities or undertakings pursuant to, or in furtherance of, [the] redevelopment plan shall be deemed to be a single project" and any further environmental review "shall be conducted if any of the events specified in Section 21166 have occurred."

### III. REDEVELOPMENT EIR FINDINGS RELATED TO SIGNIFICANT IMPACTS

The Redevelopment EIR indicates that the direct significant impacts on the following issues would be substantially lessened or avoided if all the proposed mitigation measures recommended in the Final EIR are implemented: land use, transportation and circulation, cultural resources, biological resources, geology and soils, hydrology and water quality, air quality, public health and safety, visual resources, noise, and community services and facilities. With respect to cumulative impacts, the Redevelopment action would result in significant transportation and circulation impacts which would remain significant even after mitigation.

Because the Redevelopment EIR found that cumulative traffic impacts were significant and unmitigable, the proposal to develop the hotel would therefore likewise contribute to the significant and unmitigable traffic impact although direct traffic impacts were found to be below a level of significance. As such, this Addendum to the NTC Redevelopment EIR has been prepared pursuant to the Public Resources Code sections 21090 and 21166, and State CEQA Guidelines sections 15162 and 15164. Conclusions in the Addendum are summarized below.

### IV. PROJECT DESCRIPTION

The purpose of this proposed action is to further goals of the Naval Training Center (NTC) Precise Plan and Redevelopment Plan to construct the visitor-oriented hotel complex also known as the Liberty Station Resort Village. The proposed hotel complex would consist of the following primary components as further described in the Addendum.

- A 200-room, four-story visitor hotel;
- A 150-room, four story extended stay hotel;
- Four 6,000 square foot visitor-oriented retail and restaurant pads;
- Adaptive reuse of the one-story, 33,000 square foot Building 623;
- Exterior public improvements around Building 430 (*U.S.S. Recruit*);
- Utility removals and installations;
- Parking for 818 vehicles;
- Driveway access from Laning and Farragut Roads;
- New traffic signals at the Laning and Cushing Road intersection; and at the intersection of Rosecrans Street and Farragut Road/Voltaire Street;
- Landscape development plan;
- Site preparation and grading.

### V. FINDINGS REGARDING WHY A SUBSEQUENT OR SUPPLEMENTAL EIR IS NOT NECESSARY

The Final Addendum evaluated the following environmental issues in relation to the Project: land use, noise, health and safety, visual, architectural, archaeological, hydrology, paleontology, utilities, water quality, biology, geology, air quality, and traffic.

The Final Addendum concludes that the Project's direct and cumulative impacts on the following issues would be mitigated to below a level of significance if all the proposed mitigation measures required by the Redevelopment EIR are implemented for: **land use, noise, health and safety, historical resources (archaeological), water quality, geology, air quality, traffic (direct impacts only), visual quality, historical resources (architectural), hydrology, biology, paleontology, and utilities.**

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The Final Addendum concludes that the Project's contribution to cumulative impacts related to **traffic** would not be fully mitigated to below a level of significance. Therefore, a Statement of Overriding Considerations pursuant to CEQA, Public Resources Code § 21081(b) would be required to approve the Project.

With respect to all issues, the Final Addendum concludes that none of the circumstances that would require preparation of a supplemental or subsequent EIR are present. For the reasons set forth below and in the Final Addendum, which is incorporated herein by reference, the City Council makes the following findings with respect to each of the issues analyzed in the Final Addendum:

There are no new significant environmental effects or a substantial increase in the severity of previously identified significant effects associated with the Project, therefore, no major revisions to the Redevelopment EIR are required. (CEQA § 21166(a); CEQA Guidelines § 15162(a)(1)).

There are no substantial changes with respect to circumstances under which the project is undertaken which will require major revision of the Redevelopment EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. (CEQA § 21166(b); CEQA Guidelines § 15162(a)(2)).

No new information of substantial importance shows: (i) new significant effects not previously discussed, (ii) a substantial increase in severity of previous discussed impacts, (iii) mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce significant effects, or (iv) mitigation measures or alternatives which are considerably different from those analyzed in the Redevelopment EIR that would substantially reduce significant effects. (CEQA § 21166(c); CEQA Guidelines § 15162(a)(3))

**A. Land Use** - As discussed in the Final Addendum, which is incorporated herein by reference, land use issues were analyzed in Section 4.1 of the Redevelopment EIR. As is discussed in the Final Addendum, the Project uses are consistent with those allowed under the NTC Precise Plan/Local Coastal Program and the Project complies with the City's Airport Environs Overlay Zone. In addition, the Project is consistent with the noise compatibility guidelines contained in the Lindbergh Field CLUP and has obtained a No Hazard determination from the FAA. There are no new or more severe impacts related to land use than previously disclosed.

**Mitigation:** The following mitigation measure adopted as part of the Redevelopment EIR would be applicable to the Project:

*LU-5. In accordance with the AEOZ and California Noise Standards, the City of San Diego Environmental Review Manager shall review noise studies in the noise-impacted areas prior to issuance of building permits to confirm that appropriate noise attenuation measures are proposed. The City Environmental Review Manager shall confirm that noise attenuation measures have been implemented in accordance with California Noise Standards, State Building Code – Title 24 before issuance of a certificate of occupancy.*

Other applicable mitigation measures have already been fulfilled by the Redevelopment project.

**B. Noise** - As discussed in the Final Addendum, which is incorporated herein by reference, potential impacts from noise were addressed and disclosed in Section 4.12 of the Redevelopment EIR as well as the Precise Plan Mitigated Negative Declaration. As is discussed in the Final Addendum, the Project also complies with the compatibility guidelines described in the Airport Land Use Planning Handbook prepared by the Caltrans Division of Aeronautics.

**Mitigation:** The following mitigation measure adopted as part of the Redevelopment EIR would be applicable to the Project:

*LU-5. In accordance with the AEOZ and California Noise Standards, the City of San Diego Environmental Review Manager shall review noise studies in the noise-impacted areas prior to issuance of building permits to confirm that appropriate noise attenuation measures are proposed. The City Environmental Review Manager shall confirm that noise attenuation measures have been implemented in accordance with California Noise Standards, State Building Code – Title 24 before issuance of a certificate of occupancy.*

Other applicable mitigation measures have already been fulfilled by the Redevelopment project.

**C. Health and Safety** - As discussed in the Final Addendum, which is incorporated herein by reference, health and safety impacts were analyzed in Section 4.10 of the Redevelopment EIR. Hazardous Substances and Wastes were analyzed in Section 4.13 of the Redevelopment EIR. The Redevelopment EIR identified Point of Interest (POI) sites where past activities may have resulted in soil contamination as summarized in Table 4.13-1 of the Redevelopment EIR, "Remediation Sites at the Project Area." In addition to the Redevelopment EIR, potential impacts related to POI sites were disclosed and analyzed in the Precise Plan Mitigated Negative Declaration, and additional site contamination evaluation was disclosed in the March 2000 "Document Review Summary, Naval Training Center, San Diego" by Geocon, Inc. All of these sites have been evaluated and have a determination of No Further Action from state Department of Toxic Substances Control (DTSC) with concurrence from the Regional Water Quality Control Board.

**Mitigation:** The following mitigation measure adopted as part of the Redevelopment EIR would be applicable to the Project:

*PH-2. Safety measures such as fencing, markers, flagging, and access restrictions will be implemented.*

Other applicable mitigation measures have already been fulfilled by the Redevelopment project.

**D. Visual Quality** - As discussed in the Final Addendum, which is incorporated herein by reference, potential impacts to visual quality were analyzed in Section 4.11 of the Redevelopment EIR and the Precise Plan Mitigated Negative Declaration 99-1076. In accordance with the mitigation requirements of the Redevelopment EIR, a view quality evaluation was completed as part of the Precise Plan Mitigated Negative Declaration by View Point West. The results are contained in a report entitled, *Visual Analysis Report for the NTC Specific Plan*, dated August 3, 2000. The visual impact analysis was further updated in June 2004 to address the construction of the Project and such analysis revealed no new obstruction of public views.

**Mitigation:** The following mitigation measure adopted as part of the Redevelopment EIR would be applicable to the Project:

*VR-1.1 Minimize the time between removal or alteration of a visual element and the introduction of new visual element. Keep construction and materials out of public view as much as possible.*

Other applicable mitigation measures have already been fulfilled by the Redevelopment project.

**E. Historical Resources (Architectural)** - As discussed in the Final Addendum, which is incorporated herein by reference, historic buildings and structures, architectural features,



and discussion of structures eligible for the National Register of Historic Places are analyzed in Section 4.3 of the Redevelopment EIR. The Precise Plan Mitigated Negative Declaration further disclosed the designation of the NTC Historic District on June 22, 2000 and established the *Guidelines for the Treatment of Historic Properties (NTC Historic Guidelines)*. The project scope includes exterior improvements to the U.S.S. Recruit, which is listed on the National Register of Historic Places and is part of the NTC Historic District. Improvements would be conducted in accordance with the *Guidelines for the Treatment of Historic Properties (NTC Historic Guidelines)*. The Project would not result in an impact to historical architectural resources or the NTC Historic District and there are no new or more severe impacts related to the Project than previously disclosed.

**Mitigation:** No mitigation measures were identified in the Redevelopment EIR No. 99081140 for potential impacts to historical architectural resources.

**F. Historical Resources (Archaeology)** - As discussed in the Final Addendum, which is incorporated herein by reference, historical resources were analyzed in the Redevelopment EIR in Section 4.3, "Cultural Resources." As analyzed in the Redevelopment EIR (page 4.3-3) and in the Precise Plan MND (page 22), the potential exists for unknown subsurface historical resources (prehistoric and/or historic) to be present west of the 1850 mean high tide line. The entire project area is east (bayward) of the mean high tide line; therefore archaeological monitoring would not be required for soil disturbing activities associated with the proposed project.

**Mitigation:** No mitigation for archaeological resources is required.

**G. Paleontology** - As discussed in the Final Addendum, which is incorporated herein by reference, paleontological resources were analyzed in Section 4.7 of the Redevelopment EIR. The Precise Plan Mitigated Negative Declaration also discussed the potential impacts to paleontological resources (page 22 of the MND). Project grading would not extend into the Baypoint formation. Therefore, no impacts to Bay Point formation and fossil resources would be anticipated and no monitoring required for paleontological resources.

**Mitigation:** No mitigation measures were identified in the Redevelopment EIR No. 99081140 for potential impacts to paleontological resources.

**H. Hydrology** - As discussed in the Final Addendum, which is incorporated herein by reference, the Redevelopment EIR discussed potential impacts to hydrology in Section 4.8 of the EIR. The project location is not within a Special Flood Hazard Area as evidenced by the most recent July 1, 2003 FEMA maps. As is discussed in the Final Addendum, a drainage study was prepared for the Project, which confirmed that development of the Project would not result in an increase in surface water flows. Therefore, there will be no significant adverse impacts related to Hydrology and no new or more severe impacts than previously disclosed.

**Mitigation:** No mitigation measures were identified in the Redevelopment EIR No. 99081140 for potential impacts to hydrology resources.

**I. Utilities and Services** - As discussed in the Final Addendum, which is incorporated herein by reference, impacts to infrastructure such as utilities and services were analyzed in Section 4.14 of the Redevelopment EIR under the heading, "Community Services and Facilities" and in Section 4.5, "Infrastructure and Utilities." The Redevelopment EIR analyzed potential impacts to public services such as police, fire protection, and the emergency medical system. The EIR determined that redevelopment would not have a significant adverse impact to the level of service of police or fire protection, or to response times for emergency medical services. The Project's impacts would be the same or less than previously disclosed. The *NTC Redevelopment Water Study* identifies that public water main exists to serve the proposed hotel.

**Mitigation Measures:** No mitigation measures were identified in the Redevelopment EIR No. 99081140 for potential impacts to utilities.

**J. Water Quality** - As discussed in the Final Addendum, which is incorporated herein by reference, potential impacts to water quality were analyzed in Section 4.8 of the Redevelopment EIR and further analyzed in Mitigated Negative Declaration 99-1076. Best Management Practices (BMPs) necessary to minimize the impacts of surface water runoff were identified and are incorporated into the Project scope as required by City of San Diego regulation. As a permit condition, prior to the issuance of any construction permit, the City Engineer shall verify that comprehensive permanent post-construction water quality BMPs are incorporated into the construction drawings and implemented according to the Water Quality Technical Report prepared for the Project to reduce the amount of pollutants (e.g., oil, grease) and sediments discharged from the site. A stormwater pollution prevention plan is required as a permit condition in accordance with the National Pollutant Discharge Elimination System (NPDES) general permit. Accordingly, Project impacts would be the same or less than previously disclosed and there would be no significant adverse impacts.

**Mitigation:** The following mitigation measure adopted as part of the Redevelopment EIR would be applicable to the Project:

*H-1. Implement soil erosion mitigation measures. Comply with National Pollutant Discharge Elimination System (NPDES) permits, AB 411, and the U.S. Environmental Protection Agency (USEPA) California Toxics Rule, prepare and implement a stormwater pollution prevention plan, and implement BMPs.*

Other applicable mitigation measures have already been fulfilled by the Redevelopment project.

**K. Biology** - As is discussed in the Final Addendum, which is incorporated herein by reference, impacts to biology were analyzed in Section 4.6 of the Redevelopment EIR and further analyzed in Mitigated Negative Declaration 99-1076. An updated biological evaluation was conducted for the Project in April 2004 to address the mitigation identified in the Redevelopment EIR. Consistent with the prior environmental analysis, the evaluation concluded that sensitive bird species within and adjacent to the NTC boat channel could be impacted by increased human presence and associated noise from both construction and operations of the Project. The Final Addendum identifies the project features and conditions that would be required in order to assure compliance with the mitigation described in the Redevelopment EIR.

**Mitigation:** The following mitigation measure adopted as part of the Redevelopment EIR would be applicable to the Project:

*B-2 Construction activities adjacent to heron nest and roost trees and foraging areas of waterbirds that utilize the boat channel may have a significant impact. To mitigate this impact, construction noise adjacent to breeding, roosting and foraging areas of birds shall be kept to a minimum particularly during the breeding season. Specific requirements for herons are provided below under number 3.*

Other applicable mitigation measures have already been fulfilled by the Redevelopment project.

**L. Geology** - As discussed in the Final Addendum, which is incorporated herein by reference, impacts to geology and from geologic hazards were analyzed in Section 4.7 of the Redevelopment EIR. The Precise Plan Mitigated Negative Declaration further addressed impacts from geological hazards and identified the potential for geologic hazards from liquefaction. A Geotechnical Investigation was prepared for the project, "Liberty Station-Marriott Courtyard, NTC Unit 7, San Diego, California," prepared by Geocon Incorporated, dated November 26, 2003 (Geocon project no. 06408-22-26). The Project site is located within geologic hazards zone 31 as shown on the City's Seismic Safety Study Geologic Hazards Maps. Zone 31 is characterized by high potential for liquefaction, shallow groundwater, major drainages, and hydraulic fills.

The geotechnical evaluation evaluated the high liquefaction risk for the project site. Liquefaction during a seismic event would affect from two to four inches of ground settlement. Ground

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compaction would be necessary for the project site. Deep dynamic compaction was not recommended as the compaction technique due to proposed improvements in the project vicinity. The project would select a compaction technique such as vibro-compaction and/or vibro-replacement (stone columns). Vibro-compaction consists of densifying existing soils with a vibrating probe. Vibro-replacement is similar except that the void created is filled with crushed rock to create stone columns that densify the soil.

**Mitigation:** The following mitigation measures adopted as part of the Redevelopment EIR would be applicable to the Project:

*GS-2 Remove soils that are potentially liquefiable and replace with properly compacted fill.*

*GS-3 Prepare a soil erosion plan. Provide protective covering for exposed graded areas. Use diverting techniques. Maintain a buffer strip between the Project Area and boat channel and the adjoining portion of San Diego Bay. Revegetate open areas.*

*GS-4 Perform corrosivity testing prior to construction and treat or remove corrosive soils as appropriate.*

Other applicable mitigation measures have already been fulfilled by the Redevelopment project.

**M. Traffic** - As discussed in the Final Addendum, which is incorporated herein by reference, traffic impacts were analyzed in Section 4.2 of the Redevelopment EIR as well as the Precise Plan Mitigated Negative Declaration (page 23). Although the proposed uses of the Project generate more traffic than was previously assumed, the overall traffic generated by the implementation of the Liberty Station Precise Plan is less than what was previously assumed and analyzed. Conditions also have been imposed on the Project in order to further reduce direct traffic impacts and improve access to the site. The use of Building 623 also has been appropriately conditioned to ensure that traffic impacts do not exceed those considered to be acceptable based on the analysis in the Redevelopment EIR and Precise Plan Mitigated Negative Declaration.

However, the Redevelopment EIR identified cumulative transportation and circulation impacts as an unavoidable and significant for which a Statement of Overriding Considerations were adopted. Although cumulative traffic impacts from the Project would not be any more severe than previously disclosed, the Project would contribute to this adverse cumulative condition. Therefore, its cumulative impacts are likewise considered significant. Accordingly, a new Statement of Overriding Considerations is required for Project approval.

**Mitigation:** The following mitigation measures adopted as part of the Redevelopment EIR would be applicable to the Project:

*1. Rosecrans Street would be widened along the Project Area frontage.*

The following additional mitigation measure have been integrated as a permit condition of the Project to ensure that traffic impacts would not exceed the entitlements approved in the Precise Plan Mitigated Negative Declaration:

*The applicant shall construct a traffic signal at the intersection of Laning Road and Cushing Road, satisfactory to the City Engineer.*

*The applicant shall construct a traffic signal at the intersection of Rosecrans Street and Farragut Road/Voltaire Street, satisfactory to the City Engineer.*

*The application shall provide a westbound to eastbound u-turn at the intersection of Laning Road and Cushing Road, satisfactory to the City Engineer.*

*The applicant shall construct two standard 30-foot wide driveways from the project site, one onto Laning Road and one onto Farragut Road, satisfactory to the City Engineer.*

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Other applicable mitigation measures have already been fulfilled by the Redevelopment project.

**M. Air Quality** - As discussed in the Final Addendum, which is incorporated herein by reference, air quality impacts from demolition and construction activities, and from transportation associated with vehicle trips to the redeveloped site were previously analyzed in the Redevelopment EIR, Section 4.9. As analyzed in the EIR, redevelopment operations would not be expected to exceed the state Ambient Air Quality Standards, or the San Diego Air Pollution Control District emission thresholds for reactive organic gases, carbon monoxide, nitrogen oxides, sulfur oxides, or fine dust particulates (PM<sub>10</sub>). The EIR concluded that there would therefore be no CO hotspot associated with the redevelopment actions. No new impacts to air quality have been identified for the proposed Project. Air emissions from the restaurant and kitchen operations would be subject to the San Diego Air Pollution Control District requirements and the City of San Diego Municipal Code at Chapter 14, Article 2, Division 7 paragraph 142.0710, "Air Contaminant Regulations." Notice is required to be provided by the project applicant to the San Diego Air Pollution Control District (APCD) prior to demolition/construction activities. There are no new or more severe air quality impacts related to the Project than previously disclosed and impacts would be less than significant.

**Mitigation:** The following mitigation measures adopted as part of the Redevelopment EIR would be applicable to the Project:

*AQ-1. Project construction specifications will include the requirement that commercial electric power form poles on or near the site will be used during construction wherever feasible. This measure would result in a 97 to 99 percent reduction in emissions. Vehicles will not exceed 15 miles per hour when traveling over unpaved areas. This measure would result in a 40 percent reduction in PM<sub>10</sub> emissions.*

Other applicable mitigation measures have already been fulfilled by the Redevelopment project.

#### **VI. ADDENDUM IS APPROPRIATE**

None of the requirements for a subsequent or supplemental EIR pursuant to CEQA section 21166 or CEQA Guidelines sections 15162 and 15163 are present. The Project will not cause new significant environmental impacts that were not previously discussed in the Redevelopment EIR or an increase in severity of previously discussed impacts. No major revisions are necessary to the previously certified EIR. All applicable mitigation measures adopted for the previously approved Redevelopment project will apply to the Project. Accordingly, the Redevelopment Agency of the City of San Diego finds that adoption of the Final Addendum is appropriate to describe the Project, and that no subsequent or supplemental EIR is necessary.

## EXHIBIT B

The following Statement of Overriding Considerations have been submitted by the project applicant as candidate Findings to be made by the decision-making body relative to the Final Addendum to the Environmental Impact Report for the Naval Training Center (NTC) San Diego Redevelopment Project for Naval Training Center (NTC) Unit 7 Hotel Development (Project). Documents or other materials which constitute the record of proceedings upon which these Findings are made are located at the Redevelopment Agency of the City of San Diego, 1222 First Avenue, MS-501, 5<sup>th</sup> Floor, San Diego, California, 92101.

### STATEMENT OF OVERRIDING CONSIDERATIONS

As indicated above, CEQA § 21090(b) provides that if an environmental impact report prepared for a redevelopment plan is a project EIR, "all public and private activities or undertakings pursuant to, or in furtherance of, [the] redevelopment plan shall be deemed to be a single project."

Consequently, the Redevelopment Agency of the City of San Diego readopts the Statement of Overriding Considerations adopted for the NTC Redevelopment Project on February 1, 2000. In addition, in the event that it is determined to be legally required, the Redevelopment Agency for the City of San Diego also adopts a more specific Statement of Overriding Considerations for the Project itself.

The Redevelopment Agency of the City of San Diego, pursuant to State CEQA Guidelines Section 15093, having balanced the benefits of the Project against its unavoidable significant and/or cumulative impacts of the Project, determines that the impacts are acceptable for the following reasons, any one of which individually is sufficient to support approval of the Project:

#### 1. **Implementation of Redevelopment Plan**

The Project would contribute to the implementation of the NTC Redevelopment Project by constructing a visitor-serving hotel, visitor-serving retail and restaurant uses, and adaptive reuse of Building 623, all of which would be consistent with the reuse decisions documented in the Redevelopment EIR and the Precise Plan Mitigated Negative Declaration.

#### 2. **Provision of Visitor-Serving Amenities.**

The Project would contribute to the implementation of the NTC Redevelopment Project by constructing a visitor-serving hotel, visitor-serving retail and restaurant uses, public access to the *U.S.S. Recruit*, and adaptive reuse of and public access to Building 623. These uses are consistent with the reuse decisions documented in the Redevelopment EIR and the Precise Plan Mitigated Negative Declaration.

#### 3. **Employment Opportunities**

In addition to short-term construction jobs, the Project is projected to create the following permanent job opportunities: 150 direct job opportunities; 30 indirect job opportunities; and 23 induced job opportunities.

#### 4. **Transient Occupancy Tax**

The Project is projected to generate an annual transient occupancy tax of approximately \$1,600,000.

#### 5. **Property Taxes**

The Project is projected to generate annual property taxes of approximately \$330,000 that will be available for Agency and City use.

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