



## Memorandum

Date Issued: October 5, 2005 Report No. SEDC 05-013

Meeting of: October 11, 2005

To: Chair and Members of the Redevelopment Agency

From: Carolyn Y. Smith, President, SEDC

Subject: Hilltop and Euclid– Authorization to Bid for Demolition of Structures located on Euclid Avenue, North of Hilltop Drive

Reference: Redevelopment Agency Approval of Request for NOFA Funds for the Costs Associated with the Assembly of Parcels located on Euclid Avenue, North of Hilltop Drive - July 13, 2004

Redevelopment Agency Approval of Request for Additional NOFA Funds for the Costs Associated with the Assembly of Parcels Located on Euclid Avenue, North of Hilltop Drive - August 2, 2005

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### SUMMARY

Staff Recommendation – That the Redevelopment Agency of the City of San Diego (Agency) adopts a resolution: (1) Authorizing the Southeastern Economic Development Corporation (SEDC) to advertise and receive bids for the demolition of the structures located on the property at Hilltop and Euclid within the Central Imperial Redevelopment Project Area; and (2) Authorizing SEDC on behalf of the Agency to award and administer the contract to the lowest responsible bidder, provided bids are within the established budget and all other requirements are met.

Other Recommendation(s) – At its meeting of August 24, 2005, the SEDC Board of Directors voted unanimously to recommend to the Redevelopment Agency approval to authorize SEDC to advertise, receive bids and administer the contract for the demolition of the structures located on the property at Hilltop and Euclid.

Fiscal Impact – The funds for this project are available as part of the expenditures contemplated in the \$737,843 authorized through the NOFA process.

### BACKGROUND

At its meeting of July 13, 2004, the Agency approved an allocation of \$4 million to proceed with the acquisition of a 9-acre site located on Euclid Avenue, north of Hilltop Drive, within the Central Imperial Redevelopment Project Area (Site) for the development of low-to-moderate income housing. To date, five of the eight residential

parcels have been acquired by the Agency. The remaining three parcels have executed purchase and sale agreements.

On June 7, 2005, the Agency approved the required Relocation Plan for the nine households currently located on the site. SEDC has hired the firm of Overland Pacific to implement the Relocation Plan. To date two households have been relocated, and the remaining seven are working with the consultants to relocate.

#### DISCUSSION

SEDC anticipates the completion of its relocation activities by the fall of 2005. Once that process is complete and the structures are vacant, the structures will be demolished in preparation of development of the site. The actual demolition will be conducted in three phases.

Phase one is the hazardous materials survey. Prior to demolition of the structures, a hazardous materials survey will be conducted to determine if there are hazardous materials and if so the level of any necessary abatement. All of the structures were constructed before 1970 which indicates the possibility that hazardous building materials may be present in the structures. This work is under a separate contract to be performed by a different firm.

The second and third phases will be the commencement of the actual demolition of vacant structures as the acquisition and relocation is completed.

#### SCHEDULE

Once the Agency authorizes the Corporation to advertise and receive bids, the actual solicitation will occur in the fall of 2005. Performance of the abatement and demolition work is scheduled to commence in December 2005. The entire process of demolition will be completed in approximately 30 days.

The total demolition costs have been estimated at \$200,000, including hazardous material abatement, demolition with a 10% contingency.

#### CEQA COMPLIANCE

The proposed demolition project is exempt from California Environmental Quality Act (CEQA) because it is consistent with projects that are statutorily exempt from the requirement of the preparation of environmental documents under CEQA Statute 21080(b)(1); Section 15268 of CEQA Guidelines.

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Submitted by  
Sherry Brooks  
Assistant Projects Coordinator

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Approved by  
Carolyn Y. Smith  
President

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