



# Final Program Environmental Impact Report

## Grantville Redevelopment Project



City of San Diego  
Redevelopment Agency

March 2005

# Final Program Environmental Impact Report

for the proposed

## Grantville Redevelopment Project SCH # 2004071122

prepared for:

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## List of Technical Appendices

*(Bound with Volume I of the EIR)*

Appendix A Notice of Preparation, Responses to the Notice of Preparation, and Scoping Meeting  
Comments

*(Bound with Volume II of the EIR)*

Appendix B Traffic Impact Analysis  
*Prepared by Katz, Okistu & Associates*

Appendix C Air Quality Worksheets  
*Prepared by BRG Consulting, Inc.*

Appendix D Noise Modeling Worksheets  
*Prepared by Wieland Associates*

Appendix E Cultural Resources Report  
*Prepared by ASM Affiliates*

Appendix F Biological Resources Report  
*Prepared by Rocks Biological Consulting*

Appendix G Geology Reconnaissance Report  
*Prepared by Ninyo & Moore*

Appendix H Hazardous Materials Technical Study  
*Prepared by Ninyo & Moore*

# Executive Summary

## Project Description

The proposed project is the adoption and subsequent implementation of the Grantville Redevelopment Project, located in portions of the Navajo, Tierrasanta, and College Area Community Planning Areas of the City of San Diego. The primary discretionary action associated with the proposed project is the adoption of the Grantville Redevelopment Project Area by the Redevelopment Agency of the City of San Diego. The Redevelopment Agency proposes the establishment of the Grantville Redevelopment Project Area as a catalyst to reverse the physical and economic blight in the Project Area. A variety of redevelopment activities will be implemented subsequent to the adoption of the Redevelopment Project Area in order to achieve the objectives of the project. These activities will include, but not be limited to, the acquisition of land or building sites, improvement of land and building sites, rehabilitation of structures, improving public facilities and infrastructure, expanding employment opportunities, expanding recreational opportunities in the Project Area, and providing other public improvements and landscaping.

The Grantville Redevelopment Project will be implemented in accordance with the California Community Redevelopment Law (CCRL), Health and Safety Code Section 33000 et. seq. Approval of the project will implement a plan, with subsequent redevelopment, and private and public improvements within the Redevelopment Project Area encompassing approximately 970 acres of land.

Redevelopment is defined pursuant to Section 33020 of the CCRL as "the planning, development, replanning, redesign, clearance, reconstruction, or rehabilitation, or any combination of these, of all or part of a survey area, and the provision of those residential, commercial, industrial, public, or other structures or spaces as may be appropriate or necessary in the interest of the general welfare, including recreational and other facilities incidental or appurtenant to them." Redevelopment also includes the activities described in Section 33021 of the CCRL which comprise the following:

- a) Alteration, improvement, modernization, reconstruction or rehabilitation, or any combination of these, of existing structures in a Project Area;
- b) Provision of open space and public or private recreation areas; and,
- c) Replanning or redesign or development of undeveloped areas in which either of the following conditions exist:
  - 1) the areas are stagnant or improperly utilized because of defective or inadequate street layout, faulty lot layout in relation to size, shape, accessibility or usefulness, or for other causes; or
  - 2) the area requires replanning and land assembly for development in the interest of the general welfare because of widely scattered ownership, tax delinquency or other reasons.

As a basis for the redevelopment of the Project Area under consideration, it is proposed that uses be permitted in compliance with the City of San Diego Progress Guide and General Plan, Navajo, Tierrasanta and College Area Community Plans, and the Land Development Code (Zoning Ordinance) of the City of San Diego, as amended from time to time, and all other applicable state and local codes and guidelines.

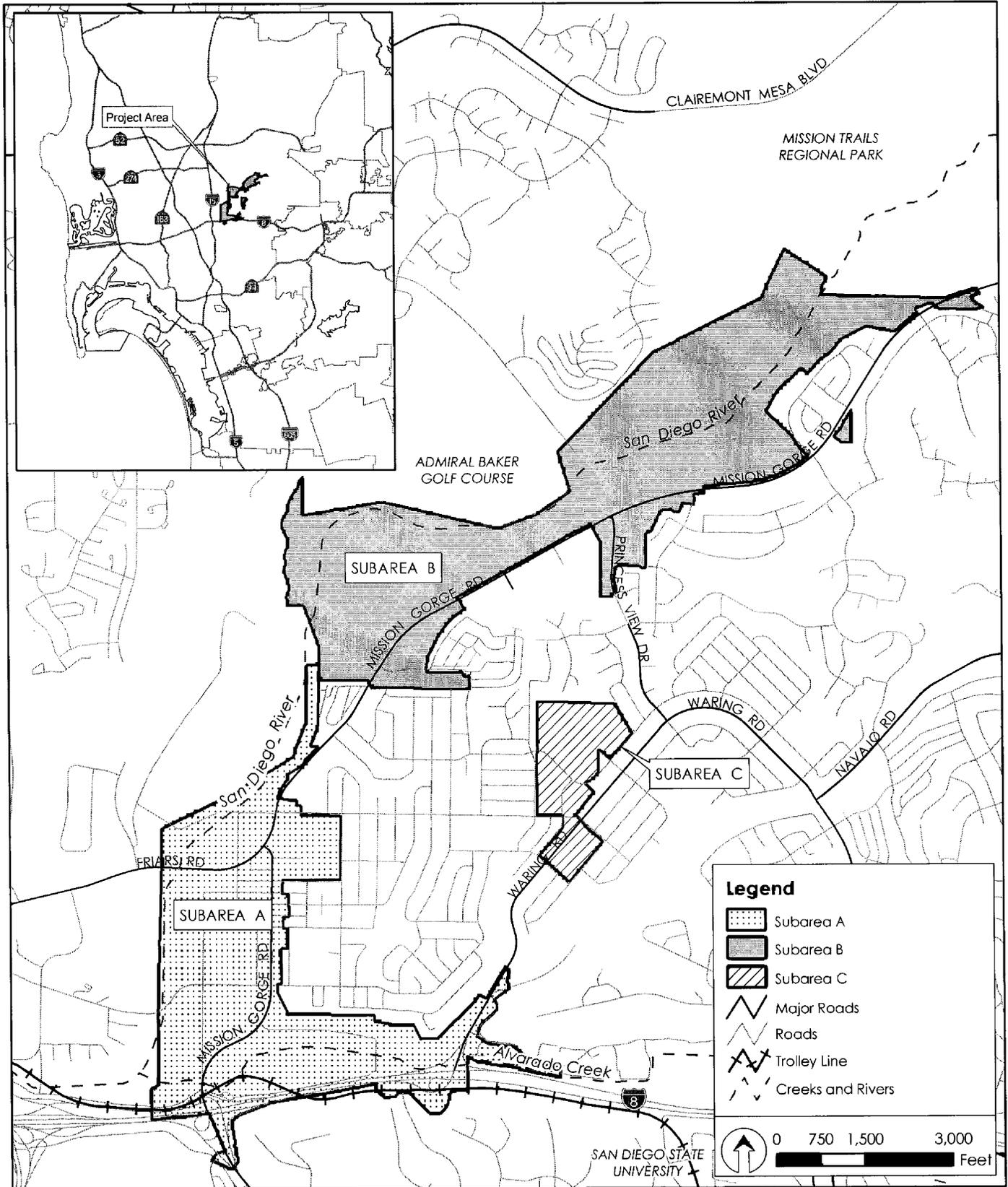
## Project Location

The proposed Grantville Redevelopment Project Area is located in San Diego County, in the eastern portion of the City of San Diego north of Interstate 8 and east of Interstate 15. A majority of the Project Area is located within the Navajo Community Planning Area, and generally includes the existing industrial and commercial areas along Friars Road, Mission Gorge Road, Fairmount Avenue and Waring Road. The approximately 970-acre Project Area consists of three non-contiguous subareas, referred to in this EIR as Subarea A, Subarea B and Subarea C. Figure ES-1 depicts the location of each subarea. The three subareas are described as follows:

- **Subarea A** – Subarea A is comprised of commercial, office, industrial, public facility, park and open space uses immediately north of I-8 and located along both sides of Fairmount Avenue, Friars Road and Mission Gorge Road north to Zion Avenue (and including several parcels north of Zion Avenue). The southeast portion of Subarea A also includes the first seven parcels on the southern side of Adobe Falls Road (starting at Waring Road). Subarea A comprises approximately 400 acres.
- **Subarea B** – Subarea B consists of the commercial, office, industrial, sand and gravel, and open space uses located along Mission Gorge Road from Zion Avenue, northeast to Margerum Avenue. Within this subarea, sand and gravel processing operations take place on both sides of the San Diego River. The western boundary is defined by the residential neighborhood along Colina Dorada Drive. Subarea B comprises approximately 505 acres.
- **Subarea C** – Subarea C includes a shopping center, retail uses and community facilities, at and adjacent to, the intersection of Zion Avenue and Waring Road. The Allied Gardens Community Park, and other community services such as the Edwin A. Benjamin Library, Lewis Middle School, and two churches are included as the community facilities in this subarea. Subarea C comprises approximately 65 acres.

## Environmental Impacts

The Redevelopment Agency determined that a Program EIR is required pursuant to the California Environmental Quality Act (CEQA). The environmental issue areas identified by the Agency and as a result of input received on the Notice of Preparation (NOP) and public scoping meeting for the project include the following: land use, transportation/circulation, air quality, noise, cultural resources, biological resources, geology/soils, hazards and hazardous materials, paleontological resources, aesthetics, water quality/hydrology, population/housing, public services, mineral resources, cumulative impacts, growth-inducing impacts, and significant irreversible environmental changes. Table ES-1 presents a summary of the environmental impacts of the proposed project, mitigation measures to reduce potential significant impacts for the proposed project, and the level of significance of each impact after implementation of proposed mitigation measures.



SOURCE: SanGIS and BRG Consulting, Inc., 2005

3/10/05



Grantville EIR  
 Grantville Project Location  
 and Subareas

FIGURE  
 ES-1

## Significant, Mitigable Impacts

Implementation of the proposed Redevelopment Project will result in significant impacts as a result of future redevelopment activities that will occur within the Project Area. Significant impacts have been identified to the following environmental issue areas:

- Air Quality (Short-term Construction)
- Noise
- Cultural Resources
- Biological Resources
- Geology/Soils
- Hazards and Hazardous Materials
- Paleontological Resources
- Aesthetics
- Water Quality/Hydrology
- Public Services

Implementation of proposed Mitigation Measures identified in this Program EIR will reduce the impact to these resource areas to a level less than significant.

## Significant, Unavoidable Impacts

Based on the data and conclusions of this Program EIR, the Redevelopment Agency finds that the project will result in significant unavoidable impacts to the following resources areas:

- Transportation/Circulation
- Air Quality (Long-term Mobile Emissions)

Implementation of proposed Mitigation Measures will reduce the potential impact to these resources to the extent feasible; however, the impact will remain significant and unavoidable. These impacts are ~~not a result of implementation of the Redevelopment Project in and of itself, rather they are a result of implementation of the Redevelopment Project combined with~~ forecasted growth in the region, which will occur both inside and outside of the Project Area. If the Redevelopment Agency chooses to approve the Grantville Redevelopment Project, it must adopt a "Statement of Overriding Considerations" pursuant to Sections 15093 and 15126(b) of the CEQA Guidelines.

## Alternatives To The Proposed Project

The alternatives evaluated in this Program EIR include the following:

1. **No Project/No Redevelopment Plan.** This alternative assumes that the proposed redevelopment project area would not be adopted by the Redevelopment Agency and subsequent redevelopment activities would not be implemented.
2. **No Additional Development.** This alternative assumes that no additional development would occur within the Project Area.
3. **Redevelopment Area Pursuant to General Plan Opportunities Map Concept.** This alternative considers the environmental impacts associated with redevelopment activities occurring over the 20 to 30 year redevelopment timeframe anticipating land uses that would implement the conceptual land use patterns identified in the City of San Diego General Plan (City of Villages) Opportunity Areas Map for the Project Area.
4. **Redevelopment Area Pursuant to Transit-Oriented Development Principals.** This alternative considers the environmental impacts associated with redevelopment activities occurring over the 20 to 30 year redevelopment timeframe and anticipating land uses within the Project Area that would be consistent with Transit-Oriented Development principals.

These alternatives are discussed in detail in Section 8.0 of this document.

## Areas Of Controversy And Issues To Be Resolved

The CEQA Guidelines require potential areas of controversy to be identified in the Executive Summary. Issues identified during the Notice of Preparation and public scoping period include: definition of the Project Area boundaries; land use compatibility, including the San Diego River Park Master Plan and MSCP adjacency issues; traffic and circulation related issues, including existing levels of congestion on Project Area roadways and access to adjacent freeway systems; air quality, seismic and geotechnical issues, including faulting and liquefaction potential in portions of the Project Area; hydrology and flooding; the potential presence of hazardous materials and industries in, and near the Project Area; the project's potential impact to biological and cultural resources located in the San Diego River area; aesthetics; noise, including traffic generated noise and potential noise impacts from overflight of military aircraft; and the adequate provision of public services.

## Mitigation, Monitoring And Reporting Program

A Mitigation, Monitoring and Reporting Program (MMRP) will be prepared in accordance with Section 21081.6 of CEQA. The MMRP will be adopted by the Redevelopment Agency if the proposed Grantville Redevelopment Project is approved. The MMRP will ensure compliance with the mitigation measures adopted by the Redevelopment Agency.

**TABLE S-1**  
**Summary of Significant Impacts and Mitigation Measures**

Impact(s)	Recommended Mitigation Measure(s)	Significance of Impact(s) After Mitigation
<b>Section 4.2 – Transportation/Circulation</b>		
<p>Proposed redevelopment activities based on existing community plan land uses are anticipated to add 31,606 daily trips to the circulation network with 3,280 trips occurring in the morning peak hour and 4,346 trips occurring during afternoon peak hour. The following roadway segments would be significantly impacted:</p> <ul style="list-style-type: none"> <li>• Friars Road from I-15 North Bound Ramps to Rancho Mission Road (LOS F);</li> <li>• Friars Road from Rancho Mission Road to Santo Road (LOS F);</li> <li>• Fairmount Avenue from I-8 East Bound Off Ramp to Camino Del Rio North (LOS F);</li> <li>• Mission Gorge Road from Mission Gorge Place to Twain Avenue (LOS F);</li> <li>• Mission Gorge Road from Twain Avenue to Vandever Avenue (LOS F); and,</li> <li>• Mission Gorge Road from Friars Road to Zion Avenue (LOS E).</li> </ul> <p>The following intersections would be significantly impacted by the proposed redevelopment:</p> <ul style="list-style-type: none"> <li>• Friars &amp; I-15 South Bound Ramps (PM Peak hour);</li> <li>• Friars &amp; Mission Gorge Road (PM Peak hour);</li> <li>• Twain &amp; Mission Gorge Road (AM and PM Peak hours);</li> <li>• Fairmount Avenue &amp; Mission Gorge Road (AM and PM Peak hours);</li> <li>• Camino Del Rio &amp; I-8 West Bound Off Ramp &amp; Fairmount Avenue (AM and PM Peak hours); and,</li> <li>• I-8 East Bound On and Off Ramps &amp; Fairmount Avenue (AM Peak hour).</li> </ul> <p>Ramp meter analysis was also conducted for the proposed project. This analysis indicates impacts would occur to the following ramp meter locations: Friars Rd. to I-15 North (AM Peak Hour); Friars Rd. to I-15 South (loop) (PM Peak Hour); and, Friars Rd. (HOV) to I-15 North (PM Peak hour)</p>	<p><b>T1</b></p> <p>Improvements identified within the Navajo and Tierrasanta Community Plans shall be implemented as sufficient financial resources become available through the establishment of the proposed redevelopment project area. These improvements include:</p> <ul style="list-style-type: none"> <li>• Widen Mission Gorge Road to a six-lane facility north of Zion Avenue with no left-turn lanes except at signalized intersections.</li> <li>• Widen Mission Gorge Road to a six-lane major street between Fairmount Avenue and Interstate 8.</li> <li>• Improve Mission Gorge Road to a six-lane major street between Fairmount Avenue and Interstate 8.</li> </ul>	<p>Significant and Unavoidable</p>

Impact(s)	Recommended Mitigation Measure(s)	Significance of Impact(s) After Mitigation
<b>Section 4.3 – Air Quality</b>		
<p><b>Short-term</b>                      Future construction activities will result in a significant short-term air quality impact.</p>	<p><b>AQ1</b> A project-specific air quality analysis shall be prepared for future redevelopment projects to determine the emissions associated with construction activities and identify measures to reduce air emissions. In addition, future redevelopment projects shall implement appropriate federal, state, and local development standards and requirements that are designed to minimize short-term construction related air quality emissions. These measures typically include, but are not limited to the following:</p> <ul style="list-style-type: none"> <li>• Apply water or dust control agents to active grading areas, unpaved surfaces, and dirt stockpiles as necessary. Protect all soil to be stockpiled over 30 days with a secure tarp or tackifiers to prevent windblown dust.</li> <li>• Properly maintain diesel-powered on-site mobile equipment and use gasoline-powered on-site mobile equipment instead of diesel-powered mobile equipment, to the maximum extent possible.</li> <li>• Wash-off trucks leaving construction sites.</li> <li>• Replace ground cover on construction sites if it is determined that the site will be undisturbed for lengthy periods.</li> <li>• Reduce speeds on unpaved roads to less than 15 miles per hour.</li> <li>• Halt all grading and excavation operations when wind speeds exceed 25 miles per hour.</li> <li>• Sweep or vacuum dirt and debris spilled onto paved surfaces at the project site and on the adjacent roadways and dispose of these materials at the end of each workday.</li> <li>• Cover all trucks hauling dirt, sand, soil or other loose material to and from the site and/or maintain a two-foot minimum freeboard.</li> <li>• Use zero emission volatile organic compound (VOC) paints.</li> </ul>	<p>Less Than Significant</p>
<p><b>Long-term</b>                      A significant and unavoidable air quality impact has been identified associated with future mobile related air pollutant emissions.</p>	<p><b>AQ2</b> A project-specific air quality analysis shall be prepared for each subsequent redevelopment project in order to assess the potential air quality impact associated with the activity and identify measures to reduce air emissions. The air quality assessment shall include an evaluation of construction-related emissions, stationary and mobile source emissions, including CO "hot spot" emissions, if necessary. Measures shall be identified and implemented on a project-by-project basis to reduce emissions to the extent feasible (e.g., solar heating and energy, building design and efficient heating and cooling systems, maximize opportunities for mass transit, etc.).</p>	<p>Significant and Unavoidable</p>

Significance of Impact(s) After Mitigation	Recommended Mitigation Measure(s)	Impact(s)
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**Section 4.4 - Noise**

Less Than Significant	<p>Future redevelopment activities shall be subject to applicable City regulations regarding control of construction noise at the time the redevelopment activity is constructed. Applicable regulations include limiting the days and hours of construction and limiting the maximum noise levels from construction equipment. City regulations that address construction noise include:</p> <ul style="list-style-type: none"> <li>• The construction hours for construction activities on sites adjacent to residences, schools, and other noise-sensitive uses shall be reviewed and adjusted as determined appropriate by the City.</li> <li>• To the extent feasible, construction activities will be screened from adjacent noise-sensitive land uses, with solid wood fences or other barriers as determined appropriate by the City.</li> <li>• All construction equipment, fixed or mobile, operating within 1,000 feet of dwelling unit(s), school, hospital, or other noise-sensitive land use shall be equipped with properly operating and maintained muffler exhaust systems.</li> <li>• Stockpiling and vehicle staging areas shall be located as far as practical from occupied dwellings, classrooms, and other sensitive receptors.</li> <li>• Construction routes shall be established where necessary and practicable to prevent noise impacts on residences, schools, and other noise-sensitive receptors.</li> <li>• Where the City undertakes major street widening improvements where residential uses are adjacent to streets, the City evaluates the potential for noise exposure to residents and implementation of soundproofing as required.</li> </ul>	<p><b>Construction Noise</b> The potential noise generated during demolition and construction of future redevelopment activities is considered a significant, short-term impact.</p> <p><b>Stationary Noise</b> Redevelopment activities within the Project Area may result in increases in stationary noise as a result of operations of commercial, industrial, and public service uses. Since redevelopment activities may include noise-generating land uses located in vicinity of noise-sensitive uses, this impact is considered significant.</p> <p><b>Traffic Noise Exposure</b> The noise generated by roadways that carry large volumes of traffic may expose future redevelopment to noise levels that exceed City standards and/or Title 24 standards and is considered a significant impact.</p>
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Impact(s)	Recommended Mitigation Measure(s)	Significance of Impact(s) After Mitigation
<b>Section 4.4 – Noise (cont'd.)</b>		
	<p><b>N2</b> New development within the Project Area shall be subject to applicable City regulations at the time the redevelopment activity is proposed, Title 24 – Noise Insulation Standards, and implementation of site-specific building techniques. The site-specific building techniques include:</p> <ul style="list-style-type: none"> <li>• Multi-family residential buildings or structures to be located within exterior CNEL contours of 60 dB or greater of an existing or adopted freeway, expressway, parkway, major street, thoroughfare, railroad, rapid transit line, or industrial noise source shall prepare an acoustical analysis showing that the building has been designed to limit intruding noise to the level prescribed (interior CNEL of 45 dB).</li> <li>• Individual developments shall, implement site-planning techniques such as:               <ul style="list-style-type: none"> <li>• Increase the distance between the noise source and the receiver.</li> <li>• Using non-noise sensitive structures such as garages to shield noise-sensitive areas.</li> <li>• Orienting buildings to shield outdoor spaces from a noise source.</li> </ul> </li> <li>• Individual developments shall incorporate architectural design strategies, which reduce the exposure of noise-sensitive spaces to stationary noise sources. These design strategies shall be implemented based on recommendations of acoustical analysis for individual developments as required by the City to comply with City noise standards.</li> <li>• Individual developments shall incorporate noise barriers, walls, or other sound attenuation techniques, based on recommendations of acoustical analysis for individual developments as required by the City to comply with City noise standards.</li> <li>• Elements of building construction (i.e., walls, roof, ceiling, windows, and other penetrations) shall be modified as necessary to provide sound attenuation. This may include sealing windows, installing thicker or double-glazed windows, locating doors on the opposite side of a building from the noise source, or installing solid-core doors equipped with appropriate acoustical gaskets.</li> </ul>	<p>Less Than Significant</p>

Impact(s)	Recommended Mitigation Measure(s)	Significance of Impact(s) After Mitigation
<b>Section 4.5 – Cultural Resources</b>		
<p>Implementation of future redevelopment activities has the potential to result in an impact to previously unrecorded cultural resources sites (archaeological and historical) as well as potentially significant historic structures. This potential impact is considered significant.</p>	<p><b>CR1</b> The following measures shall be implemented prior to proceeding with any redevelopment activities in the Project Area:</p> <ol style="list-style-type: none"> <li>1. Any areas proposed for development that have not previously been surveyed for cultural resources within the last five years shall be surveyed to identify presence/absence of cultural resources.</li> <li>2. Any proposed development which may disturb subsurface soils, including removal of existing buildings or construction activities located adjacent to the San Diego River, shall include archaeological monitoring.</li> <li>3. All potential prehistoric sites located within the San Diego River alluvial plain that will be impacted by proposed development shall be tested under City of San Diego and CEQA Guidelines to determine significance. Testing through subsurface excavation provides the necessary information to determine site boundary, depth, content, integrity, and potential to address important research questions.</li> <li>4. Alternative options for significant sites under City of San Diego and CEQA Guidelines can include: 1) avoidance, and preservation, or 2) mitigation of impacts from proposed development through completion of a data recovery program in compliance with CEQA Guidelines.</li> </ol>	<p>Less Than Significant</p>
	<p><b>CR2</b> The following procedures shall be implemented before any Redevelopment Project activities can occur in the Redevelopment Project Area:</p> <ol style="list-style-type: none"> <li>1) Conduct a historical resource survey of properties located within the Project Area that are 45 years of age and older resulting in a report with determinations of potential eligibility of said properties to the California Register of Historic Places and the City of San Diego Historic Resources List.</li> <li>2) Obtain a concurrence on these determinations from the State Office of Historic Preservation and City Historical Resources Board.</li> </ol> <p>If any potential historical resources are identified and are found to be eligible, identify potential impacts from the proposed redevelopment project actions, and determine appropriate mitigations as defined in CEQA Guideline Section 15064.5 to reduce such impact to a level below significance.</p>	<p>Less Than Significant</p>

Significance of Impact(s) After Mitigation	Recommended Mitigation Measure(s)	Impact(s)
	<b>Section 4.6 – Biological Resources</b>	
Less Than Significant	<p><b>BR1</b> The redevelopment project policies shall include a requirement to make use of project designs, engineering, and construction practices that minimize impacts to sensitive habitats and wildlife corridor /MHPA preserve areas.</p>	<p>Future redevelopment activities have the potential to impact sensitive habitats and species located within, and adjacent to portions of the Project Area. Sensitive habitats potentially impacted include Diegan coastal sage scrub, riparian, and freshwater marsh habitats. Potential direct and indirect impacts to biological resources located within the Project Area are considered significant.</p>
Less Than Significant	<p><b>BR2</b> Further environmental review shall be conducted in accordance with appropriate CEQA documentation requirements where specific actions would result in impacts to sensitive habitats and/or wildlife corridor/MHPA preserve areas. These reviews shall be conducted at the earliest possible period of tiered project review to ensure the most flexibility in planning and project design, and resolve conflicts with significant biological resources.</p>	
Significant	<p>i. Trails should be kept out of the biological buffer except in areas of lower biological sensitivity. Trails within the buffer should be limited to trails that provide access to biological and /or cultural interpretive areas along the river, and aligned roughly perpendicular to the length of the buffer (i.e., spur trails). These interpretive areas and spur trails should be carefully chosen and should not be placed in biologically sensitive areas or areas with strong potential for effective habitat restoration and enhancement of species diversity.</p> <p>ii. As required by the MSCP Subarea Plan, native vegetation should be restored as a condition of future development proposals along the Urban Habitat Areas of the San Diego River corridor.</p> <p>iii. Permanent fencing and signage should be installed at the outside edge of the buffer areas. The limits of spur trails within the buffer should be effectively demarcated and/or fenced to avoid human encroachment into the adjacent habitat. The fencing should be designed to prevent encroachment by humans and domestic animals into the buffer areas and riparian corridor. The signage should inform people that sensitive habitat (and, if appropriate, mitigation land) lie beyond the fencing and that entering the area is illegal.</p> <p>iv. All post-construction structural best management practices (BMPs) such as grass swales, filter strips, and energy dissipaters, should be</p>	

Impact(s)	Recommended Mitigation Measure(s)	Significance of Impact(s) After Mitigation
<b>Section 4.6 – Biological Resources (cont'd.)</b>		
	<p><u>outside of the riparian buffer and the riparian corridor (i.e., they should be within the development footprint). All filtration and attenuation of surface flows provided by the proposed BMPs should occur prior to the discharge of the flows into the buffer areas.</u></p> <p>v. <u>Brush management zones should be outside the riparian buffer. The City's proposed brush management regulations state "no brush management is required in areas containing wetland vegetation."</u></p> <p>vi. <u>No additional lighting should be added within the vicinity of both upland and wetland sensitive habitats, and where possible, existing lighting within such areas should be removed.</u></p> <p>vii. <u>As to noise, methods should be employed to attenuate project-related construction and operational noise levels in excess of ambient levels at the edge of sensitive habitats to avoid or minimize further degradation by noise of conditions for wildlife, particularly, avian species. Where possible, existing sources of noise audible within the buffer should be removed.</u></p> <p>viii. <u>All areas within biological buffers should be added to the MHPA, if not already within it, and should be accordingly managed in perpetuity to maintain the biological functions and values the buffers are intended to protect.</u></p> <p><b>BR3</b> Prior to any project impacts occurring within areas under the jurisdiction of federal, state, or local biological resource regulatory agencies, the project applicant for the specific work shall obtain any and all applicable resource agency permits which may include, but are not limited to, Clean Water Act 404 and 401 permits and California Department of Fish and Game Code 1601 and 1603 Streambed Alteration Agreements.</p> <p><b>BR4</b> Significant impacts to City of San Diego Tier I-III habitats shall be mitigated as shown in Table 4.6-5 and as described in Section 4.6.1.4.</p> <p><b>BR5</b> Any significant wetland resource impacts to the San Diego River identified during lower tier environmental review shall be mitigated within the immediate area of the impact action.</p>	

Impact(s)	Recommended Mitigation Measure(s)	Significance of Impact(s) After Mitigation
<b>Section 4.6 – Biological Resources (cont'd.)</b>		
	<p><b>BR6</b> Where potential impacts to non-MSCP covered federal and/or state listed sensitive species and/or narrow endemic species may occur as a result of proposed project actions, coordination with responsible listing agencies (USFWS and/or CDFG) shall be completed as early as practicable and in conjunction with, or prior to, the CEQA process for actions that may affect these species. Specific actions necessary to protect these sensitive species shall be determined on a case-by-case basis.</p> <p><b>BR7</b> Project actions resulting in impacts to nesting migratory birds (as defined under the Migratory Bird Treaty Act [MBTA]) shall incorporate seasonal timing constraints for any wetland habitat clearing or shall require work corridor surveys for nesting birds. Where active nests are identified, these shall be avoided if practical, and if necessary, a MBTA Special Purpose Permit (50 CFR §21.27) shall be completed before removal of active nests of MBTA covered species.</p> <p><b>BR8</b> All future specific actions undertaken at or near the San Diego River shall be reviewed for consistency with the MSCP preserve and development requirements, as well as the MHPA Land Use Adjacency Guidelines.</p> <p><b>BR9</b> Assurance that mitigation areas will be adequately protected from future development shall be provided through 1) the dedication of fee title for the mitigation land to the City of San Diego; or 2) the establishment of a conservation easement relinquishing development rights to a conservation entity; or 3) a recorded covenant of easement against the title of the property for the remainder area, with the USFWS and CDFG named as third party beneficiaries, where a project has utilized all of its development area potential as allowed under the OR-1-2 zone.</p>	

Significance of Impact(s) After Mitigation	Recommended Mitigation Measure(s)	Impact(s)
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**Section 4.7 – Geology/Soils**

Existing geotechnical conditions of the Project Area related to the potential presence of near surface groundwater, ground shaking during a seismic event, and liquefaction is considered a significant geotechnical condition that may impact future development. As future development activities are proposed within the Project Area, a site specific geotechnical evaluation will need to be conducted for each project to identify the specific geotechnical conditions of the site and measures that would need to be implemented in order to address potential site constraints.

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A comprehensive geotechnical evaluation, including development-specific surface exploration and laboratory testing, shall be conducted prior to design and construction of any development within the Project Area. The purpose of the subsurface evaluation would be to: 1) further evaluate the subsurface conditions in the area of future structures or improvements; and, 2) provide information pertaining to the engineering characteristics of earth materials of each development. From these data, recommendations for grading, earthwork, surface, and subsurface drainage, foundations, pavement structural sections, sedimentation mitigation, and other pertinent geotechnical design considerations may be formulated.

The Rose Canyon fault has been mapped approximately five miles to the west of the site. Accordingly, the site has a potential for moderate ground motions due to an earthquake on the active Rose Canyon fault. Therefore, the potential for moderate seismic accelerations will need to be considered in the design of future structures or improvements. The level of risk associated with these seismic accelerations is the level of risk assumed by the UBC minimum design requirements.

The settlement of potential underlain fill soils will likely require that multi-level structures be supported on deep foundations. The settlement potential of these soils would be evaluated as part of the geotechnical design phase of any redevelopment activity. Measures may include removal of these soils and replacement with compacted fill.

Less Than Significant

Impact(s)	Recommended Mitigation Measure(s)	Significance of Impact(s) After Mitigation
<b>Section 4.7 – Geology/Soils (cont'd.)</b>		
	Lower portions of Subareas A and B are underlain by alluvium which may be subject to liquefaction. Mitigation may include removal of loose alluvium and replacement with compacted fill or supporting any future structures on deep foundations which extend through the alluvium.	
<b>Section 4.8 – Hazardous Materials</b>		
The potential presence of hazardous materials and existing areas of contamination in the Project Area is considered a significant impact.	<p><b>HM1</b> Prior to the development of specific properties within the Redevelopment Project Area, a Phase I Environmental Site Assessment (ESA) shall be performed. The Phase I ESA shall identify the potential for the site to contain hazardous materials (including asbestos and lead-based paints) and contaminated soils. Recommendations of the Phase I ESA shall be implemented to ensure that the site is suitable for redevelopment activities. Recommendations of the Phase I ESA may range from no further action, to preparation of a Phase II ESA that identifies specific further action required in order to remediate the hazardous materials so that they do not pose a significant health risk.</p> <p><b>HM2</b> Any <u>underground storage tanks (USTs)</u> that are removed during redevelopment activities shall be removed under permit by the <u>Department of Environmental Health (DEH)</u>. The soil and groundwater within the vicinity of the USTs shall be adequately characterized and remediated, if necessary, to a standard that would be protective of water quality and human health, based on the future site use.</p> <p><b>HM3</b> In the event that not previously identified <u>underground storage tanks (USTs)</u> or undocumented areas of contamination are encountered during redevelopment activities, work shall be discontinued until appropriate health and safety procedures are implemented. A contingency plan shall be prepared to address contractor procedures for such an event, to minimize potential for costly construction delays. In addition, either <u>Department of Environmental Health (DEH)</u> or the <u>Regional Water Quality Control Board (RWQCB)</u>, depending on the nature of the contamination, shall be notified regarding the contamination. Each agency and program within the respective agency has its own mechanism for initiating an investigation. The appropriate program shall be selected based on the nature of the contamination identified. The contamination remediation and removal activities shall be conducted in accordance with pertinent local, state, and federal regulatory guidelines, under the oversight of the appropriate regulatory agency.</p>	Less Than Significant

Impact(s)	Recommended Mitigation Measure(s)	Significance of Impact(s) After Mitigation
<b>Section 4.8 – Hazardous Materials (cont'd.)</b>		
	<p><b>HM4</b> A risk assessment shall be performed at all facilities in the Project Area where contamination has been identified or is discovered during activities, and at which soil is to be disturbed, to address non-water quality risks posed by any residual contamination, and to establish appropriate mitigation measures (e.g., natural attenuation, active remediation, and engineering controls) that would be protective of human health and the environment. All assessment and remediation activities shall be conducted in accordance with a Work Plan which is approved by the City of San Diego having oversight of the activities.</p> <p><b>HM5</b> During construction activities, it may be necessary to excavate existing soil at a specific project site, or to bring fill soils to the site from off-site locations. In areas that have been identified as being contaminated or where soil contamination is suspected, appropriate sampling is required prior to disposal of excavated soil. Complete characterization of the soil shall be prepared prior to any excavation or removal activity. Contaminated soil shall be properly disposed at an off-site facility. Fill soils also shall be sampled to ensure that imported soil is free of contamination.</p> <p><b>HM6</b> Caution shall be taken during excavation activities near existing groundwater monitoring wells, so that they are not damaged. Existing groundwater monitoring wells may have to be abandoned and reinstalled if they are located in an area that is undergoing redevelopment.</p>	
<b>Section 4.9 – Paleontological Resources</b>		
<p>Future redevelopment activities have the potential to result in the substantial excavation of potential fossil-bearing geologic formations and the impact is considered significant.</p>	<p><b>PR1</b> Prior to preconstruction (precon) meeting:</p> <ol style="list-style-type: none"> <li>1. Land Development Review (LDR) Plan Check Prior to the issuance of a Notice to Proceed (NTP) or any permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the Assistant Deputy Director (ADD) of LDR shall verify that the requirements for Paleontological Monitoring have been noted on the appropriate construction documents.</li> <li>2. Letters of Qualification have been Submitted to ADD Prior to the NTP, and/or issuance of a Grading Permit, Demolition Permit or Building Permit, the applicant shall provide a letter of verification to the ADD of LDR stating that a qualified Paleontologist, as defined in the City of San Diego Paleontological Guidelines, has been retained to implement the monitoring program.</li> </ol>	<p>Less Than Significant</p>

Impact(s)	Recommended Mitigation Measure(s)	Significance of Impact(s) After Mitigation
<b>Section 4.9 – Paleontological Resources (cont'd.)</b>		
	<p>3. Second Letter Containing Names of Monitors has been sent to Mitigation Monitoring Coordination (MMC).</p> <p>a. At least thirty days prior to the Preconstruction Meeting (Precon), a second letter shall be submitted to MMC which shall include the name of the Principal Investigator (PI) and the names of all persons involved in the Paleontological Monitoring of the project.</p> <p>b. MMC will provide Plan Check with a copy of both the first and second letter.</p> <p>4. Records Search Prior to Precon Meeting                      At least thirty days prior to the Precon meeting, the qualified Paleontologist shall verify that a records search has been completed, and updated as necessary, and be prepared to introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities. Verification includes, but is not limited to, a copy of a confirmation letter from the San Diego Natural History Museum, other institution, or, if the record search was in-house, a letter of verification from the PI stating that the search was completed.</p> <p>Precon Meeting:</p> <p>1. Monitor Shall Attend Precon Meetings</p> <p>a. Prior to beginning of any work that requires monitoring, the Applicant shall arrange a Precon Meeting that shall include the Paleontologist, Construction Manager and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), and MMC. The qualified Paleontologist shall attend any grading related Precon Meetings to make comments and/or suggestions concerning the Paleontological Monitoring Program with the Construction Manager and/or Grading Contractor.</p> <p>b. If the Monitor is not able to attend the Precon Meeting, the RE, or BI as appropriate, shall schedule a focused Precon Meeting for MMC, Monitors, Construction Manager and appropriate Contractor's representatives to meet and review the job on-site prior to start of any work that requires monitoring.</p> <p>2. Identify Areas to be Monitored                      At the Precon Meeting, the Paleontologist shall submit to MMC a copy of the site/grading plan (reduced to 11x17) that identifies areas to be monitored.</p> <p>3. When Monitoring Will Occur                      Prior to the start of work, the Paleontologist also shall submit a construction schedule to MMC through the RE, or BI, as appropriate, indicating when and where monitoring is to begin and shall notify MMC of the start date for monitoring.</p>	

Impact(s)	Recommended Mitigation Measure(s)	Significance of Impact(s) After Mitigation
<b>Section 4.9 – Paleontological Resources (cont'd.)</b>		
	<p>During Construction:</p> <ol style="list-style-type: none"> <li>1. Monitor Shall be Present During Grading/Excavation               <ol style="list-style-type: none"> <li>a. The qualified Paleontologist shall be present full-time during the initial cutting of previously undisturbed formations with high and moderate resource sensitivity, and shall document activity via the Consultant Site Visit Record (form). This record shall be faxed to the RE, or BI as appropriate, and MMC each month.</li> </ol> </li> <li>2. Discoveries:               <ol style="list-style-type: none"> <li>a. Minor Paleontological Discovery In the event of a minor Paleontological discovery (small pieces of broken common shell fragments or other scattered common fossils) the Paleontologist shall notify the RE, or BI as appropriate, that a minor discovery has been made. The determination of significance shall be at the discretion of the qualified Paleontologist. The Paleontologist shall continue to monitor the area and immediately notify the RE, or BI as appropriate, if a potential significant discovery emerges.</li> <li>b. Significant Paleontological Discovery In the event of a significant Paleontological discovery, and when requested by the Paleontologist, the city RE, or BI as appropriate, shall be notified and shall divert, direct, or temporarily halt construction activities in the area of discovery to allow recovery of fossil remains. The determination of significance shall be at the discretion of the qualified Paleontologist. The Paleontologist with Principal Investigator (PI) level evaluation responsibilities shall also immediately notify MMC staff of such finding at the time of discovery. MMC staff will coordinate with appropriate LDR staff.</li> </ol> </li> <li>3. Night Work:               <ol style="list-style-type: none"> <li>a. If night work is included in the contract When night work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting. The following procedures shall be followed:                   <ol style="list-style-type: none"> <li>(a) No Discoveries In the event that nothing was found during the night work, the PI shall record the information on the Site Visit Record Form.</li> </ol> </li> </ol> </li> </ol>	

Impact(s)	Recommended Mitigation Measure(s)	Significance of Impact(s) After Mitigation
<b>Section 4.9 – Paleontological Resources (cont'd.)</b>		
	<p>b. Minor Discoveries All Minor Discoveries shall be processed and documented using the existing procedures under 2. a., with the exception that the RE shall contact MMC by 9 A.M. the following morning.</p> <p>c. Potentially Significant Discoveries If the PI determines that a potentially significant discovery has been made, the procedures under 2.b., shall be followed, with the exception that the RE shall contact MMC by 8 A.M. the following morning to report and discuss the findings.</p> <p>d. If night work becomes necessary during the course of construction The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin. The RE, or BI, as appropriate, shall notify MMC immediately.</p> <p>e. All other procedures described above shall apply, as appropriate.</p> <p>4. Notification of Completion: The Paleontologist shall notify MMC and the RE, or BI as appropriate, of the end date of monitoring.</p> <p><b>Post Construction</b> The Paleontologist shall be responsible for preparation of fossils to a point of curation as defined by the City of San Diego Paleontological Guidelines:</p> <ol style="list-style-type: none"> <li>1. Submit Letter of Acceptance from Local Qualified Curation Facility. The Paleontologist shall be responsible for submittal of a letter of acceptance to ADD of LDR from a local qualified curation facility. A copy of this letter shall be forwarded to MMC.</li> <li>2. If Fossil Collection is not Accepted, Contact LDR for Alternatives If the fossil collection is not accepted by a local qualified facility for reasons other than inadequate preparation of specimens, the project Paleontologist shall contact LDR, to suggest an alternative disposition of the collection. MMC shall be notified in writing of the situation and resolution.</li> <li>3. Recording Sites with San Diego Natural History Museum The Paleontologist shall be responsible for the recordation of any discovered fossil sites at the San Diego Natural History Museum.</li> </ol>	

Impact(s)	Recommended Mitigation Measure(s)	Significance of Impact(s) After Mitigation
<b>Section 4.9 – Paleontological Resources (cont'd.)</b>		
	<p>4. Final Results Report</p> <p>a. Prior to the release of the grading bond, two copies of the Final Results Report (even if negative), which describes the results, analysis, and conclusions of the above Paleontological Monitoring Program (with appropriate graphics) shall be submitted to MMC for approval by the ADD of LDR.</p> <p>b. MMC shall notify the RE or BI, as appropriate, of receipt of the Final Results Report.</p>	
<b>Section 4.10 – Aesthetics</b>		
<p>Future redevelopment activities within the Project Area may result in significant aesthetic impacts.</p>	<p><b>A1</b> As redevelopment activities proceed within the Project Area, each individual development proposal shall be reviewed by the Agency and City to comply with the development standards of the City of San Diego Land Development Code and the adopted design guidelines of the Community Plans. Specific redevelopment projects shall incorporate appropriate design details and principals consistent with the Navajo and Tierrasanta Community Plans, including:</p> <ul style="list-style-type: none"> <li>• The rear elevations of buildings which face the San Diego River or are visible from the street should be as well-detailed and visually interesting as the front elevations;</li> <li>• Buildings developed adjacent to the river should be set back from the river to avoid glare and shading impacts to the habitat;</li> <li>• Improve the appearance of the existing strip commercial development on Mission Gorge Road between Interstate 8 and Zion Avenue by reducing signs, improving landscaping and architectural design, providing consistent building setbacks and providing adequate off-street parking;</li> <li>• Site design should provide adequate visual buffers surrounding uses, such as with the use of landscaping or grade separation;</li> <li>• Develop commercial areas which have desirably distinctive qualities in their design, appearance and operation;</li> <li>• Ensure that industrial appearance and effects of industrial uses are compatible with the character of the surrounding residential and commercial areas and the sensitive resources of the San Diego River;</li> <li>• Development along Mission Gorge Road shall comply with the regulations included in the Community Plan Implementation Overlay Zone (CPIOZ); and,</li> <li>• Future development of areas within the Tierrasanta Community that abut the Mission Trails Regional Park should be sensitive to it, as proposed within the Urban Design Element of the Tierrasanta Community Plan.</li> </ul>	<p>Less Than Significant</p>

Impact(s)	Recommended Mitigation Measure(s)	Significance of Impact(s) After Mitigation
<b>Section 4.9 – Paleontological Resources (cont'd.)</b>		
	<p>4. Final Results Report</p> <p>a. Prior to the release of the grading bond, two copies of the Final Results Report (even if negative), which describes the results, analysis, and conclusions of the above Paleontological Monitoring Program (with appropriate graphics) shall be submitted to MMC for approval by the ADD of LDR.</p> <p>b. MMC shall notify the RE or BI, as appropriate, of receipt of the Final Results Report.</p>	
<b>Section 4.10 – Aesthetics</b>		
<p>Future redevelopment activities within the Project Area may result in significant aesthetic impacts.</p>	<p><b>A1</b> As redevelopment activities proceed within the Project Area, each individual development proposal shall be reviewed by the Agency and City to comply with the development standards of the City of San Diego Land Development Code and the adopted design guidelines of the Community Plans. Specific redevelopment projects shall incorporate appropriate design details and principals consistent with the Navajo and Tierrasanta Community Plans, including:</p> <ul style="list-style-type: none"> <li>• The rear elevations of buildings which face the San Diego River or are visible from the street should be as well-detailed and visually interesting as the front elevations;</li> <li>• Buildings developed adjacent to the river should be set back from the river to avoid glare and shading impacts to the habitat;</li> <li>• Improve the appearance of the existing strip commercial development on Mission Gorge Road between Interstate 8 and Zion Avenue by reducing signs, improving landscaping and architectural design, providing consistent building setbacks and providing adequate off-street parking;</li> <li>• Site design should provide adequate visual buffers surrounding uses, such as with the use of landscaping or grade separation;</li> <li>• Develop commercial areas which have desirably distinctive qualities in their design, appearance and operation;</li> <li>• Ensure that industrial appearance and effects of industrial uses are compatible with the character of the surrounding residential and commercial areas and the sensitive resources of the San Diego River;</li> <li>• Development along Mission Gorge Road shall comply with the regulations included in the Community Plan Implementation Overlay Zone (CPIOZ); and,</li> <li>• Future development of areas within the Tierrasanta Community that abut the Mission Trails Regional Park should be sensitive to it, as proposed within the Urban Design Element of the Tierrasanta Community Plan.</li> </ul>	<p>Less Than Significant</p>

Impact(s)	Recommended Mitigation Measure(s)	Significance of Impact(s) After Mitigation
<b>Section 4.11 – Water Quality/Hydrology</b>		
<p><b>Hydrology/Drainage</b> Redevelopment activities in the Project Area may require grading or alteration of the topography that could affect the hydrologic function of these drainages, altering localized drainage patterns and runoff. This issue is considered a significant impact.</p> <p><b>Flooding</b> Redevelopment activity in these areas has the potential to impede or redirect flood flows and each redevelopment project will need to be evaluated to ensure they do not adversely impact flooding. This issue is considered a significant impact.</p>	<p><b>HD1</b> A detailed hydrology study shall be prepared for each specific development that addresses the onsite and offsite hydrological and drainage characteristics of each proposed development project. For development projects located within or adjacent to the 100-year floodplain, additional consideration shall be given to the design of the project. An appropriate drainage control plan that controls runoff and drainage in a manner acceptable to City Engineering Standards for the specific project shall be implemented. The drainage control plan shall be implemented in accordance with the recommendations of the hydrology study and shall address on-site and off-site drainage requirements to ensure on-site runoff will not adversely affect off-site areas or alter the existing drainage pattern of the site or off-site areas. The drainage study shall incorporate the recommendations of the San Diego River Park Master Plan and the San Diego River Watershed Management Plan relative to hydrology/drainage and flooding to the maximum extent practicable.</p>	<p>Less Than Significant</p>
<p><b>Water Quality – Short-Term</b> Future redevelopment activities have the potential to result in a violation of water quality standards through sedimentation/siltation or emissions from construction related activities of the local surface waters and groundwaters. This issue is considered a significant impact.</p>	<p><b>WQ1</b> Prior to commencement of construction activities for future redevelopment activities, in compliance approval documentation with the City of San Diego Municipal Code, General Construction Stormwater Permit (Order No. 99-08, NPDES CAS000002) and the General Municipal Stormwater Permit (Order No. 2001-01, NPDES CAS0108758) shall be obtained. Under the General Construction Stormwater Permit, the following components are required, a Notice of Intent (NOI), Stormwater Pollution Prevention Plan (SWPPP), and a Monitoring Program and Reporting Requirements. Required elements of SWPPP include:</p> <ul style="list-style-type: none"> <li>• Site description addressing the elements and characteristics specific to the site;</li> <li>• Description of Best Management Practices (BMPs) for erosion and sediment controls;</li> <li>• BMPs for construction waste handling and disposal;</li> <li>• Implementation of approved local plans;</li> <li>• Proposed post-construction controls, including description of local post-construction erosion and sediment control requirements;</li> <li>• Non-storm water management;</li> <li>• Identify a sampling and analysis strategy and sampling schedule for discharges from construction activity which discharge into water bodies listed on the 303 (d) list of impaired water bodies; and,</li> </ul>	<p>Less Than Significant</p>

Impact(s)	Recommended Mitigation Measure(s)	Significance of Impact(s) After Mitigation
<b>Section 4.11 – Water Quality/Hydrology (cont'd.)</b>		
	<ul style="list-style-type: none"> <li>• For all construction activity, identify a sampling and analysis strategy and sampling schedule for pollutants which are not visually detectable in stormwater discharges, which are known to occur on the construction site, and which could cause or contribute to an exceedance of water quality objectives in receiving waters.</li> </ul> <p>Some of the BMPs that shall be used during construction for compliance with the City of San Diego Municipal Code, General Construction Stormwater Permit, and General Municipal Stormwater Permit include, but are not limited to:</p> <ul style="list-style-type: none"> <li>• Silt fence, fiber rolls, or gravel bag berms</li> <li>• Street Sweeping</li> <li>• Storm drain inlet protection</li> <li>• Stabilized construction entrance/exit</li> <li>• Vehicle and equipment maintenance, cleaning, and fueling</li> <li>• Hydroseed, soil binders, or straw mulch</li> </ul>	
<p><b>Water Quality – Long-Term</b>            Given the current status of the San Diego River on the 303(d) list of impaired waters and the potential for future non-compliance with the water quality regulations, this issue is considered a significant impact.</p>	<p><b>WQ2</b> All future redevelopment projects shall obtain compliance approval with the City of San Diego Municipal Code, General Municipal Stormwater Permit (Order No. 2001-01, NPDES NO. CAS0108858), and the General Industrial Stormwater Permit (Order No. 97-03-DWQ, NPDES NO. CAS000001). Future redevelopment project design shall also take into consideration to the maximum extent practicable the recommendations contained in the San Diego River Park Master Plan and the San Diego River Watershed Management Plan. Components of future redevelopment project design that will help achieve compliance with these long-term water quality regulations include, but are not limited to:</p> <ul style="list-style-type: none"> <li>• Infiltration basins</li> <li>• Retention/detention basins</li> <li>• Biofilters</li> <li>• Structural controls</li> </ul>	<p>Less Than Significant</p>

Source: BRG Consulting, Inc., 2004/2005.