

ENVIRONMENTAL IMPACT SECONDARY STUDY

Pertaining to the

1) DISPOSITION AND DEVELOPMENT AGREEMENT

by and between the

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO

and

UNITOG RENTAL SERVICES

UNITOG UNIFORM AND LAUNDRY SERVICE

SITE DISPOSITION AND DEVELOPMENT

2) PROPOSED FIRST AMENDMENT TO THE REDEVELOPMENT PLAN

FOR THE DELLS REDEVELOPMENT PROJECT

EQD # 83-0790

Prepared by:

The Redevelopment Agency
of The City of San Diego
Community Concourse
202 "C" Street
San Diego, CA 92101

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November 18, 1983

SECTION I -

INTRODUCTION

The Redevelopment Agency of The City of San Diego intends to enter a Disposition and Development Agreement (DDA) with UNITOG Rental Services (e.g., "the developer") for the sale of land and development of a Laundry. The laundry is an implementation activity of the Dells Redevelopment Plan, adopted by the City Council on November 17, 1976 (Ordinance No. 11950).

The Redevelopment Agency also proposes to extend from six years to twelve years the period during which the Agency may initiate eminent domain proceedings.

This Secondary Study has been prepared according to the Redevelopment Agency's Amended Procedures for Implementation of CEQA and the Regulations of the California Resources Agency (adopted December 15, 1980 by Agency Resolution No 631). Specifically, the proposed action is subject to an evaluation of the probable environmental effects of its implementation according to the requirements for a Secondary Study as stated by Section 501 of the Agency's Procedure:

If the Agency proposes to amend a Plan, execute or approve any contracts for site improvements, disposition and development agreements, participation agreements or any other documents, or undertake other implementation activities which may result in substantial changes in the environmental impacts anticipated and covered in the previous EIR prepared for the Project, the Agency shall conduct a Secondary Study to determine if the proposed action will have additional significant effects on the environment.

The Dells Redevelopment Plan has been addressed by the following environmental document which was prepared previous to this Secondary Study:

Negative Declaration (EQD #75-01-00.22BG) for the the Dells Redevelopment Plan certified by the Agency and the City Council on October 6, 1976, by Resolution No. R-216896.

The Dells Redevelopment Plan and the Negative Declaration are on file and may be reviewed during business hours at the office of the Secretary of the Redevelopment Agency, Fifth Floor Operations Building, 1222 First Avenue, San Diego, California; at the offices of the Southeast Economic Development Corporation (SEDC), 525 "C" Street, Scripps Building, Suite 200, San Diego, California 92101; and at the office of the Environmental Quality Division, City Administration Building, 202 "C" Street, San Diego, California 92101.

SECTION II-

SUMMARY OF FINDINGS

1. The sale of real property and development of the laundry and related facilities pursuant to the proposed Disposition and Development Agreement will cause no change in the Dells Redevelopment Project, or the circumstances under which the project is to be undertaken, which differs from the project description and circumstances previously addressed by the Negative Declaration (EQD #75-01-00.22BG) prepared for the project.
2. The sale of real property and development of the laundry and related facilities pursuant to the proposed Disposition and Development Agreement will have no significant effect on the environment, except as identified and considered in the Negative Declaration (EQD #75-01-00.22BG).
3. The proposed first amendment to the Redevelopment Plan for the Dells Redevelopment Project pursuant to the proposed increased time period during which the Agency may initiate eminent domain proceedings will cause no change in the Dells Redevelopment Project, or the circumstances under which the project is to be undertaken, which differs from the project description and circumstances previously addressed by the Negative Declaration (EQD #75-01-00.22BG) prepared for the project.
4. The proposed first amendment to the Redevelopment Plan for the Dells Redevelopment Project pursuant to the proposed increased time period during which the Agency may initiate eminent domain proceedings will have no significant effect on the environment, except as identified and considered in the Negative Declaration (EQD #75-01-00.22BG).
5. Therefore, no subsequent environmental report is necessary or required.

The above findings are derived from the environmental review documented by this Secondary Study. Section III describes the proposed activities which are the subject of the DDA between the Agency and Developer. Section IV describes the environmental setting of the Dells Redevelopment Project area and the laundry site, and Sections V and VI review the potential environmental impacts of the proposed activities in the context of the previous environmental document.

SECTION III

DESCRIPTION OF THE PROPOSED ACTIVITY

The proposed Disposition and Development Agreement (DDA) is by and between the Redevelopment Agency of the City of San Diego (Agency) and UNITOG Rental Services (Developer). The purpose of the Agreement is to implement the Redevelopment Plan for the Dells Redevelopment Project by providing for the development of the laundry on the northwesternmost 1.3 gross acres of the Redevelopment Project area and as shown on Attachment No. 1. The project includes the construction and operation of a uniform rental and laundry service.

The proposed first amendment to the Redevelopment Plan for the Dells Redevelopment Project will increase from six years to twelve years the time period during which the Agency may initiate eminent domain proceedings. The proposed amendment is intended to provide the capacity and the time to redevelop the land already in the Dells Redevelopment Project.

SECTION IV

ENVIRONMENTAL SETTING

The general environmental setting of the Dells Redevelopment Project area and vicinity has been adequately described in the Negative Declaration (Section I of this Study) and is hereby incorporated by reference.

The 1.3-acre site for the rental and laundry facility is generally bounded by 32nd Street on the west, 'G' Street on the south (only a short portion is improved), and an improved alley on the north. The vacant and level site is in the M-1B Zone which provides for light industrial uses and certain "heavy" commercial uses.

The properties to the south and east are vacant; a church is located on the southeast corner of 32nd Street and the alley; light industrial uses are located north of the alley; and single-family residences are located on the west side of 32nd Street.

V. ENVIRONMENTAL IMPACTS

(Explanations of all "yes" and "maybe" answers are required on attached sheets.)

1. Earth. Will the proposal result in:

	<u>YES</u>	<u>MAYBE</u>	<u>NO</u>
a. Unstable earth conditions or in changes in geologic structures?	_____	_____	<u>X</u>
b. Disruption, displacements, compaction or uncovering of the soil?	_____	_____	<u>X</u>
c. Change in topography or ground surface relief features?	_____	_____	<u>X</u>
d. The destruction, covering or modification of any unique geologic or physical features?	_____	_____	<u>X</u>
e. Any increase in wind or water erosion of soils, either on or off the site.	_____	_____	<u>X</u>
f. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake?	_____	_____	<u>X</u>
g. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?	_____	_____	<u>X</u>

2. Air. Will the proposal result in:

	<u>YES</u>	<u>MAYBE</u>	<u>NO</u>
a. Substantial air emissions or deterioration of ambient air quality?	_____	_____	<u>X</u>
b. The creation of objectionable odors?	_____	_____	<u>X</u>
c. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally?	_____	_____	<u>X</u>
Water. Will the proposal result in:			
a. Changes in currents, or the course or direction of water movements, in either marine or fresh waters?	_____	_____	<u>X</u>
b. Changes in absorption rates, drainage patterns, or the rate and amount of surface water runoff.	_____	_____	<u>X</u>
c. Alterations to the course or flow of flood waters?	_____	_____	<u>X</u>
d. Change in the amount of surface water in any water body?	_____	_____	<u>X</u>
e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolve oxygen or turbidity?	_____	_____	<u>X</u>
f. Alteration of the direction or rate of flow of ground water?	_____	_____	<u>X</u>

	YES	MAYBE	NO	YES	MAYBE	NO
g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?			X			X
h. Substantial reduction in the amount of water otherwise available for public water supplies?			X			X
i. Exposure of people or property to water related hazards such as flooding or tidal waves?			X			X
j. Significant changes in the temperature, flow, or chemical content of surface thermal springs?			X			X
4. Plant Life. Will the proposal result in:						
a. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, and aquatic plants)?			X			X
b. Reduction of the numbers of any unique, rare or endangered species of plants?			X			X
c. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species?			X			X
d. Reduction in acreage of any agricultural crop?			X			X
5. Animal Life. Will the proposal result in:						
a. change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms, or insects)?			X			X
b. Reduction of the numbers of any unique, rare or endangered species of animals?			X			X
c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?			X			X
d. Deterioration to existing fish or wildlife habitat?			X			X
6. Noise. Will the proposal result in:						
a. Increases in existing noise levels?			X			X
b. Exposure of people to severe noise levels?			X			X
7. Light and Glare. Will the proposal produce new light or glare?			X			X
8. Land Use. Will the proposal result in a substantial alteration of the present or planned use of an area?			X			X
9. Natural Resources. Will the proposal result in:						
a. Increase in the rate of use of any natural resources?			X			X
b. Substantial depletion of any nonrenewable natural resource?			X			X
10. Risk of Upset. Will the proposal involve:						

a. A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?

b. Possible interference with an emergency response plan or an emergency evacuation plan?

11. Population. Will the proposal alter the location, distribution, density, or growth rate of the human population of an area?

12. Housing. Will the proposal affect existing housing, or create a demand for additional housing?

13. Transportation/Circulation. Will the proposal result in:

a. Generation of substantial additional vehicular movement?

b. Effects on existing parking facilities, or demand for new parking?

c. Substantial impact upon existing transportation systems?

d. Alterations to present patterns of circulation or movement of people and/or goods?

e. Alterations to waterborne, rail or air traffic?

f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?

14. Public Services. Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:

a. Fire protection:

b. Police protection?

c. Schools?

d. Parks or other recreational facilities?

e. Maintenance of public facilities, including roads?

f. Other governmental services?

15. Energy. Will the proposal result in:

a. Use of substantial amounts of fuel or energy?

b. Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?

16. Utilities. Will the proposal result in a need for new systems, or substantial alterations to the following utilities:

a. Power or natural gas

b. Communications systems?

c. Water?

d. Sewer or septic tanks?

e. Storm water drainage?

f. Solid waste and disposal?

X
X
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X

21. Mandatory Findings of Significance.

- a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number of or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or pre-history? X
- b. Does the project have the potential to achieve short-term, to the disadvantage of long term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.) X
- c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.) X
- d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? X

17. Human Health. Will the proposal result in:

- a. Creation of any health hazard or potential health hazard (excluding mental health)? X
- b. Exposure of people to potential health hazards? X

18. Aesthetics. Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an esthetically offensive site open to public view? X

19. Recreation. Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities? X

20. Cultural Resources.

- a. Will the proposal result in the alteration of or the destruction of a prehistoric or historic archaeological site? X
- b. Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure, or object. X
- c. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values? X
- d. Will the proposal result in the destruction of or sacred uses within the potential impact area? X

SECTION VI

DISCUSSION OF ENVIRONMENTAL EVALUATION


No discussion required.

VI. DETERMINATION

On the basis of this secondary evaluation:

- I find the proposed action COULD NOT HAVE a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed action COULD HAVE a significant effect on the environment, there WILL NOT BE a significant effect in this case because the mitigation measures described on the attached sheet have been added to the project. A NEGATIVE DECLARATION will be prepared.
- I find the proposed action MAY HAVE a significant effect on the environment, and a SUBSEQUENT ENVIRONMENTAL IMPACT REPORT will be prepared.
- I find that there IS AVAILABLE for the proposed action additional information concerning environmental impacts, mitigation measures or alternatives identified in the prior Environmental Impact Report and a SUPPLEMENT TO ENVIRONMENTAL IMPACT REPORT will be prepared.
- I find that the proposed action WILL NOT HAVE any significant effect on the environment other than as identified in the prior Negative Declaration, and there is no additional information or data available regarding environmental impacts identified in said Negative Declaration. Therefore, a NEGATIVE DECLARATION, SUBSEQUENT ENVIRONMENTAL IMPACT REPORT, or a SUPPLEMENT TO ENVIRONMENTAL IMPACT REPORT will not be prepared.

Date: 11/18/83


Allen M. Jones, Deputy Director
City Planning Department

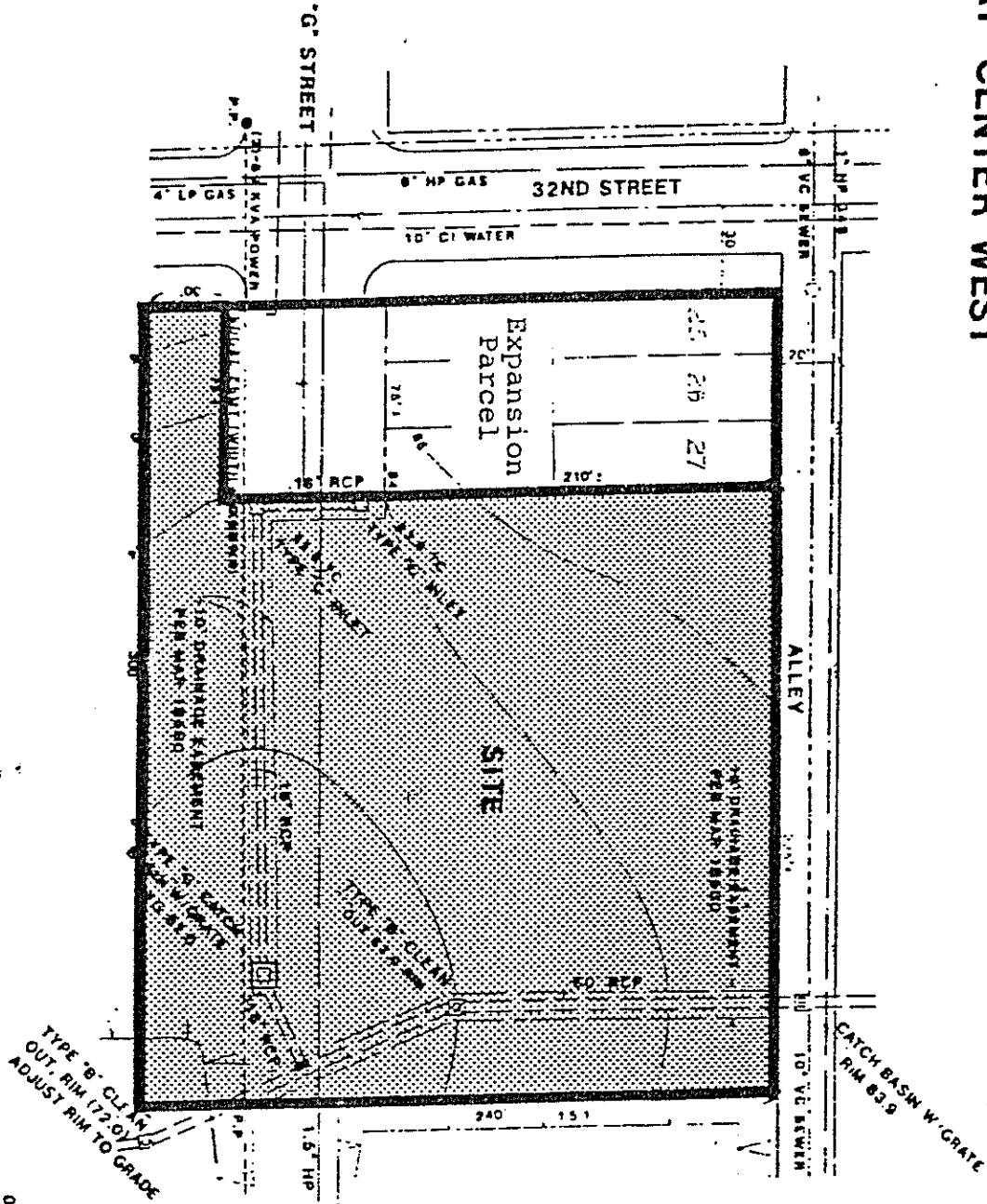
CERTIFICATION: I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Reference: California Administrative Code, Title 14, Section 15029.5.

UNITOG

LOT NO. 2 OF THE DELLS
GATEWAY CENTER WEST

Site Map



NOTE: PORTION OF 'C' STREET CLOSED PER RESOLUTION NO. 22850, 4-30-17 THAT PORTION OF THE ROUTINELY 10' OF LOTS 25, 26, 27 OF CHAVER'S ADDITION OF MAP 167, BLOCK 127

REFERENCE DRW. 17670-07-D
17670-10-D
MAP 10500



HCH & ASSOCIATES
1000 ...
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