

REDEVELOPMENT AGENCY OF

THE CITY OF SAN DIEGO

RESOLUTION NO. R-03297

ADOPTED ON FEBRUARY 20, 2001

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF THE SAN DIEGO CERTIFYING THE SECONDARY STUDY OF THE ENVIRONMENTAL IMPACTS WITH RESPECT TO THE DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY AND TAYRAD, LLC; AND THE PROPOSED SALE OF REAL PROPERTY PURSUANT THERETO.

WHEREAS, the Redevelopment Agency of The City of San Diego (the Agency) is engaged in activities necessary to carry out and implement the Redevelopment Plan for the Central Imperial Redevelopment Project Area (the Project); and

WHEREAS, the following environmental document has been prepared in connection with and subsequent to the approval and adoption of the Third Amendment to the Redevelopment Plan for the Project: Final Mitigated Negative Declaration (MND) for the Central Imperial was certified by the Council of the City of San Diego [the Council] on October 24, 2000, by Resolution No. R-294056 and was approved by the Redevelopment Agency [the Agency] on October 24, 2000, by Resolution No. R-03255; and

WHEREAS, the Agency proposes to approve a Disposition and Development Agreement with TayRad, LLC (the Developer), pursuant to which: The Agency shall sell real property to the Developer for the development of an industrial site at 54th and Market Streets - the Bohemian Building (the Site). The site is approximately four acres with an existing building of approximately 42,730 square feet located on two of the four acres; and

WHEREAS, the sale of real property pursuant to the Disposition and Development Agreement and the development of the site pursuant to the terms and conditions set forth in the Disposition and Development Agreement and the Central Imperial Redevelopment Plan are

redevelopment activities assessed by the MND for the Project; and

WHEREAS, the Southeastern Economic Development Corporation, Inc., acting on behalf of the Agency, has prepared a Secondary Study in accordance with and pursuant to the California Environmental Quality Act of 1970 (CEQA) and State and local regulations and guidelines adopted pursuant thereto and such Secondary Study assesses the environmental impacts of the sale of the real property and improvements pursuant to the Disposition and Development Agreement; NOW, THEREFORE,

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

1. That the Agency certifies that the Secondary Study of environmental impacts with respect to the proposed sale of real property and the development of the Site pursuant to the Disposition and Development Agreement has been prepared pursuant to the California Environmental Quality Act of 1970 (CEQA) and State and local regulations and guidelines adopted pursuant thereto.

2. That the Agency further certifies that the information contained in the Secondary Study and the MND for the Project has been reviewed and considered by the members of the Agency.

3. That the Agency finds and determines that:

(a) No substantial changes are proposed in the Project, or with respect to the circumstances under which the Project is to be undertaken, as a result of the sale of the real property and development of the 42,730-square-foot building pursuant to the Disposition and Development Agreement, which will require major or important revisions in the Environmental Impact Report certified for the Project, due to the involvement of new significant environmental impacts not covered in the MND; and

(b) No new information of substantial importance to the Project has become available which was not known or could not have been known at the time the MND for the Project was certified as complete, and which shows that the project will have any significant effects not discussed previously in the MND, or that any significant effects previously examined will be substantially more severe than shown in the MND, or that any mitigation measures or alternatives previously found not to be feasible or not previously considered

would substantially reduce or lessen any significant effects of the Project on the environment;  
and

(c) No environmental impact report is necessary or required; and

(d) The sale of real property and the development of the Site pursuant to the Disposition and Development Agreement will have no significant effect on the environment except as identified and considered in the MND.

4. That the Agency finds and determines that the certifications, findings and determinations with respect to environmental impacts in the Project as set forth in Ordinance No. O-18882 [New Series] of the Council include as an implementation activity the sale of property and development of the Site pursuant to the Disposition and Development Agreement and such certifications, findings and determinations are ratified in their entirety.

APPROVED: CASEY GWINN, General Counsel

By

Douglas K. Humphreys  
Deputy General Counsel

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