

(RA-86-110)
REDEVELOPMENT AGENCY OF
THE CITY OF SAN DIEGO
RESOLUTION NO. 1272
ADOPTED ON FEBRUARY 11, 1986

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF
THE CITY OF SAN DIEGO CERTIFYING THE SECONDARY
STUDY OF ENVIRONMENTAL IMPACTS WITH RESPECT TO
THE PROPOSED DISPOSITION AND DEVELOPMENT
AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY AND
EJR PLASTICS, INC., AND THE PROPOSED SALE OF
REAL PROPERTY AND CONSTRUCTION OF CLEAN,

LIGHT-INDUSTRIAL FACILITIES OF ABOUT 60,000
SQ. FT. 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 Gateway Center West
(adopted as the "Dells") Redevelopment Project (the "Project");
and

WHEREAS, the following environmental document has been
prepared in connection with and subsequent to the approval and
adoption of the Project:

1. "Negative Declaration for the Gateway Center West
Redevelopment Plan" (EQD No. 75-01-00.22BG); the Gateway Center
West Redevelopment Plan was approved by the Council of The City
of San Diego (the "Council") and the Agency on November 17, 1976,
and the Council certified on October 5, 1976 (Resolution No.
216896), that the information in the Negative Declaration on the
Gateway Center West Redevelopment Plan had been completed and
that the Negative Declaration has been reviewed by the Council;
and

WHEREAS, the Agency proposes to approve a Disposition and
Development Agreement with EJR Plastics, Inc. (the "Developer")
pursuant to which: The Agency shall sell cleared real properties
to the Developer for the development and construction by the
Developer of clean, light-industrial facilities of about 60,000

sq. ft.; and

WHEREAS, the sale of real property pursuant to the Disposition and Development Agreement and the construction of the facilities pursuant to the terms and conditions set forth in the Disposition and Development Agreement and the Gateway Center West Redevelopment Plan is one of the redevelopment activities assessed by the Negative Declaration for the Project; and

WHEREAS, the Southeast 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 real property and construction of facilities 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. The Agency hereby certifies that the Secondary Study of environmental impacts with respect to the proposed sale of real property and the construction of clean, light-industrial facilities of about 60,000 sq. ft. 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. The Agency hereby further certifies that the information contained in the Secondary Study and the Negative Declaration for the Project has been reviewed and considered by the members of the Agency.

3. The Agency hereby 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 real property and construction of the facilities pursuant to the Disposition and Development Agreement, which will require major or important revisions in the Negative Declaration certified for the Project, due to the involvement of new significant environmental impacts not covered in the Negative Declaration; 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 Negative Declaration for the Project was certified as complete, and which shows that the Project will have any

significant effects not discussed previously in the Negative Declaration, or that any significant effects previously examined will be substantially more severe than shown in the Negative Declaration, 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 construction of the facilities pursuant to the Disposition and Development Agreement will have no significant effect on the environment except as identified and considered in the Negative Declaration.

4. The Agency hereby finds and determines that the certifications, findings and determinations with respect to environmental impacts in the Project as set forth in Resolution No. 216896 of the Council include as an implementation activity the sale of property and construction of the facilities pursuant to the Disposition and Development Agreement and such certifications, findings and determinations are hereby ratified in their entirety.

APPROVED: John W. Witt, General Counsel

By

Janis Sammartino Gardner

Deputy Counsel

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