

(RA-87-109)  
REDEVELOPMENT AGENCY OF  
THE CITY OF SAN DIEGO  
RESOLUTION NO. 1475  
ADOPTED ON APRIL 28, 1987

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO CERTIFYING THE THE REDEVELOPMENT AGENCY HAS REVIEWED AND CONSIDERED INFORMATION CONTAINED IN CERTAIN ENVIRONMENTAL IMPACT REPORTS AND THE SECONDARY STUDY WITH RESPECT TO THE PROPOSED DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY AND DENNIS CONNOR AND MASCOT REALTY, INC., AND MAKING CERTAIN FINDINGS AND DETERMINATIONS REGARDING ENVIRONMENTAL IMPACTS OF THE DEVELOPMENT 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 Mount Hope Redevelopment Project (the "Project"); and

WHEREAS, the following environmental documents (which along with environmental assessments for specific implementation activities are collectively referred to herein as the "EIR for the Project") have been prepared in connection with and subsequent to the approval and adoption of the Redevelopment Plan for the Project:

1. "Environmental Impact Report for the Mount Hope Redevelopment Plan," certified by the Agency and the Council of The City of San Diego (the "Council") on November 22, 1982 by Ordinance No. O-15862 (New Series);
2. "Secondary Study (EQD No. 84-0148)" for the environmental review of the planned industrial permit, rezoning to M-1A and M-1B, and the Tentative Subdivision Map (84-0148) for the Gateway Center East Project (dated February 26, 1985 and May 23, 1985); and

WHEREAS, the Agency proposes to approve a Disposition and

Development Agreement (the "Agreement") with Dennis Connor, an individual, and Mascot Realty, Inc., a California corporation (collectively the "Developer"), for the sale of certain property in the Project area to the Developer for the construction and development of clean, light-industrial facilities of approximately 21,000 square feet; and

WHEREAS, the sale of the property and the development of the facilities thereon, pursuant to the provisions of the proposed Agreement between the Agency and Developer is a redevelopment implementation activity whose environmental impacts are assessed in the EIR for the Project, a Secondary Study prepared by the Agency and other previous environmental documents; and

WHEREAS, the Agency has considered the environmental effects of the proposed development as shown in the EIR for the Project, the Secondary Study and other previous environmental documents; 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 pertaining to the Agreement has been prepared and completed in compliance with 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 said Secondary Study and the environmental assessment documents referenced therein has been reviewed and considered by the Agency members.

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 proposed Agreement, which will require important revisions in the previous EIR for the Project, and no new information of substantial importance to the Project has become available, due to the involvement of new significant environmental impacts not covered in said previous EIR for the Project; and

(b) No negative declaration, subsequent environmental impact report or supplement or addendum to the environmental impact report is necessary or required; and

(c) The proposed Agreement will have no significant effect on the environment, except as identified and considered in the previous EIR for the Project.

4. Based upon the Secondary Study and other documents and

information in the record, the Agency hereby approves and adopts the Secondary Study and the environmental assessment documents referenced therein for the proposed Agreement for the Project.

APPROVED: John W. Witt, General Counsel

By

Janis Sammartino Gardner

Deputy Counsel

JSG:ta

04/21/87

Or.Dept:SEDC

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