

(RA-87-41)
REDEVELOPMENT AGENCY OF
THE CITY OF SAN DIEGO
RESOLUTION NO. 1408
ADOPTED ON OCTOBER 14, 1986

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO CERTIFYING THAT THE AGENCY HAS REVIEWED AND CONSIDERED INFORMATION CONTAINED IN CERTAIN ENVIRONMENTAL IMPACT REPORTS AND THE SECONDARY STUDY WITH RESPECT TO THE PROPOSED DEVELOPMENT AND MAKING CERTAIN FINDINGS AND DETERMINATIONS REGARDING ENVIRONMENTAL IMPACT OF SAID PROPOSED DEVELOPMENT.

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

1. "Environmental Impact Report (the "EIR")" (EQD No. 82-0214); certified on November 22, 1982 by the Agency and the Council of The City of San Diego (the "Council") by Ordinance No. O-15862, that the information in the EIR had been completed and that the EIR has been reviewed by the Council.

WHEREAS, the Agency proposes to approve a Disposition and Development Agreement with San Diego College of Retailing, Inc., (the "Developer") for the sale of certain property in the Project area to the Developer for the construction and development of a building of not less than 40,000 square feet which may be used as a retail facility and a school or retail training facility with parking and possibly additional retail uses up to a total of 160,000 square feet; and

WHEREAS, the sale of the property and the construction and development of the proposed improvements thereon, pursuant to the provisions of the proposed Disposition and Development Agreement

between the Agency and Developer, is a redevelopment implementation activity whose environmental impacts are assessed in the EIR, 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, 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 EIR and the Secondary Study have been prepared in compliance with the California Environmental Quality Act of 1970 (CEQA) and State and local government guidelines and regulations pertaining thereto.

2. The Agency hereby certifies that the environmental effects of the proposed development considered in the EIR, the Secondary Study and other previous environmental documents have been considered and recognized by 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 proposed sale and the construction and development of the proposed improvements pursuant to the Disposition and Development Agreement, which will require major or important revisions in the EIR or the other previous environmental documents certified for the Project, due to the involvement of new significant environmental impacts not covered in the EIR or the other previous environmental documents; 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 EIR and the other previous environmental documents for the Project were certified as complete, and which shows that the Project will have any significant effects not discussed previously in the EIR or the other environmental documents, or that any significant effects previously examined will be substantially more severe than shown in the EIR or the other environmental documents, 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 subsequent EIR or supplement or addendum to the EIR or the other previous environmental documents is necessary or required; and

(d) The sale and construction and development of the proposed improvements pursuant to the Disposition and Development Agreement will have no significant effect on the environment except as identified and considered in the EIR and the other previous environmental documents.

4. Based upon the Secondary Study and other documents and information in the record, the Agency hereby approves the Secondary Study for the proposed building development pursuant to the Disposition and Development Agreement.

APPROVED: John W. Witt, General Counsel

By

Janis Sammartino Gardner

Deputy Counsel

JSG:ta:704

10/07/86

Or.Dept:SEDC

RA-87-41

D1397