

(RA-88-102)
REDEVELOPMENT AGENCY OF
THE CITY OF SAN DIEGO
RESOLUTION NO. 1597
ADOPTED ON MAY 17, 1988

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 TEPNER-SAGE PARTNERS, AND THE PROPOSED SALE OF REAL PROPERTY AND CONSTRUCTION OF CLEAN, LIGHT-INDUSTRIAL FACILITIES OF ABOUT 39,000 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 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 for the Mount Hope Redevelopment Plan (EQD No. 82-0214); the Mount Hope Redevelopment Plan was approved by the Council of The City of San Diego (the "Council") and the Agency on November 22, 1982, and the Council and the Agency certified on November 9, 1982 (Resolution No. R-257472 and No. R-816 respectively), that the information in the Environmental Impact Report on the Mount Hope Redevelopment Plan had been completed and reviewed; and

WHEREAS, the Agency proposes to approve a Disposition and Development Agreement with Tepner-Sage Partners (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 39,000 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 Mount Hope Redevelopment Plan is one of the redevelopment activities assessed by the Environmental Impact Report 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 39,000 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 Environmental Impact Report 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 Environmental Impact Report certified for the Project, due to the involvement of new significant environmental impacts not covered in the Environmental Impact Report; 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 Environmental Impact Report for the Project was certified as complete, and which shows that the Project will have any significant effects not discussed previously in the Environmental Impact Report or that any significant effects previously examined will be substantially more severe than shown in the Environmental Impact Report 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 or supplemental 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 Environmental Impact Report.

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. R-257472 of the Council and Resolution No. R-816 of the Agency 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

Allisyn L. Thomas

Deputy Counsel

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