

(RA-89-76)
REDEVELOPMENT AGENCY OF
THE CITY OF SAN DIEGO
RESOLUTION NO. 1690
ADOPTED ON FEBRUARY 7, 1989

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO CERTIFYING THE SECONDARY STUDY OF ENVIRONMENTAL IMPACTS WITH RESPECT TO THE AMENDED DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY AND THE SAN DIEGO COLLEGE OF RETAILING FOR THE PROPOSED NEW FACILITY OF ABOUT 95,000 SQUARE FEET 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. 82-0124); 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 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 First Amendment to the Disposition and Development Agreement ("First Amendment") with San Diego College of Retailing (the "Developer") pursuant to which: The Developer will demolish the existing 45,000 square foot building on the site and construct a new facility of approximately 95,000 square foot operation of retail uses and a school or retail training facility; and

WHEREAS, the development of real property pursuant to the First Amendment and the construction of the facility thereon are

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 proposed development of the real property and construction of facility thereon pursuant to the First Amendment; 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 Secondary Study of environmental impacts with respect to the proposed construction of a retail and training facility of about 95,000 square feet pursuant to the First Amendment has been prepared pursuant to the California Environmental Quality Act of 1970 (CEQA) and State and local regulations and guidelines adopted pursuant thereto, and the Agency has certified said Secondary Study.

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 proposed construction of the facility pursuant to the First Amendment, 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 environmental impact report is necessary or required; and

(d) The development of the new facility pursuant to the First Amendment 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 contemplate as an implementation activity the construction of the facility pursuant to the First Amendment 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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