

(RA-91-4)
REDEVELOPMENT AGENCY OF
THE CITY OF SAN DIEGO
RESOLUTION NO. 1877
ADOPTED ON JULY 31, 1990

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 PACIFIC SCENE/PATRICK DEVELOPMENT AND THE V. GORDON GROUP, AND THE PROPOSED SALE OF REAL PROPERTY AND CONSTRUCTION OF MIXED USES, INCLUDING RESIDENTIAL, INDUSTRIAL AND COMMERCIAL/RETAIL STRUCTURES 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 Southcrest 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 Southcrest Redevelopment Plan (EQD No. 83-0770); the Southcrest Redevelopment Plan was approved by the Council of The City of San Diego (the "Council") on April 14, 1986 by Ordinance No. O-16622, that the information in the Environmental Impact Report on the Southcrest Redevelopment Plan had been approved by the Agency on February 12, 1985 by Resolution No. 1054; and

WHEREAS, the Agency proposes to approve a Disposition and Development Agreement with Pacific Scene/Patrick Development and The V. Gordon Group (the "Developer") pursuant to which: The Agency shall sell real properties to the Developer for the development and construction by the Developer of mixed uses, including residential, industrial and commercial/retail structures; and

WHEREAS, the sale of real property pursuant to the Disposition and Development Agreement and the construction of the development pursuant to the terms and conditions set forth in the Disposition and Development Agreement and the Southcrest 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 development 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 mixed uses, including residential, industrial and commercial/retail structures 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 development 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 environmental impact report is necessary or required; and

(d) The sale of real property and construction of the structures 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 Ordinance No. O-16622 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

Allisyn L. Thomas

Deputy Counsel

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