

(RA-93-94)  
REDEVELOPMENT AGENCY OF  
THE CITY OF SAN DIEGO  
RESOLUTION NO. 2220  
ADOPTED ON APRIL 13, 1993

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF  
THE CITY OF SAN DIEGO CERTIFYING THAT THE  
AGENCY HAS REVIEWED AND CONSIDERED  
INFORMATION CONTAINED IN THE ENVIRONMENTAL  
IMPACT REPORT FOR THE SOUTHCREST  
REDEVELOPMENT PROJECT AND THE SECONDARY STUDY  
WITH RESPECT TO THE PROPOSED OWNER  
PARTICIPATION AGREEMENT BETWEEN THE  
REDEVELOPMENT AGENCY AND THE V. GORDON GROUP;  
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 Southcrest Redevelopment Project (the "Project"); and

WHEREAS, the Agency (Resolution No. 1303) and the City Council (Resolution No. R-265359) have certified the Final Environmental Impact Report, Southeast San Diego Community Plan, Southcrest Redevelopment Plan, Central Imperial Redevelopment Plan and Dells Imperial Redevelopment Plan (Revised EQD No. 84-0721) dated February 1986, and various supplements and addenda described in the Secondary Study cited below (collectively referred to herein as the "Project EIR"); and

WHEREAS, the Agency proposes to approve an Owner Participation Agreement (the "OPA") with The V. Gordon Group, Inc. (the "Participant"), pursuant to which: The Agency shall sell real properties to the Participant for the development and construction by the Participant of commercial/retail structures; and

WHEREAS, the sale of the property pursuant to the OPA and the construction of the development pursuant to the terms and conditions set forth in the OPA and the Southcrest Redevelopment Plan are redevelopment

implementation activities whose environmental impacts are assessed in the Project EIR; 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 and development of the real property pursuant to the OPA; and

WHEREAS, the Agency has considered the environmental effects of the proposed development as shown in the Project EIR and the Secondary Study; NOW, THEREFORE,

BE IT RESOLVED, by the Redevelopment Agency of The City of San Diego, as follows:

1. That the Agency hereby certifies that the Secondary Study of environmental impacts with respect to the proposed sale and development of the real property pursuant to the OPA 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. That the Agency hereby further certifies that the information contained in the Secondary Study and the Project EIR has been reviewed and considered by the members of the Agency.

3. That 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 and development of real property pursuant to the OPA, which will require important revisions in the Project EIR, due to the involvement of new significant environmental impacts not covered in the Project EIR; 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 Project EIR was certified as complete, and which shows that the Project will have any significant effects not discussed previously in the Project EIR, or that any significant effects previously examined will be substantially more severe than shown in the Project EIR, 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 negative declaration, or subsequent environmental impact report, or supplement or addendum to the Project EIR is necessary or required; and

d. The sale and development of the real property pursuant to the OPA will have no significant effect on the environment

except as identified and considered in the Project EIR.

APPROVED: JOHN W. WITT, General Counsel

By

Allisyn L. Thomas

Deputy Counsel

ALT:lc

02/10/93

Or.Dept:SEDC

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