

(RA-93-97)
REDEVELOPMENT AGENCY OF
THE CITY OF SAN DIEGO
RESOLUTION NO. 2223
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 FIRST IMPLEMENTATION AGREEMENT TO THE DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY AND PACIFIC SCENE, INC., AND PATRICK DEVELOPMENT, LTD.; 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 previously entered into a Disposition and Development Agreement dated August 13, 1990 (the "DDA") with Pacific Scene, Inc., and Patrick Development, Ltd. (the "Developer"), for the sale and development as a residential community of certain real property within the Project area; and

WHEREAS, the Agency proposes to approve a First Implementation

Agreement to the DDA (the "First Implementation Agreement") with the Developer, pursuant to which the Schedule of Performance under the DDA will be revised and certain other conforming changes made to accommodate an adjacent commercial development on Agency-owned land, but without changing the residential development planned under the DDA; and

WHEREAS, the sale of the property pursuant to the First Implementation Agreement and the construction of the development pursuant to the terms and conditions set forth in the First Implementation Agreement 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 First Implementation Agreement; and

WHEREAS, the Agency has considered the environmental effects of the proposed First Implementation Agreement 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 First Implementation Agreement 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 First Implementation Agreement, 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 First Implementation Agreement 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

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02/11/93

Or.Dept:SEDC

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