

(RA-94-118)
REDEVELOPMENT AGENCY OF
THE CITY OF SAN DIEGO
RESOLUTION NO. 2395
ADOPTED ON JUNE 28, 1994

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO CERTIFYING THAT THE REDEVELOPMENT AGENCY HAS REVIEWED AND CONSIDERED INFORMATION CONTAINED IN THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE BARRIO LOGAN REDEVELOPMENT PROJECT, AND THE ENVIRONMENTAL SECONDARY STUDY FOR THE PROPOSED MERCADO COMMERCIAL PROJECT WITH RESPECT TO THE DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO AND SAN DIEGO MERCADO ASSOCIATES; 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 Barrio Logan Redevelopment Project (the "Project"); and

WHEREAS, the Agency has previously prepared and the Agency by Resolution No. 1965 and the Council of The City of San Diego (the "Council") by Resolution No. R-277880 have certified the following environmental documents in connection with the Barrio Logan Redevelopment Project (referred to herein collectively as the "FEIR"):

1. The Final Environmental Impact Report for the Barrio Logan Redevelopment Plan (No. 90-0133) prepared in 1991 and submitted to the Agency as part of the Report to City Council on the Proposed Redevelopment Plan for the Barrio Logan Redevelopment Project;
2. The Environmental Assessment/Finding of No Significant Impact/Mitigated Negative Declaration for the Logan Heights Family Health Center (DEP No. 91-0024ROG) prepared by The

City of San Diego, 1992; and

3. The Environmental Assessment and Finding of No Significant Impact for the Mercado del Barrio Project. Prepared by the Agency for the Barrio Logan Redevelopment Project, May 1, 1992; and

WHEREAS, the Agency proposes to approve a Disposition and Development Agreement (the "Agreement") with San Diego Mercado Associates (the "Developer") for the sale of certain property in the Project area to the Developer for the construction of a commercial retail shopping center; and

WHEREAS, the sale of the property and the construction of the development thereon pursuant to the provisions of the proposed Agreement between the Agency and Developer is a redevelopment implementation activity whose environmental impacts are assessed in the FEIR; and

WHEREAS, the Agency has prepared an Environmental Secondary Study for the proposed Mercado Commercial Project, Barrio Logan Redevelopment Project in November, 1992, in accordance with and pursuant to the California Environmental Quality Act of 1970 (CEQA) and State and local Procedures for Implementation of CEQA to assess the environmental impacts of the sale and the development of the real property pursuant to the Agreement; and

WHEREAS, the Agency has considered the environmental effects of the proposed development as shown in the FEIR and the Environmental Secondary Study and the related environmental documents; and

WHEREAS, based upon the information contained in the Environmental Secondary Study and the related environmental documents, the Agency has made available for public review and comment, the FEIR and the related environmental documents finding that the Mercado Commercial Project under the proposed Agreement will not have a significant adverse effect on the environment; 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 Environmental Secondary Study of environmental impacts with respect to the proposed sale and development of the real property pursuant to the Agreement, and pertaining thereto, 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 FEIR, together with the information in the Environmental Secondary Study pertaining to the Agreement, and any comments received with respect thereto, have been reviewed and considered by the members of the Agency.

3. That the Agency hereby finds and determines that:

a. The sale and the development of the real property pursuant to the Agreement will not have a significant adverse

effect on the environment, provided that the mitigation measures specified in the FEIR and the related environmental documents with respect to the development are implemented consistent with the applicable provisions of the Environmental Secondary Study; 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 FEIR for the Project was certified as complete, and which shows that the Project will have any significant effects not discussed previously in the FEIR, or that any significant effects previously examined will be substantially more severe than shown in the FEIR, 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, as described in the FEIR; and

c. No negative declaration, or subsequent environmental impact report, or supplement or addendum to the FEIR, as supplemented by the Environmental Secondary Study, is necessary or required.

4. That the Agency hereby authorizes and directs the Executive Director (or designee) to assure that the mitigation measures set forth in the Environmental Secondary Study are timely prepared concurrent with the schedule of performance set forth in the Agreement. The Developer shall be required to report to the Executive Director (or designee) its progress under the Agreement to assure it is coordinated with the mitigation of the impacts on development as specified in the Mitigation Plan.

APPROVED: JOHN W. WITT, General Counsel

By

Allisyn L. Thomas

Deputy Counsel

ALT:lc

05/19/94

Or.Dept:Mgr./EDS

Aud.Cert:N/A

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