

(RA-96-109)

REDEVELOPMENT AGENCY OF

THE CITY OF SAN DIEGO

RESOLUTION NO. 2639

ADOPTED ON APRIL 2, 1996

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO CERTIFYING THAT THE AGENCY HAS REVIEWED AND CONSIDERED INFORMATION CONTAINED IN THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE CITY HEIGHTS REDEVELOPMENT PROJECT, AND THE ENVIRONMENTAL ASSESSMENT AND FINDING OF NO SIGNIFICANT IMPACT/MITIGATED NEGATIVE DECLARATION WITH RESPECT TO THE PROPOSED FIRST AMENDMENT TO THE REDEVELOPMENT PLAN THEREFOR; AND MAKING CERTAIN FINDINGS AND DETERMINATIONS REGARDING ENVIRONMENTAL IMPACTS OF EACH OF SUCH ACTIONS.

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 City Heights Redevelopment Project (the "Project"); and

WHEREAS, the Agency has previously prepared, and the Agency (Resolution No. 2068) and the City Council (Resolution No. R-279878)

have certified the Final Environmental Impact Report for the City Heights Redevelopment Project (referred to herein as the "FEIR"); and

WHEREAS, the Agency proposes to approve a First Amendment to the Redevelopment Plan for the City Heights Redevelopment Project (the "First Amendment") which would delete approximately 78 acres from the Project area, revise the permitted land uses in a six block area to allow for the development of mixed-uses therein, and authorize the Agency to acquire property within that area by eminent domain if necessary and appropriate; and

WHEREAS, the Agency has prepared an Environmental Assessment 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 the National Environmental Policy Act ("NEPA"), and such Environmental Assessment assesses the environmental impacts of the First Amendment; and

WHEREAS, based upon the Environmental Assessment, the Agency has also prepared a proposed Finding of No Significant Impact/Mitigated Negative Declaration ("FONSI/MND") of environmental impacts with respect to the proposed First Amendment, and has provided public notice of and circulated the proposed FONSI/MND for public review and comment in the manner provided by law; and

WHEREAS, the Agency has considered the environmental effects of the proposed First Amendment, as shown in the FEIR and the Environmental Assessment, and has considered the proposed FONSI/MND, including

comments received thereon, in connection with its hearings and deliberations on said actions; 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 Assessment of environmental impacts, and the FONSI/MND, with respect to the proposed First Amendment, have been prepared and completed in compliance with the California Environmental Quality Act of 1970 and state and local regulations and guidelines adopted pursuant thereto, and the National Environmental Policy Act ("NEPA").

2. That the Agency hereby further certifies that the information contained in the Environmental Assessment, the FEIR, and the FONSI/MND, including comments received thereon, has been reviewed and considered by the Agency members.

3. That the Agency hereby finds and determines that:

- a. No substantial changes are proposed in the City Heights Redevelopment Project, or with respect to the circumstances under which the Project is to be undertaken, as a result of the proposed First Amendment, which will require important revisions in the FEIR for the Project, due to the involvement of new significant

environmental impacts not covered in the FEIR; 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 would in fact

be feasible, or not previously considered, would substantially reduce or lessen any significant effects of the Project on the environment; and

c. The Project will have no significant effect on the environment, except as identified and considered in the FEIR for the Project, provided, however, that the First Amendment will not in itself cause any significant adverse impact on the environment with respect even to those effects of the overall Project which cannot be avoided, as described in Attachment A (attached hereto and incorporated herein by this reference); and

d. The significant environmental effects of the overall Project, which cannot be avoided, remain acceptable as identified and considered in Resolution No. 2068 of the Agency, and Resolution No. R-279878 of the City Council; and

e. The FONSI/MND of environmental effects of the proposed First Amendment is hereby approved; and

f. The Mitigation Monitoring and Reporting Program (attached hereto and incorporated herein by this reference as Attachment B) for implementation of the First Amendment is hereby approved and adopted.

APPROVED: JOHN W. WITT, General Counsel

By

Allisyn L. Thomas
Deputy Counsel

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