

(RA-96-114)
REDEVELOPMENT AGENCY OF

THE CITY OF SAN DIEGO

RESOLUTION NO. 2655

ADOPTED ON JUNE 11, 1996

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO CERTIFYING THE SECONDARY STUDY OF THE ENVIRONMENTAL IMPACTS WITH RESPECT TO THE DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY AND NEIGHBORHOOD BANCORP; AND MAKING CERTAIN FINDINGS AND DETERMINATIONS REGARDING ENVIRONMENTAL IMPACTS OF THE PROPOSED LEASE OF REAL PROPERTY AND CONSTRUCTION OF A 1,400 SQUARE FOOT MODULAR OFFICE BUILDING 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 Gateway Center West 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: Negative Declaration for the Gateway Center West Redevelopment Plan (EQD No. 75-01-00.22BG); the Gateway Center West Redevelopment Plan was approved by the Council of The City of San Diego (the "Council") and the Agency on November 17, 1976; and the Council certified on October 5, 1976, by Resolution No. R-216896, that the information in the Negative

Declaration on the Gateway Center West Redevelopment Plan had been completed and that it had been reviewed by the Council; and

WHEREAS, the Agency proposes to approve a Disposition and Development Agreement (the "Agreement") with Neighborhood Bancorp (the "Developer") pursuant to which: the Agency shall lease real property to

the Developer for the development and construction by the Developer of a 1,400 square foot modular office building; and

WHEREAS, the lease of the property pursuant to the provisions of the proposed Agreement and the construction of a 1,400 square foot modular office building pursuant to the terms and conditions set forth in the proposed Agreement and the Gateway Center West Redevelopment Plan is one of the redevelopment activities assessed by the Negative Declaration for the Project; and

WHEREAS, the Southeastern 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 the Secondary Study assesses the environmental impacts of the lease of the real property and the construction of a 1,400 square foot modular office building thereon pursuant to the Agreement; 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 lease of real property and the construction of a 1,400 square foot modular office building pursuant to the Disposition and Development 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 Negative Declaration for the Project 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 lease of the real property and the construction of the development pursuant to the Agreement, which will require important or major revisions in the Negative Declaration for the Project, due to the involvement of new significant environmental impacts not covered in the Negative Declaration; 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 Negative Declaration for the Project was certified as complete, and which shows that the Project will have any significant effects not discussed previously in the Negative Declaration, or that any significant effects previously examined will be substantially more severe than shown in the Negative Declaration, 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 lease of the real property and construction of a 1,400 square foot modular office building pursuant to the Agreement will have no significant effect on the environment except as identified and considered in the Negative Declaration.

4. That the Agency hereby finds and determines that the certifications, findings, and determinations with respect to environmental impacts in the Project as set forth in City Council Resolution No. R-216896, adopted October 5, 1976, include as an

implementation activity the lease of property and construction of the facilities pursuant to the Disposition and Development Agreement and the certifications, findings, and determinations are hereby ratified in their entirety.

APPROVED: JOHN W. WITT, General Counsel

By
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Deputy Counsel

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