

(RA-98-77)

REDEVELOPMENT AGENCY OF

THE CITY OF SAN DIEGO

RESOLUTION NO. 2841

ADOPTED ON MAY 12, 1998

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 SAN YSIDRO REDEVELOPMENT PROJECT, AND THE SECONDARY STUDY AND MITIGATED NEGATIVE DECLARATION WITH RESPECT TO THE PROPOSED DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE AGENCY AND LANDGRANT DEVELOPMENT UNLIMITED, AND MAKING CERTAIN FINDINGS AND DETERMINATIONS REGARDING ENVIRONMENTAL IMPACTS OF THE DEVELOPMENT PURSUANT THERETO.

WHEREAS, the Redevelopment Agency of The City of San Diego Agency is engaged in activities necessary to carry out and implement the Redevelopment Plan for the San Ysidro Redevelopment Project Project; and

WHEREAS, the Agency has previously prepared, and the Agency (Resolution No. 2641) and the City Council (Resolution No. 287149) have certified the Final Environmental Impact Report for the San Ysidro Redevelopment Project FEIR; and

WHEREAS, the Agency proposes to approve a Disposition and

Development Agreement Agreement with LandGrant Development Unlimited, a California corporation Developer, for the sale of certain property in the Project area to the Developer for the construction thereon, and on adjacent property owned or to be acquired by the Developer, of a mixed use development; and

WHEREAS, the sale of the property and the construction of the mixed use development 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 a Secondary Study and a Mitigated Negative Declaration 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 and Mitigated Negative Declaration assess the environmental impacts of the sale and 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 Secondary Study and Mitigated Negative Declaration; 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, and the Mitigated Negative Declaration, with respect to the proposed sale and development of the real property pursuant to the Agreement has been prepared and completed in compliance with the California Environmental Quality Act of 1970 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, the Mitigated Negative Declaration, and the FEIR 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 San Ysidro Redevelopment Project, or with respect to the circumstances under which the Project is to be undertaken, as a result of the sale and development of the real property pursuant to the Agreement, 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. Except as assessed in the Mitigated Negative Declaration, 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; and

c.No subsequent environmental impact report, or supplement or addendum to the FEIR, is necessary or required; and

d.Based upon specific information now available with respect to the proposed Agreement, and the mixed use development thereunder, as set forth in the Secondary Study, the Agency prepared a Mitigated Negative Declaration with respect to certain potentially significant effects of the development, which will be reduced to a less than significant level, as described in Attachment A hereto; and

e.The sale and development of the real property pursuant to the Agreement will have no significant effect on the environment, except as identified and considered in the FEIR for the Project.

4.That the development specific Mitigation Monitoring and Reporting Program with respect to the Agreement, and the development thereunder, Section V of Attachment A hereto, is hereby approved and adopted.

APPROVED: CASEY GWINN, General Counsel

By

Allisyn L. Thomas
Deputy General Counsel

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