

(R-85-1672)

RESOLUTION NUMBER R- 262798

ADOPTED ON MAR 26 1985

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO CERTIFYING THE SECONDARY STUDY OF ENVIRONMENTAL IMPACTS WITH RESPECT TO THE PROPOSED DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY AND GARY R. NELSON AND JOHN T. NELSON, AND THE PROPOSED SALE OF REAL PROPERTY AND CONSTRUCTION OF CLEAN, LIGHT-INDUSTRIAL FACILITIES OF ABOUT 15,000 SQ. FT. 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 Dells 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:

1. Negative Declaration for the Dells Redevelopment Plan (EQD No. 75-01-00.22BG); the Dells 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 (Resolution No. R-216896), that the information in the Negative Declaration on the Dells Redevelopment Plan had been completed and that the Negative Declaration has been reviewed by the Council; and

WHEREAS, the Council proposes to approve a Disposition and Development Agreement with Gary R. Nelson and John T. Nelson (the "Developer") pursuant to which: The Agency shall sell cleared

real properties to the Developer for the development and construction by the Developer of clean, light-industrial facilities of about 15,000 sq. ft.; and

WHEREAS, the sale of real property pursuant to the Disposition and Development Agreement and the construction of the facilities pursuant to the terms and conditions set forth in the Disposition and Development Agreement and the Dells Redevelopment Plan is one of the redevelopment activities assessed by the Negative Declaration for the Project; 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 sale of real property and construction of facilities pursuant to the Disposition and Development Agreement; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, as follows:

1. The Council hereby certifies that the Secondary Study of environmental impacts with respect to the proposed sale of real property and the construction of clean, light-industrial facilities of about 15,000 sq. ft. pursuant to the Disposition and Development Agreement has been prepared pursuant to the California Environmental Quality Act of 1970 (CEQA) and State and local regulations and guidelines adopted pursuant thereto, and the Agency has certified said Secondary Study.

2. The Council 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 Council.

3. The Council 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 sale of real property and construction of the facilities pursuant to the Disposition and Development Agreement, which will require major or important revisions in the Negative Declaration certified for the Project, due to the involvement of new significant environmental impacts not covered in the Negative Declaration; and

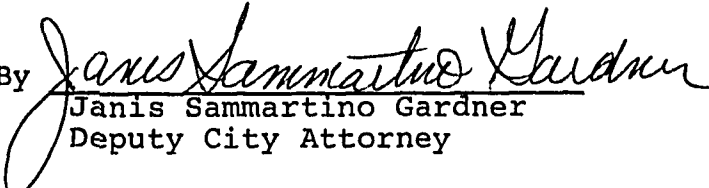
(b) No new information of substantial importance to the Project has become available which was not known or could not have been known at the time the Negative Declaration for the Project was certified as complete, and which shows that the Project will have any significant effects not discussed previously 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 sale of real property and construction of the facilities pursuant to the Disposition and Development Agreement will have no significant effect on the environment except as identified and considered in the Negative Declaration.

4. The Council hereby finds and determines that the certifications, findings and determinations with respect to environmental impacts in the Project as set forth in Resolution No. R-216896 of the Council include as an implementation activity the sale of property and construction of the facilities pursuant to the Disposition and Development Agreement and such certifications, findings and determinations are hereby ratified in their entirety.

APPROVED: John W. Witt, City Attorney

By 
Janis Sammartino Gardner
Deputy City Attorney

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Or.Dept:SEDC
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MAR 26 1985

Passed and adopted by the Council of The City of San Diego on _____,
by the following vote:

Councilmen	Yeas	Nays	Not Present	Ineligible
Bill Mitchell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bill Cleator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gloria McColl	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
William Jones	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ed Struiksma	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mike Gotch	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dick Murphy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Uvaldo Martinez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Roger Hedgecock	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

ROGER HEDGECOCK

Mayor of The City of San Diego, California.

(Seal)

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California.

By *June A. Blackwell*, Deputy.

Office of the City Clerk, San Diego, California

Resolution Number *R-262798* Adopted *MAR 26 1985*

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