

(R-99-970)

RESOLUTION NUMBER 291446

ADOPTED ON MAR 30 1999

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 OF THE CITY OF SAN DIEGO AND PACIFIC DEVELOPMENT PARTNERS AND THE PROPOSED SALE OF REAL PROPERTY AND CONSTRUCTION OF A RETAIL CENTER 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 Central Imperial 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 Second Amendment to the Redevelopment Plan for the Project: Final Supplemental Environmental Impact Report [EIR] for the Central Imperial Redevelopment Plan was certified by the Council of The City of San Diego [the Council] on November 26, 1996, by Resolution No. R-288101 and was approved by the Agency on November 26, 1996, by Resolution No. 2698; and

WHEREAS, the Council proposes to approve a Disposition and Development Agreement [the Agreement] with Pacific Development Partners [the Developer], for the sale of real property by the Agency to the Developer for the development of a retail center [the Retail Center] by the Developer; and

WHEREAS, the sale of the property pursuant to the Agreement and the development of the Retail Center pursuant to the terms and conditions set forth in the proposed Agreement are

two of the redevelopment activities assessed by the EIR 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), as amended, and State and local regulations and guidelines adopted pursuant thereto for the purpose of assessing the environmental impacts of the sale of the real property and the development of the Retail Center pursuant to the terms and conditions of the Agreement; NOW, THEREFORE,

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

1. That the Council certifies that the Secondary Study of environmental impacts with respect to the proposed sale of real property and the development of the Retail Center pursuant to the terms and conditions of the Agreement has been prepared and completed in compliance with the California Environmental Quality Act of 1970 (CEQA), as amended, and State and local regulations and guidelines adopted pursuant thereto.

2. That the Council further certifies that the information contained in the Secondary Study for the Project has been reviewed and considered by the City Council.

3. That the Council 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 development of the Retail Center pursuant to the terms and conditions of the Agreement, which will require major or important revisions in the EIR for the Project, due to the involvement of new significant environmental impacts not covered in the EIR; 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 EIR for the

Project was certified as complete, and which shows that the Project will have any significant effects not discussed previously in the EIR, or that any significant effects previously examined will be substantially more severe than shown in the EIR, 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

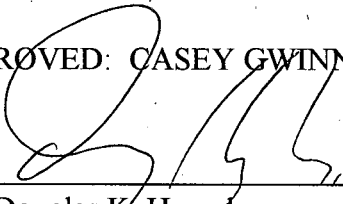
c. No negative declaration, or subsequent environmental impact report, or supplement or addendum to the EIR is necessary or required; and

d. The sale of real property and development of the Retail Center pursuant to the terms and conditions of the Agreement will have no significant effect on the environment, except as identified and considered in the EIR for the Project.

4. That the Council finds and determines that the certifications, findings and determinations with respect to environmental impacts in the Project as set forth in Ordinance No. O-17831 (New Series) include as an implementation activity the sale of property and the development of the Retail Center pursuant to the Agreement and the certifications, findings and determinations are ratified in their entirety.

APPROVED: CASEY GWINN, City Attorney

By



Douglas K. Humphreys
Deputy City Attorney

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