



**NOTICE OF INTENT TO ADOPT a NEGATIVE DECLARATION for the  
SOUTHEASTERN SAN DIEGO MERGED REDEVELOPMENT PROJECT AREA**

October 28, 2010

NOTICE IS HEREBY GIVEN that the Southeastern Economic Development Corporation (SEDC), on behalf of the Redevelopment Agency of the City of San Diego (Redevelopment Agency), as lead agency in accordance with the California Environmental Quality Act (CEQA), proposes to adopt a Negative Declaration for the following project.

**Project Title:** Southeastern San Diego Merged Redevelopment Project Area

**Project Location:** The property involved in the proposed project is located south of State Route 94 (SR-94) and is bisected by Interstate 5 (I-5) and I-805. The property lies in the SEDC Area of Influence and portions of the Southeastern San Diego, Encanto Neighborhoods, and Skyline-Paradise Hills Community Planning Areas. The proposed project would involve the following four redevelopment plan areas in the City of San Diego: Gateway Center West Redevelopment Plan (GCWRP), Central Imperial Redevelopment Plan (CIRP), Mount Hope Redevelopment Plan (MHRP), and the Southcrest Redevelopment Plan (SCRP).

**Project Description:** The proposed action primarily consists of the merger of the GCWRP, MHRP, CIRP, and SCRIP into a single Project Area to be known as the Southeastern San Diego Merged Redevelopment Project Area (Merged Project Area). After the merger, the original Redevelopment Plan Areas would be referred to as "Component Redevelopment Plan Areas" (CRPA) and the original Project Areas would be referred to as "Component Project Areas" (CPA). In addition to the merger, the Proposed Action would also include the following proposed amendments to the Merged Project Area:

- Create a combined tax increment limit and bonded indebtedness limit ("Merged Project Area tax increment cap") for the Merged Project Area;
- Extend the duration of the Redevelopment Plan for the GCWCRPA of the Merged Project Area and the time limit for the repayment of debt by 10 years;
- Eliminate the time limit for the incurrence of debt for the GCWCRPA and CICRPA of the Merged Project Area; and
- Change the land use provisions in the Redevelopment Plans for each CPA of the Merged Project Area to incorporate by reference the most recently adopted General Plan, Community Plan, and any Specific Plans, as they may be amended from time to time.

The purpose of the merger is to improve SEDC's ability to support redevelopment activities by providing greater flexibility in the expenditure of revenues generated within the four project areas. The project area contains known areas of potential hazardous materials due to previous development and activities on various sites. The project does not propose any specific development activities, nor does it include any changes to land use type or intensity associated with the underlying Community Plan.

**Findings/Determination:** SEDC has reviewed and considered the proposed project and has determined that: There is no substantial evidence that the proposed activity or any of its aspects may cause a significant effect on the environment. Therefore, a Negative Declaration is proposed for adoption.

**Public Review Period:** A 20- day public review period for the Negative Declaration will commence on October 28, 2010 through November 16, 2010 for interested individuals and public agencies to submit written comments on the document. **Any written comments on the Negative Declaration must be received at the address of SEDC listed below within the public review period ending on November 16, 2010.** Copies of the Negative Declaration and Secondary Study are available for review during regular business hours at the following locations: Southeastern Economic Development Corporation, 404 Euclid Avenue, Suite 221, San Diego, CA 92114; Mountain View/Beckwourth Branch Library, 721 San Pasqual Street, San Diego, CA 92113, and Valencia Park/Malcolm X Branch Library, 5148 Market Street, San Diego, CA 92114. The document is also available to review and download on SEDC's website at: [www.sedcinc.org](http://www.sedcinc.org).

**Contact Person:** Nancy Lytle, SEDC Vice President of Projects & Development (619)527-7345, [nancyl@sedcinc.org](mailto:nancyl@sedcinc.org).

**Public Meeting:** The project is scheduled for public meeting on the City Council and Redevelopment Agency's agenda December 7, 2010. A Final Negative Declaration incorporating public input will be prepared for consideration by the Redevelopment Agency of the City of San Diego and the City Council at a future public hearing.

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**FILED**  
David Butler, Recorder/County Clerk  
OCT 28 2010  
BY L. Kesian  
DEPUTY

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San Diego County on OCT 28 2010  
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Deputy L. Kesian