

**Notice of Intent to Adopt a Negative Declaration  
for the Amendments to the Redevelopment Plans for Redevelopment Project Area  
Nos. 1, 1A, 2, 3, 3A, and 4**

NOTICE IS HEREBY GIVEN that the Redevelopment Agency of the City of San Fernando (the "Redevelopment Agency") has prepared an Initial Study to provide a comprehensive assessment of any potential environmental impacts associated with the proposed amendments to the City's Redevelopment Project Areas No. 1, 1A, 2, 3, 3A, and 4 in accordance with the provisions of the California Environmental Quality Act (CEQA). Furthermore, in accordance with the provisions of the CEQA Guidelines, this Notice is intended to advise all interested individuals that the Initial Study completed by Redevelopment Agency as the "Lead Agency" has concluded that the proposed amendments to the city's redevelopment project areas will not have a significant adverse impact on the environment and intends to adopt a Negative Declaration for the project.

Pursuant to the CEQA Guidelines, the Lead Agency is providing a 30-day public comment period during which all interested individuals can submit comments to the Redevelopment Agency on the Initial Study and Negative Declaration document. The 30-day public comment period for the Initial Study and Negative Declaration is from Monday, March 15, 2010 to Tuesday, April 13, 2010. During the public review period, the Planning and Preservation Commission will hold a public hearing to consider the proposed redevelopment project area amendments and draft negative declaration. Subsequent to the public review period, public hearings will be scheduled before the City Council and the Redevelopment Agency to consider the proposed redevelopment project area amendments and negative declaration. The following section provides detailed information about the currently scheduled public hearing dates and the project:

**PUBLIC HEARINGS:** Planning and Preservation Commission Public Hearing  
Date: Tuesday, April 6, 2010  
Time: 7:00 p.m.  
Location: City of San Fernando City Hall-Council Chambers  
117 Macneil Street  
San Fernando, CA 91340

City Council and Redevelopment Agency Joint Public Hearing  
Date: Monday, June 7, 2010  
Time: 7:00 p.m.  
Location: City of San Fernando City Hall-Council Chambers  
117 Macneil Street  
San Fernando, CA 91340

**PROJECT TITLE:** Amendments of the City of San Fernando Redevelopment Plans for Redevelopment Project Area Nos. 1, 1A, 2, 3, 3A, and 4, Draft Initial Study and Negative Declaration

**APPLICANT:** The Redevelopment Agency of the City of San Fernando, (c/o Community Development Department), 117 Macneil Street, San Fernando, CA 91340

**PROJECT LOCATION:** Redevelopment Project Area Nos. 1, 1A, 2, 3, 3A, and 4, which encompass 568 acres of residential, commercial, and industrial zoned parcels, and public right of ways located within the boundaries of the City of San Fernando. The contiguous project areas are collectively and generally bound to the north by Fourth Street and Foothill Boulevard; to the south by the City's southern limits and Hollister Street; to the west by the City's western limits, Fourth Street, Jessie Street and Griswold Avenue; and to the east by the City's eastern limits.

**PROJECT DESCRIPTION:** An amendment of the Agency's redevelopment plans for Redevelopment Project Area Nos. 1, 1A, 2, 3, 3A, and 4. Pursuant to California Redevelopment Law (Health and Safety Code Section 33000 et. seq.), the following redevelopment plan modifications are being considered:

1. Merge Project Area Nos. 1, 1A (being territory added to Project Area No. 1), 2, 3, 3A (being territory added to Project Area No. 3) and 4 (collectively, the "Constituent

Project Areas”), which together will comprise the San Fernando Merged Redevelopment Project Area (the “Merged Project Area”) so that tax increment revenues attributable to each Constituent Project Area which are allocated to the Agency may, with certain exceptions, be allocated to the entire Merged Project Area for the purpose of paying the principal of, and interest on, indebtedness incurred by the Agency to finance or refinance, in whole or part, the Merged Project Area;

2. Amend, restate, and consolidate the redevelopment plans for the Constituent Project Areas into a single consolidated redevelopment plan for the Merged Project Area (the “Amended Plan”);
3. Replace the individual limits on the number of dollars of taxes that may be divided and allocated to the Agency from Constituent Project Area Nos. 1, 1A, 2, 3 and 3A with a single limit of \$267,000,000 applicable to such Constituent Project Areas in the aggregate;
4. Replace the individual limits on the amount of bonded indebtedness, payable in whole or in part from tax increment revenues, that can be outstanding at one time for Constituent Project Areas 1, 1A, 2, 3, 3A and 4 with a single limit of \$80,000,000 applicable to such Constituent Project Areas in the aggregate;
5. Extend the time limits for the effectiveness of the Amended Plan with respect to Constituent Project Area Nos. 1A, 2, 3 and 3A to June 27, 2029, August 21, 2015, June 18, 2016, and April 4, 2026, respectively;
6. Extend the time limits for the repayment of indebtedness and the receipt of tax increment revenues with respect to Constituent Project Area Nos. 1A, 2, 3 and 3A to June 27, 2039, August 21, 2025, June 18, 2026, and April 4, 2036, respectively;
7. Extend the time limit for establishing loans, advances and indebtedness to be paid with the proceeds of tax increment revenues derived from Constituent Project Area No. 4 to July 18, 2024;
8. Provide that the land uses permitted by the Amended Plan for the Merged Project Area shall be those land uses permitted by the City’s General Plan and Zoning Ordinance, as amended from time to time; and
9. Make other minor technical or clarifying changes.

The proposed Project will not change the land uses currently permitted within the redevelopment project areas, as established by the City’s existing General Plan and Zoning ordinances, and no specific development projects are contemplated by the Project. The Project is primarily fiscal and administrative in nature.

**ENVIRONMENTAL ASSESSMENT:** The Redevelopment Agency of the City of San Fernando is the designated Lead Agency overseeing the environmental review for the proposed amendments of the City of San Fernando Redevelopment Plans for Redevelopment Project Area Nos. 1, 1A, 2, 3, 3A, and 4. As the Lead Agency, the Redevelopment Agency prepared an Initial Study to determine the nature and extent of the environmental review required for the proposed project. On the basis of the Initial Study prepared for the project, the proposed amendments of the redevelopment plans for the city’s redevelopment project areas as proposed will not have a significant effect on the environment and therefore a Negative Declaration has been prepared. A copy of the Draft Preliminary Report, Initial Study, Negative Declaration and other materials used as baseline information by the Lead Agency to make the determination that the proposed project merits adoption of a Negative Declaration are available for review at the Community Development Department, 117 Macneil Street, San Fernando, CA 91340, the Los Angeles County Library located at 217 N. Maclay Avenue, San Fernando, CA 91340, Las Palmas Park,

505 S. Huntington Street, San Fernando, CA 91340, and at Recreation Park located at 208 Park Avenue, San Fernando, CA 91340. Documents are also available online at: [www.sfcity.org](http://www.sfcity.org).

PUBLIC REVIEW PERIOD:

The 30-day public comment period for the Initial Study and Negative Declaration is from Monday, March 15, 2010 to Tuesday, April 13, 2010. Notice Pursuant to Section 21092.5 of the Public Resources Code.

If you wish to challenge the action taken on this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearings described in this notice, or in written correspondence delivered to the Redevelopment Agency of the City of San Fernando at, or prior to, the public hearings.

PAUL DEIBEL, AICP  
Community Development Director