

(RA-2003-22)

REDEVELOPMENT AGENCY OF

THE CITY OF SAN DIEGO

RESOLUTION NO. R-03517

ADOPTED ON AUGUST 05, 2002

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO APPROVING AN OWNER PARTICIPATION AGREEMENT WITH ST. VINCENT DE PAUL MANAGEMENT, INC.; AND CERTIFYING THAT THE AGENCY HAS REVIEWED AND CONSIDERED INFORMATION CONTAINED IN THE FINAL ENVIRONMENTAL IMPACT REPORT AND THE FINAL SUBSEQUENT ENVIRONMENTAL IMPACT REPORT FOR THE CENTRE CITY REDEVELOPMENT PROJECT AND MAKING CERTAIN FINDINGS AND DETERMINATIONS REGARDING THE ENVIRONMENTAL IMPACTS OF THE CENTRE CITY PROJECT.

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 Centre City Redevelopment Project area of San Diego, and has adopted an Implementation Plan for the Centre City Redevelopment Project in accordance with California Health and Safety Code section 33490; and

WHEREAS, in order to carry out and implement the Redevelopment Plan, the Agency, by Resolution No. R-03338, adopted on June 12, 2001, entered into an Owner Participation Agreement with St. Vincent de Paul Management, Inc. [Developer], for the development of a 90-unit, low-income, rental housing project; and

WHEREAS, after receiving final construction bids, the Developer significantly altered the Project's financing structure to address increases in total development, and as a result the

previously approved Owner Participation Agreement is no longer valid and has been terminated;
and

WHEREAS, the Agency and Developer desire to enter into a new Owner Participation Agreement [Agreement] for the development of a 90-unit, affordable housing project, located on the south side of Imperial Avenue, between 16th and 17th Street; and

WHEREAS the Developer has submitted to the Agency copies of said proposed Agreement in a form desired by the Developer; and

WHEREAS, the Centre City Development Corporation, Inc. has reviewed and discussed the proposed Agreement, and has recommended that the Agency enter into the Agreement; and

WHEREAS, the Agency has previously prepared, and the Agency (Resolution No. 2081) and the City Council (Resolution No. R-279880) have certified the Final Master Environmental Impact Report for the Centre City Redevelopment Project [MEIR]; and

WHEREAS, the Agency has also previously prepared, and the Agency (Resolution No. R-03058) and the City Council (Resolution No. R-292363) have certified the Final Subsequent Environmental Impact Report to the MEIR for the Proposed Ballpark and Ancillary Development Projects, and Associated Plan Amendments [SEIR]; and

WHEREAS, the MEIR, as supplemented by the SEIR, for the Project is sometimes referred to collectively as the MEIR/SEIR; and

WHEREAS, the Centre City 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 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 MEIR/SEIR and the Secondary Study; NOW, THEREFORE, BE IT RESOLVED, by the Redevelopment Agency of the City of San Diego:

1. That the Owner Participation Agreement which establishes the terms and conditions for development of the real property are approved.
2. That the Executive Director, or designee, is authorized to execute, on behalf of the Agency an Owner Participation Agreement with St. Vincent De Paul Management, Inc., for the development of a 90-unit, affordable housing project, located on the south side of Imperial Avenue, between 16th and 17th Street. A copy of the Agreement when executed by the Agency shall be placed on file in the office of the secretary to the Agency as Document No. D-03517.
3. That the Executive Director of the Agency, or designee, is hereby authorized, on behalf of the Agency, to sign all documents necessary and appropriate to carry out and implement the Agreement, and to administer the Agency's obligations, responsibilities and duties to be performed under the Agreement.
4. The Agency further certifies that the MEIR/SEIR for the Centre City Redevelopment Project, and the Secondary Study, were presented to the Agency, and that the information contained in the Secondary Study, and the MEIR/SEIR, has been reviewed and considered by the Agency.
5. The Agency further certifies that the Secondary Study (as with the MEIR/SEIR for the Redevelopment Project) represents the Agency's independent judgment and analysis.
6. The Agency finds and determines that:
 - a. No substantial changes are proposed in the Centre City 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 major revisions in the MEIR/SEIR for the Project, due to the involvement of new significant environmental effects, or a substantial increase in the severity of previously identified significant effects, not covered in the MEIR/SEIR; and

b. No new information of substantial importance to the Project has become available which was not known or could not have been known with the exercise of reasonable diligence at the time the MEIR/SEIR for the Project was certified as complete, and which shows that the Project will have any significant effects not discussed previously in the MEIR/SEIR, or that any significant effects previously examined will be substantially more severe than shown in the MEIR/SEIR, 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 MEIR/SEIR is necessary or required.

APPROVED: CASEY GWINN, General Counsel

By

Douglas K. Humphreys
Deputy General Counsel

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Or.Dept:CCDC

Aud.Cert:2300107

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Council:R-n/a

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