

(RA-2000-165)

REDEVELOPMENT AGENCY OF

THE CITY OF SAN DIEGO

RESOLUTION NO. R-03185

ADOPTED ON JUNE 27, 2000

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO CERTIFYING THAT THE AGENCY HAS REVIEWED AND CONSIDERED INFORMATION CONTAINED IN THE MASTER ENVIRONMENTAL IMPACT REPORT FOR THE CENTRE CITY REDEVELOPMENT PROJECT, AND THE SECONDARY STUDY WITH RESPECT TO THE PROPOSED DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE AGENCY AND BELLA VIA ASSOCIATES, LLC, AND MAKING CERTAIN FINDINGS AND DETERMINATIONS REGARDING ENVIRONMENTAL IMPACTS OF THE PROPOSED DEVELOPMENT.

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 [the Project]; and

WHEREAS, the Agency has previously prepared, and the Agency (Resolution No. 2081) and the City Council (Resolution No. R-279875) have certified the Final Master Environmental Impact Report for the Centre City Redevelopment Project [MEIR]; and

WHEREAS, the Agency proposes to approve a Disposition and Development Agreement [Agreement] with Bella Via Associates, LLC [Developer] for the sale of certain property in the Project area, and approve the Basic Concept/Schematic Drawing for the construction of a development consisting of a mixed-use development containing approximately 53,700 square feet above grade, including approximately 5,530 square feet of commercial space and

approximately 41,420 square feet of residential space to include approximately 31 condominium units. The development shall also include on-site parking facilities to include one partial level of at-grade, encapsulated parking and one level of underground parking containing a total of approximately 52 parking spaces [Development]; and

WHEREAS, the sale of the property and the construction of the Development pursuant to the provisions of the proposed Agreement between the Agency and the Developer and the Basic Concept/Schematic Drawings is a redevelopment implementation activity whose environmental impacts are assessed in the MEIR; and

WHEREAS, the Centre City Development Corporation, Inc., acting on behalf of the Agency, has prepared a Secondary Study pursuant to the California Environmental Quality Act of 1970 [CEQA] and the adopted State and local regulations and guidelines, and such Secondary Study assesses the environmental impacts of the sale and development of the real property pursuant to the Agreement and Basic Concept/Schematic Drawings; and

WHEREAS, the Agency has considered the environmental effects of the proposed development as shown in the MEIR and the Secondary Study; NOW, THEREFORE,

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

1. The Agency certifies that the Secondary Study of environmental impacts with respect to the proposed sale of the real property and the Development pursuant to the Agreement and Basic Concept/Schematic Drawings has been prepared and completed in compliance with CEQA and the adopted state and local regulations and guidelines.

2. The Agency further certifies that the information contained in the Secondary Study, and the MEIR has been reviewed and considered by the Agency.

3. 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 and Basic Concept/Schematic Drawings, which will require important revisions in the MEIR for the project, due to the involvement of new significant environmental impacts not covered in the MEIR; 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 MEIR for the Project was certified as complete, and which shows that the Project will have any significant effects not discussed previously in the MEIR, or that any significant effects previously examined will be substantially more severe than shown in the MEIR, 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 is necessary or required; and

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

APPROVED: CASEY GWINN, General Counsel

By

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Deputy General Counsel

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