

REDEVELOPMENT AGENCY OF

THE CITY OF SAN DIEGO

RESOLUTION NUMBER R-03959

ADOPTED ON OCTOBER 11, 2005

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, THE SUBSEQUENT ENVIRONMENTAL IMPACT REPORT TO THE MEIR FOR THE PROPOSED BALLPARK AND ANCILLARY DEVELOPMENT PROJECTS, AND ASSOCIATED PLAN AMENDMENTS, AND THE SECONDARY STUDY WITH RESPECT TO THE OWNER PARTICIPATION AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO AND PINNACLE INTERNATIONAL DEVELOPMENT, INC. FOR THE DEVELOPMENT OF THE BLOCK BOUNDED BY ISLAND AVENUE AND 14TH, 15TH AND J STREETS; AND MAKING CERTAIN FINDINGS AND DETERMINATIONS REGARDING ENVIRONMENTAL IMPACTS OF THE 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 [Project]; and

WHEREAS, the Agency has previously prepared, and the Agency, by Resolution No. R-2081, and the City Council of the City of San Diego [City Council], by Resolution No. R-279875, 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, by Resolution No. R-03058, and the City Council, by 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 Agency proposes to approve the Owner Participation Agreement between the Agency and Pinnacle International Development, Inc. and to approve the Basic Concept/Schematic Drawings and Landscape Concept Plan for Park Improvements dated May 18, 2005 for the development of the block bounded by Island Avenue and 14th, 15th and J streets as approximately 619 residential condominium units and approximately 22,000 square feet of retail space, and a public park, in the Project Area; 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], the adopted State and local regulations and guidelines, and the Agency's amended "Procedures for Implementation of CEQA and the State Guidelines" (adopted July 17, 1990), and the Secondary Study assesses the environmental impacts of the development contemplated by the Owner Participation Agreement and related activities; 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 as follows:

1. The Agency certifies that the Secondary Study of environmental impacts with respect to the proposed development of the block bounded by Island Avenue and 14th, 15th and J streets as approximately 619 residential condominium units and approximately 22,000 square feet of retail space, and a public park has been prepared and completed in compliance with the California Environmental Quality Act of 1970 [CEQA], the adopted State and local regulations and guidelines, and the Agency's amended "Procedures for Implementation of CEQA and the State Guidelines" (adopted July 17, 1990), and the Secondary Study assesses the environmental impacts of the development contemplated by the Owner Participation Agreement and related activities.

2. The Agency further certifies that the MEIR/SEIR for the Centre City Redevelopment Project, and the Secondary Study, were presented to the members of the Agency, and that the information contained in the Secondary Study, and the MEIR/SEIR, has been reviewed and considered by the Agency members.

3. The Agency further certifies that the MEIR/SEIR and the Secondary Study represent the Agency's independent judgment and analysis.

4. 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 development of the block bounded by Island Avenue and 14th, 15th and J streets pursuant to the Owner Participation Agreement between the Agency and Pinnacle International Development, Inc., 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 development contemplated by the Owner Participation Agreement 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 development contemplated by the Owner Participation Agreement 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; and

d. The development of the block bounded by Island Avenue and 14th, 15th and J streets pursuant to the Owner Participation Agreement will have no significant effect on the environment, except as identified and considered in the MEIR/SEIR for the Project.

5. The Mitigation Measures for development of the block bounded by Island Avenue and 14th, 15th and J streets pursuant to the Owner Participation Agreement, attached as Table A to the Secondary Study, are approved and adopted.

APPROVED: MICHAEL J. AGUIRRE, General Counsel

By _____
Susan Y. Cola
Deputy General Counsel

SYC:kat
09/27/05
Or.Dept:Redev. Agency
RA- 2006-28