

REDEVELOPMENT AGENCY OF

THE CITY OF SAN DIEGO

RESOLUTION NUMBER R-03963

ADOPTED ON OCTOBER 18, 2005

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO CERTIFYING THE FINAL ADDENDUM TO THE FINAL SUBSEQUENT ENVIRONMENTAL IMPACT REPORT TO THE FINAL MASTER ENVIRONMENTAL IMPACT REPORT FOR THE CENTRE CITY REDEVELOPMENT PROJECT AND ADDRESSING THE CENTRE CITY COMMUNITY PLAN AND RELATED DOCUMENTS FOR THE PROPOSED BALLPARK AND ANCILLARY DEVELOPMENT PROJECTS, AND ASSOCIATED PLAN AMENDMENTS; MAKING CERTAIN FINDINGS OF FACT AND ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS [BALLPARK VILLAGE].

WHEREAS, Ballpark Village LLC [Participant] has proposed entering into an Owner Participation Agreement [OPA] with the Redevelopment Agency of the City of San Diego [Agency] for certain property within the Centre City Redevelopment Project known as Parcel C and Parcel D [Site]. Parcel C is bounded by 12th Avenue on the east, Imperial Avenue to the south and Park Boulevard on the northwest. Parcel D is bounded by Imperial Avenue to the north, 11th Avenue to the east, Park Boulevard to the west and the trolley tracks and rail yard to the south; and

WHEREAS such OPA provides for development of the Site [Project] in accordance with a Ballpark Village Master Plan specifying the development standards and controls governing the Site and an Affordable Housing Agreement by and between the Agency, Participant and the San

Diego Housing Commission specifying the terms and conditions for the development of affordable housing on the Site; and

WHEREAS, on October 26, 1999, the Agency certified the Final Subsequent Environmental Impact Report [SEIR] to the Final Master Environmental Impact Report [MEIR] for the Centre City Redevelopment Project and Addressing the Centre City Community Plan and Related Documents for the Proposed Ballpark and Ancillary Development Projects, and Associated Plan Amendments; and

WHEREAS, the SEIR included an evaluation of potential impacts of Phase II of the Ancillary Development Projects, of which Ballpark Village is a part; and

WHEREAS, the OPA, Ballpark Village Master Plan and the Affordable Housing Agreement have been proposed to provide further detail of the nature of the Phase II Ancillary Development Projects; and

WHEREAS, State CEQA Guidelines section 15164(a) allows a lead agency to prepare an Addendum to a Final SEIR if such Addendum meets the requirements of CEQA; and

WHEREAS, an Addendum to the SEIR has been prepared to evaluate the Ballpark Village Master Plan and associated activities to determine if the changes and additional detail beyond that analyzed in the 1999 SEIR meet any of the requirements for the preparation of a Subsequent or Supplemental EIR pursuant to sections 15162-15163 of the State CEQA Guidelines; and

WHEREAS, the Addendum to the SEIR was circulated for public review from April 21, 2005 to May 6, 2005; and

WHEREAS, the Agency has held a duly noticed public hearing and considered the Addendum to the SEIR, including a staff report and recommendation and public testimony; NOW, THEREFORE,

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

1. That no substantial changes are proposed in the Centre City Redevelopment Project [Redevelopment Project] or with respect to the circumstances under which the Redevelopment Project is to be undertaken as a result of the proposed activity, which will require important or major revisions in the SEIR for the Project.
2. That no new information of substantial importance to the Centre City Redevelopment Project has become available which was not known or could not have been known at the time the SEIR for the Project was certified as complete, and which shows that the Project will have any significant effects not discussed previously in the SEIR, or that any significant effects previously examined will be substantially more severe than shown in the 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.
3. That no Negative Declaration, Subsequent EIR, or Supplement to the SEIR is necessary or required.
4. That the proposed activity will have no significant effect on the environment, except as identified and considered in the SEIR for the Centre City Redevelopment Project. No new or additional project-specific mitigation measures are required for this activity.

5. That the Agency hereby certifies that the Addendum to SEIR has been completed in compliance with CEQA and State and local guidelines adopted pursuant thereto.

6. That the Agency hereby certifies that the information contained in the Addendum to SEIR for the Project has been reviewed and considered by the Agency.

7. That the Agency hereby certifies that the Addendum to SEIR reflects the Agency's independent judgment and analysis.

8. That each and all of the findings and determinations contained in this Resolution are based on competent and substantial evidence, both oral and written, contained in the entire record relating to the Project, the MEIR, the SEIR and the Addendum to SEIR. The findings and determinations constitute the independent findings and determinations of the Agency in all respects and are fully and completely supported by substantial evidence. All of the language included in this document constitutes findings by the Agency, whether or not any particular sentence or clause includes a statement to that effect.

9. That the Agency hereby incorporates by reference Attachment "A" entitled "Findings of Fact and Statement of Overriding Considerations" in support of this Resolution.

10. That the Agency hereby finds and determines that all significant environmental effects identified in the Addendum to the SEIR for the Project have been eliminated or substantially lessened where feasible, or are acceptable due to overriding considerations, in that:

- a. All significant environmental effects that can be feasibly avoided have been eliminated or substantially lessened as discussed in the Addendum to SEIR and Attachment “A”; and
- b. Based on the Addendum to SEIR, Attachment “A” and other documents and information contained in the record with respect to the Project, all remaining unavoidable significant effects of the proposed Project are overridden by benefits of the Project as described in Attachment “A.”

11. That the Agency hereby certifies the Final Addendum to the Final Subsequent Environmental Impact Report to the Final Master Environmental Impact Report for the Centre City Redevelopment Project and Addressing the Centre City Community Plan and Related Documents for the proposed Ballpark and Ancillary Development Projects, and Associated Plan Amendments [Ballpark Village].

APPROVED: MICHAEL J. AGUIRRE, General Counsel

By _____
Rachel H. Witt
Chief Deputy General Counsel

RHW:als
09/09/05
Or.Dept: CCDC
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