

REDEVELOPMENT AGENCY OF
THE CITY OF SAN DIEGO
RESOLUTION NO. 882
ADOPTED ON OCTOBER 25, 1983

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO CERTIFYING THE SECONDARY STUDY OF ENVIRONMENTAL IMPACTS WITH RESPECT TO THE PROPOSED DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO AND DAN W. PEARSON, AND THE PROPOSED SALE OF REAL PROPERTY AND CONSTRUCTION OF A HOTEL PURSUANT THERETO.

WHEREAS, the Redevelopment Agency of The City of San Diego (the "Agency"), is engaged in activities necessary to carry out and implement the Redevelopment Plan for the Marina Redevelopment Project; and

WHEREAS, the following environmental documents have been prepared in connection with and subsequent to the approval and adoption of the Redevelopment Plan for the Marina Redevelopment Project:

1. Supplemental Environmental Impact Report on the Marina Subarea Redevelopment Plan (EQD No. 76-09-37C), prepared by the Environmental Quality Department of The City of San Diego in October, 1976, submitted to the Redevelopment Agency as part of the Report to City Council on the Proposed Redevelopment Plan for the Marina Redevelopment Project and certified by the Redevelopment Agency on December 10, 1976 (Resolution No. 309), incorporating by reference and including the following documents:

a. Environmental Impact Report on the Centre City Plan (EQD No. 74-11-013-C) prepared by the Environmental Quality Department of The City of San Diego in September, 1975 and certified by the City

Council on May 12, 1976 (Resolution No. 215957).

b. Final Environmental Impact Report for the Embarcadero Development Plan (UPD 7563-EIR-17), prepared by the San Diego Unified Port District Planning Department and the SWA Group in January, 1976. This Final EIR was certified by the Board of Port Commissioners of the San Diego Unified Port District on January 20, 1976 (Resolution No. 76-17); and

2. Supplemental Master Environmental Impact Report for the Centre City Redevelopment Projects certified by the Agency and the City Council January 9, 1979; and

WHEREAS, the Agency proposes to approve a Disposition and Development Agreement with Dan W. Pearson (the "Developer") pursuant to which the Developer shall remove building components from an existing hotel structure and the Agency shall sell certain real property in the Marina Project area to the Developer for the development and reconstruction by the Developer of the hotel and related facilities; and

WHEREAS, the sale of real property pursuant to the proposed Disposition and Development Agreement and the construction of a hotel pursuant to the terms and conditions set forth in the proposed Disposition and Development Agreement and the Marina Redevelopment Plan is one of the redevelopment activities assessed by the Supplemental Master EIR for the Centre City Redevelopment Projects; 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 removal of building components of the existing hotel and the sale of real property and construction of the hotel pursuant to the proposed Disposition and Development Agreement.

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

1. The Agency hereby certifies that the Secondary Study of environmental impacts with respect to the proposed removal of building components of the existing hotel and the sale of real property and the construction of a hotel pursuant to the proposed Disposition and Development Agreement has been prepared pursuant to the California Environmental Quality Act of 1970 (CEQA) and State and local regulations and guidelines adopted pursuant thereto.

2. The Agency hereby further certifies that the information contained in

the Secondary Study, the Supplemental Master EIR, and the previously prepared EIR's for the Marina Redevelopment Project has been reviewed and considered by the members of the Agency.

3. The Agency hereby finds and determines that:

(a) No substantial changes are proposed in the Marina Redevelopment Project, or with respect to the circumstances under which the Project is to be undertaken, as a result of the removal of the building components of the existing hotel and the sale of real property and construction of a hotel pursuant to the proposed Disposition and Development Agreement, which will require important revisions in said previously prepared EIR's or the Supplemental Master EIR adopted and certified for the Project, due to the involvement of new environmental impacts not covered in said previously prepared EIR's or the Supplemental Master EIR;

(b) No new information of substantial importance to the Project has become available which shows that the Project or the removal of building components of the existing hotel and the sale of real property and construction of a hotel pursuant to the proposed Disposition and Development Agreement will have one or more significant effects not discussed in the Supplemental Master EIR or previous environmental documents, or that significant effects previously examined will be substantially more severe than shown in the Supplemental Master EIR or previous environmental documents, or that mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, or that mitigation measures or alternatives which were not previously considered in the Supplemental Master EIR or previous environmental documents would substantially lessen one or more significant effects on the environment;

(c) No subsequent or supplement to said previously prepared EIR's or the Supplemental Master EIR is necessary or required; and

(d) The removal of the building components of the existing hotel and the sale of real property and construction of a hotel pursuant to the proposed Disposition and Development Agreement will have no significant effect on the environment, except as identified and considered in said previously prepared EIR's or the Supplemental Master EIR.

4. The Agency hereby finds and determines that the certifications, findings and determinations with respect to environmental impacts in the

Marina Redevelopment Project as set forth in Resolution No. 417 of the Agency include as an implementation activity the removal of building components of the existing hotel and the sale of property and construction of a hotel pursuant to the proposed Disposition and Development Agreement and such certifications, findings and determinations are hereby ratified in their entirety.

APPROVED: John W. Witt, General Counsel

By Harold O. Valderhaug Deputy Counsel

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