

(RA-85-17)

REDEVELOPMENT AGENCY OF

THE CITY OF SAN DIEGO

RESOLUTION NO. 980

ADOPTED ON AUGUST 13, 1984

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 SHAPELL HOUSING,
INC. AND GOLDRICH KEST AND ASSOCIATES, AND THE
PROPOSED LEASE OF REAL PROPERTY AND
CONSTRUCTION OF A RENTAL HOUSING PROJECT WITH
ANCILLARY COMMERCIAL AND RELATED PARKING
FACILITIES 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 (the "Project"); and

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

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

- a. Environmental Impact Report on the Centre City Plan (EQD No. 74-11-013-C) prepared by the Environmental Quality Division of the Planning Department, City of San Diego, in September 1975, and certified by the Council of The City of San Diego (the "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, and certified by the Board of Port Commissioners on January 20, 1976 (Resolution No. 76-17).

2. Supplemental Master Environmental Impact Report for the Centre City Redevelopment Projects (the "MEIR") certified on January 9, 1979 by the Agency (Resolution No. 417) and the Council (Resolution No. 222569) with respect to the Marina Redevelopment Project, and by the Agency (Resolution No. 423) and the Council (Resolution No. 222573) with respect to a certain Disposition and Development Agreement with Shapell Housing, Inc. and Goldrich Kest and Associates, a joint venture (the "Developer").

3. Final Environmental Impact Statement for the Marina/Columbia Residential Development (EIS Identification No. 13-79-M/C-06-0542) pursuant to Title I of the Housing and Community Development Act of 1974 certified on May 3, 1979.

WHEREAS, the Agency proposes to approve a Disposition and Development Agreement with the developer pursuant to which the Agency shall lease certain real property to the Developer for the development and construction by the Developer of a rental housing project with ancillary commercial and related parking facilities; and

WHEREAS, the lease of real property pursuant to the

Disposition and Development Agreement and the construction of a rental housing project with ancillary commercial and related parking facilities pursuant to the terms and conditions set forth in the Disposition and Development Agreement (including the Ground Lease attached thereto) and the Marina Redevelopment Plan is one of the redevelopment activities assessed by the MEIR for the Centre City Redevelopment Projects and the other previous environmental documents; 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 lease of real property and construction of a rental housing project with ancillary commercial and related parking facilities pursuant to the 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 lease of real property and the construction of a rental housing project with ancillary commercial and related parking facilities pursuant to

the 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 MEIR, and the other previous environmental documents for the 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 Project, or with respect to the circumstances under which the Project is to be undertaken, as a result of the lease of real property and construction of a rental housing project with ancillary commercial and related parking facilities pursuant to the Disposition and Development Agreement, which will require important revisions in the MEIR or the other previous environmental documents certified for the Project, due to the involvement of new significant environmental impacts not covered in the MEIR or the other previous environmental documents; 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 and the other previous environmental documents for the Project were certified as complete, and which shows that the Project will have any significant effects not discussed previously in the MEIR or the other environmental documents, or that any significant effects previously examined will be substantially more severe than shown in the MEIR or the other environmental documents, or that any mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce any significant effects of the Project on the environment, or that any mitigation measures or alternatives which were not previously considered in the MEIR or the other environmental documents would substantially lessen any significant effects of the Project on the environment; and

(c) No subsequent or supplement to the MEIR or the other previous environmental documents is necessary or required; and

(d) The lease of real property and construction of a rental housing project with ancillary commercial and related parking facilities pursuant to the Disposition

and Development Agreement will have no significant effect on the environment except as identified and considered in the MEIR and the other previous environmental documents.

APPROVED: John W. Witt, General Counsel

By

Janis Sammartino Gardner

Deputy Counsel

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Or.Dept:CCDC

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