

(RA-85-6)

REDEVELOPMENT AGENCY OF

THE CITY OF SAN DIEGO

RESOLUTION NO. 961

ADOPTED ON JULY 24, 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 FIRST AMENDED DISPOSITION AND
DEVELOPMENT AGREEMENT BETWEEN THE
REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
AND PARDEE CONSTRUCTION COMPANY AND GREAT
AMERICAN FIRST SAVINGS BANK, AND THE PROPOSED
SALE OF REAL PROPERTY AND CONSTRUCTION OF
HOUSING WITH RELATED LANDSCAPING AND 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 Plans for the Marina and Columbia

Redevelopment Projects (the "Projects"); and

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

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, The City of San Diego, in October 1976, and submitted to the Redevelopment Agency of The City of San Diego (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).

2. Supplemental Environmental Impact Report on the Columbia Subarea Redevelopment Plan (EQD No. 76-09-39C), prepared by the Environmental Quality Division of the Planning Department, The City of San Diego, in October 1976, and submitted to the Agency as part of the Report to City Council on the Proposed Redevelopment Plan for the Columbia Redevelopment Project and certified by the Agency on December 10, 1976 (Resolution No. 310).

3. The Supplemental Environmental Impact Reports on the Marina and Columbia Subarea Redevelopment Plans each incorporated by reference and include 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, The 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 of the San Diego Unified Port District on January 20, 1976 (Resolution No. 76-17).

4. 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. 418), and the Council (Resolution No. 222570) with respect to the Columbia Redevelopment Project, and by the Agency (Resolution No. 421) and the Council (Resolution No. 222571) with respect to that certain Disposition and Development Agreement with Pardee Construction Company and Great American First Savings Bank, a

joint venture (the "Developer").

5. 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 First Amended Disposition and Development Agreement with the Developer pursuant to which the Disposition and Development Agreement will be terminated with respect to certain parcels, and the Agency shall continue to be obligated to sell certain other parcels to the Developer for the development and construction by the Developer of housing with related landscaping and parking facilities; and

WHEREAS, the sale of real property pursuant to the First Amended Disposition and Development Agreement and the construction of housing with related landscaping and parking facilities pursuant to the terms and conditions set forth in the First Amended Disposition and Development Agreement and the Marina and Columbia Redevelopment Plans 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 sale of real property and construction of housing with related landscaping and parking facilities pursuant to the First Amended Disposition and Development Agreement; and

WHEREAS, the proposed First Amended Disposition and Development Agreement does not change the development proposed for the parcels remaining covered by the agreement, nor the environmental impacts thereof; 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 sale of real property and the construction of housing with related landscaping and parking facilities pursuant to the First Amended 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 Projects have 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 Projects, or with respect to the circumstances under which the Projects are to be implemented, as a result of the sale of real property and construction of housing with related landscaping and parking facilities pursuant to the First Amended Disposition and Development Agreement, which will require important revisions in the MEIR or the other previous environmental documents certified for the Projects, due to the involvement of new significant environmental impacts not covered in the MEIR or other previous environmental documents; and

(b) No new information of substantial importance to the Projects 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 Projects were certified as complete, and which shows that the Projects 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 Projects 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 Projects 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 sale of real property and construction of housing with related landscaping and parking facilities pursuant to the First Amended 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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7/11/84

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