

(RA-86-59)

REDEVELOPMENT AGENCY OF

THE CITY OF SAN DIEGO

RESOLUTION NO. 1206

ADOPTED ON OCTOBER 29, 1985

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF
THE CITY OF SAN DIEGO CERTIFYING THAT THE
AGENCY HAS REVIEWED AND CONSIDERED INFORMATION
CONTAINED IN CERTAIN ENVIRONMENTAL IMPACT
REPORTS AND THE SECONDARY STUDY WITH RESPECT
TO THE PROPOSED DISPOSITION AND DEVELOPMENT
AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY OF
THE CITY OF SAN DIEGO AND SEG-SOUTHWEST ESTATE
GROUP, INC., AND MAKING CERTAIN FINDINGS AND
DETERMINATIONS REGARDING ENVIRONMENTAL IMPACTS
OF THE DEVELOPMENT 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 have been prepared in connection with and subsequent to the approval and adoption of the Project:

1. "Environmental Impact Report on the Centre City Plan"

(EQD No. 74-11-013-C); the Centre City Plan was approved by the Planning Commission of The City of San Diego on February 3, 1976, and the Council of The City of San Diego (the "Council") certified on May 12, 1976 (Resolution No. 215957) that the information in the Environmental Impact Report on the Centre City Plan had been completed and that the Environmental Impact Report has been reviewed by the Council;

2. "Supplemental Master Environmental Impact Report for the Centre City Redevelopment Projects" (the "MEIR") certified by the Agency and the Council on January 9, 1979 by Resolutions No. 416 and R-222568, respectively; and

WHEREAS, the Agency proposes to approve a Disposition and Development Agreement with SEG-Southwest Estate Group, Inc. (the "Developer") for the sale of certain property in the Project area to the Developer for the construction and development of a mixed use residential, retail and office complex; and

WHEREAS, the sale of the property and the construction and development pursuant to the provisions of the proposed

Disposition and Development Agreement between the Agency and the Developer, is a redevelopment implementation activity whose environmental impacts are assessed in the MEIR, a Secondary Study prepared by the Agency and other previous environmental documents; and

WHEREAS, the Agency has considered the environmental effects of the proposed development as shown in the MEIR, the Secondary Study and other previous environmental documents; NOW, THEREFORE,

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

1. The Agency hereby certifies that the information contained in the MEIR, the Secondary Study and other previous environmental documents with respect to the development under the proposed Disposition and Development Agreement has been reviewed and considered by the the members of the Agency.

2. The Agency hereby further certifies that the significant environmental effects of the development under the proposed Disposition and Development Agreement considered in the MEIR, the Secondary Study and other previous environmental documents have been considered and recognized by 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 proposed sale and development pursuant to the Disposition and Development Agreement, which will require major or 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;

(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 or not previously considered would substantially reduce or lessen any significant effects of the Project on the environment;

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

(d) The sale and development of the property 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.

4. Based upon the Secondary Study and other documents and information in the record, the Agency hereby certifies and approves the Secondary Study for the proposed development pursuant to the Disposition and Development Agreement.

APPROVED: John W. Witt, General Counsel

By

Janis Sammartino Gardner

Deputy Counsel

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