

(RA-87-102)
REDEVELOPMENT AGENCY OF
THE CITY OF SAN DIEGO
RESOLUTION NO. 1478
ADOPTED ON MAY 5, 1987

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 AND A JOINT VENTURE OF GREAT AMERICAN DEVELOPMENT COMPANY AND ODMARK DEVELOPMENT ASSOCIATES, 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 (which along with environmental assessments for specific implementation activities are collectively referred to herein as the "EIR for the Project") 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 City of San Diego's Environmental Quality Division of the Planning Department in October 1976; certified by the Agency December 10, 1976 by Resolution No. 309.

2. "Supplemental Master Environmental Impact Report for the Centre City Redevelopment Projects" (the "MEIR") certified by the Agency and the Council of The City of San Diego (the "Council") on January 9, 1979 by Resolution No. 417 and No. R-222569, respectively, with respect to the Project.

3. "Final Environmental Impact Statement prepared 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.

4. "Supplement to the Environmental Impact Report, Columbia and Marina Redevelopment Projects: Santa Fe Properties Development Plan," certified by the Agency and the Council on April 12, 1983 by Resolution No. 837 and Ordinance No. O-15954 (New Series), respectively.

WHEREAS, the Agency proposes to approve a Disposition and Development Agreement (the "Agreement") between the Agency and a joint venture of Great American Development Company and Odmark Development Associates (the "Developer"), for the sale of certain property in the Project area to the Developer for the construction of a residential development; and

WHEREAS, the sale of the property and the construction of the residential development thereon, pursuant to the provisions of the proposed Agreement between the Agency and 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 Secondary Study pertaining to the Agreement has been prepared and completed in compliance with 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 said Secondary Study and the environmental assessment documents referenced therein has been reviewed and considered by the Agency members.

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 Agreement and the sale of property and construction of a residential development, which will require important revisions in the previous EIR for the Project, and no new information of substantial importance to the Project has become available, due to the involvement of new significant environmental impacts not covered in said previous EIR for the Project; and

(b) No negative declaration, subsequent environmental impact report or supplement or addendum to the environmental impact report is necessary or required; and

(c) The proposed Agreement and the sale of property and construction of a residential development, will have no significant effect on the environment, except as identified and considered in the previous EIR for the Project.

4. Based upon the Secondary Study and other documents and information in the record, the Agency hereby approves and adopts the Secondary Study and the environmental assessment documents referenced therein with respect to the proposed Agreement.

APPROVED: John W. Witt, General Counsel

By

Janis Sammartino Gardner

Deputy Counsel

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Or.Dept:CCDC

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