

(RA-88-27)
REDEVELOPMENT AGENCY OF
THE CITY OF SAN DIEGO
RESOLUTION NO. 1523
ADOPTED ON SEPTEMBER 22, 1987

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO CERTIFYING THAT THE REDEVELOPMENT AGENCY HAS REVIEWED AND CONSIDERED INFORMATION CONTAINED IN CERTAIN ENVIRONMENTAL IMPACT REPORTS AND THE SECONDARY STUDY AND NEGATIVE DECLARATION WITH RESPECT TO THE PROPOSED DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO AND EARL E. WYMAN, 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. "Supplement to the Environmental Impact Report, Columbia and Marina Redevelopment Projects: Santa Fe Properties Development Plan," certified by the Agency and the Council of The City of San Diego (the "Council") on April 12, 1983 by Resolution No. 837 and Ordinance No. O-15954 (New Series).
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 Resolution Nos. 417 and 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. "Supplemental Environmental Impact Report on the Marina Subarea Redevelopment Plan" (EQD. No. 76-09-37C), prepared by the Planning Department of The City of San Diego, October 1976; certified by the Agency on December 10, 1976.

WHEREAS, the Agency proposes to approve a Disposition and Development Agreement (the "Agreement") with Earl E. Wyman (the "Developer") for the sale of certain property in the Project area to the Developer for the construction and development of a residential rental apartment development with ancillary commercial use; and

WHEREAS, the sale of real property and the development of the residential rental 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 and Negative Declaration 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 Negative Declaration 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 Environmental Impact Secondary Study and Negative Declaration pertaining to the Agreement have 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 Negative Declaration and the environmental assessment documents referenced therein has been reviewed and considered by the members of the Agency.

3. The Agency hereby finds and determines that:

a. New information specific to the development under the proposed Agreement, as described in the Secondary Study, shows that the development may cause potentially significant effects with respect to contaminated soil and water but (a) revisions to the proposed Agreement as set forth in Exhibit A (attached hereto and incorporated herein by this reference) will avoid the effects or mitigate the effects to a point where no significant effects would occur; and (b) there is no substantial evidence that the development under

the proposed Agreement as revised may have a significant effect on the environment.

b. The Final Mitigated Negative Declaration with respect to the proposed Agreement is hereby approved and adopted.

c. Except as set forth in Paragraph a. above, 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 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.

d. The proposed Agreement 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 Negative Declaration and other documents and information in the record, the Agency hereby approves and adopts the Secondary Study and Negative Declaration and the environmental assessment documents referenced therein for the proposed Agreement for the Project.

APPROVED: John W. Witt, General Counsel

By

Janis Sammartino Gardner

Deputy Counsel

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Or.Dept:CCDC

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