

(RA-89-111)
REDEVELOPMENT AGENCY OF
THE CITY OF SAN DIEGO
RESOLUTION NO. 1729
ADOPTED ON APRIL 18, 1989

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO CERTIFYING THAT THE AGENCY HAS REVIEWED AND CONSIDERED INFORMATION CONTAINED IN THE MASTER ENVIRONMENTAL IMPACT REPORT, THE SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT FOR THE SIXTH AMENDMENT TO THE COLUMBIA REDEVELOPMENT PLAN AND THE SECONDARY STUDY WITH RESPECT TO THE PROPOSED FIRST IMPLEMENTATION AGREEMENT TO DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO AND CHINESE REGAL CONDOMINIUMS, LTD., 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 Agency has previously prepared, and the Agency (Resolution No. 1624) and the City Council (Resolution No. 271447) have certified the Final Master Environmental Impact Report for the Centre City Redevelopment Projects (including the incorporation therein of certain environmental assessments certified in connection with and subsequent to the approval and adoption of the Redevelopment Plan for the Marina Redevelopment Project), referred to herein as the "MEIR"; and

WHEREAS, the Agency has previously prepared, and the Agency (Resolution No. 1700) and the City Council (Resolution No. 272974) have certified the Supplemental Environmental Impact Report for the Sixth Amendment to the Columbia Redevelopment Plan (including the incorporation therein of certain environmental

assessments certified in connection with and subsequent to the approval and adoption of the Redevelopment Plan for the Marina Redevelopment Project), referred to herein as the "SEIR"; and

WHEREAS, the Agency and Chinese Regal Condominiums, Ltd., a California limited partnership (the "Developer") have entered into a Disposition and Development Agreement dated November 16, 1988, which is Document No. 1592 in the files of the Agency (the "DDA"); and

WHEREAS, the Agency has previously prepared, and the Agency (Resolution No. 1667) and the City Council (Resolution No. 272353) have certified the Secondary Study for the DDA, referred to herein as the "DDA Secondary Study"; and

WHEREAS, THE Agency proposes to approve a First Implementation Agreement to Disposition and Development Agreement (the "Agreement") with Developer to provide for certain changes in the parking obligations of Developer and the schedule for implementing the DDA; and

WHEREAS, the construction of the residential development pursuant to the provisions of the DDA and the proposed Agreement between the Agency and Developer is a redevelopment implementation activity whose environmental impacts are assessed in the MEIR and the SEIR; and

WHEREAS, the Center 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 development of the real property pursuant to the DDA and the proposed Agreement; and

WHEREAS, the Agency has considered the environmental effects of the proposed development as shown in the MEIR, the SEIR and the DDA Secondary Study and the Secondary Study; 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 development of the real property pursuant to the DDA and the proposed Agreement has been prepared and completed in compliance with the California Environmental Quality Act of 1970 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, the SEIR, the DDA 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 Marina Redevelopment Project, or with respect to the circumstances under which the Project is to be undertaken, as a result of the development of the real property pursuant to the DDA and the proposed Agreement, which will require important revisions in the MEIR for the Project or the SEIR, due to the involvement of new significant environmental impacts not covered in the MEIR or the SEIR; 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 for the Project or the SEIR was certified as complete, and which shows that the Project will have any significant effects not discussed previously in the MEIR or the SEIR, or that any significant effects previously examined will be substantially more severe than shown in the MEIR or the SEIR, or that any mitigation measures or alternatives previously found not to be feasible or not previously considered in the MEIR for the Project or the SEIR would substantially reduce or lessen any significant effects of the Project on the environment; and
- c. No negative declaration, or subsequent environmental impact report, or supplement or addendum to the MEIR or the SEIR is necessary or required; and
- d. The development of the real property pursuant to the DDA and the proposed Agreement will have no significant effect on the environment, except as identified and considered in the MEIR for the Project and the SEIR.

APPROVED: JOHN W. WITT, General Counsel

By

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Deputy Counsel

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04/17/89

Or.Dept:CCDC

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