

(RA-95-54)
REDEVELOPMENT AGENCY OF
THE CITY OF SAN DIEGO
RESOLUTION NO. 2451
ADOPTED ON DECEMBER 6, 1994

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 FOR THE CENTRE CITY REDEVELOPMENT PROJECT, AND THE SECONDARY STUDY AND NEGATIVE DECLARATION WITH RESPECT TO THE PROPOSED FIRST AMENDMENT TO THE REDEVELOPMENT PLAN THEREFOR, PROPOSED EXCEPTIONS TO THE MARINA PLANNED DISTRICT REGULATIONS, THE PROPOSED MARINA CONDITIONAL PLANNED DISTRICT PERMIT, AND THE BASIC CONCEPT/SCHEMATIC DRAWINGS FOR A RALPHS GROCERY STORE THEREUNDER; AND MAKING CERTAIN FINDINGS AND DETERMINATIONS REGARDING ENVIRONMENTAL IMPACTS OF EACH OF SUCH ACTIONS AND IMPLEMENTATION ACTIVITIES.

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 Centre City Redevelopment Project (the "Project"); and

WHEREAS, the Agency has previously prepared, and the Agency (Resolution No. 2081) and the City Council (Resolution No. 279875) have certified the Final Master Environmental Impact Report for the Centre City Redevelopment Project (referred to herein as the "MEIR"); and

WHEREAS, the Agency proposes to approve a First Amendment to the Redevelopment Plan for the Centre City Redevelopment Project (the "First Amendment") which would permit as an alternate use on one designated block in the Project area, a grocery store use in accordance with a Marina Conditional Planned District Permit; and

WHEREAS, in order to implement the Redevelopment Plan as so

changed, the Agency proposes to approve certain exceptions to design regulations under the Marina Planned District (the "MPD Exceptions"), and to approve a Marina Conditional Planned District Permit (the "MCPDP") and Basic Concept/Schematic Drawings (the "Design Drawings") in connection with the grocery store development thereunder; and

WHEREAS, the Centre City Development Corporation, Inc. ("CCDC"), 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 First Amendment, the MPD Exceptions, MCPDP and the Design Drawings; and

WHEREAS, based upon the Secondary Study, CCDC has also prepared a proposed Negative Declaration of environmental impacts with respect to the proposed First Amendment, the MPD Exceptions, the MCPDP and the Design Drawings, and has provided public notice of and circulated the proposed Negative Declaration for public review and comment in the manner provided by law; and

WHEREAS, the Agency has considered the environmental effects of the proposed First Amendment and the development under the MPD Exceptions, the MCPDP and the Design Drawings, as shown in the MEIR and the Secondary Study, and has considered the proposed Negative Declaration in connection with its hearings and deliberations on said actions and implementation activities; NOW, THEREFORE,

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

1. That the Agency hereby certifies that the Secondary Study of environmental impacts, and the Negative Declaration, with respect to the proposed First Amendment, the MPD Exceptions, the MCPDP and the Design Drawings 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. That the Agency hereby further certifies that the information contained in the Secondary Study, the MEIR and the Negative Declaration has been reviewed and considered by the Agency members.

3. That the Agency hereby finds and determines that:

(a) No substantial changes are proposed in the Centre City Redevelopment Project, or with respect to the circumstances under which the Project is to be undertaken, as a result of the proposed First Amendment and the development under the MPD Exceptions, the MCPDP and the Design Drawings, which will require important revisions in the MEIR for the Project, due to the involvement of new significant environmental impacts not covered in the MEIR; 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 was certified as

complete, and which shows that the Project will have any significant effects not discussed previously in the MEIR, or that any significant effects previously examined will be substantially more severe than shown in the MEIR, 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; and

(c) The Project will have no significant effect on the environment, except as identified and considered in the MEIR for the Project, provided, however, that the First Amendment itself and the development under the MPD Exceptions, the MCPDP and the Design Drawings will not in themselves cause any significant adverse impact on the environment with respect even to those effects of the Project which cannot be avoided because of cumulative impacts, as described in Attachment A (attached hereto and incorporated herein by this reference); and

(d) The significant environmental effects of the Project, which cannot be avoided because of the cumulative impacts of the Project, remain acceptable as identified and considered in Resolution No. 2081 of the Agency, and Resolution No. 279875 of the City Council; and

(e) The Negative Declaration of environmental effects of the proposed First Amendment and the development under the MPD Exceptions, the MCPDP and the Design Drawings, is hereby approved; and

(f) The Redevelopment Agency Mitigation Monitoring and Reporting Program for Development pursuant to the First Amendment (attached to the Secondary Study as Exhibit A), is hereby approved and adopted.

APPROVED: John W. Witt, General Counsel

By

Allisyn L. Thomas

Deputy Counsel

ALT:pev

11/21/94

Or.Dept:CCDC

Aud.Cert:N/A

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