

(RA-98-71)

REDEVELOPMENT AGENCY OF

THE CITY OF SAN DIEGO

RESOLUTION NO. 2837

ADOPTED ON APRIL 21, 1998

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 WITH RESPECT TO THE PROPOSED OWNER PARTICIPATION AGREEMENT BETWEEN THE AGENCY AND AM ROCK CREEK, 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 Centre City Redevelopment Project (the "Project"); and

WHEREAS, the Agency has previously prepared, and the Agency by Resolution No. 2081 and the Council of The City of San Diego (the "Council") by Resolution No. R-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 enter into an Owner Participation Agreement with AM Rock Creek, Ltd. (the "Developer"), for the rehabilitation and adaptive reuse of

certain property in the Project area by the Developer consisting of an approximately 247-room Courtyard by Marriott Hotel development; and

WHEREAS, the rehabilitation and adaptive reuse of the development thereon pursuant to the provisions of the proposed Owner Participation Agreement (the "Agreement") between the Agency and Developer is a redevelopment implementation activity whose environmental impacts are assessed in the MEIR; and

WHEREAS, the Centre 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 the Secondary Study assesses the environmental impacts of the sale and development of the real property pursuant to the Owner Participation Agreement; and

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

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

1. That the Agency hereby certifies that the Secondary Study of environmental impacts with respect to the proposed rehabilitation and adaptive reuse of the real property pursuant to the Owner Participation 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. That the Agency hereby further certifies that the information contained in the Secondary Study and the MEIR 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 rehabilitation and adaptive reuse of the real property pursuant to the Owner Participation Agreement, 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 one or more significant effects not discussed 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 which were not previously considered would substantially reduce one or more 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 is necessary or required; and

(d) The rehabilitation and adaptive reuse of the real property pursuant to the Owner Participation Agreement will have no significant effect on the environment, except as identified and considered in the MEIR for the Project.

APPROVED: CASEY GWINN, General Counsel

By

Allisyn L. Thomas  
Deputy General Counsel

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Or.Dept:CCDC

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