

CITY COUNCIL OF THE CITY OF SAN DIEGO

(R-82-1967)

RESOLUTION NO. R-256489

MAY 25 1982

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIEGO CERTIFYING THE SECONDARY STUDY OF ENVIRONMENTAL IMPACTS WITH RESPECT TO THE PROPOSED FIRST AMENDMENT TO THE DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO AND SHAPELL GOVERNMENT HOUSING, INC. AND GOLDRICH KEST AND ASSOCIATES, AND THE PROPOSED LEASE OF REAL PROPERTY AND CONSTRUCTION OF A HIGH RISE HOUSING PROJECT WITH RELATED PARKING FACILITIES 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 Columbia Redevelopment Project; and

WHEREAS, the following environmental documents have been prepared in connection with and subsequent to the approval and adoption of the Redevelopment Plan for the Columbia Redevelopment Project:

1. Supplemental Environmental Impact Report on the Columbia Subarea Redevelopment Plan (EQD No. 76-09-39C) that was prepared by the Environmental Quality Department of the City of San Diego in October 1976, and submitted to the Redevelopment Agency as part of the Report to City Council in the Proposed Redevelopment Project and certified by the Redevelopment Agency on December 10, 1976 (Resolution No. 310). The Supplemental Environmental Impact Report on the Columbia Subarea Redevelopment Plan incorporates by reference and includes the following documents:

- a. Environmental Impact Report on the Centre City Plan (EQD No. 74-11-013-C) prepared by the Environmental Quality Department of the City of San Diego in September 1975, and certified by the City Council on May 12, 1976 (Resolution No. 215957).
- b. Final Environmental Impact Report for the Embarcadero Development Plan (UPD #7563-EIR-17), prepared by the San Diego Unified Port District Planning Department and the SWA Group in January 1976 (Resolution No. 76-17).

2. Supplemental Master Environmental Impact Report for the Centre City Redevelopment Projects (the "MEIR") certified on January 9, 1979 by the Agency (Resolution No. 418) and the City Council (Resolution No. 222570) with respect to the Columbia Redevelopment Project, and by the Agency (Resolution No 423) and the City Council (Resolution No. 222573) with respect to that certain Disposition and Development Agreement with Shapell Government Housing, Inc. and Goldrich Kest and Associates, a joint venture (the "Developer").

3. Final Environmental Impact Statement 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.

WHEREAS, this City Council proposes to approve a First Amendment to the Disposition and Development Agreement with the Developer pursuant to which the Agency shall lease certain real property to the Developer for the development and construction by the Developer of a high rise housing project with related parking facilities; and

WHEREAS, the lease of real property pursuant to the First Amendment to the Disposition and Development Agreement and the construction of a high rise housing project with related parking facilities pursuant to the terms and conditions set forth in the First Amendment to the Disposition and Development Agreement (including the Lease Agreement attached thereto) and the Columbia Redevelopment Plan is one of the redevelopment activities assessed by the MEIR for the Centre City Redevelopment Projects and the other previous environmental documents; and

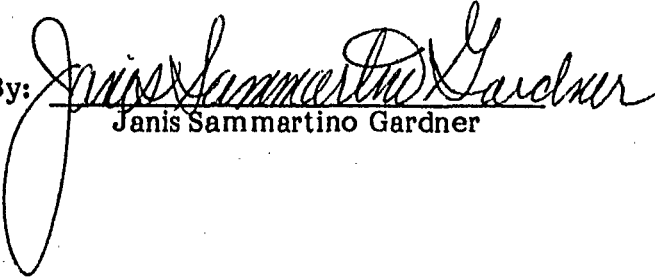
WHEREAS, the Centre City Development Corporation, Inc., acting on behalf of the Agency, has prepared a Secondary Study in accordance with and pursuant to the California Environmental Quality Act of 1970 (CEQA) and State and local regulations and guidelines adopted pursuant thereto and such Secondary Study assesses the environmental impacts of the lease of real property and construction of a high rise housing project with related parking facilities pursuant to the First Amendment to the Disposition and Development Agreement.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of San Diego as follows:

1. The City Council hereby certifies that the Secondary Study of environmental impacts with respect to the proposed lease of real property and the construction of a high rise housing project with related parking facilities pursuant to the First Amendment to the Disposition and Development Agreement has been prepared pursuant to the California Environmental Quality Act of 1970 (CEQA) and State and local regulations and guidelines adopted pursuant thereto and that the Agency has certified said Secondary Study.
2. The City Council hereby further certifies that the information contained in the Secondary Study, the MEIR, and the other previous environmental documents for the Columbia Redevelopment Project has been reviewed and considered by the members of the City Council.
3. The City Council hereby finds and determines that:
 - (a) No substantial changes are proposed in the Columbia Redevelopment Project, or with respect to the circumstances under which the Project is to be undertaken, as a result of the lease of real property and construction of a high rise housing project with related parking facilities pursuant to the First Amendment to the Disposition and Development Agreement, which will require major or important revisions in the MEIR or the other previous environmental documents certified for the Project, due to the involvement of new significant environmental impacts not covered in the MEIR or the other previous environmental documents; 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 and the other previous environmental documents for the Project were certified as complete, and which shows that the Project will have any significant effects not discussed previously in the MEIR or the other environmental documents, or that any significant effects previously examined will be substantially more severe than shown in the MEIR or the other environmental documents, 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) No subsequent or supplement to the MEIR or the other previous environmental documents is necessary or required; and
- (d) The lease of real property and construction of a high rise housing project with related parking facilities pursuant to the First Amendment to the Disposition and Development Agreement will have no significant effect on the environment except as identified and considered in the MEIR and the other previous environmental documents.

APPROVED: JOHN W. WITT, City Attorney

By: 
Janis Sammartino Gardner

MAY 25 1982

Passed and adopted by the Council of The City of San Diego on _____,
by the following vote:

Councilmen	Yeas	Nays	Not Present	Ineligible
Bill Mitchell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bill Cleator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Susan Golding	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leon L. Williams	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ed Struiksma	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mike Gotch	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dick Murphy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lucy Killea	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Pete Wilson	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

PETE WILSON

Mayor of The City of San Diego, California.

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California.

(Seal)

By Raymond G. Fontenow, Deputy.

Office of the City Clerk, San Diego, California

Resolution Number R-256489 Adopted MAY 25 1982