

RESOLUTION NUMBER R- **261339**

ADOPTED ON AUG 13 1984

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO CERTIFYING THE SECONDARY STUDY OF ENVIRONMENTAL IMPACTS WITH RESPECT TO THE PROPOSED DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO AND SHAPELL HOUSING, INC. AND GOLDRICH KEST AND ASSOCIATES, AND THE PROPOSED LEASE OF REAL PROPERTY AND CONSTRUCTION OF A RENTAL HOUSING PROJECT WITH ANCILLARY COMMERCIAL AND 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 Marina Redevelopment Project (the "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 Project:

1. Supplemental Environmental Impact Report on the Marina Subarea Redevelopment Plan (EQD No. 76-09-37C) prepared by the Environmental Quality Division of the Planning Department, City of San Diego, in October 1976, and submitted by the Agency as part of the Report to City Council on the Proposed Redevelopment Plan for the Marina Redevelopment Project and certified by the Agency on December 10, 1976 (Resolution No. 309). The Supplemental Environmental Impact Report on the Marina 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 Division of the Planning Department, City of San Diego, in September 1975, and certified by the Council of The City of San Diego (the "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, and certified by the Board of Port Commissioners on January 20, 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. 417) and the Council (Resolution No. 222569) with respect to the Marina Redevelopment Project, and by the Agency (Resolution No. 423) and the Council (Resolution No. 222573) with respect to a certain Disposition and Development Agreement with Shapell Housing, Inc. and Goldrich Kest and Associates, a join 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, the Council proposes to approve a 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 rental housing project with ancillary commercial and related parking facilities; and

WHEREAS, the lease of real property pursuant to the Disposition and Development Agreement and the construction of a rental housing project with ancillary commercial and related parking facilities pursuant to the terms and conditions set forth in the Disposition and Development Agreement (including the Ground Lease attached thereto) and the Marina 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 rental housing project with ancillary commercial and related parking facilities pursuant to the Disposition and Development Agreement; NOW, THEREFORE,

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

1. The Council hereby certifies that the Secondary Study of environmental impacts with respect to the proposed lease of real property and the construction of a rental housing project with ancillary commercial and related parking facilities pursuant 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 Council hereby further certifies that the information contained in the Secondary Study, the MEIR, and the other previous environmental documents for the Project has been reviewed and considered by the members of the Council.

3. The Council hereby finds and determines that:

(a) 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 lease of real property and construction of a rental housing project with ancillary commercial and related parking facilities pursuant to the Disposition and Development Agreement, which will require 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 would in fact be feasible and would substantially reduce any significant effects of the Project on the environment, or that any mitigation measures or alternatives which were not previously considered in the MEIR or the other environmental documents would substantially 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 rental housing project with ancillary commercial and related parking facilities pursuant 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
Janis Sammartino Gardner
Deputy City Attorney

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Passed and adopted by the Council of The City of San Diego on AUG 13 1984,
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"/>
Gloria McColl	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
William Jones	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>
Uvaldo Martinez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Roger Hedgecock	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

ROGER HEDGECOCK

Mayor of The City of San Diego, California.

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California.

(Seal)

By Ellen Board, Deputy.

Office of the City Clerk, San Diego, California

Resolution Number R-261339 Adopted AUG 13 1984

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