

RESOLUTION NUMBER R- 285082

ADOPTED ON DEC 06 1994

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO CERTIFYING THAT THE COUNCIL 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, AND THE PROPOSED AMENDMENT TO THE MARINA PLANNED DISTRICT REGULATIONS; 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 City Council 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, the City Council proposes to approve a corresponding amendment to the Marina Planned District regulations (the "MPD Amendment"); 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 and the MPD Amendment; 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 and the MPD Amendment, 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 City Council has considered the environmental effects of the proposed First Amendment and the MPD Amendment, 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; NOW, THEREFORE,

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

1. That the Council hereby certifies that the Secondary Study of environmental impacts, and the Negative Declaration, with respect to the proposed First Amendment and the MPD Amendment have been prepared and completed in compliance with the California Environmental Quality Act of 1970 and state and local regulations and guidelines adopted pursuant thereto, and that the Agency has certified thereto.

2. That the Council hereby further certifies that the information contained in the Secondary Study, the MEIR and the Negative Declaration has been reviewed and considered by the City Council members.

3. That the Council 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 MPD Amendment, 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 and the MPD Amendment 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 the 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 MPD Amendment, 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, City Attorney

By 
Allisyn L. Thomas
Deputy City Attorney

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11/17/94
Or.Dept:CCDC
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ATTACHMENT A

The following discussion explains the reasons why the First Amendment and the development under the MPD Exceptions, the MCPDP and the Design Drawings, will have no significant effect on air quality or transportation/circulation, nor contribute to the cumulative effects of the Project with respect thereto:

Air Quality

Potentially significant air quality impacts of the First Amendment and the development of the Ralphs Grocery Store will be reduced to less than significant through the implementation of: a) mitigation measures described in the MEIR Mitigation Monitoring and Reporting Program; and b) access, circulation, parking, traffic signalization, and energy conservation improvements, and adherence to the Transportation Demand Management Ordinance required as conditions of approval for the Marina Conditional Planned District Permit.

The MEIR for the Centre City Redevelopment Project concludes that significant cumulative air quality impacts will result from increased traffic associated with development throughout the San Diego Air Basin. Contributors to the regional air quality degradation are those projects which add substantial additional emissions within the Basin. While the Redevelopment Project as a whole will contribute to regional air quality degradation, an individual development project within the Redevelopment Project must create substantial impacts itself to contribute to regional air quality degradation.

In this case, the Ralphs Grocery Store represents approximately 0.5 percent to 0.7 percent of the total emissions presently generated within the Redevelopment Project Area. The introduction of cleaner fuel vehicles is expected to reduce harmful emissions in the future. Using the horizon year of 2025 cited in the MEIR, emissions attributable to the Ralphs Grocery Store will constitute approximately 0.2 percent to 0.3 percent of total emissions generated in the Redevelopment Project Area. At less than one percent of emissions generated in the Redevelopment Project Area, the Ralphs Grocery Store is not considered a contributor to regional air quality degradation.

Transportation/Circulation

Potentially significant transportation and circulation impacts of the First Amendment and development of the Ralphs Grocery Store will be reduced to less than significant through the implementation of: a) mitigation measures described in the MEIR Mitigation Monitoring and Reporting Program; and b) access, circulation, parking, and traffic signalization improvements, and adherence to the Transportation Demand Management Ordinance required as conditions of approval for the Marina Conditional Planned District Permit.

The First Amendment and development of the Ralphs Grocery store will not contribute to the significant cumulative transportation and circulation impact described in the MEIR. The MEIR for the Centre City Redevelopment Project concludes that the significant cumulative transportation and circulation impacts result from Redevelopment Project-generated traffic congestion on the surrounding freeway system (I-5, SR-163, and SR-94). Significant cumulative impacts to transportation and circulation are identified as impacts to freeway segments and ramps in the vicinity of the Project Area. These freeway segments and ramps will be significantly impacted in a cumulative way by congestion resulting from additional work-trip commutes which originate in residential areas located several miles outside of the Redevelopment Project.

Because customers using Ralphs will generally live within the Redevelopment Project or in adjacent surrounding communities, the First Amendment and development of the Ralphs Grocery Store will not contribute to the significant cumulative transportation and circulation impacts described in the MEIR. Although Ralphs is expected to generate approximately 4,400 to 6,600 average daily vehicle trips, most of these are expected to originate within the Redevelopment Project or nearby areas. Those customers who use their automobiles for shopping can be expected to drive on existing surface streets, rather than surrounding freeways, to reach Ralphs. Additionally, the central location of the market, within a downtown area that is planned to accommodate high residential densities, reduces reliance on the automobile and allows travel to Ralphs by pedestrians and persons using public transportation.