

REDEVELOPMENT AGENCY OF  
THE CITY OF SAN DIEGO  
RESOLUTION NO. R-03667  
ADOPTED ON JULY 29, 2003

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 CENTER CITY REDEVELOPMENT PROJECT, AND THE SECONDARY STUDY WITH RESPECT TO THE PROPOSED DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE AGENCY AND LANKFORD AND ASSOCIATES, INC., RELATING TO THE "SMART CORNER" PROJECT, 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 Center City Redevelopment Project [the Project]; and

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

WHEREAS, the Agency proposes to approve a Disposition and Development Agreement with Lankford and Associates, Inc. [the Developer], for the sale of certain real property in the Project area for the construction of a mixed-use development consisting of two structures

including: (1) a five-story office building containing approximately 111,000 gross square feet (consisting of approximately 85,000 gross square feet of office space and approximately 19,000 gross square feet of retail space); and (2) a 19-story residential building containing approximately 264,000 gross square feet (consisting of approximately 299 residential condominiums and 9,000 square feet of retail space) [the Development]; and

WHEREAS, the sale of the property and the construction of the development thereon pursuant to the provisions of the proposed Disposition and Development Agreement between the Agency and the 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 Disposition and Development 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, as follows:

1. That the Agency hereby certifies that the Secondary Study of environmental impacts with respect to the proposed sale and development of the real property pursuant to the Disposition and Development Agreement has been prepared and completed in compliance with the California Environmental Quality Act of 1970 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 Project, or with respect to the circumstances under which the Project is to be undertaken, as a result of the sale and development of the real property pursuant to the Disposition and Development 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 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. No negative declaration, or subsequent environmental impact report, or supplement or addendum to the MEIR is necessary or required; and
  - d. The sale and development of the real property pursuant to the Disposition and Development 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: \_\_\_\_\_  
Sung Lee Phillips  
Deputy General Counsel

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