

REDEVELOPMENT AGENCY OF
THE CITY OF SAN DIEGO
RESOLUTION NUMBER R-03756
ADOPTED ON MARCH 30, 2004

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO CERTIFYING THAT THE REDEVELOPMENT AGENCY HAS REVIEWED AND CONSIDERED INFORMATION CONTAINED IN THE MASTER ENVIRONMENTAL IMPACT REPORT [MEIR] FOR THE CENTRE CITY REDEVELOPMENT PROJECT, THE SUBSEQUENT ENVIRONMENTAL IMPACT REPORT TO THE MEIR FOR THE PROPOSED BALLPARK AND ANCILLARY DEVELOPMENT PROJECTS, AND ASSOCIATED PLAN AMENDMENTS, AND THE SUPPLEMENT TO THE MEIR WITH RESPECT TO THE PROPOSED DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO AND GRH, LLC; APPROVING THE SUPPLEMENT TO THE MEIR; ADOPTING A MITIGATION, MONITORING AND REPORTING PROGRAM; ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS AND FINDINGS PURSUANT THERETO; AND MAKING CERTAIN FINDINGS AND DETERMINATIONS REGARDING ENVIRONMENTAL IMPACTS OF THE DEVELOPMENT PURSUANT THERETO

WHEREAS, the Redevelopment Agency of the City of San Diego [Agency] is engaged in activities necessary to carry out and implement the Redevelopment Plan for the Centre City Redevelopment Project; and

WHEREAS, the Agency has previously prepared, and the Agency, by Resolution No. 2081, and the Council of the City of San Diego [Council], by Resolution No. 279875, have certified the Final MEIR for the Centre City Redevelopment Project; and

WHEREAS, the Agency has also previously prepared, and the Agency, by Resolution No. R-03058, and the City Council by Resolution No. R-292363, have certified the Final Subsequent Environmental Impact Report to the MEIR for the proposed Ballpark and Ancillary Development Projects; and Associated Plan Amendments [referred to herein as the SEIR], [referred to collectively with the MEIR as the MEIR/SEIR] for the Centre City Redevelopment Project; and

WHEREAS, the Agency proposes to approve a Disposition and Development Agreement [DDA] between the Agency and GRH, LLC [Developer] for the development of a mixed use commercial development, including, but not limited to, a 334- room, full-service hotel [Project] on the northeast corner of Fifth Avenue and “J” Street within the Gaslamp Quarter Sub Area of the Centre City Redevelopment Project area; and

WHEREAS, the sale of the real property and development of the Project on the real property pursuant to the provisions of the proposed DDA between the Agency and the Developer is a redevelopment implementation activity whose environmental impacts are assessed in the MEIR/SEIR; and

WHEREAS, the Agency was designated as the lead agency to prepare a Supplement to the Master Environmental Impact Report [Supplement to MEIR] to assess the environmental impacts which may result from the Project; and

WHEREAS, the Centre City Development Corporation, Inc., acting on behalf of the Agency, has prepared a Supplement to the MEIR in accordance with the California Environmental Quality Act of 1970 [CEQA], as amended, and state and local regulations and

guidelines adopted pursuant thereto, and such Supplement to the MEIR assesses the environmental impacts of the development of the real property pursuant to the DDA; and

WHEREAS, duly noticed public hearings were held by the Agency and Council with respect to the Supplement to the MEIR at which all interested persons and organizations were given an opportunity to be heard; and

WHEREAS, the Final Supplement to the MEIR, relating to the proposed DDA and responding to the concerns raised during the environmental review period and the public hearing, has been prepared pursuant to CEQA and said guidelines and regulations; and

WHEREAS, the Agency, has considered the environmental effects of the proposed development as shown in the MEIR/SEIR and the Final Supplement to the MEIR.

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

1. The Agency hereby certifies that the Final Supplement to the MEIR with respect to the sale and development of the real property pursuant to the DDA has been prepared and completed in compliance with the CEQA Act of 1970, as amended, and state and local regulations and guidelines adopted pursuant thereto.

2. The Agency hereby further certifies that the MEIR/SEIR and Final Supplement to the MEIR were presented to the members of the Agency and that the information contained in the MEIR/SEIR and Final Supplement to the MEIR has been reviewed and considered by the members of the Agency.

3. The Agency hereby further certifies that the Final Supplement to the MEIR (as with the MEIR/SEIR for the Centre City Redevelopment Project) represents the Agency's independent judgment and analysis.

4. The Agency hereby finds and determines that:

a. The Project will not result in significant environmental effects in certain respects identified in the Final Supplement to the MEIR, as described in the Candidate Findings Final Supplement to the Final MEIR For the Renaissance Hotel (SCH No. 2002041099) (including the Statement of Overriding Considerations set forth therein) attached here to as Attachment A and incorporated herein by this reference;

b. Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen certain significant environmental effects of the Project identified in the Final Supplement to MEIR, as described in Section 1 of Attachment A;

c. With respect to significant environmental effects of the Project, which cannot be avoided or substantially lessened, specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the Final Supplement to the MEIR, as described in Section 2 and Section 3 of Attachment A; and

d. The significant environmental effects of the Project, which cannot be avoided are acceptable due to overriding concerns as described in Attachment A.

5. That activity-specific Mitigation Monitoring and Reporting Program, with respect to the proposed hotel development under the proposed Project, in the form of Table ES-1 in the Final Supplement to the MEIR on file in the office of the City Clerk as Document No. R-299044

is hereby approved and adopted to monitor and ensure that the mitigation measures identified will be instituted.

6. That the Agency Executive Director, or designee, is hereby authorized and directed to cause the filing of a Notice of Determination with respect to the Final Supplement MEIR upon approval of the Project.

APPROVED: CASEY GWINN, General Counsel

By _____
Sung L. Phillips
Deputy Counsel

SLP:ai
03/17/04
Or.Dept:CCDC
Aud.Cert:n/a
RA-2004-115
Council:RA-2004-974