

REDEVELOPMENT AGENCY OF
THE CITY OF SAN DIEGO
RESOLUTION NO. 3884
ADOPTED ON MARCH 15, 2005

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO STATING FOR THE RECORD THAT THE AGENCY HAS PREVIOUSLY REVIEWED AND CONSIDERED INFORMATION CONTAINED IN THE MASTER ENVIRONMENTAL IMPACT REPORT AND THE SECONDARY STUDY WITH RESPECT TO THE PROPOSED SELECTIVE DEMOLITION AND ABATEMENT PHASE OF THE REHABILITATION OF THE HISTORICAL BALBOA THEATRE.

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 Horton Plaza Redevelopment Project [the Project]; and

WHEREAS, in order to carry out and implement the Redevelopment Plan, Agency proposes to enter into a contract for rehabilitation of the existing Balboa Theatre on the Site in conformance with the Secretary of the Interior's Standards and Guidelines for Rehabilitation for adaptive reuse as a state of the art, approximately 1400 seat, multi-purpose performing arts center for live theatre, music, and dance, as well as movies and conference venues [the Rehabilitation], all pursuant to the terms and provisions of the Agreement; and

WHEREAS, the Agency approved Basic Concept/Schematic Drawings for the rehabilitation of Balboa Theatre on March 27, 2001 by Redevelopment Agency Resolution No. R-03313; and

WHEREAS, the Agency has previously prepared the following environmental documents for the Project [collectively, the MEIR/SEIR]:

- A. “Environmental Impact Statement, Plaza Redevelopment Project,” Chapter VII of the Report to City Council on the Redevelopment Plan for the Horton Plaza Redevelopment Project, June 1972;
- B. A Supplemental Report to an Environmental Impact Statement on the Horton Plaza Urban Redevelopment Project (EQD-72-11-18) dated October 1, 1973;
- C. Supplemental Master Environmental Impact Report for the Centre City Redevelopment Project, certified by the Redevelopment Agency by Resolution No. R-416 adopted January 9, 1979, and certified by the City Council by Resolution No. R-222568 adopted January 9, 1979;
- D. Environmental Impact Secondary Study re: Horton Plaza Retail Center, prepared for the First Amended Disposition and Development Agreement [DDA]; and certified by the Redevelopment Agency by Resolution No. R-460 adopted August 1, 1979, and certified by the City Council by Resolution No. R-224151 adopted August 1, 1979;
- E. Environmental Impact Secondary Study re: Horton Plaza Retail Center, prepared for the Second Amended DDA, and certified by the Redevelopment Agency by Resolution No. R-694 adopted October 17, 1981, and certified by the City Council by Resolution No. R-255269 adopted October 17, 1981;

- F. Environmental Impact Secondary Study re: Horton Plaza Retail Center, prepared for the Third Amended DDA and certified by the Redevelopment Agency by Resolution No. R-799 adopted September 21, 1982, and certified by the City Council by Resolution No. R-257193 adopted September 21, 1982;
- G. Final Amended Supplement to the Environmental Impact Report for the Horton Plaza Redevelopment Project, Proposed San Diego Arts Center–Balboa Theater Building, dated October 23, 1984;
- H. Final Master Environmental Impact Report for the Centre City Redevelopment Project and Addressing the Centre City Community Plan and Related Documents, certified by the Redevelopment Agency by Resolution No. R-2081 adopted April 28, 1992, and certified by the City Council by Resolution No. R-279875 on April 28, 1992; and
- I. Final Subsequent Environmental Impact Report to the Final Master Environmental Impact Report Addressing the Centre City Community Plan and Related Documents for the Proposed Ballpark and Ancillary Development Projects and Associated Plan Amendments, certified by the Redevelopment Agency by Resolution Nos. R-03058, R-03063, and R-03066 adopted October 26, 1999, and certified by the City Council by Resolution Nos. R-292363, R-292366, and R-292371 adopted October 26, 1999; and

WHEREAS, the rehabilitation of the Balboa Theatre is a redevelopment implementation activity whose environmental impacts are assessed in the MEIR/SEIR; and

WHEREAS, Centre City Development Corporation, Inc., acting on behalf of Agency, has prepared an Environmental Secondary Study for the Proposed Balboa Theater Rehabilitation

dated January 31, 2001 [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, that assesses the environmental impacts of the rehabilitation of Balboa Theatre, certified by the Agency on March 27, 2001 by Resolution No. R-03314; NOW, THEREFORE,

BE IT RESOLVED, by the Redevelopment Agency of the City of San Diego stating for the record that the information contained in MEIR/SEIR and the Secondary Study, including any comments received during the public review process, has been previously reviewed and considered by this Council and it is determined that no substantial changes or new information of substantial importance within the meaning of CEQA Guideline section 15162 would warrant any additional environmental review in connection with approval of the rehabilitation of Balboa Theatre.

BE IT FURTHER RESOLVED, that the City Clerk is directed to file a Notice of Determination [NOD] with the Clerk of the Board of Supervisors for the County of San Diego regarding the above project.

APPROVED: MICHAEL J. AGUIRRE, General Counsel

By _____
Rachel H. Witt
Deputy General Counsel

RHW:mm
02/17/05
Or.Dept:Redev
Aud.Cert:N/A
RA-2005-98
MMS#1443