

REDEVELOPMENT AGENCY OF
THE CITY OF SAN DIEGO

RESOLUTION NUMBER R- 04641

DATE OF FINAL PASSAGE MAR 01 2011

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF
THE CITY OF SAN DIEGO MAKING CERTAIN FINDINGS
AND DETERMINATIONS REGARDING THE
ENVIRONMENTAL IMPACTS OF THE PROPOSED
REHABILITATION OF THE WORLD TRADE CENTER
BUILDING WITHIN THE CENTRE CITY REDEVELOPMENT
PROJECT AREA.

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 (Redevelopment Plan); and

WHEREAS, the Centre City Development Corporation, Inc. (CCDC), acting on behalf of
the Agency, has negotiated with Connections Housing Downtown, L.P., a California limited
partnership (Developer), wherein the Developer has agreed to rehabilitate the historic World
Trade Center Building into a one-stop service center and housing facility for the homeless, which
will include a multi-service homeless center, medical clinic, administrative office, 150
transitional housing beds, 73 permanent supportive housing units and 2 manager units (Project)
located at 1250 Sixth Avenue in San Diego within the Civic Core neighborhood of the
Downtown Community Plan Area in the Centre City Redevelopment Project Area (Property);
and

WHEREAS, pursuant to Resolution No. R-04001 adopted on March 14, 2006, the
Agency, acting as the designated "lead agency" for purposes of the California Environmental

Quality Act (CEQA), has previously certified the Final Environmental Impact Report for the San Diego Downtown Community Plan, Centre City Planned District Ordinance and Tenth Amendment to the Redevelopment Plan for the Centre City Redevelopment Project (2006 Final EIR), on file with the Secretary of the Agency as Document No. D-04001a; and

WHEREAS, pursuant to Resolution No. R-301265 adopted on March 14, 2006, the City Council of the City of San Diego (Council), acting as a “responsible agency” for purposes of CEQA, has previously reviewed and considered the information contained in the 2006 Final EIR; and

WHEREAS, pursuant to Resolution No. R-04193 adopted on August 3, 2007, the Agency has certified the Addendum to the 2006 Final EIR in connection with the Eleventh Amendment to the Redevelopment Plan (First Addendum), related to certain amendments to the San Diego Downtown Community Plan, Centre City Planned District Ordinance, Marina Planned District Ordinance, and Mitigation, Monitoring and Reporting Program of the 2006 Final EIR; and

WHEREAS, pursuant to Resolution No. R-302932 adopted on August 3, 2007, the Council has certified the First Addendum; and

WHEREAS, pursuant to Resolution No. R-04509 adopted on April 21, 2010, the Agency has certified the Second Addendum to the 2006 Final EIR (Second Addendum), related to certain amendments to the San Diego Downtown Community Plan, Centre City Planned District Ordinance, Marina Planned District Ordinance, and Mitigation, Monitoring and Reporting Program of the 2006 Final EIR; and

WHEREAS, pursuant to Resolution No. R-04510 adopted on April 21, 2010, the Agency has certified the Third Addendum to the 2006 Final EIR (Third Addendum), related to certain

amendments to the Residential Emphasis District regulations within the Centre City Planned District Ordinance; and

WHEREAS, pursuant to Resolution No. R-305759 adopted on April 13, 2010, the Council reviewed and considered the 2006 Final EIR, First Addendum, Second Addendum and Third Addendum; and

WHEREAS, pursuant to Resolution No. R-04544 adopted on August 3, 2010, the Agency certified the Fourth Addendum to the 2006 Final EIR (Fourth Addendum), related to the San Diego Civic Center Complex Project; and

WHEREAS, pursuant to Resolution No. R-30614 adopted on August 3, 2010, the Council reviewed and considered the 2006 Final EIR, First Addendum, Second Addendum, Third Addendum and Fourth Addendum (collectively, Prior CEQA Documents); and

WHEREAS, CCDC, on behalf of the Agency, has administered the preparation of the Final Environmental Secondary Study for the Project dated January 2011 (Secondary Study), in accordance with CEQA and state and local guidelines adopted pursuant thereto; a copy of the Secondary Study is attached to CCDC Report No. CCDC-11-18, dated February 23, 2011, and is incorporated fully into this Resolution by this reference; and

WHEREAS, the Secondary Study, at pages 22 and 23, sets forth certain findings, to the effect that the Project is within the scope of the development program analyzed in the Prior CEQA Documents and will not result in new or increased environmental effects compared to what already has been evaluated under the Prior CEQA Documents; and

WHEREAS, the Agency has considered any written evidence and/or testimony received in support of or in opposition to the Secondary Study, as well as the entire record prepared by Agency and City staff; NOW, THEREFORE,

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

1. That the Agency hereby finds and determines that all recitals set forth in this Resolution are true and correct and fully incorporated herein by this reference.
2. That the Agency has previously certified that the Prior CEQA Documents were prepared in compliance with CEQA and state and local guidelines adopted pursuant thereto.
3. That, consistent with the analysis contained in the Secondary Study, the environmental effects of the Project were adequately addressed in the Prior CEQA Documents, and the Project is within the scope of the development program described therein.
4. That the Agency hereby adopts the following findings and determinations, as set forth at pages 22 and 23 of the Secondary Study, with respect to the environmental effects of the Project:
 - (a) No substantial changes are proposed in the Centre City Redevelopment Project, or with respect to the circumstances under which the Centre City Redevelopment Project is to be undertaken as a result of the Project, which will require important or major revisions in the Prior CEQA Documents;
 - (b) No new information or substantial importance to the Centre City Redevelopment Project has become available, which was not known or could not have been known at the time the 2006 Final EIR was certified as complete, and which shows that the Project will have any significant effects not discussed previously in the Prior CEQA Documents, or that any significant effects previously examined will be substantially more severe than shown in the Prior CEQA Documents, 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 on the environment;

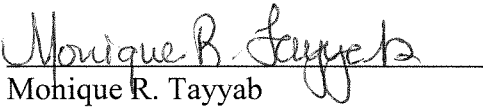
- (c) No negative declaration, subsequent environmental impact report, or supplement or further addendum to the 2006 Final EIR is necessary or required;
- (d) The development of the Project will have no significant effect on the environment, except as identified and considered in the Prior CEQA Documents, and no new or additional project-specific mitigation measures are required in connection with development of the Project;
- (e) The Project would not have any new effects that were not adequately covered in the Prior CEQA Documents, and therefore, the Project is within the scope of the development program approved under the Prior CEQA Documents.

5. That, pursuant to CEQA Guidelines sections 15162 and 15168, the Agency determines that no further environmental documentation is required to address the potential environmental effects of the Project.

6. That the Mitigation Monitoring and Reporting Program derived from the 2006 Final EIR and tailored specifically for the Project, as set forth in Attachment "A" to the Secondary Study, is hereby approved and adopted.

7. That the Agency's Executive Director or designee, is directed to prepared and file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project.

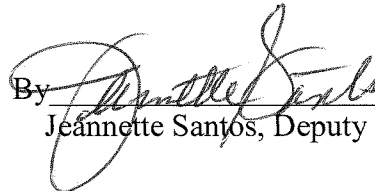
APPROVED: JAN I. GOLDSMITH, General Counsel

By 
Monique R. Tayyab
Deputy General Counsel

MRT:hm
02/23/11
Or.Dept:CCDC
PL# 2011-05813
Companion to: R-2011-743

I hereby certify that the foregoing Resolution was passed by the Redevelopment Agency of the City of San Diego, at its meeting of 11:00 01/2011.

REDEVELOPMENT AGENCY

By 
Jeannette Santos, Deputy Secretary

Approved: 3-1-11
(date)


JERRY SANDERS, Executive Director

Vetoed: _____
(date)

JERRY SANDERS, Executive Director

Passed by the Redevelopment Agency of The City of San Diego on MAR 01 2011, by the following vote:

Agency Members	Yeas	Nays	Not Present	Recused
Sherri Lightner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kevin Faulconer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Todd Gloria	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Young	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carl DeMaio	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lorie Zapf	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marti Emerald	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
David Alvarez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of final passage MAR 01 2011.

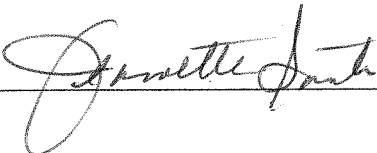
AUTHENTICATED BY:

JERRY SANDERS
Executive Director of The City of San Diego, California.

(Seal)

ELIZABETH S. MALAND
Secretary of The City of San Diego, California.

By

, Deputy

Office of the Redevelopment Agency, San Diego, California

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