

REDEVELOPMENT AGENCY OF

THE CITY OF SAN DIEGO

RESOLUTION NO. 2975

ADOPTED ON APRIL 13, 1999

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 CENTRE CITY REDEVELOPMENT PROJECT, AND THE SECONDARY STUDY WITH RESPECT TO THE PROPOSED DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE AGENCY AND STREET RETAIL WEST 8, L.P., 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 Centre City Redevelopment Project [the Project]; and

WHEREAS, the Agency has previously prepared, and the Agency by Resolution No. 2081 and the Council of The City of San Diego [the Council] by Resolution No. R-279875 have certified the Final Master Environmental Impact Report for the Centre City Redevelopment Project [referred to herein as the MEIR]; and

WHEREAS, the Agency proposes to approve a Disposition and Development Agreement [Agreement] with Street Retail West 8, L.P. [the Developer], for the lease of certain property in the Project area to the Developer for the rehabilitation of two buildings and the development of one building totaling approximately 230,000 square-feet of retail, entertainment, restaurant, and residential space [the Development]; and

WHEREAS, the lease of the property and the reuse/construction of the development thereon pursuant to the provisions of the proposed Agreement between the Agency and

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 lease and the development of the real property pursuant to the 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 certifies that the Secondary Study of environmental impacts with respect to the proposed lease and development of the real property pursuant to the Agreement has been prepared and completed in compliance with the California Environmental Quality Act of 1970 (CEQA) and State and local regulations and guidelines adopted pursuant thereto.
2. That the Agency 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 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 lease and the development of the real property pursuant to the Agreement, which will require important or major revisions in the MEIR for the Project, due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects 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 available which was not known or could not have been known with the exercise of reasonable diligence at the time the MEIR for the Project was certified as complete, and which shows that the Project will have one or more significant effects not discussed 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 which were not previously considered or are considerably different from those analyzed in the MEIR, would substantially reduce one or more significant effects of the Project on the environment but the Project proponents decline to adopt the mitigation measure or alternatives; and

c. No negative declaration, or subsequent environmental impact report, or supplement or addendum to the MEIR is necessary or required; and

d. The lease and the development of the real property pursuant to the 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

Douglas K. Humphreys
Deputy Counsel

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