

REDEVELOPMENT AGENCY OF  
THE CITY OF SAN DIEGO  
RESOLUTION NO. 837  
ADOPTED ON APRIL 12, 1983

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE  
CITY OF SAN DIEGO CERTIFYING THE FINAL  
SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT FOR THE  
PROPOSED SANTA FE PROPERTIES DEVELOPMENT PLAN  
AND MAKING CERTAIN FINDINGS WITH RESPECT TO THE  
ENVIRONMENTAL IMPACTS OF THE OWNER PARTICIPATION  
AGREEMENT BY AND BETWEEN THE REDEVELOPMENT  
AGENCY OF THE CITY OF SAN DIEGO AND THE SANTA FE  
LAND IMPROVEMENT COMPANY.

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 Columbia Redevelopment Project; and

WHEREAS, the Agency and City Council of The City of San Diego have heretofore certified environmental documents assessing the environmental effects of the Columbia Redevelopment Project, including the Supplemental

Master Environmental Impact Report on the Centre City Redevelopment Projects (the "MEIR") and certain previously certified EIRs for each Project referenced therein; and

WHEREAS, the Agency proposes to approve an Owner Participation Agreement ("OPA") with Santa Fe Land Improvement Co., ("Santa Fe") which provides for the development of a portion of the Project area with office, retail, hotel, parking and other uses; and

WHEREAS, the City proposes to approve a Development Agreement ("Development Agreement") with Santa Fe pursuant to the provisions of Government Code Section 65864 et seq., and Chapter X, Article 5, Division 1 of the San Diego Municipal Code; and

WHEREAS, the Agency has caused to be prepared a Final Supplemental Environmental Impact Report for the Proposed Santa Fe Properties Development Plan ("Final SEIR") to consider additional environmental information now available with respect to the development contemplated under the OPA and the Development Agreement; and

WHEREAS, a duly noticed public hearing was held by the Agency on April 5, 1983, at which time all interested persons were given an opportunity to be heard.

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 SEIR with respect to the development proposed in the OPA and the Development 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. The Agency hereby further certifies that the information contained in the Final SEIR and the information contained in the MEIR and the other previously certified EIRs for the Columbia Redevelopment Project have been reviewed and considered by the member of the Agency.

3. The Agency hereby finds and determines with respect to the adverse environmental impacts of development under the OPA:

(a) That the development pursuant to the OPA will result in essentially the same environmental impacts identified and considered in the MEIR and the other previously certified EIRs for the Columbia Redevelopment Project, but there is available additional information or data regarding such impacts, mitigation measures and reasonable alternatives not previously considered, as set forth in the Final SEIR;

(b) That the adverse environmental impacts of the development pursuant to the OPA, including those raised in comments to the draft SEIR, have been considered and recognized by the Agency;

(c) That based upon the additional information set forth in the OPA and the Final SEIR, the Agency hereby finds and determines that changes and alterations have been required or incorporated into the development under the OPA which further mitigate or avoid

certain adverse environmental impacts identified in the Final SEIR, as described in Section I of Attachment A (attached hereto and incorporated herein);

(d) That as to the adverse environmental impacts identified in the Final SEIR which cannot be entirely mitigated or avoided if the development under the OPA is implemented, the Agency hereby finds and determines that the specific economic, social and other considerations set forth in the Final SEIR make infeasible the additional mitigation measures and project alternatives identified in the Final SEIR, as described in Section II of Attachment A;

(e) That the adverse environmental impacts identified in the Final SEIR which cannot be entirely mitigated or avoided if the development under the OPA is implemented, are outweighed and overridden by the beneficial effects of the development in carrying out the Columbia Redevelopment Project, as described in Section III of Attachment A.

APPROVED: John W. Witt, General Counsel

By Janis Sammartino Gardner Deputy Counsel

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Or.Dept:CCDC

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