

(RA-85-161)

REDEVELOPMENT AGENCY OF

THE CITY OF SAN DIEGO

RESOLUTION NO. 1103

ADOPTED ON JUNE 11, 1985

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF
THE CITY OF SAN DIEGO CERTIFYING THAT THE
AGENCY HAS REVIEWED AND CONSIDERED INFORMATION
CONTAINED IN CERTAIN ENVIRONMENTAL IMPACT
REPORTS WITH RESPECT TO THE PROPOSED HORTON
PLAZA THEATRES DEVELOPMENT AND MAKING CERTAIN
FINDINGS AND DETERMINATIONS REGARDING
ENVIRONMENTAL IMPACTS OF SAID PROPOSED
DEVELOPMENT.

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 Horton Plaza
Redevelopment Project (the "Project"); and

WHEREAS, the following environmental documents have been

prepared in connection with and subsequent to the approval and adoption of the Redevelopment Plan for the Horton Plaza

Redevelopment Project:

1. Environmental Impact Statement, Plaza Redevelopment Project, (Chapter VIII of the Report to City Council on the Redevelopment Plan for the Plaza Redevelopment Project) prepared by the Community Development Department, City of San Diego, June, 1972;

2. A Supplemental Report of an Environmental Impact Statement on the Horton Plaza Urban Redevelopment Project, (EQD No. 72-11-18) prepared by the Environmental Quality Department of The City of San Diego, October 1, 1973;

3. Environmental Impact Report on the Centre City Plan (EQD No. 74-11-013-C); the Centre City Plan was approved by the Planning Commission of The City of San Diego on February 3, 1976, and the Council of The City of San Diego (the "Council") certified on May 12, 1976 (Resolution No. 215957) that the information in the Environmental Impact Report on the Centre City Plan had been completed and that the Environmental Impact Report has been reviewed by the Council;

4. Supplemental Master Environmental Impact Report for the Centre City Redevelopment Projects (the "MEIR") certified by the Agency and the Council January 9, 1979 by Resolution No. 416 and

No. 222568, respectively; and

WHEREAS, the Agency proposes to approve a Master Sublease Agreement with Horton Plaza Theatres Foundation ("Foundation") for the sublease of certain property in the Project area to the Foundation for the development and operation of the Horton Plaza Theatres; and

WHEREAS, the sublease of the property and the development and operation of the Horton Plaza Theatres thereon, pursuant to the provisions of the proposed Master Sublease Agreement and a Lease Agreement between the Agency as tenant and Horton Plaza Associates as landlord attached to said Master Sublease Agreement, are redevelopment implementation activities whose environmental impacts are assessed in the MEIR and other previous environmental documents; and

WHEREAS, the Agency has considered the environmental effects of the proposed development as shown in the MEIR and other previous environmental documents; NOW, THEREFORE,

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

1. The Agency hereby certifies that the information contained in the MEIR and other previous environmental documents with respect to the Horton Plaza Theatres development has been reviewed and considered by the members of the Agency.

2. The Agency hereby further certifies that the significant environmental effects of the proposed Horton Plaza Theatres development considered in the MEIR and other previous environmental documents have been considered and recognized by the Agency.

3. The Agency hereby finds and determines that:

(a) No substantial changes are proposed in the Horton Plaza Redevelopment Project, or with respect to the circumstances under which the Project is to be undertaken, as a result of the proposed sublease and the development and operation of the Horton Plaza Theatres facilities pursuant to the Master Sublease Agreement, which will require major or important revisions in the MEIR or the other previous environmental documents certified for the Project, due to the involvement of new significant environmental impacts not covered in the MEIR or the other previous environmental documents; and

(b) No new information of substantial importance to the Project has become available which was not known or could not have been known at the time the MEIR and the other previous environmental documents for the Project were certified as complete, and which shows that the Project will have any significant effects not

discussed previously in the MEIR or the other environmental documents, or that any significant effects previously examined will be substantially more severe than shown in the MEIR or the other environmental 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 of the Project on the environment; and

(c) No subsequent environmental impact report or supplement or addendum to the MEIR or the other previous environmental documents is necessary or required; and

(d) The sublease and development and operation of the Horton Plaza Theatres pursuant to the Master Sublease Agreement (with Lease Agreement attached) will have no significant effect on the environment except as identified and considered in the MEIR and the other previous environmental documents.

APPROVED: John W. Witt, General Counsel

By

Janis Sammartino Gardner

Deputy Counsel

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6/5/85

Or.Dept:CCDC

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