

(RA-86-207)
REDEVELOPMENT AGENCY OF
THE CITY OF SAN DIEGO
RESOLUTION NO. 1354
ADOPTED ON JUNE 17, 1986

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO CERTIFYING THAT THE AGENCY HAS REVIEWED AND CONSIDERED THE ENVIRONMENTAL IMPACT SECONDARY STUDY PERTAINING TO THE FOURTH AMENDMENT TO THE COLUMBIA REDEVELOPMENT PLAN, AND INFORMATION CONTAINED IN CERTAIN OTHER ENVIRONMENTAL DOCUMENTS WITH RESPECT TO THE PROPOSED FOURTH AMENDMENT; AND MAKING CERTAIN FINDINGS AND DETERMINATIONS REGARDING THE ENVIRONMENTAL IMPACTS OF SAID PROPOSED FOURTH AMENDMENT.

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 Columbia 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 Project:

1. "Supplemental Environmental Impact Report on the Columbia Subarea Redevelopment Plan" (EQD No. 76-09-39C), prepared by the Environmental Quality Department of The City of San Diego in October 1976, submitted to the Agency as part of the Report to the Council on the proposed Redevelopment Project and certified by the Agency on December 10, 1976 (Resolution No. 310);
2. "Supplemental Master Environmental Impact Report for the Centre City Redevelopment Projects" ("MEIR"), certified by the Agency and the Council of The City of San Diego (the "Council") on January 9, 1979 by Resolution Nos. 418 and R-222570, respectively;
3. "Final Environmental Impact Statement" prepared for the Marina/Columbia Residential Development (EIS Identification No. 13-79-M/c-06-0542) pursuant to Title I of the Housing and

Community Development Act of 1974 certified on May 3, 1979;

4. "Negative Declaration Pertaining to the First Amendment to the Redevelopment Plan for the Columbia Redevelopment Project," certified by the Agency on July 22, 1980 by Resolution No. 583, and by the Council on July 22, 1980 by Resolution No. R-252329;

5. "Supplement to the Environmental Impact Reports for the Columbia Redevelopment Project for the proposed Convention Center/Hotel Complex," certified by the Agency and the Council on October 28, 1980 by Resolution Nos. 608 and R-253001, respectively;

6. "Supplemental Environmental Impact Report for the Columbia and Marina Redevelopment Projects: Santa Fe Properties Development Plan," certified by the Agency and the Council on April 12, 1983 by Resolution No. 837 and Ordinance No. O-15954 (New Series), respectively;

7. "Secondary Study Pertaining to the Second Amendment to the Redevelopment Plan for the Columbia Redevelopment Project," certified by the Agency on July 9, 1985 by Resolution No. 1129 and by the Council on July 9, 1985 by Resolution No. R-263664;

8. "Secondary Study Pertaining to the Third Amendment to the Redevelopment Plan for the Columbia Redevelopment Project," certified by the Agency on July 9, 1985 by Resolution No. 1131, and by the Council on July 9, 1985 by Resolution No. R-263665;

9. "Secondary Study Pertaining to the First Amended Disposition and Development Agreement for Parcel C: Koll Center," certified by the Agency on March 11, 1986 by Resolution No. 1279, and by the Council on March 11, 1986 by Resolution No. R-265235; and

WHEREAS, the Agency proposes to approve a Fourth Amendment to the Redevelopment Plan for the Project (the "Fourth Amendment") which increases the Floor Area Ratio (the "FAR") permitted for the development of certain land in the Project area; and

WHEREAS, the Centre City Development Corporation, Inc., acting on behalf of the Agency, has prepared an "Environmental Impact Secondary Study Pertaining to the Fourth Amendment to the Columbia Redevelopment Plan" (the "Secondary Study") in accordance with and pursuant to the California Environmental Quality Act of 1970 ("CEQA") and State and local guidelines and regulations adopted pursuant thereto, to assess the environmental impacts resulting from the increased FAR proposed by the Fourth Amendment and to determine if the proposed Fourth Amendment will have significant effects on the environment in addition to those identified in the previous environmental documents certified for the Project area; and

WHEREAS, the Agency has considered the environmental effects

of the proposed Fourth Amendment as shown in the Secondary Study and said previous environmental documents; NOW, THEREFORE,

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

1. The Agency hereby certified that the Environmental Impact Secondary Study Pertaining to the Fourth Amendment to the Redevelopment Plan for the Project has been prepared and completed in compliance with the California Environmental Quality Act of 1970 and State and local regulations and guidelines adopted pursuant thereto.

2. The Agency hereby further certifies that the information contained in said Secondary Study and the environmental assessment documents referenced therein has been reviewed and considered by the Agency members.

3. The Agency hereby finds and determines that:

a. The proposed Fourth Amendment to the Columbia Redevelopment Plan and corresponding development pursuant thereto will cause no substantial changes in the Project, or the circumstances under which the Project is to be undertaken, which would require important revisions in the previous environmental assessment documents prepared for the Project due to the involvement of new significant environmental impacts not considered in previous environmental assessment documents.

b. No new information of substantial importance to the Project has become available, which was not known and could not have been known at the time the previous environmental assessment documents were certified as complete, and which shows any of the following:

(1) The Project will have one or more significant effects not discussed in the previous environmental assessment documents;

(2) Significant effects previously examined will be substantially more severe than shown in the previous environmental assessment documents;

(3) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project; or

(4) Mitigation measures or alternatives which were not previously considered in the environmental assessment documents for the Project would substantially lessen one or more significant effects on the environment.

c. Development pursuant to the Fourth Amendment

will have no significant effect on the environment, except as identified and considered in the environmental assessment documents previously prepared for the Project and referenced in the Secondary Study.

d. No negative declaration, subsequent environmental impact report or supplement or addendum to any previous environmental assessment document referenced in the Secondary Study is required.

APPROVED: John W. Witt, General Counsel

By

Janis Sammartino Gardner

Deputy Counsel

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