

(RA-86-73)
REDEVELOPMENT AGENCY OF
THE CITY OF SAN DIEGO
RESOLUTION NO. 1231
ADOPTED ON NOVEMBER 26, 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 AND THE SECONDARY STUDY WITH RESPECT TO THE PROPOSED FIRST IMPLEMENTATION AGREEMENT BETWEEN THE AGENCY AND SANTA FE LAND IMPROVEMENT COMPANY, 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 Columbia Redevelopment Project (the "Project"); and

WHEREAS, the following environmental documents (and documents referenced therein) have previously been prepared in connection with the Redevelopment Plan for the Project:

1. "Supplemental Master Environmental Impact Report for the Centre City Redevelopment Projects" (the "MEIR") certified by the Agency and the Council of the City of San Diego (the "Council") on January 9, 1979 by Resolutions No. 418 and R-222570, respectively.
2. "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.
3. "Final Supplemental Environmental Impact Report for the

Proposed Santa Fe Properties Development Plans, Columbia and Marina Redevelopment Projects" certified by the Agency and the Council in April 1983 by Resolution Nos. 837 and R-258255, respectively; and

WHEREAS, the Agency has heretofore entered into an Owner Participation Agreement with Santa Fe Land Improvement Company ("Santa Fe") for the sale of certain property in the Project area to Santa Fe for the construction and development on such property, together with that owned by Santa Fe, of office, retail, hotel, parking and other uses; and

WHEREAS, the Agency and Santa Fe desire to add certain property to the development site as contemplated by the Owner Participation Agreement and to make certain other changes deemed appropriate by the parties; and

WHEREAS, the addition of such property and the development thereof, pursuant to the provisions of the proposed First Implementation Agreement to the Owner Participation Agreement between the Agency and Santa Fe is a redevelopment implementation activity whose environmental impacts are assessed in the MEIR, the supplemental environmental impact reports, a secondary study prepared by the Agency and other previous environmental documents; and

WHEREAS, the Agency has considered the environmental effects of the proposed development as shown in the MEIR, the supplemental environmental impact reports, the secondary study 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, the supplemental environmental impact reports, the secondary study and other previous environmental documents with respect to the development under the proposed First Implementation Agreement has been reviewed and considered by the members of the Agency.
2. The Agency hereby further certifies that the significant environmental effects of the development under the proposed First Implementation Agreement considered in the MEIR, the supplemental environmental impact reports, the Secondary Study 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

Project, or with respect to the circumstances under which the Project is to be undertaken, as a result of the proposed development pursuant to the First Implementation 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 development of the property pursuant to the First Implementation Agreement will have no significant effect on the environment except as identified and considered in the MEIR and the other previous environmental documents.

4. Based upon the Secondary Study and other documents and information in the record, the Agency hereby certifies and approves the Secondary Study for the proposed development pursuant to the First Implementation Agreement.

APPROVED: John W. Witt, General Counsel

By
Janis Sammartino Gardner
Deputy Counsel

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