

(RA-87-47)
REDEVELOPMENT AGENCY OF
THE CITY OF SAN DIEGO
RESOLUTION NO. 1421
ADOPTED ON DECEMBER 15, 1986

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO CERTIFYING THAT THE REDEVELOPMENT AGENCY HAS REVIEWED AND CONSIDERED INFORMATION CONTAINED IN CERTAIN ENVIRONMENTAL IMPACT REPORTS WITH RESPECT TO THE PROPOSED SALE AND DEVELOPMENT OF EMERALD-SHAPERY CENTER WITHIN THE COLUMBIA REDEVELOPMENT PROJECT AREA; AND MAKING CERTAIN FINDINGS AND DETERMINATIONS REGARDING ENVIRONMENTAL IMPACTS OF SAID PROPOSED SALE AND 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 Columbia Redevelopment Project (the "Project"); and

WHEREAS, the following environmental documents (among others referenced therein) have been prepared in connection with and subsequent to the approval and adoption of the Project:

1. "Supplemental Environmental Impact Report on the Columbia Subarea Redevelopment Plan" (EQD No. 76-09-39C) that was prepared by the Environmental Quality Department of The City of San Diego in October 1976, and submitted to the Redevelopment Agency of The City of San Diego (the "Agency") as part of the "Report to City Council in the Proposed Redevelopment Project" and certified by the Agency on December 10, 1976 (Resolution No. 310). The "Supplemental Environmental Impact Report on the Columbia Subarea Redevelopment Plan" incorporates by reference and includes the following documents:

- (a) "Environmental Impact Report on the Centre City Plan" (EQD No. 74-11-013-C) prepared by the Environmental Quality Department of The City of San Diego in September 1975, and certified by the Council of

The City of San Diego (the "Council") on May 12, 1976 (Resolution No. 215957);

(b) "Final Environmental Impact Report for the Embarcadero Development Plan" (UPD No. 7563-EIR-17), prepared by the San Diego Unified Port District Planning Department and the SWA Group in January 1976 (Resolution No. 76-17).

2. "Supplemental Master Environmental Impact Report for the Centre City Redevelopment Projects" (the "MEIR") certified on January 9, 1979 by the Agency (Resolution No. 418) and the Council (Resolution No. 222570) with respect to the Project.

3. "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.

4. "Supplement to the Environmental Impact Report, 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, respectively.

5. "Secondary Study Pertaining to the Third Amendment to the Columbia Redevelopment Plan," certified by the Agency and the Council on July 9, 1985 by Resolution Nos. 1131 and R-263665, respectively.

WHEREAS, the Agency proposes to approve a Disposition and Development Agreement with Emerald-Shapery Center, a joint venture (the "Developer"), pursuant to which the Agency proposes to sell certain real property to the Developer for the development and construction by the Developer of office and hotel uses, with related parking facilities in the Project area; and

WHEREAS, the sale and development of the real property pursuant to the Disposition and Development Agreement in the Project is one of the redevelopment activities assessed by the MEIR for the Centre City Redevelopment Projects and the other previous environmental documents; 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 such Secondary Study assesses the environmental impacts of the sale and development of the real property pursuant to the Disposition and Development Agreement; NOW, THEREFORE,

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

1. The Agency hereby certifies that the Secondary Study of environmental impacts with respect to the proposed sale and development of the real property pursuant to the Disposition and Development Agreement has been prepared pursuant to 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 Secondary Study, the MEIR, and the other previous environmental documents for the Project has been reviewed and considered by the members of 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 sale and development of the real property pursuant to the Disposition and Development Agreement, which will require 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 completed, 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 negative declaration, or subsequent or supplement or addendum to the MEIR or the other previous environmental documents is necessary or required; and

(d) The sale and development of the real property pursuant to the Disposition and Development Agreement 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

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Deputy Counsel

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