

(RA-90-77)  
RESOLUTION NUMBER 1834  
ADOPTED ON FEBRUARY 20, 1990

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO CERTIFYING THAT THE AGENCY HAS REVIEWED AND CONSIDERED INFORMATION CONTAINED IN THE MASTER ENVIRONMENTAL IMPACT REPORT (INCLUDING THE FINAL SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT FOR THE SIXTH AMENDMENT TO THE COLUMBIA REDEVELOPMENT PLAN) AND THE SECONDARY STUDY WITH RESPECT TO THE PROPOSED DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE AGENCY AND PALADION PARTNERS, L.P., 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 Horton Plaza Redevelopment Project (the "Project"); and

WHEREAS, the Agency has previously prepared, and the Agency (Resolution No. 1624) and the City Council (Resolution No. 271447) have certified the Final Master Environmental Impact Report for the Centre City Redevelopment Projects (including the incorporation therein of certain environmental assessments certified in connection with and subsequent to the approval and adoption of the Redevelopment Plan for the Horton Plaza Redevelopment Project), referred to herein as the "MEIR"; and

WHEREAS, the Agency has also prepared, and the Agency and the Council have certified the Final Supplemental Environmental Impact Report for the Sixth Amendment to the Columbia Redevelopment Plan, referred to herein as the "SEIR" (or collectively referred to with the MEIR as the "updated MEIR"); and

WHEREAS, the Agency proposes to approve a Disposition and Development Agreement with Paladion Partners, L.P. (the "Developer") for the sale of certain property in the Project area

to the Developer for the construction of a retail development;  
and

WHEREAS, the sale of the property and the construction of the retail development thereon pursuant to the provisions of the proposed Disposition and Development Agreement between the Agency and Developer is a redevelopment implementation activity whose environmental impacts are assessed in the updated MEIR; 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; and

WHEREAS, the Agency has considered the environmental effects of the proposed development as shown in the updated MEIR and the Secondary Study; 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 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 Secondary Study, the updated MEIR, and the environmental assessment documents referenced therein, 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 Horton Plaza Redevelopment 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 updated MEIR for the Project, due to the involvement of new significant environmental impacts not covered in the updated MEIR; 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 updated MEIR for the Project was certified as complete, and which shows that the Project will have any significant

effects not discussed previously in the updated MEIR, or that any significant effects previously examined will be substantially more severe than shown in the updated MEIR, 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 environmental impact report, or supplement or addendum to the updated MEIR 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 updated MEIR for the Project.

APPROVED: JOHN W. WITT, City Attorney

By

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Deputy City Attorney

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