

(RA-91-81)
REDEVELOPMENT AGENCY OF
THE CITY OF SAN DIEGO
RESOLUTION NO. 1960
ADOPTED ON MARCH 19, 1991

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 APPROVAL OF THE BASIC CONCEPT/SCHEMATIC DRAWINGS FOR THE DEVELOPMENT OF AN OFFICE TOWER WITHIN THE COLUMBIA REDEVELOPMENT AREA BY THE BENTALL PROPERTIES, INC. AND BENTREE HOLDINGS, LTD.

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 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 Columbia 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 the Basic Concept/Schematic Drawings for the development of an office tower

on the block bounded by Broadway, State, Union and "C" Streets by Bentall Properties, Inc. and Bintree Holdings, Ltd; and

WHEREAS, the construction of the office tower in accordance with the Basic Concept/Schematic Drawings is a redevelopment implementation activity in the Project area whose environmental impacts are assessed in the 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 an office tower; 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 development of the real property in accordance with the Basic Concept/Schematic Drawings 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 Columbia Redevelopment Project, or with respect to the circumstances under which the Project is to be undertaken, as a result of the development of the real property in accordance with the Basic concept/Schematic Drawings 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 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 development of the real property in accordance with the Basic Concept/Schematic Drawings will have no significant effect on the environment except as identified and considered in the updated MEIR for the Project.

APPROVED: JOHN W. WITT, General Counsel

By

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Deputy Counsel

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