

(RA-93-50)  
REDEVELOPMENT AGENCY OF  
THE CITY OF SAN DIEGO  
RESOLUTION NO. 2170  
ADOPTED ON NOVEMBER 23, 1992

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 FOR THE CENTRE CITY REDEVELOPMENT PROJECT, AND THE SECONDARY STUDY PERTAINING TO THE PROPOSED AMENDED AND RESTATED OWNER PARTICIPATION AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO AND CATELLUS DEVELOPMENT CORPORATION, AND TO THE AMENDMENT TO THE LOCAL COASTAL PROGRAM RELATED THERETO, MAKING CERTAIN FINDINGS AND DETERMINATIONS REGARDING ENVIRONMENTAL IMPACTS OF THE DEVELOPMENT PURSUANT THERETO, AND ADOPTING A MITIGATION REPORTING AND MONITORING PROGRAM.

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 Centre City Redevelopment Project (the "Project"); and

WHEREAS, the Agency has previously prepared, and the Agency by Resolution No. 2081 and the Council of The City of San Diego (the "Council") by Resolution No. R-279875 have certified, the Final Master Environmental Impact Report for the Centre City Redevelopment Project (and Addressing the Centre City Community Plan and Related Documents) as it pertains to the Centre City Redevelopment Project and the implementation activities therefor, and to the amendment to the Local Coastal Program related thereto, referred to herein as the "MEIR"; and

WHEREAS, the Agency and Catellus have heretofore entered into that certain Owner Participation Agreement dated June 7, 1983, as amended by the First Implementation Agreement dated as of December 19, 1985, the

Second Implementation Agreement dated as of April 9, 1987, and the Third Implementation Agreement dated November 1, 1991 for the development of the Site; and

WHEREAS, the Agency proposes to enter into an Amended and Restated Owner Participation Agreement between the Agency and Catellus, amending the above-referenced Owner Participation Agreement with respect to the development of the Site, and proposes to recommend to the Council of The City of San Diego that it approve the Amended and Restated Owner Participation Agreement as an amendment to the City's Local Coastal Program; and

WHEREAS, pursuant to the original Owner Participation Agreement, as heretofore amended, Catellus (or its predecessor in interest) has rehabilitated the exterior and interior of the Santa Fe Depot; cleaned up Parcel 1 by relocating a United States Navy rail spur line, removing certain railroad tracks, removing certain structures and facilities connected with maintenance and servicing of Amtrak Passenger trains, and demolishing and removing certain structures (including billboards) from Parcel 1; installed a landscaped parking lot within Parcel 1; granted to the Metropolitan Transit Development Board a right-of-way for its trolley tracks through Parcel 1 from Broadway to Ash Street; acquired from the County of San Diego and added to the Site the Ash/Pacific Parcel; and established a local office in San Diego to manage development of the Site; and

WHEREAS, the development of the Site pursuant to the provisions of the proposed Amended and Restated Owner Participation Agreement is a redevelopment implementation activity 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 the development of the Site pursuant to the Amended and Restated Owner Participation Agreement; and

WHEREAS, the Agency has considered the environmental effects of the proposed development as shown in the MEIR and the Secondary Study; NOW, THEREFORE,

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

1. That the Agency hereby certifies that the Secondary Study of environmental impacts with respect to the proposed development of the Site pursuant to the Amended and Restated Owner Participation 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. That the Agency hereby further certifies that the information

contained in the Secondary Study, the MEIR, and the environmental assessment documents referenced therein, has been reviewed and considered by the members of the Agency.

3. That the Agency hereby finds and determines that:

(a) No substantial changes are proposed in the Centre City Redevelopment Project, or with respect to the circumstances under which the Project is to be undertaken, as a result of the development of the Site pursuant to the proposed Amended and Restated Owner Participation Agreement, which will require important revisions in the 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 MEIR for the Project was certified as complete, and which shows that the Project will have any significant effects not discussed previously in the MEIR, or that any significant effects previously examined will be substantially more severe than shown in the 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 MEIR is necessary or required; and

(d) The development of the Site pursuant to the Amended and Restated Owner Participation Agreement will have no significant effect on the environment, except as identified and considered in the MEIR for the Project.

4. That the Mitigation Monitoring and Reporting Program for the Amended and Restated Owner Participation Agreement, in the form on file in the office of the Secretary to the Agency as Document No. 1983, is hereby approved and adopted to monitor and ensure that the mitigation measures identified will be instituted.

5. That the Executive Director of the Agency, or his designee, is hereby authorized and directed to cause the filing of a Notice of Determination with respect to the MEIR and Secondary Study, upon approval of the Proposed Amended and Restated Owner Participation Agreement by the Agency.

APPROVED: JOHN W. WITT, General Counsel

By

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