

(RA-95-71)
REDEVELOPMENT AGENCY OF
THE CITY OF SAN DIEGO
RESOLUTION NO. 2473
ADOPTED ON FEBRUARY 7, 1995

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 WITH RESPECT TO THE PROPOSED DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE AGENCY AND ZEIDEN PROPERTIES 2, A CALIFORNIA GENERAL PARTNERSHIP, 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 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 (referred to herein as the "MEIR"); and

WHEREAS, the Agency proposes to approve a Disposition and Development Agreement (the "Agreement") with Zeiden Properties 2, a California general partnership (the "Developer"), for the sale and rehabilitation of the buildings thereon for retail uses; and

WHEREAS, the sale of the property and the rehabilitation of the buildings pursuant to the provisions of the proposed Agreement between the Agency and Developer 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 the Secondary Study assesses the environmental impacts of the sale and rehabilitation of the real property pursuant to the 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 sale and rehabilitation of the real property pursuant to the 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 and the MEIR has been reviewed and considered by the Agency members.

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 sale and rehabilitation of the real property pursuant to the Agreement, which will require important or major revisions in the MEIR for the Project, due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects not covered in the MEIR, as described in Section I of Attachment A (attached hereto and incorporated herein by this reference); and

(b) No new information of substantial importance to the Project has become available which was not known or could not have been known with the exercise of reasonable diligence at the time the MEIR for the Project was certified as complete, and which shows that the Project will have one or more 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 which were not previously considered would or considerably different from those analyzed in the MEIR, substantially reduce one or more significant effects of the Project on the environment but the project proponents decline to adopt the mitigation measures or alternatives, as described in Section II of Attachment A; and

(c) No negative declaration, or subsequent environmental impact report, or supplement or addendum to the MEIR is necessary

or required, as described in Section III of Attachment A; and

(d) The sale and rehabilitation of the real property pursuant to the Agreement will have no significant effect on the environment, except as identified and considered in the MEIR for the Project, as described in Section IV of Attachment A.

APPROVED: JOHN W. WITT, General Counsel

By

Richard A. Duvernay
Deputy Counsel

RAD:lc

01/04/95

Or.Dept:CCDC

Aud.Cert:N/A

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