

(RA-95-97)  
REDEVELOPMENT AGENCY OF  
THE CITY OF SAN DIEGO  
RESOLUTION NO. 2493  
ADOPTED ON MARCH 28, 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 AMENDED AND RESTATED OWNER PARTICIPATION AGREEMENTS OR OWNER PARTICIPATION AGREEMENTS BETWEEN THE AGENCY AND PLP JANOPAUL + BLOCK COMPANIES, A CALIFORNIA CORPORATION; THE VILLAS AT CORTEZ HILL, A CALIFORNIA LIMITED PARTNERSHIP; AND THE LOFTS AT CORTEZ HILL, A CALIFORNIA LIMITED 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 Owner Participation Agreements with PLP Janopaul + Block Companies, a California corporation; The Villas at Cortez Hill, a California Limited Partnership; and The Lofts at Cortez Hill, a California Limited Partnership (the "Participants"), for the construction and

rehabilitation of developments within the Project area; and

WHEREAS, the developments pursuant to the provisions of the proposed Amended and Restated Owner Participation Agreements or Owner Participation Agreements between the Agency and the Participants are redevelopment implementation activities 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 developments pursuant to the Amended and Restated Owner Participation Agreements and Owner Participation Agreements; and

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

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

1. That the Agency hereby certifies that the Secondary Study of environmental impacts with respect to the proposed developments pursuant to the Amended and Restated Owner Participation Agreements and Owner Participation Agreements 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 developments pursuant to the Amended and Restated Owner Participation Agreements or Owner Participation Agreements, 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 developments pursuant to the Amended and Restated Owner Participation Agreements or Owner Participation Agreements will have no significant effect on the environment, except as identified and considered in the MEIR for the Project.

APPROVED: JOHN W. WITT, General Counsel

By

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Deputy Counsel

ALT:lc

03/21/95

Or.Dept:CCDC

Aud.Cert:N/A

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