

(RA-97-83)

REDEVELOPMENT AGENCY OF

THE CITY OF SAN DIEGO

RESOLUTION NO. 2762

ADOPTED ON JUNE 3, 1997

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, THE SUPPLEMENT TO THE MASTER ENVIRONMENTAL IMPACT REPORT WITH RESPECT TO THE T.M. COBB WAREHOUSE, AND THE SECONDARY STUDY WITH RESPECT TO THE PROPOSED FIRST AMENDED AND RESTATED DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE AGENCY AND HARBOR FIFTH ASSOCIATES (INCLUDING DEMOLITION PERMITS FOR THE T.M. COBB WAREHOUSE); 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, in order to determine whether it was feasible or beneficial to save or remove certain historical buildings known as the T.M. Cobb Warehouse in the Project area as an activity necessary to carry out and implement the Redevelopment Plan, the Agency subsequently prepared, and the Agency by Resolution No. 2266 and the Council by Resolution No. R-282258 have certified the Final Supplement to the Final Master Environmental Impact Report for the Centre City Redevelopment Project for Demolition Permit and Resource Protection Ordinance Permit for the T.M. Cobb Warehouse (referred to herein as the "Supplemental EIR"); and

WHEREAS, the Agency proposes to approve a First Amended and Restated Disposition and Development Agreement (the "Agreement") with Harbor Fifth Associates, a California general partnership (the "Developer"), for the sale of certain property in the Project area to the Developer for the construction of a hotel, retail and commercial and/or residential loft development with related parking and landscaping; and

WHEREAS, the sale of the property and the construction of the proposed development thereon pursuant to the provisions of the proposed First Amended and Restated Disposition and Development Agreement between the Agency and Developer is a redevelopment implementation activity whose environmental impacts are assessed in the MEIR, as supplemented by the Supplemental EIR; and

WHEREAS, 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 First Amended and Restated Disposition and Development Agreement; and

WHEREAS, the Agency has considered the environmental effects of the proposed development as shown in the MEIR, as supplemented by the Supplemental EIR, 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 development of the real property pursuant to the First Amended and Restated 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. That the Agency hereby further certifies that the information contained in the Secondary Study, the MEIR, and the Supplemental EIR 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 sale and development of the real property pursuant to the First Amended and Restated Disposition and Development Agreement, which will require important revisions in the MEIR for the Project, as supplemented by the Supplemental EIR, due to the involvement of new significant environmental impacts not covered in the MEIR, as supplemented by the Supplemental EIR, as described in Section I of Attachment A (attached hereto and incorporated herein by 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 at the time the MEIR for the Project, as supplemented by the Supplemental EIR, was certified as complete, and which shows that the Project will have any significant effects not discussed previously in the MEIR, as supplemented by the Supplemental EIR, or that any significant effects previously examined will be substantially more severe than shown in the MEIR, as supplemented by the Supplemental EIR, 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, as described in Section II of Attachment A; and

c. The sale and development of the real property pursuant to the First Amended and Restated Disposition and Development Agreement will have no significant effect on the environment, except as identified and considered in the MEIR for the Project, as supplemented by the Supplemental EIR, as described in Section III of Attachment A; and

d. The significant environmental effects of the Project, as implemented by the sale and development of the real property pursuant to the First Amended and Restated Disposition and Development Agreement which cannot be avoided, remain acceptable as identified and considered in Resolutions No. 2081 and No. 2266 of the Agency, and Resolutions No. R-279875 and No. R-282258 of the Council, as described in Section IV of Attachment A; and

e.No negative declaration, or subsequent environmental impact report, or supplement or addendum to the MEIR, as supplemented by the Supplemental EIR, is necessary or required.

APPROVED: CASEY GWINN, General Counsel

By
Allisyn L. Thomas
Deputy General Counsel

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