

CITY COUNCIL OF THE CITY OF  
SAN DIEGO, CALIFORNIA

(R.80-145)

RESOLUTION NO. 224151

AUG 1 1979

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIEGO, CALIFORNIA CERTIFYING THE SECONDARY STUDY OF ENVIRONMENTAL IMPACTS WITH RESPECT TO THE PROPOSED FIRST AMENDED DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO AND ERNEST W. HAHN, INC. AND THE PROPOSED SALE, LEASE AND SUBLEASE OF REAL PROPERTIES AND CONSTRUCTION OF A MAJOR REGIONAL SHOPPING CENTER

WHEREAS, the Redevelopment Agency of the City of San Diego, California (the "Agency") is engaged in activities necessary to carry out and implement the Redevelopment Plan for the Horton Plaza Redevelopment Project; and

WHEREAS, the Agency has approved a proposed First Amended Disposition and Development Agreement with Ernest W. Hahn, Inc. (the "Developer") pursuant to which: the Agency shall acquire certain real properties in the Redevelopment Project; the Agency shall clear existing improvements from such real properties; the Agency shall relocate persons, families, and businesses from such existing improvements; the Agency shall sell a portion of such cleared real properties to the Developer for the development and construction by the Developer of a major regional shopping center (the "Retail Center"); the Agency shall construct public parking facilities on a portion of such cleared real properties and shall lease such public parking facilities and such portion of the real properties to the City of San Diego which shall in turn sublease such facilities to the Developer; and the Agency shall redevelop, or shall cause to be redeveloped, the park improvements in Horton Plaza Park and shall perform, or shall cause to be performed, certain other public improvement work; and

WHEREAS, the following environmental documents have been prepared in connection with and subsequent to the approval and adoption of the Redevelopment Plan for the Horton Plaza Redevelopment Project:

1. "Environmental Impact Statement, Plaza Redevelopment Project", (Chapter VII of the Report to City Council on the Redevelopment Plan for the Plaza Redevelopment Project) prepared by the Community Development Department, City of San Diego, June, 1972.

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2. A Supplemental Report to an Environmental Impact Statement on the Horton Plaza Urban Redevelopment Project, (EQD 74-11-18) prepared by the Environmental Quality Department, City of San Diego, October 1, 1973.

3. Environmental Impact Report on the Centre City Plan (EQD No. 74-11-013-C); the Centre City Plan was approved by the City Planning Commission on February 3, 1976, and the City Council of the City of San Diego certified on May 12, 1976 (Resolution No. 215957) that the information in the EIR on the Centre City Plan had been completed and that the EIR had been reviewed by the City Council of the City of San Diego.

4. Supplemental Master Environmental Impact Report for the Centre City Redevelopment Projects certified by the Agency and the City Council January 9, 1979; and

WHEREAS, the sale, lease and sublease of real properties pursuant to the proposed First Amended Disposition and Development Agreement and the construction of a major regional shopping center pursuant to the terms and conditions set forth in the proposed First Amended Disposition and Development Agreement and the Horton Plaza Redevelopment Plan is one of the redevelopment activities assessed by the Supplemental Master EIR for the Centre City Redevelopment Projects; and

WHEREAS, the Centre City Development Corporation, Inc. (the "CCDC") 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, lease and sublease of real properties and construction of a major regional shopping center pursuant to the proposed First Amended Disposition and Development Agreement.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of San Diego, California as follows:

1. The City Council hereby certifies that the Secondary Study of environmental impacts with respect to the proposed sale, lease and sublease of real properties and the construction of a major regional shopping center pursuant to the proposed First Amended Disposition and Development Agreement has been prepared pursuant to the California Environmental Quality Act of 1970 (CEQA) and State and local regulations and guidelines adopted pursuant thereto and that the Agency has certified said Secondary Study.

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-2-

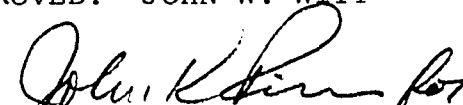
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2. The City Council hereby further certifies that the information contained in the Secondary Study, the Supplemental Master EIR, and the previously prepared EIR's for the Horton Plaza Redevelopment Project has been reviewed and considered by the members of the City Council.
3. The City Council hereby finds and determines that:
  - (a) No substantial changes are proposed in the Horton Plaza Redevelopment Project, or with respect to the circumstances under which the Project is to be undertaken, as a result of the sale, lease and sublease of real properties and construction of a major regional shopping center pursuant to the proposed First Amended Disposition and Development Agreement, which will require major revisions in said previously prepared EIR's or the Supplemental Master EIR adopted and certified for the Project, due to the involvement of new environmental impacts not covered in said previously prepared EIR's or the Supplemental Master EIR;
  - (b) No subsequent or supplement to said previously prepared EIR's or the Supplemental Master EIR is necessary or required; and
  - (c) The sale, lease and sublease of real properties and construction of a major regional shopping center pursuant to the proposed First Amended Disposition and Development Agreement will have no significant effect on the environment, except as identified and considered in said previously prepared EIR's or the Supplemental Master EIR.
4. The City Council hereby finds and determines that the certifications, findings and determinations with respect to environmental impacts in the Horton Plaza Redevelopment Project as set forth in Resolution No. 222568 of the City Council include as an implementation activity the sale, lease and sublease of properties and construction of a major regional shopping center pursuant to the proposed First Amended Disposition and Development Agreement and such certifications, findings and determinations are hereby ratified in their entirety.

APPROVED: JOHN W. WITT

By

  
H. O. Valderhaug, Deputy

Passed and adopted by the Council of The City of San Diego on AUG 1 1979,  
 by the following vote:

Councilmen	Yeas	Nays	Not Present	Ineligible
Bill Mitchell	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Maureen F. O'Connor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Bill Lowery	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leon L. Williams	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fred Schnaubelt	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tom Gade	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Larry Stirling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lucy Killea	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Pete Wilson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

PETE WILSON

Mayor of The City of San Diego, California.

(Seal)

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California.

By Ellen Bovard, Deputy.

Office of the City Clerk, San Diego, California

Resolution Number 224151 Adopted AUG 1 1979