

Exhibit 1

From: Marcela Escobar-Eck
To: david.hasemyer@uniontrib.com
CC: Biagi, George; Waring, Jim
BC: Temple, Jeannette
Date: 1/29/2007 10:36:36 AM
Subject: Sunroad timeline

Dave:

Attached is a time line that shows the history of the overall project as well as specifically the Sunroad 12 building. We have made copies for you of the main documents that we reference within the time line. There are over 10 boxes on this project and I am happy to go over any other document that you might want to review on this project. Just let me know if there is anything else that you need after you look through this information.

You know how to find me.
--Marcela

Marcela Escobar-Eck
Director
Development Services Department
Office of the Mayor
City of San Diego

mescobareck@sandiego.gov
619-446-5039

1222 First Avenue, MS 501
San Diego, CA 92101

Attachments: SUNROAD CENTRUM-12 TIMELINE_final_072607.pdf

Exhibit 2

THE CITY OF SAN DIEGO, CALIFORNIA
MINUTES FOR REGULAR COUNCIL MEETING
OF
TUESDAY, DECEMBER 2, 1997
AT 9:00 A.M.
IN THE COUNCIL CHAMBERS - 12TH FLOOR

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Mayor Golding at 10:06 a.m.

Frank Belock, Director of Engineering and Capital Projects, gave a presentation regarding the City's preparations for the upcoming winter relating to the climatic condition El Nino may bring to the region. Mr. Belock informed Council of the work going on in the field, infrastructure, and flood-way improvements. Chris Bach, Coordinator of the Emergency Operation's Center also gave information as to the City's preparedness for emergency situations. He said the five areas of focus that City Disaster Preparedness has been working on are training for first responders, community outreach, public information, command in control, and outside resources.

Mayor Golding recessed the meeting at 11:12 a.m. to convene the Redevelopment Agency. The meeting was reconvened by Mayor Golding at 11:15 a.m. with Council Member Mathis not present. The meeting was recessed by Mayor Golding at 12:08 p.m. to reconvene at 2:00 p.m.

The meeting was reconvened by Mayor Golding at 2:09 p.m. with Council Members Mathis, Kehoe and Vargas not present. Mayor Golding recessed the meeting at 4:05 p.m. to reconvene the Redevelopment Agency. The Council Meeting was reconvened by Mayor Golding at 4:07 p.m. with Council Member Mathis not present. Deputy Mayor Warden recessed the meeting at 4:42 p.m. to reconvene the Redevelopment Agency. The Council Meeting was reconvened by Deputy Mayor Warden at 4:45 p.m. with Mayor Golding and Council Members Mathis and Wear not present. Deputy Mayor Warden adjourned the meeting at 4:47 p.m.

ATTENDANCE DURING THE MEETING:

- (M) Mayor Golding-present
- (1) Council Member Mathis-excused by R-289588
(Death of father)

ADOPT THE ORDINANCE. Second by Wear. Passed by the following vote: Mathis-not present, Wear-yea, Kehoe-yea, Stevens-yea, Warden-yea, Stallings-yea, McCarty-yea, Vargas-yea, Mayor Golding-yea.

* ITEM-54:

SUBJECT: Matter of the New Century Center Development Plan - Proposed Redevelopment of the Kearny Mesa General Dynamics Site in the Kearny Mesa Community Plan Area. (Kearny Mesa Community Area. District-6.)

CITY COUNCIL'S RECOMMENDATION:

Adopt the following ordinances which were introduced on 11/18/97. (Council voted 9-0):

Subitem-A: (O-98-39) ADOPTED AS ORDINANCE O-18447 (New Series)

Incorporating the Kearny Mesa General Dynamics property into the CA, M-1A and OS-TDR Zones.

Subitem-B: (O-98-40) ADOPTED AS ORDINANCE O-18448 (New Series)

Approving the Development Agreement between the City of San Diego and General Dynamics Properties, Inc.

FILE LOCATION: Subitems A,B: LAND-Kearny Mesa
Community Plan Area CONT FY98-1

COUNCIL ACTION: (Tape location: B187-319.)

CONSENT MOTION BY WARDEN TO DISPENSE WITH THE READING AND ADOPT THE ORDINANCES. Second by Wear. Passed by the following vote: Mathis-not present, Wear-yea, Kehoe-yea, Stevens-yea, Warden-yea, Stallings-yea, McCarty-yea, Vargas-yea, Mayor Golding-yea.

* ITEM-100:

SUBJECT: Inviting Bids for the Sidewalk and Curb/Gutter Replacement City Wide "C-15".

CITY MANAGER'S RECOMMENDATION:

(O-98-39)

ORDINANCE NUMBER O-18447 (NEW SERIES)

ADOPTED ON DECEMBER 2, 1997

AN ORDINANCE INCORPORATING THE KEARNY MESA GENERAL DYNAMICS PROPERTY LOCATED IN THE CITY OF SAN DIEGO, CALIFORNIA, INTO THE CA, M-1A AND OS-TDR ZONES, AS DEFINED BY SAN DIEGO MUNICIPAL CODE SECTIONS 101.0428, 101.0436, AND 101.0405 RESPECTIVELY.

BE IT ORDAINED, by the Council of The City of San Diego, as follows:

Section 1. That the Kearny Mesa General Dynamics property located in The City of San Diego, California, within the boundary of the district designated M-IB on Zone Map Drawing No. B-4056, a copy of which is attached hereto, filed in the office of the City Clerk as Document No. OO-18447, be and is hereby incorporated into the CA, M-1A and OS-TDR Zones, as provided on Zone Map Drawing No. B-4056, as such zones are described and defined by San Diego Municipal Code Sections 101.0428, 101.0436, and 101.0405 respectively.

Section 2. That all other prior ordinances of The City of San Diego be and they are hereby repealed insofar as the same conflict herewith.

Section 3. This ordinance shall take effect and be in force on the thirtieth (30th) day from and after its passage, and no building permits for development inconsistent with the provisions of this ordinance shall be issued unless application therefor was made prior to the date of adoption

of this ordinance.

APPROVED: CASEY GWINN, City Attorney

By _____
Prescilla Dugard
Deputy City Attorney

PD:cdk
11/03/97
Or.Dept.Dev.Svcs.
Case No.96-0165
O-98-39
Form=rezzo.frm

(O-98-40)

ORDINANCE NUMBER O-18448 (NEW SERIES)

ADOPTED ON DECEMBER 2, 1997

AN ORDINANCE APPROVING THE DEVELOPMENT
AGREEMENT BETWEEN THE CITY OF SAN DIEGO AND
GENERAL DYNAMICS PROPERTIES, INC.

WHEREAS, General Dynamics Properties, Inc. ("Owner") is the owner or equitable owner of that certain real property consisting of approximately 232 acres located within the Kearny Mesa community planning area; and

WHEREAS, The City of San Diego, a charter city, is authorized pursuant to Government Code Sections 65864 - 65869.5 to enter into binding development agreements with persons having legal or equitable interests in real property for the development of such property in order to establish certainty in the development process. The City further enters into this Development Agreement pursuant to its Charter and self-rule powers and San Diego Municipal Code Sections 111.0901 *et seq.*; and

WHEREAS, the parties desire to enter into this Development Agreement relating to the above-described real property in conformance with the provisions of the Government Code in order to achieve the development of private land uses together with the provision of public services, public uses, and urban infrastructure all in the promotion of the health, safety, and general welfare of the City of San Diego; and

WHEREAS, the property is located within the boundaries of the Kearny Mesa community planning area. This community plan was amended by the Council on November 18, 1997, by Resolution No. R-289452. In conjunction with the amendment of the community plan, the

Council certified the information contained in the Environmental Impact Report and approved the findings of the environmental document in compliance with the California Environmental Quality Act of 1970; and

WHEREAS, development of the subject property will be in conformance with the Kearny Mesa Community Plan, the CA, M1-A, and OS-TDR Zones, and the New Century Center Project Master Plan and approvals (LDR No. 96-0165) including a Planned Commercial Development Permit, Planned Industrial Development Permit, Vesting Tentative Map, Resource Protection Permit, and the New Century Center Development Standards and Design Manual. The environmental effects of development permitted pursuant to the agreement were addressed in Environmental Impact Report No. 96-0165 which has been certified by the City; and

WHEREAS, because of the complexities of financing the urban infrastructure, certainty in the development process is desirable. The phasing, timing and development of the public infrastructure including, but not limited to, parks, libraries, fire stations, transportation facilities, sewer and water facilities, other utilities, and open space maintenance necessitates a significant commitment of resources, planning and effort by property owners and the City in order for the public facilities financing to be successfully completed. Accordingly, in return for the participation and commitment to provide a pro rata share of public facilities and the significant contribution of private resources for public purposes, the City in return desires to make a commitment for certainty in the development process; and

WHEREAS, pursuant to the terms of the Development Agreement, Owner will provide substantial public improvements and benefits to the City including participation in the Kearny Mesa Public Facilities Financing Plan. In consideration of the public improvements and benefits to be provided by Owner pursuant to the Development Agreement, in consideration of Owner's

agreement to finance public facilities, and in order to strengthen the public planning process and reduce the economic costs of development, by the Development Agreement the City intends to give Owner assurance that Owner can proceed with the development of the subject property for the term of the Development Agreement pursuant to the Development Agreement; and

WHEREAS, on October 23, 1997, the Planning Commission of The City of San Diego, after giving notice pursuant to Government Code Sections 65854, 65854.5, 65856, and Section 105.0103 of the San Diego Municipal Code held a public hearing on the application for the Development Agreement and recommended approval of same; and

WHEREAS, the Council of The City of San Diego, after providing public notice as required by law, held a public hearing on Owner's application, wherein all persons desiring to be heard were heard, and pursuant to said public hearing the Council recommended approval of the Development Agreement; and

WHEREAS, the Council finds that the Development Agreement is consistent with the Progress Guide and General Plan and the Kearny Mesa Community Plan, as well as all other applicable policies and regulations of The City of San Diego; and

WHEREAS, the Council has reviewed and considered the Development Agreement and determined the content of the Development Agreement to be complete and correct; NOW, THEREFORE,

BE IT ORDAINED, by the Council of The City of San Diego, as follows:

Section 1. The Council finds and determines the facts stated above to be true.

Section 2. The Council further finds with respect to the Development Agreement that:

A. It is consistent with the objectives, policies, programs and uses specified in the Progress Guide and General Plan and the Kearny Mesa Community

Plan.

B. It will not be detrimental to the public health, safety and general welfare.

C. It will promote the orderly development of property or the preservation of property values in accordance with good land use practice.

Section 3. The Council hereby approves the General Dynamics Properties, Inc. Development Agreement, a copy of which is on file in the office of the City Clerk as Document No. OO-18448, and authorizes and directs the City Manager to execute said Development Agreement in the name of The City of San Diego not later than 15 days following the effective date of this ordinance. Failure of Owner to execute the Development Agreement within 30 days, shall render this action null and void. The City Clerk is directed to record said Development Agreement and this ordinance with the County Recorder of San Diego County within ten days after its execution.

Section 4. This ordinance shall take effect and be in force on the thirtieth day from and

after its passage.

APPROVED: CASEY GWINN, City Attorney

By _____

Prescilla Dugard
Deputy City Attorney

PD:cdk
11/05/97
Or.Dept:Dev.Svcs.
O-98-40
Form=devagro.frm

Exhibit 3

THE CITY OF SAN DIEGO, CALIFORNIA
MINUTES FOR REGULAR COUNCIL MEETING
OF
TUESDAY, OCTOBER 3, 2000
AT 9:00 A.M.
IN THE COUNCIL CHAMBERS - 12TH FLOOR

Table of Contents

CHRONOLOGY OF THE MEETING:.....3

ATTENDANCE DURING THE MEETING:3

ITEM-300: ROLL CALL.....4

NON-AGENDA COMMENT:4

COUNCIL COMMENT:6

ITEM-152: City Manager’s Interim Equal Opportunity Contracting
Program (EOCP) Status Report.6

ITEM-310: Purdon Residence & Guest Quarters.8

ITEM-330: Street Vacation - Linwood Street between Keating Street and
Washington Street.10

ITEM-331: San Diego Spectrum.11

ITEM-332: University City Village.....17

ITEM-333: Market Street (from 47th Street to Iona Drive) Underground
Utility District.20

ITEM-334: Naval Training Center Land Use Entitlements.....21

ITEM-335: Two actions related to the Peninsula Public Facilities Financing
Plan and Development Impact Fee.30

ITEM-336: Market Street Industrial Park Redevelopment Plan.....31

ITEM-337: Findings for Surface Off-Site Improvements for the Young
Women’s Christian Association of San Diego (YWCA).32

Linwood Street proposed for vacation totals .149 acres and is located in the Uptown Community Planning Area. In 1997, the Uptown Planners recommended against the vacation by a vote of 10-0, with no conditions. They believed it did not meet the requirements of the Community Plan. Staff believes that the proposed vacation does meet the requirements of the Uptown Community Plan. On December 2, 1999, the Planning Commission voted 5-0 in favor of the vacation, recommending that a building restriction easement be included over the area proposed for vacation. Staff believes the building restriction easement is redundant because the vacated area will be significantly encumbered by general utility easements described below.

The applicant is requesting the vacation without a building restriction easement, in order to facilitate the construction of his proposed driveway. The area of Linwood Street proposed for vacation contains public sewer and SDG&E facilities, for which general utilities easements will be reserved as a condition of the vacation. Staff recommends that the right-of-way be vacated conditioned upon the reservation of general utilities easements, the installation of a curb cut to provide access, and a cut-and-plug of the water main in Keating Street.

FINDINGS: Staff review has indicated that the right-of-way may be vacated because the four required findings for vacation can be made.

FISCAL IMPACT:

None. All costs have been paid for by the applicant.
Culbreth-Graft/Haase/GH

FILE LOCATION: STRT-J-2916 (39)

COUNCIL ACTION: (Tape location: A301-376.)

Hearing began at 11:30 a.m. and halted at 11:35 p.m.

MOTION BY WEAR TO ADOPT. Second by Kehoe. Passed by the following vote: Mathis-yea, Wear-yea, Kehoe-yea, Stevens-yea, Blair-yea, Stallings-yea, McCarty-yea, Vargas-yea, Mayor Golding-yea.

ITEM-331: San Diego Spectrum.

Matter of approving, conditionally approving, modifying

or denying the proposed 1) Lennar Project (99-1269) -
VTM/Master Plan Amendment to revise the lot and

street configuration on Phase 3 & 4 of TM-96-0165; revise the New Century Center Master Plan to reflect the new design of Market Square/Planning Area 2A; and vacate Irrevocable Offer to Dedicate for the old Market Square configuration: 2) FF Development (99-0509) - A Planned Residential Development permit, a Rezone for CA to R-1500, a Tentative Parcel Map, an Amendment to the Kearny Mesa Community Plan, the New Century Master Plan and the New Century Center Development Agreement to allow 448 multi-family residential units. The property is bounded by Clairemont Mesa Boulevard to the north, SR 163 and Kearny Villa Road to the west, Ruffin Road to the east, and Balboa Avenue to the south. TM-96-0165 (San Diego Spectrum)

(99-1269 & 99-0509. Kearny Mesa Community Plan Area. District-6.)

CITY MANAGER'S RECOMMENDATION:

Adopt the following resolutions in subitems A, B, and J; adopt the resolution in subitem E to grant the map; adopt the resolution in subitem F to grant the map; adopt the resolution in subitem G to grant the amendment to the permit; adopt the resolution in subitem H to grant the permit; and introduce the ordinances in subitems C, D, and I:

Subitem-A: (R-2001-437) ADOPTED AS RESOLUTION R-293925

Adoption of a Resolution certifying that the information contained in Addendum to an Environmental Impact Report (EIR) LDR-99-1269, dated July 6, 2000, Addendum to EIR-96-0165, has been completed in compliance with the California Environmental Quality Act of 1970 and State CEQA guidelines, and that said Addendum to EIR-96-0165 reflects the independent judgment of the City of San Diego as Lead Agency; Stating for the record that the Addendum to EIR-96-0165 has been reviewed and considered by the Council prior to approving the project.

Subitem-B: (R-2001-438) ADOPTED AS RESOLUTION R-293926

Adoption of a Resolution approving the requested amendments to the Kearny Mesa Community Plan and the Progress Guide and General Plan related to the New Century Center Master Plan.

Subitem-C: (O-2001-50) INTRODUCED, TO BE ADOPTED ON
OCTOBER 16, 2000

Introduction of an Ordinance changing 10.40 acres and 9.20 acres, located in the Kearny Mesa Community Plan Area, in the City of San Diego, California, from the CA and M-1B zones, respectively, to the R-1500 zone, as defined by San Diego Municipal Code Section 101.0410; and repealing Ordinances No. O-12342 (New Series), adopted May 1, 1978, and No. O-18447 (New Series), adopted December 2, 1997, of the Ordinances of the City of San Diego insofar as the same conflict herewith.

Subitem-D: (O-2001-51) INTRODUCED, TO BE ADOPTED ON
OCTOBER 16, 2000

Introduction of an Ordinance changing 11.90 acres, located in the Kearny Mesa Community Plan Area, in the City of San Diego, California, from the CA zone to the M-1B zone, as defined by San Diego Municipal Code Section 101.0435.2; and repealing Ordinance No. O-18447 (New Series), adopted December 2, 1997, of the Ordinances of the City of San Diego insofar as the same conflict herewith.

Subitem-E: (R-2001-) GRANTED MAP, ADOPTED AS
RESOLUTION R-293927

Adoption of a Resolution granting or denying Vesting Tentative Map (VTM) 99-1269.

Subitem-F: (R-2001-) GRANTED MAP, ADOPTED AS
RESOLUTION R-293928

Adoption of a Resolution granting or denying Tentative Parcel Map (TPM) 99-0509.

Subitem-G: (R-2001-) GRANTED PERMIT, ADOPTED AS
RESOLUTION R-293929

Adoption of a Resolution granting or denying the Planned Industrial Development/Planned Commercial Development (PID/PCD) Permit Amendment No.-99-1269 that amends PID/PCD Permit No. 96-0165.

Subitem-H: (R-2001-) GRANTED PERMIT, ADOPTED AS
RESOLUTION R-293930

Adoption of a Resolution granting or denying Planned Residential Development Permit No.-99-0509 for 448 multi-family residential units.

Subitem-I: (O-2001-54). INTRODUCED, TO BE ADOPTED ON
OCTOBER 16, 2000.

Introduction of an Ordinance approving the amendment to the New Century Center Development Agreement between the City of San Diego and LNR Kearny Mesa, Inc.

Subitem-J: (R-2001-439) ADOPTED AS RESOLUTION R-293931

Adoption of a Resolution summarily vacating Irrevocable Offer of Dedications and slope easements with Map 13826, Map 13827 and Map 13980, as provided for under Public Streets, Highways and Service Easements Vacation Law, Section 8330 et. seq. and under California Government Code, Section 66434(g).

OTHER RECOMMENDATIONS:

Planning Commission on August 17, 2000, voted 5-0 to approve; no opposition.

Motion by Anderson to recommend to the City Council that they approve Staff's revised recommendations as outlined in their memo dated August 11, 2000 regarding residential options and a new parking lot design, along with the following additional conditions:

1. Residential emphasis mixed use requirement south of the commons under the current zones on Lot 6;
2. In the negotiated Development Agreement that they pursue with the applicants, affordable housing density bonuses, not in lieu of the units that are permitted, but in addition to the units that are permitted as there is an opportunity to add additional housing, shared parking and transit credits to reduce the cost to the developers to provide the housing. Also because there is a demand for the housing given the service jobs in Kearny Mesa and within the project itself including the hospital and hotel.

3. Ensure that there is access to the west that is done with similar frequency in a similar manner to that to the north.

Ayes: Steele, Anderson, Brown, Stryker, White
Not present: Butler, Skorepa

The Kearny Mesa Community Planning Group has recommended approval of the project.

SUPPORTING INFORMATION:

The New Century Center project (96-0165) is generally bounded by Clairemont Mesa Boulevard to the north, State Route 163 (SR-163) and Kearny Villa Road to the west, Ruffin Road to the east, and Balboa Avenue to the south.

The original project was approved on November 18, 1997, and consisted of a mixed-use retail, commercial and industrial/business park development. The principal features of the project included a planned commercial, retail, and entertainment use area located on the western side of the property facing Kearny Villa Road; a planned industrial and business park area located on the eastern side of the Property facing Ruffin Road; a system of roadways linking the retail and entertainment use area on the western side of the property to the industrial and business park area on the eastern side of the Property; a Market Square amenity in the center of the property; retention of approximately 7 acres of the existing Missile Park in the northeast corner of the property; and retention of approximately four acres in the southeast corner of the property as a vernal pool conservation area.

On August 5, 1999, the Planning Commission initiated a Community Plan Amendment to allow consideration of residential use in place of a portion of commercial and industrial use. Two workshops have been conducted to discuss the specific changes to the approved plan, one on February 24, 2000, and one on May 11, 2000.

At the July 20, 2000 hearing, Planning Commission raised a number of issues including the amount of residential use, residential density, affordable housing, the commitment to retail use, the lack of an urban feeling to the project, the lack of commercial-residential mixed-use, the location of utilities, and the design of parking areas. The commission continued the hearing to August 17, 2000, and asked staff to consider these and return with an analysis and potential project alternatives.

At the August 17, 2000 hearing, staff recommended the addition of residential use as a permitted use in the Mixed-use Commercial area of the plan and allowing the residential development in Planning area 3B to exceed the proposed 448 units. Up to 550 dwelling units in addition to the 448 units proposed in the residential portion of the plan would be permitted subject to the approval of a Planned Residential Development Permit decided in accordance with Process 4 for a maximum of 998 units.

FISCAL IMPACT:

None.

All costs associated with the processing of this project are paid from a deposit account maintained by the applicant. The Extraordinary Benefits required through the original Development Agreement will continue to be assured through the amended Development Agreement.

Loveland/Haase/fzm

LEGAL DESCRIPTION:

The proposed projects consist of two separate but interrelated proposals with the New Century Center Master Plan area, which consists of approximately 244 acres generally bounded by Kearny Villa Road to the west, Clairemont Mesa Boulevard to the north, Balboa Avenue to the south, and Ruffin Road to the east, in the Kearny Mesa Community Planning Area (see Figure 1, Location Map, Addendum to an Environmental Impact Report, LDR No. 99-1269). The current proposals would affect approximately 73 acres within the western portion of the Master Plan area.

Figure 2 (Addendum to an Environmental Impact Report, LDR No. 99-1269) represents the existing New Century Center Master Plan Land Use Plan. The New Century Center project (96-0165) is generally bounded by Clairemont Mesa Boulevard to the north, State Route 163 (SR-163) and Kearny Villa Road to the west, Ruffin Road to the east, and Balboa Avenue to the south.

FILE LOCATION: Subitems A,B,E,F,G,H: LAND-Kearney Mesa (10)
Subitems C,D,I: None.
Subitem J: DEED F-7865

COUNCIL ACTION: (Tape location: B096-322.)

Hearing began at 11:57 a.m. and halted at 12:14 p.m.

MOTION BY STALLINGS TO ADOPT THE RESOLUTIONS IN SUBITEMS A, B AND J; INTRODUCE THE ORDINANCES IN SUBITEMS C, D AND I; ADOPT THE RESOLUTIONS IN SUBITEMS E AND F, GRANTING THE MAPS; ADOPT THE RESOLUTIONS IN SUBITEMS G AND H, GRANTING PERMITS.

APPROVE THE MANAGER'S RECOMMENDATION WITH THE PLANNING COMMISSION'S CONDITIONS OF RESIDENTIAL EMPHASIS, MIXED USE REQUIREMENT SOUTH OF THE COMMONS; PURSUE AFFORDABLE HOUSING DENSITY BONUSES, AND PEDESTRIAN ACCESS BE PROVIDED TO THE COMMONS FROM ALL RESIDENTIAL PROJECTS. Second by Blair.

Passed by the following vote: Mathis-yea, Wear-yea, Kehoe-yea, Stevens-yea, Blair-yea, Stallings-yea, McCarty-yea, Vargas-yea, Mayor Golding-not present.

ITEM-332: University City Village.

Matter of an application to construct an additional 559 residential units, including second story additions to existing single story units; 80 assisted living units; CPA to redesignate the site from single-family to multi-family; and a rezone from R-1-5000 to R-2500. The site is located at 4633 Governor Drive.

(Case CUP/CPA/RZ-98-0408. University Community Plan Area. District-1.)

CITY MANAGER'S RECOMMENDATION:

Adopt the following resolutions in subitems A and D; adopt the resolution in subitem C to grant the permit; and introduce the ordinance in subitem B.

Subitem-A: (R-2001-483) ADOPTED AS RESOLUTION R-293935

Adoption of a Resolution certifying that the information contained in LDR-98-0408 has been completed in compliance with the California Environmental Quality Act (CEQA) of 1970 and State (CEQA) guidelines, and that said Mitigated Negative Declaration (MND) reflects the independent judgement of the City of San Diego as Lead Agency; and stating for the record that the final MND has been reviewed and considered prior to approving this project by the Council pursuant to California Public Resources Code Section 21081.

Exhibit 4

san diego
The Union-Tribune Publishing Company

Add *Smart Job* to any job posting
- get up to 25 best-matched candida

SMART JOB | TRY IT NOW

Today's News

Sports

Marketplace

Entertainment

Visitor Info

Top News

Metro

North County

State/The West

Nation

Mexico

World

Business

Technology

Science

Politics

Military

Education

Travel

Solutions

Special Reports

Diversions

Weather

Columnists

U-T Daily Paper

Archives

Forum

AP Wire

San Diego lags U.S. in home ownership

Housing industry blames environmental rules; others say prices of homes are artificially high

By Leslie Wolf Branscomb

UNION-TRIBUNE STAFF WRITER

May 23, 2001

As San Diegans, we're not so different from the rest of the nation in most respects: we're a little younger, we're more likely to be Latino, and we tend to have slightly larger families.

But in one area there is a continually widening gap between us and the rest of America: home ownership.

While most Americans continue to gain in that crucial indicator of affluence, residents of the city and the county of San Diego -- and Californians overall -- have been slipping behind the rest of the nation since the Great Depression.

Californians are less likely to own homes than anyone except those living in Hawaii, New York state and Washington, D.C.

▪ [Continuing coverage of Census 2000](#)

If you live in the city of San Diego, chances are better than not that you rent, according to the figures released by the U.S. Census Bureau today.

Builders contend that tough environmental regulations in California have kept them from building new homes fast enough to meet demand.

"California has been regulating itself to death since the early '70s, and that has caught up with us," said Donna Morafcik of the San Diego County Building Industry Association. "It

1 transportation system and to administer the provisions of the California Aeronautics Act,
2 Public Utilities Code ("PUC") § 21001 et seq. The DOT administers noise regulation and land
3 use planning laws that foster compatible land use around airports and encourages
4 environmental mitigation measures to lessen noise, air pollution, and other impacts caused by
5 aviation. The DOT is directly charged with the duty to protect persons and property on the
6 ground over which an air hazard is known to exist.

7 10. The true names or capacities, whether individual, corporate, associate, or
8 otherwise, of respondents and defendants DOE 1 through 50, are unknown to Plaintiffs, who
9 therefore sues such defendants by such fictitious names. Plaintiffs will amend this complaint
10 to show the true names and capacities of the DOE respondents and defendants when such has
11 been ascertained. Plaintiffs are informed and believe and thereupon allege, that each
12 respondent or defendant designated as a DOE is responsible in some manner for the acts,
13 omission, and damages herein alleged. Plaintiffs are further informed and believe certain City
14 agents may be cooperating and colluding with Defendants, and each of them. Therefore,
15 Plaintiffs will further amend this complaint to add these persons as DOE Defendants, should
16 such prove necessary.

17 11. Plaintiffs are informed and believe, and thereupon allege, that at all times
18 herein mentioned each of the respondents or defendants was a parent company, associated
19 business entity, managing business entity, agent, employee or authorized representative of the
20 remaining defendants, and in doing the things hereinafter alleged, was acting within the
21 course and scope of such employment, or representative capacity.

22 12. In or about February 11, 2005, Sunroad Centrum made application to the
23 City's Development Services Department ("DSD") for a permit to construct a 12 story
24 206,000 square foot commercial office building with subterranean parking ("Sunroad
25 Centrum I Building" or "Project 64541") on property owned or controlled by Sunroad known
26 by San Diego County Tax Assessor Parcel Numbers ("APN") 369-220-51 through 369-220-
27 73 (hereinafter the "Project Site").

28 ///

