

RESOLUTION NO. 111-2007

Adopted October 2, 2007

CONDITIONALLY APPROVING THE OPEN SPACE SCHEMATIC DESIGN FOR PHASE 1 OF THE HUNTERS POINT SHIPYARD AND ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT AREA

BASIS FOR RESOLUTION

1. On July 14, 1997, by Ordinance Number 285-97, the Board of Supervisors of the City and County of San Francisco adopted the Hunters Point Shipyard Redevelopment Plan (the "Plan"). On December 2, 2003, by Resolution No. 179-2003, the Agency Commission approved the Disposition and Development Agreement Hunters Point Shipyard - Phase 1, as the same has been amended from time to time (the "DDA"), between the Redevelopment Agency of the City and County of San Francisco (the "Agency") and Lennar-BVHP, LLC ("Lennar").
2. In accordance with the DDA, Lennar must prepare conceptual and schematic plans for the development of the open space and streetscape in the Phase 1 development at the Hunters Point Shipyard Redevelopment Project Area (the "Shipyard"). Lennar retained SMWM, CMG, Stevens Associates, and Hood Design to produce the Hunters Point Shipyard Open Space and Streetscape Master Plan for Phase 1 (the "Master Plan"), which includes design concepts for the Hilltop and Hillside portions of Parcel A.
3. On January 16, 2007, the Agency Commission conditionally approved by Resolution No. 6-2007 the Phase 1 Master Plan for the Shipyard. The Master Plan's open space design contemplated open spaces including Hillpoint Park, Innes Court, the Galvez Steps, Central Park, several pocket parks, adjacent bluffs, and a network of pathways that connect these spaces.
4. More refined plans for the Open Space Schematic Design (the "Schematic Design") have been drafted in accordance with the Horizontal Design Review and Document Approval Procedure for Infrastructure Development (the "H-DRDAP") and the Hunters Point Shipyard Design for Development, both of which are attachments to the DDA.
5. **Submission Requirements:** The DDA requires Lennar to prepare and obtain approval of a Schematic Design for the Phase 1 development. This Schematic Design contains drawings and plans for Innes Court Park, Hillpoint Park, Central Park, the pocket parks, lights, and park furniture and equipment. Under the

H-DRDAP, the Agency reviews the plans and specifications to ensure that they conform to the DDA, the Plan, and the Design for Development. Schematic designs for individual pocket parks must be submitted with the vertical design of each of the buildings proposed to be built in Phase 1.

6. On February 8, 2000, the Agency Commission and the San Francisco Planning Commission, by adopting Resolution No. 11-2000 and Motion No. 14981, respectively, acting together as co-lead agencies for conducting environmental review for the Plan and its implementing actions, certified a Final Environmental Impact Report (the "Final EIR") for the acquisition and reuse of the Shipyard as contemplated in the Plan. On February 8, 2000, by Resolution No. 12-2000, the Agency Commission adopted findings pursuant to the California Environmental Quality Act (California Public Resources Code Sections 21000 *et seq.*) ("CEQA"), a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program to support the adoption of the Plan.
7. Subsequent to the certification of the Final EIR, refinements were made to the Shipyard development program resulting in Addendum No. 1 to the Final EIR published on November 19, 2003 and Addendum No. 2 to the Final EIR published on July 13, 2006. The addenda concluded, based on the findings of the FEIR that the proposed refinements would not create any significant environmental impacts not already studied in the Final EIR and that the conclusions reached in Final EIR remained valid.
8. The Final EIR is a program EIR under State CEQA Guidelines Section 15168 and a redevelopment plan EIR under State CEQA Guidelines Section 15180. The addenda to the Final EIR were prepared pursuant to State CEQA Guidelines Section 15164.
9. On January 16, 2007, the Agency Commission adopted Resolution No. 6-2007 approving the Master Plan and determining it to be an undertaking pursuant to the Plan, in conformance with State CEQA Guidelines Section 15180 (the "Implementing Action"), and made related environmental findings for the action as furtherance of the implementation of the Plan.
10. Agency staff, in reviewing the Schematic Design has determined it to be a subsequent Implementing Action, has considered and reviewed the Final EIR and addenda and has determined the current proposed action as furtherance of the implementation of the Plan, consistent with State CEQA Guidelines Sections 15180 and 15164.
11. The Final EIR, addenda, and related documents have been and continue to be available for review by the Agency Commission and the public and are part of the record before the Agency Commission.

12. The environmental findings adopted in accordance with CEQA by the Agency Commission in Resolution No. 6-2007 were and remain adequate, accurate and objective and are incorporated herein by reference as applicable to the current Implementing Action.
13. In accordance with the Plan and the DDA, including the H-DRDAP, Agency staff has reviewed the Schematic Design, as well as the Final EIR together with all addenda thereto, and other information contained in the Agency's files, finds them to be acceptable and recommends conditional approval of the Schematic Design subject to the resolution of certain design concerns.

FINDINGS

The Agency finds and determines that the Schematic Design is an Implementing Action within the scope of the January 16, 2007 Master Plan and the Project analyzed in the Final EIR and addenda and requires no additional environmental review pursuant to State CEQA Guidelines Section 15180 and 15164 for the following reasons:

- A. The Implementing Action does not incorporate substantial changes into the Project analyzed in the Final EIR and addenda, and will not require any further Final EIR revisions due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
- B. No substantial changes have occurred with respect to the circumstances under which the Project analyzed in the Final EIR and addenda was and will be undertaken that would require further revisions to the Final EIR due to the involvement of new significant environmental effects, or a substantial increase in the severity of effects identified in the Final EIR.
- C. No new information of substantial importance to the Project analyzed in the Final EIR and addenda has become available which would indicate any of the following: (i) the Implementing Action will have significant effects not discussed in the Final EIR and addenda; (ii) significant environmental effects will be substantially more severe; (iii) mitigation measures or alternatives found not feasible that would reduce one or more significant effects have become feasible; or (iv) mitigation measures or alternatives that are considerably different from those in the Final EIR will substantially reduce one or more significant effects on the environment.

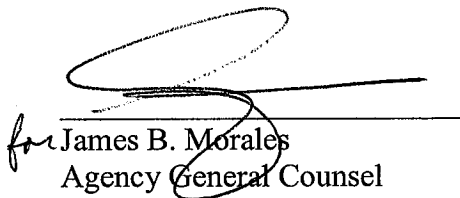
RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco (1) that it has reviewed and considered the Final EIR together with the addenda thereto and any additional environmental documentation in the Agency's files and hereby adopts the CEQA findings set forth in the previously adopted resolutions that have

been incorporated herein by reference and those findings set forth above; and (2) that the Open Space Schematic Design dated September 4, 2007 is hereby conditionally approved, subject to resolution of the following design concerns to Agency staff's satisfaction at the next phase of design:

- 1) Only basic dimensions are provided in the Schematic Design drawings. The total and partial dimensions must be consistent with scaled dimensions provided in the Schematic Design documents.
- 2) Bicycle racks shall be included outside the children playgrounds in Innes Court Park and in the middle portion of Hillside Central Park.
- 3) Drinking fountains shall be included in the lower and upper portions of Hillside Central Park.
- 4) Alternative locations for the Historic Timeline for the Cultural Historic Recognition Program shall be considered.
- 5) Alternative designs for the installation of the Children's Mural Project tiles at the Picnic Area of Hillpoint Park from the Cultural Historic Recognition Program shall be prepared.
- 6) Refine installation options and designs for the Cultural Historic Recognition Program elements.

APPROVED AS TO FORM:


for James B. Morales
Agency General Counsel