

RESOLUTION NO. 157-2008

Adopted December 16, 2008

CERTIFYING A FINAL ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED VISITACION VALLEY REDEVELOPMENT PROGRAM PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; VISITACION VALLEY REDEVELOPMENT SURVEY AREA

BASIS FOR RESOLUTION

1. The Redevelopment Agency of the City and County of San Francisco ("Agency") and the City and County of San Francisco, acting through the Planning Department ("Planning Department"), acting as co-Lead Agencies, determined that it is necessary to prepare an Environmental Impact Report ("EIR") for the proposed Visitacion Valley Redevelopment Program ("Program" or "Proposed Program") pursuant to the California Environmental Quality Act ("CEQA") (Cal. Pub. Res. Code Section 21000 *et seq.*, the "CEQA Statute") and the State CEQA Guidelines (Cal. Admin. Code Title 14, Section 15000 *et seq.*, the "CEQA Guidelines"). Unless the context indicates otherwise, references to CEQA include the CEQA Statute and the CEQA Guidelines.
2. The Proposed Program includes (a) the Visitacion Valley Redevelopment Plan ("Redevelopment Plan"), (b) the Visitacion Valley Design for Development ("Design for Development"), (c) amendments to the San Francisco General Plan, and (d) changes to the San Francisco Planning Code. The proposed Redevelopment Plan area includes the 20-acre industrially zoned property that was formerly the site of the Schlage Lock factory along Bayshore Boulevard ("Redevelopment Zone 1") and a 26-acre area that encompasses an approximately five-block neighborhood commercial area along Leland Avenue that terminates at Bayshore Boulevard and that portion of the Bayshore Boulevard commercial corridor across from the Schlage Lock site ("Redevelopment Zone 2"). In Redevelopment Zone 1, the Redevelopment Plan and the Design for Development will control future development and entitlement permits would be administered by the Agency. In Redevelopment Zone 2, the Redevelopment Plan defers to the San Francisco Planning Code and delegates most entitlement decisions to the Planning Department.
3. As part of the Agency's and Planning Department's review of the Proposed Program, and in compliance with CEQA, Agency and Planning Department staff completed an Initial Study and determined that the Proposed Program may have potential environmental effects in the areas of aesthetics, air quality, cultural resources, hazards and hazardous materials, hydrology and water quality, land use, noise, population and housing, public services, recreation, transportation, and utilities and service systems. As a result, Agency and Planning Department staff determined that an EIR was required and published a Notice of Preparation in the San Francisco Examiner, a newspaper of general circulation, on January 31, 2007.

4. A Draft Environmental Impact Report (“DEIR”) was prepared pursuant to CEQA for the Proposed Program and published on June 3, 2008. On June 4, 2008, the Agency and Planning Department provided public notice in the San Francisco Chronicle, a newspaper of general circulation, of the availability of the DEIR for public review and comment, and of the date and time of the Agency Commission and Planning Commission public hearings on the DEIR. This notice was mailed to approximately 1,100 local addresses in the project vicinity, including the Citizens Advisory Committee (“CAC”) as well as property owners in the Visitacion Valley Redevelopment Survey Area (“Survey Area”) and to addresses within a 300 foot radius from the boundary of the Survey Area. The notice was also posted at approximately 20 locations in and around the Survey Area.
5. Copies of the DEIR were distributed to the Agency Commission and mailed to persons and organizations, including the CAC and neighboring property owners who have expressed an interest in the Program, other interested parties, and local and state agencies. The DEIR was also posted on the Agency’s website and a Notice of Completion of the DEIR was recorded with the State Secretary of Resources via the State Clearinghouse on June 2, 2008 (State Clearinghouse No. 2007022049).
6. The DEIR describes the Proposed Program (including the actions to be taken by the Agency Commission), assesses potential environmental impacts in the areas identified in the Initial Study, consisting of potential impacts on visual quality (aesthetics), cultural resources (including historical and archaeological resources), hazards and hazardous materials, land use, transportation, population and housing, air quality, hydrology and water quality, noise, public services, utilities and service systems, and the cumulative environmental effects, if any, of the Program and other projects in the vicinity of the Survey Area. The DEIR also discusses the San Francisco General Plan and San Francisco Planning Code consistency, potential mitigation measures and six alternatives to the Proposed Program, including (a) No Project, (b) Reduced Housing Development in Redevelopment Zone 1, (c) Stand-Alone Grocery Store/Retail Along Bayshore Boulevard South of Visitacion Valley, (d) Preservation and Re-Use of All Schlage Lock Plant 1 Buildings, (e) No Rezoning on Bayshore Boulevard in Redevelopment Zone 2, and (f) Planning Code Changes But No Redevelopment Plan Alternative.
7. The DEIR finds that while most adverse significant impacts of the Program that area identified in the DEIR can be mitigated to less than significant levels with implementation of mitigation measures described in the DEIR, the following impacts have been identified as probable significant unavoidable project-specific and cumulatively significant environmental effects.
 - a. Impacts on intersection operations;
 - b. Impacts on U.S. 101 freeway segment operations;
 - c. Queuing impacts at points of access to Redevelopment Zone 1 (Schlage Lock site);
 - d. Year 2025 cumulative impacts on intersections;

- e. Year 2025 cumulative impacts on U.S. 101 freeway segment operations;
 - f. Year 2025 cumulative impacts on intersection operations with planned regional roadway improvements;
 - g. Year 2025 cumulative impacts on U.S. 101 freeway segment operations with planned regional roadway improvements;
 - h. Impacts on transit service;
 - i. Long-term regional emissions impacts; and
 - j. Destruction or degradation of potential historical resources.
8. The DEIR public review period began on June 3, 2008 and ended on July 21, 2008. The Agency held a duly advertised public hearing on July 1, 2008 to receive public comments on the adequacy of the DEIR. Five individuals and four Commissioners commented on the Proposed Program or the EIR during the public hearing. The Planning Commission also held a public hearing on the DEIR on June 26, 2008, and received comments from two individuals and three Planning Commissioners. At the close of the public review period, the Agency had received 12 comment letters, memoranda and emails.
9. The Agency and Planning Department jointly prepared responses to comments on environmental issues received at the public hearings and in writing during the 48-day public review period, prepared revisions to the text of the DEIR in response to comments received or based on additional information that became available during the public review period, and corrected errors in the DEIR. This material was presented in the Comments and Responses document ("C&R") published on December 2, 2008.
10. Copies of the C&R were sent to the Agency Commission, Planning Commission, and all parties who commented on the DEIR and is available for review at the Agency's offices. In addition, a copy has been posted on the Agency's internet website.
11. A notice of availability of the C&R and notice of the date of certification of the EIR was mailed to the Agency's Survey Area mailing list, the CAC, all occupants and property owners within the Survey Area, all property owners within a 300 foot radius from the boundary of the Survey Area, and other interested parties.
12. Additional information reviewed after the publication of the DEIR has been summarized in the C&R and such information amplifies or clarifies the information and analysis previously contained in the DEIR. In addition, such information does not constitute "significant new information," as defined in CEQA Guidelines Section 15088.5, that indicates any of the following:
- a. A new significant environmental impact would result from the Program or from a mitigation measure; or
 - b. There will be a substantial increase in the severity of an environmental impact that would result unless mitigation measures are adopted to reduce such environmental impact to a less than significant level; or

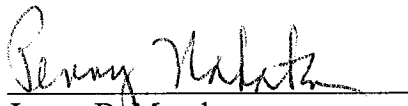
- c. A feasible Program alternative or mitigation measure considerably different from the Program alternatives and mitigation measures discussed in the DEIR would clearly lessen any significant environmental impacts of the Program; or
 - d. The DEIR was so fundamentally inadequate and conclusory that meaningful public review and comments were precluded.
- 13. In addition, the changes made to the portions of the DEIR contained in the C&R also correct, clarify or update information previously contained in the DEIR.
- 14. The proposed Final Environmental Impact Report ("FEIR") for the Proposed Program consists of the DEIR and the C&R and the files and documents pertaining to the Program and the proposed FEIR are available for public review at the Agency's offices and are part of the administrative record regarding the Program.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco as follows:

1. It has reviewed the Final Environmental Impact Report ("FEIR") for the proposed Visitacion Valley Redevelopment Program consisting of the Draft Environmental Impact Report ("DEIR") (Volume I) and the Comments and Responses document ("C&R") (Volume II), which jointly constitute the proposed FEIR for the Program, and makes the following determinations, based on its independent judgment and review:
 - a. The C&R document does not contain any "significant new information," as defined in CEQA Guidelines Section 15088.5 and the revisions to the DEIR contained in the C&R do not constitute a substantial revision of the DEIR.
 - b. The proposed FEIR reflects the independent judgment and analysis of the Agency and has been completed in accordance with CEQA.
2. Accordingly, the FEIR is certified as adequate, accurate, and objective, and in compliance with CEQA.
3. This Resolution shall take effect concurrently with the San Francisco Planning Commission's adoption of a parallel motion or resolution certifying the FEIR as the Program EIR.

APPROVED AS TO FORM:


for James B. Morales
Agency General Counsel