FINDING AND CERTIFYING THAT THE YERBA BUENA REDEVELOPMENT PROJECT AREA EXPANSION/EMPORIUM SITE DEVELOPMENT FINAL ENVIRONMENTAL IMPACT REPORT IS ADEQUATE, ACCURATE AND OBJECTIVE.

BASIS FOR RESOLUTION

1. The Redevelopment Agency (the "Agency") and Planning Department (the "Department") of the City and County of San Francisco acting as co-lead agencies for conducting this environmental review, fulfilled all procedural, format and content requirements of the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 et seq. ("CEQA")), the State CEQA Guidelines (Cal. Admin. Code Title 14, Section 15000 et seq. ("CEQA Guidelines")), Chapter 31 of the San Francisco Administrative Code ("Chapter 31"), and the Agency's Resolution No. 59-77, adopted March 8, 1977 (the "Resolution").

2. The Agency and the Department jointly determined that an environmental impact report was required and provided public notice of that determination by publication in a newspaper of general circulation on July 18, 1998.

3. On October 24, 1998, the Agency and the Department jointly published the Draft Environmental Impact Report (the "DEIR") and provided public notice in 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 joint public hearing on the DEIR. The notice was mailed to the Agency's list of persons requesting such notice.

4. Notices of availability of the DEIR and the date and time of the DEIR public hearing were posted near the project site by Department staff on November 6, 1998.

5. On October 23 and 26, 1998, copies of the DEIR were mailed or otherwise delivered to a list of persons requesting it, to those noted on the distribution list in the DEIR, to adjacent property owners, and directly and indirectly through the State Clearinghouse to government agencies.

6. A Notice of Completion for the DEIR was filed with the State Secretary of Resources via the State Clearinghouse on October 23, 1999.
7. The Agency Commission and Planning Commission jointly held a duly advertised public hearing on said DEIR on December 8, 1998 at which opportunity for public comment was given, public comment was received on the DEIR and the public hearing was closed.

8. The DEIR public comment period ended on December 8, 1998.

9. On August 14, 1999, the Agency and the Department jointly published the Supplement to the Draft Environmental Impact Report (the "Supplement") and provided public notice in a newspaper of general circulation of the availability of the Supplement for public review and comment and of the date and time of the Agency Commission and Planning Commission joint public hearing on the Supplement. The notice was mailed to the Agency's list of persons requesting such notice.

10. Notices of availability of the Supplement and the date and time of the public hearing on the Supplement were posted near the project site by Department staff on August 16, 1999.

11. On August 14, 1999, copies of the Supplement were mailed or otherwise delivered to a list of persons requesting it, to those noted on the distribution list in the Supplement, to adjacent property owners, and directly and indirectly through the State Clearinghouse to government agencies.

12. A Notice of Completion for the Supplement was filed with the State Secretary of Resources via the State Clearinghouse on August 14, 1999.

13. The Agency Commission and Planning Commission jointly held a duly advertised public hearing on said Supplement on August 24, 1999 at which opportunity for public comment was given, public comment was received on the Supplement and the public hearing was closed.


15. The Agency and the Department jointly prepared responses to comments on environmental issues received at the public hearings for the DEIR and the Supplement and in writing during both the 45-day public review period for the DEIR and the 45-day public review period for the Supplement, prepared revisions to the text of the Supplement and/or 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 and/or Supplement. This material was presented in a "Draft Summary of Comments and Responses," published on December 27, 1999, was distributed to the Commission and to all persons who commented on the DEIR and/or Supplement, and was available to others upon request at both Agency and Department offices.

16. A Final Environmental Impact Report (the "FEIR") has been prepared jointly by the Agency and the Department, consisting of the DEIR, the Supplement, any consultations
and comments received during the review process, any additional information that became available, and the Summary of Comments and Responses, all as required by law.

17. The Project and Environmental Impact Report files have been made available for review by the Agency Commission, the Planning Commission and the public, and these files are part of the record before the Agency Commission and the Planning Commission.

FINDINGS

1. The Agency has received, reviewed and considered the FEIR and hereby finds that the contents of said report and the procedures through which the FEIR was prepared, publicized and reviewed comply with the provisions of CEQA, the CEQA Guidelines, Chapter 31 and the Resolution.

2. The Agency finds that the FEIR concerning File No. 98.090E reflects the independent judgement and analysis of the Agency, is adequate, accurate and objective and that the Summary of Comments and Responses contains no significant revisions to the DEIR.

3. The Agency finds that the project described in the FEIR and the project proposed for adoption, as described in the Project Description Chapter of the FEIR, would have the following unavoidable significant environmental impacts:

a. The Project would result in demolition and extensive reconfiguration of significant elements of the Emporium Building (an Article 11, Category I Building), such as the dome and rotunda, which would constitute a significant historic resource impact.

b. Project-related vehicular air pollutant emissions, including ROG and NOx would exceed Bay Area Air Quality Management District significance thresholds, would contribute to cumulative vehicular air pollutant concentrations and would result in significant project-specific and cumulative air quality impacts.

c. Project-related traffic, in combination with a proposed bicycle lane of Fifth Street would contribute to significant cumulative congestion at the intersection of Fifth and Mission Streets.

d. Project-related traffic would contribute to significant cumulative congestion and traffic delays at the following locations: (i) the intersection of Howard and Fourth Streets; (ii) intersections near freeway ramps such as Fourth and Harrison Streets; (iii) the South of Market area, particularly along access routes to the freeway; (iv) in the vicinity of parking garages due to projected cumulative parking shortfalls, additional driving to alternative parking locations, queuing at parking garages, and disruption of traffic circulation at nearby intersections; and (v) local
congestion along Mission Street due to increases in pedestrian volumes and
additional driveway and passenger loading areas on Mission Street.

e. The Project would increase the amount of shadow (foot-hours) on Boeddeker Park
by 0.007 percent. Pending a final determination of the Planning Commission and
Recreation and Park Commission, this impact may not be considered significant.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of
San Francisco that the Final Environmental Impact Report on the Yerba Buena Redevelopment
Project Area Expansion/Emporium Site Development is certified as complete and in compliance
with the California Environmental Quality Act and the State CEQA Guidelines.

APPROVED AS TO FORM:

BERTHA A. ONTIVEROS
Acting Agency General Counsel