ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO THE
CALIFORNIA ENVIRONMENTAL QUALITY ACT AND APPROVING
THE BLOCK 26, 26A, 27, 28 MAJOR PHASE SUBMISSION IN THE
MISSION BAY SOUTH REDEVELOPMENT PROJECT AREA PURSUANT TO
AN OWNER PARTICIPATION AGREEMENT WITH CATELLUS
DEVELOPMENT CORPORATION; MISSION BAY SOUTH
REDEVELOPMENT PROJECT AREA

BASIS FOR RESOLUTION

1. On September 17, 1998, by Resolution No. 190-98, the Redevelopment
Agency of the City and County of San Francisco ("Agency") approved a proposed
Redevelopment Plan for the Mission Bay South Redevelopment Project Area ("Plan").
On the same date, the Agency adopted related documents, including Resolution No.
193-98 authorizing execution of an Owner Participation Agreement ("South OPA") and
related documents between Catellus Development Corporation ("Catellus") and the
Agency. The Plan and its implementing documents, as defined in the Plan, constitute the
"Plan Documents."

2. The Agency and the Planning Department, together acting as co-lead
agencies for conducting environmental review for the Plan, the South OPA and other
permits, approvals and related and collateral actions ("Project"), prepared and certified a
Final Subsequent Environmental Impact Report ("FSEIR"). On September 17, 1998, the
Agency adopted Resolution No. 182-98 which certified the FSEIR for the Project, and
adopted Resolution No. 183-98, which adopted environmental findings (and a statement
of overriding considerations), pursuant to the California Environmental Quality Act
("CEQA") and State Guidelines in connection with the approval of the Plan, the South
OPA and other Project approvals. The San Francisco Planning Commission certified the
FSEIR by Resolution No. 14696 on the same date. On October 19, 1998, the Board of
Supervisors adopted Motion No. 98-132 affirming certification of the FSEIR by the
Planning Commission and the Agency, and Resolution No. 854-98 adopting
environmental findings (and a statement of overriding considerations).

3. The Plan and the Plan Documents, including the Design Review and
Document Approval Procedure, Attachment G to the South OPA ("DRDAP"), provide
that development proposals in the Mission Bay South will be reviewed and processed in
certain development phrases defined as "Major Phases," consistent with the Plan and the
Plan Documents. The DRDAP sets forth the review and approval process for Major
Phases.
4. Pursuant to the Plan and Plan Documents, including the DRDAP, Catellus submitted a Major Phase application for the development of Blocks 26, 26a, 27, and 28, which was deemed complete on January 7, 2000, and which, as revised to incorporate minor changes, is dated March 21, 2000 ("Block 26-28 Major Phase Submission").

5. The FSEIR is a program EIR under CEQA Guidelines Section 15168 and a redevelopment plan EIR under CEQA Guidelines Section 15180. Approval of the Block 26-28 Major Phase Submission is an undertaking pursuant to and in furtherance of the Plan in conformance with Section 15180 ("Implementing Action").

6. In accordance with the Plan and Plan Documents, Agency staff has reviewed the Block 26, 26a, 27, and 28 Major Phase Submission and found it acceptable.

7. Pursuant to the DRDAP, Catellus has submitted a Signage Plan for the South Plan Area to the Agency, which was deemed complete on January 7, 2000. Agency staff has provided revised comments to Catellus and the parties are in negotiations. Agency staff has recommended to the Commission that a revised Signage Plan be submitted and approved, no later than 60 days after the approval of the Block 26-28 Major Phase Submission by the Redevelopment Commission.

FINDINGS

THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO HEREBY FINDS THAT:

1. the Implementing Action does not incorporate modifications into the Project analyzed in the FSEIR, and will not require important revisions to the FSEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously-identified significant effects;

2. no substantial changes have occurred with respect to the circumstances under the Project analyzed in the FSEIR which would require major revisions to the FSEIR due to the identification of new significant environmental effects, or a substantial increase in the severity of the effects identified in the FSEIR;

3. no new information of substantial importance to the Project analyzed in the FSEIR has become available which would indicate (a) the Implementing Action will have significant effects not discussed in the FSEIR; (b) significant environmental effects will be substantially more severe; (c) mitigation measures or alternatives found not feasible which would reduce one or more significant effects have become feasible; or (d) mitigation measures or alternatives which are considerably different from those in the FSEIR will substantially reduce one or more significant effects on the environment;

4. the Implementing Action is within the scope of the Project analyzed in the FSEIR; and
5. no new environmental documentation is required.

RESOLUTION

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

1) the Block 26, 26a, 27 and 28 Major Phase Submission is hereby approved substantially in the form lodged with Agency General Counsel; and

2) the date for the submission and approval of a revised Signage Plan pursuant to South OPA Attachment G is extended for sixty (60) days from the date of the approval by the Redevelopment Commission of the Block 26-28 Major Phase Submission.

APPROVED AS TO FORM:

[Signature]
Bertha A. Ontiveros
Agency General Counsel