RESOLUTION NO. 82-2000

Adopted June 13, 2000

AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A REAL PROPERTY CONVEYANCE AGREEMENT WITH THE UNITED STATES OF AMERICA, ACTING BY AND THROUGH THE GENERAL SERVICES ADMINISTRATION, CONCERNING THE DISPOSITION OF REAL PROPERTY FOR THE CONSTRUCTION OF A FEDERAL OFFICE BUILDING; FEDERAL OFFICE BUILDING REDEVELOPMENT PROJECT AREA.

BASIS FOR RESOLUTION

1. On October 14, 1997, the Board of Supervisors adopted an ordinance creating the Federal Office Building Redevelopment Project Area ("FOB").

2. On March 31, 1999, the Agency acquired real property located at the northwest corner of 7th and Mission Streets and consists of Lot Nos. 15, 16, 29, 31, 32, 33, 34, 35, 36 and 55, in Assessor's Block 3702 (the "Property") and is part of the Federal Office Building Redevelopment Project Area.

3. The Agency acquired the Property with tax increment funds for the specific purpose of donating the Property to the United States of America, acting by and through its General Services Administration ("GSA") for the construction and development of a new Federal Office Building.

4. A Notice of Public Hearing was published on May 30 and June 6, 2000 to hear all persons interested in the disposition of the Property from the Agency to GSA at a public hearing on June 13, 2000.

5. GSA and the Agency desire to enter into a Real Property Conveyance Agreement (the "RPCA") in connection with the disposition of the Property and construction of the new Federal Office Building on the Property.

6. The environmental effects of the FOB Plan have been analyzed in the following environmental document (the "Environmental Document"), a copy of which is on file in the office of the Agency Secretary:

   (a) The Federal Office Building Final Environmental Impact Report ("FOB Final EIR") certified on March 21, 1997, by GSA, the Agency and, acting for and on behalf of the Board of Supervisors, the Planning Commission of the City and County of San Francisco (the "Planning Commission"), as joint lead agencies.
FINDINGS

The Agency has considered the environmental effects of the RPCA and the Site development program contemplated therein and hereby finds and determines that:

1. All such environmental effects have been considered and analyzed in the Environmental Document and that, pursuant to sections 21090 and 21166 of the Public Resources Code, no further environmental review is required in connection with the RPCA because:
   
   (a) The RPCA does not propose substantial changes to the FOB Plan which would require major revisions of the Environmental Document, in that no new significant environmental effects were discovered and there will be no substantial increase in the severity of previously identified significant effects as a result of the RPCA;
   
   (b) Substantial changes have not occurred with respect to the circumstances under which the FOB Plan will be carried out which would require major revisions of the Environmental Document, in that no new significant environmental effects were discovered and there will be no substantial increase in the severity of previously identified significant effects as a result of changed circumstances; and
   
   (c) No new information of substantial importance has become available which was not known and could not have been known with the exercise of reasonable diligence at the time the Environmental Documents were certified, concerning new or substantially more severe significant effects or mitigation measures or alternatives which are different or no longer infeasible.

2. The Environmental Documents have been presented to and reviewed and considered by the Agency Commission prior to the approval of the RPCA. The Agency has previously certified that the Environmental Document was completed in compliance with the California Environmental Quality Act (Public Resources Code §§ 21000 et seq.) and prepared to reflect the Agency’s independent judgment and analysis.

3. An Initial Study, pursuant to the California Environmental Quality Act ("CEQA"), Public Resources Code Section 21000, et seq., and the CEQA Guidelines, Title 14 of the California Code of Regulations Section 15000, et seq., determined that: a) the development of the property pursuant to the RPCA will not have additional significant effect on the environment not studied in previous environmental documents for the FOB Project Area, and that b) all the applicable mitigation measures required by the previous environmental documents have been incorporated as requirements for development of the property in the RPCA. In reviewing and prior to acting on the RPCA, the Agency has reviewed and considered the information contained in the environmental document.
RESOLUTION

ACCORDINGLY, IT IS RESOLVED, by the Redevelopment Agency of the City and County of San Francisco that the Executive Director is authorized to enter into a Real Property Conveyance Agreement ("RPCA") with the United States of America, acting by and through the General Services Administration, for the disposition of Lot Nos. 15, 16, 29, 31, 32, 33, 34, 35, 36 and 55, in Assessor's Block 3702, in connection with the construction of a Federal Office Building, in substantially the form lodged with the Agency General Counsel.

APPROVED AS TO FORM:

[Signature]
Bertha A. Ontiveros
Agency General Counsel