

RESOLUTION NO. 21-2006

Adopted March 2, 2006

CERTIFYING A FINAL ENVIRONMENTAL IMPACT REPORT FOR THE BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECTS AND ZONING; BAYVIEW HUNTERS POINT SURVEY AREA

BASIS FOR RESOLUTION

- 1 The City and County of San Francisco, acting through the Planning Department (the "Planning Department") and the San Francisco Redevelopment Agency (the "Redevelopment Agency"), acting as co-Lead Agencies, determined that it is necessary to prepare an Environmental Impact Report ("EIR") for the proposed Bayview Hunters Point ("BVHP") Redevelopment Projects and Zoning (collectively the "Project" or "Proposed Project"), which is generally bounded by Cesar Chavez Street to the North, US 101 to the West, San Mateo County to the South, and the San Francisco Bay to the East and consists of a series of actions and programs and includes, but is not limited to, the following major components:
 - a. amendment of the General Plan in light of the proposed Bayview Hunters Point Redevelopment Plan ("Redevelopment Plan"), that would create an approximately 1,575-acre BVHP Redevelopment Project Area, consisting of the approximately 137-acre existing Hunters Point Redevelopment Project Area and an approximately 1,438 acre area, both located in the southeast quadrant of the City and County of San Francisco;
 - b. amendment of the existing Hunters Point ("HP"), India Basin Industrial Park ("IBIP") and Bayview Industrial Trial ("BID") Redevelopment Plans to revise land use and development policies and authorize the use of tax increment financing;
 - c. rezoning portions of the BVHP community, including but not limited to the areas of the proposed BVHP Redevelopment Project Area, and amendment of the Planning Code of the City and County of San Francisco ("Planning Code") consistent with the rezoning option known as Rezoning Option C: the High Housing Option, as reflected in the *Community Planning in the Eastern Neighborhoods, Rezoning Options Workbook*; and
 - d. implementation of the proposed Redevelopment Plan and Redevelopment Plan amendments described above.

FINDINGS

The Redevelopment Agency of the City and County of San Francisco (“the Redevelopment Agency”) hereby makes the following findings:

- A. The City and County of San Francisco, acting through the Planning Department (“Planning Department”) and the Redevelopment Agency fulfilled all procedural requirements of the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 *et seq.*, hereinafter “CEQA”), the State CEQA Guidelines (Cal. Admin. Code Title 14, Section 15000 *et seq.*, (hereinafter “CEQA Guidelines”) and Chapter 31 of the San Francisco Administrative Code (hereinafter “Chapter 31”).
- B. The Planning Department and the Redevelopment Agency determined that an Environmental Impact Report (hereinafter “EIR”) was required and provided public notice of that determination by publication in a newspaper of general circulation on June 3, 2003.
- C. On October 19, 2004, the Planning Department and the Redevelopment Agency published the Draft Environmental Impact Report (hereinafter “DEIR”) on the Bayview Hunters Point Redevelopment Projects and Zoning 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 Planning Commission and the Redevelopment Commission public hearings on the DEIR. This notice was mailed to property owners in the Project Area and within a 300-foot radius of the Project Area, all addresses within the 94124 zip code, anyone who requested copies of the DEIR, persons on the Redevelopment Agency’s Bayview Hunters Point Project Area Committee (“PAC”) mailing list, and to government agencies, the latter both directly and through the State Clearinghouse.
- D. Notices of availability of the DEIR and of the date and time of the public hearing were posted at approximately 50 locations in and around the Project Area on October 19, 2004, and the DEIR was posted on the Redevelopment Agency’s website.
- E. Notice of Completion was recorded with the State Secretary of Resources via the State Clearinghouse on October 19, 2004 (State Clearinghouse No. 2003 062094).
- F. The Planning Commission held a duly advertised public hearing on said Draft Environmental Impact Report on December 2, 2004 at which opportunity for public comment was given, and public comment was received on the DEIR. The Redevelopment Commission held a duly advertised public hearing on said Draft Environmental Impact Report on December 7, 2004 at which opportunity for public comment was given, and public comment was received on the DEIR. The period for acceptance of written comments ended on December 10, 2004.

- G. The Planning Department and the Redevelopment Agency jointly prepared responses to comments on environmental issues received at the public hearing and in writing during the 49-day public review period for the DEIR, 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 a “Bayview Hunters Point Redevelopment Projects and Zoning EIR Comments and Responses,” published on February 8, 2006, and was distributed to the Planning Commission, the Redevelopment Agency Commission, and to all parties who commented on the DEIR, and was available to others upon request at the Department and Redevelopment Agency offices.
- H. A Final Environmental Impact Report (hereinafter “FEIR”) has been prepared by the Planning Department and the Redevelopment Agency, consisting of the Draft Environmental Impact Report, any consultations and comments received during the review process, any additional information that became available, and the Comments and Responses all as required by law. Since publication of the DEIR, no new information of significance has become available that would require recirculation of the EIR under CEQA Guidelines Section 15088.5.
- I. Project Environmental Impact Report files have been made available for review by the Redevelopment Agency Commission and the public. These files are available for public review at the Redevelopment Agency offices and are part of the record before the Redevelopment Agency Commission.
- J. On February 21, 2006, the Agency Commission held a duly noticed public hearing on certification of the FEIR. At the hearing, the Agency Commission took public comment then voted to continue the hearing to March 7, 2006 or an earlier date when a joint hearing of the Agency Commission and the Planning Commission could be held. A joint hearing of the Agency Commission and the Planning Commission on certification of the FEIR was duly noticed and held on March 2, 2006.
- K. The Final Environmental Impact Report concerning File No. 1996.546E: Bayview Hunters Point Redevelopment Projects and Zoning reflects the independent judgment and analysis of the Redevelopment Agency, is adequate, accurate and objective, and that the Comments and Responses document contains no significant revisions to the DEIR.
- L. The Project described in the Environmental Impact Report would have the following unavoidable significant environmental impacts that could not be mitigated to a level of non-significance:
 - a. The Project would have a considerable contribution to adverse cumulative traffic conditions during the weekday PM peak hour in the year 2025 at the intersection of Third Street and Cesar Chavez Street.

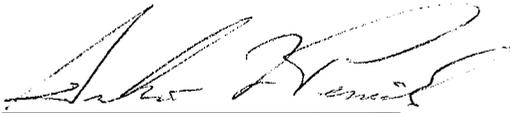
- G. The Planning Department and the Redevelopment Agency jointly prepared responses to comments on environmental issues received at the public hearing and in writing during the 49-day public review period for the DEIR, prepared revisions to the text of the DEIR in response to comments received or based on additional information that became available during the public review period, and corrected errors in the DEIR. This material was presented in a "Bayview Hunters Point Redevelopment Projects and Zoning EIR Comments and Responses," published on February 8, 2006, and was distributed to the Planning Commission, the Redevelopment Agency Commission, and to all parties who commented on the DEIR, and was available to others upon request at the Department and Redevelopment Agency offices.
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- K. The Final Environmental Impact Report concerning File No. 1996.546E: Bayview Hunters Point Redevelopment Projects and Zoning reflects the independent judgment and analysis of the Redevelopment Agency, is adequate, accurate and objective, and that the Comments and Responses document contains no significant revisions to the DEIR.
- L. The Project described in the Environmental Impact Report would have the following unavoidable significant environmental impacts that could not be mitigated to a level of non-significance:
- a. The Project would have a considerable contribution to adverse cumulative traffic conditions during the weekday PM peak hour in the year 2025 at the intersection of Third Street and Cesar Chavez Street.

- b. The Project would have a considerable contribution to adverse cumulative traffic conditions during the weekday PM peak hour in the year 2025 on northbound US 101 south of I-280.
- c. The Stadium Development Retail/Entertainment Center would block scenic views of the Bay looking southwest along Gilman Street and the new mall would block shoreline and bay views from Bayview Hill, a public open space.
- d. The Stadium Development Retail/Entertainment Center would change the visual character of the Candlestick Point State Recreation Area, as a portion of the park would be used for parking.

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

- 1 The Findings stated above are hereby adopted.
- 2 The Final Environmental Impact Report concerning File No. 1996.546E: Bayview Hunters Point Redevelopment Projects and Zoning is hereby certified in compliance with CEQA and the CEQA Guidelines.
- 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 Project EIR.

APPROVED AS TO FORM:



for James B. Morales 2/27/06
Agency General Counsel