

RESOLUTION NO. 34-2006

Adopted March 7, 2006

CONDITIONALLY APPROVING THE RULES FOR PROPERTY OWNER PARTICIPATION, RELOCATION PLAN AND THE BUSINESS OCCUPANT RE-ENTRY POLICY FOR THE HUNTERS POINT REDEVELOPMENT PROJECT; HUNTERS POINT REDEVELOPMENT PROJECT AREA AND BAYVIEW HUNTERS POINT REDEVELOPMENT SURVEY AREA

BASIS FOR RESOLUTION

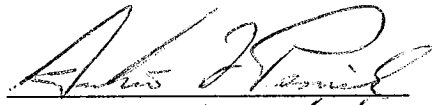
1. The Redevelopment Agency of the City and County of San Francisco ("Agency") proposes to amend the Redevelopment Plan for the Hunters Point Redevelopment Project which will now be known as the "Bayview Hunters Point Redevelopment Plan" or (hereinafter "Redevelopment Plan").
2. The proposed amended Redevelopment Plan would create an approximately 1,500-acre Bayview Hunters Point ("BVHP") Redevelopment Project Area, consisting of the approximately 137-acre existing Hunters Point Redevelopment Project Area ("Project Area A") and an approximately 1,361 acre area ("Project Area B")(collectively, the "Project Area"), both located in the southeast quadrant of the City and County of San Francisco ("City"), 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. The effectiveness of this action is conditioned upon final adoption by the Board of Supervisors of an ordinance adopting the Redevelopment Plan.
3. In connection with the adoption of the Redevelopment Plan, the Agency proposes to adopt Rules for Property Owner Participation ("OPA Rules"), Relocation Plan and the Business Occupant Re-entry Policy ("Business Re-entry Policy") for the Project Area.
4. The purpose of the OPA Rules is to establish the terms and conditions under which owners of real property in the Project Area may participate in redevelopment by developing or improving their property in accordance with the Redevelopment Plan.
5. Although the Agency does not anticipate that redevelopment activity under the amended Redevelopment Plan for the Hunters Point Redevelopment Project will result in any displacement of persons or businesses, the Agency is required by law to develop and adopt a Relocation Plan. Pursuant to Section 33411 *et seq.* of the Community Redevelopment Law, the Agency has developed a Relocation Plan to govern the relocation of displaced persons and businesses, if any.

6. The Business Re-entry Policy will establish a preference for the re-entry of businesses into the Project Area that were engaged in business but were displaced by Agency acquisition, lease or other displacing activity.
7. On March 2, 2006, after reviewing and considering the information contained in the Final Environmental Impact Report ("FEIR"), the Agency Commission, in a joint meeting with the Planning Commission, by Resolution No. 21-2006, certified the FEIR for the Hunters Point Redevelopment Project as adequate, accurate, and objective and in compliance with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.) ("CEQA") and the CEQA Guidelines (14 California Code of Regulations Sections 15000 et seq.). At the same joint meeting, the Planning Commission certified the FEIR.
8. The Agency Commission hereby finds that the proposed OPA Rules, Relocation Plan and the Business Re-entry Policy are part of the Hunters Point Redevelopment Project for purposes of compliance with CEQA.
9. In Resolution No. 21-2006, the Agency Commission adopted findings that various actions related to the Redevelopment Plan were in compliance with CEQA. Said findings are on file with the Secretary of the Agency and are incorporated herein by reference. Said findings are in furtherance of the actions contemplated in this Resolution and are made part of this Resolution by reference herein.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco that the Rules for Property Owner Participation, the Relocation Plan and the Business Occupant Re-Entry Policy for the Hunters Point Redevelopment Project Area, are hereby approved and adopted, substantially in the form lodged with the Agency General Counsel, subject to a final adoption by the Board of Supervisors of an ordinance adopting the Redevelopment Plan with such changes as do not materially increase the burdens and responsibilities of the Agency.

APPROVED AS TO FORM:


for James B. Morales 3/2/06
Agency General Counsel