

RESOLUTION NO. 99-2006

Adopted August 1, 2006

AUTHORIZING THE EXECUTION OF THE VISITACION VALLEY REDEVELOPMENT SURVEY AREA LOAN AGREEMENT IN AN AMOUNT NOT TO EXCEED \$531,000 FOR PLANNING ACTIVITIES, WITH THE CITY AND COUNTY OF SAN FRANCISCO; VISITACION VALLEY REDEVELOPMENT SURVEY AREA

BASIS FOR RESOLUTION

1. On June 7, 2005, the San Francisco Board of Supervisors (the "Board") passed Resolution No. 424-05 (the "Resolution") designating the Visitacion Valley Redevelopment Survey Area (the "Survey Area") and urging the Redevelopment Agency of the City and County of San Francisco (the "Agency") to carry out the studies and other actions required under California Community Redevelopment Law Sections 33000 et seq. ("CRL"), to determine the appropriateness of adopting a redevelopment plan within the Survey Area which would result in the establishment of the Visitacion Valley Redevelopment Project Area.
2. The Survey Area is 46 acres and includes about 120 parcels, centered on Bayshore Boulevard and Leland Avenue. It includes the Schlage Lock site and surrounding properties, four blocks of Leland Avenue, and a few blocks of properties on the west side of Bayshore Boulevard. This area consists of approximately 20 acres of formerly industrial property adjacent to three transit stations under construction as part of the Third Street Light Rail project. The land has remained vacant and underutilized since the closure of the Schlage Lock facility and contains hazardous materials that have not been remediated.
3. Members of the Visitacion Valley community, in conjunction with the City Planning Department, developed the Schlage Lock Concept Plan (the "Concept Plan") in the spring of 2002. The Concept Plan calls for the development of a mixed-use, transit-oriented development with residential and neighborhood-serving commercial uses, accompanied by open space and pedestrian-oriented street designs. It also called for the revitalization of Leland Avenue on the west side of Bayshore Boulevard, which has historically served as the Visitacion Valley neighborhood's commercial street.
4. The Resolution designating the Survey Area and urging the Agency to carry out the studies and other actions required under CRL, requires the preparation of an Environmental Impact Report ("EIR"), pursuant to the California Environmental Quality Act, Ca. Public Resources Code Sections 21000 et seq., to evaluate the environmental impacts of the land uses contemplated under the Concept Plan as one of the first steps in the analysis process, in addition to other planning

activities. As part of the EIR, the Agency will also conduct a building-by-building historic resources survey of the Survey Area in accordance with current procedures of the City's Planning Department.

5. The Agency has incurred personnel, administrative, consultant and other costs for planning activities for the Survey Area, and will continue to incur these planning costs as well as implementation costs for the Survey Area (the "Survey Area Planning and Implementation Costs") prior to and upon the approval of a Visitacion Valley Redevelopment Plan. The Agency currently has no income from tax increment and other assessments within the Survey Area and will have insufficient income from tax increment to cover the Survey Area Planning and Implementation Costs upon the approval of a Redevelopment Plan and for several years after the approval of such Plan, should such a plan be approved in the future (the "Survey Area Interim Years").
6. The City wishes to ensure that the Agency is able to carry out its planning and implementation activities for the Survey Area and the Board, on July 11, 2006, approved a loan agreement to loan the Agency, from the City's General Fund, a total amount not to exceed \$531,000, subject to the terms and conditions as included in the Visitacion Valley Redevelopment Survey Area Loan Agreement, for Survey Area Planning and Implementation Costs, for fiscal year 2006/07 to cover the Agency's costs for the Survey Area Interim Years.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco that the Executive Director is authorized to execute the Visitacion Valley Redevelopment Survey Area Loan Agreement in an amount not to exceed \$531,000 for planning activities, with the City and County of San Francisco, substantially in the form lodged with the Agency General Counsel; Visitacion Valley Redevelopment Survey Area.

APPROVED AS TO FORM:


For James B. Morales
Agency General Counsel