

RESOLUTION NO. 5-2009

Adopted February 3, 2009

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

BASIS FOR RESOLUTION

1. The Redevelopment Agency of the City and County of San Francisco (the "Agency") has prepared a proposed Visitacion Valley Redevelopment Plan for the Visitacion Valley Redevelopment Survey Area ("Redevelopment Plan").
2. The proposed Redevelopment Plan would create an approximately 46-acre Visitacion Valley Redevelopment Project Area ("Project Area"), consisting of the former Schlage Lock factory and surrounding industrial properties ("Schlage Lock Site") and the neighborhood commercial corridors along Leland Avenue and Bayshore Boulevard.
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 Visitacion Valley 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 December 16, 2008, after reviewing and considering the information contained in the Final Environmental Impact Report (the "FEIR"), the Agency Commission adopted Resolution No. 157-2008, certifying the FEIR for the

Visitacion Valley Redevelopment Program 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 its meeting on December 18, 2008, the San Francisco Planning Commission also certified the FEIR (Motion No. 17789).

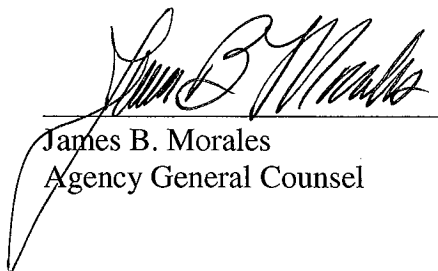
8. The Agency Commission hereby finds that the proposed OPA Rules, Relocation Plan, and the Business Re-entry Policy are part of the Visitacion Valley Redevelopment Project for purposes of compliance with CEQA.
9. In Resolution No. 1-2009, adopted on February 3, 2009, the Agency Commission adopted findings that various actions related to the Visitacion Valley Redevelopment Program 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:

1. Resolution No. 1-2009, adopted by the Agency Commission on February 3, 2009, sets forth the Agency's CEQA Findings for this action.
2. The Agency Commission hereby approves the Rules for Property Owner Participation, the Relocation Plan, and the Business Occupant Re-Entry Policy for the Visitacion Valley Redevelopment Project Area, 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:


James B. Morales
Agency General Counsel