

File No. 100572

Committee Item No. 1

Board Item No. 27

### COMMITTEE/BOARD OF SUPERVISORS

#### AGENDA PACKET CONTENTS LIST

Committee: Land Use and Economic Development Date July 12, 2010

Board of Supervisors Meeting Date July 27, 2010

#### Cmte Board

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| <input type="checkbox"/>            | <input type="checkbox"/>            | Motion                                       |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Resolution                                   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Ordinance                                    |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Legislative Digest                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Budget Analyst Report                        |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Legislative Analyst Report                   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Youth Commission Report                      |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Introduction Form (for hearings)             |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/>            | <input type="checkbox"/>            | MOU  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Grant Information Form                       |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Grant Budget                                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Subcontract Budget                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Contract/Agreement                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Form 126 – Ethics Commission                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Award Letter                                 |
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#### OTHER

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| * <input checked="" type="checkbox"/> | * <input checked="" type="checkbox"/> | <u>Attachment A</u>  |
| * <input checked="" type="checkbox"/> | * <input checked="" type="checkbox"/> | <u>Attachment B - Mitigation Monitoring and Reporting Program</u>            |
| <input checked="" type="checkbox"/>   | <input checked="" type="checkbox"/>   | <u>Planning Commission Motion Nos. 10096 &amp; 10097</u>                     |
| <input checked="" type="checkbox"/>   | <input checked="" type="checkbox"/>   | <u>Redevelopment Agency Commission Resolution Nos. 50-2010 &amp; 59-2010</u> |
| * <input checked="" type="checkbox"/> | * <input checked="" type="checkbox"/> | <u>Draft Environmental Impact Report</u>                                     |
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Completed by: Alisa Somera Date July 9, 2010

Completed by: Alisa Somera Date July 21, 2010

An asterisked item represents the cover sheet to a document that exceeds 25 pages.  
The complete document can be found in the file.

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1 [CEQA Findings, Candlestick Point – Hunters Point Shipyard Phase II Project]

2  
3 **Resolution adopting findings under the California Environmental Quality Act (CEQA),**  
4 **CEQA Guidelines and San Francisco Administrative Code Chapter 31, including the**  
5 **adoption of a mitigation monitoring and reporting program and a statement of**  
6 **overriding considerations in connection with the development of the Hunters Point**  
7 **Shipyard and Candlestick Point, as envisioned in the Hunters Point Shipyard**  
8 **Redevelopment Plan, the Bayview Hunters Point Redevelopment Plan, and the**  
9 **Conceptual Framework for integrated development of the Hunters Point Shipyard and**  
10 **Candlestick Point endorsed by the Board of Supervisors and the Mayor in May 2007**  
11 **and approved by the voters in 2008 through passage of Proposition G, the Jobs, Parks**  
12 **and Housing Initiative.**

13  
14 WHEREAS, The Board of Supervisors makes the following findings in compliance with  
15 the California Environmental Quality Act ("CEQA"), California Public Resources Code  
16 Sections 21000 et seq., the CEQA Guidelines, 14 Cal. Code Reg. Code Sections 15000 et  
17 seq. ("CEQA Guidelines"), and San Francisco Administrative Code Chapter 31 ("Chapter 31");  
18 and

19 WHEREAS, The proposed area for development as envisioned in proposed  
20 amendments to the Hunters Point Shipyard Redevelopment Plan and the Bayview Hunters  
21 Point Redevelopment Plan is the existing Hunters Point Shipyard Redevelopment Area,  
22 except for the Hunters Point Shipyard Phase I area, and the Candlestick Point activity node of  
23 the existing Bayview Hunters Point Redevelopment Plan ("Project Area"); and

1 WHEREAS, The Project Area comprises an approximately 702 acre area of property in  
2 the southeast portion of the City and County of San Francisco consisting of 281 acres at  
3 Candlestick Point and 421 acres at Hunters Point Shipyard; and

4 WHEREAS, The Planning Department ("Department") and the Redevelopment Agency  
5 ("Agency") have undertaken a planning and environmental review process for the proposed  
6 Project Area and provided for appropriate public hearings before the Planning Commission  
7 and the Redevelopment Agency Commission; and

8 WHEREAS, The actions listed in Attachment A, on file with the Clerk of the Board of  
9 Supervisors in File No. 100572, which is hereby declared to be a part of this motion as if set  
10 forth fully herein, ("Actions") are part of a series of considerations in connection with the  
11 adoption of the Redevelopment Plan amendments and various other actions to implement the  
12 project development (collectively, the "Project"), as more particularly defined in Attachment A;  
13 and,

14 WHEREAS, On November 12, 2009, the Department and Agency released for public  
15 review and comment the Draft Environmental Impact Report for the Project, (Department  
16 Case No. 2007.0946E); and

17 WHEREAS, The Planning Commission on December 17, 2009, and the  
18 Redevelopment Agency Commission on December 15, 2009, and January 5, 2010, held  
19 public hearings on the Draft Environmental Impact Report and received written public  
20 comments until 5:00 pm on January 12, 2010, for a total of 60 days of public review; and

21 WHEREAS, The Department and Agency prepared a Final Environmental Impact  
22 Report ("FEIR") for the Project consisting of the Draft Environmental Impact Report, the  
23 comments received during the review period, any additional information that became available  
24 after the publication of the Draft Environmental Impact Report, and the Draft Summary of  
25

1 Comments and Responses, all as required by law, a copy of which is on file with the Clerk of  
2 the Board in File No. 100572, which is incorporated into this resolution by this reference; and

3 WHEREAS, The FEIR files and other Project-related Department and Agency files  
4 have been available for review by this Board of Supervisors and the public, and those files are  
5 part of the record before this Board of Supervisors; and

6 WHEREAS, On June 3, 2010, the Planning Commission and the Redevelopment  
7 Agency Commission reviewed and considered the FEIR and, by Motion No. 18096 and  
8 Resolution No. 58-2010, respectively, found that the contents of said report and the  
9 procedures through which the FEIR was prepared, publicized and reviewed complied with the  
10 provisions of the California Environmental Quality Act ("CEQA") and the CEQA Guidelines  
11 and Chapter 31 of the San Francisco Administrative Code; and

12 WHEREAS, By Motion No. 18096 and Resolution No. 58-2010, the Planning  
13 Commission and the Redevelopment Agency Commission, respectively, found that the FEIR  
14 was adequate, accurate and objective, reflected the independent judgment and analysis of  
15 each Commission and that the summary of Comments and Responses contained no  
16 significant revisions to the Draft Environmental Impact Report; and

17 WHEREAS, By Motion No. 18096 and Resolution No. 58-2010, the Planning  
18 Commission and the Redevelopment Agency Commission, respectively, adopted findings that  
19 the Project will have significant and unavoidable project impacts and make a considerable  
20 contribution to cumulative impacts in the areas of transportation, noise, air quality and historic  
21 resources; and

22 WHEREAS, By Motion No. 18096 and Resolution No. 58-2010, the Planning  
23 Commission and the Redevelopment Agency Commission, respectively, certified the  
24 completion of the Final Environmental Impact Report for the Project in compliance with CEQA  
25 and the CEQA Guidelines; and

1           WHEREAS, The Department and Agency prepared proposed Findings, as required by  
2 CEQA, regarding the alternatives and variants, mitigation measures and significant  
3 environmental impacts analyzed in the FEIR, overriding considerations for approving the  
4 Project including all of the actions listed in Attachment A, and a proposed mitigation  
5 monitoring and reporting program, denoted as Attachment B, on file with the Clerk of the  
6 Board of Supervisors in File No. 100572, which material was made available to the public and  
7 this Board of Supervisors for the Board of Supervisors' review, consideration and actions;  
8 now, therefore, be it

9           RESOLVED, That the Board of Supervisors has reviewed and considered Planning  
10 Commission Motion No. 18096 certifying the FEIR and finding the FEIR adequate, accurate  
11 and objective, and reflecting the independent judgment and analysis of the Planning  
12 Commission, and hereby affirms the Planning Commission's certification of the FEIR by Board  
13 of Supervisors Motion No. M10-110 and incorporates the same into this resolution by this  
14 reference; and, be it

15           FURTHER RESOLVED, That the Board of Supervisors finds that (1) modifications  
16 incorporated into the Project and reflected in the Actions will not require important revisions to  
17 the FEIR due to the involvement of new significant environmental effects or a substantial  
18 increase in the severity of previously identified significant effects; (2) no substantial changes  
19 have occurred with respect to the circumstances under which the Project or the Actions are  
20 undertaken that would require major revisions to the FEIR due to the involvement of new  
21 significant environmental effects, or a substantial increase in the severity of effects identified  
22 in the FEIR; and (3) no new information of substantial importance to the Project or the Actions  
23 has become available that would indicate (a) the Project or the Actions will have significant  
24 effects not discussed in the FEIR; (b) significant environmental effects will be substantially  
25 more severe; (c) mitigation measures or alternatives found not feasible, which would reduce

1 one or more significant effects, have become feasible; or (d) mitigation measures or  
2 alternatives, which are considerably different from those in the FEIR, would substantially  
3 reduce one or more significant effects on the environment; and, be it

4 FURTHER RESOLVED, That the Board of Supervisors has reviewed and considered  
5 the FEIR and hereby adopts the Project Findings in Attachment A, including the mitigation  
6 monitoring and reporting program contained in Attachment B, and the statement of overriding  
7 considerations, on file with the Clerk of the Board of Supervisors in File No. 100572, and  
8 incorporates the same into this resolution by this reference; and, be it

9 FURTHER RESOLVED, That because the City and County of San Francisco remains  
10 deeply concerned about the Navy's final cleanup strategy for Parcel E-2, the Board of  
11 Supervisors hereby (i) declares the adoption of these findings shall not in any way imply  
12 support of a cap for Parcel E-2, (ii) pursuant to Proposition P, adopted by the voters of San  
13 Francisco in 2000, and the legally binding Conveyance Agreement regarding the cleanup and  
14 transfer of the Shipyard between the Navy and the City, executed in 2004, implementing  
15 Proposition P, the Board of Supervisors hereby declares its intention that the United States  
16 Environmental Protection Agency (U.S. EPA), California Environmental Protection Agency  
17 (California EPA), and the Navy should pursue the highest practicable level of cleanup for  
18 Parcel E-2, and that the San Francisco Redevelopment Agency should not accept such  
19 property unless and until that cleanup standard is satisfied, and (iii) the Board of Supervisors  
20 shall conduct a hearing regarding potential final cleanup strategies for Parcel E-2 before a  
21 final remedy is selected, and urges that the Navy, U.S. EPA and California EPA participate in  
22 such hearing before the Board of Supervisors regarding potential final cleanup strategies for  
23 Parcel E-2 before a final remedy is selected, and the Board of Supervisors shall conduct a  
24 separate hearing prior to any transfer of Parcel E-2 to the San Francisco Redevelopment  
25 Agency.

1 one or more significant effects, have become feasible; or (d) mitigation measures or  
2 alternatives, which are considerably different from those in the FEIR, would substantially  
3 reduce one or more significant effects on the environment; and, be it

4 FURTHER RESOLVED, That the Board of Supervisors has reviewed and considered  
5 the FEIR and hereby adopts the Project Findings in Attachment A, including the mitigation  
6 monitoring and reporting program contained in Attachment B, and the statement of overriding  
7 considerations, on file with the Clerk of the Board of Supervisors in File No. 100572, and  
8 incorporates the same into this resolution by this reference; and, be it

9 FURTHER RESOLVED, That because the City and County of San Francisco remains  
10 deeply concerned about the Navy's final cleanup strategy for Parcel E-2, the Board of  
11 Supervisors hereby (i) declares the adoption of these findings shall not in any way imply  
12 support of a cap for Parcel E-2, (ii) pursuant to Proposition P, adopted by the voters of San  
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17 (California EPA), and the Navy should pursue the highest practicable level of cleanup for  
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19 property unless and until that cleanup standard is satisfied, and (iii) the Board of Supervisors  
20 shall conduct a hearing regarding potential final cleanup strategies for Parcel E-2 before a  
21 final remedy is selected, and urges that the Navy, U.S. EPA and California EPA participate in  
22 such hearing before the Board of Supervisors regarding potential final cleanup strategies for  
23 Parcel E-2 before a final remedy is selected, and the Board of Supervisors shall conduct a  
24 separate hearing prior to any transfer of Parcel E-2 to the San Francisco Redevelopment  
25 Agency.

Mayor Newsom, Supervisor Maxwell  
BOARD OF SUPERVISORS

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**ATTACHMENT A**

**Candlestick Park – Hunters Point Shipyard Phase II Project**

**CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS: FINDINGS OF FACT,  
EVALUATION OF MITIGATION MEASURES AND ALTERNATIVES, AND  
STATEMENT OF OVERRIDING CONSIDERATIONS**

**SAN FRANCISCO BOARD OF SUPERVISORS**

In determining to approve the Candlestick Park – Hunters Point Shipyard Phase II Project ("Project") the San Francisco Board of Supervisors ("Board") makes and adopts the following findings of fact and decisions regarding mitigation measures and alternatives, and adopts the statement of overriding considerations, based on substantial evidence in the whole record of this proceeding and under the California Environmental Quality Act ("CEQA"), California Public Resources Code Sections 21000 et seq., particularly Sections 21081 and 21081.5, the Guidelines for Implementation of CEQA ("CEQA Guidelines"), 14 California Code of Regulations Sections 15000 et seq., particularly Sections 15091 through 15093, and Agency adopted CEQA guidelines.

This document is organized as follows:

Section I provides a description of the Project proposed for adoption, the environmental review process for the Project, the approval actions to be taken and the location of records;

Section II identifies the impacts found not to be significant that do not require mitigation;

Sections III and IIIA identify potentially significant impacts that can be avoided or reduced to less-than-significant levels through mitigation and describe the disposition of the mitigation measures;

Sections IV and IVA identify significant impacts that cannot be avoided or reduced to less-than significant levels and describe any applicable mitigation measures as well as the disposition of the mitigation measures;

Section V evaluates the different Project alternatives and the economic, legal, social, technological, and other considerations that support approval of the Project and the rejection of the alternatives, or elements thereof, analyzed; and

Section VI presents a statement of overriding considerations setting forth specific reasons in support of the Board's actions and its rejection of the alternatives not incorporated into the Project.

**ATTACHMENT B**

**MITIGATION MONITORING AND REPORTING PROGRAM**

**CANDLESTICK POINT-HUNTERS POINT SHIPYARD PHASE II  
DEVELOPMENT PROJECT**



# SAN FRANCISCO PLANNING DEPARTMENT

## Planning Commission Motion No. 18096

HEARING DATE: June 3, 2010

*Date:* May 20, 2010  
*Case No.:* 2007.0946E  
*Project:* Candlestick Point-Hunters Point Shipyard Phase II  
Development Plan  
*Location:* Candlestick Point and Hunters Point Shipyard  
*Staff Contact:* Lisa Gibson – (415) 575-9032  
lisa.gibson@sfgov.org  
*Recommendation:* Adopt the EIR Certification Findings

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
415.558.6378

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415.558.6409

Planning  
Information:  
415.558.6377

### ADOPTING FINDINGS RELATED TO THE CERTIFICATION OF A FINAL ENVIRONMENTAL IMPACT REPORT FOR A PROPOSED CANDLESTICK POINT-HUNTERS POINT SHIPYARD PHASE II DEVELOPMENT PLAN.

MOVED, that the San Francisco Planning Commission (hereinafter "Planning Commission") hereby CERTIFIES the Final Environmental Impact Report (hereinafter "FEIR") identified as Case No. 2007.0946E, Candlestick Point-Hunters Point Shipyard Phase II Development Plan (hereinafter "Project"), based upon the following findings:

1. The City and County of San Francisco, acting through the Planning Department (hereinafter "Department"), together with the San Francisco Redevelopment Agency (hereinafter "Agency"), acting as a joint lead agencies, 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").
  - A. The Department and the Agency determined that an Environmental Impact Report (hereinafter "EIR") was required and on September 1, 2007, published a Notice of Preparation of an EIR and Notice of Public Scoping Meetings (hereinafter "NOP"), and provided public notice thereof by publication in a newspaper of general circulation on September 1, 2007.
  - B. On September 1, 2007, the Department and the Agency mailed the NOP to local, state, and federal agencies and other interested parties, initiating a 30-day public comment period that extended through September 2007.
  - C. The Department and the Agency filed a Notice of Completion of the NOP with the State Secretary of Resources via the State Clearinghouse on August 31, 2007.
  - D. The Department and the Agency held public scoping meetings on September 17, 2007, and September 25, 2007 in order to receive public input regarding the proposed scope of the EIR

analysis. Attendees were provided an opportunity to voice comments or concerns regarding potential effects of the Project.

- E. On November 12, 2009, the Department and the Agency published the Draft Environmental Impact Report (hereinafter "DEIR") 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 Redevelopment Agency Commission (hereinafter "Agency Commission") public hearings on the DEIR.
  - F. On November 10 and 11, 2009, notices of availability of the DEIR or copies of the DEIR were mailed or otherwise delivered to a list of persons requesting such items, to those noted on the distribution list in the DEIR, and to government agencies, the latter both directly and through the State Clearinghouse.
  - G. Notice of Completion of the DEIR was filed with the State Secretary of Resources via the State Clearinghouse on November 12, 2009.
  - H. Notices of availability of the DEIR and of the date and time of the public hearing were posted near the project site by the project sponsors on November 18, 2009.
2. The Planning Commission held a duly advertised public hearing on said DEIR on December 17, 2009, and the Agency Commission held a duly advertised public hearing on said DEIR on December 15, 2009, and January 5, 2010. At each of the aforementioned public hearings, opportunity for public comment was given and public comment was received on the DEIR. The period for acceptance of written comments on the DEIR ended January 12, 2010.
  3. The Department and the Agency prepared responses to comments on environmental issues received at the public hearing and in writing during the 60-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 Comments and Responses document, published on May 13, 2010 and mailed or otherwise delivered to the Planning Commission, all parties who commented on the DEIR, and other interested parties, and made available to others upon request at Department offices.
  4. A FEIR has been prepared by the Department and the Agency, consisting of the DEIR, any consultations and comments received during the review process, any additional information that became available, and the Comments and Responses document all as required by law.
  5. Project EIR files have been made available for review by the Planning Commission and the public. These files are available for public review at the Department offices at 1650 Mission Street, Suite 400, and are part of the record before the Planning Commission.
  6. On June 3, 2010, the Planning Commission reviewed and considered the FEIR and hereby does find that the contents of said report and the procedures through which the FEIR was prepared, publicized, and reviewed comply with the provisions of CEQA, the CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code.

7. The project sponsors have indicated that the Project identified in Chapter II of the FEIR, as modified by Variant 3D (hereinafter "the Candlestick Tower Variant D") and Variant 5 (hereinafter "the 49ers/Raiders Shared Stadium Variant") as described in Chapter IV of the FEIR, constitute the Project if the stadium is constructed. If the stadium is not constructed, the Project as described in Chapter II of the FEIR together with the Candlestick Tower Variant D and either Variant 1 (hereinafter "the R&D Variant") or Variant 2A (hereinafter "the Housing/R&D Variant") constitute the Project. In addition, if the stadium is not constructed, the Project includes Subalternative 4A (hereinafter "CP-HPS Phase II Development Plan with Historic Preservation") as described in Chapter VI of the FEIR; the developer will determine the ultimate feasibility of its implementation at a later time.
8. The Planning Commission hereby does find that the FEIR concerning File No. 2007.0946E reflects the independent judgment and analysis of the City and County of San Francisco, is adequate, accurate and objective, and that the Comments and Responses document contains no significant revisions to the DEIR, and hereby does CERTIFY THE COMPLETION of said FEIR in compliance with CEQA and the CEQA Guidelines.
9. The Planning Commission, in certifying the completion of said FEIR, hereby does find that the Project described in the EIR and the Project preferred by the project sponsors, described above under Finding 7, above:
  - A. Will have project-specific significant effects on the environment including:<sup>1</sup>
    - a. **Impact TR-1: Effect of Project Construction on Vehicle Traffic and Roadway Construction on Transportation System.** The Project would impact the transportation system through construction vehicle traffic and roadway construction and contribute to cumulative construction impacts in the vicinity of the Project.
    - b. **Impact TR-2: Effect of Project on Traffic Volumes.** The Project would cause an increase in traffic that would be substantial relative to the existing and proposed capacity of the street system.
    - c. **Impact TR-3: Effect of Project Traffic at Certain Area Intersections.** The Project would have significant impacts on nine intersections in the Project vicinity, and would contribute to cumulative traffic conditions at these intersections: Third Street at Oakdale, Revere, Carroll, Jamestown, Jerrold and Williams/Van Dyke; and Bayshore Boulevard at Paul, Cortland and US 101 Northbound Off-ramp/Cesar Chavez.
    - d. **Impact TR-4: Effect of Project Traffic at Tunnel/Blanken.** The Project would result in significant Project AM peak hour traffic impacts and contribute to cumulative PM peak hour traffic impacts at the intersection of Tunnel/Blanken.

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<sup>1</sup> Impacts listed under Finding 9A are project-specific impacts, with the exception of impacts related to transportation and circulation (denoted with the alpha-numeric code "TR-"), which, as described, include both project-specific and cumulative impacts.

- e. **Impact TR-5: Project Contribution to Traffic at Degraded Intersections.** The Project would contribute significant traffic to intersections in the Project vicinity that would operate at LOS E or LOS F under 2030 No Project conditions. The Project contributions to cumulative traffic conditions would be significant in twenty intersections in the Project vicinity, and at sixteen of these intersections no feasible mitigation measures were identified. These sixteen intersections are: Third Street at 25th Street, Cesar Chavez Street, Cargo Way, Evans Avenue, Palou Avenue and Paul Avenue; Bayshore Boulevard at Visitacion Avenue, Alemany Boulevard/Industrial Street, Blanken, Bacon Street and Sunnydale Avenue; San Bruno Avenue at Paul Avenue, Silver Avenue and Mansell Avenue/US 101 Southbound Off-ramp; Cesar Chavez Street at Pennsylvania/I 280; and Evans Avenue at Napoleon Avenue/Toland Street. (The other four intersections are discussed below, under Impacts TR-6, TR-7 and TR-8.).
- f. **Impact TR-6: Project Traffic at Freeway Ramps.** The Project would contribute significant traffic at the intersections of Geneva/US 101 Southbound Ramps and Harney/US 101 Northbound Ramps, which would operate at LOS F under 2030 No Project conditions.
- g. **Impact TR-7: Project Traffic at Amador/Cargo/Illinois.** The Project would contribute significant traffic to the intersections of Amador/Cargo/Illinois, which would operate at LOS E under 2030 No Project conditions;
- h. **Impact TR-8: Project Traffic at Bayshore/Geneva.** The Project would contribute significant traffic to the intersection of Bayshore/Geneva, which would operate at LOS F under 2030 No Project conditions.
- i. **Impact TR-10: Project Traffic Effects.** The Project would result in increased traffic volumes on area roadways, and most substantially on key north/south and east/west streets, which would also experience cumulative traffic growth. As a result, the existing residential streets could be used as "cut-throughs," shortcuts, or bypasses by non-neighborhood traffic. Substantial amounts of cut-through traffic can result in impacts such as noise, safety impacts to pedestrians, impaired driveway access, interference with emergency vehicle access, increased dust, exhaust, and litter, and similar annoyances that adversely affect neighborhood character.
- j. **Impact TR-11: Project Traffic at Freeway Segments.** The Project would contribute cumulatively considerable amounts of traffic to four freeway segments expected to operate at LOS E or LOS F under 2030 No Project conditions, specifically, US 101 northbound from Sierra Point to Alana/Geneva/Harney; US 101 southbound from the I 80 Merge to Cesar Chavez; US 101 southbound from Third/Bayshore to Alana/Geneva/Harney; and US 101 southbound from Alana/Geneva/Harney to Sierra Point.
- k. **Impact TR-12: Project Traffic Impact at Freeway Ramps.** The Project would cause four ramp junctions to deteriorate from acceptable LOS D or better to LOS E or F conditions or

from LOS E to LOS F conditions, specifically, the US 101 northbound on-ramp from Alemany Boulevard; US 101 northbound on-ramp from Harney Way; US 101 northbound on-ramp from Bayshore Boulevard/Cesar Chavez Street; US 101 southbound on-ramp from Harney Way/Geneva Avenue.

- l. **Impact TR-13: Project Traffic Contribution to Cumulative Impacts at Freeway Ramps.** The Project would contribute to significant cumulative traffic impacts at 12 freeway ramp locations. The Project would contribute cumulatively significant traffic increases at ramp junctions projected to operate at LOS E or LOS F under 2030 No Project conditions, specifically: US 101 northbound on-ramp from Sierra Point Parkway; US 101 northbound on-ramp from Harney Way; US 101 northbound on-ramp from Alemany Boulevard; US 101 northbound on-ramp from Bayshore Boulevard/Cesar Chavez Street; US 101 southbound off-ramp to Bayshore Boulevard/Cesar Chavez Street; US 101 southbound on-ramp from Third Street/Bayshore Boulevard; US 101 southbound on-ramp from Harney Way/Geneva Avenue; US 101 southbound on-ramp from Sierra Point Parkway; I 280 northbound off-ramp to Cesar Chavez Street; I 280 northbound on-ramp from Indiana Street/25th Street; I 280 southbound off-ramp to Pennsylvania Avenue/25th Street; and I 280 southbound on-ramp from Pennsylvania Avenue/25th Street.
- m. **Impact TR-14: Project Traffic Impact to Diverge Queue Storage at Harney/US 101 Northbound Off-ramp.** The Project would result in significant impacts related to freeway diverge queue storage at the Harney/US 101 Northbound Off-ramp. The Project would result in increases in traffic volumes that would cause the US 101 northbound off-ramp to Harney Way to experience queues that may extend back to the upstream freeway mainline segment which could result in unsafe conditions on the freeway mainline, resulting in significant traffic impacts at this location.
- n. **Impact TR-15: Project Traffic Contribution to Diverge Queue Storage Impacts.** The Project could contribute to significant cumulative traffic impacts related to freeway diverge queue storage at some off-ramp locations: US 101 northbound off-ramp to Harney Way and Bayshore/Cesar Chavez; US 101 southbound Off-ramp to Harney Way/Geneva Avenue and Sierra Point/Lagoon; and I-280 northbound off-ramp at Cesar Chavez.
- o. **Impact TR-21: Project Traffic Impacts to 9-San Bruno Transit Line.** The Project would increase congestion and contribute to cumulative conditions at intersections along San Bruno Avenue, which would increase travel times and impact operations of the 9-San Bruno. Project-related transit delays due to traffic congestion and passenger loading delays associated with increased ridership would result in significant impacts on the operation of the 9-San Bruno, which would add up to 8 minutes of delay per bus during peak hours.
- p. **Impact TR-22: Project Traffic Impacts to 23-Monterey, 24-Divisadero, 44-O'Shaughnessy Transit Lines.** The Project would contribute traffic to cumulative conditions at intersections along Palou Avenue, which would increase travel times and

impact operations of the 23-Monterey, 24-Divisadero, and the 44-O'Shaughnessy. Project-related transit delays due to traffic congestion and passenger boarding delays associated with increased ridership would result in significant impacts on the operation of the 23-Monterey, 24-Divisadero, and 44-O'Shaughnessy along Palou Avenue, which would add up to 7 minutes of delay per bus during peak hours.

- q. **Impact TR-23: Project Traffic Impacts to 29-Sunset Transit Line.** The Project would increase congestion at intersections along Gilman Avenue and Paul Avenue, which would increase travel times and would impact operations of the 29-Sunset. Project-related transit delays due to traffic congestion and passenger loading delays associated with increased ridership would result in significant impacts on the operation of the 29-Sunset, particularly at Third Street and Bayshore Boulevard. Overall, the Project-related congestion would add up to 17 minutes of delay per bus during peak hours.
- r. **Impact TR-24: Project Traffic Impacts to 48-Quintara-24<sup>th</sup> Street Transit Line.** The Project would increase congestion at intersections along Evans Avenue, which would increase travel times and impact operations of the 48-Quintara-24th Street. Project-related transit delays due to traffic congestion and passenger loading delays associated with increased ridership would result in significant impacts on the operation of the 48-Quintara-24th Street along Evans Avenue, particularly at intersections of Third Street, Napoleon/Toland Streets and at Cesar Chavez Street. Overall, the Project-related congestion would add up to 3 minutes of delay per bus during peak hours.
- s. **Impact TR-25: Project Traffic Impacts to 54-Felton Transit Line.** The Project would increase congestion at several intersections in the area, and make a considerable contribution to cumulative impacts that would increase travel times and impact operations of the 54-Felton. The Project would create traffic congestion resulting in significant impacts to the operations of the 54-Felton, adding up to 6 minutes of delay per bus, particularly during the PM peak hour.
- t. **Impact TR-26: Project Traffic Impacts to T-Third Transit Line.** The Project would increase congestion at intersections along Third Street, and make a considerable contribution to cumulative impacts that would increase travel times and impact operations of the T-Third. Project-related transit delays due to traffic congestion on Third Street and passenger loading delays associated with increased ridership would result in significant impacts on the operation of the T-Third, particularly in the segment between Thomas Avenue and Kirkwood Avenue, resulting in overall delays of up to 3 minutes per bus during peak hours.
- u. **Impact TR-27: Project Traffic Impacts to 28L-19<sup>th</sup> Avenue/Geneva Limited Transit Line.** The Project could increase congestion at the intersection of Geneva Avenue and Bayshore Boulevard, increasing travel times and impacting operations of the 28L-19th Avenue/Geneva Limited. Increased congestion associated with Project vehicle trips would impact the operations of the 28L-19th Avenue/Geneva Limited, resulting in delays of 4 minutes per bus during peak hours.



- v. **Impact TR-28: Project Traffic Impacts to 9X, 9AX, 9BX-Bayshore Expresses and 14X-Mission Express Transit Lines.** The Project would increase congestion on US 101 mainline and ramps, which would increase travel times and impact operations of the 9X, 9AX, 9BX-Bayshore Expresses, and 14X-Mission Express. The Project would also contribute to cumulative impacts on these transit routes on US 101.
- w. **Impact TR-30: Project Traffic Impacts to SamTrans Bus Lines.** The Project would increase congestion and contribute to cumulative congestion on US 101 and on Bayshore Boulevard, which would increase travel times and adversely affect operations of SamTrans bus lines on these facilities.
- x. **Impact TR-32: Project Traffic Impacts to Bicycle Routes.** Implementation of the Project's proposed transit preferential treatments and significant increases in traffic volumes on Palou Avenue could result in impacts on bicycle travel on Bicycle Routes #70 and #170 between Griffith Street and Third Street. The combination of the proposed transit preferential treatment and the substantial increase in traffic volumes and congestion would result in potentially significant impacts on bicycle travel on Bicycle Route #70 and Bicycle Route #170 on Palou Avenue.
- y. **Impact TR-38: 49ers Game Site Access and Traffic Impacts.** Implementation of the proposed 49ers stadium would result in significant impacts on study area roadways and intersections, for as many as 12 times a year.
- z. **Impact TR-39: Stadium 49er Game Transit Impacts.** Implementation of the Project with existing game day service and Project transit improvements would not be adequate to accommodate projected transit demand. It is estimated that there would be a capacity shortfall of approximately 3,640 passengers per hour during game days.
- aa. **Impact TR-46: Stadium Secondary Event Site Access and Traffic Impacts.** Weekday evening secondary events at the stadium would result in increased congestion at intersections, freeway mainline, and freeway ramps already operating at unacceptable LOS under Project conditions without a secondary event, and result in significant impacts at nine additional intersections and one additional freeway off-ramp.
- bb. **Impact TR-47: Stadium Secondary Event Transit Impacts.** With implementation of the Project, the existing transit service and Project improvements would not be adequate to accommodate projected transit demand during secondary events with attendance of 37,500 spectators. In addition, transit lines serving the area would experience additional delays due to traffic generated by the secondary event.
- cc. **Impact TR-51: Project Site Access and Traffic Impacts from Arena Uses.** With implementation of the Project, weekday evening events at the arena would exacerbate congestion at intersections, freeway mainline, and freeway ramps already operating at unacceptable LOS under Project conditions without an arena event, and result in significant traffic impacts at Harney Way and Jamestown Avenue, which would

operating acceptably under Project conditions without an arena event. Overall, since local streets and freeway facilities would experience increased congested without an arena event, traffic impacts associated with the new arena would be significant.

- dd. **Impact TR-52: Transit Impacts from Arena Uses.** With implementation of the Project, the existing and proposed transit service would be affected by sell-out weekday evening events at the arena. With the stadium use at HPS Phase II, transit capacity would be adequate to accommodate projected transit demand, but because of traffic congestion in the area, impacts to transit would result. With the implementation of Variants 1 or 2A at the stadium site, traffic congestion would impact transit service and in addition, events at the arena might cause transit capacity impacts.
- ee. **Impact AQ-4: Criteria Pollutants from Project Operations.** Operation of the Project would violate the Bay Area Air Quality Management District (BAAQMD)'s CEQA significance thresholds for mass criteria pollutant emissions from mobile and area sources, and contribute substantially to an existing or projected air quality violation at full build-out in the year 2029. Project emissions of ROG, NO<sub>x</sub> and PM<sub>10</sub> would exceed the BAAQMD CEQA thresholds and the ROG, NO<sub>x</sub>, PM<sub>10</sub> and PM<sub>2.5</sub> proposed BAAQMD CEQA thresholds.
- ff. **Impact NO-2: Groundborne Vibration Impacts from Construction.** Construction activities associated with the Project would create excessive groundborne vibration levels in existing residential neighborhoods adjacent to the Project site and at proposed on-site residential uses should the latter be occupied before Project construction activities on adjacent parcels are complete.
- gg. **Impact NO-3: Increase in Ambient Noise Levels from Construction.** Construction activities associated with the Project would result in a substantial temporary or periodic increase in ambient noise levels. Construction activities occurring within the Project site and in the Project vicinity for roadway and infrastructure improvements would involve demolition, grading, and excavation activities, followed by construction and external finishing of the proposed facilities and associated parking areas, as well as roadway and landscaping improvements. These activities would involve the use of heavy equipment.
- hh. **Impact NO-6: Noise Impacts from Project Traffic.** Operation of the Project would generate increased local traffic volumes that would cause a substantial permanent increase in ambient noise levels in existing residential areas along the major Project site access routes. The increase in traffic resulting from implementation of the Project and ambient growth over the next 20 years would increase the ambient noise levels at noise-sensitive locations along the major vehicular access routes to the Project site, particularly along sections of Jamestown Avenue, Carroll Avenue, and Gilman Avenue.
- ii. **Impact NO-7: Noise Impacts from Stadium Events.** Noise during football games and concerts at the proposed stadium would result in temporary increases in ambient noise levels that could adversely affect surrounding residents for the duration of a game or

concert. There would be significant noise impacts during football game days and concert days on the existing residential uses closest to the proposed stadium and possibly for the new residential uses closest to the proposed stadium.

- jj. **Impact CP-1b: Impacts to Historic Resources from Construction Activities.** Construction at HPS Phase II could result in a substantial adverse change in the significance of an historical resource. Implementation of the Project could result in the demolition of Buildings 211, 224, 231, and 253, which have been identified as historic resources in the potential Hunters Point Commercial Dry Dock and Naval Shipyard Historic District.
- kk. **Impact SH-1a: New Shadow on Gilman Park from Tower Variants 3C and 3d.** Under Tower Variants 3C and 3D, new shadows on Gilman Park are conservatively considered significant; and

B. Will have significant cumulative effects on the environment including:<sup>2</sup>

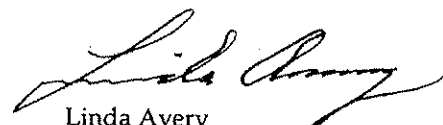
- a. **Cumulative Contribution of Criteria Pollutants from Project Operation.** Operation of the Project would violate BAAQMD CEQA significance thresholds for mass criteria pollutant emissions from mobile and area sources and contribute substantially to an existing or projected air quality violation at full build-out.
- b. **Cumulative Contribution to TAC and PM<sub>2.5</sub> Impact Under the Proposed Bay Area Air Quality Management District CEQA Guidelines.** The Project may result in a considerable contribution to a cumulative air quality impact regarding TACs and PM<sub>2.5</sub> emissions under proposed BAAQMD CEQA Guidelines.
- c. **Cumulative Contribution to Noise from Construction Activities.** Construction activities such as use of heavy equipment and pile driving associated with development of cumulative projects could contribute to a cumulative impact from increased noise levels for both off-site and on-site sensitive receptors.
- d. **Cumulative Contribution to Pile-Driving Activities.** Construction of the Project would include pile-driving activities that may overlap with other nearby construction activities during Project development and make a considerable contribution to cumulative construction-related temporary increases in ambient noise levels.
- e. **Cumulative Contribution to Traffic Noise Levels.** Project operation would make a considerable contribution to a substantial, permanent increase in cumulative traffic noise levels that would affect existing and future residential uses along all Project site access roads.

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<sup>2</sup> Finding, 9B lists cumulative impacts of the project, with the exception of cumulative impacts related to transportation and circulation, which are reflected under Finding 9A (see impacts listed therein denoted with the alpha-numeric code "TR-").

- f. **Cumulative Contribution to Ambient Noise During Stadium Events.** Project operation would make a considerable contribution to a substantial increase in cumulative noise during stadium events.
- g. **Cumulative Contribution to Vibration Effects During Construction Activities.** Pile-driving activities during construction could make a considerable contribution to cumulative vibration effects if pile driving would occur and/or heavy construction equipment would operate on multiple sites and collectively result in vibration impacts in excess of 85 VdB at nearby sensitive receptors.
- h. **Cumulative Contribution to Impacts on Historic Resources.** The Project would make a considerable contribution to a cumulative impact on significant historical resources, including residential, commercial, and civic properties that are listed or eligible for listing on national, state, or local registers.
- i. **Cumulative Contribution to Demand for Police Services.** Development of cumulative projects within the City of San Francisco would result in increased population and employment-generating uses and associated increased demand for police protection. While the Police Department considers population growth projections in its annual budgeting process to determine equipment and staffing needs for the coming year, it is possible that cumulative growth in the City could exceed the capacity of existing or planned staffing and facility improvements, and could require construction of one or more stations, resulting in a significant impact. Because the Project would require new or physically altered police facilities in order to maintain acceptable police services, the Project would make a cumulatively considerable contribution to a potential significant cumulative impact on police services.

I hereby certify that the foregoing Motion was ADOPTED by the Planning Commission at its regular meeting of June 3, 2010.

  
Linda Avery  
Commission Secretary

AYES: 4 - Miguel, Antonini, Borden, and Lee

NOES: 3 - Olague, Moore, Sugaya

ABSENT: 0

ADOPTED: June 3, 2010



# SAN FRANCISCO PLANNING DEPARTMENT

## Planning Commission Motion No. 18097

HEARING DATE: JUNE 3, 2010

*Date:* May 20, 2010  
*Case No.:* 2007.0946BEMRTUZ  
*Project:* Candlestick Point – Hunters Point Shipyard Phase 2  
 CEQA Findings  
*Location:* Candlestick Point and Hunters Point Shipyard  
*Staff Contacts:* Lisa Gibson – (415) 575-9032  
 lisa.gibson@sfgov.org  
 Mat Snyder – (415) 575-6891  
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*Recommendation:* Adopt the Findings

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ADOPTING ENVIRONMENTAL FINDINGS (AND A STATEMENT OF OVERRIDING CONSIDERATIONS) UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND STATE GUIDELINES IN CONNECTION WITH THE ADOPTION OF THE CANDLESTICK POINT – HUNTERS POINT SHIPYARD PHASE 2 AND RELATED ACTIONS NECESSARY TO IMPLEMENT SUCH PLANS.

WHEREAS, the San Francisco Planning Department, together with the San Francisco Redevelopment Agency are the Lead Agencies responsible for the implementation of the California Environmental Quality Act ("CEQA") for this area and have undertaken a planning and environmental review process for the proposed Candlestick Point – Hunters Point Shipyard Phase 2 ("Project") and provided for appropriate public hearings before the respective Commissions.

The Bayview Hunters Point has one of the highest concentrations of very low-income residents and one of the highest unemployment rates in San Francisco, and public health in the area has generally been poor compared to the rest of San Francisco. Bayview Hunters Point has very few quality public parks and open spaces that provide active recreation facilities for neighborhood youth, and is in need of affordable housing and business and job opportunities for its residents. The area remains under-served by transit and basic neighborhood-serving retail and cultural amenities. The betterment of the quality of life for the residents of the Bayview Hunters Point community is one of the City's highest priorities.

Hunters Point Shipyard and Candlestick Point are part of the Bayview Hunters Point neighborhood and are in close proximity to one another, separated only by the Yosemite Slough and South Basin. Together, they comprise about 702 acres, and make up the largest area of underused land in the City. The Candlestick Point area comprises approximately 281 and Hunters Point Shipyard Phase 2 area comprises approximately 402 acres. Candlestick Point is generally comprised of the 49ers Football Stadium and parking lot, the Candlestick Point State Recreation Area (CPSRA) (excluding the Yosemite Slough portion of the Park), the Alice Griffith Housing development, along with privately held parcels to the southwest of the stadium site between Bayview Hill and Jamestown Avenue, and privately held parcels between the stadium and the CPSRA. The Hunters Point Shipyard portion of the project is

comprised of a majority of the former Naval Shipyard except for the portion currently being developed as "Phase 1", also often referred to as "Parcel A".

#### Hunters Point Shipyard

Hunters Point Shipyard was once a thriving, major maritime industrial center that employed generations of Bayview Hunters Point residents. Following World War II, the Shipyard was a vital hub of employment in the Bayview Hunters Point, providing logistics support, construction and maintenance for the United States Department of the Navy. At its peak, the Shipyard employed more than 17,000 civilian and military personnel, many of whom lived in Bayview Hunters Point. The United States Navy ceased operations at the Shipyard in 1974 and officially closed the base in 1988. The Shipyard was then included on the Department of Defense's 1991 Base Realignment and Closure (BRAC) list. In 1993, following designation of the Shipyard by the City's Board of Supervisors as a redevelopment survey area, the City and the Redevelopment Agency began a community process to create a plan for the economic reuse of the Shipyard and the remediation and conveyance of the property by the Navy.

In planning for the redevelopment of the Shipyard, the City and the Redevelopment Agency worked closely with the Hunters Point Citizen's Advisory Committee ("CAC"). The CAC is a group of Bayview Hunters Point community residents, business owners and individuals with expertise in specific areas, who are selected by the Mayor to oversee the redevelopment process for the Shipyard. The Agency has worked with the CAC and the community throughout the process of implementing revitalization activities regarding the Shipyard.

In July 1997, the Board of Supervisors adopted a Redevelopment Plan for revitalization of the Shipyard. The Hunters Point Redevelopment Plan contemplated the development of a mix of residential, commercial, cultural, research and development and light industrial uses, with open space around the waterfront perimeter.

Since its selection by the Redevelopment Agency, the Shipyard developer has worked with the City, the Agency, and the Navy to facilitate the redevelopment and economic reuse of the Shipyard. In 2003, the Shipyard developer and the Agency entered into the Hunters Point Shipyard Phase I Disposition and Development Agreement (DDA), under which the Shipyard developer is constructing infrastructure for up to 1,600 residential units on Parcel A of the Shipyard, of which approximately 30 percent will be affordable. The Phase I DDA also requires the Shipyard developer to create approximately 25 acres of public parks and open space on Parcel A.

In March 2004, the Redevelopment Agency, in cooperation with the City and the Shipyard developer negotiated a comprehensive agreement with the Navy governing the terms and conditions of the hazardous materials remediation and conveyance of the Shipyard by the Navy to the Agency. The Conveyance Agreement obligates the Navy to remediate the hazardous materials on the Shipyard to levels consistent with the land uses designated in the original redevelopment plans for the Shipyard and to convey parcels to the Agency at no cost on a phased basis as the Navy successfully completes the remediation.

In 2005, the Navy conveyed Parcel A to the Agency under the Conveyance Agreement, and the Agency then closed escrow on its transfer of a portion of Parcel A to the Shipyard developer to begin site preparation and infrastructure development for the construction of new housing and parks on Parcel A.

Candlestick Point

As described above, Candlestick Point includes, among other things: (a) the City-owned stadium, currently named Candlestick Park, which is home to the San Francisco 49ers and is nearing the end of its useful life; (b) the Alice B. Griffith Housing Development, also known as Double Rock, and (c) the Candlestick Point State Recreation Area.

In June, 1997, San Francisco voters adopted two measures (Propositions D and F) providing for the development by the 49ers or their development partners of a new stadium, a related 1,400,000 square foot entertainment and retail shopping center, and other conditional uses including residential uses. The voters approved up to \$100 million of lease revenue bonds to help finance the proposed development of the new stadium.

In June 2006, following a 10-year planning process, the Board of Supervisors adopted a Redevelopment Plan for the Bayview Hunters Point Project Area that includes Candlestick Point. The primary objective of the Redevelopment Plan is to revitalize the Bayview Hunters Point community through economic development, affordable housing and community enhancement programs for the benefit of existing residents and community-based businesses. The policies and programs of the Redevelopment Plan incorporate community goals and objectives expressed in a Concept Plan that the Bayview Hunters Point Project Area Committee ("PAC") adopted in 2000, following hundreds of community planning meetings. The PAC is a body that was formed in 1997 through a public election by Bayview Hunters Point voters to work with the Redevelopment Agency and the City and represent the interests of the Bayview Hunters Point community in planning for the area's future. The Agency has continued to work through the PAC and with the community throughout the process of implementing revitalization activities under the Redevelopment Plan.

The Alice B. Griffith Housing Development, built in the early 1960s and operated by the San Francisco Housing Authority, needs substantial improvement. An important component of the Project is to provide one-for-one replacement of Alice B. Griffith units at existing low income levels and to ensure that existing tenants have the right to move to the new upgraded units without being displaced until the replacement units are ready for occupancy.

In 1983, the City donated land at Candlestick Point to the State of California to form the Candlestick Point State Recreation Area with the expectation that the State would develop and implement a plan for improving the park land. The Recreation Area has the potential to be a tremendous open space recreational resource for the region and for the residents of Bayview Hunters Point. But it has not reached its potential due to limited State funding and a challenging configuration. The long-term restoration and improvement of the Candlestick Point State Recreation Area has been a long-term goal of the residents of Bayview Hunters Point, the City, and the State.

Integrated Development of the Hunters Point Shipyard and Candlestick Point.

For over a decade, the redevelopment of Candlestick Point and the Shipyard has proceeded on parallel, though largely separate, paths. But over the last four years, the City and the Redevelopment Agency have been working with the Bayview Hunters Point community on redeveloping the two sites together. A primary objective of both the Hunters Point Shipyard Redevelopment Plan and the Bayview Hunters Point Redevelopment Plan is to create economic development, affordable housing, public parks and open space and other community benefits by developing the under-used lands within the two

project areas. Combining the planning and redevelopment of these two areas provides a more coherent overall plan, including comprehensive public recreation and open space plans and integrated transportation plans, and provides better ways to increase efficiencies to finance the development of affordable housing and the public infrastructure necessary to expedite the revitalization of both areas.

Accordingly, in May, 2007, the Board of Supervisors adopted and the Mayor approved a resolution a Conceptual Framework for the integrated development of Candlestick Point and the Hunters Point Shipyards ("the Project"). The Conceptual Framework, which is the basis for the last three years of planning for the Project, envisioned a major mixed-use project, including hundreds of acres of new waterfront parks and open space, thousands of new housing units, a robust affordable housing program, extensive job-generating retail and research and development space, permanent space for the artist colony that exists in the Shipyards, and a site for a potential new stadium for the 49ers on the Shipyards.

In furtherance of the Conceptual Framework, in April 2007, the San Francisco Recreation and Parks Commission adopted a resolution requesting the Redevelopment Agency to include the existing stadium site under the Exclusive Negotiations Agreement. In May 2007, the Redevelopment Agency and the Shipyards developer (whose members were reconstituted) entered into a Second Amended and Restated Exclusive Negotiations and Planning Agreement related to Phase II of the Shipyards Redevelopment Plan, which extended the Shipyards developer's exclusive negotiating rights to cover Candlestick Point.

On June 3, 2008, the San Francisco voters approved Proposition G, an initiative petition measure named The Bayview Jobs, Parks, and Housing Initiative, regarding plans to revitalize the Project site. As set forth in Proposition G, the project is designed to revitalize the Project Site by (a) improving and creating hundreds of acres of public parks and open space, particularly along the waterfront, (b) significantly increasing the quality and quantity of affordable housing in southeastern San Francisco, including the complete rebuilding of the Alice Griffith Housing Development, (c) providing thousands of commercial and construction job opportunities for San Francisco residents and businesses, especially in the Bayview Hunters Point community, (d) supporting the creation of permanent space on the Shipyards for existing artists, (e) elevating the site into a regional center for green development and the use of green technology and sustainable building design, (f) providing extensive transportation improvements that will benefit southeastern San Francisco generally, (g) attracting and sustaining neighborhood serving retail and cultural amenities and services, and (h) offering a world-class waterfront stadium site opportunity as the City's last and best chance to keep the 49ers in San Francisco over the long term, but without requiring the revitalization project to be delayed if the 49ers do not timely decide to build a stadium in the project site or decide to build a new stadium elsewhere.

In October 2009, the State Legislature approved and the Governor signed and filed Senate Bill No. 792 (SB 792). SB 792, enacted as Chapter 2003 of the Statutes of 2009 in January of 2010, provides for the reconfiguration of the Candlestick Point State Recreation Area and improvement of the State park lands, in connection with the development of the Project.

Since February 2007, the Project has been reviewed by the Bayview Hunters Point community and other stakeholders in over 200 public meetings, including those held before the PAC, the CAC, the Redevelopment Agency Commission, the Board of Supervisors, the Planning Commission, and other City commissions and in other local forums.



The Planning Commission wishes to facilitate the physical, environmental, social and economic revitalization of the Bayview Hunters Point and Hunters Point Shipyard, using the legal and financial tools of a Redevelopment Plan, while creating jobs, housing and open space in a safe, pleasant, attractive and livable mixed use neighborhood that is linked rationally to adjacent neighborhoods.

The proposed amended Bayview Hunters Point Area Plan, Planning Code, Zoning Maps, the amended Bayview Hunters Point and Hunters Point Shipyard Redevelopment Plans and their implementing documents, including, without limitation, the Disposition and Development Agreement, its attached plans and documents, and the Design for Development documents contain a wide range of the land use designations that could accommodate up to 10,500 residential units, of which approximately 32 % will be below market rate; approximately 327-336 acres of improved open space and recreational areas; approximately 885,000 square feet of regional and neighborhood-serving retail space; approximately 2.65 to 5 million square feet of research and development and office space; an additional 150,000 square feet of office at Candlestick Point, 100,000 square feet of community services; a 69,000-seat football stadium; and 10,000-seat performance arena; a 220-room hotel; and 255,000 square feet of replacement artist studio space and arts center.

To implement the Project, the Commission must take several actions including adoption of General Plan amendments, Planning Code Text amendments, Planning Code Map amendments, approving and recommending to the Board of Supervisors approval of the Bayview Hunters Point and Hunters Point Shipyard Redevelopment Plan amendments, and adoption of findings under Planning Codes sections 320 - 325 regarding office development, among other actions.

On November 12, 2009, the Department and Agency released for public review and comment the Draft Environmental Impact Report for the Project, (Department Case No. 2007.0946E).

The Planning Commission on December 17, 2009, and the Redevelopment Agency Commission on December 15, 2009, and January 5, 2010, held public hearings on the Draft Environmental Impact Report and received written public comments until 5:00 pm on January 12, 2010, for a total of 60 days of public review.

The Department and Agency prepared a Final Environmental Impact Report ("FEIR") for the Project consisting of the Draft Environmental Impact Report, the comments received during the review period, any additional information that became available after the publication of the Draft Environmental Impact Report, and the Draft Summary of Comments and Responses, all as required by law, a copy of which is on file with the Planning Department under Case No. 2007.0946E, which is incorporated into this motion by this reference.

The FEIR files and other Project-related Department and Agency files have been available for review by the Planning Commission and the public, and those files are part of the record before this Commission.

On June 3, 2010, the Planning Commission and the Redevelopment Agency Commission reviewed and considered the FEIR and, by Motion No. 18096 and Resolution No. 59-2010, respectively, found that the contents of said report and the procedures through which the FEIR was prepared, publicized and reviewed complied with the provisions of the California Environmental Quality Act ("CEQA") and the CEQA Guidelines and Chapter 31 of the San Francisco Administrative Code; and

Motion No. 18097  
Hearing Date: June 3, 2010

Case No 2007.0946BEMTZRU  
Candlestick Point – Hunters Point  
Shipyard Phase 2 CEQA Findings

By Motion No. 18096 and Resolution No. 59-2010, the Planning Commission and the Redevelopment Agency Commission, respectively, found that the FEIR was adequate, accurate and objective, reflected the independent judgment and analysis of each Commission and that the summary of Comments and Responses contained no significant revisions to the Draft Environmental Impact Report; and

The Department and Agency prepared proposed Findings, as required by CEQA, regarding the alternatives and variants, mitigation measures and significant environmental impacts analyzed in the FEIR, overriding considerations for approving the Project, denoted as Attachment A, and a proposed mitigation monitoring and reporting program, denoted as Attachment B, on file with the Planning Department under Case No. 2007.0946E which material was made available to the public and this Commission for this Commissions' review, consideration and actions;

**THEREFORE BE IT RESOLVED**, that the Planning Commission has reviewed and considered the FEIR and the actions associated with the Candlestick Point – Hunters Point Shipyard Phase 2 Project and hereby adopts the Project Findings attached hereto as Attachment A including a statement of overriding considerations, and including as Attachment B the Mitigation Monitoring and Reporting Program.

I hereby certify that the foregoing Resolution was ADOPTED by the San Francisco Planning Commission on June 3, 2010.



Linda D. Avery  
Commission Secretary

AYES: Commissioners Antonini, Borden, Lee, Miguel,  
NOES: Commissioners Moore, Olague and Sugaya  
ABSENT: None  
ADOPTED: June 3, 2010

RESOLUTION NO. 58-2010

*Adopted June 3, 2010*

**CERTIFYING A FINAL ENVIRONMENTAL IMPACT REPORT  
FOR THE PROPOSED CANDLESTICK POINT – HUNTERS  
POINT SHIPYARD PHASE II DEVELOPMENT PLAN PROJECT  
PURSUANT TO THE CALIFORNIA ENVIRONMENTAL  
QUALITY ACT; BAYVIEW HUNTERS POINT AND  
HUNTERS POINT SHIPYARD REDEVELOPMENT  
PROJECT AREAS**

**BASIS FOR RESOLUTION**

1. The Redevelopment Agency of the City and County of San Francisco (“Agency”) and the City and County of San Francisco, acting through the Planning Department (“Department”), acting as joint lead agencies, fulfilled all procedural requirements of the California Environmental Quality Act (“CEQA”) as set forth in Cal. Pub. Res. Code Section 21000 *et seq.*, and the State CEQA Guidelines as set forth in Cal. Admin. Code Title 14, Section 15000 *et seq.*
2. The Agency and the Department determined that an Environmental Impact Report (“EIR”) was required for the proposed Candlestick Point – Hunters Point Shipyard Phase II Development Plan Project (“Project”), published a Notice of Preparation of an EIR and Notice of Public Scoping Meetings (“NOP”) on September 1, 2007, and provided public notice thereof by publication in a newspaper of general circulation on September 1, 2007.
3. On September 1, 2007, the Agency and the Department mailed the NOP to local, state, and federal agencies, the Bayview Hunters Point Project Area Committee (“PAC”), the Hunters Point Shipyard Citizens Advisory Committee (“CAC”), and other interested parties, initiating a 30-day public comment period that extended through September 2007.
4. The Agency and the Department filed a Notice of Completion of the NOP with the State Secretary for Resources via the State Clearinghouse on August 31, 2007.
5. The Agency and the Department held public scoping meetings on September 17, 2007, and September 25, 2007, in order to receive public input regarding the proposed scope of the EIR analysis. Attendees were provided an opportunity to voice comments or concerns regarding potential effects of the Project.
6. On November 10 and 11, 2009, notices of availability of the Draft EIR or copies of the Draft EIR were mailed or otherwise delivered to: a list of persons requesting such items; those noted on the distribution list in the Draft EIR, including, but not limited, to the Agency Commission, the Planning Commission, the PAC, and the

CAC; and government agencies, the latter both directly and through the State Clearinghouse. The Draft EIR was also made available for review at the Agency's offices and the Department's offices. In addition, a copy of the Draft EIR was posted on the Department's internet website, and the Agency's internet website included a link to the Department's website.

7. Pursuant to the requirements of CEQA, a Draft EIR ("Draft EIR") was prepared for the proposed Project. On November 12, 2009, the Agency and the Department published the Draft EIR for the proposed Project and provided public notice in a newspaper of general circulation of the availability of the Draft EIR for public review and comment and of the date and time of the Agency Commission and Planning Commission public hearings on the adequacy of the Draft EIR.
8. The Agency and the Department filed a Notice of Completion of the Draft EIR with the State Secretary for Resources via the State Clearinghouse on November 12, 2009.
9. The Agency Commission held a duly advertised public hearing on the adequacy of the Draft EIR on December 15, 2009 and January 5, 2010. The Planning Commission held a duly advertised public hearing on the adequacy of the Draft EIR on December 17, 2009. Notices of the public hearings were posted near the project site by the project sponsors on November 18, 2009. At each of the aforementioned public hearings, opportunity for public comment was provided and public comment was received on the Draft EIR. The period for acceptance of written comments on the Draft EIR ended January 12, 2010.
10. The Agency and the Department prepared responses to substantive comments on environmental issues received at the public hearing and in writing during the 60-day public review period for the Draft EIR, prepared revisions to the text of the Draft EIR in response to comments received or based on additional information that became available during the public review period, and corrected errors in the Draft EIR. This material was presented in a Comments and Responses document ("C&R"). The C&R, which summarized additional information reviewed after the publication of the Draft EIR and amplifies or clarifies the information and analysis previously contained in the Draft EIR, was published on May 13, 2010 and mailed or otherwise delivered to the Agency Commission and the Planning Commission, the PAC, the CAC, all parties who commented on the Draft EIR, and other interested parties, and made available to others upon request at the Agency offices and the Department offices. In addition, a copy of the C&R was posted on the Department's internet website, and the Agency's internet website included a link to the Department's website.
11. The proposed Final EIR for the Project consists of the C&R and the Draft EIR, as required by law.

12. The Agency Commission and the Planning Commission have independently reviewed the administrative record and the Final EIR, and have determined that the C&R contains no "significant new information," as defined in CEQA Guidelines Section 15088.5, and there is no other "significant new information" that has become available that indicates any of the following:
  - a. A new significant environmental impact would result from the Project or from a mitigation measure; or
  - b. There will be a substantial increase in the severity of an environmental impact that would result unless mitigation measures are adopted to reduce such environmental impact to a level of insignificance; or
  - c. A feasible Project alternative or mitigation measure considerably different from the Project alternatives and mitigation measures discussed in the Draft EIR would clearly lessen any significant environmental impacts of the Project; or
  - d. The Draft EIR was so fundamentally inadequate and conclusory that meaningful public review and comments were precluded.
  
13. The Final EIR discloses that the Project will have the following significant effects on the environment. The impacts listed herein are project-specific impacts, with the exception of impacts related to transportation and circulation (denoted with the alpha-numeric code "TR-"), which, as described, include both project-specific and cumulative impacts.
  - a. Impact TR-1: Effect of Project Construction on Vehicle Traffic and Roadway Construction on Transportation System. The Project would impact the transportation system through construction vehicle traffic and roadway construction and contribute to cumulative construction impacts in the vicinity of the Project.
  - b. Impact TR-2: Effect of Project on Traffic Volumes. The Project would cause an increase in traffic that would be substantial relative to the existing and proposed capacity of the street system.
  - c. Impact TR-3: Effect of Project Traffic at Certain Area Intersections. The Project would have significant impacts on nine intersections in the Project vicinity, and would contribute to cumulative traffic conditions at these intersections: Third Street at Oakdale, Revere, Carroll, Jamestown, Jerrold and Williams/Van Dyke; and Bayshore Boulevard at Paul, Cortland and US 101 Northbound Off-ramp/Cesar Chavez.
  - d. Impact TR-4: Effect of Project Traffic at Tunnel/Blanken. The Project would result in significant Project AM peak hour traffic impacts and contribute to cumulative PM peak hour traffic impacts at the intersection of Tunnel/Blanken.
  - e. Impact TR-5: Project Contribution to Traffic at Degraded Intersections. The Project would contribute significant traffic to intersections in the Project vicinity that would operate at LOS E or LOS F under 2030 No Project

conditions. The Project contributions to cumulative traffic conditions would be significant in twenty intersections in the Project vicinity, and at sixteen of these intersections no feasible mitigation measures were identified. These sixteen intersections are: Third Street at 25th Street, Cesar Chavez Street, Cargo Way, Evans Avenue, Palou Avenue and Paul Avenue; Bayshore Boulevard at Visitacion Avenue, Alemany Boulevard/Industrial Street, Blanken, Bacon Street and Sunnydale Avenue; San Bruno Avenue at Paul Avenue, Silver Avenue and Mansell Avenue/US 101 Southbound Off-ramp; Cesar Chavez Street at Pennsylvania/I 280; and Evans Avenue at Napoleon Avenue/Toland Street. (The other four intersections are discussed below, under Impacts TR-6, TR-7 and TR-8.)

- f. Impact TR-6: Project Traffic at Freeway Ramps. The Project would contribute significant traffic at the intersections of Geneva/US 101 Southbound Ramps and Harney/US 101 Northbound Ramps, which would operate at LOS F under 2030 No Project conditions.
- g. Impact TR-7: Project Traffic at Amador/Cargo/Illinois. The Project would contribute significant traffic to the intersections of Amador/Cargo/Illinois, which would operate at LOS E under 2030 No Project conditions.
- h. Impact TR-8: Project Traffic at Bayshore/Geneva. The Project would contribute significant traffic to the intersection of Bayshore/Geneva, which would operate at LOS F under 2030 No Project conditions.
- i. Impact TR-10: Project Traffic Effects. The Project would result in increased traffic volumes on area roadways, and most substantially on key north/south and east/west streets, which would also experience cumulative traffic growth. As a result, the existing residential streets could be used as "cut-throughs," shortcuts, or bypasses by non-neighborhood traffic. Substantial amounts of cut-through traffic can result in impacts such as noise, safety impacts to pedestrians, impaired driveway access, interference with emergency vehicle access, increased dust, exhaust, and litter, and similar annoyances that adversely affect neighborhood character.
- j. Impact TR-11: Project Traffic at Freeway Segments. The Project would contribute cumulatively considerable amounts of traffic to four freeway segments expected to operate at LOS E or LOS F under 2030 No Project conditions; specifically, US 101 northbound from Sierra Point to Alana/Geneva/Harney; US 101 southbound from the I 80 Merge to Cesar Chavez; US 101 southbound from Third/Bayshore to Alana/Geneva/Harney; and US 101 southbound from Alana/Geneva/Harney to Sierra Point.
- k. Impact TR-12: Project Traffic Impact at Freeway Ramps. The Project would cause four ramp junctions to deteriorate from acceptable LOS D or better to LOS E or F conditions or from LOS E to LOS F conditions, specifically, the US 101 northbound on-ramp from Alemany Boulevard; US 101 northbound on-ramp from Harney Way; US 101 northbound on-ramp from Bayshore

Boulevard/Cesar Chavez Street; US 101 southbound on-ramp from Harney Way/Geneva Avenue.

- i. Impact TR-13: Project Traffic Contribution to Cumulative Impacts at Freeway Ramps. The Project would contribute to significant cumulative traffic impacts at 12 freeway ramp locations. The Project would contribute cumulatively significant traffic increases at ramp junctions projected to operate at LOS E or LOS F under 2030 No Project conditions, specifically: US 101 northbound on-ramp from Sierra Point Parkway; US 101 northbound on-ramp from Harney Way; US 101 northbound on-ramp from Alemany Boulevard; US 101 northbound on-ramp from Bayshore Boulevard/Cesar Chavez Street; US 101 southbound off-ramp to Bayshore Boulevard/Cesar Chavez Street; US 101 southbound on-ramp from Third Street/Bayshore Boulevard; US 101 southbound on-ramp from Harney Way/Geneva Avenue; US 101 southbound on-ramp from Sierra Point Parkway; I 280 northbound off-ramp to Cesar Chavez Street; I 280 northbound on-ramp from Indiana Street/25th Street; I 280 southbound off-ramp to Pennsylvania Avenue/25th Street; and I 280 southbound on-ramp from Pennsylvania Avenue/25th Street.
- m. Impact TR-14: Project Traffic Impact to Diverge Queue Storage at Harney/US 101 Northbound Off-ramp. The Project would result in significant impacts related to freeway diverge queue storage at the Harney/US 101 Northbound Off-ramp. The Project would result in increases in traffic volumes that would cause the US 101 northbound off-ramp to Harney Way to experience queues that may extend back to the upstream freeway mainline segment which could result in unsafe conditions on the freeway mainline, resulting in significant traffic impacts at this location.
- n. Impact TR-15: Project Traffic Contribution to Diverge Queue Storage Impacts. The Project could contribute to significant cumulative traffic impacts related to freeway diverge queue storage at some off-ramp locations: US 101 northbound off-ramp to Harney Way and Bayshore/Cesar Chavez; US 101 southbound Off-ramp to Harney Way/Geneva Avenue and Sierra Point/Lagoon; and I-280 northbound off-ramp at Cesar Chavez.
- o. Impact TR-21: Project Traffic Impacts to 9-San Bruno Transit Line. The Project would increase congestion and contribute to cumulative conditions at intersections along San Bruno Avenue, which would increase travel times and impact operations of the 9-San Bruno. Project-related transit delays due to traffic congestion and passenger loading delays associated with increased ridership would result in significant impacts on the operation of the 9-San Bruno, which would add up to 8 minutes of delay per bus during peak hours.
- p. Impact TR-22: Project Traffic Impacts to 23-Monterey, 24-Divisadero, 44-O'Shaughnessy Transit Lines. The Project would contribute traffic to cumulative conditions at intersections along Palou Avenue, which would increase travel times and impact operations of the 23-Monterey, 24-Divisadero, and the 44-O'Shaughnessy. Project-related transit delays due to traffic

congestion and passenger boarding delays associated with increased ridership would result in significant impacts on the operation of the 23-Monterey, 24-Divisadero, and 44-O'Shaughnessy along Palou Avenue, which would add up to 7 minutes of delay per bus during peak hours.

- q. Impact TR-23: Project Traffic Impacts to 29-Sunset Transit Line. The Project would increase congestion at intersections along Gilman Avenue and Paul Avenue, which would increase travel times and would impact operations of the 29-Sunset. Project-related transit delays due to traffic congestion and passenger loading delays associated with increased ridership would result in significant impacts on the operation of the 29-Sunset, particularly at Third Street and Bayshore Boulevard. Overall, the Project-related congestion would add up to 17 minutes of delay per bus during peak hours.
- r. Impact TR-24: Project Traffic Impacts to 48-Quintara-24<sup>th</sup> Street Transit Line. The Project would increase congestion at intersections along Evans Avenue, which would increase travel times and impact operations of the 48-Quintara-24th Street. Project-related transit delays due to traffic congestion and passenger loading delays associated with increased ridership would result in significant impacts on the operation of the 48-Quintara-24th Street along Evans Avenue, particularly at the intersections of Third Street, Napoleon/Toland Streets and at Cesar Chavez Street. Overall, the Project-related congestion would add up to 3 minutes of delay per bus during peak hours.
- s. Impact TR-25: Project Traffic Impacts to 54-Felton Transit Line. The Project would increase congestion at several intersections in the area, and make a considerable contribution to cumulative impacts that would increase travel times and impact operations of the 54-Felton. The Project would create traffic congestion resulting in significant impacts to the operations of the 54-Felton, adding up to 6 minutes of delay per bus, particularly during the PM peak hour.
- t. Impact TR-26: Project Traffic Impacts to T-Third Transit Line. The Project would increase congestion at intersections along Third Street, and make a considerable contribution to cumulative impacts that would increase travel times and impact operations of the T-Third. Project-related transit delays due to traffic congestion on Third Street and passenger loading delays associated with increased ridership would result in significant impacts on the operation of the T-Third, particularly in the segment between Thomas Avenue and Kirkwood Avenue, resulting in overall delays of up to 3 minutes per bus during peak hours.
- u. Impact TR-27: Project Traffic Impacts to 28L-19<sup>th</sup> Avenue/Geneva Limited Transit Line. The Project could increase congestion at the intersection of Geneva Avenue and Bayshore Boulevard, increasing travel times and impacting operations of the 28L-19th Avenue/Geneva Limited. Increased congestion associated with Project vehicle trips would impact the operations of the 28L-19th Avenue/Geneva Limited, resulting in delays of up to 4 minutes per bus during peak hours.



- v. Impact TR-28: Project Traffic Impacts to 9X, 9AX, 9BX-Bayshore Expresses and 14X-Mission Express Transit Lines. The Project would increase congestion on US 101 mainline and ramps, which would increase travel times and impact operations of the 9X, 9AX, 9BX-Bayshore Expresses, and 14X-Mission Express. The Project would also contribute to cumulative impacts on these transit routes on US 101.
- w. Impact TR-30: Project Traffic Impacts to SamTrans Bus Lines. The Project would increase congestion and contribute to cumulative congestion on US 101 and on Bayshore Boulevard, which would increase travel times and adversely affect operations of SamTrans bus lines on these facilities.
- x. Impact TR-32: Project Traffic Impacts to Bicycle Routes. Implementation of the Project's proposed transit preferential treatments and significant increases in traffic volumes on Palou Avenue could result in impacts on bicycle travel on Bicycle Routes #70 and #170 between Griffith Street and Third Street. The combination of the proposed transit preferential treatment and the substantial increase in traffic volumes and congestion would result in potentially significant impacts on bicycle travel on Bicycle Route #70 and Bicycle Route #170 on Palou Avenue.
- y. Impact TR-38: 49ers Game Site Access and Traffic Impacts. Implementation of the proposed 49ers stadium would result in significant impacts on study area roadways and intersections, for as many as 12 times a year.
- z. Impact TR-39: Stadium 49er Game Transit Impacts. Implementation of the Project with existing game day service and Project transit improvements would not be adequate to accommodate projected transit demand. It is estimated that there would be a capacity shortfall of approximately 3,640 passengers per hour during game days.
- aa. Impact TR-46: Stadium Secondary Event Site Access and Traffic Impacts. Weekday evening secondary events at the stadium would result in increased congestion at intersections, freeway mainline, and freeway ramps already operating at unacceptable LOS under Project conditions without a secondary event, and result in significant impacts at nine additional intersections and one additional freeway off-ramp.
- bb. Impact TR-47: Stadium Secondary Event Transit Impacts. With implementation of the Project, the existing transit service and Project improvements would not be adequate to accommodate projected transit demand during secondary events with attendance of 37,500 spectators. In addition, transit lines serving the area would experience additional delays due to traffic generated by the secondary event.

- cc. Impact TR-51: Project Site Access and Traffic Impacts from Arena Uses. With implementation of the Project, weekday evening events at the arena would exacerbate congestion at intersections, freeway mainline, and freeway ramps already operating at unacceptable LOS under Project conditions without an arena event, and result in significant traffic impacts at Harney Way and Jamestown Avenue, which would be operating acceptably under Project conditions without an arena event. Overall, since local streets and freeway facilities would experience increased congestion without an arena event, traffic impacts associated with the new arena would be significant.
- dd. Impact TR-52: Transit Impacts from Arena Uses. With implementation of the Project, the existing and proposed transit service would be affected by sell-out weekday evening events at the arena. With the stadium use at HPS Phase II, transit capacity would be adequate to accommodate projected transit demand, but because of traffic congestion in the area, impacts to transit would result. With the implementation of Variants 1 or 2A at the stadium site, traffic congestion would impact transit service and in addition, events at the arena might cause transit capacity impacts.
- ee. Impact AQ-4: Criteria Pollutants from Project Operations. Operation of the Project would violate the Bay Area Air Quality Management District (BAAQMD)'s CEQA significance thresholds for mass criteria pollutant emissions from mobile and area sources, and contribute substantially to an existing or projected air quality violation at full build-out in the year 2029. Project emissions of ROG, NO<sub>x</sub> and PM<sub>10</sub> would exceed the BAAQMD CEQA thresholds and the ROG, NO<sub>x</sub>, PM<sub>10</sub> and PM<sub>2.5</sub> proposed BAAQMD CEQA thresholds.
- ff. Impact NO-2: Groundborne Vibration Impacts from Construction. Construction activities associated with the Project would create excessive groundborne vibration levels in existing residential neighborhoods adjacent to the Project site and at proposed on-site residential uses should the latter be occupied before Project construction activities on adjacent parcels are complete.
- gg. Impact NO-3: Increase in Ambient Noise Levels from Construction. Construction activities associated with the Project would result in a substantial temporary or periodic increase in ambient noise levels. Construction activities occurring within the Project site and in the Project vicinity for roadway and infrastructure improvements would involve demolition, grading, and excavation activities, followed by construction and external finishing of the proposed facilities and associated parking areas, as well as roadway and landscaping improvements. These activities would involve the use of heavy equipment.
- hh. Impact NO-6: Noise Impacts from Project Traffic. Operation of the Project would generate increased local traffic volumes that would cause a substantial permanent increase in ambient noise levels in existing residential areas along the major Project site access routes. The increase in traffic resulting from implementation of the Project and ambient growth over the next 20 years would

increase the ambient noise levels at noise-sensitive locations along the major vehicular access routes to the Project site, particularly along sections of Jamestown Avenue, Carroll Avenue, and Gilman Avenue.

- ii. Impact NO-7: Noise Impacts from Stadium Events. Noise during football games and concerts at the proposed stadium would result in temporary increases in ambient noise levels that could adversely affect surrounding residents for the duration of a game or concert. There would be significant noise impacts during football game days and concert days on the existing residential uses closest to the proposed stadium and possibly for the new residential uses closest to the proposed stadium.
  - jj. Impact CP-1b: Impacts to Historic Resources from Construction Activities. Construction at HPS Phase II could result in a substantial adverse change in the significance of an historic resource. Implementation of the Project could result in the demolition of Buildings 211, 224, 231, and 253, which have been identified as historic resources in the potential Hunters Point Commercial Dry Dock and Naval Shipyard Historic District.
  - kk. Impact SH-1: New Shadow Effects on Outdoor Recreation Facilities. Under Tower Variant 3C and 3D, new shadow effects on Gilman Park are conservatively considered significant.
14. The Project will have the following significant cumulative effects on the environment, except for cumulative impacts related to transportation and circulation, which are listed in the preceding recital (see impacts listed therein denoted with the alpha-numeric code "TR-").
- a. Cumulative Contribution of Criteria Pollutants from Project Operation. Operation of the Project would violate BAAQMD CEQA significance thresholds for mass criteria pollutant emissions from mobile and area sources and contribute substantially to an existing or projected air quality violation at full build-out.
  - b. Cumulative Contribution to TAC and PM<sub>2.5</sub> Impact Under the Proposed Bay Area Air Quality Management District CEQA Guidelines. The Project may result in a considerable contribution to a cumulative air quality impact regarding TACs and PM<sub>2.5</sub> emissions under proposed BAAQMD CEQA Guidelines.
  - c. Cumulative Contribution to Noise from Construction Activities. Construction activities such as use of heavy equipment and pile driving associated with development of cumulative projects could contribute to a cumulative impact from increased noise levels for both off-site and on-site sensitive receptors.
  - d. Cumulative Contribution to Pile-Driving Activities. Construction of the Project would include pile-driving activities that may overlap with other nearby construction activities during Project development and make a considerable

contribution to cumulative construction-related temporary increases in ambient noise levels.

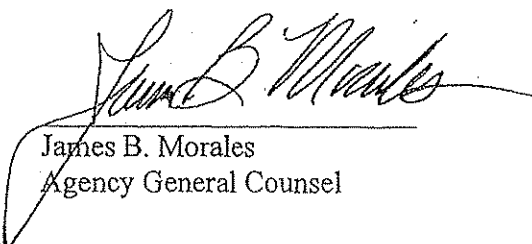
- e. Cumulative Contribution to Traffic Noise Levels. Project operation would make a considerable contribution to a substantial, permanent increase in cumulative traffic noise levels that would affect existing and future residential uses along all Project site access roads.
  - f. Cumulative Contribution to Ambient Noise During Stadium Events. Project operation would make a considerable contribution to a substantial increase in cumulative noise during stadium events.
  - g. Cumulative Contribution to Vibration Effects During Construction Activities. Pile-driving activities during construction could make a considerable contribution to cumulative vibration effects if pile driving would occur and/or heavy construction equipment would operate on multiple sites and collectively result in vibration impacts in excess of 85 VdB at nearby sensitive receptors.
  - h. Cumulative Contribution to Impacts on Historic Resources. The Project would make a considerable contribution to a cumulative impact on significant historic resources, including residential, commercial, and civic properties that are listed or eligible for listing on national, state, or local registers.
  - i. Cumulative Contribution to Demand for Police Services. Development of cumulative projects within the City and County of San Francisco ("City") would result in increased population and employment-generating uses and associated increased demand for police protection. While the Police Department considers population growth projections in its annual budgeting process to determine equipment and staffing needs for the coming year, it is possible that cumulative growth in the City could exceed the capacity of existing or planned staffing and facility improvements, and could require construction of one or more stations, resulting in a significant impact. Because the Project would require new or physically altered police facilities in order to maintain acceptable police services, the Project would make a cumulatively considerable contribution to a potential significant cumulative impact on police services.
15. Project EIR files have been made available for review by the Agency Commission and the public. These files are available for public review at the Agency offices at One South Van Ness Avenue, Fifth Floor, and are part of the administrative record before the Agency Commission.

## RESOLUTION

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

1. The Agency Commission has reviewed the Final Environmental Impact Report for the proposed Candlestick Point – Hunters Point Shipyard Phase II Development Plan Project consisting of the Draft Environmental Impact Report (Volumes I - VI) and the Comments and Responses document (Volumes VII - X) ("C&R" document), which jointly constitute the Final EIR for the Project, and makes the following determinations, based on its independent judgment and review:
  - a. The C&R document does not contain any "significant new information," as defined in CEQA Guidelines Section 15088.5 and the revisions to the Draft EIR contained in the C&R do not constitute a substantial revision of the Draft EIR.
  - b. The Final EIR reflects the independent judgment and analysis of the Agency.
2. The Final EIR concerning File No. ER06.05.07: Candlestick Point – Hunters Point Shipyard Phase II Development Plan Project is certified as adequate, accurate, and objective, and in compliance with CEQA and the State 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 Final EIR as the Project EIR.

APPROVED AS TO FORM:



James B. Morales  
Agency General Counsel

## RESOLUTION NO. 59-2010

*Adopted June 3, 2010*

### **ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, INCLUDING THE ADOPTION OF A MITIGATION MONITORING AND REPORTING PROGRAM AND A STATEMENT OF OVERRIDING CONSIDERATIONS, FOR THE CANDLESTICK POINT – HUNTERS POINT SHIPYARD PHASE II DEVELOPMENT PLAN PROJECT; BAYVIEW HUNTERS POINT AND HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT AREAS**

#### **BASIS FOR RESOLUTION**

1. The Redevelopment Agency of the City and County of San Francisco (“Agency”), the Planning Department of the City and County of San Francisco (“Department”), the Mayor’s Office, and other City Departments have been working on the proposed Candlestick Point – Hunters Point Shipyard Phase II development plan project (the “Project”), which is located in two Redevelopment Project Areas governed by two redevelopment plans: the Hunters Point Shipyard Redevelopment Plan for the Hunters Point Shipyard Phase II portion of the Project site and the Bayview Hunters Point Redevelopment Plan for the Candlestick Point portion of the Project site.
2. The Project is located on approximately 702-acres east of U.S. Highway 101 in the southeastern portion of the City and County of San Francisco consisting of 421 acres at Hunters Point Shipyard and 281 acres at Candlestick Point.
3. The Project includes a development project component that would create a mixed-use community with a wide range of residential, retail, office, research and development, civic and community uses, parks and recreational open space, and the possible development of a new 49ers stadium on Hunters Point Shipyard, via the proposed amendments of the Bayview Hunters Point Redevelopment Plan and the Hunters Point Shipyard Redevelopment Plan and Design for Development, as well as revisions to the San Francisco *General Plan*, *Planning Code*, and the Zoning Maps.
4. The Agency has prepared proposed amendments to the Hunters Point Shipyard Redevelopment Plan and the Bayview Hunters Point Redevelopment Plan, Designs for Development for Hunters Point Shipyard Phase II and Candlestick Point, and associated Project-related documents.
5. The proposed Redevelopment Plan amendments and Designs for Development will facilitate implementation of the development plan component. The Redevelopment Plan amendments establish Goals and Objectives and basic land use standards for the Project. The Designs for Development set urban design framework plan and specific development controls and design guidelines for the Project.

6. The Agency shall utilize the Design for Development, along with the Redevelopment Plan amendments in consideration of entitlements for the future development of the Project, and will follow the design review procedure described therein.
7. The Agency and the Department determined that an Environmental Impact Report ("EIR") was required for the proposed Project, and provided for appropriate public hearings before the Agency Commission and the Planning Commission.
8. The Agency and the Department released for public review and comment the Draft EIR for the Project (Agency File No. ER06.05.07) on November 12, 2009. The period for acceptance of written comments on the Draft EIR ended January 12, 2010.
9. The Agency Commission held a public hearing on the adequacy of the Draft EIR on December 15, 2009 and January 5, 2010. The Planning Commission held a public hearing on the adequacy of the Draft EIR on December 17, 2009.
10. The Agency and the Department published a Comments and Responses document ("C&R") on May 13, 2010, that included responses to substantive comments on environmental issues received at the public hearing and in writing during the 60-day public review period for the Draft EIR, and revisions to the Draft EIR text in response to comments received or based on additional information that became available during the public review period, and correction of errors in the Draft EIR.
11. The EIR files and other Project-related Agency files have been available for review by the Agency Commission and the public, and those files are part of the record before the Agency Commission.
12. The Agency Commission reviewed and considered the Final EIR consisting of the Draft EIR together with the C&R and determined, by Resolution No. 58-2010, that the contents of the Final EIR complied with the provisions of the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines, and the Agency-adopted CEQA guidelines. Further, the Agency Commission found, by Resolution No. 58-2010, that the Final EIR was adequate, accurate and objective, and reflected the independent judgment and analysis of the Commission, and that the C&R contained no significant revisions to the Draft EIR.
13. On June 3, 2010, the Agency Commission adopted Resolution No. 58-2010, certifying the completion of the Final EIR for the Project in compliance with CEQA and the State CEQA Guidelines. Copies of the Final EIR are on file with the Agency.

14. The Agency and the Department prepared Findings, as required by CEQA, regarding the alternatives, mitigation measures, and significant environmental impacts analyzed in the Final EIR, and overriding considerations for approving the proposed Project, including all of the actions listed in Attachment A hereto, and a proposed Mitigation Monitoring and Reporting Program, attached as Attachment B hereto, which material was made available to the public and this Agency Commission for its review, consideration, and action.

## RESOLUTION

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

1. The Agency Commission certified the Final EIR as adequate, accurate, and objective, and reflecting the independent judgment of the Agency in Resolution No. 58-2010.
2. The Agency Commission finds, based on substantial evidence in light of the whole record, that: (1) modifications incorporated into the Project will not require important revisions to the Final EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) no substantial changes have occurred with respect to the circumstances under which the Project is undertaken that would require major revisions to the Final EIR due to the involvement of new significant environmental effects, or a substantial increase in the severity of effects identified in the Final EIR; and (3) no new information of substantial importance to the Project has become available that would indicate (a) the Project will have significant effects not discussed in the Final EIR; (b) significant environmental effects will be substantially more severe; (c) mitigation measures or alternatives found not feasible, which would reduce one or more significant effects, have become feasible; or (d) mitigation measures or alternatives, which are considerably different from those in the Final EIR, would substantially reduce one or more significant effects on the environment.
3. The Agency Commission has reviewed and considered the Final EIR and hereby adopts the Findings attached hereto as Attachment A and the Mitigation Monitoring and Reporting Program attached hereto as Attachment B, and incorporates the same herein by this reference.

**APPROVED AS TO FORM:**



James B. Morales  
Agency General Counsel



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**SAN FRANCISCO REDEVELOPMENT AGENCY  
SAN FRANCISCO PLANNING DEPARTMENT**

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**DATE:** May 13, 2010

**TO:** San Francisco Board of Supervisors  
San Francisco Redevelopment Agency Commission  
San Francisco Planning Commission

**FROM:** Stanley Muraoka, Environmental Review Officer, San Francisco  
Redevelopment Agency  
Bill Wycko, Environmental Review Officer, San Francisco Planning  
Department

**SUBJECT:** Supplemental Information on the Final EIR for the Candlestick Point-Hunters  
Point Shipyard Phase II Development Plan Project (Planning Department Case  
No. 2007.0946E and SFRA File No. ER06.05.07)

The Final Environmental Impact Report (Final EIR) for the Candlestick Point-Hunters Point Phase II (CP-HPS Phase II) Development Project consists of the Draft Environmental Impact Report (Draft EIR), which was published on November 12, 2009, and the Comments and Responses (C&R) document, which is being made available to the public on May 13, 2010.

The Draft EIR was distributed for a 60-day public review period (extended from the statutory 45-day required period), beginning on November 12, 2009, and ending on January 12, 2010. The C&R document was prepared in compliance with the California Environmental Quality Act (CEQA), which encourages public involvement by requiring public review of the Draft EIR and further requires that written responses must be provided for all comments received on the Draft EIR during the public review period. The Draft EIR and the C&R document are numbered consecutively.

The Draft EIR distributed on November 12, 2009, includes these volumes:

- Volume I - Executive Summary
- Volumes II and III – Project Description; Environmental Setting, Impacts and Mitigation Measures; Project Variants; Project Alternatives
- Volumes IV, V and VI – Appendices to the Draft EIR

The C&R document, distributed on May 13, 2010, contains these volumes:

- Volumes VII, VIII and IX – Comments and Responses
- Volume IX – Text changes
- Volume X – Appendices to the C&R document

Approximately 115 comment letters were received on the Draft EIR and approximately 150 individuals spoke at the three public hearings that were held on the Draft EIR between December 2009 and January 2010. As further required by CEQA, written responses have been

provided in the C&R document for all substantive comments. The comment letters and public hearing transcripts, and the responses to the comments comprise three-fourths of Volumes VII, VIII, and IX of the C&R document.

The C&R document also includes text changes to the Draft EIR. The text changes either clarify information or make minor changes and corrections to the document. This chapter of the document repeats text changes specified in the responses to comments, which added to the bulk of the document but enables the reader to easily review all document changes organized in the order of the Draft EIR chapters. Other changes were due to refinements to the Project, many of which have been prompted in response to comments received on the Draft EIR. These refinements include:

- A Housing/Research and Development (R&D) Variant (Variant 2A) as a non-stadium development option to provide a moderate increase of space to the Housing Variant (Variant 2). The total R&D space for this variant is 3 million GSF, which is greater than the 2.5 million GSF contemplated under the Project but less than the 5 million GSF included in the R&D Variant (Variant 1).
- A Historic Preservation sub-alternative (4A) that is a subset of Alternative 4, which provides for historic preservation only. The intention is to clarify how the Project development plan could include preservation of identified potential historical resources. This sub-alternative may be applied to any of the variants and alternatives.
- An additional tower variant (Variant 3: Tower Variant D) that minimizes shadow impacts on the Candlestick Point State Recreation Area, while retaining flexibility in some tower locations. This variant also increases tower floor plates from 10,000 square feet to 12,500 square feet to allow efficiency and flexibility in the design of floor plans without increasing the total number of housing units.
- Incorporation of an updated development schedule (essentially, delaying the start of construction by approximately 1-2 years) to reflect current economic conditions and the entitlement process schedule.

There are no increases in the severity of any impacts and no new significant impacts arising from the information and text changes contained in the C&R document. None of the refinements to the Project, responses to the comments, or other clarifications and corrections result in a change to the significance conclusions of the Draft EIR. In many cases the refinements are designed to respond to and further address issues raised in the comments.

On June 3, 2010, the Redevelopment Agency Commission and the Planning Commission will consider the Final EIR, consisting of the Draft EIR together with the C&R document, upon a determination that the document has been completed in compliance with CEQA and reflects their independent judgment and analysis as to the environmental effects of the Project. The certification of the EIR is not an approval of the Project. Once certified, the Final EIR will be presented to and the information in the Final EIR will be considered by decision makers prior to taking actions to approve the Project.

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**SAN FRANCISCO REDEVELOPMENT AGENCY**  
**SAN FRANCISCO PLANNING DEPARTMENT**

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**DATE:** November 12, 2009

**TO:** Distribution List for the Candlestick Point – Hunters Point Shipyard Phase II Development Plan Project

**FROM:** Bill Wycko, Environmental Review Officer, San Francisco Planning Department  
Stanley Muraoka, Environmental Review Officer, San Francisco Redevelopment Agency

**SUBJECT:** Request for the Final Environmental Impact Report for the Candlestick Point – Hunters Point Shipyard Phase II Development Plan Project (Planning Department Case No. 2007.0946E and SFRA File No. ER06.05.07)

This is the Draft of the Environmental Impact Report (EIR) for the Candlestick Point – Hunters Point Shipyard Phase II Development Plan Project. The Planning Commission and Redevelopment Agency Commission will hold separate public hearings on the adequacy and accuracy of this document. After the public hearings, we will prepare and publish a document titled "Comments and Responses" that will contain a summary of all relevant comments on this Draft EIR and our responses to those comments. It may also specify changes to this Draft EIR. Those who testify at a hearing on the Draft EIR will automatically receive a copy of the Comments and Responses document, along with notice of the date reserved for certification; others may receive such copies and notice on request or by visiting our office. This Draft EIR together with the Comments and Responses document will be considered by the City Planning Commission and the Redevelopment Agency Commission in an advertised public meeting(s) and certified as a Final EIR if deemed adequate.

After certification, we will modify the Draft EIR as specified by the Comments and Responses document and print both documents in a single publication called the Final EIR. The Final EIR will add no new information to the combination of the two documents except to reproduce the certification resolution. It will simply provide the information in one, rather than two, documents. Therefore, if you receive a copy of the Comments and Responses document in addition to this copy of the Draft EIR, you will technically have a copy of the Final EIR.

We are aware that many people who receive the Draft EIR and Comments and Responses have no interest in receiving virtually the same information after the EIR has been certified. To avoid expending money and paper needlessly, we would like to send copies of the Final EIR to private individuals only if they request them. If you would like a copy of the Final EIR, therefore, please either fill out and mail the postcard provided inside the back cover to the Draft EIR or print out and mail the postcard provided at the end of the electronic copy of the Draft EIR. Please provide the request for a Final EIR within two weeks after certification of the EIR. Any private party not requesting a Final EIR by that time will not be mailed a copy. Public agencies on the distribution list will automatically receive a copy of the Final EIR.

Thank you for your interest in this project.



**CANDRESTICK POINT SUBURBAN DEVELOPMENT PROJECT**  
**Volume I: Draft EIR Executive Summary**

**SAN FRANCISCO REDEVELOPMENT AGENCY**  
**File No. ER06.05.07**

**CITY AND COUNTY OF SAN FRANCISCO PLANNING DEPARTMENT**  
**File No. 2007.0946E**

**State Clearinghouse No. 2007082168**

**DEIR Publication Date: November 12, 2009**  
**San Francisco Redevelopment Agency Commission Public Hearing Date: December 15, 2009**  
**San Francisco Planning Commission Public Hearing Date: December 17, 2009**  
**DEIR Public Review Period: November 12, 2009–December 28, 2009**

Written comments should be sent to:  
**Environmental Review Officer—San Francisco Redevelopment Agency**  
**One South Van Ness Avenue, Fifth Floor, San Francisco, CA 94103**  
or  
**Environmental Review Officer—San Francisco Planning Department**  
**1650 Mission Street, Suite 400, San Francisco, CA 94103**