

File No. 100572

Committee Item No. 1

Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Economic Development Date June 14, 2010

Board of Supervisors Meeting Date _____

Cmte Board

- | | | |
|-------------------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Motion |
| <input checked="" type="checkbox"/> | <input 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 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 |
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
| <input type="checkbox"/> | <input type="checkbox"/> | Public Correspondence |

OTHER (Use back side if additional space is needed)

- | | | |
|---------------------------------------|--------------------------|--|
| * <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Draft Environmental Impact Report</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |

Completed by: Alisa Somera Date June 11, 2010

Completed by: _____ Date _____

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

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
24
25

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. _____, which is hereby declared to be a part of this motion as if
10 set 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 Redevelopment
18 Agency Commission on December 15, 2009, and January 5, 2010, held public hearings on
19 the Draft Environmental Impact Report and received written public comments until 5:00 pm on
20 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 Comments and Responses, all as required by law, a copy of which is on file with the Clerk of

1 the Board in File No. 100572, which is incorporated into this resolution by this reference;
2 and

3 WHEREAS, the FEIR files and other Project-related Department and Agency files have
4 been available for review by this Board of Supervisors and the public, and those files are part
5 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. _____ and
8 Resolution No. _____, 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. _____ and Resolution No. _____, 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. _____ and Resolution No. _____, 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. _____ and Resolution No. _____, 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. _____, which material was made available to the public
7 and 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. _____ certifying the FEIR and finding the FEIR adequate,
11 accurate 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. _____ 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

Mayor Gavin Newsom
BOARD OF SUPERVISORS

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. _____, and
8 incorporates the same into this resolution by this reference.

SAN FRANCISCO REDEVELOPMENT AGENCY
SAN FRANCISCO PLANNING DEPARTMENT

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.

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

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.



CANDLESTICK POINT HUNTERS BLVD 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

