

RESOLUTION NO. 17-2005

Adopted January 25, 2005

CONDITIONALLY APPROVING RULES GOVERNING PARTICIPATION BY PROPERTY OWNERS AND THE EXTENSION OF REASONABLE PREFERENCES TO BUSINESS OCCUPANTS FOR THE TRANSBAY REDEVELOPMENT PROJECT; TRANSBAY REDEVELOPMENT PROJECT AREA

BASIS FOR RESOLUTION

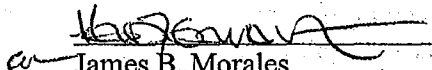
1. The Redevelopment Agency of the City and County of San Francisco (the "Agency") has prepared a proposed Redevelopment Plan for the Transbay Redevelopment Project (the "Redevelopment Plan"). The proposed Project Area would be an approximately 40-acre area generally bounded by Mission Street in the north, Main Street in the east, Folsom Street in the south, and Second Street in the west. The effectiveness of this action is conditioned upon final adoption by the Board of Supervisors of an ordinance adopting the Redevelopment Plan for the Transbay Redevelopment Project (the "Redevelopment Plan").
2. In connection with the adoption of the Transbay Redevelopment Project Area (the "Project Area"), the Agency proposes to adopt Rules Governing Participation by Property Owners and the Extension of Reasonable Preferences to Business Occupants (the "OP Rules") for the Project Area.
3. The purpose of the OP Rules is to establish the terms and conditions under which owners of real property in the Project Area may participate in redevelopment by developing or improving their property in accordance with the Redevelopment Plan and to establish the rules for the reentry of businesses in the Project Area that were engaged in business in buildings that were leased or acquired by the Agency.
4. On April 20, 2004, the Commission, by Resolution No. 45-2004, certified the Final Environmental Impact Statement/Environmental Impact Report (the "Final EIS/EIR") for the Transbay Terminal/Caltrain Downtown Extension/Redevelopment Project as adequate, accurate, and objective and in compliance with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.) ("CEQA") and the CEQA Guidelines (14 California Code of Regulations Sections 15000 et seq.). On April 22, 2004, the other co-lead agencies on the Final EIS/EIR, the City and County of San Francisco and the Peninsula Corridor Joint Powers Board, also certified the Final EIS/EIR.
5. The Commission has reviewed and considered the information contained in the Final EIS/EIR.

6. The Commission hereby finds that the proposed OP Rules is part of the Transbay Redevelopment Project for purposes of compliance with CEQA.
7. In Resolution No. 11-2005 the Commission adopted findings that various actions related to the Transbay Redevelopment Project Area Plan were in compliance with CEQA. Said findings are on file with the Secretary of the Agency and are incorporated herein by reference. Said findings are in furtherance of the actions contemplated in this Resolution and are made part of this Resolution by reference herein.

RESOLUTION

ACCORDINGLY IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco that the Rules Governing Participation by Property Owners and the Extension of Reasonable Preferences to Business Occupants for the Transbay Redevelopment Project is hereby approved substantially in the form lodged with the Agency General Counsel, subject to a final adoption by the Board of Supervisors of an ordinance adopting the Redevelopment Plan with such changes as do not materially increase the burdens and responsibilities of the Agency.

APPROVED AS TO FORM:


James B. Morales
Agency General Counsel