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Clerk of the Board
BOARD OF SUPERVISORS

[Affirming Certification of Parkmerced Project Final Environmental Impact Report]

Motion affirming the certification by the Planning Commission of the Final Environmental Impact Report for the Parkmerced Project.

WHEREAS. The proposed Project is a long-term (approximately 20-30 years) mixeduse development program to comprehensively re-plan and re-design the approximately 116acre Project Site (152-acres including streets). The Project would increase the residential density, provide new commercial and retail services, provide new transit facilities, and improve existing utilities within the Project Site. Of the existing 3,221 residential units that exist on the Site, approximately 1.683 units located within the 11 existing towers would remain and approximately 1,538 existing apartments would be demolished and replaced in phases over the approximately 20 to 30-year development period. An additional 5,679 net new units would also be added to the Site for a project total of 8,900 units. New buildings would range in height from 35 feet to 145 feet. Neighborhood-serving retail and office space would also be constructed as part of the proposed Project. A new preschool/elementary school and daycare facility site, fitness center, and new open space uses including athletic fields, walking and biking paths, a new organic farm, and community gardens would also be provided on the Project Site. Infrastructure improvements would include the installation of a bioswale system to process stormwater on-site and renewable energy sources, such as wind turbines and photovoltaic cells. Proposed transportation improvements include the realignment of the MUNI light rail M line through the Project site, traffic improvements to intersections adjacent to the Project Site, provision of a free shuttle service to Daly City BART and other items; and

WHEREAS, On May 12, 2010, the Department published the Draft Environmental Impact Report ("DEIR") for the Project (Planning Department File No. 2008.0021E); and

WHEREAS, The Planning Department held a duly advertised public hearing on the DEIR, on June 17, 2010, at which time opportunity for public comment was provided on the DEIR, and written comments were received through July 12, 2010; and

WHEREAS, The Department prepared responses to comments received at the public hearing on the DEIR and submitted in writing to the Department, prepared revisions to the text of the DEIR and published a Summary of Comments and Responses on October 28, 2010; and

WHEREAS, A Final Environmental Impact Report ("FEIR") for the Project was prepared by the Department, consisting of the DEIR, any consultations and comments received during the review process, any additional information that became available and the Summary of Comments and Responses, all as required by law; and

WHEREAS, On February 10, 2011, the Planning Commission reviewed and considered the FEIR and, by Motion No18629 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), the State CEQA Guidelines and Chapter 31 of the San Francisco Administrative Code; and

WHEREAS, By Motion No. 18629 the Commission found the FEIR to be adequate, accurate and objective, reflected the independent judgment and analysis of the Department and the Commission and that the Summary of Comments and Responses contained no significant revisions to the DEIR, adopted findings relating to significant impacts associated

with the Project and certified the completion of the FEIR in compliance with CEQA and the State CEQA Guidelines; and

WHEREAS, On February 10, 2010, by Motion No. <u>18629</u>, the Commission adopted CEQA Approval Findings, including a statement of overriding considerations and a Mitigation Monitoring and Reporting Program, and approved the Project; and

WHEREAS, By letter to the Clerk of the Board of Supervisors dated March 1, 2011, Julian P. Lagos, on behalf of the Coalition to Save Parkmerced, filed an appeal of the FEIR to the Board of Supervisors, which the Clerk of the Board of Supervisors received on or around March 1, 2011; and

WHEREAS, By letters to the Clerk of the Board of Supervisors dated March 2, 2011, Healani Ting, on behalf of the Parkmerced Action Coalition, Bernard Choden and Jennifer Clary, on behalf of San Francisco Tomorrow, and Maria Elena Guerrero Engber filed appeals of the FEIR to the Board of Supervisors, which the Clerk of the Board of Supervisors received on or around March 1, 2011; and

WHEREAS, On March 29, 2011, this Board held a duly noticed public hearing to consider the appeal of the FEIR certification filed by Appellant; and

WHEREAS, This Board has reviewed and considered the FEIR, the appeal letter, the responses to concerns document that the Planning Department prepared, the other written records before the Board of Supervisors, and heard testimony and received public comment regarding the adequacy of the FEIR; and

WHEREAS, the FEIR files and all correspondence and other documents have been made available for review by this Board and the public. These files are available for public review by appointment at the Planning Department offices at 1650 Mission Street, and are part of the record before this Board by reference in this motion; now, therefore, be it

MOVED, That this Board of Supervisors hereby affirms the decision of the Planning Commission in its Motion No. 18629 to certify the FEIR and finds the FEIR to be complete, adequate and objective and reflecting the independent judgment of the City and in compliance with CEQA and the State CEQA Guidelines.

Clerk of the Board BOARD OF SUPERVISORS



City and County of San Francisco **Tails**

City Hall 1 Dr. Carlton B. Goodlett Place San Francisco, CA 94102-4689

Motion: M11-83

File Number:

110207

Date Passed: May 24, 2011

Motion affirming the certification by the Planning Commission of the Final Environmental Impact Report for the Parkmerced Project.

March 29, 2011 Board of Supervisors - CONTINUED

Ayes: 11 - Avalos, Campos, Chiu, Chu, Cohen, Elsbernd, Farrell, Kim, Mar, Mirkarimi and Wiener

May 24, 2011 Board of Supervisors - APPROVED

Ayes: 6 - Chiu, Chu, Cohen, Elsbernd, Farrell and Wiener

Noes: 5 - Avalos, Campos, Kim, Mar and Mirkarimi

File No. 110207

I hereby certify that the foregoing Motion was APPROVED on 5/24/2011 by the Board of Supervisors of the City and County of San Francisco.

> Angela Calvillo Clerk of the Board