

**INFORMATIONAL MEMORANDUM**

**TO:** Agency Commissioners

**FROM:** Fred Blackwell  
Executive Director

**SUBJECT:** Draft Environmental Impact Report for the Candlestick Point – Hunters Point Shipyard Phase II Development Plan Project; Bayview Hunters Point and Hunters Point Shipyard Redevelopment Project Areas

**EXECUTIVE SUMMARY**

Attached is the Notice of Availability of the Draft Environmental Impact Report (“DEIR”) for the proposed Candlestick Point – Hunters Point Shipyard Phase II Development Plan Project, which is the proposed development of the Candlestick Point Activity Node and the Alice Griffith public housing site in the Bayview Hunters Point Redevelopment Project Area, and the Phase II portion of the Hunters Point Shipyard Redevelopment Project Area. The DEIR has been forwarded to you under separate cover for your consideration. The DEIR has been prepared by Redevelopment Agency and Planning Department staff in compliance with the California Environmental Quality Act (“CEQA”).

The public comment period began on Thursday, November 12, 2009, and ends on Monday, December 28, 2009. In compliance with CEQA, the Redevelopment Agency Commission and Planning Commission each must hold public hearings to receive public comments on the adequacy and accuracy of the DEIR during the public comment period. Public hearings on this DEIR have been scheduled before the Agency Commission on Tuesday, December 15, 2009 and before the Planning Commission on Thursday, December 17, 2009.

After the public hearing(s), Agency and the Planning Department staff will prepare and publish a document of the public comments on the DEIR and staff responses to the comments (the “Comments and Responses Document”). It may also specify changes to the DEIR. The Agency Commission and the Planning Commission will consider the DEIR and the Comments and Responses Document at a public meeting and, if deemed adequate, will certify the Final Environmental Impact Report.

**DISCUSSION**

The proposed Candlestick Point – Hunters Point Shipyard Phase II Development Plan Project is located on approximately 702 acres in the southeastern portion of San Francisco and includes the Candlestick Point Activity Node and the Alice Griffith public housing site in the Bayview Hunters Point Redevelopment Project Area, and the Phase II portion of the Hunters Point Shipyard Redevelopment Project Area. The proposed Project includes a mixed-use community with a wide range of residential, retail, office, research and development, civic and community uses, and parks and recreational open space. A major component would be a new stadium for the San Francisco 49ers National Football League team at Hunters Point Shipyard. Additionally, new transportation and utility infrastructure would serve the Project, including a bridge across Yosemite Slough. The

Project is proposed to include development of 10,500 residential units; 885,000 gross square feet (gsf) of retail; 150,000 gsf of office; 2.5 million gsf of Research & Development uses; a 220-room, 150,000 gsf hotel; 255,000 gsf of artists studio space and arts center; 100,000 gsf of community services; approximately 240 acres of new parks, sports fields, and waterfront recreation areas, as well as approximately 97 acres of new and improved State park land; a 69,000-seat 49ers stadium; a 10,000-seat performance arena; and, a 300-slip marina. In addition, the shoreline of the Project site would be stabilized.

The Project includes 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 Zoning Map.

As assessed in the DEIR, development of the Project would result in significant and unavoidable project-related and/or cumulative impacts on transportation and circulation, air quality, noise, and historical resources.

Both the Redevelopment Agency Commission and Planning Commission must hold public hearings to receive public comments on the adequacy and accuracy of the DEIR during the public review period. The public review period began on Thursday, November 12, 2009, and ends on Monday, December 28, 2009. This public review period is consistent with the 45-day minimum required by CEQA. Public hearings on this DEIR have been scheduled before the Agency Commission on Tuesday, December 15, 2009 and before the Planning Commission on Thursday, December 17, 2009.

After the public hearing(s), Agency and the Planning Department staff will prepare and publish a document of the public comments on the DEIR and staff responses to the comments. It may also specify changes to the DEIR. Those who testify at the hearing(s) on the DEIR will automatically receive a copy of the Comments and Responses Document, along with notice of the date for certification of the Final Environmental Impact Report ("FEIR"). Others may receive such copies and notice upon specific request or by visiting the Redevelopment Agency's office. The Agency Commission and the Planning Commission will consider the DEIR and the Comments and Responses Document at a public meeting and, if deemed adequate, will certify the FEIR.

After certification, the FEIR will be published, which will contain the DEIR, the Comments and Responses Document (including any changes to the text of the DEIR that result from the public comment process), as well as a copy of the certification resolution. Once this process has been completed pursuant to CEQA, the Agency Commission, the Planning Commission and then the Board of Supervisors may take action on the proposed Bayview Hunters Point Redevelopment Plan Amendment and the Hunters Point Shipyard Redevelopment Plan Amendment.

*Originated by Stanley Muraoka, Environmental Review Officer*

Fred Blackwell  
Executive Director

[Attachment: Notice of Availability of the Draft Environmental Impact Report](#)