

2020-25

ENDORSED
FILED
SAN FRANCISCO County Clerk

AUG 20, 2020

Notice of Determination

by: **MARIBEL JALDON**
Deputy County Clerk

Approval Date: July 31, 2020
Case No. ER 2014-919-97, Addendum #1
State Clearinghouse No. 2014112045
Project Title: Event Center and Mixed-Use Development at Mission Bay Blocks 29-32
Project Applicant: GSW Hotel LLC
Project Location: Blocks 29-32 of the Mission Bay South Redevelopment Project Area
(bounded by Third Street, Terry Francois Boulevard, Warriors Way, and
16th Street)
Lead Agency: Successor Agency to the Redevelopment Agency of the City and County
of San Francisco, One South Van Ness, Fifth Floor, San Francisco, CA
94103
Staff Contact: José Campos
Email: jose.campos@sfgov.org

To: County Clerk, City and County of San Francisco
City Hall Room 168
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Pursuant to the California Environmental Quality Act ("CEQA"), the Guidelines of the Secretary for Resources, and San Francisco requirements, this Notice of Determination is transmitted to you for filing. At the end of the posting period, please return this Notice to the Staff Contact with a notation of the period it was posted.

Attached fee:

X \$71 filing fee AND X Receipt for prior payment of EIR Fee

PROJECT DESCRIPTION:

Background

On November 3, 2015, the Commission of the Successor Agency to the former Redevelopment Agency of the City and County of San Francisco, commonly known as the Commission on Community Investment and Infrastructure ("Commission"), by Resolution No. 69-2015, certified the Final Subsequent Environmental Impact Report ("FSEIR") for the Event Center and Mixed-Use Development at Mission Bay Blocks 29-32 ("Project") (San Francisco Planning Department File Number 2014.1441E and San Francisco Office of Community Investment and Infrastructure Case Number ER 2014-919-97), and adopted environmental findings in relation to the Project, including a statement of overriding considerations and a mitigation monitoring and reporting program. The Project is a mixed-use development including an event center, office, retail, parking, and open space uses on the approximately 11-acre site of Blocks 29-32 in the Mission Bay South Redevelopment Plan Area. The Project included amendments to the Design for Development for the Mission Bay South Project Area ("D4D"), and approval of the Blocks 29-32 Major Phase ("Major Phase") and Blocks 29-32 Combined Basic Concept/Schematic Design ("BC/SD") applications.

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On December 8, 2015, the Board of Supervisors of the City and County of San Francisco ("Board of Supervisors") upheld the Commission's certification of the FSEIR (Board of Supervisors' File No. 150991).

2020 Modifications

GSW Hotel LLC proposed, and the Commission, the San Francisco Planning Commission ("Planning Commission"), and the Board of Supervisors have approved changes (the "2020 Modifications") to the Project approved in 2015. The 2020 Modifications allow development of a mixed-use building with hotel, residential and retail uses on the northern portion of Blocks 29 and 30, and increase the limit on leasable square feet of retail on Blocks 29-32. The 2020 Modifications were implemented through amendments to the Redevelopment Plan for the Mission Bay South Redevelopment Project (the "Redevelopment Plan"), the Mission Bay South Owner Participation Agreement ("OPA"), the D4D, the Major Phase and the BC/SD, each approved by the Commission, and with respect to the Redevelopment Plan amendment, also approved by the Planning Commission and Board of Supervisors.

The Redevelopment Plan amendment allows a mixture of hotel and residential uses on Blocks 29-30, increases the number of hotels and hotel rooms in the Redevelopment Plan Area, allocates certain dwelling units to Blocks 29-30, and increases the limitation on total retail leasable square feet in the Redevelopment Plan Area and on Blocks 29-32.

The OPA amendment allows a mixture of hotel and residential uses on Blocks 29-30, increases the limitation on total retail leasable square feet on Blocks 29-32, provides for the payment of certain fees in connection with the project contemplated by the 2020 Modifications, allocates certain dwelling units to Blocks 29-30, and requires the project contemplated by the 2020 Modifications to comply with certain requirements related to small business hiring.

The D4D amendment increases the maximum allowed building height and plan length, adds one tower on Blocks 29-30 and a corresponding increase in tower developable area within Height Zone 5, decreases the minimum allowed tower separation distance between the tower on Blocks 29-30 and the event center on Blocks 29-32, adds an exception to allow a rooftop recreation structure with certain height and area provisions, and allows a minor increase in the allowed maximum building projection at the ground-floor entry canopy location only.

The amendments to the Major Phase and BC/SD permit development of a mixed-use building on Blocks 29-30 with up to 129 hotel rooms, up to 21 residential units, and various retail spaces.

Environmental Review of 2020 Modifications - Addendum No. 1

The Successor Agency to the former Redevelopment Agency, commonly known as the Office of Community Investment and Infrastructure ("OCII"), in consultation with the Planning Department, prepared Addendum No. 1, dated May 13, 2020. Addendum No. 1 evaluated the 2020 Modifications.

Based on the information and analysis contained in Addendum No. 1, OCII concluded that the analyses conducted and the conclusions reached in the FSEIR certified on November 3, 2015, and upheld on December 8, 2015, remain valid and that the proposed 2020 Modifications would not cause new significant impacts not identified in the FSEIR, and no new mitigation measures would be necessary to reduce significant impacts. Other than as described in Addendum No. 1, no Project changes have occurred, and no changes have occurred with respect to circumstances surrounding the proposed Project that would cause significant environmental impacts to which the Project would contribute considerably, and

no new information has become available that shows that the Project would cause significant environmental impacts.

DETERMINATION:

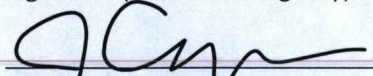
This notice is to advise that:

On May 19, 2020, the Commission, in its capacity as lead agency under CEQA, by Resolution No. 05-2020 adopted a vehicle miles traveled-based threshold of significance for analysis of transportation impacts and adopted the findings made in Addendum No. 1, by Resolution No. 06-2020 approved the report to the Board of Supervisors on the amendment to the Redevelopment Plan, by Resolution No. 07-2020 approved the amendment to the Redevelopment Plan, by Resolution No. 08-2020 approved the Seventh Amendment to the OPA, by Resolution No. 09-2020 approved the amendment to the D4D, and by Resolution No. 10-2020 approved the amendments to the Major Phase and BC/SD. On June 18, 2020, the Planning Commission, as a responsible agency under CEQA, by Motion No. 20746 approved a determination of the consistency of the amendment to the Redevelopment Plan with the General Plan and with the General Plan Priority Policies of Planning Code Section 101.1. On July 28, 2020, the Board of Supervisors, as a responsible agency under CEQA, approved an ordinance amending the Redevelopment Plan (Clerk of the Board of Supervisors File No. 200575), and on July 31, 2020 the Mayor signed the ordinance. The lead agency determined that no additional environmental review is required beyond Addendum No. 1 to the FSEIR. These actions are part of the Event Center and Mixed-Use Development at Mission Bay Blocks 29-32 Project. A copy of the documents may be examined on OCII's website at <https://sfocii.org>, on the Planning Department's website at <https://sfplanning.org>, and on the Board of Supervisors' website at <https://sfbos.org>, respectively.

1. An Environmental Impact Report has been prepared and certified pursuant to the provisions of CEQA. It is available to the public and may be examined online as described above.
2. A determination has been made that the Project in its approved form will have a significant effect on the environment; findings for the Project were previously made pursuant to CEQA Guidelines Section 15091; and a statement of overriding considerations was previously adopted for the Project.
3. Mitigation measures were previously made a condition of Project approval and a Mitigation Monitoring and Reporting Plan was adopted.

Date: August 12, 2020

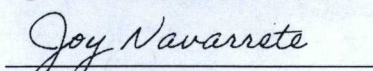
Signature (OCII – Lead Agency):



Name: José Campos

Title: Manager of Planning and Design Review

Signature (City and County of San Francisco – Responsible Agency):



Name: Joy Navarrete

Title: Principal Environmental Planner, San Francisco Planning Department



State of California—Natural Resources Agency
CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE
2015 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT #
38-2015-049

STATE CLEARING HOUSE # (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY
SAN FRANCISCO PLANNING DEPARTMENT

DATE
12/9/2015

COUNTY/STATE AGENCY OF FILING
SAN FRANCISCO

DOCUMENT NUMBER
558664/ 558665

PROJECT TITLE
EVENT CENTER AND MIXED-USE DEVELOPMENT AT MISSION BAY BLOCKS 29-32

PROJECT APPLICANT NAME
SALLY OERTH

PHONE NUMBER
(415)749-2580

PROJECT APPLICANT ADDRESS
ONE SOUTH VAN NESS AVE 5TH FLOOR

CITY
SAN FRANCISCO

STATE
CA

ZIP CODE
94103

PROJECT APPLICANT (Check appropriate box):

☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$3,069.75	\$	3069.75
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,210.00	\$	
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board only)	\$850.00	\$	
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP)	\$1,043.75	\$	
<input checked="" type="checkbox"/> County Administrative Fee	\$60.00	\$	60.00
<input type="checkbox"/> Project that is exempt from fees			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other _____ TOTAL RECEIVED \$ 3,129.75

SIGNATURE

X

PRINTED NAME AND TITLE

JENNIFER WONG Deputy County Clerk

ORIGINAL - PROJECT APPLICANT

COPY - CDFW/ASB

COPY - LEAD AGENCY

COPY - COUNTY CLERK

FG753.5a (Rev. 12/13)



State of California - Department of Fish and Wildlife
2020 ENVIRONMENTAL FILING FEE CASH RECEIPT
DFW 753.5a (REV. 12/01/19) Previously DFG 753.5a

Print

StartOver

Finalize&Email

RECEIPT NUMBER:

38 — 08/20/2020 — 23

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

S.F. REDEVELOPMENT AGENCY

LEAD AGENCY EMAIL

DATE

08/20/2020

COUNTY/STATE AGENCY OF FILING

San Francisco

DOCUMENT NUMBER

736794

PROJECT TITLE

EVENT CENTER & MIXED-USE DEV. AT MISSION BAY BLCKS 29-32

PROJECT APPLICANT NAME

GSW HOTEL LLC

PROJECT APPLICANT EMAIL

PHONE NUMBER

(415)

PROJECT APPLICANT ADDRESS

ONE SOUTH VAN NESS AVE. 5TH FLR

CITY

SF

STATE

CA

ZIP CODE

94103

PROJECT APPLICANT (Check appropriate box)

☒ Local Public Agency

☐ School District

☐ Other Special District

☐ State Agency

☐ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)

\$3,343.25

\$

0.00

☐ Mitigated/Negative Declaration (MND)(ND)

\$2,406.75

\$

0.00

☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW

\$1,136.50

\$

0.00

☐ Exempt from fee

☐ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)

\$850.00

\$

0.00

☒ County documentary handling fee

\$

71.00

☐ Other

\$

PAYMENT METHOD:

☐ Cash

☐ Credit

☒ Check

☐ Other

TOTAL RECEIVED

\$

71.00

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

Maribel Jaldon, Deputy County Clerk