

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # **2017112005**

Project Title: Potrero Power Station Mixed-Use Development Project

Lead Agency: San Francisco Planning Department Contact Person: Rachel Schuett
Mailing Address: 1650 Mission Street, Suite 400 Phone: (415) 575-9030
City: San Francisco Zip: 94103-2479 County: San Francisco

Project Location: County: San Francisco City/Nearest Community: San Francisco
Cross Streets: Illinois Street and 23rd Street Zip Code: 94107
Lat. / Long. (degrees, minutes, and seconds): 37° 45' 20.4" N/ 122° 23' 06.4" W Total Acres: 28.8

Assessor's Parcel No.: Assessor's Block 4175/Lot 002, Block 4175/Lot 017, Block 4175/Lot 018, Block 4232/Lot 001, Block 4232/Lot 006; and non-assessed Port and City/County of San Francisco properties Section: _____ Twp.: _____ Range: _____ Base: _____
Within 2 Miles: State Hwy #: I-280, U.S. 101, I-80 Waterways: San Francisco Bay, Islais Creek Channel, Mission Bay
Airports: - Railways: Caltrain Schools: SFUSD, Potrero Terrace

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) Draft EIS Other
 Mit Neg Dec Other Responses to Comments on the Draft EIR FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other Sp.UseDist

Development Type:

Residential: Units 2,682 Acres _____
 Office: Sq.ft. 1,289,k Acres _____ Employees 3,923 Transportation: Type _____
 Commercial: Sq.ft. 209,k Acres _____ Employees 740 Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational _____ Waste Treatment: Type _____ MGD _____
 Recreational 6.3 acres Hazardous Waste: Type _____
 Water Facilities: Type Recreational Dock MGD _____ Other: 100,938 gsf community facilities; 946,981 gsf parking; 6.3 acres open space

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

Central Waterfront Area Plan
Zoning: M-2 (Heavy Industrial) and PDR 1-G (Production, Distribution and Repair - General)
40-X and 65-X Height District

Note: The state Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Project Description: *(please use a separate page if necessary)*

The California Barrel Company LLC, the project sponsor, proposes to implement the Potrero Power Station Mixed-Use Development project (referred to as the project or "project variant"), the redevelopment of an approximately 29-acre site, which encompasses the site of the former Potrero Power Plant that closed in 2011. Located along San Francisco's central bayside waterfront, the project would develop the site with a variety of residential, commercial, parking, community facilities, and open space land uses. The residential uses would include both market-rate and affordable housing, and the commercial uses would include office, research and development (R&D)/life science, retail, hotel, entertainment/ assembly, and production, distribution, and repair (PDR) uses. The project would also include public access areas and open space, playing fields and other active open space uses, shoreline improvements, an internal grid of public streets, shared public ways, and utilities infrastructure. The project would demolish about 20 existing structures on the project site, including three historic buildings, but the project would retain and restore three of the largest historic structures on the site. Overall, the proposed project could consist of up to approximately 5.4 million gross square feet (gsf) of development.

The proposed project would include amendments to the General Plan and Planning Code, creating a new Potrero Power Station Special Use District (SUD). The SUD would establish land use controls for the project site and incorporate design standards and guidelines in a new Potrero Power Station Design for Development (D for D) document. The Zoning Maps would be amended to change the current zoning to the proposed SUD zoning. These amendments would also modify the existing height limits on the portions of the project site not owned by the Port of San Francisco. The proposed rezoning would modify the existing height limits of 40 and 65 feet to various heights ranging from 65 to 240 feet. The proposed project would also include improvements to transportation and circulation, shoreline features, and utilities infrastructure.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input checked="" type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # 4	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # 2
<input checked="" type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mountains Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Commission
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers and Mtns Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mountains Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Wildlife Region # 3	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	Other _____
<input type="checkbox"/> Housing & Community Development	Other _____
<input checked="" type="checkbox"/> Native American Heritage Commission	

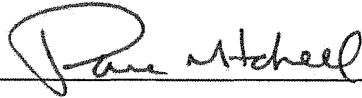
Local Public Review Period (to be filled in by lead agency)

Starting Date N/A Ending Date N/A

Lead Agency (Complete if applicable):

Consulting Firm: <u>Environmental Science Associates</u>	Applicant: <u>California Barrel Company LLC</u>
Address: <u>550 Kearny Street, Suite 800</u>	Address: <u>Potrero Power Station, 1201-A Illinois Street</u>
City/State/Zip: <u>San Francisco, CA 94108</u>	City/State/Zip: <u>San Francisco, CA 94107</u>
Contact: <u>Paul Mitchell</u>	Phone: <u>(415) 796-8945</u>
Phone: <u>415.896.5900</u>	

Signature of Lead Agency Representative: _____



Date: 12/10/2019

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.