



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

NOTICE OF AVAILABILITY

OF AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

| PROPERTY INFORMATION | APPLICATION INFORMATION |
|---|---|
| <p>Date: November 20, 2019</p> <p>Project Title: 301 Mission Street, Millennium Tower Perimeter Pile Upgrade Project</p> <p>Cross Streets: Mission and Fremont streets</p> <p>Associated Block /Lot Nos.: Assessor's Block 3719/Lots 020-440</p> <p>Zoning Districts: Transit Center C-3-O(SD) Commercial Special Use District Transbay C-3 Special Use District 450-S and 700-S-2 Height and Bulk Districts</p> <p>Plan Area: Transit Center District Plan, a sub-area plan of the Downtown Plan Transbay Redevelopment Plan, Zone 2</p> | <p>Case No.: 2018-016691ENV</p> <p>BPA Nos.: 201812047402, 201812077819, and 201812077828</p> <p>Applicant/Agent: James Abrams, on behalf of the Millennium Tower Homeowners Association</p> <p>Telephone: 415.999.4402</p> <p>E-Mail: jabrams@jabramslaw.com</p> |

PROJECT DESCRIPTION

This notice is to inform you of the availability of the environmental review document concerning the proposed project as described below. The document is a preliminary mitigated negative declaration (PMND), containing information about the possible environmental effects of the proposed project. The PMND documents the determination of the Planning Department that the proposed project could not have a significant adverse effect on the environment. Preparation of a mitigated negative declaration does not indicate a decision by the City to carry out or not to carry out the proposed project.

Project Description: The proposed project is associated with the 50,500-square-foot (sf) (1.16-acre) parcel (Assessor's Block 3719, Lots 020–440) at 301 Mission Street located on the south side of Mission Street between Fremont and Beale streets within San Francisco's Financial District. The existing high-rise on the 301 Mission Street parcel is called the Millennium Tower. The project site includes portions of the public right-of-way on Fremont, Beale, and Mission streets adjacent to the 301 Mission Street parcel as well as limited portions of the 301 Mission Street parcel itself as described in more detail below. The project site and area of soils disturbance is located primarily in the public right-of-way on the block bounded by Mission Street to the north, Fremont Street to the west, Beale Street to the east, and the Transit Center to the south.

Assessor's Block 3719, Lots 020–440 are occupied by two buildings constructed as part of a single development project completed in 2009. The multiple lots on the parcel reflect that the dwelling units onsite are condominium units. The development project's environmental impacts were analyzed in an Environmental Impact Report (EIR), Planning Department Case No. 2001.0792E. As constructed, the parcel includes: (1) the 58-story, 645-foot-tall Millennium Tower (Tower building) on the western portion of the 301 Mission Street parcel; and (2) a 12-story, 125-foot-tall midrise structure and atrium (collectively called the Podium building) on the eastern portion of the site.

The Tower building covers a footprint of approximately 32,960 square feet, and its existing foundation system consists of a 10-foot-thick reinforced concrete mat foundation that is supported by 942, 14-inch-square precast pre-stressed concrete piles. The piles were driven through the two uppermost soil layers (artificial fill underlain by Young Bay Mud) and extend approximately 75 to 85 feet below ground surface (bgs) to the Colma Sands soil layer. The existing piles do not extend to the Franciscan Complex bedrock that underlies the site at varying depths ranging from approximately 220 to 250 feet bgs.

The project site, where construction activities and staging for the proposed improvements would occur, consists of an approximately 13,900-sf area within the existing Mission, Beale, and Fremont streets public right-of-way, including sidewalks and sub-sidewalks, vehicular lanes, and parking, adjacent to the Tower and Podium buildings. The proposed project consists of a structural upgrade of the Tower building foundation that includes installation of a structural extension of the existing mat foundation for the Tower building along its north and west sides, supported by 52 new cast-in-place reinforced concrete piles beneath the sidewalk areas extending to bedrock. The project sponsor refers to the new piles as "perimeter piles." This extended mat foundation is also referred to as "the collar foundation." In addition to preventing further settlement in the northwest corner of the Tower's existing foundation, the project sponsor's geotechnical engineer has stated that this effort may allow for gradual tilt correction of the Tower building over time. Each of the piles would have a diameter of 36 inches (outer casings) through the Young Bay Mud and Colma Sands to a depth of approximately 70 to 90 feet, a diameter of 24 inches (shaft liners) through the Old Bay Clay to the Franciscan Complex bedrock at approximately 220 to 250 feet bgs, and a diameter of 20 inches (rock

sockets) extending 30 to 50 feet into the bedrock. Once pile placement is complete, an 8-foot-wide, 10-foot-thick reinforced concrete extension of the existing concrete mat foundation would be constructed outward in the direction of the new piles. The new piles would be connected to the extended mat via a jack system that would transfer a portion of the load from the existing foundation to the new piles.

Approximately 4,380 cubic yards of soil under the affected sidewalk areas would be excavated in order to perform the pile installation: 1,880 cubic yards would be excavated to depths of approximately 5 to 25 feet bgs for the extended mat foundation; and 2,500 cubic yards would be excavated to depths of 300 feet bgs for the outer casings, shaft liners, and rock sockets installation. The total duration for construction is anticipated to be 22 months. Construction activities would be staged along the perimeter of Fremont, Mission, and Beale streets, requiring the closure of one travel lane and sidewalks along Fremont and Mission streets and restricting pedestrian access on the sidewalk along Beale Street during portions of the construction period.

As specified in the design drawings, the Engineer of Record has proposed a system of monitoring the mat settlement, pile forces, and building movement during jacking of the new piles and continuing for 10 years after completion of construction. In addition, a project-specific construction transportation management plan would be implemented as part of the project. The transportation management plan would address temporary, construction period changes to circulation in and around the project site. Potential impacts resulting from project construction on transit service routes in the project area are analyzed as part of the environmental review.

The PMND, including a detailed project description, is available to view or download from the Planning Department's environmental review documents web page (<https://sfplanning.org/environmental-review-documents>). Paper copies are also available at the Planning Information Center (PIC) counter on the ground floor of 1660 Mission Street, San Francisco. If you have questions concerning environmental review of the proposed project, contact the Planning Department staff contact listed below. Within 30 calendar days following publication of the PMND (i.e., by 5:00 p.m. on **December 20, 2019**), any person may:

- 1) Review the PMND as an informational item and take no action;
- 2) Make recommendations for amending the text of the document. The text of the PMND may be amended to clarify or correct statements and may be expanded to include additional relevant issues or to cover issues in greater depth. This may be done **without** the appeal described below; **OR**
- 3) Appeal the determination of no significant effect on the environment to the Planning Commission in a letter which specifies the grounds for such appeal, accompanied by a \$640 check payable to the San Francisco Planning Department. An appeal requires the Planning Commission to determine whether or not an Environmental Impact Report must be prepared based upon whether or not the proposed project could cause a substantial adverse change in the environment. Send the appeal letter to the Planning Department, Attention: Lisa Gibson, 1650 Mission Street, Suite 400, San Francisco, CA 94103 or email to lisa.gibson@sfgov.org. **The letter must be accompanied by a check in the amount of \$640 payable to the San Francisco Planning Department, and must be received by 5:00 p.m. on December 20, 2019.** The appeal letter and check may also be presented in person at the PIC counter on the first floor of 1660 Mission Street, San Francisco. Upon review by the Planning Department, the appeal fee may be reimbursed for neighborhood organizations that have been in existence for a minimum of 24 months.

In the absence of an appeal, the mitigated negative declaration shall be made final, subject to necessary modifications, after 30 days from the date of publication of the PMND. If the PMND is appealed, the Final Mitigated Negative Declaration (FMND) may be appealed to the Board of Supervisors. The first approval action, as identified in the Initial Study, would establish the start of the 30-day appeal period for the FMND pursuant to San Francisco Administrative Code Section 31.16(d).

FOR MORE INFORMATION OR TO SUBMIT COMMENTS ON THE PMND, PLEASE CONTACT:

Planner: Kei Zushi Telephone: 415.575.9038 E-Mail: CPC.301missionCEQA@sfgov.org

GENERAL INFORMATION ABOUT PROCEDURES

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.