

# 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 # **2019119077**

**Project Title:** 301 Mission Street, Millennium Tower Perimeter Pile Upgrade Project

Lead Agency: San Francisco Planning Department Contact Person: Kei Zushi  
 Mailing Address: 1650 Mission Street, Suite 400 Phone: (415) 575-9038  
 City: San Francisco Zip: 94103-2479 County: San Francisco

**Project Location:** County: San Francisco City/Nearest Community: San Francisco

Cross Streets: Mission and Fremont streets Zip Code: 94105

Lat. / Long. (degrees, minutes, and seconds): 37° 47' 26.45" N/ 122° 23' 46.14" W Total Acres: 0.32 acres

Assessor's Parcel No.: Assessor's Block 3719/Lots 020-440 Section: \_\_\_\_\_ Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: I-80, I-280, US-101 Waterways: San Francisco Bay

Airports: n/a Railways: BART, MUNI, Caltrain Schools: Multiple

**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 \_\_\_\_\_  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 Use (Strategic Plan, etc.)  Other Building permits, street vacation, and state trust exchange

**Development Type:**

Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Educational \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Recreational \_\_\_\_\_  Other: Structural upgrade of building foundation  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_

**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:**

Residential / C-3-O(SD) Downtown-Office (Special Development) Zoning District, Transit Center C-3-O(SD) Commercial Special Use District, Transbay C-3 Special Use District, and 450-S and 700-S-2 Height and Bulk Districts

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

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

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.

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 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.

## 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 checked="" type="checkbox"/> Air Resources Board	<input 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 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 checked="" 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 type="checkbox"/> Fish & Wildlife Region # 3	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input 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"/> Other _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

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

Starting Date November 20, 2019 Ending Date December 20, 2019

### Lead Agency (Complete if applicable):

Consulting Firm: <u>Environmental Science Associates</u>	Applicant: <u>J. Abrams Law, on behalf of the Millennium Tower Homeowner Assn</u>
Address: <u>550 Kearny Street, Suite 800</u>	Address: <u>One Maritime Plaza Suite 1900</u>
City/State/Zip: <u>San Francisco, CA 94108</u>	City/State/Zip: <u>San Francisco, CA 94111</u>
Contact: <u>Susan Yogi</u>	Phone: <u>415.999.4402</u>
Phone: <u>415.896.5900</u>	

Signature of Lead Agency Representative:  Date: 11/20/2019

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