



SAN FRANCISCO PLANNING DEPARTMENT

**ENDORSED
FILED**
SAN FRANCISCO County Clerk

MAR 09, 2018

Notice of Determination

by: **SUSANNA CHIN**
Deputy County Clerk

0 Mission St.
e 400
Francisco,
94103-2479

Approval Date: March 6, 2018
Case No.: **2013.0208ENV**
State Clearinghouse No: 2013122024
Project Title: Seawall Lot 337 and Pier 48 Mixed-Use Project
Prior Zoning: MB-OS (Mission Bay-Open Space) and M-2 (Heavy Industrial)
Mission Rock Height and Bulk District
Revised Zoning: Mission Rock Mixed-Use District / Mission Rock Special Use District
Mission Rock Height and Bulk District
Block/Lot: 8719/006, 9900/048
Lot Size: Approximately 28 acres
Lead Agency: San Francisco Planning Department
Project Sponsor: Jack Bair, Seawall Lot 337 LLC, (415) 972-1755
jbair@sfgiants.com
Phil Williamson, Port of San Francisco, (415) 274-0453
phil.williamson@sfport.com
Staff Contact: Tania Sheyner – (415) 575-9127
tania.sheyner@sfgov.org

2018-009

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

POSTED
MAR 09 2018
TO

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

State of California
Office of Planning and Research
PO Box 3044
Sacramento, CA 95812-3044

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:

\$64 filing fee AND \$3,168 EIR Fee

PROJECT DESCRIPTION:

The project site encompasses approximately 28 acres and includes several areas: Seawall Lot 337, Parcel P20, Pier 48 and the adjacent marginal wharf, China Basin Park, and a portion of Terry A. Francois Boulevard. Seawall Lot 337 is bounded by Terry A. Francois Boulevard to the north, Terry A. Francois Boulevard and Piers 48 and 50 to the east, Parcel P20 and Mission Rock Street to the south, and Third Street to the west. Pier 48 is a pile-supported facility bounded by the Bay to the north, east, and south and Terry A. Francois Boulevard to the west. China Basin Park is bounded by China Basin to the north, the Bay to the east, Terry A. Francois Boulevard to the south, and Third Street to the west. Parcel P20 is an

13473.004 4853-3004-1950.3 中文詢問請電: 415.575.9010 | Para Información en Español Llamar al: 415.575.9010 | Para sa Impormasyon sa Tagalog Tumawag sa: 415.575.9121

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approximately 20-foot-wide strip of land adjacent to the south side of Seawall Lot 337, along the north side of Mission Rock Street. The project site includes approximately 3.5 acres of Terry A. Francois Boulevard. The Pier 48 and Pier 50 access areas are located directly to the west and south of Pier 48. To the south, between Pier 48 and Pier 50 and east of Terry A. Francois Boulevard, is the marginal wharf.

The Seawall Lot 337 and Pier 48 Mixed-Use Project rezones the entire approximately 28-acre project site and establishes land use controls for the project site through adoption of the Mission Rock Mixed Use District and Mission Rock Special Use District (SUD), and incorporation of design standards and guidelines in Design Controls. The project entails development of a mixed-use, multi-phase project at Seawall Lot 337 and Parcel P20, rehabilitation and reuse of Pier 48, and construction of approximately 5.4 acres of net new open space, for a total of approximately 8 acres of open space on the project site. The project will include up to 2.7 to 2.8 million gross square feet (gsf) of mixed uses on 11 development blocks. The mixed-use development will comprise approximately 1.1 to 1.6 million gsf of residential uses (estimated at 1,000 to 1,600 units, 40% of which would be designated as below market rate), approximately 972,000 to 1.4 million gsf of commercial/office uses, and 241,000 to 244,800 gsf of active/retail and production uses on the lower floors of each block. Additionally, the project will include up to approximately 1.1 million gsf of above- and below-ground parking (approximately 3,000 spaces) in one or two centralized garages; 100 additional parking spaces would be allowed throughout the remaining parcels on the site. Also as part of the project, 242,500 gsf at Pier 48 would be rehabilitated for industrial, restaurant, active/retail, tour, exhibition, and/or meeting space use. Consistent with the voter-approved Proposition D (November 2015), the 11 blocks on Seawall Lot 337 will be developed with building heights ranging from 90 feet to a maximum of 240 feet for the tallest building, excluding the mechanical and other accessory penthouse roof enclosures and unoccupied building tops, subject to specified standards.

DETERMINATION:

The City and County of San Francisco decided to carry out or approve the project on March 6, 2018. A copy of the Environmental Review Document for the project may be examined at Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, in Case File No. 2013.0208E. The approval actions for the Project are listed below:

Final approval actions by the City and County of San Francisco Board of Supervisors for the Seawall Lot 337 and Pier 48 Mixed-Use Project (referenced by file number "File No.", which may be reviewed at Board of Supervisors, City Hall, 1 Carlton B. Goodlett Place Room 244, San Francisco, CA, 94102):

1. **File No. 171286:** Affirming the Planning Department's certification of the Final Environmental Impact Report and adopting Findings and Statement of Overriding Considerations under the California Environmental Quality Act.
2. **File No. 171315:** Approving issuance of Bonds in an amount not to exceed \$1,378,000,000 for Project Area I (Mission Rock), and Sub-Project Areas I-1 through I-13 therein, of City and County of San Francisco Infrastructure Financing District No. 2 (Port of San Francisco) and approving Indenture of Trust and Pledge Agreement.
3. **File No. 180093:** Approving a Lease Agreement between the Port and China Basin Ballpark Company, LLC for Pier 48.

4. **File No. 180092:** Approving a Disposition and Development Agreement between the Port and Seawall Lot 337 Associates, LLC.
5. **File No. 180094:** Approving a Memorandum of Understanding regarding Interagency Cooperation.
6. **File No. 180095:** Approving a Memorandum of Understanding relating to and appointing Port Commission as agent of Mission Rock Special Use District financing districts.
7. **File No. 171280:** Amending the Mission Bay South Redevelopment Plan.
8. **File No. 171314:** Establishing Project Area I (Mission Rock), and Sub-Project Areas I-1 through I-13 therein, of City and County of San Francisco Infrastructure Financing District No. 2 (Port of San Francisco).
9. **File No. 171313:** Approving a Development Agreement between the City and County of San Francisco and Seawall Lot 337, LLC and waiving certain provisions of the Administrative Code, Planning Code, and Subdivision Code.
10. **File No. 170940:** Amending the Planning Code and Zoning Map to add the Mission Rock Special Use District.

Final and Related Approval Actions of City and County of San Francisco Port Commission (referenced by Resolution number "R No.):

1. **R No. 18-03:** Adopting Findings and Statement of Overriding Considerations under the California Environmental Quality Act; approving a Disposition and Development Agreement with Seawall Lot 337 Associates, and the attached forms of Master Lease, Vertical Disposition and Development Agreement, and Parcel Lease; and approving a Public Trust Study and adopting public trust consistency findings.
2. **R No. 18-04:** Consenting to zoning amendments to establish the Mission Rock Special Use District and approving the Mission Rock Design Controls.
3. **R. No. 18-05:** Approving amendments to the Waterfront Land Use Plan and its Design and Access Element.
4. **R. No. 18-06:** Consenting to a Development Agreement.
5. **R. No. 18-07:** Approving a Memorandum of understanding regarding Interagency Cooperation.
6. **R. No. 18-08:** Adopting a Recommendation of Approval of establishment, authorization of bonds, and otherwise implementing Sub-Project Area I-1 to I-13 within Project Area I (Mission Rock) of the City and County of San Francisco Infrastructure Financing District No. 2 (Port of San Francisco), and establishment of one or more Special Tax Districts.
7. **R. No. 18-09:** Approving a Memorandum of Understanding between the Port and the City's Controller and Treasurer and Tax Collector to implement the Financing Plan in the Disposition and Development Agreement, and adopting a Recommendation of Approval to appoint the Port Commission as the agent of the Infrastructure Financing District and one or more Special Tax Districts.
8. **R. No. 18-10:** Approving a 10-year lease with China Basin Ballpark Company, LLC for parking and special event use at Pier 48.

Final and Related Approval Actions of City and County of San Francisco Planning Commission (referenced by Motion Number "M No." or Resolution Number "R No.):

1. **M No. 20017:** Certifying the Final Environmental Impact Report.

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CASE NO. 2013.0208ENV
Seawall Lot 337 and Pier 48 Mixed-Use Project

2. **M No. 20018:** Adopting Findings and Statement of Overriding Considerations under the California Environmental Quality Act.
3. **R No. 20019:** Adopting a Recommendation of Approval of Planning Code Text and Zoning Map Amendments.
4. **R No. 20020:** Adopting a Recommendation of Approval of a Development Agreement.
5. **M No. 20021:** Approving the Mission Rock Design Controls document.

Final and Related Approval Actions of Other City and County Commission Boards, Commissions, and Departments:

1. San Francisco Public Utilities Commission **Resolution Number 18-0014** consenting to the Development Agreement and consenting to the Interagency Cooperation Agreement.
 2. San Francisco Metropolitan Transportation Agency **Resolution Number 1802606-025** consenting to the Development Agreement and consenting to the Interagency Cooperation Agreement.
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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 at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103 in Case File No. 2013.0208ENV.
 2. A determination has been made that the project in its approved form will have a significant effect on the environment and findings were made pursuant to Section 15091 and a statement of overriding considerations was adopted.
 3. Mitigation measures were made a condition of project approval and a Mitigation Monitoring and Reporting Plan was adopted.

John Rahaim
Planning Director



By Lisa Gibson
Environmental Review Officer

cc: Jack Bair, Seawall Lot 337 LLC
Phil Williamson, Port of San Francisco



State of California - Department of Fish and Wildlife

2018 ENVIRONMENTAL FILING FEE CASH RECEIPT

DFW 753.5a (Rev. 01/03/18) Previously DFG 753.5a

Print	StartOver	Finalize&Email
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RECEIPT NUMBER:
 38 — 03092018 — 009

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE 03/09/2018
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COUNTY/STATE AGENCY OF FILING San Francisco	DOCUMENT NUMBER 645925
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PROJECT TITLE
SEAWALL LOT 337 AND PIER 48 MIXED-USE PROJECT

PROJECT APPLICANT NAME TANIA SHEYNER	PROJECT APPLICANT EMAIL TANIA.SHEYNER@SFGOV.ORG	PHONE NUMBER (415) 575-9127
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PROJECT APPLICANT ADDRESS 1650 MISSION ST	CITY SAN FRANCISCO	STATE CA	ZIP CODE 94103
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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) | \$3,168.00 | \$ | <u>3,168.00</u> |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,280.75 | \$ | <u>0.00</u> |
| <input type="checkbox"/> Certified Regulatory Program document (CRP) | \$1,077.00 | \$ | <u>0.00</u> |
|
 | | | |
| <input type="checkbox"/> Exempt from fee | | | |
| <input type="checkbox"/> Notice of Exemption (attach) | | | |
| <input type="checkbox"/> CDFW No Effect Determination (attach) | | | |
| <input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy) | | | |

- | | | | |
|---|----------|----|-------------------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | <u>0.00</u> |
| <input checked="" type="checkbox"/> County documentary handling fee | | \$ | <u>64.00</u> |
| <input type="checkbox"/> Other | | \$ | <u> </u> |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other
- TOTAL RECEIVED** \$ 3,232.00

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE SUSANNA CHIN , Deputy County Clerk
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