



2018-043

ENDORSED  
FILED  
SAN FRANCISCO County Clerk

# SAN FRANCISCO PLANNING DEPARTMENT

NOV 08, 2018

by: **MARIEDYNE L. ARGENTE**  
Deputy County Clerk

## Notice of Determination

*Approval Date:* November 1, 2018  
*Case No.:* 2014-002541ENV  
*State Clearinghouse No.:* 2016062003  
*Project Title:* India Basin Mixed-Use Project (700 Innes Avenue, 900 Innes Avenue, India Basin Open Space, and India Basin Shoreline Park)  
*Zoning:* M-1 (Light Industrial), M-2 (Heavy Industrial), NC-2 (Small-Scale Neighborhood Commercial), and P (Public) Districts 40-X and OS (Open Space) Height and Bulk Districts  
*Block/Lot:* Blocks/Lots 4644/ 001-018, 004, 004A, 005, 005S, 006, 006A, 007, 008, 009, 010, 010A, 010B, 010C, 011; 4631/001, 002; 4620/001, 002; 4607/024, 025; 4596/026; 4597/026; 4606/026, 100; 4621/016, 018, 021, 100, 101; 4630/002, 005, 007, 100; 4645/001, 003A, 004, 006, 007, 007A, 010, 010A, 011, 012, 013; 4629A/010, 011; 4646/001-003, 003A, 019, 020; 4629A/003-006, 012, 013; 4622/007, 008, 012, 013, 016-019; 4605/010-019; and 4645/014  
*Lot Size:* Approximately 39 acres  
*Lead Agency:* San Francisco Planning Department  
*Project Sponsor:* Courtney Pash – BUILD  
(415) 551-7626, [courtney@bldsf.com](mailto:courtney@bldsf.com)  
Nicole Avril – San Francisco Recreation and Park Department  
(415) 305-8438, [nicole.avril@sfgov.org](mailto:nicole.avril@sfgov.org)  
*Staff Contact:* Michael Li  
(415) 575-9107, [michael.j.li@sfgov.org](mailto:michael.j.li@sfgov.org)

CA 94703-2479

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

NOV 08 2018  
POSTED  
TO

To: County Clerk, City and County of San Francisco      State of California  
City Hall Room 168      Office of Planning and Research  
1 Dr. Carlton B. Goodlett Place      PO Box 3044  
San Francisco, CA 94102      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:*

\$66 filing fee AND  \$3,168.00 EIR Fee OR  
 No Effect Determination (From CDFW)

**PROJECT DESCRIPTION:**

Through a public-private partnership between the San Francisco Recreation and Park Department and the privately owned real estate development company BUILD, the proposed project would redevelop approximately 39 acres located along the India Basin shoreline into an integrated network of new public parks, wetlands habitat, and a mixed-use urban village. The proposed project would rezone the 700 Innes Avenue and India Basin Open Space portions of the project site and establish land use controls for the project site through adoption of the proposed India Basin Special Use District and incorporation of design standards and guidelines in a proposed India Basin Design Standards and Guidelines document. The mixed-use urban village, located at 700 Innes Avenue, would include approximately 1,575 dwelling units, 209,000 square feet of nonresidential space, and 1,800 parking spaces. The proposed project would include a total of approximately 24.5 acres of publicly accessible open space as well as transportation and circulation improvements, new and upgraded utilities and infrastructure, and geotechnical and shoreline improvements.

**DETERMINATION:**

The City and County of San Francisco finally decided to carry out or approve the project on November 1, 2018. A copy of the document(s) may be examined at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, in Case File No. 2014-002541ENV, and at the Board of Supervisors, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102, in File No. 180841.

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 at the address listed above.
2. A determination has been made that the project in its approved form will have a significant effect on the environment; findings were made pursuant to Sections 15091 and 15093 and a statement of overriding considerations was adopted.
3. Mitigation measures were made a condition of project approval, and a Mitigation Monitoring and Reporting Program was adopted.

The approval actions for the proposed project included:

**Final approval actions by the City and County of San Francisco Board of Supervisors for the proposed project (referenced by file number "File No.):**

1. **File No. 180681:** (1) Approving a Development Agreement between the City and County of San Francisco and India Basin Investment LLC; (2) waiving or modifying certain provisions of the Administrative Code, Planning Code, Subdivision Code, and Zoning Map; (3) adopting findings under the California Environmental Quality Act, public trust findings, and findings of consistency with the General Plan and Planning Code priority policies; and (4) approving a Public Trust Exchange Agreement.
2. **File No. 180680:** Amending the Planning Code and the Zoning Map to add the India Basin Special Use District.
3. **File No. 180816:** Amending the General Plan to reflect the India Basin Mixed-Use Project.

4. **File No. 180842:** Motion No. M18-136 affirming the Planning Commission's certification of the Final Environmental Impact Report prepared for the India Basin Mixed-Use Project.

**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. 20247:** Certifying the Final Environmental Impact Report for the India Basin Mixed-Use District Project.
2. **M No. 20248:** Adopting Findings and Statement of Overriding Considerations under the California Environmental Quality Act.
3. **R No. 20250:** Recommending to the Board of Supervisors approval of the General Plan Amendments.
4. **R No. 20251:** Recommending to the Board of Supervisors approval of amendments to the Planning Code and a Zoning Map amendment to establish the India Basin Special Use District.
5. **M No. 20252:** Approving the India Basin Design Standards and Guidelines.
6. **R No. 20261:** Recommending to the Board of Supervisors approval of a Development Agreement between the City and India Basin Investment LLC.
7. **M No. 20249:** Approving determination that shadows from buildings exceeding 40 feet in height will have no adverse effect on parks subject to Section 295 of the Planning Code.

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

1. **R No. 18-60:** (1) Consenting to a Development Agreement between the City and India Basin Investment LLC, including a draft Compromise Title Settlement and Land Exchange Agreement for India Basin with the State Lands Commission; (2) approving an Open Space Covenant regarding those portions of the India Basin Open Space and Big Green to be exchanged into the Public Trust and placed under SF Port jurisdiction but managed and operated by San Francisco Recreation and Park Department (RPD); and (3) delegating authority to Port's Executive Director to enter into one or more Memoranda of Understandings with various City agencies relating to the roles and responsibilities for the lands subject to the Public Trust.

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

1. **R. No. 1807-004:** Recommending to the Planning Commission that the shadow cast by the proposed project will not have a significant adverse impact on the use of parks, as required by Planning Code Section 295.
2. **R No. 1810-007:** (1) Consenting to a Development Agreement between the City and India Basin Investment LLC., including a draft Compromise Title Settlement and Land Exchange Agreement for India Basin with the State Lands Commission; and (2) approving an Open Space Covenant regarding those portions of the India Basin Open Space and Big Green to be exchanged into the Public Trust and placed under SF Port jurisdiction but managed and operated by RPD.

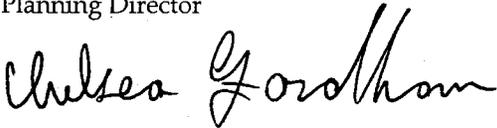
Notice of Determination  
November 1, 2018

CASE NO. 2014-002541ENV  
India Basin Mixed-Use Project

**Final and Related Approval Actions of Other City and County of San Francisco Boards, Commissions, and Departments:**

1. San Francisco Municipal Transportation Agency **Resolution Number 180821-121** consenting to a Development Agreement between the City and India Basin Investment LLC, including the Transportation Exhibit and Infrastructure Plan, and approving the Interagency Cooperation Agreement.
2. San Francisco Public Utilities Commission **Resolution Number 18-0178** consenting to a Development Agreement between the City and India Basin Investment LLC, including the Infrastructure Plan, and approving the Interagency Cooperation Agreement.

John Rahaim  
Planning Director



**for** By Lisa Gibson  
Environmental Review Officer

cc: Courtney Pash – BUILD  
Nicole Avril – San Francisco Recreation and Park Department



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

Start Over

Finalize & Email

RECEIPT NUMBER:  
 38 — 11082018 — 043

STATE CLEARINGHOUSE NUMBER (If applicable)

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY <b>SAN FRANCISCO PLANNING DEPARTMENT</b>	LEAD AGENCY EMAIL	DATE <b>11/08/2018</b>
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COUNTY/STATE AGENCY OF FILING <b>San Francisco</b>	DOCUMENT NUMBER <b>674112</b>
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PROJECT TITLE  
 INDIA BASIN MIXED-USE PROJECT (700 INNES AVENUE, 900 INNES AVENUE, INDIA BASIN OPEN SPACE, AND INDIA BASIN SHORLINE PARK)

PROJECT APPLICANT NAME <b>MICHAEL LI</b>	PROJECT APPLICANT EMAIL	PHONE NUMBER <b>(415) 575-9107</b>
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PROJECT APPLICANT ADDRESS <b>1650 MISSION STREET, SUITE 400</b>	CITY <b>SAN FRANCISCO</b>	STATE <b>CA</b>	ZIP CODE <b>94103</b>
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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>     |
| <br>  |            |    |                 |
| <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>66.00</u>      |
| <input type="checkbox"/> Other  |          | \$ | <u>          </u> |

**PAYMENT METHOD:**

- Cash  
  Credit  
  Check  
  Other

**TOTAL RECEIVED** \$ 3,234.00

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

Mariedyne L. Argente , Deputy County Clerk