

2015 - 57



SAN FRANCISCO PLANNING DEPARTMENT

ENDORSED

Notice of Determination **FILED**

SAN FRANCISCO County Clerk

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

DEC 21, 2015

Approval Date: December 21, 2015

Planning Dept. Case No.: 2014.1441E

OCH Case No.: ER 2014-919-97

State Clearinghouse #: 2014112045

Project Title: **Golden State Warriors Event Center & Mixed-Use Development Project at Mission Bay Blocks 29-32**

Zoning: MB-RA; Mission Bay South Redevelopment Plan - Commercial/Industrial/Retail Designation; Design for Development for the Mission Bay South Project Area Height Zone 5

Block/Lot: Mission Bay South Redevelopment Plan Blocks 29-32;
Assessor's Block 8722, Lots 1 & 8

Lot Size: Approximately 11 acres

Lead Agency: San Francisco Office of Community Investment and Infrastructure (OCII)

Responsible Agency: City and County of San Francisco

Project Sponsor: GSW Arena LLC
David Kelly
1011 Broadway
Oakland, CA 94607-4027

Staff Contact: Sally Oerth, OCII (415) 749-2580
sally.oerth@sfgov.org
Chris Kern, Planning Department (415) 575-9037
chris.kern@sfgov.org

by: **SUSANNA CHIN**
Deputy County Clerk

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

TO
POSTED
DEC 21 2015

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:

\$60 filing fee

Event Center and Mixed-Use Development at Blocks 29-32

PROJECT DESCRIPTION:

GSW Arena LLC (GSW), an affiliate of Golden State Warriors, LLC, which owns and operates the Golden State Warriors National Basketball Association (NBA) team, proposes to construct a multi-purpose event center and a variety of mixed uses, including office, retail, open space and structured parking on an approximately 11-acre site (Blocks 29-32) within the Mission Bay South Redevelopment Plan Area of San Francisco. The project site is bounded by South Street on the north, Third Street on the west, 16th Street on the south, and by the future planned realigned Terry A. Francois Boulevard on the east. The event center would host the Golden State Warriors basketball team during the NBA season, and provide a year-round venue for a variety of other uses, including concerts, family shows, other sporting events, cultural events, conferences and conventions. GSW currently owns the project site.

The 135-foot tall event center building would be programmed with a capacity of 18,064 seats for basketball games, but could be reconfigured for concerts for a maximum capacity of about 18,500, or a cut-down theater configuration to create a smaller venue space. Two office and retail buildings would each be 11 stories (160 feet tall at building rooftop); each office and retail building would consist of a podium ground level plus 5 podium levels (90 feet tall), with a 5 story (70-foot tall) tower (with smaller floorplate than the podium) above. Additional retail uses would include a 2-story, 38-foot high "gatehouse" building located along Third Street, and a 3-story, 41-foot high "food hall" at the corner of Terry A. Francois Boulevard and South Street. The total building area would be 1,955,000 gross square feet. Approximately 3.2 acres of open space would be designed within the site.

Three levels of enclosed on-site parking (two below grade and one at street level) would be located below the office and retail buildings and plaza areas, with a total of 950 vehicle parking spaces. The project would also include 132 off-site parking spaces at the South Street garage, directly north of the project site, across South Street. The project would implement a number of off-site roadway network and curb improvements (including roadway restriping, intersection signalization, and on-street parking); transit network improvements (including improvements to the Muni platform at the UCSF/Mission Bay stop); and pedestrian and bicycle network improvements in the project site vicinity (including roadway restriping, intersection signalization, on-street parking, new perimeter sidewalks, bicycle lanes, signage and other improvements).

The Governor's Office on April 30, 2015, with the concurrence of the Joint Legislative Budget Committee on May 27, 2015, determined the project is an Environmental Leadership Development Project under Public Resources Code, Sections 21178, et seq.

DETERMINATION:

The lead agency approved the project on December 8, 2015 and filed a notice of determination with the San Francisco County Clerk and the Office of Planning and Research on December 9, 2015.

This notice of determination is filed on behalf of a responsible agency, the City and County of San Francisco, which finally approved the project on Friday December 18, 2015.

The City and County of San Francisco, acting as a responsible agency under CEQA has taken the following approval actions related to the project:

Event Center and Mixed-Use Development at Blocks 29-32

Final approval actions by the City and County of San Francisco Board of Supervisors for the Golden State Warriors Event Center and Mixed-Use Development Project at Mission Bay South Blocks 29-32, Assessor's Block No. 8722, Lot Nos. 1 and 8:

1. Motion No. 15-179, approving decision of the Department of Public Works, approving Tentative Final Map No. 8593, an 8-lot, 100-unit commercial condominium subdivision for the Golden State Warriors Event Center and Mixed Use Project, and making California Environmental Quality Act findings, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.
2. Ordinance in Clerk of the Board of Supervisors File No. 150995, amending the Administrative Code to establish a fund to pay for City services and capital improvements addressing transportation and other needs of the community in connection with events at the Golden State Warriors Event Center and Mixed Use Project; and to create an advisory committee to make recommendations about the use of monies from the fund; and adopting findings under the California Environmental Quality Act.
3. Ordinance in Clerk of the Board of Supervisors File No. 150996 delegating to the Director of Public Works the authority to accept required public improvements related to the development of the Golden State Warriors Event Center and Mixed-Use Development pursuant to the Mission Bay South Redevelopment Plan; authorizing the Director of the Real Estate Division to accept any future easements, licenses, or grant deeds related to the development project, including a public sidewalk easement and grant deeds for property underlying public improvements; and adopting findings under the California Environmental Quality Act.
4. Ordinance in Clerk of the Board of Supervisors File No. 150997 ordering the summary vacation of four easements for water line, sanitary sewer, and/or storm water purposes and two offers of dedication within portions of Assessor's Block No. 8722, Lot Nos. 1 and 8 within the Mission Bay South Redevelopment Plan Area for the project; authorizing various actions including a termination and quitclaim of the easements and other City and County of San Francisco rights and interest in the vacated areas; adopting findings pursuant to the California Environmental Quality Act.

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

1. San Francisco Municipal Transportation Agency (SFMTA) Resolution No. 115-154, dated November 3, 2015, adopting elements of the Golden State Warriors Event Center and Mixed Use Project that are under the jurisdiction of the SFMTA, including the Transportation Service Plan and the Local/Hospital Access Plan, and authorizing expenditures for such elements; approving other related actions including those identified in the Ordinance in Clerk of the Board of Supervisors File No. 150995; and adopting findings under the California Environmental Quality Act.
2. San Francisco Public Utilities Commission Resolution No. 15-0235, dated November 10, 2015, determining that public utility easements on the site of the Golden State Warriors Event Center and Mixed-Use Project at Mission Bay South Blocks 29-32, Assessor's Block No. 8722, Lot Nos. 1 and 8

Event Center and Mixed-Use Development at Blocks 29-32

were surplus and unnecessary for public utility purposes, and therefore, could be terminated and vacated; and adopting findings under the California Environmental Quality Act.

3. Entertainment Commission Resolution dated November 10, 2015, conditionally granting a place of entertainment permit for the Golden State Warriors Event Center at Mission Bay South Redevelopment Project Area Blocks 29-32; and adopting findings under the California Environmental Quality Act.
4. Department of Public Works Order No. 184253, dated November 12, 2015, conditionally approving Tentative Final Map No. 8593, an 8-lot, 100-unit commercial condominium subdivision for the Golden State Warriors Event Center and Mixed Use Project; and adopting findings under the California Environmental Quality Act.
5. Board of Appeals, Appeal No. 15-187, dated December 9, 2015, upholding the Entertainment Commission's November 10, 2015, conditional grant of a place of entertainment permit for the Golden State Warriors Event Center; and adopting findings, including findings under the California Environmental Quality Act.
 - A. The San Francisco Office of Community Investment and Infrastructure, as the lead agency, prepared and certified a Subsequent Environmental Impact Report for the Golden State Warriors Event Center and Mixed Use Project pursuant to the provisions of CEQA. Copies of the relevant documents are available for review at three locations: (1) OCII, 1 South Van Ness Avenue, 5th Floor, San Francisco, CA 94103 in OCII file no. ER 2014-919-97; (2) Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103 in file no. 2014.1441E; or (3) online at <http://www.gsweventcenter.com>.
 - B. The lead agency determined that the project in its approved form will have a significant effect on the environment. The lead agency and the City and County of San Francisco, as a responsible agency, adopted findings pursuant to CEQA Guidelines Section 15091 and a statement of overriding considerations pursuant to CEQA Guidelines Section 15093.
 - C. The lead agency and the City and County of San Francisco, as a responsible agency, adopted a Mitigation Monitoring and Reporting Plan and made mitigation measures a condition of its project approvals.

John Rahaim
Planning Director



by Sarah B. Jones
Environmental Review Officer

cc: GSW Arena, LLC



State of California—Natural Resources Agency
CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE
2015 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT #
38-2015-057

STATE CLEARING HOUSE # *(if applicable)*
 2014112045

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY SAN FRANCISCO OFFICE OF COMMUNITY INVESTMENT AND INFRASTRUCTURE (OCII)	DATE 12/21/2015
COUNTY/STATE AGENCY OF FILING SAN FRANCISCO	DOCUMENT NUMBER 559755

PROJECT TITLE
 GOLDEN STATE WARRIORS EVENT CENTER & MIXED-USE DEVELOPMENT PROJECT AT MISSION BAY BLOCKS 29-32

PROJECT APPLICANT NAME SALLY OERTH	PHONE NUMBER (415) 749-2580
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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 type="checkbox"/> Environmental Impact Report (EIR) | \$3,069.75 | \$ _____ |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,210.00 | \$ _____ |
| <input type="checkbox"/> Application Fee Water Diversion <i>(State Water Resources Control Board only)</i> | \$850.00 | \$ _____ |
| <input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP) | \$1,043.75 | \$ _____ |
| <input checked="" type="checkbox"/> County Administrative Fee | \$60.00 | \$ 60.00 |
| <input type="checkbox"/> Project that is exempt from fees | | |
| <input type="checkbox"/> Notice of Exemption (attach) | | |
| <input type="checkbox"/> CDFW No Effect Determination (attach) | | |
| <input type="checkbox"/> Other | | \$ _____ |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other _____
- TOTAL RECEIVED \$ 60.00

SIGNATURE 	PRINTED NAME AND TITLE Susanna Chin Deputy County Clerk
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