



SAN FRANCISCO PLANNING DEPARTMENT

Notice of Availability of and Intent to Adopt a Community Plan Mitigated Negative Declaration

Date: June 14, 2017
Case No.: 2016-000346ENV
Project Title: Illinois and 20th Streets/Pier 70 ("20th Street Historic Core")
Zoning: M-2 (Heavy Industrial) Use District
40-X and 65-X Height and Bulk District
Block/Lot: 4046/001, 4111/003, 4111/004, and portions of 4052/001
Plan Area: Eastern Neighborhoods (Central Waterfront)
Project Sponsors: Phil Williamson, Port of San Francisco, (415) 274-0453
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James Madsen, Orton Development, Inc., (510) 734-7605
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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 community plan preliminary mitigated negative declaration (PMND), containing information about the possible environmental effects of the proposed project. The community plan PMND documents the determination of the Planning Department that the proposed project is consistent with the development density established for the project site in the Eastern Neighborhoods Area Plans; the project sponsor will undertake feasible mitigation measures specified in the Eastern Neighborhoods Rezoning and Area Plans Environmental Impact Report (Eastern Neighborhoods EIR) to mitigate project-related significant effects; and, although the proposed project could have a significant effect on the environment not previously identified in the Eastern Neighborhoods EIR, there will not be a significant effect because the project sponsor has agreed to implement mitigation measures that will reduce the impact to a less-than-significant level. Preparation of a community plan 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 project site is located along the northern and southern portions of 20th Street between Illinois and Louisiana streets within the greater approximately 70-acre Pier 70 in the Central Waterfront area. The project site includes four parcels which contain 12 Port-owned buildings. Ten of those buildings (Buildings 14, 101, 102, 104, 113, 114, 115, 116, 122, and 123) constitute the "20th Street Historic Core," and the proposed project would involve the rehabilitation and renovation of these buildings to accommodate new office, commercial, and light industrial uses. The proposed project includes the demolition of two vacant buildings that are located outside of the 20th Street Historic Core: an approximately 8,400-square-foot office building (Building 40) and an approximately 31,500-square-foot warehouse building (Building 117). The proposed project includes the addition of approximately 69,000-gross-square-feet of new building space, primarily in interior mezzanines, plus the construction of a two-story mixed-use, 9,000-square-foot addition adjacent to Building 101. In total, the project would include

approximately 340,000 gross square feet (gsf) of building space (consisting of approximately 224,000 gsf of Production, Distribution, and Repair (PDR)/light industrial space, 100,000 gsf of office space, and 16,000 gsf of retail space). The proposed project would also create a new approximately 42,000-square-foot outdoor publicly-accessible plaza to be used for events. The proposed project would include remediation of hazardous materials as encountered and consistent with the Port's Feasibility Study and Remedial Action Plan.

The proposed project would require the approval of building permits from the Port of San Francisco. The approval of building permits by the Port (per San Francisco Administrative Code Section 31.04(h)) is the Approval Action for the proposed project. The Approval Action date establishes the start of the 30-day appeal period for this CEQA determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

The community plan PMND is available to view or download from the Planning Department's EIRs and Negative Declarations web page (<http://www.sf-planning.org/sfceqadocs>). 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 above.

Within 20 calendar days following publication of the community plan PMND (i.e., by 5:00 p.m. on **July 5th, 2017**) any person may:

- 1) Review the community plan 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 \$578 check payable to the San Francisco Planning Department.¹ 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 by email to lisa.gibson@sfgov.org. **The letter must be accompanied by a check in the amount of \$578.00 payable to the San Francisco Planning Department, and must be received by 5:00 p.m. on July 5th, 2017.** 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.

In the absence of an appeal, the mitigated negative declaration shall be made final, subject to necessary modifications, after 20 days from the date of publication of the community plan PMND. If the community plan PMND is appealed, the final mitigated negative declaration (FMND) may be appealed to the Board

¹ 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.

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(h).

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.