



# SAN FRANCISCO PLANNING DEPARTMENT

## PUBLIC NOTICE Availability of Notice of Preparation of *Environmental Impact Report*

*Date:* November 1, 2017  
*Case No.:* 2017-011878ENV  
*Project Title:* **Potrero Power Station Mixed-Use Development Project**  
*Zoning:* M-2 (Heavy Industrial) and  
PDR 1-G (Production, Distribution and Repair - General)  
40-X and 65-X Height District  
*Block/Lot:* Assessor's Block 4175/Lot 002, Block 4175/Lot 017, Block 4175/Lot 018,  
Block 4232/Lot 001, Block 4232/Lot 006; and non-assessed Port and  
City/County of San Francisco properties  
*Project Sponsor:* Erin Epperson, California Barrel Company LLC, (415) 796-8945  
*Staff Contact:* Melinda Hue – (415) 575-9041  
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The San Francisco Planning Department has prepared a notice of preparation (NOP) of an environmental impact report (EIR) in connection with this project. The NOP is available for public review and can be accessed on the Planning Department's website at: <http://sf-planning.org/environmental-impact-reports-negative-declarations>. Paper copies are also available at the Planning Information Center counter at 1660 Mission Street, 1st Floor, San Francisco. Referenced materials are available for review by appointment at the Planning Department's office on the fourth floor of 1650 Mission Street. [Call (415) 575-9072]

**Project Description:** California Barrel Company LLC proposes to redevelop a 29-acre site along San Francisco's central bayshore waterfront that includes the site of the former Potrero Power Plant. The proposed project would rezone the site, establish land use controls, develop design standards, and provide for a multi-phased, mixed-use development, including residential, commercial, parking, community facilities and open space land uses. The proposed project would include amendments to the General Plan and Planning Code, creating a new Potrero Power Station Special Use District. The proposed rezoning would modify the existing height limits of 40 and 65 feet to various heights ranging from 65 to 300 feet.

Overall, the proposed project would construct up to approximately 5.3 million gross square feet (gsf) of mixed uses and approximately 6.3 acres of open space. The project would include between approximately 2.4 and 3.0 million gsf of residential uses (about 2,400 to 3,000 dwelling units) and between approximately 1.2 and 1.9 million gsf of commercial uses. Commercial uses could include office, research and development/life science, retail, hotel, and production/distribution/repair uses. In addition, there would be approximately 925,000 gsf of parking and 100,000 gsf of community facilities. Most new buildings would range in height from 65 to 180 feet, with one building at 300 feet. The proposed project would also include transportation and circulation improvements, shoreline improvements, and utilities infrastructure improvements.

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The project site is generally bounded by 22nd Street to the north, the San Francisco Bay to the east, 23rd Street to the south, and Illinois Street to the west. California Barrel Company LLC currently owns about 21 acres of the site, which was formerly the Potrero Power plant owned by Pacific Gas & Electric Company (PG&E) and its predecessors. The power plant was closed in 2011, and PG&E is currently completing remediation of hazardous materials in the soil and groundwater under the oversight by the San Francisco Bay Regional Water Quality Control Board. Other portions of the project site are owned by the City and County of San Francisco, the Port of San Francisco, the Harrigan Weidenmuller Company, and PG&E, and the project sponsor has received letters of authorization from these parties to study the project on their properties. The project would require demolishing about 20 structures, most of which are currently vacant or used for storage or temporary office space, including two identified historic structures.

**Finding:** The Planning Department has determined that an EIR must be prepared for the proposed project prior to any final decision regarding whether to approve the project. The purpose of the EIR is to provide information about potential significant physical environmental effects of the proposed project, to identify possible ways to minimize the significant effects, and to describe and analyze possible alternatives to the proposed project. Preparation of an NOP or EIR does not indicate a decision by the City to approve or to disapprove the project. However, prior to making any such decision, the decision makers must review and consider the information contained in the EIR.

The Planning Department will hold a **PUBLIC SCOPING MEETING on Wednesday, November 15, 2017 at 6:30 p.m. at the project site located at 420 23rd Street, San Francisco, California.** The purpose of this meeting is to receive oral comments from the public to assist the Planning Department in reviewing the scope and content of the environmental impact analysis and information to be contained in the EIR for the project. To request a language interpreter or to accommodate persons with disabilities at the scoping meeting, please contact the staff contact listed above at least 72 hours in advance of the meeting. Written comments will also be accepted until 5:00 p.m. on **December 1, 2017.** Written comments should be sent to **Melinda Hue**, San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103 or emailed to [melinda.hue@sfgov.org](mailto:melinda.hue@sfgov.org). Referenced materials are available for review by appointment at the Planning Department's office on the fourth floor of 1650 Mission Street. [Call (415) 575-9072]

If you work for an agency that is a Responsible or a Trustee Agency, we need to know the views of your agency as to the scope and content of the environmental information that is relevant to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR when considering a permit or other approval for this project. We will also need the name of the contact person for your agency. If you have questions concerning environmental review of the proposed project, please contact **Melinda Hue** at **(415) 575-6409**.

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.