



SAN FRANCISCO PLANNING DEPARTMENT

2016-22
ENDORSED
FILED
SAN FRANCISCO County Clerk

MAY 02, 2016

Notice of Determination

by: **MARIBEL JALDON**
Deputy County Clerk

Approval Date: April 29, 2016
Case No.: 2008.0850OFA-02
State Clearinghouse No.: 97092068
Project Title: Mission Bay South Block 26 (Parcel 1) (aka 1455 Third Street) and Block 27 (Parcel 1) (aka 1515 Third Street)
Zoning: Mission Bay Commercial-Industrial
 HZ-5 Height and Bulk District
Block/Lot: 8721/ 33 (aka 1455 Third Street) and 8721/29 (aka 1515 Third Street)
Project Sponsor: ARE-San Francisco No. 50, LLC and ARE-San Francisco No. 51, LLC
Sponsor Contact: Terezia Nemeth
 415-554-8847
Lead Agency: Successor Agency to the San Francisco Redevelopment Agency
 (Office of Community Investment and Infrastructure)
Responsible Agency: City and County of San Francisco
Staff Contact: Julie Moore – (415) 575-8733
 Julie.Moore@sfgov.org
 San Francisco Planning Department

Fax: 415.558.6409
 Planning Information: 415.558.6377

MAY 02 2016
 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:
 \$60 filing fee AND \$2,210.25 Negative Declaration Fee [\$3,070.00 EIR Fee] OR
 No Effect Determination (From CDFW)

(* \$875 CDFW EIR fee already paid - see attached receipt; no new EIR was prepared for this NOD.)

PROJECT DESCRIPTION:

Project Background Information

The Project is an undertaking in furtherance of the Mission Bay Redevelopment Project. The Mission Bay Final Supplemental Environmental Impact Report ("Mission Bay FSEIR") was certified by the former San Francisco Redevelopment Agency Commission and the San Francisco City Planning Commission, and

April 29, 2016

**Mission Bay South Block 26 (Parcel 1) (aka 1455 Third Street)
& Block 27 (Parcel 1) (aka 1515 Third Street)**

affirmed by the Board of Supervisors in 1998. The Mission Bay FSEIR was a program EIR pursuant to CEQA Guidelines Section 15168 and a redevelopment plan EIR pursuant to CEQA Guidelines Section 15180. The Mission Bay Project was comprised of the Mission Bay North and Mission Bay South Redevelopment Plans for the 303-acre area. The Mission Bay South Redevelopment Plan ("South Plan") allows for a total of up to 3,440 dwelling units, 335,000 square feet of leasable retail space; an up to 500-room hotel (including associated uses such as retail, banquet, and conferencing facilities); 5,953,600 square feet of leasable office/research and development/light manufacturing uses; and 2,650,000 square feet of UCSF instructional, research, and support uses. On Blocks 26-27, approximately 1.7 acres in size, the South Plan land use designation of commercial/industrial allows for a mix of office and industrial uses, as well as local-serving retail as primary uses and childcare as a secondary use.

In connection with the project described below (the "Project"), the San Francisco Office of Community Investment and Infrastructure ("OCII"), successor agency to the San Francisco Redevelopment Agency, has determined that the Project is within the scope of the program (i.e., the Mission Bay Project) approved earlier and analyzed in the Mission Bay FSEIR, and the program described in the Mission Bay FSEIR adequately describes this Project for the purposes of CEQA.

Project Details

The two development sites, referenced as the 1455 Third Street Site/Building (Block 26, Parcel 1) and the 1515 Third Street Site/Building (Block 27, Parcel 1) are bounded by an existing office building to the north, a privately-owned publicly accessible open space and an existing garage to the east, South Street to the south, and Third Street to the west ("Site"). The two parcels that comprise the Site are separated by a privately-owned publicly accessible pedestrian walkway known as Pierpoint Lane (Assessor's Block 8721, Lot 22), and the 1455 Third Street Site adjoins a privately-owned publicly accessible open space (Assessor's Block 8721, Lot 34), both currently owned and maintained by affiliated entities of the Project Sponsor.

The Project is comprised of two buildings, 160 feet and 90 feet in height, that include approximately 422,980 gross square feet (gsf) of office uses, 3,000 gsf of retail space, and 5,995 gsf for a childcare center.

San Francisco Planning Commission Approvals Subject to Notice of Determination

Motion No. M-19619 – Adopting environmental findings pursuant to CEQA and approval of the 2016 Office Design for the 1455 and 1515 Third Street Buildings as compliant with the Mission Bay South Design for Development and Planning Commission Resolution No. 14702 and Motion No. 17709.

DETERMINATION:

The City and County of San Francisco decided to carry out or approve the project on April 29, 2016. On April 5, 2016, OCII [or Commission on Community Investment and Infrastructure] approved the design documents for the Project and the OCII Executive Director approved the proposed childcare facility as an authorized secondary use. The San Francisco Planning Commission approved the Project design on April 14, 2016. The Planning Commission approval became effective on April 29, 2016 at the end of the appeal

April 29, 2016

**Mission Bay South Block 26 (Parcel 1) (aka 1455 Third Street)
& Block 27 (Parcel 1) (aka 1515 Third Street)**

period. A copy of the Project approvals may be examined at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103 in file no 2008.0850OFA-02.

1. The Mission Bay FSEIR was prepared previously for the Mission Bay Project pursuant to the provisions of CEQA. It is available to the public and may be examined at the Planning Department at the above address.
2. A determination previously was made that the Mission Bay 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.

John Rahaim
Planning Director



By Sarah B. Jones
Environmental Review Officer

cc: Elaine Warren, San Francisco City Attorney
Terezia Nemeth, ARE-San Francisco No. 50, LLC and ARE-San Francisco No. 51, LLC



State of California - Department of Fish and Wildlife

2016 ENVIRONMENTAL FILING FEE CASH RECEIPT

DFW 753.5a (Rev. 12/15/15) Previously DFG 753.5a

RECEIPT NUMBER: 38 — 05022016 — 22
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SF PLANNING DEPARTMENT	LEAD AGENCY EMAIL	DATE 05/02/2016
COUNTY/STATE AGENCY OF FILING San Francisco	DOCUMENT NUMBER 574429	

PROJECT TITLE
MISSION BAY SOUTH BLOCK 26(PARCEL)(AKA 1455 THID STREET) AND BLOCK 27(PARCEL 1) (AKA 1515 THIRD STREET)

PROJECT APPLICANT NAME SUCCESSOR AGENCY TO THE SF REDEVELOPMENT AGENCY)	PROJECT APPLICANT EMAIL	PHONE NUMBER (415) 554-8847
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PROJECT APPLICANT ADDRESS 1650 MISSION ST. STE. 400	CITY SF	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:

- Environmental Impact Report (EIR) \$3,070.00 \$ _____ 0.00
- Mitigated/Negative Declaration (MND)(ND) \$2,210.25 \$ _____ 0.00
- Certified Regulatory Program document (CRP) \$1,043.75 \$ _____ 0.00
- Exempt from fee
 - Notice of Exemption (attach)
 - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ _____ 0.00
- County documentary handling fee \$ _____ 60.00
- Other \$ _____

PAYMENT METHOD:

- Cash Credit Check Other TOTAL RECEIVED \$ _____ 60.00

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE MARIBEL JALDON
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574429
 MAY 02 2016 12:59PM
 SAN FRANCISCO COUNTY CLERK
 ENVIRONMENTAL DIVISION
 Receipt # 16-2016-22-00
 Check Number 3921
 \$60.00
 Env Impact Fee \$60.00
 County Fee \$60.00
 Agency Handling Fee \$0.00
 Total \$60.00
 Date 5/2/16



PLANNING DEPARTMENT

City and County of San Francisco 1660 Mission Street San Francisco, CA 94103-2414

(415) 558-6378

PLANNING COMMISSION
FAX: 558-6409

ADMINISTRATION
FAX: 558-6426

CURRENT PLANNING/ZONING
FAX: 558-6409

LONG RANGE PLANNING
FAX: 558-6426

NOTICE OF DETERMINATION

ENDORSED
FILED
San Francisco County Clerk

NOV 03 1998

Nancy Alfaro, County Clerk

BY: _____

State of California
Office of Planning and Research
1400 Tenth Street
Sacramento, CA 95814
State Clearinghouse No.: 97092068

75 077

County Clerk, City and County of San Francisco
875 Stevenson Street, Room 100
San Francisco CA 94102

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 Contact Person with a notation of the period it was posted.

File Number and Project Title: 96.771E: Mission Bay Subsequent EIR - Mission Bay Redevelopment Plans
Address: Approximately 303 acres located generally south of Townsend Street, east of Seventh Street and I-280 freeway, north of Mariposa Street, and west of Terry A. Francois Boulevard and Third Street; Mission Bay North and South are north and south of China Basin Channel, respectively.

Project Description: Adoption of Mission Bay North and Mission Bay South Redevelopment Plans, land transfer agreements, and associated documents, actions and approvals to develop an urban mixed-use community consisting of residential, commercial, light industrial, educational (a major new University of California San Francisco site), and open space uses, with associated parking and loading spaces and supporting infrastructure (including new streets and sewers), community facilities, and other public improvements. These documents and actions include:

(1) San Francisco Board of Supervisors final approvals (referenced by file number): affirming certification of Final Subsequent EIR (98-1426); adopting CEQA Findings for various actions (98-1427); rescinding the Mission Bay Plan and amending the General Plan (98-1428); amending the Planning Code (98-1429); amending the Zoning Map (98-1430); amending the Subdivision Code (98-1431); approving the Mission Bay North Tax Allocation Agreement (98-1432); approving the Mission Bay South Tax Allocation Agreement (98-1433); approving a land donation agreement for a UCSF Campus (98-1434); approving the Amended and Restated Mission Bay land transfer agreement (98-1435); approving the Amended and Restated Mission Bay Port Land Transfer Agreement (98-1436); approving the Amended and Restated Mission Bay Agreement Concerning the Public Trust (98-1437); approving transfer of administrative jurisdiction over certain Port property (98-1438); approving termination of the Mission Bay Transportation Projects Agreement (98-1439); adopting the Mission Bay North Redevelopment Plan including an Interagency Cooperation Agreement (98-1440); adopting the Mission Bay South Redevelopment Plan including an Interagency Cooperation Agreement (98-1441); authorizing settlement with defendant 1900 Third Street LLC (98-1500); approving license agreement with 1900 Third Street LLC (98-1501); vacating certain street areas (98-1333); and approving findings in response to the written objections to the Mission Bay South Redevelopment Plan (98-1774);

(2) Other final approvals of the San Francisco Redevelopment Agency Commission (referenced by San Francisco Redevelopment Agency Resolution number): Approving the Report to the Board of Supervisors on the Mission Bay North Redevelopment Plan (184-98); approving the Design for Development for the Mission Bay North Redevelopment Project Area (186-98); approving Owner Participation Rules and Business Re-entry Preference Program for the Mission Bay North Redevelopment Project Area (187-98); authorizing execution of an Owner Participation Agreement and Related Documents for the Mission Bay North Redevelopment Project Area (188-98); approving the Report to the Board on the Mission Bay South Redevelopment Plan (189-98); approving the Design for Development for the Mission Bay South Redevelopment Project Area (191-98); approving Owner Participation Rules and Business Re-entry Preference Program for the Mission Bay South Project Area (192-98); authorizing execution of an Owner Participation Agreement and Related Documents for the Mission Bay South Redevelopment Project Area (193-98); adopting an Affordable Housing Policy for the proposed Mission Bay North and Mission Bay South Redevelopment Project Areas (194-98); and authorizing execution of a lease between the City and County of San Francisco and the Agency (195-98);

(3) Other final approvals of the San Francisco Planning Commission (referenced by San Francisco Planning Commission Resolution number): Adopting the 1990 Mission Bay Plan as Mission Bay Guidelines (14703);

(4) Other final approvals of the San Francisco Port Commission (referenced by San Francisco Port Commission Resolution number): Adopting Waterfront Land Use Plan amendments (98-89); and

(5) Various other implementing actions related thereto undertaken by various departments and commissions, including the Redevelopment Agency Commission, Planning Commission, Port Commission, Public Utilities Commission, Building Inspection Commission, Public Transportation Commission, Department of Public Works and Department of Public Health.



PLANNING DEPARTMENT

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NOTICE OF DETERMINATION Mission Bay Redevelopment Plans Page 2

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NOV 03 1998

Lead Agency: City and County of San Francisco, Department of City Planning,
1660 Mission Street, San Francisco CA 94103-2414
and
San Francisco Redevelopment Agency
770 Golden Gate Avenue, San Francisco, CA 94102

Nancy Alfaro, County Clerk

BY: _____

Contact Person: Paul S. Deutsch

Telephone: (415) 558-6383

Project Applicant: San Francisco Redevelopment Agency; Catellus Development Corporation, 201 Mission St., S.F. CA 94105

The City and County of San Francisco Board of Supervisors approved the project on November 2, 1998. A copy of the documents may be examined in the files listed above at the Clerk of the Board of Supervisors, Room 308, 401 Van Ness Ave. for Board of Supervisors final approvals; at the Planning Department and Redevelopment Agency addresses shown above for respective final approvals of those agencies; and at the Port of San Francisco offices at the Ferry Building, The Embarcadero at Market Street, for Port final approvals.

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 Office of Environmental Review at the above address.
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 approval.
4. The Department of Fish and Game FEE of \$850 for an EIR IS OWED.

Sincerely,
Gerald G. Green
Director of Planning

by Hillary E. O'Sullivan
Environmental Review Officer

Sincerely,

Gloria Young
Clerk, Board of Supervisors

cc: S.C. Hestor 870 Market St. #1121, San Francisco CA 94102
Project Sponsor: SFRA; Catellus Development Corp.



STATE OF CALIFORNIA - THE RESOURCES AGENCY
 DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFG 733.5a (8-01)

75077

Lead Agency: Dept. city Planning CCSF Date: 11/3/98

County/State Agency of Filing: S. F. County Clerk Document No.: _____

Project Title: SF. Redevelopment Agency

Project Applicant Name: Donat S. Deutsch Phone Number: (415) 578-6383

Project Applicant Address: 770 - 1060 Mission St SF 94103

Project Applicant (check appropriate box):
 Local Public Agency School District Other Special District
 State Agency Private Entity

CHECK APPLICABLE FEES:

- Environmental Impact Report \$850.00 \$ 850.00
- Negative Declaration \$1,250.00 \$ _____
- Application Fee Water Diverion (State Water Resources Control Board Only) \$850.00 \$ _____
- Projects Subject to Certified Regulatory Programs \$850.00 \$ _____
- County Administrative Fee \$25.00 \$ 25.00
- Project that is exempt from fees

TOTAL RECEIVED \$ 875.00

Signature and title of person receiving payment: [Signature]

FIRST COPY PROJECT APPLICANT SECOND COPY DFG/FABE THIRD COPY LEAD AGENCY FOURTH COPY COUNTY/STATE AGENCY OF FILING

REC'T # 0000037618
November 03, 1998 10:17:03

San Francisco Co. Clerk's Office
Nancy Alfaro, County Clerk

Document # 98-75077 -

Check Number : 109695/86
RECD BY
Env Impact Report \$850.00
Env Impact Rpt \$25.00

Total fee \$875.00
Amount Tendered... \$875.00

Change 50.00
CHG, MG/O