



SAN FRANCISCO PLANNING DEPARTMENT

78-3102016-8

**ENDORSED
FILED**
SAN FRANCISCO County Clerk

Notice of Determination

MAR 10, 2016

in St.

Approval Date: March 10, 2016

Planning Dept. Case No.: 2014.1441E

OCII 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
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chris.kern@sfgov.org

by: **MARIBEL JALDON**
Deputy County Clerk

30,
479

378

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To: County Clerk,
City and County of San Francisco
City Hall Room 168
1 Dr. Carlton B. Goodlett Place
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 Staff Contact with a notation of the period it was posted.

Attached fee:

\$60 filing fee

POSTED MAR 10 2016
TO _____

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.

The City and County of San Francisco, as a responsible agency, finally approved the project on Friday December 18, 2015 and filed a notice of determination with the San Francisco County Clerk and the Office of Planning and Research concerning such final approvals on December 21, 2015.

This notice of determination is filed by the City and County of San Francisco, as a responsible agency, which finally approved additional actions for the project on Tuesday March 8, 2016.

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

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

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

1. San Francisco Planning Commission Motion M-19502, dated November 5, 2015, approving the design of two office buildings that are components of the Golden State Warriors Event Center and Mixed-Use Development Project under Planning Code Section 321; and adopting findings under the California Environmental Quality Act.
2. Board of Appeals, Appeal No. 15-188, dated March 8, 2016, upholding the Planning Commission's Motion M-19502 pursuant to Planning Code Section 321; 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 - 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 — 03102016 — 8
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN FRANCISCO PLANNING DEPT	LEAD AGENCY EMAIL	DATE 03/10/2016
COUNTY/STATE AGENCY OF FILING San Francisco	DOCUMENT NUMBER 568444	

PROJECT TITLE
GOLDEN STATE WARRIORS EVENT CENTER & MIXED USE DEV. PROJ.MISSION BAY BLK 29-32

PROJECT APPLICANT NAME SF OFFICE OF COMMUNITY INVESTMENT & INFRASTRUCTURE	PROJECT APPLICANT EMAIL	PHONE NUMBER (510) 7492580
PROJECT APPLICANT ADDRESS 1011 BROADWAY	CITY OAKLAND	STATE CA
		ZIP CODE 94607

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)	\$3,070.00	\$	<u>0.00</u>
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,210.25	\$	<u>0.00</u>
<input type="checkbox"/> Certified Regulatory Program document (CRP)	\$1,043.75	\$	<u>0.00</u>
<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)			
<hr/>			
<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>60.00</u>
<input type="checkbox"/> Other		\$	<u> </u>

PAYMENT METHOD:

Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 60.00

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Maribel Jaldon
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