



SAN FRANCISCO PLANNING DEPARTMENT

**ENDORSED
FILED**
SAN FRANCISCO County Clerk

Notice of Determination

DEC 06, 2016

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

by: **FALLON LIM**
Deputy County Clerk

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Information:
415.558.6377

Approval Date: November 14, 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
Chris Kern, Planning Department (415) 575-9037
chris.kern@sfgov.org

To: County Clerk, _____ s
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:

\$62 filing fee

DEC 06 2016
POSTED
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.

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

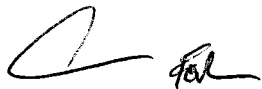
This notice of determination is filed by the City and County of San Francisco, as a responsible agency, which finally approved an additional action for the project on November 14, 2016 that was effective on November 29, 2016.

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. Department of Building Inspection Shoring and Excavation Permit No. 201610130225.
- 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 Lisa Gibson
Acting Environmental Review Officer

cc: GSW Arena, LLC
Susan Brandt-Hawley



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

Print **StartOver** **Finalize&Email**

RECEIPT NUMBER:
 38 — 20161206 — 058
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY: SAN FRANCISCO OFFICE OF COMMUNITY INVESTMENT AND INFRASTRUCTURE (OCII) LEAD AGENCY EMAIL: DATE: 20161206

COUNTY/STATE AGENCY OF FILING: San Francisco DOCUMENT NUMBER: 596912

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

PROJECT APPLICANT NAME: CHRIS KERN PROJECT APPLICANT EMAIL: CHRIS.KERN@SFGOV.ORG PHONE NUMBER: (415) 575-9037

PROJECT APPLICANT ADDRESS: 1650 MISSION ST STE 400 CITY: SAN FRANCISCO STATE: CA ZIP CODE: 94103

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 \$ 62.00
 Other \$

PAYMENT METHOD:

Cash Credit Check Other **TOTAL RECEIVED** \$ 62.00

SIGNATURE:  AGENCY OF FILING PRINTED NAME AND TITLE: FALLON LIM, DEPUTY COUNTY CLERK