



# SAN FRANCISCO PLANNING DEPARTMENT

2016-004  
ENDORSED  
FILED  
SAN FRANCISCO County Clerk

DEC 20, 2016

## Notice of Determination

by: **SONYA YI**  
Deputy County Clerk

*Approval Date:* November 30, 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

Fax: **415.558.6409**  
Planning Information: **415.558.6377**

POSTED  
DEC 20 2016  
TO

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

**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 an additional action for the project on November 30, 2016 that was effective on December 15, 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 Indicator File Permit No. 201610130222.
- 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 — 20161220 — 064  
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY <b>SF PLANNING DEPARTMENT</b>	LEAD AGENCY EMAIL	DATE <b>20161220</b>
COUNTY/STATE AGENCY OF FILING <b>San Francisco</b>	DOCUMENT NUMBER <b>598200</b>	

PROJECT TITLE  
**GOLDEN STATE WARRIORS EVENT CENTER & MIXED USE DEVELOPEMENT PROJECT AT MISSION BAY BLOCKS 92-32**

PROJECT APPLICANT NAME <b>CHRIS KERN</b>	PROJECT APPLICANT EMAIL <b>CHRIS.KERN@SFGOV.ORG</b>	PHONE NUMBER <b>(415) 575-9037</b>
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PROJECT APPLICANT ADDRESS <b>1650 MISSION STREET STE 400</b>	CITY <b>SAN FRANCISCO</b>	STATE <b>CA</b>	ZIP CODE <b>94103</b>
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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> |

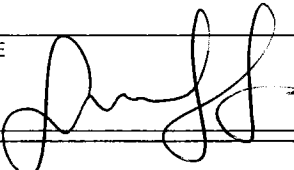
- Exempt from fee  
      Notice of Exemption (attach)  
      CDFW No Effect Determination (attach)  
 Fee previously paid (attach previously issued cash receipt copy)

- |   |          |    |                 |
|---|----------|----|-----------------|
| <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>62.00</u>    |
| <input type="checkbox"/> Other  |          | \$ | <u>        </u> |

PAYMENT METHOD:

- Cash     
  Credit     
  Check     
  Other

**TOTAL RECEIVED** \$ 62.00

SIGNATURE <b>X</b> 	AGENCY OF FILING PRINTED NAME AND TITLE <b>SONYA YI, DEPUTY COUNTY CLERK</b>
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