

2015-049



office of
COMMUNITY INVESTMENT
and INFRASTRUCTURE

Event Center and Mixed-use Development at Mission Bay Blocks 29-32
OCII Case No. ER 2014-919-97
San Francisco Planning Department Case No. 2014.1441E

Notice of Determination

ENDORSED
FILED
SAN FRANCISCO County Clerk

DEC 09, 2015

by: **JENNIFER WONG**
Deputy County Clerk

DEC 09 2015
POSTED TO

APPROVAL DATE: December 9, 2015
OCII CASE NO. ER 2014-919-97
PLANNING DEPT. CASE NO.: 2014.1441E
STATE CLEARINGHOUSE #: 2014112045
PROJECT TITLE: Event Center and Mixed-Use Development 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 and 8
LOT SIZE: Approximately 11 acres
LEAD AGENCY: Office of Community Investment and Infrastructure (OCII)
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

Edwin M. Lee
MAYOR

Tiffany Bohee
EXECUTIVE DIRECTOR

Mara Rosales
CHAIR

Miguel Bustos
Marily Mondejar
Leah Pimentel
Darshan Singh
COMMISSIONERS

One S. Van Ness Ave.,
5th Floor,
San Francisco, CA
94103

415 749 2400

www.sfocii.org

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 of Determination to the Staff Contact noted above with a notation of the period it was posted.

Attached fee:

\$60.00 filing fee AND \$3,069.75 EIR Fee OR
 No Effect Determination (From CDFG)

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.

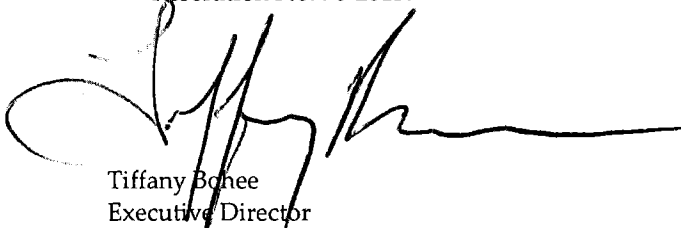
Three levels of enclosed on-site parking (two below grade and one at street level) would be located below the office and retail buildings and plaza areas, with a total of 950 vehicle parking spaces. The project would also include 132 off-site parking spaces at the South Street garage, directly north 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

On November 3, 2015, the Executive Director of the Commission on Community Investment and Infrastructure ("OCII") made a Secondary Use Determination for the project pursuant to Section 302 of the Mission Bay South Redevelopment Plan.¹ Also on November 3, 2015, the Commission on Community Investment and Infrastructure ("OCII Commission") approved the project by the adoption of Resolutions No. 70-2015 (adopting CEQA Findings); No. 71-2015 (approving amendments to the Mission Bay South Design for Development); and No. 72-2015 (conditionally approving the Major Phase and Basic Concept/Schematic Design applications for the project). On December 8, 2015, the Board of Supervisors of the City and County of San Francisco, in its capacity as the governing body of the successor agency, upheld the OCII Commission Resolution No. 69-2015 certifying the Final Subsequent Environmental Impact Report (Board of Supervisors File No. 150991). Pursuant to OCII Resolution No. 33-2015, the OCII Commission's approval of the project became final on December 8, 2015. 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>.

1. OCII has prepared a Final Subsequent Environmental Impact Report (SEIR), and the OCII Commission certified the Final SEIR under Resolution No 69-2015 pursuant to the provisions of CEQA and CEQA Guidelines. The Final SEIR is available to the public and may be examined at the OCII, the Planning Department, and online at <http://www.gsweventcenter.com> as stated above.
2. The OCII Commission determined that the project in its approved form will have significant effects on the environment and findings were made pursuant to CEQA Guidelines Section 15091 and 15093. The OCII Commission adopted the CEQA findings and a statement of overriding considerations under Resolution No. 70-2015.
3. Mitigation measures were made a condition of project approval, and the OCII Commission also adopted a Mitigation Monitoring and Reporting Plan under Resolution No. 70-2015.



Tiffany Bohne
Executive Director

cc: GSW Arena LLC

¹ http://www.gsweventcenter.com/OCIICommissionPublicMeetings/2015_1103_SecondaryUse.pdf



State of California—Natural Resources Agency
CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE
2015 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT # 38-2015-049
STATE CLEARING HOUSE # <i>(if applicable)</i>

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY SAN FRANCISCO PLANNING DEPARTMENT	DATE 12/9/2015
COUNTY/STATE AGENCY OF FILING SAN FRANCISCO	DOCUMENT NUMBER 558664/ 558665

PROJECT TITLE
EVENT CENTER AND MIXED-USE DEVELOPMENT AT MISSION BAY BLOCKS 29-32

PROJECT APPLICANT NAME SALLY OERTH	PHONE NUMBER (415)749-2580
---------------------------------------	--------------------------------

PROJECT APPLICANT ADDRESS ONE SOUTH VAN NESS AVE 5TH FLOOR	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

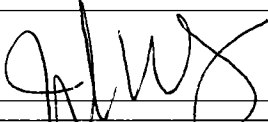
CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$3,069.75	\$	3069.75
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,210.00	\$	
<input type="checkbox"/> Application Fee Water Diversion <i>(State Water Resources Control Board only)</i>	\$850.00	\$	
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP)	\$1,043.75	\$	
<input checked="" type="checkbox"/> County Administrative Fee	\$60.00	\$	60.00
<input type="checkbox"/> Project that is exempt from fees			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:

Cash
 Credit
 Check
 Other _____

TOTAL RECEIVED \$ 3,129.75

SIGNATURE X 	PRINTED NAME AND TITLE JENNIFER WONG Deputy County Clerk
---	---