Notice of Determination

Approval Date: November 6, 2020
Case No. ER 2014-919-97, Addendum #1
State Clearinghouse No. 2014112045
Project Title: Event Center and Mixed-Use Development at Mission Bay Blocks 29-32
Project Applicant: GSW Hotel LLC
Project Location: Blocks 29-32 of the Mission Bay South Redevelopment Project Area
(bounded by Third Street, Terry Francois Boulevard, Warriors Way, and 16th Street)
Lead Agency: Successor Agency to the Redevelopment Agency of the City and County of San Francisco, One South Van Ness, Fifth Floor, San Francisco, CA 94103
Staff Contact: José Campos
Email: jose.campos@sfgov.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 to the Staff Contact with a notation of the period it was posted.

Attached fee:

X $71 filing fee AND X Receipt for prior payment of EIR Fee

PROJECT DESCRIPTION:

Background

On November 3, 2015, the Commission of the Successor Agency to the former Redevelopment Agency of the City and County of San Francisco, commonly known as the Commission on Community Investment and Infrastructure ("Commission"), by Resolution No. 69-2015, certified the Final Subsequent Environmental Impact Report ("FSEIR") for the Event Center and Mixed-Use Development at Mission Bay Blocks 29-32 ("Project") (San Francisco Planning Department File Number 2014.1441E and San Francisco Office of Community Investment and Infrastructure Case Number ER 2014-919-97), and adopted environmental findings in relation to the Project, including a statement of overriding considerations and a mitigation monitoring and reporting program. The Project is a mixed-use development including an event center, office, retail, parking, and open space uses on the approximately 11-acre site of Blocks 29-32 in the Mission Bay South Redevelopment Plan Area. The Project included amendments to the Design for Development for the Mission Bay South Project Area ("D4D"), and approval of the Blocks 29-32 Major Phase ("Major Phase") and Blocks 29-32 Combined Basic Concept/Schematic Design ("BC/SD") applications.
On December 8, 2015, the Board of Supervisors of the City and County of San Francisco ("Board of Supervisors") upheld the Commission's certification of the FSEIR (Board of Supervisors' File No. 150991).

In 2020, the Commission, the San Francisco Planning Commission ("Planning Commission"), and the Board of Supervisors approved certain modifications to the Project approved in 2015, which allow development of a mixed-use building with hotel, residential and retail uses on the northern portion of Blocks 29 and 30, and increase the limit on leasable square feet of retail on Blocks 29-32. These modifications were implemented through amendments to the Redevelopment Plan for the Mission Bay South Redevelopment Project (the "Redevelopment Plan"), the D4D, the Major Phase and the BC/SD. Development in the Redevelopment Plan Area is also governed by the Mission Bay South Owner Participation Agreement.

**OPA Amendment**

GSW Hotel LLC proposed, and the Commission, its Oversight Board, and the California Department of Finance have approved a Seventh Amendment to the Mission Bay South Owner Participation Agreement ("OPA Amendment").

The OPA Amendment allows a mixture of hotel and residential uses on Blocks 29-30, increases the limitation on total retail leasable square feet on Blocks 29-32, provides for the payment of certain fees in connection with a hotel and residential project on Blocks 29-30, allocates certain dwelling units to Blocks 29-30, and requires a hotel and residential project on Blocks 29-30 to comply with certain requirements related to small business hiring.

**Environmental Review of OPA Amendment - Addendum No. 1**

The Successor Agency to the former Redevelopment Agency, commonly known as the Office of Community Investment and Infrastructure ("OCI"), in consultation with the Planning Department, prepared Addendum No. 1, dated May 13, 2020. Addendum No. 1 evaluated the hotel and residential project contemplated by the OPA Amendment.

Based on the information and analysis contained in Addendum No. 1, OCI concluded that the analyses conducted and the conclusions reached in the FSEIR certified on November 3, 2015, and upheld on December 8, 2015, remain valid and that the proposed OPA Amendment would not cause new significant impacts not identified in the FSEIR, and no new mitigation measures would be necessary to reduce significant impacts. Other than as described in Addendum No. 1, no Project changes have occurred, and no changes have occurred with respect to circumstances surrounding the proposed Project that would cause significant environmental impacts to which the Project would contribute considerably, and no new information has become available that shows that the Project would cause significant environmental impacts.

**DETERMINATION:**

This notice is to advise that:

On September 28, 2020, the Oversight Board, as a responsible agency under CEQA, by Resolution No. 03-2020 approved the OPA Amendment, and by letter dated November 6, 2020, the California Department of Finance approved the Oversight Board's approval of the OPA Amendment, finding that such action is in the best interests of the taxing entities. OCI, as lead agency, determined that no additional
environmental review is required beyond Addendum No. 1 to the FSEIR. These actions are part of the Event Center and Mixed-Use Development at Mission Bay Blocks 29-32 Project. A copy of the documents may be examined on OCI’s website at https://sfocli.org.

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 online as described above.

2. A determination has been made that the Project in its approved form will have a significant effect on the environment; findings for the Project were previously made pursuant to CEQA Guidelines Section 15091; and a statement of overriding considerations was previously adopted for the Project.

3. Mitigation measures were previously made a condition of Project approval and a Mitigation Monitoring and Reporting Plan was adopted.

Date: November 10, 2020

Signature (OCI - Lead Agency):

Name: José Campos
Title: Manager of Planning and Design Review