Notice of Determination

Approval Date: October 9, 2020
Case No.: Planning Department Case No. 96.771E, Redevelopment Agency Case No. ER 919-97
State Clearinghouse No.: 97092068
Project Title: Mission Bay South Block 1 Hotel, Mission Bay South Redevelopment Plan Amendment
Project Applicant: SOMA Hotel LLC
Project Location: Block 1 of the Mission Bay South Redevelopment Project Area (100 Channel Street, northwest corner of Third Street and Channel 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
The Mission Bay Final Supplemental Environmental Impact Report ("FSEIR") was certified by the former San Francisco Redevelopment Agency Commission and the San Francisco Planning Commission and affirmed by the Board of Supervisors in 1998. The FSEIR is a program EIR pursuant to CEQA Guidelines Section 15168 and a redevelopment plan EIR pursuant to CEQA Guidelines Section 15180. The Project evaluated in the FSEIR is comprised of the Mission Bay North and Mission Bay South Redevelopment Plans for the 303-acre Mission Bay area. Subsequent to certification of the FSEIR, the Redevelopment Agency and the Successor Agency issued several addenda to the FSEIR (the "Addenda").

The Redevelopment Plan for the Mission Bay South Project Area ("Redevelopment Plan"), as originally approved, allowed for a total of up to approximately 3,440 dwelling units, 335,000 square feet of leasable retail space; an up to 500-room hotel (including associated uses such as retail, banquet, and conferencing
facilities); 5,953,600 square feet of leasable office/research and development/light manufacturing uses; and 2,650,000 square feet of UCSF instructional, research, and support uses within the Mission Bay South Redevelopment Project Area.

To provide for the development of Mission Bay South Block 1 ("Block 1"), on July 9, 2013, the Board of Supervisors adopted the first amendment to the Redevelopment Plan by Ordinance No. 143-13, and associated approvals were obtained for development of the block, including Basic Concept/Schematic Design and Major Phase approvals that planned for the construction of up to 350 residential units and up to a 250-room hotel on Block 1, with up to 50,000 square feet of neighborhood-serving retail uses. Accordingly, the SOMA Hotel project sponsor obtained all required approvals to construct the hotel and a portion of the retail on Block 1. The remainder of Block 1 has been developed by a different owner and is not related to the SOMA Hotel project.

The already-approved SOMA Hotel project is currently under construction. It is a 160-foot-tall, 250-room hotel and includes approximately 4,000 sf of neighborhood-serving retail at the northwest corner of Channel and Third Streets. Parking is provided in a multi-use podium that links the project with other structures on Block 1.

An amendment to the Redevelopment Plan, approved on October 9, 2020, authorizes increasing the number of hotel rooms on Block 1 from 250 to 299 (with up to 300 to be permitted) ("Redevelopment Plan Amendment"). This increase in the number of rooms is proposed within the SOMA Hotel building and will be achieved through the division of some two- and one-room suites, all with living rooms, on floors 5 through 16, into separate, one-room hotel rooms.

The Redevelopment Plan Amendment increases the number of rooms allowed on Block 1. The increase in the number of permitted hotel rooms requires amendments to the Redevelopment Plan, to the Mission Bay South Owner Participation Agreement, and to the Major Phase and Basic Concept/Schematic Design approvals for Block 1 SOMA Hotel, to permit up to 300 rooms. This Notice of Determination relates only to the actions approving the Redevelopment Plan Amendment.

In connection with its approval of the Redevelopment Plan Amendment, the Office of Community Investment and Infrastructure ("OCI"), successor agency to the San Francisco Redevelopment Agency, has determined that the Redevelopment Plan Amendment is within the scope of the program (i.e., the Project) approved earlier and analyzed in the FSEIR and its Addenda, and the program described in the FSEIR adequately describes the Redevelopment Plan Amendment for the purposes of CEQA.

**DETERMINATION:**

This notice is to advise that:

On July 21, 2020, as the lead agency under CEQA, OCI’s Commission on Community Investment and Infrastructure approved Resolution No. 18-2020 allowing the Redevelopment Plan Amendment to increase the number of hotel rooms permitted on Block 1 from 250 to 300. On September 29, 2020, the Board of Supervisors, as a responsible agency under CEQA, approved Ordinance No. 209-20 amending the Redevelopment Plan (Clerk of the Board of Supervisors File No. 200813), and on October 9, 2020 the Mayor signed the ordinance. The lead agency determined that no additional environmental review is required beyond the FSEIR and its Addenda. These actions are part of the Project analyzed in the FSEIR.
A copy of the documents may be examined on OCII’s website at https://sfocii.org, on the Planning Department’s website at https://sfplanning.org, and on the Board of Supervisors’ website at https://sfbos.org, respectively.

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: October 16, 2020

Signature (OCII – Lead Agency):

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

Signature (City and County of San Francisco – Responsible Agency):

Name: Joy Navarrete
Title: Principal Environmental Planner
NOTICE OF DETERMINATION

X County Clerk, City and County of San Francisco
875 Stevenson Street, Room 160
San Francisco CA 94102

NOTICE OF DETERMINATION

FILED
San Francisco County Clerk

NOV 03 1998
Nancy Alfaro, County Clerk

X State of California
Office of Planning and Research
1-400 Tenth Street
Sacramento, CA 95814
State Clearinghouse No.: 97092068

BY:

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 Contact Person with a notation of the period it was posted.

File Number and Project Title: 96.771E: Mission Bay Subsequent EIR - Mission Bay Redevelopment Plans
Address: Approximately 303 acres located generally south of Townsend Street, east of Seventh Street and I-280 freeway, north of Mariposa Street, and west of Terry A. Francois Boulevard and Third Street; Mission Bay North and South are north and south of China Basin Channel, respectively.
Project Description: Adoption of Mission Bay North and Mission Bay South Redevelopment Plans, land transfer agreements, and associated documents, actions and approvals to develop an urban mixed-use community consisting of residential, commercial, light industrial, educational (a major new University of California San Francisco site), and open space uses, with associated parking and loading spaces and supporting infrastructure (including new streets and sewers), community facilities, and other public improvements. These documents and actions include:
(1) San Francisco Board of Supervisors final approvals (referenced by file number): affirming certification of Final Subsequent EIR (98-1426); adopting CEQA Findings for various actions (98-1427); rescinding the Mission Bay Plan and amending the General Plan (98-1428); amending the Planning Code (98-1429); amending the Zoning Map (98-1430); amending the Subdivision Code (98-1431); approving the Mission Bay North Tax Allocation Agreement (98-1432); approving the Mission Bay South Tax Allocation Agreement (98-1433); approving a land donation agreement for a UCSF Campus (98-1434); approving the Amended and Restated Mission Bay land transfer agreement (98-1435); approving the Amended and Restated Mission Bay Port Land Transfer Agreement (98-1436); approving the Amended and Restated Mission Bay Agreement Concerning the Public Trust (98-1437); approving transfer of administrative jurisdiction over certain Port property (98-1438); approving termination of the Mission Bay Transportation Projects Agreement (98-1439); adopting the Mission Bay North Redevelopment Plan including an Intergovernment Cooperation Agreement (98-1440); adopting the Mission Bay South Redevelopment Plan including an Intergovernment Cooperation Agreement (98-1441); authorizing settlement with defendant 1900 Third Street LLC (98-1500); approving license agreement with 1900 Third Street LLC (98-1501); vacating certain street areas (98-1533); and approving findings in response to the written objections to the Mission Bay South Redevelopment Plan (98-1774);
(2) Other final approvals of the San Francisco Redevelopment Agency Commission (referenced by San Francisco Redevelopment Agency Resolution number): Approving the Report to the Board of Supervisors on the Mission Bay North Redevelopment Plan (184-98); approving the Design for Development for the Mission Bay North Redevelopment Project Area (186-98); approving Owner Participation Rules and Business Re-entry Preference Program for the Mission Bay North Redevelopment Project Area (187-98); authorizing execution of an Owner Participation Agreement and Related Documents for the Mission Bay North Redevelopment Project Area (188-98); approving the Report to the Board on the Mission Bay South Redevelopment Plan (189-98); approving the Design for Development for the Mission Bay South Redevelopment Project Area (191-98); approving Owner Participation Rules and Business Re-entry Preference Program for the Mission Bay South Project Area (192-98); authorizing execution of an Owner Participation Agreement and Related Documents for the Mission Bay South Redevelopment Project Area (193-98); adopting an Affordable Housing Policy for the proposed Mission Bay North and Mission Bay South Redevelopment Project Areas (194-98); and authorizing execution of a lease between the City and County of San Francisco and the Agency (195-98);
(3) Other final approvals of the San Francisco Planning Commission (referenced by San Francisco Planning Commission Resolution number): Adopting the 1990 Mission Bay Plan as Mission Bay Guidelines (147-98);
(4) Other final approvals of the San Francisco Port Commission (referenced by San Francisco Port Commission Resolution number): Adopting Waterfront Land Use Plan amendments (98-89); and
(5) Various other implementing actions related thereto undertaken by various departments and commissions, including the Redevelopment Agency Commission, Planning Commission, Port Commission, Public Utilities Commission, Building Inspection Commission, Public Transportation Commission, Department of Public Works and Department of Public Health.
NOTICE OF DETERMINATION
Mission Bay Redevelopment Plans
Page 2

Lead Agency: City and County of San Francisco, Department of City Planning, 1660 Mission Street, San Francisco CA 94103-2414

San Francisco Redevelopment Agency
770 Golden Gate Avenue, San Francisco, CA 94102

Contact Person: Paul S. Deutsch
Telephone: (415) 558-6383

Project Applicant: San Francisco Redevelopment Agency; Catellus Development Corporation, 201 Mission St., S.F. CA 94105

The City and County of San Francisco Board of Supervisors approved the project on November 2, 1998. A copy of the documents may be examined in the files listed above at the Clerk of the Board of Supervisors, Room 308, 401 Van Ness Ave. for Board of Supervisors final approvals; at the Planning Department and Redevelopment Agency addresses shown above for respective final approvals of those agencies; and at the Port of San Francisco offices at the Ferry Building, The Embarcadero at Market Street, for Port final approvals.

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 at the Office of Environmental Review at the above address.

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

3. Mitigation Measures were made a condition of approval.

4. The Department of Fish and Game FEE of $850 for an EIR is OWED.

Sincerely,
S.F. Hestor 870 Market St. #1121, San Francisco CA 94102
Project Sponsor: SFRA; Catellus Development Corp.
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TOTAL RECEIVED: $875.00
Rec't # 0000037618
November 03, 1998 --- 10:17:03

San Francisco Co Clerk's Office
Nancy Alfaro, County Clerk

Document #98-75077

Check Number: 109695/06

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CHS: MG/0
State of California - Department of Fish and Wildlife

2020 ENVIRONMENTAL FILING FEE CASH RECEIPT

DFW 753.5a (REV. 12/01/19) Previously DFG 753.5a

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY
SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO/STATE AGENCY OF FILING
SAN FRANCISCO COUNTY

PROJECT TITLE
MISSION BAY SOUTH BLOCK 1 HOTEL

PROJECT APPLICANT NAME
JOSE CAMPOS

PROJECT APPLICANT ADDRESS
1 S VAN NESS 5TH FL

PROJECT APPLICANT (Check appropriate box)
☐ Local Public Agency ☑ School District ☐ Other Special District ☐ State Agency ☑ Private Entity

CHECK APPLICABLE FEES:
☑ Environmental impact Report (EIR) $ 3,343.25 $
☐ Mitigated/Negative Declaration (MND)(ND)
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW $ 1,136.50 $
☐ 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 $
☐ County documentary handling fee $ 71.00 $ 71.00
☐ Other $ $ 71.00

PAYMENT METHOD:
☐ Cash ☐ Credit ☐ Check ☑ Other

TOTAL RECEIVED $ 71.00

SIGNATURE AGENCY OF FILING PRINTED NAME AND TITLE

Fallon Lim Deputy Clerk

ORIGINAL - PROJECT APPLICANT COPY - CSWASB COPY - LEAD AGENCY COPY - COUNTY CLERK

DFW 753.5a (Rev. 12012018)