



San Francisco Planning

2024-0000041

FILED

SAN FRANCISCO County Clerk

AUG 20 2024

Maribel Osoria

by: Maribel Osoria
Deputy County Clerk

48 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7800
www.sfplanning.org

NOTICE OF DETERMINATION

Final Approval Date: August 13, 2024
Case No.: 2022-000702ENV
State Clearinghouse No.: 2024060902
Project Title: SFPUC City Water Distribution Division Campus Project at 2000 Marin Street
Project Location-Specific: 2000 Marin Street
Project Location-City/County: City and County of San Francisco
Zoning: PDR-2 and M-2 Use District
 65-J Height and Bulk District
Block/Lot: 4346/003, 4347/001, 4346/001, 4346/001A, 4349/011
Lot Size: 396,396 square feet
Lead Agency: San Francisco Planning Department, see address above
Project Applicant: Allison Chan, San Francisco Public Utilities Commission
 415-554-3186
 alchan@sfwater.org
Staff Contact: Timothy Johnston
 (628) 652-7569
 timothy.johnston@sfgov.org

POSTED
 AUG 20 2024
 TO

To: County Clerk, City and County of San Francisco
 City Hall Room 160
 1 Dr. Carlton B. Goodlett Place
 San Francisco, CA 94102

State of California
 Office of Planning and Research
 PO Box 3044
 Sacramento, CA 95812-3044

In compliance with the California Environmental Quality Act (CEQA), Sections 21108 or 21152 of the Public Resources Code, 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:

- \$82 filing fee **AND** \$2,916.75 Negative Declaration Fee **OR**
 No Effect Determination (From CDFW)

Project Description

The San Francisco Public Utilities Commission (SFPUC) is proposing construction of a new City Water Distribution Division campus at 2000 Marin Street in the Bayview District of San Francisco. The project site encompasses approximately 9.1 acres and is bounded by Evans Avenue to the west; Cesar Chavez Street to the north; Marin Street to the south; and a salvage yard, railroad tracks, and I-280 to the east. The project site is comprised of five parcels that are owned by the SFPUC: a 7.8-acre parcel (Block/Lot 4346/003) with a one-story, 34-foot-tall building and parking lot is owned by the SFPUC Water Enterprise and four narrow, rectangular parcels (Block/Lot 4347/001, 4346/001, 4346/001A, 4349/011) to the north along Cesar Chavez Street that are owned by the SFPUC Wastewater Enterprise. The project site contains the former San Francisco Chronicle Production Plant building (75,035 square feet, 34-feet tall, one-story plus basement) and a 295,967 square-foot, approximately 600 space parking lot.

The project would demolish the existing building and parking lot on the project site and construct six buildings, totaling 370,850 square feet, including various uses and facilities such as administrative offices, electrical, landscaping, carpentry, machine, auto and meter shops, a warehouse, a parking garage, and a fueling station. The proposed buildings range from one to six stories and from 20 to 60.5 feet in height.

Determinations

The City and County of San Francisco decided to carry out or approve the project on August 13, 2024 when the San Francisco Public Utilities Commission approved the project and awarded Contract No. WD-2879R to Clark Construction Group (Resolution No. 24-0176). The mitigated negative declaration was made final on July 29, 2024, when no appeal of the MND was filed. A copy of the document(s) may be examined at 49 South Van Ness Avenue, Suite 1400, San Francisco, CA, 94103 (Case File No. 2022-000702ENV).

1. A Negative Declaration has been prepared pursuant to the provisions of CEQA. It is available to the public and may be examined at the Planning Department at the above address.
2. A determination has been made that the project in its approved form will not have a significant effect on the environment.
3. Mitigation measures were made a condition of project approval for the project.
4. A mitigation and monitoring reporting program was adopted for this project.
5. A statement of overriding considerations was not adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

Julie Moore

For Lisa Gibson
Environmental Review Officer

August 15, 2024

Date

cc: Allison Chan, San Francisco Public Utilities Commission
Shamann Walton, Supervisor District 10

Date Received for filing at OPR:

PUBLIC UTILITIES COMMISSION

City and County of San Francisco

RESOLUTION NO. 24-0176

WHEREAS, The San Francisco Public Utilities Commission (SFPUC) is constructing new facilities at 2000 Marin Street to relocate the Water Enterprise City Distribution Division (CDD) from its current location at 1990 Newcomb Avenue to alleviate overcrowding, address building code and safety issues, eliminate inefficiencies, and accommodate CDD's current and future operational needs; and

WHEREAS, On June 28, 2022, by Resolution No. 22-0125, the Commission awarded Contract No. WD-2879R, CDD Campus at 2000 Marin to Clark Construction Group as a Construction Manager/General Contractor (CM/GC) in the amount of \$260,450,682 and with a duration of 2,464 consecutive calendar days; and

WHEREAS, On June 28, 2022, by Resolution No. 22-0125, the Commission authorized commencement of pre-construction services for the Project in the amount of \$1,250,000 with a duration of 913 consecutive calendar days; and

WHEREAS, On June 28, 2022, by Resolution No. 22-0125, the Commission requested staff, upon completion of environmental review under the California Environmental Quality Act (CEQA), to return to seek approval of the Project and request that this Commission authorizes the remaining contract funding in the amount up to \$259,200,682 and authorizes the staff to proceed with the construction phase.; and

WHEREAS, March 1, 2023, was the Notice-to-Proceed date for Pre-Construction; and

WHEREAS, On June 19, 2024, the Planning Department published a Preliminary Mitigated Negative Declaration for the City Water Distribution Division Campus Project at 2000 Marin Street Project (Case Number 2022-000702ENV), which was available for public comment until July 19, 2024, and no public comments or appeals on the Preliminary Mitigated Negative Declaration were received; and

WHEREAS, On July 29, 2024, the Planning Department reviewed and considered the Final Mitigated Negative Declaration and found that the contents are adequate, accurate and objective, reflected the independent analysis and judgment of the Planning Department, and the procedures through which it was prepared, publicized, and reviewed, complied with California Environmental Quality Act (CEQA), 14 California Code of Regulations section 15000 et seq. (the CEQA Guidelines), and Chapter 31 of the San Francisco Administrative Code; and

WHEREAS, The Planning Department is the custodian of records, located in Case Number 2022-000702ENV, at 49 South Van Ness Avenue, Suite 1400, San Francisco, California; and

WHEREAS, Staff has made the Final Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program available to the public and this Commission for this Commission's review, consideration, and action; and

WHEREAS, Subject to Commission approval of the Project, staff recommends authorizing the Project to proceed to the Construction Phase, consistent with this Commission Resolution No. 22-0125, and for Clark Construction Group to provide construction services in the amount up to \$259,200,682, consistent with the terms and conditions of Contract No. WD-2879R; and

WHEREAS, Funds are available from Project No. 10037249, City Distribution Division Campus at 2000 Marin; now, therefore, be it

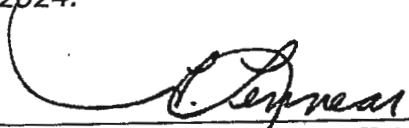
RESOLVED, That the SFPUC has reviewed and considered the Final Mitigated Negative Declaration and the record as a whole, and finds the Final Mitigated Negative Declaration is adequate for its use as the decision making body for the Project, and there is no substantial evidence that the Project will have a significant effect on the environment with the adoption of the mitigation measures contained in the Mitigation Monitoring and Reporting Program and that the Final Mitigated Negative Declaration reflects the City's independent judgment and analysis, and hereby adopts the Final Mitigated Negative Declaration ; and be it

FURTHER RESOLVED, That the SFPUC hereby adopts the Mitigation Monitoring and Reporting Program incorporated herein as part of this Resolution by this reference thereto and commits to all required mitigation measures identified in the Final Mitigated Negative Declaration and contained in the Mitigation Monitoring and Reporting Program; and be it

FURTHER RESOLVED, That this Commission hereby approves the CDD Campus at 2000 Marin project, and authorizes SFPUC staff to proceed with actions necessary to implement the Project; and be it

FURTHER RESOLVED, That this Commission hereby authorizes SFPUC staff to proceed to the Construction Phase under Contract No. WD-2879R for Clark Construction Group to deliver a new CDD Campus at 2000 Marin in the amount up to \$259,200,682 and a duration of 1,551 consecutive calendar days, in accordance with the terms and conditions of such contract, subject to appropriation and certification of funds.

I hereby certify that the foregoing resolution was adopted by the Public Utilities Commission at its meeting of August 13, 2024.



Director of Commission Affairs
San Francisco Public Utilities Commission