

FILED

SAN FRANCISCO County Clerk

October 28, 2024

M. Nadonza
 by: Mariedyne Nadonza
 Deputy County Clerk

NOTICE OF DETERMINATION

Approval Date: October 23, 2024
 Case No. 2007.0946E
 State Clearinghouse No. 2007082168
 Project Title: Candlestick Point-Hunters Point Shipyard Phase II
 Project Applicant: CP Development, LLC
 Project Location: Zone 1 of the Bayview Hunters Point Redevelopment Project Area
 and Phase 2 of the Hunters Point Shipyard Redevelopment Project Area
 Lead Agency: Successor Agency to the Redevelopment Agency of the City and
 County of San Francisco, One South Van Ness Avenue,
 Fifth Floor, San Francisco, CA 94103
 Staff Contact: José Campos
 Phone/email: 415.749.2554/ 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) and the Guidelines of the Secretary for Resources, 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 Receipt for prior payment of EIR Fee

PROJECT DESCRIPTION:**Background**

On June 3, 2010, the San Francisco Planning Commission and the Commission for the former Redevelopment Agency of the City and County of San Francisco, acting as co-lead agencies, certified the Final Environmental Impact Report (FEIR) for the Candlestick Point-Hunters Point Shipyard Phase II Project (Project) (San Francisco Planning Department File Number 2007.0946E and San Francisco Redevelopment Agency File Number ER6.05.07). On July 13, 2010, the San Francisco Board of Supervisors affirmed the Planning Commission's certification of the FEIR. The Project is a mixed-use development including housing, retail, office and research and development, cultural, educational, and open space uses on the approximately 702-acre site. The

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FEIR analyzed various Project Variants, including development of up to 5,150,000 square feet of office and research and development space.

Between June 3, 2010 and August 3, 2010, the Planning Commission, the former Redevelopment Agency, and the Board of Supervisors adopted environmental findings in relation to the Project, including a statement of overriding considerations and a mitigation monitoring and reporting program. On August 3, 2010, in connection with the approval of the Project, the Board of Supervisors also adopted amendments to the Bayview Hunters Point Redevelopment Plan and the Hunters Point Shipyard Redevelopment Plan (collectively, Redevelopment Plans). The Redevelopment Plans establish the land use controls for the Project.

Subsequent to certification of the FEIR, the Successor Agency to the Redevelopment Agency of the City and County of San Francisco (the Office on Community Investment and Infrastructure, or OCII), in consultation with the Planning Department, prepared Addenda 1 through 7 to the FEIR analyzing certain Project modifications. OCII has adopted the Project modifications analyzed in Addenda 1, 4, 5, 6, and 7; the Project modifications analyzed in Addenda 2 and 3 ultimately were not pursued or adopted.

2024 Modified Project Variant

CP Development Co. LLC (Developer) proposed, and OCII, its Oversight Board, the Planning Commission, and the California Department of Finance have approved changes (the “2024 Modified Project Variant”) to the Project approved in 2010 (the “2010 Project”). The 2024 Modified Project Variant includes changes primarily at Candlestick Point (“CP”), as well as related changes to the Hunters Point Shipyard Phase II (“HPS2”) to allow transfer of up to 2,050,000 square feet of research and development/office (R&D/office) uses to CP.

Specifically, at CP the Modified Project Variant would include: increasing the R&D/office uses approved at CP from 750,000 square feet to 2,800,000 square feet, which would include transfer of approximately 2,050,000 square feet of R&D/office use from HPS2 with a commensurate reduction of R&D/office use at HPS2; allowance of a parking ratio of 2 parking spaces per 1,000 square feet for the first 1,700,000 square feet of R&D/office development at CP that will be followed by a parking study to determine further parking needs; authorization of hotel use (currently permitted at CP) as a Principal Use within the Candlestick Mixed-Use Residential District; authorization of Commercial, Entertainment, and Visitor-Serving Uses (i.e., film arts center and performance venue) as Secondary Uses within the Candlestick Mixed Use Residential District; modification of the Schedule of Performance and the Project’s Phasing Plan, including elimination of the Sub-Phase boundaries and approvals; modification of the construction schedule to assume that the 2024 Modified Project Variant will resume construction activities at CP in Quarter 4 of 2025; and amending the CP Design for Development to increase the maximum allowable building heights, bulk and massing at CP Center (among other changes to the development standards to accommodate the additional R&D/office square footage).

Implementation of the 2024 Modified Project Variant includes the following approvals:

- The Fourth Amendment to the Disposition and Development Agreement (Candlestick Point and Phase 2 of the Hunters Point Shipyard) (the “DDA”) and conforming amendments to the exhibits and attachments to the DDA;

- Amendments to the Bayview Hunters Point Redevelopment Plan;
- Amendments to the Hunters Point Shipyard Redevelopment Plan;
- Amendments to the Candlestick Point Design for Development;
- First Amendment to the Tax Allocation Pledge Agreement between the Agency and the City and County of San Francisco for the Development of Candlestick Point and Phase 2 of the Hunters Point Shipyard.

Environmental Review of 2024 Modified Project Variant

OCII in consultation with the Planning Department, prepared Addendum No.7, dated August 23, 2024. Addendum No. 7 evaluated the 2024 Modified Project Variant.

Based on the information and analysis contained in Addendum No. 7, OCII concluded on September 3, 2024 that the analyses conducted and the conclusions reached in the FEIR certified on June 3, 2010 remain valid and that the proposed 2024 Modified Project Variant would not cause new or substantially more severe significant impacts than those identified in the FEIR, and no new mitigation measures would be necessary to reduce significant impacts. Other than as described in Addendum No. 7, 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:

By letter dated October 23, 2024, the California Department of Finance (DOF) approved OCII's Oversight Board's approval of the Fourth Amendment to the DDA, which is the subject of this Notice of Determination.

The lead agency determined that no additional environmental review is required beyond Addendum No. 7 to the FEIR. These actions are part of the Candlestick Point-Hunters Point Shipyard Phase II Project. A copy of the document(s) may be examined at Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103, in file no. **2007.0946E**.

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 Planning Department 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; findings for the Project were previously made pursuant to 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 28, 2024

Signature (OCII):

A handwritten signature in black ink, appearing to read 'José Campos', written over a horizontal line.

José Campos

Title: Manager of Planning and Design Review



State of California—The Resources Agency
 DEPARTMENT OF FISH AND GAME
 2010 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT #	270659
STATE CLEARING HOUSE # (if applicable)	

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY SAN FRANCISCO REDEVELOPMENT AGENCY/ SF PLANNING DEPARTMENT		DATE 8/4/2010	
COUNTY/STATE AGENCY OF FILING SAN FRANCISCO COUNTY CLERK		DOCUMENT NUMBER 370402	
PROJECT TITLE CANDLESTICK PARK- HUNTERS POINT SHIPYARD PHASE II PROJECT			
PROJECT APPLICANT NAME FRED BLACKWELL/BILL WYCKO		PHONE NUMBER (415) 575-9040	
PROJECT APPLICANT ADDRESS ONE SOUTH VAN NESS AVENUE, FIFTH FLOOR	CITY SF	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	\$2,792.25	\$ 2792.25
<input type="checkbox"/> Negative Declaration	\$2,010.25	\$
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	\$850.00	\$
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs	\$949.50	\$
<input checked="" type="checkbox"/> County Administrative Fee	\$50.00	\$ 50.00
<input type="checkbox"/> Project that is exempt from fees		
<input type="checkbox"/> Notice of Exemption		
<input type="checkbox"/> DFG No. Effect Determination (Form Attached)		
<input type="checkbox"/> Other _____		\$

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other _____

TOTAL RECEIVED \$ 2842.25

SIGNATURE X <i>Melissa Ortiz</i>	Printed Name: MELISSA ORTIZ	TITLE Deputy County Clerk
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ORIGINAL - PROJECT APPLICANT

COPY - DFG/ASB

COPY - LEAD AGENCY

COPY - COUNTY CLERK FG

753.5a (Rev. 11/09)



State of California - Department of Fish and Wildlife
2024 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

Print



Save

RECEIPT NUMBER:
38-10/28/2024-089
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SF	LEAD AGENCY EMAIL	DATE 10/28/2024
COUNTY/STATE AGENCY OF FILING SAN FRANCISCO COUNTY	DOCUMENT NUMBER 2024-0000055	

PROJECT TITLE

CANDLESTICK POINT-HUNTERS POINT SHIPYARD PHASE II

PROJECT APPLICANT NAME JOSE CAMPOS	PROJECT APPLICANT EMAIL jose.campos@sfgov.org	PHONE NUMBER (415) 749-2554
PROJECT APPLICANT ADDRESS ONE SOUTH VAN NESS AVENUE, FIFTH 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:

- Environmental Impact Report (EIR) \$ 4,051.25 \$ _____
 Mitigated/Negative Declaration (MND)(ND) \$ 2,916.75 \$ _____
 Certified Regulatory Program (CRP) document - payment due directly to CDFW \$ 1,377.25 \$ _____

- 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 \$ 82.00 \$ _____ 82.00
 Other \$ _____

PAYMENT METHOD:

- Cash Credit Check Other 2211139
TOTAL RECEIVED \$ _____ 82.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE Mariedyne Nadonza Deputy Clerk
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