

2024-0000063

**F I L E D**

SAN FRANCISCO County Clerk

November 13, 2024



by: Mariedyne Nadonza  
Deputy County Clerk

**NOTICE OF DETERMINATION**

Approval Date: November 7, 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 Plan Area and Phase 2 of the Hunters Point Shipyard Redevelopment Plan Area

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  
San Francisco Planning Department, 1650 Mission Street, Suite 400, 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

NOV 13 2024  
POSTED  
TO

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

Shipyards 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 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 Shipyards 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, the California Department of Finance, and the Board of Supervisors 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 Shipyards 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 Development and Disposition Agreement (the “DDA”) and conforming amendments to the exhibits and attachments to the DDA;
- Amendments to the Bay View Hunters Point Shipyard 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 (the “First Amendment to the Pledge Agreement”).

### **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 Variants.

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:

On November 7, 2024, the City and County of San Francisco approved the First Amendment to the Pledge Agreement, which is the subject of this Notice of Determination.

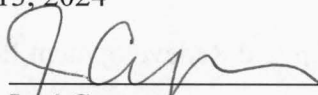
The lead agency determined that no additional environmental review is required. These actions are part of the Candlestick Point-Hunters Point Shipyard Phase II Project. A copy of the document(s) may be examined at Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103, in 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: November 13, 2024

Signature (OCII):



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):			
<input checked="" type="checkbox"/> Local Public Agency <input type="checkbox"/> School District <input type="checkbox"/> Other Special District <input type="checkbox"/> State Agency <input type="checkbox"/> 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:		TOTAL RECEIVED \$ 2842.25	
<input type="checkbox"/> Cash	<input type="checkbox"/> Credit	<input checked="" type="checkbox"/> Check	<input type="checkbox"/> Other _____

SIGNATURE X	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
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COUNTY/STATE AGENCY OF FILING SAN FRANCISCO COUNTY	DOCUMENT NUMBER 2024-0000055
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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
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PROJECT APPLICANT ADDRESS ONE SOUTH VAN NESS AVENUE, FIFTH FLOOR	CITY SAN FRANCISCO	STATE CA	ZIP CODE 94103
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**PROJECT APPLICANT (Check appropriate box)**

- Local Public Agency  
  School District  
  Other Special District  
  State Agency  
  Private Entity

**CHECK APPLICABLE FEES:**

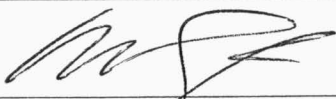
- Environmental Impact Report (EIR) \$ 4,051.25 \$ \_\_\_\_\_  
 Mitigated/Negative Declaration (MND)(ND) \$ 2,916.75 \$ \_\_\_\_\_  
 Certified Regulatory Program (CRP) document - payment due directly to CDFW \$ 1,377.25 \$ \_\_\_\_\_

- 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 <b>X</b> 	AGENCY OF FILING PRINTED NAME AND TITLE Mariedyne Nadonza Deputy Clerk
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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:  
 38-11/13/2024-102

STATE CLEARINGHOUSE NUMBER (if applicable)

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY & COUNTY OF S.F.	LEAD AGENCY EMAIL	DATE 11/13/2024
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COUNTY/STATE AGENCY OF FILING SAN FRANCISCO COUNTY	DOCUMENT NUMBER 2024-0000063
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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
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PROJECT APPLICANT ADDRESS 1650 MISSION STREET, SUITE 400	CITY SAN FRANCISCO	STATE CA	ZIP CODE 94103
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**PROJECT APPLICANT (Check appropriate box)**

Local Public Agency     School District     Other Special District     State Agency     Private Entity

**CHECK APPLICABLE FEES:**

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Mitigated/Negative Declaration (MND)(ND)    \$ 2,916.75 \$ \_\_\_\_\_

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Exempt from fee

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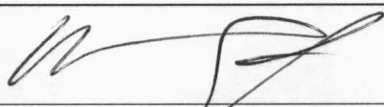
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County documentary handling fee    \$ 82.00 \$ 82.00

Other    \$ \_\_\_\_\_

**PAYMENT METHOD:**

Cash     Credit     Check     Other 2211425    **TOTAL RECEIVED \$ 82.00**

SIGNATURE <b>X</b> 	AGENCY OF FILING PRINTED NAME AND TITLE Mariedyne Nadonza Deputy Clerk
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