

2023-0000010

FILED

SAN FRANCISCO County Clerk

February 7, 2023

by: Giselle Romo

Deputy County Clerk

Notice of Determination

To:

Office of Planning and Research
U.S. Mail:
P.O. Box 3044
Sacramento, CA 95812-3044

Street Address:
1400 Tenth St., Rm 113
Sacramento, CA 95814

County Clerk of San Francisco
City Hall, #168, 1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

From:

Successor Agency to the San Francisco Redevelopment Agency (Office of Community Investment and Infrastructure)
One South Van Ness Avenue, Fifth Floor
San Francisco, CA 94103
Contact: José Campos
Phone: 415.749.2554

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number: 95063004

Project Title: Transbay Block 2 Project

Project Applicant: Successor Agency to the Redevelopment Agency of the City and County of San Francisco (commonly known as the Office of Community Investment and Infrastructure or OCII), Transbay Senior, L.P., and Transbay Family, L.P.

Project Location (include county): The Transbay Block 2 Project redevelopment site, which consists of Lot 014 on Assessor's Block 3739, located at 200 Folsom Street, between Main and Beale Streets, in Zone One of the Transbay Redevelopment Project Area, City and County of San Francisco.

Project Description: Approval of an amendment to the *Transbay Redevelopment Plan* to increase the limits of certain bulk controls in connection with the development of a 335-unit, 100-percent affordable, mixed-use residential project on Block 2 of Zone One of the Transbay Redevelopment Project Area (the "Plan Amendment"); approval of an amendment to the *Development Controls and Design Guidelines for the Transbay Redevelopment Project* related to the Transbay Block 2 Project (the "DCDG Amendment"); and, conditional approvals of Schematic Designs for the Transbay Block 2 West and Transbay Block 2 East portions of the Transbay Block 2 redevelopment site (the "Schematic Designs"). The Transbay Block 2 West portion of the site consists of a maximum 85-foot-high, mixed-use affordable housing project of approximately 151 rental units for seniors and approximately 2,945 square feet of retail space. The Transbay Block 2 East portion of the site consists of a maximum 165-foot-high, mixed-use affordable housing project of approximately 184 rental units, approximately 1,959 square feet of retail space, and an approximately 6,447-square-foot childcare facility.

Project Background Information: In 2004, the Final Environmental Impact Statement/Environmental Impact Report for the Transbay Terminal/Caltrain Downtown Extension/Redevelopment Project ("EIS/EIR"), which included the Transbay Redevelopment Project ("Redevelopment Project"), was certified under the California Environmental Quality Act ("CEQA") by the San Francisco Redevelopment Agency Commission, the San Francisco Planning Commission, and the Peninsula Corridor Joint Powers Board. The San Francisco Board of Supervisors made findings affirming the certification under CEQA of the EIS/EIR in 2004, and, in 2005, upon its approval of the Transbay Redevelopment Plan, referred to said findings. In connection with the Transbay Block 2 Project, OCII issued a Tenth Addendum to the EIS/EIR on November 1, 2022, which concludes that no further environmental review beyond the EIS/EIR is required to approve the Transbay Block 2 Project.

This notice is to advise that the resolutions authorizing the DCDG Amendment and the Schematic Designs were approved by the Commission on Community Investment and Infrastructure on November 1, 2022 and the ordinance authorizing the Plan Amendment was approved by the San Francisco Board of Supervisors on January 24, 2023 and

FEB 07 2023

POSTED

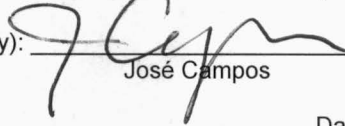
TO

was signed by the Mayor of San Francisco on February 3, 2023. OCII, as Lead Agency, and the City and County of San Francisco previously made the following determinations regarding the Redevelopment Project as set forth in the EIS/EIR:

1. The Redevelopment Project will have a significant effect on the environment.
2. An Environmental Impact Report was prepared for the Redevelopment Project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the Redevelopment Project.
4. A mitigation reporting or monitoring plan was adopted for the Redevelopment Project.
5. A statement of Overriding Considerations was adopted for the Redevelopment Project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the EIS/EIR with comments and responses, the Tenth Addendum, and the record of the Transbay Block 2 approvals are available to the general public at the Office of Community Investment and Infrastructure, located at One South Van Ness Avenue, 5th Floor, San Francisco, CA 94103.

Signature (Public Agency):


José Campos

Title: Manager of Planning and Design Review

Date: February 7, 2023

Date Received for filing at OPR: _____

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Attached fee:

\$75 filing fee AND

\$2,764.00 Negative Declaration Fee][\$3,839.25 EIR Fee] OR

No Effect Determination (From CDFW)

#88981



PLANNING DEPARTMENT

City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

MAIN NUMBER (415) 558-6378	DIRECTOR'S OFFICE PHONE: 558-6411 4TH FLOOR FAX: 558-6426	ZONING ADMINISTRATOR PHONE: 558-6350 5TH FLOOR FAX: 558-6409	PLANNING INFORMATION PHONE: 558-6377 MAJOR ENVIRONMENTAL FAX: 558-5991	COMMISSION CALENDAR INFO: 558-6422 INTERNET WEB SITE
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**ENDORSED
FILED**

San Francisco County Clerk

\$30.00 Private Development Fee IS OWED: N/A-Public Project

JUN 16, 2004

NOTICE OF DETERMINATION

TO: County Clerk, City and County of San Francisco
 City Hall - Room 168
 1 Dr. Carlton B. Goodlett Place
 San Francisco, CA 94102

State of California
 Office of Planning and Research
 P.O. Box 3044
 Sacramento, CA 95812-3044
 State Clearinghouse No.: 95063004

by: **MARGARET T. YU**
 Deputy County Clerk

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: 2000.048E - Transbay Terminal/Caltrain Downtown Extension/Redevelopment Project.

Address: 425 Mission Street (Transbay Terminal); the Caltrain track alignment is primarily under Townsend and Second Streets; and the redevelopment plan area is generally bounded by Mission, Main, Spear, Folsom, Essex, I-80, Second and Minna Streets.

Project Description: A joint EIS/EIR has been prepared for this project. The proposed project has three major components: the construction of a multi-modal Terminal on the site of the present Terminal (that would be demolished) at Mission and First Streets; an underground extension of Caltrain commuter rail service from its current San Francisco terminus at Fourth and Townsend Streets to a new terminus underneath the proposed new Transbay Terminal; and establishment of a Redevelopment Area Plan with related development projects, including transit-oriented development in the vicinity of the new multi-modal Transbay Terminal. The proposed Redevelopment Area would generally be bound by Mission, Main, Spear, Folsom, Essex, I-80, Second and Minna Streets while the Caltrain track alignment is primarily under Townsend and Second Streets. Other components of the project include a temporary bus terminal facility at Beale and Folsom Streets to be used during construction of the new Transbay Terminal; a permanent off-site bus storage/layover facility; reconstructed bus ramps leading to the new Transbay Terminal; and a redesigned Caltrain storage yard.

Lead Agencies: City and County of San Francisco, Planning Department, 1660 Mission Street, San Francisco, CA, 94103
 San Francisco Redevelopment Agency, 770 Golden Gate Ave., San Francisco, CA, 94102
 Peninsula Corridor Joint Powers Board, 1250 San Carlos Ave., San Carlos, CA, 94070-1306

Contact Persons: City and County of San Francisco: Joan A. Kugler, AICP Telephone: (415) 558-5983
 San Francisco Redevelopment: Mike Grisso (415) 749-2510
 Peninsula Corridor Joint Powers Board: Marie Pang (650) 508-6338

Project Applicant: Transbay Joint Powers Authority, 201 Mission St., Ste. 1960, San Francisco, 94105-1858

On April 22, 2004, in Resolution No. 04-004, the Transbay Joint Powers Authority adopted the project components that are within the jurisdiction of the Authority. These components include, among other related actions, the construction of the new multi-modal Transbay Terminal, the underground extension of the CalTrain commuter rail service from its current terminus at Fourth and Townsend Streets to the new Terminal, and ramps and storage area for buses. A copy of this resolution and related document(s) may be examined at the Authority address listed above. Documents relating to the Transbay Terminal/Caltrain Extension/ Redevelopment Project EIS/EIR may be examined at the Planning Department offices in Case No. 2000.048E.

1. An Environmental Impact Report 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.

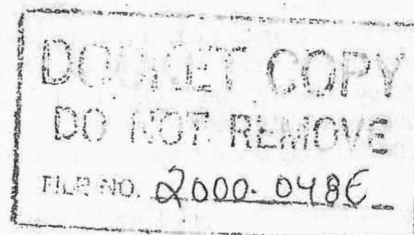
2. A determination has been made that the project in its approved form will have a significant effect on the environment and findings were made pursuant to Section 15091 and a statement of overriding considerations was adopted.
3. Mitigation measures were made a condition of approval and a mitigation monitoring and reporting plan was adopted.

Gerald G. Green
Director of Planning

Rich Cooper, for

by Paul E. Maltzer
Environmental Review Officer

cc: Sue C. Hestor, 870 Market St. #1128, San Francisco, CA 94102
Transbay Joint Powers Authority, 201 Mission St., Ste. 1960, San Francisco, 94105-1858
San Francisco Redevelopment Agency, 770 Golden Gate Ave., San Francisco, CA, 94102
Peninsula Corridor Joint Powers Board, 1250 San Carlos Ave., San Carlos, CA, 94070-1306
Jennifer Rank, Steefel Levitt and Weiss, One Embarcadero, 30th Floor, San Francisco, CA, 94111
Dean Pappas, O'Melveny & Meyers LLP, 400 South Hope Street, 15th Floor, Los Angeles CA 90071
Joseph Margolis, Prudential Real Estate Investors, 8 Campus Drive, 4th Floor, Arbor Circle South, Parsippany, New Jersey, 07054
Marc Selznick, Prudential Real Estate Investors, 6701 Center Drive West, Suite 710, Los Angeles, CA, 90045





PLANNING DEPARTMENT

City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

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DIRECTOR'S OFFICE
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ZONING ADMINISTRATOR
PHONE: 558-6350

5TH FLOOR
FAX: 558-6409

PLANNING INFORMATION
PHONE: 558-6377

MAJOR ENVIRONMENTAL
FAX: 558-5991

COMMISSION CALENDAR
INFO: 558-6422

INTERNET WEB SITE
WWW.SFGOV.ORG/PLANNING

California Department of Fish and Game CERTIFICATE OF FEE EXEMPTION

De Minimis Impact Finding

Project Title and Location: Transbay Terminal/Caltrain Downtown Extension/Redevelopment Project.

Name and Address of Project Proponent (include county): Transbay Joint Powers Authority, 201 Mission St., Ste. 1960, San Francisco, CA, 94105-1858, County of San Francisco.

Project Description: The proposed project has three major components: the construction of a multi-modal Terminal on the site of the present Terminal (that would be demolished) at Mission and First Streets; an underground extension of Caltrain commuter rail service from its current San Francisco terminus at Fourth and Townsend Streets to a new terminus underneath the proposed new Transbay Terminal; and establishment of a Redevelopment Area Plan with related development projects, including transit-oriented development in the vicinity of the new multi-modal Transbay Terminal. The proposed Redevelopment Area would generally be bound by Mission, Main, Spear, Folsom, Essex, I-80, Second and Minna Streets while the Caltrain track alignment is under Townsend and Second Streets. Other subordinate components of the project include a temporary bus terminal facility at Beale and Folsom Streets to be used during construction of the new Transbay Terminal; a permanent off-site bus storage/layover facility; reconstructed bus ramps leading to the new Transbay Terminal; and a redesigned Caltrain storage yard.

Findings of Exemption:

The project would be constructed in an already developed, urbanized area where no natural habitat has been identified in the California Natural Diversity Data Base and maps published by the California Department of Fish and Game. The EIS/EIR found that: The project site is covered almost completely by streets and train right-of ways, existing buildings and parking lots. The project's site is within a highly developed urbanized area of the City (South of Market) and does not provide habitat for any rare or endangered plant or animal species. No other important biological resources are likely since the project area has been disturbed by humans for many years.

Certification:

I hereby certify that the lead agency has made the above finding(s) of fact and that based upon the initial study and hearing record the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

Paul E. Maltzer
Environmental Review Officer



STATE OF CALIFORNIA-THE RESOURCES AGENCY
 DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFG 753.5a (6-91)

88981

Lead Agency: C.C. of Planning Dept. Date: 06.16.04
 County/State Agency of Filing: of County Clerk Document No.: 209149
 Project Title: Transbay Terminal/Caltrain Downtown Ext/Redevelopment Project
 Project Applicant Name: Transbay Joint Powers Board - Mike Griss Phone Number: 415.558.5983
 Project Applicant Address: 201 Mission St, Ste. 1900, S.F. CA 94105
 Project Applicant (check appropriate box): Local Public Agency School District Other Special District
 State Agency Private Entity

CHECK APPLICABLE FEES:

- () Environmental Impact Report \$850.00 \$ _____
- () Negative Declaration \$1,250.00 \$ _____
- () Application Fee Water Diversion (State Water Resources Control Board Only) \$850.00 \$ _____
- () Projects Subject to Certified Regulatory Programs \$850.00 \$ _____
- () County Administrative Fee \$25.00 \$ _____
- () Project that is exempt from fees

TOTAL RECEIVED \$ 60

Signature and title of person receiving payment: [Signature] Dep. County Clerk

FIRST COPY-PROJECT APPLICANT SECOND COPY-DFG/FASB THIRD COPY-LEAD AGENCY FOURTH COPY-COUNTY/STATE AGENCY OF FILING

REC'D IN 0000209149
 June 16, 2004 15:51:10
 San Francisco County Clerk
 Barry H. Burton
 Document # 04-0088981-00
 RECD BY
 Gov't Rep. Freeiss
 Total fee \$0.00
 Amount Tendered... \$0.00
 Change \$0.00
 CRY:WY/O

City and County of San Francisco



Real Estate Division
Department of Administrative Services

~~#2001.0735~~
2000.048R

July 26, 2004

Gerald G. Green
Director of Planning
1660 Mission Street
San Francisco, CA 94103

Attn: Maria Oropeza-Singh
General Plan Referrals

Dear Mr. Green:

Enclosed is a General Plan Referral Application for the acquisition of Assessor Lots 45A, 046, 053 and 054 in block 3721. This property is necessary for the Transbay Terminal Project which is the subject of the environmental document in your file No. 2000-048.

Please advise if the acquisition of this property is exempt from environmental review, in conformity with the General Plan and consistent with the eight priority policies of Section 101.1 of the Planning Code.

Should you have any questions or need additional information, please call Larry Ritter of our office at 554-9874.

Sincerely,

Steve Legnitto
Director

San Francisco Planning Department
This property acquisition is covered in the FEIS/EIR for Transbay Terminal/Caltrain Downtown Extension/Redevelopment Project Case No. 2000.048E which was certified April 22, 2004 by the San Francisco Planning Commission and Peninsula Corridor Joint Powers Board

- cc: City Planning -w/enc
-Stephen Shotland
-Amit Ghosh
-David Allumbaugh

- Deputy City Attorneys
-Andrew Schwartz
-John Roddy

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(415) 554-9850
FAX: (415) 552-9216

Office of the Director of Property
25 Van Ness Avenue, Suite 400

Jan Kugler 7/29/04
Major Environmental Analysis
San Francisco, CA 94102



State of California - Department of Fish and Wildlife
2023 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

Print



Finalize&Email

RECEIPT NUMBER:
 38-02/07/2023-016
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SUCCESSOR AGENCY TO THE SF REDEVELOPMENT AGENCY(OFFICE OF THE COMMUNITY INVESTME	LEAD AGENCY EMAIL	DATE 02/07/2023
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COUNTY/STATE AGENCY OF FILING SAN FRANCISCO COUNTY	DOCUMENT NUMBER 2023-0000010
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PROJECT TITLE
 TRANSBAY BLOCK 2 PROJECT

PROJECT APPLICANT NAME JOSE CAMPOS	PROJECT APPLICANT EMAIL	PHONE NUMBER (415) 749-2554
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PROJECT APPLICANT ADDRESS 1 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) \$ 3,839.25 \$ _____
 Mitigated/Negative Declaration (MND)(ND) \$ 2,764.00 \$ _____
 Certified Regulatory Program (CRP) document - payment due directly to CDFW \$ 1,305.25 \$ _____

- 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 \$ 75.00 \$ _____ **75.00**
 Other \$ _____

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other
 TOTAL RECEIVED \$ _____ **75.00**

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE Giselle Romo Deputy Clerk
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