



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

NOTICE OF PUBLIC HEARING

AND AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

Hearing Date: **Thursday, October 19, 2017**
 Time: **1:00 p.m.** (Call 415-558-6422 the week of the hearing for a more specific time)
 Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400**
 Case Type: **Environmental (Draft Environmental Impact Report)**
 Hearing Body: **Planning Commission**

PROPERTY INFORMATION

Project Address: India Basin Mixed-Use Project (700 Innes Avenue, 900 Innes Avenue, India Basin Shoreline Park, and India Basin Open Space)
Cross Street(s): Earl Street and Hudson Avenue
Block /Lot No.: 4644/001-018, 004, 004A, 005, 005S, 006, 006A, 007, 008, 009, 010, 010A, 010B, 010C, 011; 4631/001, 002; 4620/001, 002; 4607/025, 024; 4596/ 026; 4597/ 026; 4606/ 026, 100; 4621/016, 018, 021, 100, 101; 4630/005, 007, 100; 4645/001, 003A, 004, 006, 007, 007A, 010, 010A, 011, 012, 013; 4630/002; 4629A/010, 011; 4646/001, 002, 003, 003A, 019, 020; 4629A/012, 013, 003, 004, 005, 006; 4622/007, 008, 016, 017, 018, 019, 012, 013; 4605/010, 011,012,013,014,015,016,017,018,019; 4645/014, 015
Zoning District(s): P, NC-2, and M-1 Districts
Plan Area: N/A

APPLICATION INFORMATION

Case No.: 2014-002541ENV
Building Permit: N/A
Applicant/Agent: Michael Yarne – BUILD, Inc.
Telephone: (415) 551-7612
Email: michael@bldsf.com
Applicant/Agent: Nicole Avril – San Francisco Recreation and Parks Department
Telephone: (415) 305-8468
Email: nicole.avril@sfgov.org

PROJECT DESCRIPTION

A draft environmental impact report (EIR) has been prepared by the San Francisco Planning Department in connection with this project.

The project consists of a public-private partnership between the City and County of San Francisco (the Recreation and Parks Department or RPD) and BUILD, Inc. The project site encompasses publicly and privately owned parcels, including existing streets, totaling approximately 38.24 acres.

The BUILD, Inc. component of the project consists of developing a mixed-use urban village on the 700 Innes property. This component of the project would include two options: (1) a residentially-oriented project with approximately 1,240 dwelling units, 275,330 square feet of commercial space, 50,000 square feet of institutional space, and 1,800 parking spaces; or (2) a commercially-oriented variant with approximately 500 dwelling units, 1,000,000 square feet of commercial space, 50,000 square feet of institutional space, and 1,932 parking spaces. Both BUILD, Inc. options would include recreation and open space facilities.

The RPD component of the project consists of making improvements to the 900 Innes, India Basin Shoreline Park, and India Basin Open Space properties. These improvements would include enhancing existing and developing new open space and recreation facilities. The RPD component of the project would be the same under either of the BUILD, Inc. options. In total, the overall project would include approximately 24.5 acres of recreation and open space facilities.

The project site is included on the following lists compiled pursuant to Section 65962.5 of the California Government Code.

List: Hazardous Waste and Substances Sites, Department of Toxic Substances Control
 Regulatory Identification Number: 80001502
 Address of Listed Site: 894 Innes Avenue, San Francisco, CA 94124
 Assessor's Block/Lot[s]: None listed
 Date of List: June 29, 2009

List: Leaking Underground Storage Tank Sites, State Water Resources Control Board
Regulatory Identification Number: T10000007983
Address of Listed Site: McGarvey Property, Hunters Point Boulevard, San Francisco, CA 94124
Assessor's Block/ Lot[s]: None listed
Date of List: June 17, 2016

List: Leaking Underground Storage Tank Sites, State Water Resources Control Board
Regulatory Identification Number: T10000009966
Address of Listed Site: 900 Innes Avenue, San Francisco, CA 94124
Assessor's Block/Lot: 4646/001
Date of List: April 25, 2017

List: Leaking Underground Storage Tank Sites, State Water Resources Control Board
Regulatory Identification Number: T0607536728
Address of Listed Site: 930 Innes Avenue, San Francisco, CA 94124
Assessor's Block/ Lot[s]: 4646/005
Date of List: November 17, 2006

List: Leaking Underground Storage Tank Sites, State Water Resources Control Board
Regulatory Identification Number: T0607500229
Address of Listed Site: 996 Innes Avenue, San Francisco, CA 94124
Assessor's Block/ Lot[s]: 4646/001
Date of List: January 26, 1996

DRAFT EIR: The Draft EIR finds that implementation of the proposed project would lead to significant unavoidable project-level or cumulative impacts related to cultural resources, transportation and circulation, noise, air quality, and wind. The Draft EIR, including a detailed project description, is available for public review and comment on the Planning Department's website at <http://www.sf-planning.org/sfcegadocs>.

The purpose of the public hearing is for the Planning Commission and Department staff to receive comments on the adequacy of the EIR. The Planning Commission will not respond to any of the comments or take action on the project at this hearing. Call 415-558-6422 the week of the public hearing for a recorded message giving a more specific time for the hearing. Certification of the Final EIR will be considered at a later hearing. Contact the planner below if you wish to be on the mailing list for future notices.

Public comments on the Draft EIR will be accepted from September 14, 2017 to 5:00 p.m. on October 30, 2017

FOR MORE INFORMATION OR TO SUBMIT COMMENTS ON THE EIR, PLEASE CONTACT:

Planner: Michael Li Telephone: (415) 575-9107 Email: michael.j.li@sfgov.org

GENERAL INFORMATION ABOUT PROCEDURES

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

Only commenters on the Draft EIR will be permitted to file an appeal of the certification of the Final EIR to the Board of Supervisors.

CDs and paper copies of the Draft EIR are available at the Planning Information Center (PIC) counter on the first floor of 1660 Mission Street, San Francisco, and referenced materials are available for review by appointment (call the planner listed below). Written comments should be addressed to Michael Li, San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, or emailed to michael.j.li@sfgov.org. Comments received at the public hearing and in writing will be responded to in a Draft EIR Responses to Comment (RTC) document.

Template revised 12/7/16