



NOTICE OF DETERMINATION

Approval Date: October 7, 2020
Case No.: **2017-011878ENV**
State Clearinghouse No: 2017112005
Project Title: **Potrero Power Station Mixed-Use Development Project, Amendment to Phasing Plan**
Zoning: *PPS-MU (Potrero Power Station Mixed Use)*
65-PPS/240-PPS Height District
Potrero Power Station Special Use District
Block/Lot: *Assessor's Block 4175/Lot 002, Block 4175/Lot 017, a portion of Block 4175/Lot 018, Block 4232/Lot 001, Block 4232/Lot 006; and non-assessed Port and City/County of San Francisco properties*
Lot Size: *Approximately 29.0 acres (1,262,300 square feet)*
Lead Agency: San Francisco Planning Department
Project Sponsor: California Barrel Company, LLC
 Erin Epperson - (415) 796-8945
e2@associatecapital.com
Staff Contact: Rachel Schuett – (628) 652-7546
rachel.schuett@sfgov.org

<p>To: County Clerk, City and County of San Francisco City Hall Room 168 1 Dr. Carlton B. Goodlett Place San Francisco, CA 94102</p>	<p>State of California Office of Planning and Research PO Box 3044 Sacramento, CA 95812-3044</p>
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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 Staff Contact with a notation of the period it was posted.

Attached fee:
 \$71 filing fee AND \$ 3,343.25 Environmental Impact Report Fee (previously paid, see receipt)

Project Description:

The California Barrel Company LLC, proposes to amend the phasing plan of an approved project that will redevelop an approximately 29-acre site along San Francisco's central bayside waterfront with a variety of residential, commercial, parking, community facilities, and open space land uses. The project site is located within the Central Waterfront neighborhood, generally bounded by 22nd Street, San Francisco Bay, 23rd Street, and Illinois Street and encompasses the location of the former Potrero Power Plant and certain adjacent parcels. The San Francisco Board of Supervisors approved the project on April 24, 2020, but the proposed amendment to the project's phasing plan is required prior to the start of construction scheduled for the fall of 2020. The changes to the project's phasing plan would modify the

construction phasing schedule and make minor changes to the land use program. It would alter the approach to and timing of the construction phasing of the project, reducing the number of development phases from six to three while maintaining the same overall 16-year construction duration and revising the construction schedule of individual blocks and street segments. Overall, the proposed amendments would maintain the same types and locations of land uses within the project site, with minor changes to the gross square footage of certain land uses and a 4 percent reduction in total building area from approximately 5.4 to 5.1 million gross square feet of development. In addition to the amendment to the project's phasing plan, the project sponsor has also submitted a Development Phase Application with the same information.

Determination:

The San Francisco Planning Director approved amendment to the project's phasing plan the on October 7, 2020. A copy of the documents may be examined online at <https://sfplanning.org/environmental-review>, or by contacting Rachel Schuett at rachel.schuett@sfgov.org or (628) 652-7546.

1. An Addendum to a certified Environmental Impact Report has been prepared pursuant to the provisions of CEQA.
2. A determination has been made that the amendment to the project's phasing plan in its approved form will not have a significant effect on the environment.
3. Mitigation measures were made a condition of project approval.

Richard Hillis
Planning Director

Rachel A. Schuett

For Lisa Gibson
Environmental Review Officer

cc: Erin Epperson, California Barrel Company, LLC
Enrique Landa, California Barrel Company, LLC
James Abrams, J. Abrams Law