



SAN FRANCISCO PLANNING DEPARTMENT

PUBLIC NOTICE Availability of Notice of Preparation of Environmental Impact Report

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Date: June 1, 2016
Case No.: 2014-002541ENV
Project Title: **India Basin Mixed-use Project, which entails the 700 Innes Avenue, 900 Innes Avenue, India Basin Shoreline Park, and India Basin Open Space locations**
Zoning: P Use District
M-1 Use District
NC-2 Use District
OS Height and Bulk District
40-X Height and Bulk District
Block/Lot: 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/Lot 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/Lots 014, 015
Project Sponsors: Courtney Pash, Build Inc.
(415) 551-7626 or Courtney@bldsf.com
Nicole Avril, San Francisco Recreation and Parks Department
(415) 305-8438 or Nicole.Avril@sfgov.org
Staff Contact: Brett Bollinger – (415) 575-9024
brett.bollinger@sfgov.org

A notice of preparation (NOP) of an environmental impact report (EIR) has been prepared by the San Francisco Planning Department in connection with this project. The report is available for public review and comment on the Planning Department's Negative Declarations and EIRs web page (<http://www.sfplanning.org/sfceqadocs>). CDs and paper copies are also available at the Planning Information Center (PIC) counter on the first floor of 1660 Mission Street, San Francisco. Referenced materials are available for review by appointment at the Planning Department's office on the fourth floor of 1650 Mission Street (Call (415) 575-9024).

Project Description: The project would encompass publicly and privately owned parcels, including existing streets, totaling approximately 38.84 acres (referred to herein as the project site). The larger India Basin area also includes properties owned by Lennar, Pacific Gas & Electric Company, and the Port of San Francisco.

The project at 700 Innes Ave would develop 17.12 acres of privately owned land plus 5.94 acres of developed and undeveloped public rights-of-way in phases with residential, retail; commercial, office, research and development/laboratory and clinical carespace, institutional, flex space, recreational and art uses, parking, and a shoreline network of publicly accessible open space. Two project options are being

considered for the 700 Innes Avenue property: the proposed residential project “proposed project” (a residential-focused mixed-use development including approximately 1,240 dwelling units and 275,330 gross square feet (gsf) of ground-floor retail, commercial, or flex space); and the maximum commercial variant “project variant” (with up to approximately 1,000,000 gsf of commercial/institutional uses and 500 dwelling units).

As part of the proposed project and proposed project variant, the project at 900 Innes Avenue, India Basin Shoreline Park, and India Basin Open Space would comprise of the improvement of 14.2 acres of publicly owned parcels along the shoreline plus 1.58 acres of unimproved paper streets to create a publicly accessible network of new and/or improved parkland and open space. The 900 Inness Avenue properties would be enhanced for park and open space use and would be combined to create a network of new and/or improved parkland and open space. This new shoreline network would extend the Blue Greenway/Bay Trail and would provide pedestrian and bicycle connections to and along the shoreline, fronting the San Francisco Bay.

The Planning Department has determined that an EIR must be prepared for the proposed project prior to any final decision regarding whether to approve the project. The purpose of the EIR is to provide information about potential significant physical environmental effects of the proposed project, to identify possible ways to minimize the significant effects, and to describe and analyze possible alternatives to the proposed project. Preparation of an NOP or EIR does not indicate a decision by the City to approve or to disapprove the project. However, prior to making any such decision, the decision makers must review and consider the information contained in the EIR.

The Planning Department will hold a **PUBLIC SCOPING MEETING** on June 16, 2016 at 5:00pm at Alex L. Pitcher, Jr. Community Room, 1800 Oakdale Ave, San Francisco, CA 94124. The purpose of this meeting is to receive oral comments to assist the Planning Department in reviewing the scope and content of the environmental impact analysis and information to be contained in the EIR for the project. To request a language interpreter or to accommodate persons with disabilities at the scoping meeting, please contact the staff contact listed above at least 72 hours in advance of the meeting. Written comments will also be accepted until 5:00 p.m. on **July 1, 2016**. Written comments should be sent to Sarah B. Jones, San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103. Referenced materials are available for review by appointment at the Planning Department's office on the fourth floor of 1650 Mission Street. (Call (415) 575-9024).

If you work for an agency that is a Responsible or a Trustee Agency, we need to know the views of your agency as to the scope and content of the environmental information that is relevant to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR when considering a permit or other approval for this project. We will also need the name of the contact person for your agency. If you have questions concerning environmental review of the proposed project, please contact **Brett Bollinger** at (415) 575-9024.

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.