



110-0012018-000

## **PUBLIC NOTICE Issuance of Addendum to Environmental Impact Report**

*Addendum Date:* April 9, 2018  
*Planning Case No.:* 2007.0946E  
*SFRA File No.* ER06.05.07  
*Project Title:* Candlestick Point-Hunters Point Shipyard Phase II  
*EIR SC No.:* 2001082168, certified June 3, 2010  
*Project Sponsor:* CP Development Co., LLC  
*Lead Agency:* Office of Community Investment and Infrastructure  
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The Office of Community Investment and Infrastructure (OCII) has issued Addendum 5 to the Final Environmental Impact Report (FEIR) for the Candlestick Point – Hunters Point Shipyard Phase II Development Project, pursuant to the requirements of the California Environmental Quality Act (“CEQA”) and the CEQA Guidelines. The San Francisco Planning Commission and the Redevelopment Commission certified the FEIR for the project, file number 2007.0946E, on June 3, 2010. The project analyzed in the EIR is the integrated redevelopment of 702 acres in the Candlestick Point area and the Hunters Point Shipyard Phase II area with a major mixed-use project including open space, housing, commercial (office, regional retail, and neighborhood retail) uses, research and development, artist space, a marina, new infrastructure, community uses, entertainment venues, and a new football stadium. The FEIR also analyzed several project variants, including non-stadium variants with varying amounts of research and development and office, and housing uses. Several tower variants and a utilities variant were also included in the FEIR. The City and the Redevelopment Agency approved several land use and development options for the Project including: (1) the project with a stadium, with Candlestick Tower Variant 3D, Utilities Variant 4, and Shared Stadium Variant 5; (2) the project without the stadium, with Non-Stadium Variant R&D Variant 1, Candlestick Tower Variant 3D, and Utilities Variant 4; (3) the project without the stadium, with Non-Stadium Housing Variant 2, Non-Stadium Housing/R&D Variant 2A, Candlestick Tower Variant 3D, and Utilities Variant 4; and (4) Sub-alternative 4A which provides for the preservation of four historic structures in Hunters Point Shipyard Phase II.

The Addendum describes the proposed 2018 Modified Project Variant. In Hunters Point Shipyard Phase II the proposed changes include:

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- increasing residential units by 804 units, as compared to the 2010 Project, resulting in 3,454 residential units at Hunters Point Shipyard Phase II (including 172 units previously approved for Hunters Point Shipyard Phase I);
- providing for new land uses, including a school, hotel, and additional retail/maker space;
- adjusting the location and acreage of parks and open space, and providing for an increase of approximately 9.8 acres of parks as compared to the 2010 Project;
- revising standards for the location of two of the approved towers and increasing and decreasing height and bulk limitations in various locations;
- changing the street layout (including the extension of Donahue Street from LaSalle Avenue/Kirkwood Avenue to Crisp Road), street geometrics, bicycle route locations, and transit network, including providing a new water taxi service from Dry Dock 4, and adding two bridges over Dry Dock 4;
- revising the number of parking spaces and residential and commercial garages and on-street parking based on approved parking ratios and revised street layouts (the number of spaces analyzed in Addendum 5 corresponds to the number of residential units and the square footage of nonresidential uses identified as part of the 2018 Modified Project Variant and would result in an increase of approximately 3,686 structured parking spaces and 804 on-street parking spaces, and a decrease of 12,665 parking spaces associated with the stadium which is now removed from the development plan);
- augmenting previously proposed alternative utility systems including a solar electricity generation system and district heating and cooling system, a recycled water treatment and distribution system, and a geothermal heating and cooling system as a component of the district heating and cooling plants and solar electricity distribution and storage;
- updating the Phasing Plan and Schedule of Performance; and updating construction information, including construction methods.

In Candlestick Point, the proposed changes include:

- providing for 7,218 housing units, which would be a decrease of 632 units as compared to the 2010 Project;
- including an updated phasing plan, which would re-order CP construction sub-phases such that the Candlestick Park South neighborhood will generally be constructed before the Candlestick Park North neighborhood;
- removing a parcel from the CP boundary (the Jamestown parcel, in CP-02); and
- modifying the boundary of CP-05.

In addition to the specific modifications described above for the 2018 Modified Project Variant, the Bayview Hunters Point and Hunters Point Shipyard Redevelopment Plans would be amended to allow the transfer of up to 118,500 square feet of nonresidential uses from Hunters Point Shipyard Phase II to Candlestick Point, which represents

approximately 10 percent of the total nonresidential land use program at Candlestick Point, which is 1,185,000 square feet; and to allow the internal conversion of uses within Hunters Point Shipyard Phase II and Candlestick Point. Additionally, the Jamestown parcel in the Candlestick Point area would be removed from the Project development area.

The Addendum evaluates the environmental effects of the 2018 Modified Project Variant, which is based on the same significance criteria and environmental resource areas as presented in the FEIR. Mitigation measures adopted for the original project would continue to be implemented for the 2018 Modified Project Variant, with some minor modifications proposed to certain mitigation measures. Addendum 5 demonstrates that the 2018 Modified Project Variant would not require major revisions to the FEIR.

Based on the information and analysis contained in Addendum 5, OCII concludes that the analyses conducted and the conclusions reached in the FEIR certified on June 3, 2010 remain valid. The proposed 2018 Modified Project Variant would not cause new significant impacts not identified in the FEIR, and no new mitigation measures would be necessary to reduce significant impacts. As explained in Addendum 5, no project changes are proposed, and no changes have occurred with respect to circumstances surrounding the proposed project that would cause new significant environmental impacts or a substantial increase in the severity of previously identified significant impacts, and no new information has become available that shows that the project would cause new or more severe significant environmental impacts. Therefore, no supplemental environmental review is required beyond Addendum 5.

Addendum 5 and the Appendices to Addendum 5 are available for public review on the Planning Department's Negative Declarations and EIRs web page (<http://www.sfplanning.org/index.aspx?page=1829>) and on OCII's web page (<http://sfocii.org/addendum-5-cp-hps2-2010-feir>). Materials referenced in Addendum 5 are available for review at the Planning Department's office on the fourth floor of 1650 Mission Street [call (415) 575-9037] and at OCII's office on the fifth floor of 1 South Van Ness [call (415) 749-2576].