

2025-0000073



**San Francisco  
Planning**

**F I L E D**

SAN FRANCISCO County Clerk

October 28, 2025

by: *M. Nadonza*  
Marieladyne Nadonza  
Deputy County Clerk

49 South Van Ness Avenue, Suite 1400  
San Francisco, CA 94103  
628.652.7600  
www.sfplanning.org

## NOTICE OF DETERMINATION

*FEIR Certification Date:* September 25, 2025  
*Final Approval Date:* October 28, 2025  
*Case No.:* **2015-012491ENV**  
*State Clearinghouse No:* 2022030286  
*Project Title:* **San Francisco Gateway Project**  
*Project Address:* 749 Toland Street/2000 McKinnon Avenue  
*Project Location-City/County:* City and County of San Francisco  
*Zoning:* Production, Distribution, and Repair 2  
65-J Height and Bulk District  
*Blocks/Lots:* 5284A/008 and 5287/002  
*Lot Size:* 743,800 square feet  
*Lead Agency:* San Francisco Planning Department, see address above  
*Project Applicant:* Courtney Bell, Prologis, L.P., (510) 661-4038  
[cbell@prologis.com](mailto:cbell@prologis.com)  
*Staff Contact:* Elizabeth White, (628) 652-7557  
[elizabeth.white@sfgov.org](mailto:elizabeth.white@sfgov.org)

To: County Clerk, City and County of San Francisco  
City Hall Room 160  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102

State of California  
Office of Land Use and Climate  
Innovation  
1400 10<sup>th</sup> Street  
Sacramento, CA 95814  
[state.clearinghouse@lci.ca.gov](mailto:state.clearinghouse@lci.ca.gov)

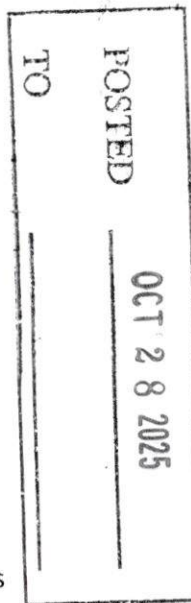
In compliance with the California Environmental Quality Act (CEQA), Section 21152 of the Public Resources Code, the Guidelines of the Secretary for Resources, and San Francisco requirements, this Notice of Determination is transmitted to you for filing. At the end of the posting period, please return this Notice to the Staff Contact with a notation of the period it was posted.

### Attached fee:

☒ \$84 filing fee    **AND**    ☒ \$ 4,123.50 EIR Fee **OR**  
☐ No Effect Determination (From CDFW)

### Project Description

The project site is currently occupied by four single-story structures totaling approximately 448,000 square feet of production, distribution, and repair (PDR) space. The project would demolish the existing PDR



buildings onsite and construct two new multi-story PDR buildings that would provide new PDR space in the industrial area of San Francisco's Bayview neighborhood. The two three-story buildings would total approximately 1,646,000 gross square feet of enclosed floor area, or 2,160,000 gross square feet including active roofs. The project would construct new sidewalks along the site's perimeter, including Selby Street, and would create seven new curb cuts for access to each new building (14 in total). The project also would include a total of approximately 543,500 gross square feet of parking, on the first story and an active roof of each building. Approximately 1,125 parking spaces for standard automobiles would be provided, and each building would include 36 loading dock doors at level 1 with additional tenant-specific loading on the upper levels. The Project would provide 116 bicycle parking spaces in total: 100 Class 1 and 16 Class 2 spaces. Proposed on-street parking would consist of 217 diagonal and parallel striped parking stalls.

In addition to sidewalks from between 10 and 16 feet wide (18-feet wide in two locations), the project would also provide streetscape improvements to the streets immediately adjacent to the project site, including street trees, mid-block bulbouts with planters, driveways and associated curb cuts, improved vehicular travel lanes and a curb and gutter system, and resurfacing the roadway in several places.

## Determination

The City and County of San Francisco decided to carry out or approve the project on October 28, 2025. The San Francisco Planning Commission certified the final EIR on September 25, 2025; the first approval of the project also occurred on September 25, 2025 when the Planning Commission approved the conditional use authorization for the project. The project was officially approved on October 28, 2025 when no appeal of the FEIR was filed. A copy of the documents may be examined at Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco, CA, 94103 in Planning Department case numbers 2015-012491PRJ and 2015-012491ENV and the Board of Supervisors, City Hall, 1 Carlton B. Goodlett Place Room 244, San Francisco, CA, 94102 in Board file numbers 250426 and 250427.

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 or online in case number 2015-012491ENV.
2. A determination has been made that the project in its approved form will not have a significant effect on the environment.
3. Mitigation measures were made a condition of project approval for the project.
4. A mitigation and monitoring reporting program was adopted for this project.
5. A statement of overriding considerations was not adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

  
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For Lisa Gibson  
Environmental Review Officer

October 28, 2025  
\_\_\_\_\_  
Date

cc: Courtney Bell, Prologis, L.P.  
Shamann Walton, Supervisor District 1

Date Received for filing at LCI:



State of California - Department of Fish and Wildlife  
**2025 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

Print

Save

RECEIPT NUMBER:

38-10/28/2025-129

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN FRANCISCO PLANNING DEPARTMENT	LEAD AGENCY EMAIL pic@sfgov.org	DATE 10/28/2025
COUNTY/STATE AGENCY OF FILING SAN FRANCISCO COUNTY	DOCUMENT NUMBER 2025-0000073	
PROJECT TITLE  SAN FRANCISCO GATEWAY PROJECT		

PROJECT APPLICANT NAME ELIZABETH WHITE	PROJECT APPLICANT EMAIL elizabeth.white@sfgov.org	PHONE NUMBER (628) 652-7557
PROJECT APPLICANT ADDRESS 49 SOUTH VAN NESS AVENUE, SUITE 1400	CITY SAN FRANCISCO	STATE CA
	ZIP CODE 94103	

PROJECT APPLICANT (Check appropriate box)

☒ Local Public Agency    ☐ School District    ☐ Other Special District    ☐ State Agency    ☐ Private Entity

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$ 4,123.50	\$ 4,123.50
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$ 2,968.75	
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$ 1,401.75	

☐ Exempt from fee

☐ Notice of Exemption (attach)

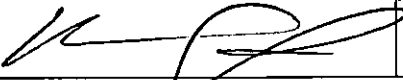
☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$ 850.00	\$
<input checked="" type="checkbox"/> County documentary handling fee	\$ 84.00	\$ 84.00
<input type="checkbox"/> Other		\$

PAYMENT METHOD:

☐ Cash    ☐ Credit    ☒ Check    ☐ Other 620201,620202    TOTAL RECEIVED    \$ 4,207.50

SIGNATURE  X 	AGENCY OF FILING PRINTED NAME AND TITLE Mariadyne Nadonza    Deputy Clerk
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