

FILED

SAN FRANCISCO County Clerk

November 7, 2025

Print Form

Notice of Determination

Appendix D

To:

☒ Office of Planning and Research

U.S. Mail:

P.O. Box 3044

Sacramento, CA 95812-3044

Street Address:

1400 Tenth St., Rm 113

Sacramento, CA 95814

by: Marledyne Nadonza
Deputy County Clerk

From:

Public Agency: San Francisco Bay RestorationAddress: 1515 Clay St., 10th FloorOakland, CA 94612-1401Contact: Erica JohnsonPhone: 510-286-5203☒ County ClerkCounty of: San FranciscoAddress: San Francisco City Hall, Room 160#1 Dr. Carlton B. Goodlett Place, San Francisco,

Lead Agency (if different from above):

City and County of San FranciscoAddress: 1650 Mission St. Suite 400San Francisco, CA 94103Contact: Michael LiPhone: 415-575-9107**SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.**State Clearinghouse Number (if submitted to State Clearinghouse): 2016062003Project Title: India Basin Waterfront Park Phase 3: Shoreline Park RedevelopmentProject Applicant: San Francisco Department of Recreation and ParksProject Location (include county): Hunters Point Blvd. & Hawes St., City and County of San Francisco

Project Description:

The project is the third and final construction phase of the India Basin Waterfront Park Project, which consists of the redevelopment of the India Basin Shoreline Park, a 5.6-acre park built on artificial fill. The project will redevelop the park into a mixed-use community park with improved public access and recreational amenities, new shoreline access, enhanced habitat, and climate resilience.

This is to advise that the San Francisco Bay Restoration Authority has approved the above
(☐ Lead Agency or ☒ Responsible Agency)

described project on 09/05/2025 and has made the following determinations regarding the above
(date)

described project.

1. The project ☒ will ☐ will not have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures ☒ were ☐ were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan ☒ was ☐ was not adopted for this project.
5. A statement of Overriding Considerations ☒ was ☐ was not adopted for this project.
6. Findings ☒ were ☐ were not made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

<https://ceqanet.opr.ca.gov/2016062003/2>

Signature (Public Agency): Title: Project ManagerDate: 09/23/2025Date Received for filing at OPR: 09/23/2025

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2011

POSTED
NOV 07 2025



2018-043

SAN FRANCISCO PLANNING DEPARTMENT

ENDORSED
FILED
SAN FRANCISCO County Clerk

NOV 08, 2018

by: **MARIEDYNE L. ARGENTE**
Deputy County Clerk

Notice of Determination

Approval Date: November 1, 2018
Case No.: 2014-002541ENV
State Clearinghouse No: 2016062003
Project Title: India Basin Mixed-Use Project (700 Innes Avenue, 900 Innes Avenue, India Basin Open Space, and India Basin Shoreline Park)
Zoning: M-1 (Light Industrial), M-2 (Heavy Industrial), NC-2 (Small-Scale Neighborhood Commercial), and P (Public) Districts 40-X and OS (Open Space) Height and Bulk Districts
Block/Lot: Blocks/Lots 4644/ 001-018, 004, 004A, 005, 005S, 006, 006A, 007, 008, 009, 010, 010A, 010B, 010C, 011; 4631/001, 002; 4620/001, 002; 4607/024, 025; 4596/026; 4597/026; 4606/026, 100; 4621/016, 018, 021, 100, 101; 4630/002, 005, 007, 100; 4645/001, 003A, 004, 006, 007, 007A, 010, 010A, 011, 012, 013; 4629A/010, 011; 4646/001-003, 003A, 019, 020; 4629A/003-006, 012, 013; 4622/007, 008, 012, 013, 016-019; 4605/010-019; and 4645/014
Lot Size: Approximately 39 acres
Lead Agency: San Francisco Planning Department
Project Sponsor: Courtney Pash – BUILD
(415) 551-7626, courtney@bldsf.com
Nicole Avril – San Francisco Recreation and Park Department
(415) 305-8438, nicole.avril@sfgov.org
Staff Contact: Michael Li
(415) 575-9107, michael.j.li@sfgov.org

CA 94103-2419

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

To: County Clerk, City and County of San Francisco
City Hall Room 168
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

State of California
Office of Planning and Research
PO Box 3044
Sacramento, CA 95812-3044

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.

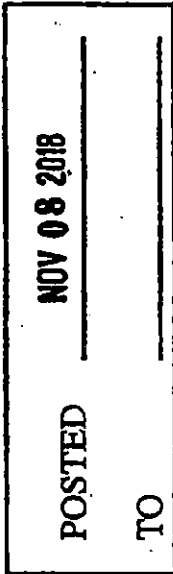
Attached fee:

☒ \$66 filing fee AND ☒ \$3,168.00 EIR Fee OR
☐ No Effect Determination (From CDFW)

中文詢問電話: 415.575.9010 | Para Información en Español Llamar al: 415.575.9010 | Para sa Impormasyon sa Tagalog Tumawag sa: 415.575.9121

www.sfplanning.org

Revised 7/5/17



PROJECT DESCRIPTION:

Through a public-private partnership between the San Francisco Recreation and Park Department and the privately owned real estate development company BUILD, the proposed project would redevelop approximately 39 acres located along the India Basin shoreline into an integrated network of new public parks, wetlands habitat, and a mixed-use urban village. The proposed project would rezone the 700 Innes Avenue and India Basin Open Space portions of the project site and establish land use controls for the project site through adoption of the proposed India Basin Special Use District and incorporation of design standards and guidelines in a proposed India Basin Design Standards and Guidelines document. The mixed-use urban village, located at 700 Innes Avenue, would include approximately 1,575 dwelling units, 209,000 square feet of nonresidential space, and 1,800 parking spaces. The proposed project would include a total of approximately 24.5 acres of publicly accessible open space as well as transportation and circulation improvements, new and upgraded utilities and infrastructure, and geotechnical and shoreline improvements.

DETERMINATION:

The City and County of San Francisco finally decided to carry out or approve the project on November 1, 2018. A copy of the document(s) may be examined at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, in Case File No. 2014-002541ENV, and at the Board of Supervisors, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102, in File No. 180841.

1. An Environmental Impact Report has been prepared and certified pursuant to the provisions of CEQA. It is available to the public and may be examined at the Planning Department at the address listed above.
2. A determination has been made that the project in its approved form will have a significant effect on the environment; findings were made pursuant to Sections 15091 and 15093 and a statement of overriding considerations was adopted.
3. Mitigation measures were made a condition of project approval, and a Mitigation Monitoring and Reporting Program was adopted.

The approval actions for the proposed project included:

Final approval actions by the City and County of San Francisco Board of Supervisors for the proposed project (referenced by file number "File No."):

1. File No. 180681: (1) Approving a Development Agreement between the City and County of San Francisco and India Basin Investment LLC; (2) waiving or modifying certain provisions of the Administrative Code, Planning Code, Subdivision Code, and Zoning Map; (3) adopting findings under the California Environmental Quality Act, public trust findings, and findings of consistency with the General Plan and Planning Code priority policies; and (4) approving a Public Trust Exchange Agreement.
2. File No. 180680: Amending the Planning Code and the Zoning Map to add the India Basin Special Use District.
3. File No. 180816: Amending the General Plan to reflect the India Basin Mixed-Use Project.

4. File No. 180842: Motion No. M18-136 affirming the Planning Commission's certification of the Final Environmental Impact Report prepared for the India Basin Mixed-Use Project.

Final and Related Approval Actions of City and County of San Francisco Planning Commission
(referenced by Motion Number "M No." or Resolution Number "R No."):

1. M No. 20247: Certifying the Final Environmental Impact Report for the India Basin Mixed-Use District Project.
2. M No. 20248: Adopting Findings and Statement of Overriding Considerations under the California Environmental Quality Act.
3. R No. 20250: Recommending to the Board of Supervisors approval of the General Plan Amendments.
4. R No. 20251: Recommending to the Board of Supervisors approval of amendments to the Planning Code and a Zoning Map amendment to establish the India Basin Special Use District.
5. M No. 20252: Approving the India Basin Design Standards and Guidelines.
6. R No. 20261: Recommending to the Board of Supervisors approval of a Development Agreement between the City and India Basin Investment LLC.
7. M No. 20249: Approving determination that shadows from buildings exceeding 40 feet in height will have no adverse effect on parks subject to Section 295 of the Planning Code.

Final and Related Approval Actions of City and County of San Francisco Port Commission (referenced by Resolution number "R No."):

1. R No. 18-60: (1) Consenting to a Development Agreement between the City and India Basin Investment LLC, including a draft Compromise Title Settlement and Land Exchange Agreement for India Basin with the State Lands Commission; (2) approving an Open Space Covenant regarding those portions of the India Basin Open Space and Big Green to be exchanged into the Public Trust and placed under SF Port jurisdiction but managed and operated by San Francisco Recreation and Park Department (RPD); and (3) delegating authority to Port's Executive Director to enter into one or more Memoranda of Understandings with various City agencies relating to the roles and responsibilities for the lands subject to the Public Trust.

Final and Related Approval Actions of City and County of San Francisco Recreation and Park Commission (referenced by Motion Number "M No." or Resolution Number "R No.")

1. R No. 1807-004: Recommending to the Planning Commission that the shadow cast by the proposed project will not have a significant adverse impact on the use of parks, as required by Planning Code Section 295.
2. R No. 1810-007: (1) Consenting to a Development Agreement between the City and India Basin Investment LLC, including a draft Compromise Title Settlement and Land Exchange Agreement for India Basin with the State Lands Commission; and (2) approving an Open Space Covenant regarding those portions of the India Basin Open Space and Big Green to be exchanged into the Public Trust and placed under SF Port jurisdiction but managed and operated by RPD.

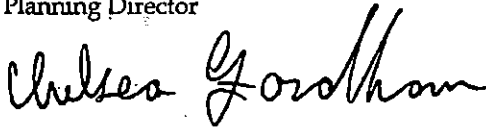
Notice of Determination
November 1, 2018

CASE NO. 2014-002541ENV
India Basin Mixed-Use Project

Final and Related Approval Actions of Other City and County of San Francisco Boards, Commissions, and Departments:

1. San Francisco Municipal Transportation Agency Resolution Number 180821-121 consenting to a Development Agreement between the City and India Basin Investment LLC, including the Transportation Exhibit and Infrastructure Plan, and approving the Interagency Cooperation Agreement.
2. San Francisco Public Utilities Commission Resolution Number 18-0178 consenting to a Development Agreement between the City and India Basin Investment LLC, including the Infrastructure Plan, and approving the Interagency Cooperation Agreement.

John Rahaim
Planning Director



for By Lisa Gibson
Environmental Review Officer

cc: Courtney Pash – BUILD
Nicole Avril – San Francisco Recreation and Park Department



State of California - Department of Fish and Wildlife

2018 ENVIRONMENTAL FILING FEE CASH RECEIPT

DFW 753.5a (Rev. 01/03/18) Previously DFG 753.5a

Print

Finalize & Email

RECEIPT NUMBER:

38 — 11082018 — 043

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

SAN FRANCISCO PLANNING DEPARTMENT

LEAD AGENCY EMAIL

DATE

11/08/2018

COUNTY/STATE AGENCY OF FILING

San Francisco

DOCUMENT NUMBER

674112

PROJECT TITLE

INDIA BASIN MIXED-USE PROJECT (700 INNES AVENUE, 900 INNES AVENUE, INDIA BASIN OPEN SPACE, AND INDIA BASIN SHORLINE PARK)

PROJECT APPLICANT NAME

MICHAEL LI

PROJECT APPLICANT EMAIL

PHONE NUMBER

(415) 575-9107

PROJECT APPLICANT ADDRESS

1650 MISSION STREET, SUITE 400

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:

☒ Environmental Impact Report (EIR)

\$3,168.00

\$

3,168.00

☐ Mitigated/Negative Declaration (MND)(ND)

\$2,280.75

\$

0.00

☐ Certified Regulatory Program document (CRP)

\$1,077.00

\$

0.00

☐ Exempt from fee☐ Notice of Exemption (attach)☐ CDFW No Effect Determination (attach)☐ Fee previously paid (attach previously issued cash receipt copy)☐ Water Right Application or Petition Fee (State Water Resources Control Board only)

\$850.00

\$

0.00

☒ County documentary handling fee

\$

66.00

☐ Other

\$

PAYMENT METHOD:

☐ Cash☐ Credit☒ Check☐ Other

TOTAL RECEIVED

\$

3,234.00

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

Mariedyne L. Argente, Deputy County Clerk



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:

38-11/07/2025-136

STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN FRANCISCO BAY RESTORATION AUTHORITY	LEAD AGENCY EMAIL	DATE 11/07/2025
COUNTY/STATE AGENCY OF FILING SAN FRANCISCO COUNTY	DOCUMENT NUMBER 2025-0000077	
PROJECT TITLE INDIA BASIN WATERFRONT PARK PHASE 3: SHORELINE PARK REDEVELOPMENT		

PROJECT APPLICANT NAME ERICA JOHNSON	PROJECT APPLICANT EMAIL	PHONE NUMBER (510) 286-5203
PROJECT APPLICANT ADDRESS 1515 CLAY ST., 10TH FLOOR	CITY OAKLAND	STATE CA
	ZIP CODE 94612	

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

- ☒ Environmental Impact Report (EIR) \$ 4,123.50 \$ _____
☐ Mitigated/Negative Declaration (MND)(ND) \$ 2,968.75 \$ _____
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW \$ 1,401.75 \$ _____

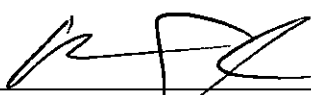
☐ Exempt from fee
 ☐ Notice of Exemption (attach)
 ☐ CDFW No Effect Determination (attach)
☒ Fee previously paid (attach previously issued cash receipt copy)

- ☐ Water Right Application or Petition Fee (State Water Resources Control Board only) \$ 850.00 \$ _____
☒ County documentary handling fee \$ 84.00 \$ 84.00
☐ Other \$ _____

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other 00005201

TOTAL RECEIVED \$ 84.00

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