



San Francisco Planning

2025-0000092
FILED

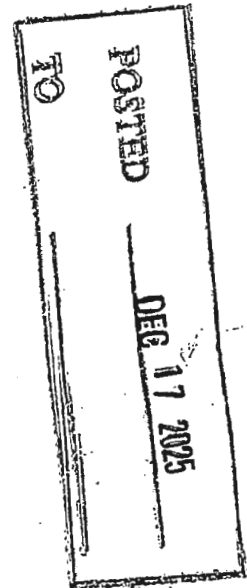
SAN FRANCISCO County Clerk
December 17, 2025

by: 
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: December 17, 2025
Case No.: 2015-012491ENV
State Clearinghouse No: 2022030286
Project Title: San Francisco Gateway Project
Project Location-Specific: 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 or cbell@prologis.com
Staff Contact: Rachel Schuett, (628) 652-7546 or Rachel.schuett@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 Climate and Land Use Innovation
PO Box 3044
Sacramento, CA 95812-3044

In compliance with the California Environmental Quality Act (CEQA), Sections 21108 or 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** ☒ Copy of receipt for payment of EIR fee \$4,123.50

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.

Determinations

The City and County of San Francisco decided to carry out or approve the project on December 12, 2025 when the ordinances for the San Francisco Gateway Special Use District (Board File 250426) and also one approving the development agreement between the City and County of San Francisco and Prologis, L.P. (Board File 250427) went into effect. 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 conditions 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.

Debra Dwyer

For Lisa Gibson
Environmental Review Officer

December 17, 2025

Date

cc:

Courtney Bell, Prologis, L.P.,
Shamann Walton, Supervisor District 10
Interested parties

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:

38-12/17/2025-163

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
SAN FRANCISCO PLANNING DEPARTMENT	pic@sfgov.org	12/17/2025
COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER	
SAN FRANCISCO COUNTY	2025-0000092	
PROJECT TITLE		

SAN FRANCISCO GATEWAY PROJECT

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
COURTNEY BELL	cbell@prologis.com	(510) 661-4038
PROJECT APPLICANT ADDRESS	CITY	STATE
49 SOUTH VAN NESS SUITE 140	SAN FRANCISCO	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) \$ 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 620220

TOTAL RECEIVED \$ 84.00

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

Melvin Galvez Deputy Clerk