



EDMUND G. BROWN JR.
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT



KEN ALEX
DIRECTOR

July 21, 2015

Brett Bollinger
City and County of San Francisco
Office of Community Investment & Infrastructure
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Subject: Event Center and Mixed-Use Development at Mission Bay Blocks 29-32
SCH#: 2014112045

Dear Brett Bollinger:

The State Clearinghouse submitted the above named Supplemental EIR to selected state agencies for review. On the enclosed Document Details Report please note that the Clearinghouse has listed the state agencies that reviewed your document. The review period closed on July 20, 2015, and the comments from the responding agency (ies) is (are) enclosed. If this comment package is not in order, please notify the State Clearinghouse immediately. Please refer to the project's ten-digit State Clearinghouse number in future correspondence so that we may respond promptly.

Please note that Section 21104(c) of the California Public Resources Code states that:

"A responsible or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency. Those comments shall be supported by specific documentation."

These comments are forwarded for use in preparing your final environmental document. Should you need more information or clarification of the enclosed comments, we recommend that you contact the commenting agency directly.

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. Please contact the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Enclosures
cc: Resources Agency

**Document Details Report
State Clearinghouse Data Base**

SCH# 2014112045
Project Title Event Center and Mixed-Use Development at Mission Bay Blocks 29-32
Lead Agency San Francisco, City and County of

Type SIR Supplemental EIR

Description GSW Arena LLC (GSW), an affiliate of Golden State Warriors, LLC, which owns and operates the Golden State Warriors National Basketball Association (NBA) team, proposes to construct a multi-purpose event center and a variety of mixed uses, including office, retail, open space and structured parking on an ~11 acre site (Blocks 29-32) within the Mission Bay South Redevelopment Plan Area of San Francisco. The proposed event center would host the Golden State Warriors basketball team during the NBA season, as well as provide a year round venue for a variety of other uses, including concerts, family shows, other sporting events cultural events, conferences and conventions. GSW has entered into an agreement to purchase the site. The project requires approval of amendments to the Mission Bay Plan Design for Development, among other approvals.

Lead Agency Contact

Name Brett Bollinger
Agency City and County of San Francisco
Phone (415) 575-9024 **Fax**
email
Address Office of Community Investment & Infrastructure
1650 Mission Street, Ste. 400
City San Francisco **State** CA **Zip** 94103

Project Location

County San Francisco
City San Francisco
Region
Lat / Long 37° 46' 04" N / 122° 23' 16" W
Cross Streets 16th Street & 3rd Street
Parcel No. Block 8722, Lots 001 and 008
Township **Range** **Section** **Base**

Proximity to:

Highways Hwy 101, I-280, I-80
Airports
Railways Caltrain
Waterways San Francisco Bay, Mission Creek
Schools SFUSD
Land Use MB-RA; Mission Bay South Redevelopment Plan - Commercial/Industrial/Retail Designation

Project Issues Archaeologic-Historic; Biological Resources; Drainage/Absorption; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Minerals; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Growth Inducing; Landuse; Cumulative Effects; Other Issues

Reviewing Agencies Resources Agency; Department of Fish and Wildlife, Region 3; Cal Fire; Department of Parks and Recreation; San Francisco Bay Conservation and Development Commission; Department of Water Resources; Office of Emergency Services, California; Resources, Recycling and Recovery; California Highway Patrol; Caltrans, District 4; Air Resources Board; Regional Water Quality Control Board, Region 2; Native American Heritage Commission; Public Utilities Commission; State Lands Commission

Document Details Report
State Clearinghouse Data Base

Date Received 06/04/2015 *Start of Review* 06/04/2015 *End of Review* 07/20/2015

STATE OF CALIFORNIA—CALIFORNIA STATE TRANSPORTATION AGENCY

CLEAR

EDMUND G. BROWN Jr., Governor

DEPARTMENT OF TRANSPORTATION

DISTRICT 4

P.O. BOX 23660

OAKLAND, CA 94623-0660

PHONE (510) 286-5528

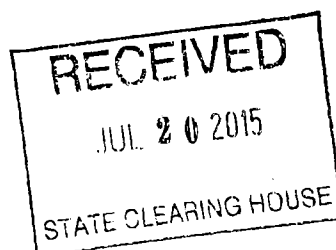
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www.dot.ca.gov

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Serious Drought.
Help save water!

July 20, 2015

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SF-280-R 6.6
SCH# 2014112045

Mr. Brett Bollinger
Planning Department
City and County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

Event Center & Mixed-Use Development at Mission Bay Blocks 29-32 – Draft Subsequent Environmental Impact Report

Dear Mr. Bollinger:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the project referenced above. The proposed project, located on an approximate 11-acre site, would construct a multi-purpose event center and a variety of mixed uses including office, retail, open space, and parking within the Mission Bay South Redevelopment Plan Area of San Francisco. The project site is approximately one half mile from the Interstate 280 (I-280) ramps at Mariposa Street, 18th Street, and Pennsylvania Avenue. Our comments seek to promote the State's smart mobility goals that support a vibrant economy and build active communities rather than sprawl. We have reviewed the Draft Subsequent Environmental Impact Report (SEIR) and have the following comments to offer.

Forecasting

Please clarify why there is only minor difference in volumes at Study Intersections 9, 10, 11, 12, and 13 between Cumulative Project-No Event and Cumulative Project-With Basketball Game Conditions, as shown in Figures 13a and 15a (SEIR, Appendix TR, pgs. TR-156, TR-152). Additionally, Study Intersection 12 shows greater southbound and eastbound volumes in Figure 13a than 15a. The volumes of inbound vehicle trips during the weekday 4-6 and 6-8 peak hour periods are estimated 379 & 2,489 respectively and 2,797 outbound vehicle trips during the 9-11 PM peak period (pg. TR-37). This would appear to show significant Cumulative volumes. Please clarify or revise the report. The report should identify traffic turning movements per study intersection under Basketball Game Only, Convention Only Conditions separately.

Parking

- Given the Project is located on AT&T Parking Lots B & E, please clarify if Mitigation Measure M-TR-11c, which provides additional off-site parking from the Project Plus

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Mr. Brett Bollinger, City and County of San Francisco

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Overlapping Giants Evening Game Scenario, should be revised from 1,000 to 1,600 spaces to account for AT&T Park's displaced 600 parking spaces. Table 1-1, which presents the Summary of Proposed Project Facilities, shows the arena will have seating capacity of maximum 18,500 patrons. Approximately 950 vehicle parking spaces are proposed from the combined Blocks 29-32 and the existing off-site 450 South Street Parking Garage (SEIR, Vol. 1, pg. 1-7). Mitigation Measure M-TR-11c states the City shall identify one or more off-site parking lots to provide approximately 250 additional parking spaces for all events and up to approximately 750 additional parking spaces for use during dual events of 12,500 or more event center attendees, for a total of 1,000 additional offsite parking spaces (pg. 1-23). The AT&T Park Post-Game Event Traffic Plan, courtesy of the Mission Bay Transportation Management Agency, is available at the following webpage and identifies AT&T Parking Lots B & E:

http://sanfrancisco.giants.mlb.com/sf/downloads/y2015/postgame_map.pdf.

- Please elaborate how the AT&T Park Post-Game Event Traffic Plan is incorporated within the Project's Transportation and Circulation analysis regarding parking impacts on the surrounding neighborhood and roadways. According to the Post-Game Event Traffic Plan and noted in the report, some streets near AT&T Park and its parking lots are closed beginning in the 7th inning to approximately one hour post-event. Given the Project's additional number of vehicles seeking parking, potential safety issues for all road users should be identified and fully mitigated. Project-related queuing impacts on nearby State facilities should be analyzed. The AT&T Park Post-Game Event Traffic Plan is available at the webpage above.
- Please quantify how many additional Parking Control Officers (PCOs) will be utilized when there are overlapping events. Mitigation Measure M-TR-11a, under Conditions With a SF Giants Evening Game at AT&T Park, states the Project's Transportation Management Plan shall be expanded to include additional PCOs that shall be deployed at some specific intersections (pg. 1-22). Mitigation Measure M-TR-2a, under Conditions Without a SF Giants Game at AT&T Park, states "four additional PCOs shall be deployed to intersection where the proposed project would result in significant impacts, as conditions warrant during events (pg. 1-15).

Interstate 280 Mitigation

Please explain the possible interventions on the I-280 Mariposa Street on-ramp, listed under Contraflow Lane Mitigation in Table 2-1 (pg. 2-17).

Transportation Management Plan

We commend the City's Transportation Management Plan (TMP) to encourage sustainable mode shares and reduce single vehicle occupancy trips. The Project's participation in the Waterfront Transportation Assessment reflects comprehensive early planning efforts and on-going coordination between agencies to assess the mobility needs of travelers and provide

Mr. Brett Bollinger, City and County of San Francisco
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additional services within the Mission Bay Area. We agree the TMP should include documentation for monitoring vehicle trip reduction, including annual reports to demonstrate the ongoing reduction of vehicle trips while continuing to survey the travel patterns of residents and employees within the project area. We recommend the TMP elaborate future coordination between nearby proposed large-scale development projects and their associated Transportation Management Agencies and various Transportation Demand Management measures to ensure the TMP is thoughtfully planned.

Transportation Impact Fees

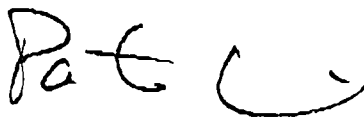
Please identify any transportation impact fees to be used for project mitigation. Consider including information from the City's local and any relevant regional impact fee program and identify if those programs include improvements to alternative modes. Caltrans encourages the City to ensure sufficient allocation of contributions toward regional transit improvements in order to better mitigate and plan for the impact of future cumulative growth on the regional transportation system. We support projects and measures to reduce vehicle miles traveled and to increase sustainable mode shares.

Mitigation Responsibility

As the lead agency, the City and County of San Francisco is responsible for identifying and ensuring the coordinated implementation of all project mitigations. The project's fair share contribution, financing, scheduling, implementation responsibilities associated with planned improvements on Caltrans ROW should be listed, in addition to identifying viable funding sources per General Plan Guidelines.

Should you have any questions regarding this letter or require additional information, please contact Sherie George at (510) 286-5535 or by email at: sherie.george@dot.ca.gov.

Sincerely,



PATRICIA MAURICE
District Branch Chief
Local Development - Intergovernmental Review

c: State Clearinghouse