Notice of Exemption

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

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

From: Successor Agency to the San Francisco Redevelopment Agency (Office of Community Investment and Infrastructure)
One South Van Ness Avenue, Fifth Floor
San Francisco, CA 94103
Contact: José Campos
Email: jose.campos@sfgov.org

Project Title: First Phase of the Mission Bay South Block 4 East Project

Project Applicant: Curtis Development and Bayview Senior Services; Successor Agency to the Redevelopment Agency of the City and County of San Francisco (commonly known as the Office of Community Investment and Infrastructure or "OCII").

Project Location: Southern one-half of Mission Bay South Block 4 East, bounded by Mission Rock, Third and China Basin Streets, Mission Bay South Redevelopment Project Area ("Project Area"), City and County of San Francisco, California ("the Site").

Description of Nature, Purpose and Beneficiaries of Project: This Notice of Exemption applies to the approvals by the Successor Agency to the Redevelopment Agency of the City and County of San Francisco (commonly known as the Office of Community Investment and Infrastructure or "OCII") of an amendment to the Design for Development for the Mission Bay South Redevelopment Project Area ("D for D") related to the First Phase of the Mission Bay South Block 4 East Mixed-Use Affordable Residential Project ("Phase I Project"), and of a Basic Concept and Schematic Design ("BCSD") and amendment to the Major Phase for Blocks 2-7 and 13 ("Major Phase Amendment") for the Phase I Project.

The Mission Bay South Block 4 East Mixed-Use Affordable Residential Project is comprised of two affordable rental housing projects on Mission Bay South Block 4 East ("MBS 4E"), providing a combined total of 398 units. The Phase I Project is located on the southern half of MBS 4E fronting both China Basin and Third Streets and consists of a 160-foot-high building containing 165 affordable rental units and one approximately 1,253-square-feet ground-floor commercial tenant space on Third Street. The Second Phase of the MBS 4E Project (the "Phase II Project") is proposed for the northern one-half of MBS 4E, fronting Mission Rock and Third Streets, pending approval of a rezoning by the City and County of San Francisco. This Notice of Exemption applies only to the Phase I Project approvals.

On November 18, 2025, the Successor Agency Commission (commonly known as the Commission on Community Investment and Infrastructure or "CCII") approved, by Resolution No. 28-2025, an amendment to the D for D in connection with the approval of the Phase I Project. This D for D amendment exempts the

MBS 4E site from the Maximum Average Streetwall Height requirement of 55 feet to a depth of 20 feet along Mission Rock and China Basin Streets, effective immediately upon approval of the resolution. On the same day, the CCII, by Resolution No. 29-2025, conditionally approved a BCSD and approved a Major Phase Amendment for the Phase I Project.

Curtis Development and Bayview Senior Services are the Developers and Project Applicant for the Phase I Project and the Phase II Project. The Developers have submitted a tentative map application to the City to create two separate parcels on the MBS 4E site for financing and construction purposes. The tentative map application is currently under City review and is expected to be approved in 2026.

Name of Public Agency Approving Project: Successor Agency to the Redevelopment Agency of the City and County of San Francisco (commonly known as the Office of Community Investment and Infrastructure or "OCII").

Name of Person or Agency Carrying Out Project: OCII

Exempt Status:
_____ Ministerial (Sec 21080(b)(1); 15268);
_____ Declared Emergency (Sec 21080(b)(3); 15269(a));
_____ Emergency Project (Sec 21080(b)(4); 15269(b)(c));
_____ Categorical Exemption. Sec 15311
_____ Statutory Exemptions. Sec 21159.24; 15195 and Sec 21159.21; 15192
__X__ Other: Sec 21080.40

Reasons Why Project is Exempt: The Phase I Project is statutorily exempt from CEQA environmental review because it is an affordable housing project that meets certain criteria under California Assembly Bill 1449 (2023), *codified at* Cal. Public Resources Code § 21080.40, ("AB 1449"). To qualify for the AB 1449 affordable housing exemption, projects must satisfy several rigorous requirements centered on affordability, location, environmental constraints, labor standards, and an administrative process. OCII engaged an environmental review consultant, ICF Jones & Stokes, Inc., to assist in the review required by the CEQA statutory exemption. OCII has determined that the Phase I Project meets the AB 1449 criteria for the CEQA statutory exemption, which include, but are not limited to, the following:

- The Phase I Project is a 100% affordable rental housing project with more than two-thirds of the square footage of the project designated for residential use.
- All residential units on MBS 4E will be dedicated to lower-income households (earning no more than 70% of Area Median Income ("AMI") as published by the U.S. Department of Housing and Urban Development ("HUD") and the California Tax Credit Allocation Committee ("TCAC") excluding unrestricted manager units and thus meet the definition in Section 50079.5 of the Health and Safety Code. The Phase I Project is subject to a recorded TCAC Regulatory Agreement prior to the issuance of building permits.
- The Developers, under conditions of approval in OCII Resolution No. 29-2025 for the Phase I Project, will comply with the prevailing wage requirements, offer employment opportunities to State of California-registered apprentices and provide health insurance to construction workers and their dependents and thus meet the standards in Sections 65912.130 and 65912.131 of the Government Code.
- The MBS 4E site is located within an urbanized area, adequately served by existing utilities, and within a ½-mile walking distance of multiple major transit stops. The site is in a very low vehicle travel area, which is below the regional average daily Vehicle Miles Traveled per capita and is within one mile of more than six neighborhood amenities.

- The MBS 4E site is not located on sensitive lands such as wetlands, special flood hazard areas, high fire hazard severity zones, hazardous waste sites or on other areas described in Section 65913.4 (a) (6) (B) to (K) of the Government Code. In advance of the Phase I Project's approval, a Phase I Environmental Site Assessment was completed. Any identified hazardous conditions in a future Phase II environmental assessment will be fully remediated before construction can begin.
- OCII, working with the City Archaeologist, has consulted with tribal leaders of the California Native American tribe affiliated with the geographic area regarding development of the Site. Based on these consultations, the Developers are required to implement measures identified to mitigate any potential effects on tribal cultural resources on the MBS 4E site.

The Phase I Project is statutorily exempt from CEQA because it satisfies the requirements for an exemption specified in California Public Resources Code Section 21080.40 (Affordable Housing Projects).

Lead Agency: Successor Agency to the Redevelopment Agency of the City and County of San Francisco

Contact Person: José Campos Email: jose.campos@sfgov.org

If Filed by Applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes _X_ No ___

Signature: _____ Date: December 4, 2025

José Campos
Title: Manager of Planning and Design Review

__X___ Signed by Lead Agency __X___ Signed by Applicant

Date Received for filing at OPR: _____