

## 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](mailto:jose.campos@sfgov.org) Telephone: (628) 652-8510

**Project Title:** 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:** 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 approval by the San Francisco Public Works Department of the City and County of San Francisco ("SFPW") of Public Works Order No. 212730, related to the First and Second Phases of the Mission Bay South Block 4 East Mixed-Use Affordable Residential Project ("MBS 4E Project"), of Tentative Parcel Map No. 12743, dated March 31, 2026, on Assessor's Block-Lot 8711-029B. On April 2, 2026, SFPW issued a notice of its approval of this tentative parcel map. The appeal period of this approval ended on April 12, 2026, and there were no appeals filed with SFPW.

The MBS 4E Project is comprised of two affordable rental housing projects on Mission Bay South Block 4 East ("MBS 4E"), providing a total of 398 units. The First Phase of the MBS 4E Project is located on the southern one-half of MBS 4E, facing China Basin and Third Streets, and consists of a 160-foot-high building containing 165 affordable rental units and one approximately 1,253-square-foot ground-floor commercial tenant space along Third Street. The Second Phase of the MBS 4E Project is located on the northern half of MBS 4E facing Mission Rock and Third Streets, and consists of an approximately 225-foot-high building containing 233 affordable rental units. Tentative Parcel Map No. 12743 subdivides equally the Site, that is, Assessor's Block-Lot 8711-029B, into two separate lots to facilitate the development of the First Phase of the MBS 4E Project on the southern lot and of the Second Phase of the MBS 4E Project on the northern lot. This Notice of Exemption applies to the approval of the Tentative Parcel Map No. 12743 by SFPW Order No. 212730, related to the MBS 4E Project.

Curtis Development and Bayview Senior Services are the Developers and Project Applicant for the MBS 4E Project.

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
- Other: Sec 21080.40

Reasons Why Project is Exempt: The MBS 4E 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 MBS 4E Project meets the AB 1449 criteria for the CEQA statutory exemption, which include, but are not limited to, the following:

- The MBS 4E 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 MBS 4E Project is subject to recorded TCAC Regulatory Agreements prior to the issuance of building permits.
- The Developers, under conditions of approval in OCII Resolution No. 29-2025 for the Phase I Project and in OCII Resolution No. 33-2025 for the Phase II 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 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 MBS 4E 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 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 MBS 4E Project's approvals, 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 MBS 4E 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  No

Signature:

  
\_\_\_\_\_  
José Campos  
Title: Manager of Planning and Design Review

Date: April 14, 2026

Signed by Lead Agency

Signed by Applicant

Date Received for filing at OPR: \_\_\_\_\_