



BAY AREA  
AIR QUALITY  
MANAGEMENT  
DISTRICT

July 20, 2015

Brett Bollinger  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Subject: Event Center & Mixed-Use Development at Mission Bay Blocks 29-32  
DSEIR

Dear Mr. Bollinger:

Bay Area Air Quality Management District (Air District) staff has reviewed the City and County of San Francisco's (City) Draft Subsequent Environmental Impact Report (DSEIR) prepared for the Event Center & Mixed-Use Development at Mission Bay Blocks 29-32 (Project). The Project applicant proposes to construct a multi-purpose 750,000 square foot event center and 605,000 square feet of office, 125,000 square feet of retail, 475,000 square feet of parking and loading use, and approximately three acres of open space. The Project site is approximately 11 acres. The site is within the Mission Bay South Redevelopment Plan Area of San Francisco. The event center would have a capacity of 18,064 seats and host the Golden State Warriors, and provide a year-round venue for a variety of other uses, including concerts, family shows, other sporting events, cultural events, conferences and conventions.

Air District staff greatly appreciates the opportunity to work with the City to address the potentially significant air quality impacts estimated for this Project. Project design features and the mitigation measures identified in the DSEIR will substantially lessen the local and regional air quality impacts from construction and operation of the Project.

However, even with these Project design features and on-site mitigation measures, air quality impacts from the Project still exceed the City's thresholds of significance. Therefore, Mitigation Measure M-AQ-2b Emissions Offsets (M-AQ-2b) commits the Project applicant to providing funds to achieve additional emission reductions to reduce air emissions below the thresholds of significance. To this end, M-AQ-2b states that the Project applicant would provide funding of \$321,646 to the Air District to fund emissions reduction projects in the region in order to

ALAMEDA COUNTY  
Tom Bates  
Margaret Fujioka  
Scott Haggerty  
Nate Miley

CONTRA COSTA COUNTY  
John Gioia  
David Hudson  
Karen Mitchoff  
Mark Ross

MARIN COUNTY  
Katie Rice

NAPA COUNTY  
Brad Wagenknecht

SAN FRANCISCO COUNTY  
John Avalos  
Edwin M. Lee  
Eric Mar  
(Vice-Chair)

SAN MATEO COUNTY  
David J. Canepa  
Carole Groom  
(Chair)

SANTA CLARA COUNTY  
Cindy Chavez  
Liz Kniss  
(Secretary)  
Jan Pepper  
Rod G. Sinks

SOLANO COUNTY  
James Sperring

SONOMA COUNTY  
Teresa Barrett  
Shirlee Zane

Jack P. Broadbent  
EXECUTIVE OFFICER/APCO

offset the remaining criteria pollutant emissions generated by both the construction and operation activities from the Project.

However, as Air District staff previously has discussed with the City, the Project Applicant would need to contribute \$620,922 to fully offset the remaining criteria pollutant emissions from this Project through the Air District's grant programs. The Air District recommends that the DSEIR MM-AQ-2b be updated to reflect this funding amount.

Air District staff is available to assist the City to address these comments. If you have any questions, please contact Alison Kirk, Senior Planner, at (415) 749-5169 or [akirk@baaqmd.gov](mailto:akirk@baaqmd.gov).

Sincerely,



Jean Roggenkamp  
Deputy Air Pollution Control Officer

cc: BAAQMD Vice Chair Eric Mar  
BAAQMD Director John Avalos  
BAAQMD Director Edwin M. Lee