



SAN FRANCISCO PLANNING DEPARTMENT

Notice of Availability of and Intent to Adopt a Mitigated Negative Declaration

Date: August 5, 2015
Case No.: 2013.0858E
Project Title: **Quint-Jerrold Connector Road Project**
Zoning: M-1 (Light Industrial) Use District
65-J Height and Bulk District
Block/Lot: 5281/011 and 5303/004
Lot Size: Approximately 40,700 square feet (0.93 acre)
Project Contact: San Francisco County Transportation Authority
Liz Rutman – (415) 522-4813
Liz.Rutman@sfcta.org
Lead Agency: San Francisco Planning Department
Staff Contact: Justin Horner – (415) 575-9023
Justin.Horner@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

This notice is to inform you of the availability of the environmental review document concerning the proposed project as described below. The document is a preliminary mitigated negative declaration (PMND), containing information about the possible environmental effects of the proposed project. The PMND documents the determination of the Planning Department that the proposed project could not have a significant adverse effect on the environment. Preparation of a mitigated negative declaration does not indicate a decision by the City to carry out or not to carry out the proposed project.

Project Description:

The project site is bordered by the Jerrold Avenue to the north, Quint Street to the south, adjacent San Francisco City-owned industrial facilities and San Francisco Wholesale Produce Market property to the west, and the Caltrain Railway to the east. The project site is owned by Union Pacific Railroad and is currently vacant.

Sponsored by the San Francisco Public Works, the proposed Quint-Jerrold Connector Road project (proposed project) would construct a new 950-foot-long roadway consisting of two 13-foot-wide lanes (within a 50-foot-wide corridor), one northbound and one southbound, providing transportation access between existing Quint Street and Jerrold Avenue. In addition, the proposed project would construct or install several other elements along or beneath the length of the new roadway. Along the western side of the new roadway, the proposed project would construct a new 5.5-foot to 20-foot-wide sidewalk, depending on location and a new 27-foot-wide curb cut located along the San Francisco Whole Produce Market property; and install street trees and street lighting. Along the eastern side of the new roadway, the proposed project would construct a new 6.5-foot-tall reinforced concrete retaining wall. At the intersection of the new roadway and Jerrold Avenue, the proposed project would install a new stop sign. Beneath the length of the new roadway, the proposed project would install new sewer and water pipelines to provide on-site drainage for the new roadway and overall system reliability (equalization of

water line pressure). The new sewer and water lines would extend into portions of the Jerrold Avenue and Quint Street intersections and right-of-way.

The proposed project would require approval of a purchase agreement by the San Francisco Board of Supervisors. The purchase agreement is considered the Approval Action for the whole of the proposed project.

The PMND is available to view or download from the Planning Department's Negative Declarations and EIRs web page (<http://www.sf-planning.org/sfceqadocs>). Paper copies are also available at the Planning Information Center (PIC) counter on the ground floor of 1660 Mission Street, San Francisco.

If you have questions concerning environmental review of the proposed project, contact the Planning Department staff contact listed above.

Within 20 calendar days following publication of the PMND (i.e., by 5:00 p.m. on **August 25th, 2015**), any person may:

- 1) Review the PMND as an informational item and take no action;
- 2) Make recommendations for amending the text of the document. The text of the PMND may be amended to clarify or correct statements and may be expanded to include additional relevant issues or to cover issues in greater depth. This may be done **without** the appeal described below; **OR**
- 3) Appeal the determination of no significant effect on the environment to the Planning Commission in a letter which specifies the grounds for such appeal, accompanied by a \$547 check payable to the San Francisco Planning Department.¹ An appeal requires the Planning Commission to determine whether or not an Environmental Impact Report must be prepared based upon whether or not the proposed project could cause a substantial adverse change in the environment. Send the appeal letter to the Planning Department, Attention: Sarah B. Jones, 1650 Mission Street, Suite 400, San Francisco, CA 94103. **The letter must be accompanied by a check in the amount of \$547.00 payable to the San Francisco Planning Department, and must be received by 5:00 p.m. on August 25th, 2015.** The appeal letter and check may also be presented in person at the PIC counter on the first floor of 1660 Mission Street, San Francisco.

In the absence of an appeal, the mitigated negative declaration shall be made final, subject to necessary modifications, after 20 days from the date of publication of the PMND. If the PMND is appealed, the Final Mitigated Negative Declaration (FMND) may be appealed to the Board of Supervisors. The first approval action, as identified in the Initial Study, would establish the start of the 30-day appeal period for the FMND pursuant to San Francisco Administrative Code Section 31.16(h).

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

¹ Upon review by the Planning Department, the appeal fee may be reimbursed for neighborhood organizations that have been in existence for a minimum of 24 months.