



SAN FRANCISCO PLANNING DEPARTMENT

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

Date: February 11, 2015
Case No.: 2013.1407E
Project Title: 2501 California Street Project
Zoning: Upper Fillmore Street Neighborhood Commercial District
40-X Height and Bulk District
Block/Lot: 0655/001, 002, and 034
Project Sponsor: AU Energy, LLC
Project Contact: Muthana Ibrahim, (925) 287-1174 ext. 1
Staff Contact: Tania Sheyner – (415) 575-9127
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To Whom It May Concern:

This notice is to inform you of the availability of the environmental review document concerning the proposed project 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 approximately 14,180-square-foot (sf) project site is located on the southwest corner of the California Street/Steiner Street intersection in the Western Addition neighborhood in San Francisco. The project site currently contains a 16-foot-tall, approximately 1,700-sf fueling canopy with three fuel dispensers; three underground storage tanks and associated underground pipes; and a 17-foot-tall, one-story, approximately 2,200-sf building including a convenience store and auto service station. There is one existing driveway along the project site frontage on California Street and there are two existing driveways along the project site frontage on Steiner Street.

The proposed project would involve: 1) merger of the three lots into one lot; 2) the removal of all existing structures on and beneath the project site (including the fueling canopy and dispensers, underground storage tanks and associated underground pipes, and the building housing the convenience store and auto service station); and 3) the construction of a 19-foot-tall, approximately 2,600-sf fueling canopy with five fueling dispensers (each dispenser containing two pumps each, one on each side); two underground storage tanks and associated underground pipes; and a structure containing an approximately 2,300-sf convenience store on the ground level with approximately 2,300-sf of storage space in a below-grade basement.

As part of this project, the northern driveway on Steiner Street would be eliminated and the two remaining driveways (one on California Street and one on Steiner Street) would be reduced to 28 feet in

width. The project would also remove eight existing off-street parking spaces that serve the existing uses and provide two new off-street parking spaces, including one handicap-accessible space. Per Planning Code Sections 102.32, 142 and 156, visual screening would be required along the perimeter of the vehicular use areas.

The PMND is available to view or download from the Planning Department's Negative Declarations and EIRs web page (<http://tinyurl.com/sfceqadocs>). Paper copies are also available at the Planning Information Center (PIC) counter on the first 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 **March 4, 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**

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 March 4, 2015.** The appeal letter and check may also be presented in person at the Planning Information Center (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 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.