



SAN FRANCISCO PLANNING DEPARTMENT

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

Date: May 13, 2015
Case No.: 2014.0198E
Project Title: 850 Bryant Street – Hall of Justice - Rehabilitation and Detention Facility
Zoning: Western SoMa Special Use District
Public Use (P) Zoning District
105-J Height and Bulk District
Service/Arts/Light Industrial (SALI) Zoning District
30-X Height and Bulk District
Block/Lot: 3759/009 through 012, 014, 043, 045, a portion of 042, and Harriet Street and Ahern Way street rights-of way
Project Sponsor: Jumoke Akin-Taylor - (415) 557-4751
San Francisco Department of Public Works
Staff Contact: Christopher Espiritu - (415) 575-9022
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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 (Assessor's Block 3759, Lots 9 through 12, 14, 43, 45, a portion of Lot 42, and portions of the Harriet Street and Ahern Way rights-of-way) is located on Bryant Street at Sixth Street within the South of Market neighborhood. The western portion of the project site contains the existing eight-story, 117-foot-tall, 610,000-gsf Hall of Justice (HOJ) at 850 Bryant Street. The existing HOJ serves as one of the primary County Jail Facilities for the San Francisco Sheriff's Department. County Jails No. 3 (CJ#3) and No. 4 (CJ#4) are located on the 6th and 7th floors of the existing HOJ. Other City agencies utilizing the existing HOJ include the San Francisco County Superior Court, the Chief Medical Examiner's Office, and the San Francisco Police Department. Directly east of the existing HOJ is the project building site, which is bounded by Ahern Way to the north, Sixth Street to the east, Bryant Street to the south, and Harriet Street to the west. The 40,276-sf project building site contains two vacant lots, surface parking, and five existing buildings: a one-story, 6,000-gsf office building (444 Sixth Street); a one-story, 5,100-gsf commercial building (450 Sixth Street); a three-story, 7,150-gsf, 14-unit single room occupancy (SRO) residential building with ground-floor retail (480-484 Sixth Street); a three-story, 16,500-gsf office building (800-804 Bryant Street); and a one-story, 2,000-gsf McDonald's restaurant (820 Bryant Street).

The proposed project is a joint-agency effort between the San Francisco Department of Public Works and the San Francisco Sheriff's Department. The proposed project calls for construction of an approximately 200,000-gsf, 110-foot-tall (including an additional 15-foot-tall mechanical penthouse) Rehabilitation and Detention Facility (RDF) on the project building site. All the existing buildings on the project building site, with the exception of the buildings at 480-484 Sixth Street (Block 3759/Lot 10) and 800-804 Bryant Street (Block 3759/Lot 11), would be demolished. The proposed RDF would replace the existing CJ#3 and CJ#4 and is a part of a larger program to relocate City agencies from the seismically deficient HOJ building. The

proposed RDF would be constructed as a maximum security facility, compliant with adult detention facility codes and standards, with a capacity of up to 640 beds, a 30 percent reduction (265 fewer beds) from the combined capacity in CJ#3 and CJ#4 of 905 beds. The proposed RDF would also include space for administrative offices, staff support, exercise, mental and medical health services, and programs and classroom space for the inmates. Additionally, the proposed project would include improvements within the Harriet Street and Ahern Way rights-of-way, including the construction of a subterranean tunnel underneath the Harriet Street roadway, which would connect the existing HOJ to the basement level of the proposed RDF. This tunnel would be used to provide secure, direct transport of inmates between the proposed RDF and the existing HOJ building.

The PMND is available to view or download from the Planning Department's Negative Declarations and Environmental Impact Report 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 **June 3, 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 June 3, 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.