Notice of Exemption

Approval Date: June 5, 2014
Case No.: 2010.0726E
Project Title: 2051 – 2065 Third Street/650 Illinois Street
Zoning: UMU (Urban Mixed Use) District; 68-X Height and Bulk District
Central Waterfront subarea of the Eastern Neighborhoods Area Plan
Block/Lot: 3994/001B, 001C, 006
Lot Size: 19,620 square feet
Lead Agency: San Francisco Planning Department
Project Sponsor: Jason Check, Raintree Partners 949-606-3099
Staff Contact: Chelsea Fordham – (415) 575-9071 Chelsea.Fordham@sfgov.org

To: County Clerk, City and County of San Francisco
City Hall Room 168
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Pursuant to the California Environmental Quality Act (CEQA), the Guidelines of the Secretary for Resources, and San Francisco requirements, this Notice of Exemption is transmitted to you for filing. At the end of the posting period, please return this Notice to the Staff Contact with a notation of the period it was posted.

Attached fee: $58 filing fee

PROJECT DESCRIPTION:

The proposed project would involve demolition of two existing industrial buildings built in 1927 and 1926, and construction of two new six-story residential buildings with a total of 94 residential units and a 77 off-street parking garage. The proposed new residential buildings would total approximately 106,962 gross square-feet and would have a height of 68 feet. The 94 residential units for the proposed project would include a dwelling unit mix of 35 studio units, 19 one-bedroom units, 37 two-bedroom units, one three-bedroom unit, and two loft flex units. The proposed parking garage area would be accessed from a 16-foot wide curb cut off of Illinois Street and would include 77 off-street parking spaces and 76 bicycle parking spaces. The 77 off-street parking spaces would include 69 spaces which would be provided via hydraulic stacking lifts, three Americans with Disabilities Act (ADA) accessible spaces, three car share spaces, and two electric car charging stations. The project is also proposing common spaces including open space and a community room. The 19,620 square-foot (sf) project site is located on a through lot that fronts on both Third and Illinois Streets. The project site is on the east side of Third Street and the west...
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CASE NO. 2010.0726E
2051 - 2065 Third Street/650 Illinois

side of Illinois Street between Mariposa Street to the north and 18th Street to the south in San Francisco's Potrero Hill neighborhood. The project site consists of three lots (3994/001B, 001C, and 006) that front on Third and Illinois Streets and would be merged as part of the proposed project. The two existing industrial buildings at 2051 and 2065 Third Street were constructed in 1927 and 1926, respectively, and total 15,041 square feet and range in height from 25 feet to 12 feet. The site is located within the Central Waterfront Subarea of the Eastern Neighborhoods Plan.

DETERMINATION:

The City and County of San Francisco decided to carry out or approve the project on June 5, 2014. The Planning Commission approved a Large Project Authorization for this project. A copy of the document may be examined at 1650 Mission Street, Suite 400, San Francisco, CA, 94103 in file no. 2010.0726X

1. An Exemption from Environmental Review has been prepared pursuant to the provisions of CEQA under:
   ___ 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. State type and section number: ______
   ___ Statutory Exemption. State code number: ______
   ___ X Community Plan Exemption (Sec. 21083.3; 15183)

2. This project in its approved form has been determined to be exempt from environmental review because the proposed project qualifies for consideration of a Community Plan exemption based on the applicable General Plan and zoning requirements; and all potentially significant individual or cumulative impacts of the proposed project were identified in the applicable programmatic EIR (PEIR) for the Plan Area, and all applicable mitigation measures have been or incorporated into the proposed project or will be required in approval of the project.

John Rahaim
Planning Director

By Sarah B. Jones
Environmental Review Officer

July 30, 2014
Date

cc: Jason Check, Raintree Partners
    Melinda Sarjapur, Rueben, Junius, & Rose
    other interested parties
2014 ENVIRONMENTAL FILING FEE CASH RECEIPT

| RECEIPT # | 270972 |
| STATE CLEARING HOUSE # (if applicable) | |

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

| LEAD AGENCY | SAN FRANCISCO PLANNING DEPARTMENT |
| DATE | 07/29/2014 |
| COUNTY/STATE AGENCY OF FILING | SAN FRANCISCO, CA |
| DOCUMENT NUMBER | 506519 |

| PROJECT TITLE | 2051-2065 THIRD STREET/650 ILLINOIS STREET |

| PROJECT APPLICANT NAME | CHELSEA FORDHAM |
| PHONE NUMBER | (415) 575-9071 |

| PROJECT APPLICANT ADDRESS | 1650 MISSION STREET, SUITE 400 |
| CITY | SAN FRANCISCO |
| STATE | CA |
| ZIP CODE | 94103 |

PROJECT APPLICANT (Check appropriate box):

- [ ] Local Public Agency
- [ ] School District
- [ ] Other Special District
- [ ] State Agency
- [x] Private Entity

CHECK APPLICABLE FEES:

- [ ] Environmental Impact Report (EIR) $3,029.75
- [ ] Mitigated/Negative Declaration (MND)(ND) $2,181.25
- [ ] Application Fee Water Diversion (State Water Resources Control Board only) $850.00
- [ ] Projects Subject to Certified Regulatory Programs (CRP) $1,030.25
- [x] County Administrative Fee $58.00
- [x] Project that is exempt from fees
  - [ ] Notice of Exemption (attach)
  - [ ] CDFW No Effect Determination (attach)
- [ ] Other $ 0

PAYMENT METHOD:

- [x] Check $ 58.00

TOTAL RECEIVED $ 58.00

SIGNATURE

[Signature]

Printed Name: JENNIFER WONG

TITLE Deputy County Clerk