



SAN FRANCISCO PLANNING DEPARTMENT

Notice of Exemption

Approval Date: February 22, 2015
Case No.: 2012.0203E
Project Title: 100 HOOPER STREET
Zoning: PDR-1-D
 58-X Height and Bulk District
Block/Lot: 3808/003
Lot Size: 143,062 square feet
Lead Agency: San Francisco Planning Department
Project Sponsor: UrbanGreen Devco LLC
 Attn: Daniel Murphy
 P.O. Box 1578
 Pacifica, California 94044

Staff Contact: Jeanie Poling
 414 575-9072
 jeanie.poling@sfgov.org

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

Reception:
415.558.6378

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415.558.6409

Planning
 Information:
415.558.6377

**ENDORSED
 FILED**
 SAN FRANCISCO County Clerk

FEB 24, 2015

by: **JENNIFER WONG**
 Deputy County Clerk

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 Project will replace the property's existing mini-storage with truck rental use with three new four-story buildings, up to 58 feet in height. These new buildings consist of a stand-alone, 100% "PDR Workshop Building" that includes 56,402 sf of PDR space and two rectangular-shaped buildings (the "North Building" and "South Building") that will contain approximately 86,382 sf of high-ceiling mezzanine PDR space at the ground floor and approximately 284,471 sf of office/institutional space on the upper floors. The project may also offer shared retail space accessory to the site's PDR uses. It will also include approximately 41,600 sf of open space, consisting of (1) a 40-foot wide interior linear courtyard that will provide loading access, natural light and air to the interior, and (2) an approximately 10,000 sf privately owned, publically accessible open space (the "POPOS Plaza") on the property's southwestern corner, adjacent to the adjoining California College of the Arts (CCA) campus.

POSTED _____ **FEB 24 2015**

TO _____

DETERMINATION:

The City and County of San Francisco decided to carry out or approve the project on February 22, 2015, which is the effective date of the January 22, 2015 Conditional Use Authorization and Office Allocation Authorization, after the 30-day appeal period expired. On January 22, 2015, the Planning Commission approved the project's Conditional Use Authorization, Planned Unit Development, and Office Allocation. A copy of the document(s) may be examined at 1650 Mission Street, Suite 400, San Francisco, CA, 94103 in file nos. 2012.0203BC.

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: _____
 - 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 project would not result in new significant environmental effects, or effects of greater severity, than were already analyzed and disclosed in the Eastern Neighborhoods Rezoning and Area Plans Programmatic Environmental Impact Report (Planning Department Case No. 2004.0160E and State Clearinghouse No. 2005032048).

John Rahaim
Planning Director


 By Sarah B. Jones
 Environmental Review Officer

February 23, 2015
 Date

cc: Daniel Murphy
Daniel Frattin
Chris Townes



State of California—Natural Resources Agency
 CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE
 2015 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT # 38-2015-007
STATE CLEARING HOUSE # (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY SAN FRANCISCO PLANNING DEPARTMENT		DATE 02/24/2015	
COUNTY/STATE AGENCY OF FILING SAN FRANCISCO		DOCUMENT NUMBER 527616	
PROJECT TITLE 100 HOOPER STREET			
PROJECT APPLICANT NAME JEANIE POLING		PHONE NUMBER (415) 575-9072	
PROJECT APPLICANT ADDRESS 1650 MISSION ST. SUITE 400	CITY SAN FRANCISCO	STATE CA	ZIP CODE 94103

PROJECT APPLICANT (Check appropriate box):

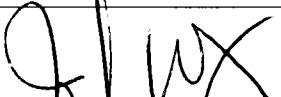
- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,069.75	\$	_____
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,210.00	\$	_____
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board only)	\$850.00	\$	_____
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP)	\$1,043.75	\$	_____
<input checked="" type="checkbox"/> County Administrative Fee	\$58.00	\$	<u>58.00</u>
<input checked="" type="checkbox"/> Project that is exempt from fees			
<input checked="" type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Other		\$	_____

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other _____
- TOTAL RECEIVED \$ 58.00

SIGNATURE X 	PRINTED NAME AND TITLE JENNIFER WONG Deputy County Clerk
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