



SAN FRANCISCO PLANNING DEPARTMENT

2017-00

ENDORSED
FILED
SAN FRANCISCO County Clerk

NOV 16, 2017

by: **SONYA YI**
Deputy County Clerk

Notice of Determination

NOV 16 2017
POSTED
TO

Approval Date: September 29, 2017
Case No.: 2012.1410E
Project Title: 77-85 Federal Street
Zoning: MUO (Mixed Use-Office) District
 65-X Height and Bulk District
Block/Lot: 3774/444
Lot Size: 16,070 square feet
Lead Agency: San Francisco Planning Department
Project Sponsor: Colum Regan, 77 Federal Street LLC
 (415) 988-1080, adam@aralonproperties.com
Staff Contact: Jeanie Poling – (415) 575-9072
jeanie.poling@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

To: County Clerk, City and County of San Francisco State of California
 City Hall Room 168 Office of Planning and Research
 1 Dr. Carlton B. Goodlett Place PO Box 3044
 San Francisco, CA 94102 Sacramento, CA 95812-3044

Pursuant to the California Environmental Quality Act (CEQA), the Guidelines of the Secretary for Resources, and San Francisco requirements, this Notice of Determination 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:

\$64 filing fee AND \$2,216.25 Negative Declaration Fee] OR
 No Effect Determination (From CDFW)

PROJECT DESCRIPTION:

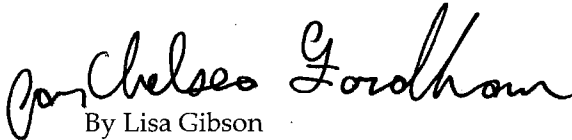
The proposed project consists of the demolition of two existing two-story office buildings and construction of a five-story building containing approximately 50,000 sf of office use, 23,000 sf of retail use, and parking for 26 vehicles.

DETERMINATION:

The City and County of San Francisco decided to carry out or approve the project on September 29, 2017, which is 15 days after September 14, 2017, when the Planning Commission approved the Large Project Authorization, for which no appeal was filed. A copy of the document(s) may be examined at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, in file nos. 2012.1410EXB.

1. A community plan/mitigated negative declaration has been prepared pursuant to the provisions of CEQA. It is available to the public and may be examined at the Planning Department at the above address.
2. A determination has been made that the project in its approved form will not have a significant effect on the environment.
3. Mitigation measures were made a condition of project approval.

John Rahaim
Planning Director

A handwritten signature in cursive script that reads "Lisa Gibson".

By Lisa Gibson
Environmental Review Officer

cc: Colum Regan
Sue Hestor



State of California – The Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Bay Delta Region
7329 Silverado Trail
Napa, CA 94558
(707) 944-5500
www.wildlife.ca.gov

EDMUND G. BROWN JR., Governor
CHARLTON H. BONHAM, Director



CEQA Filing Fee No Effect Determination Form

Date Submitted: October 13, 2017

Applicant Name: Adam Franch

Applicant Address: 482 Bryant Street, San Francisco, CA 94107

Project Name: 77-85 Federal Street

CEQA Lead Agency: San Francisco Planning Department
CEQA Document Type: Mitigated Negative Declaration
SCH Number and/or local agency ID Number: 2012.1410E

Project Location: 77-85 Federal Street, San Francisco

Brief Project Description: The project site is a 16,070-square-foot (sf) parcel located in the South of Market Street area in downtown San Francisco. The project consists of the demolition of two existing two-story buildings containing 17,116 sf of office use, and the construction of a five-story building containing approximately 50,000 sf of office use, 23,000 sf of retail use, and parking for 26 vehicles. The project requires Large Project and Office Development Authorizations from the San Francisco Planning Commission.

Describe clearly why the project has no effect on fish and wildlife: The project involves new construction within the same footprint of a developed site in an urban environment that does not provide native natural habitat for any plant or animal species. There are no riparian corridors, estuaries, or marshes that could be affected by the project. The nearest park is 300 feet away and is not defined as an urban bird refuge. The project would not result in significant impacts on biological resources, and no mitigation measures were identified in the mitigated negative declaration.

Determination: Based on a review of the Project as proposed, the California Department of Fish and Wildlife has determined that for purposes of the assessment of CEQA filing fees [F&G Code 711.4(c)] the project has no potential effect on fish, wildlife and habitat and the project as described does not require payment of a CEQA filing fee. This determination does not in any way imply that the project is exempt from CEQA and does not determine the significance of any potential project effects evaluated pursuant to CEQA.

Please retain this original determination for your records; you are required to file a copy of this determination with the County Clerk after your project is approved and at the time of filing of the CEQA lead agency's Notice of Determination (NOD). If you do not file a copy of this determination with the County Clerk at the time of filing of the NOD, the appropriate CEQA filing fee will be due and payable.

Without a valid No Effect Determination Form or proof of fee payment, the project will not be operative, vested, or final, and any local permits issued for the project will be invalid, pursuant to Fish and Game Code Section 711.4(c)(3).

CDFW Approval By: Scott Wilson Date: October 25, 2017
Scott Wilson
Regional Manager
Bay Delta Region



State of California - Department of Fish and Wildlife
2017 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (Rev. 01/01/17) Previously DFG 753.5a

Print **Start Over** **Finalize & Email**

RECEIPT NUMBER:
 38 — 11162017 — 60
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN FRANCISCO PLANNING DEPARTMENT	LEAD AGENCY EMAIL	DATE 11/16/2017
COUNTY/STATE AGENCY OF FILING San Francisco		DOCUMENT NUMBER 634119

PROJECT TITLE
77-85 FEDERAL STREET

PROJECT APPLICANT NAME JEANIE POLING	PROJECT APPLICANT EMAIL JEANIE.POLING@SFGOV.ORG	PHONE NUMBER (415) 988-1080
PROJECT APPLICANT ADDRESS 1650 MISSION ST, STE 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) | \$3,078.25 | \$ | 0.00 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,216.25 | \$ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program document (CRP) | \$1,046.50 | \$ | 0.00 |

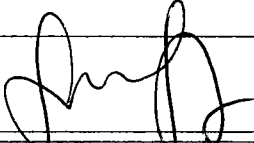
- Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

- | | | | |
|---|----------|----|-------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | 0.00 |
| <input checked="" type="checkbox"/> County documentary handling fee | | \$ | 64.00 |
| <input type="checkbox"/> Other | | \$ | |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 64.00

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE SONYA YI, DEPUTY COUNTY CLERK
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