Notice of Determination

Approval Date: November 13, 2018
Case No.: 2013.1535ENV
State Clearinghouse No: 2017022067
Project Title: 450-474 O'Farrell Street/532 Jones Street
Zoning: RC-4 (Residential-Commercial/High Density) District
North of Market Residential Special Use District No. 1
80-T-130-T Height and Bulk District
Block/Lot: 0317/007, 009 and 011
Lot Size: 22,106 square feet
Lead Agency: San Francisco Planning Department
Project Sponsors: Fifth Church of Christ, Scientist
450 O'Farrell Partners, LLC
39 Forrest Street, Suite 201
Mill Valley, CA 94941
Attn: Bruce Dorfman
bd@thompsondorfman.com; (415) 381-3001
Staff Contact: Jenny Delumo – (415) 575-9146
Jenny.delumo@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
State of California
Office of Planning and Research
PO Box 3044
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:
X $66 filing fee AND ___ $2,216.25 Negative Declaration Fee[ $3,078.25 EIR Fee] OR
X No Effect Determination (From CDFW)

PROJECT DESCRIPTION:

The project, located at 450-474 O'Farrell Street and 532 Jones Street in the City and County of San Francisco, would demolish the existing church building at 450 O'Farrell Street, the commercial building at 474 O'Farrell Street and the mixed commercial/residential building at 532 Jones Street and construct a 13-story mixed-use building containing approximately 176 dwelling units, 3,827 square feet of ground floor retail space, a 9,555 square foot new religious use (church), and below-grade parking for up to 46 vehicles.
DETERMINATION:

The City and County of San Francisco decided to carry out or approve the project on November 13, 2018. A copy of the document(s) may be examined at Planning Department, 1650 Mission Street, 4th Floor, San Francisco, CA, 94103 in file no. 2013.1535ENVCUA, and Board of Supervisors, City Hall, 1 Carlton B. Goodlett Place Room 244, San Francisco, CA, 94102 in file no. 180997.

1. An Environmental Impact Report 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 have a significant effect on the environment and findings were made pursuant to Section 15091 and a statement of overriding considerations was adopted pursuant to Section 15093.
3. Mitigation measures were made a condition of project approval.

John Rahaim
Planning Director

By Lisa Gibson
Environmental Review Officer

cc: Bruce Dorfman, project sponsor
CEQA Filing Fee No Effect Determination Form

Date Submitted: December 4, 2018

Applicant Name: Fifth Church of Christ, Scientist & 450 O'Farrell Partners, LLC

Applicant Address: 39 Forrest Street, Suite 201, Mill Valley, CA 94941

Project Name: 450-474 O'Farrell Street/532 Jones Street

CEQA Lead Agency: San Francisco Planning Department

CEQA Document Type: Environmental Impact Report

SCH Number and/or local agency ID Number: SCH #2017022067

Project Location: The project site is located at 450-474 O'Farrell Street and 532 Jones Street in San Francisco, California and within the Downtown/Civic Center neighborhood. The project site is bounded by Shannon Street to the east, O'Farrell Street to the south, Jones Street to the west, and the two buildings that abut the lot line on the southwest and north sides. Assessor's block/lot 0317/007, 0317/009, and 0317/011. Longitude 37 degrees, 47 minutes, and 10.0 seconds north. Latitude 122 degrees, 24 minutes, and 44.6 seconds west.

Brief Project Description: The 22,106-square-foot project site is comprised of three parcels and currently contains a church building at 450 O'Farrell Street, a commercial building at 474 O'Farrell Street, and a mixed commercial/residential building at 532 Jones Street. The project would demolish the structures on the site and construct a 13-story mixed-use building containing approximately 176 dwelling units, 3,827 square feet of ground floor retail space, a 9,555-square-foot church, 8,398 square feet of open space, and below-grade parking for up to 46 vehicles.

Describe clearly why the project has no effect on fish and wildlife: The project site is mostly covered with impervious surfaces and is located within a built urban environment. The project site does not provide habitat for any rare or endangered plant or animal species that could provide habitat for birds protected under the Migratory Bird Treaty Act. The project site does not include riparian habitat or other sensitive natural communities, any wetlands, and does not fall within any local, regional or state habitat conservation plans. Although the proposed project would be subject to the Migratory Bird Treaty Act, the site does not contain habitat supporting migratory birds. The project site is located within the area of the city served by a combined stormwater and sewer system, and would be required to comply with state and city regulations requiring the preparation of an erosion and sediment control plan for construction activities, a sediment control plan for post-construction activities, and the implementation of low impact design and best management practice features. Additionally, the project must comply with various statutory requirements necessary to minimize stormwater pollutants, and site runoff would also be treated pursuant to the city's National Pollutant Discharge Elimination System permit prior to discharge to receiving waters. Overall, the environmental review document prepared for the project.
found that the project would result in less-than-significant or less-than-significant with mitigation impacts on noise and vibration, air quality, biological resources, and hydrology and water quality.

For these reasons, the project would not result in or have the potential to result in harm, harassment, or take of any fish and/or wildlife species; would not result in or have the potential to result in direct or indirect destruction, ground disturbance, or other modification of any habitat that may support fish and/or wildlife species; would not result in or have the potential to result in the removal of vegetation with potential to support wildlife; would not result in or have the potential to result in any interference with the movement of any fish and/or wildlife species; and would not result in or have the potential to result in noise, vibration, dust, light, pollution, or an alteration in water quality that may affect fish and/or wildlife directly or from a distance.

**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:**

Gregg Erickson  
Regional Manager  
Bay Delta Region

Date: December 7, 2018
State of California - Department of Fish and Wildlife

2018 ENVIRONMENTAL FILING FEE CASH RECEIPT

DFW 753.5a (Rev. 01/03/18) Previously DFG 753.5a

RECEIPT NUMBER:
38 — 12182018 — 049

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY
SAN FRANCISCO PLANNING DEPARTMENT

LEAD AGENCY EMAIL

DATE
12/18/2018

COUNTY/STATE AGENCY OF FILING
San Francisco

DOCUMENT NUMBER
678010

PROJECT TITLE
450-474 O'FARRELL STREET/532 JONES STREET

PROJECT APPLICANT NAME
JENNY DELUMO

PROJECT APPLICANT EMAIL

PHONE NUMBER
(415) 575-9146

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:

☐ Environmental Impact Report (EIR) $3,168.00 $ 0.00
☐ Mitigated/Negative Declaration (MND)(ND) $2,280.75 $ 0.00
☐ Certified Regulatory Program document (CRP) $1,077.00 $ 0.00

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

☐ Water Right Application or Petition Fee (State Water Resources Control Board only) $850.00 $ 0.00
☐ County documentary handling fee $ 66.00
☐ Other

PAYMENT METHOD:
☑ Cash ☐ Credit ☐ Check ☐ Other

TOTAL RECEIVED $ 66.00

SIGNATURE
X

AGENCY OF FILING PRINTED NAME AND TITLE
Mariedyne L. Argente, Deputy County Clerk

ORIGINAL - PROJECT APPLICANT COPY - CDFW/ASB COPY - LEAD AGENCY COPY - COUNTY CLERK DFW 753.5a (Rev. 20151215)