Notice of Exemption

Approval Date: May 5, 2016
Case No.: 2014-002024ENV
Project Title: 701 3rd Street
Zoning: MUO (Mixed Use Office) Use District
105-F Height and Bulk District
Block/Lot: 3794/006
Lot Size: 13,750 square feet
Lead Agency: San Francisco Planning Department
Project Sponsor: Tim Wilson, Four One Five, LLC.
(303) 785-3130
twilson@sbcos.com
Staff Contact: Debra Dwyer
(415) 575-9031
Debra.Dwyer@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: $60 filing fee

PROJECT DESCRIPTION:

The 701 Third Street project would demolish the existing McDonald’s fast food restaurant, drive-through, and surface parking lot and construct a new 11-story, 105-foot tourist hotel (with a 16-foot-tall mechanical penthouse). The hotel’s main entrance would be on Third Street. The proposed building would have a total of 116,124 gross square feet (gsf), including 230 hotel rooms, a breakfast service space, workout facility and one basement level for parking with 15 off-street spaces including one van space, and 2,000 gsf of ground-floor commercial space along Townsend Street.

On Townsend Street, both existing driveways would be removed. The existing sidewalk and curbs would be replaced pursuant to San Francisco Public Works specifications. The Sponsor would apply to the SFMTA to relocate the bus shelter on Townsend Street, currently approximately 20 feet from the corner of Third and Townsend Streets, to approximately 66 feet from the corner. On Third Street the existing driveway would be replaced by a single 12-foot wide vehicular drive for access to the underground.
parking garage. The project proposes to install a corner bulbout at Third and Townsend Streets and a passenger loading zone on Third Street at the hotel entrance. On Third Street, a parking space at the eastern end of the property would be removed for garage access, and four existing parking spaces between the curb-cut and the Townsend intersection would be replaced by the passenger drop-off area. On both streets the project would include public realm improvements that would comply with Americans with Disabilities Act (ADA) requirements, including decorative paving, recessed uplights, bicycle racks, and new street trees.

DETERMINATION:

The City and County of San Francisco decided to carry out or approve the project on May 5, 2016 when the Planning Commission approved a Conditional Use Authorization, pursuant to Planning Code Sections 303 and 842.49, and a Large Project Authorization, pursuant to Planning Code Sections 329, for this project. A copy of the documents may be examined at 1650 Mission Street, Suite 400, San Francisco, CA, 94103 in file nos. 2014-002024ENV, 2014-002024LPA, and 2014-002024CUA.

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 project will not have a significant effect on the environment.

John Rahaim
Planning Director

By Sarah B. Jones
Environmental Review Officer

Date

cc: Tim Wilson, Four One Five LLC
Other interested parties
### Environmental Filing Fee Cash Receipt

**State of California - Department of Fish and Wildlife**

**2016 Environmental Filing Fee Cash Receipt**

DFW 753.5a (Rev. 12/15/15) Previously DFG 753.5a

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<th>STATE CLEARINGHOUSE NUMBER (If applicable)</th>
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#### Lead Agency

**San Francisco Planning Department**

<table>
<thead>
<tr>
<th>Lead Agency Email</th>
<th>Date</th>
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<td>06/08/2016</td>
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#### County/State Agency of Filing

<table>
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<tr>
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<td>San Francisco</td>
<td>578663</td>
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#### Project Title

**701 3rd Street**

#### Project Applicant

**Debra Dwyer**

<table>
<thead>
<tr>
<th>Project Applicant Address</th>
<th>City</th>
<th>State</th>
<th>Zip Code</th>
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<tbody>
<tr>
<td>1650 Mission ST Suite 400</td>
<td>San Francisco</td>
<td>CA</td>
<td>94103</td>
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#### Project Applicant (Check appropriate box)

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

#### Check Applicable Fees:

<table>
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<th>Fee Type</th>
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<tr>
<td>Environmental Impact Report (EIR)</td>
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<td>Mitigated/Negative Declaration (MND)(ND)</td>
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<td>Certified Regulatory Program document (CRP)</td>
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- [ ] Exempt from fee
  - [ ] Notice of Exemption (attach)
  - [ ] CDFW No Effect Determination (attach)
- [ ] Fee previously paid (attach previously issued cash receipt copy)

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<tr>
<th>Fee Type</th>
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<tr>
<td>Water Right Application or Petition Fee (State Water Resources Control Board only)</td>
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#### Payment Method:

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<td>Other</td>
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**Total Received**: $60.00

#### Signature

**Jennifer Wong, Deputy County Clerk**

**ORIGINAL: Project Applicant**

**COPY: CDFW/ASB**

**COPY: Lead Agency**

**COPY: County Clerk**