



SAN FRANCISCO PLANNING DEPARTMENT

2018-02

ENDORSED
FILED
SAN FRANCISCO County Clerk

Notice of Exemption

JAN 11, 2018

Approval Date: November 16, 2017
Case No.: 2014.0244E
Project Address: 230 7th Street
Zoning: Western SoMa Mixed Use-General (WMUG)
65-X Height and Bulk District
Western SoMa Special Use District
Youth and Family Special Use District
Block/Lot: 3730/004
Lot Size: 12,375 square feet
Project Sponsor: Juan Carlos Wallace, Oryx Partners, (415) 902-5882
Staff Contact: Don Lewis, (415) 575-9168, don.lewis@sfgov.org

by: **MARIBEL JALDON**
Deputy County Clerk

415.558.6409

Planning
Information:
415.558.6377

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: \$64 filing fee

PROJECT DESCRIPTION:

The project site is located on the block bounded by Howard Street to the north, 8th Street to the west, Folsom Street to the south, and 7th Street to the east in the South of Market neighborhood. The project site is a through-lot with frontages on 7th and Langton streets. The project site is occupied by a two-story, 14,230-square-foot, industrial building (constructed in 1924) and is currently used as an indoor public parking garage with approximately 75 spaces. The project sponsor proposes the demolition of the existing building (except for the brick Langton Street façade which would be retained and rehabilitated) and construction of a 65-foot-tall (81-foot-tall with elevator penthouse), six-story, mixed-use building approximately 44,720 square feet in size with 40 residential units, 2,010 square feet of ground-floor commercial space, and 20 off-street parking spaces. During the approximately 16-month construction period, the proposed project would require up to approximately 8 feet of excavation below ground surface for the building foundation and car stacking system, resulting in approximately 800 cubic yards of soil removal. The proposed building would be supported by a mat foundation on improved soil; impact piling driving is not proposed or required.

POSTED JAN 11 2018
TO _____

www.sfplanning.org

DETERMINATION:

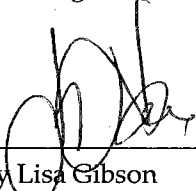

The City and County of San Francisco decided to carry out or approve the project on November 16, 2017 with the approval of a Large Project Authorization by the Planning Commission. A copy of the document may be examined at 1650 Mission Street, Suite 400, San Francisco, CA, 94103 in file no. 2014.0244E.

- 1. An Exemption from Environmental Review has been prepared pursuant to the provisions of CEQA under:

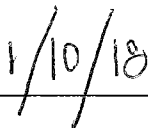
- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
- Categorical Exemption. Class 3(a) (Sec. 15303(a))
- Statutory Exemption. State code number: _____
- Community Plan Exemption (Sec. 21083.3; 15183)

- 2. This project in its approved form has been determined to be exempt from environmental review because it: (1) is consistent with the development density established for the project site in the Western SoMa Area Plan; (2) would not result in effects on the environment that are peculiar to the project or the project site that were not identified as significant effects in the Western SoMa PEIR; (3) would not result in potentially significant off-site or cumulative impacts that were not identified in the Western SoMa PEIR; (4) would not result in significant effects, which, as a result of substantial new information that was not known at the time the Western SoMa PEIR was certified, would be more severe than were already analyzed and disclosed in the PEIR; and (5) the project sponsor will undertake feasible mitigation measures specified in the Western SoMa PEIR to mitigate project related significant impacts. Therefore, the proposed project is exempt from further environmental review pursuant to Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183.

John Rahaim
Planning Director

By Lisa Gibson
Environmental Review Officer



Date

cc: Project Sponsor
Other Interested Parties



State of California - Department of Fish and Wildlife

2018 ENVIRONMENTAL FILING FEE CASH RECEIPT

DFW 753.5a (Rev. 10/31/17) Previously DFG 753.5a

RECEIPT NUMBER: 38-2018-001002
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN FRANCISCO PLANNING DEPARTMENT	LEAD AGENCY EMAIL	DATE 01/11/2018
COUNTY/STATE AGENCY OF FILING San Francisco	DOCUMENT NUMBER 639347	

PROJECT TITLE
230 7TH STREET

PROJECT APPLICANT NAME SAN FRANCISCO PLANNING DEPARTMENT	PROJECT APPLICANT EMAIL	PHONE NUMBER (415) 902-5882
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PROJECT APPLICANT ADDRESS 1650 MISSION ST., STE. 400	CITY S.F.	STATE CA	ZIP CODE 94103
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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 \$ _____
- Mitigated/Negative Declaration (MND)(ND) \$2,280.75 \$ _____
- Certified Regulatory Program document (CRP) \$1,077.00 \$ _____
- Exempt from fee
 - Notice of Exemption (attach)
 - CDFW No Effect Determination (attach)
- Fee previously paid (attach copy of previously issued Environmental Filing Fee Cash Receipt (DFW 753.5a))
- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ _____
- County documentary handling fee \$ **64.00**
- Other \$ _____

PAYMENT METHOD:

Cash Credit Check Other TOTAL RECEIVED \$ **64.00**

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE MARIBEL JALDON, DEPUTY COUNTY CLERK
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