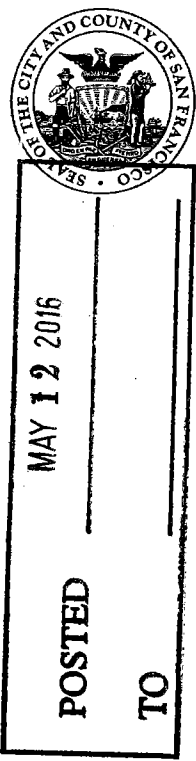


38-2016-026



SAN FRANCISCO PLANNING DEPARTMENT

**ENDORSED
FILED**
SAN FRANCISCO County Clerk

MAY 12, 2016

Notice of Exemption

by: **FALLON LIM**
Deputy County Clerk

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Approval Date: April 7, 2016
Case No.: 2014.1121ENV
Project Title: 1601 Mission Street
Zoning: C-3-G (Downtown – General Commercial) Use District
 Van Ness and Market Downtown Residential Special Use District
 120-R-2 Height and Bulk District
Block/Lot: 3514/043
Lot Size: 27,760 square feet
Lead Agency: San Francisco Planning Department
Project Sponsor: Jessie Stuart, Trumark Urban; (415) 370-1767; JStuart@trumarkco.com
Staff Contact: Jeanie Poling (415) 575-9072; jeanie.poling@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 project site is a trapezoidal-shaped parcel at the intersection of Mission Street and South Van Ness Avenue in the South of Market neighborhood and the Market Octavia Plan Area. With frontages on both Mission Street and South Van Ness Avenue, the project site is currently occupied by Tower Car Wash and Chevron Gas Station. The proposed project would demolish the existing structures and facilities and construct a 120-foot-tall, 12-story mixed-use building containing 220 dwelling units; 7,336 square feet of retail space; 97 below-grade vehicle parking spaces that would be accessed from South Van Ness Avenue; and 145 bicycle parking spaces. The project would include an additional 20 feet in height for a mechanical penthouse and solarium. The project would create a publicly accessible mid-block alley and include public realm improvements such as sidewalk furnishings, pedestrian-oriented street lighting, bike racks, and landscaping.

DETERMINATION:


The City and County of San Francisco decided to carry out or approve the project on April 7, 2016, when the Planning Commission issued Downtown Project Authorization pursuant to Planning Code Section 309 (Motion 19613). No appeal was received within 15 days of the motion (by April 22, 2016). A copy of the document(s) may be examined at 1650 Mission Street, Suite 400, San Francisco, CA, 94103 in file no. 2014.1121DNXCUIVAR.

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

- 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 it will not have a significant effect on the environment.

John Rahaim
Planning Director


By Sarah B. Jones
Environmental Review Officer

May 11, 2016
Date

cc: Jessie Stuart



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

RECEIPT NUMBER:
38 — 05122016 — 26
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN FRANCISCO PLANNING DEPARTMEN	LEAD AGENCY EMAIL	DATE 05/12/16
COUNTY/STATE AGENCY OF FILING San Francisco	DOCUMENT NUMBER 575709	

PROJECT TITLE 1601 MISSION STREET			
PROJECT APPLICANT NAME JEANIE POLING	PROJECT APPLICANT EMAIL JEANIE.POLING@SFGOV.ORG	PHONE NUMBER (415) 575-9072	
PROJECT APPLICANT ADDRESS 1650 MISSION ST. STE 400	CITY SAN FRANCISCO	STATE CA	ZIP CODE 94102

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) | \$3,070.00 | \$ | <u>0.00</u> |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,210.25 | \$ | <u>0.00</u> |
| <input type="checkbox"/> Certified Regulatory Program document (CRP) | \$1,043.75 | \$ | <u>0.00</u> |

- 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 | \$ | <u>0.00</u> |
| <input checked="" type="checkbox"/> County documentary handling fee | | \$ | <u>60.00</u> |
| <input type="checkbox"/> Other | | \$ | <u> </u> |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 60.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE FALLON LIM, DEPUTY COUNTY CLERK
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