Notice of Exemption

Approval Date: January 5, 2017
Case No.: 2015-002604ENV
Project Title: 667 Folsom (aka 120-126 Hawthorne) Street
Zoning: MUR [Mixed Use Residential]
Block/Lot: 3750/078, 081 & 082
Lot Size: 19,590 square feet
Lead Agency: San Francisco Planning Department
Project Sponsor: Jim Kelly, EQR-Soma II LP
415-567-7188
jkelly1@egr.com
Staff Contact: Justin Horner
415-575-9023
justin.horner@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: $62 filing fee

PROJECT DESCRIPTION:

The 19,590 square foot project site is made up of three parcels located on the southeast corner of the intersection of Folsom Street and Hawthorne Street in the South of Market Neighborhood. The proposed project would include combining the three parcels to form a singular irregularly shaped, approximately 19,590 square foot lot, demolition and removal of the two buildings and the surface parking lot on the site, and construction of a 13-story, 130-foot tall mixed use residential building with approximately 8,875 square feet of retail space on the ground floor and mezzanine levels and approximately 230 residential units above. A loading zone would be located on Hawthorne Street. The project would remove a curb cut on Folsom Street and a curb cut on Hawthorne Street.
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CASE NO. 2015-002604E.
667 Folsom (120-126 Hawthorne) Street

DETERMINATION:

The City and County of San Francisco decided to carry out or approve the project on January 5, 2017 when the Planning Commission approved Motion No. 19828, granting the project a Large Project Authorization and exceptions pursuant to Planning Code Section 329. A copy of the document(s) may be examined at 1650 Mission Street, Suite 400, San Francisco, CA, 94103 in file no. 2015-002604ENX.

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: _____
   ___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 is consistent with the development density established for the project site in the Eastern Neighborhoods Area Plan, and will not result in effects on the environment that are peculiar to the project or the project site that were not previously identified as significant effects in the Programmatic EIR for the Eastern Neighborhoods Area Plan. The project will not result in potentially significant off-site or cumulative impacts that were not identified in the Eastern Neighborhoods PEIR, nor will the project result in significant effects which, as a result of substantial new information that was not known at the time the Eastern Neighborhoods PEIR was certified, would be more severe than were already analyzed and disclosed in the Eastern Neighborhoods PEIR;

   The project sponsor will undertake feasible mitigation measures specified in the Eastern Neighborhoods PEIR to mitigate project-related significant impacts.

John Rahaim
Planning Director

By Lisa M. Gibson
Acting Environmental Review Officer

cc: Jim Kelly, Equity Residential, Project Sponsor
    Mark Loper, Reuben, Junius & Rose, LLP

2/9/17
**2016 ENVIRONMENTAL FILING FEE CASH RECEIPT**

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

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

**RECEIPT NUMBER:** 38 — 20170208 — 014

**STATE CLEARINGHOUSE NUMBER** (If applicable) 603519

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### LEAD AGENCY

**SAN FRANCISCO PLANNING DEPARTMENT**

**LEAD AGENCY EMAIL**

**DATE** 20170208

**STATE CLEARINGHOUSE NUMBER (If applicable)**

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### COUNTY/STATE AGENCY OF FILING

San Francisco

**PROJECT TITLE**

**PROJECT TITLE**

**PROJECT APPLICANT NAME**

JUSTIN HORNER

**PROJECT APPLICANT ADDRESS**

1650 MISSION ST. STE 400 SAN FRANCISCO CA 94103

**PROJECT APPLICANT EMAIL**

JUSTIN.HORNER@SFGOV.ORG

**PHONE NUMBER** (415) 575-9023

**PROJECT APPLICANT (Check appropriate box)**

- Local Public Agency
- School District
- Other Special District
- State Agency
- Private Entity

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### CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) $3,070.00 $ 0.00
- Mitigated/Negative Declaration (MND)(ND) $2,210.25 $ 0.00
- Certified Regulatory Program document (CRP) $1,043.75 $ 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 $ 62.00
- Other

**TOTAL RECEIVED** $ 62.00

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**SIGNATURE**

X

**AGENCY OF FILING PRINTED NAME AND TITLE**

FALLON LIM, DEPUTY COUNTY CLERK

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**PAYMENT METHOD:**

- Cash
- Credit
- Check
- Other

**TOTAL RECEIVED** $ 62.00

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**ORIGINAL - PROJECT APPLICANT**

**COPY - CDFW/ASB**

**COPY - LEAD AGENCY**

**COPY - COUNTY CLERK**

DFW 753.5a (Rev. 20151215)