



SAN FRANCISCO PLANNING DEPARTMENT

Notice of Exemption

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

FEB 08 2017
POSTED TO

Approval Date: January 5, 2017
Case No.: 2015-002604ENV
Project Title: 667 Folsom (aka 120-126 Hawthorne) Street
Zoning: MUR [Mixed Use Residential]
130-G Height and Bulk District
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@eqr.com
Staff Contact: Justin Horner
415-575-9023
justin.horner@sfgov.org

**ENDORSED
FILED**
SAN FRANCISCO County Clerk

FEB 08, 2017

by: **FALLON LIM**
Deputy County Clerk

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.

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]:

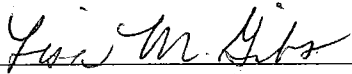
- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
- Categorical Exemption. State type and section number: _____
- Statutory Exemption. State code number: _____
- Community Plan Exemption (Sec. 21083.3; 15183)

- 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

2/7/17
Date

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



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

Print **Start Over** **Finalize & Email**

RECEIPT NUMBER: 38 — 20170208 — 014
STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN FRANCISCO PLANNING DEPARTMENT	LEAD AGENCY EMAIL	DATE 20170208
---	-------------------	-------------------------

COUNTY/STATE AGENCY OF FILING San Francisco	DOCUMENT NUMBER 603519
--	----------------------------------

PROJECT TITLE
667 FOLSOM (aka 120-126 HAWTHORNE) STREET

PROJECT APPLICANT NAME JUSTIN HORNER	PROJECT APPLICANT EMAIL JUSTIN.HORNER@SFGOV.ORG	PHONE NUMBER (415) 575-9023
--	---	---------------------------------------

PROJECT APPLICANT ADDRESS 1650 MISSION ST. STE 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:

- | | | | |
|--|------------|----|-------------|
| <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>62.00</u> |
| <input type="checkbox"/> Other | | \$ | <u> </u> |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 62.00

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