Notice of Exemption

Approval Date: October 5, 2017
Case No.: 2015-005862ENV
Project Address: 975 Bryant Street
Zoning: UMU (Urban Mixed Use) Use District
48-X Height and Bulk District
Block/Lot: 3780/044
Lot Size: 51,562 square feet
Plan Area: Eastern Neighborhoods Area Plan, Showplace Square/Potrero Hill Plan Area
Project Sponsor: Bruce Fairty, Thompson Dorfman 415-477-8115
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: $64 filing fee

PROJECT DESCRIPTION:

The proposed project would demolish and remove the existing self-storage building and parking lot on the site and construct a 48-foot-tall, four- to five-story-over-basement, 169,160-gross-square-foot mixed-use residential building. The proposed new building would include 185 dwelling units, 2,990 square feet of ground floor retail, 135 basement vehicular parking spaces, and 139 on-site bicycle parking spaces.

DETERMINATION:

The City and County of San Francisco decided to carry out or approve the project on October 5, 2017. The Approval Action for the proposed project was the granting of a Large Project Authorization by the Planning Commission. A copy of the document(s) may be examined at 1650 Mission Street, Suite 400, San Francisco, CA, 94103 in file no. 2015-005862ENV.

1. An Exemption from Environmental Review has been prepared pursuant to the provisions of CEQA under:
   ___Ministerial (Sec. 21080(b)(1); 15268)
Notice of Exemption

CASE NO. 2015-005862ENV
975 Bryant Street

___ 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 Gibson
Environmental Review Officer

Date

cc: Bruce Fairty, Thompson Dorfman
**State of California - Department of Fish and Wildlife**

**2017 ENVIRONMENTAL FILING FEE CASH RECEIPT**

DFW 753.5a (Rev. 01/01/17) Previously DFG 753.5a

**RECEIPT NUMBER:**

38 — 11082017 — 56

**STATE CLEARINGHOUSE NUMBER (if applicable)**

San Francisco

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### LEAD AGENCY

**LEAD AGENCY** | **LEAD AGENCY EMAIL** | **DATE**
---|---|---
SAN FRANCISCO PLANNING DEPT | | 11/08/2017

### COUNTY/STATE AGENCY OF FILING

**COUNTY/STATE AGENCY OF FILING**

San Francisco

### PROJECT TITLE

**PROJECT TITLE**

975 BRYANT STREET

### PROJECT APPLICANT

**PROJECT APPLICANT NAME**

JUSTIN HORNER

**PROJECT APPLICANT ADDRESS**

1650 MISSION ST. STE #400

**CITY** | **STATE** | **ZIP CODE**
---|---|---
SF | CA | 94103

### PROJECT APPLICANT (Check appropriate box)

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

### CHECK APPLICABLE FEES:

- [ ] Environmental Impact Report (EIR) | $3,078.25 | $0.00
- [ ] Mitigated/Negative Declaration (MND)(ND) | $2,216.25 | $0.00
- [ ] Certified Regulatory Program document (CRP) | $1,046.50 | $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

### PAYMENT METHOD:

- [ ] Cash
- [ ] Credit
- [x] Check
- [ ] Other

**TOTAL RECEIVED** | $64.00

### SIGNATURE

[Signature]

**AGENCY OF FILING PRINTED NAME AND TITLE**

MARIBEL JALDON, DEPUTY COUNTY CLERK