Notice of Exemption

Approval Date: June 14, 2018
Case No.: 2015-015010ENV
Zoning: PDR-1-G (Production Distribution and Repair-1-General) Use District
        58-X Height and Bulk District
Block/Lot: 3800/003 and 004
Lot Size: 43,350 square feet
Lead Agency: San Francisco Planning Department
Project Sponsor: John Fisher, One De Haro LLC
                415-421-8200
                jfisher@sksre.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: $64 filing fee

PROJECT DESCRIPTION:

The proposed project involves the merger of the two lots, the demolition of the existing structures, and the construction of a 4-story, 58-foot-tall mixed-use building. The proposed building would include 43,318 square feet of Production, Distribution and Repair (PDR) space, and 86,301 square feet of office space. The proposed building would include 36 Class 1 bicycle spaces and 24 Class 2 bicycle spaces on the ground floor, 10 off-street vehicle parking spaces and two off-street loading zones. The proposed project includes two publically-accessible public open spaces (POPOs) connected to the greenway on the adjacent 888 7th Street parcel: one 1,400 square foot POPOs at the intersection of De Haro Street, King Street, and Division Street, and a second 400 square foot POPOs on Berry Street.

DETERMINATION:

The City and County of San Francisco decided to carry out or approve the project on June 14, 2018. The Approval Action for the proposed project was the granting of a Conditional Use 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. 2015-015010ENV.

www.sfplanning.org

415.558.6337
Fax:
415.558.6409
Planning
Information:
415.558.6377
Notice of Exemption

CASE NO. 2015-015010ENV
552 Berry Street/1 De Haro Street

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 Evaluation (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

for By Lisa Gibson
Environmental Review Officer

cc: John Fisher

8/10/18

SAN FRANCISCO
PLANNING DEPARTMENT
RECEIPT NUMBER: 38 — 08132018 — 030

STATE CLEARINGHOUSE NUMBER (If applicable)

LEAD AGENCY
SAN FRANCISCO PLANNING DEPT

COUNTY/STATE AGENCY OF FILING
San Francisco

PROJECT TITLE
ONE DE HARO LLC

PROJECT APPLICANT NAME
SAN FRANCISCO PLANNING DEPT

PROJECT APPLICANT ADDRESS
1650 MISSION ST., STE 400

PROJECT APPLICANT EMAIL

PHONE NUMBER
(415) 575-9023

CITY
SF

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:

☐ Environmental Impact Report (EIR) $3,168.00 $ 0.00
☐ Mitigated/Negative Declaration (MND)(ND) $2,280.75 $ 0.00
☐ Certified Regulatory Program document (CRP) $1,077.00 $ 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 $ 66.00
☐ Other $ 0.00

PAYMENT METHOD:
☐ Cash $ 66.00
☐ Credit $ 0.00
☐ Check $ 0.00
☐ Other $ 0.00

SIGNATURE
Maribel Jaldon, Deputy County Clerk

AGENCY OF FILING PRINTED NAME AND TITLE