Notice of Determination

Approval Date: June 4, 2018
Case No.: 2016-007850ENV
State Clearinghouse No: 2017102060
Project Title: 88 Broadway & 735 Davis Street Project
Zoning: C-2 (Community Business) Use District
          Waterfront 3, Special Use District
          65-X Height and Bulk District
Block/Lot: 0140/007, 008
Lot Size: 48,620 square feet
Lead Agency: San Francisco Planning Department
Project Sponsor: Marie-Therese Debor, BRIDGE Housing
                949-229-7075
                mdebor@bridgehousing.com
                Margaret Miller, The John Stewart Company
                415-345-4400
                mmiller@jsco.net
Staff Contact: Chelsea Fordham – (415) 575-9071
               Chelsea.Fordham@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

State of California
Office of Planning and Research
PO Box 3044
Sacramento, CA 95812-3044

Pursuant to the California Environmental Quality Act (CEQA), the Guidelines of the Secretary for Resources, and San Francisco requirements, this Notice of Determination 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:
X  $64 filing fee AND  _ $2,216.25 Negative Declaration Fee] [ $3,078.25 EIR Fee] OR
X  No Effect Determination (From CDFW)

PROJECT DESCRIPTION:

The 48,620-square-foot project site, at 88 Broadway and 735 Davis Street, is located on the block bound by Vallejo Street to the north, Davis Street to the east, Broadway to the south, and Front Street to the west in San Francisco's North Beach neighborhood. The two-parcel, T-shaped project site currently contains two surface parking lots which provide 180 public parking spaces.
CEQA Filing Fee No Effect Determination Form

Date Submitted: May 8, 2018

Applicant Name: BRIDGE Housing and the John Stewart Company

Applicant Address: 600 California Street, #900, San Francisco, CA 94108

Project Name: 88 Broadway and 735 Davis Street Project

CEQA Lead Agency: San Francisco Planning Department

CEQA Document Type: Mitigated Negative Declaration

SCH Number and/or local agency ID Number: SCH #2017102060

Project Location: The project site is located at 88 Broadway and 735 Davis Street in San Francisco, California and within the North Beach neighborhood. Assessor’s Block 0140 and Lots 007 and 008. Longitude 37 degrees, 47 minutes, and 57.0 seconds north. Latitude 122 degrees, 23 minutes, and 57.8 seconds west.

Brief Project Description: The 48,620-square-foot project site, at 88 Broadway and 735 Davis Street, is located on the block bound by Vallejo Street to the north, Davis Street to the east, Broadway to the south, and Front Street to the west in San Francisco’s North Beach neighborhood. The two-parcel, T-shaped project site currently contains surface parking lots which provide 180 public parking spaces. The project sponsors, BRIDGE Housing and the John Stewart Company, propose to construct two new buildings that would contain 178 affordable family and senior housing units, approximately 6,500 square feet of commercial space, and 4,300 square feet of child care space on lots currently used for surface parking.

Describe clearly why the project has no effect on fish and wildlife: The project is fully covered with impervious surfaces and is located within a built urban environment. The project site does not provide habitat for any rare or endangered plant or animal species, including on-site or street trees that could provide habitat for birds protected under the Migratory Bird Treaty Act. The project site does not include riparian habitat or other sensitive natural communities, any wetlands, and does not fall within any local, regional or State habitat conservation plans. The project site is located within the area of the city served by a combined stormwater and sewer system, and would be required to comply with State and City regulations requiring the preparation of an Erosion and Sediment Control Plan for construction activities, a SCP for post-construction activities, and the implementation of low impact design and best management practice features. Additionally, the project must comply with various statutory requirements necessary to minimize stormwater pollutants and site runoff would also be treated pursuant to the City’s National Pollutant Discharge Elimination System (NPDES) permit prior to discharge to receiving waters. Overall, the environmental review document prepared for the project found that the project would result in less-than-significant or less-than-significant with mitigation impacts on noise and vibration, air quality, biological resources, hydrology and water quality.

Conserving California’s Wildlife Since 1870
### 2018 ENVIRONMENTAL FILING FEE CASH RECEIPT

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

**DFW 753.5a (Rev. 01/03/18) Previously DFG 753.5a**

#### Receipt Number:

38 — 06112018 — 020

#### State Clearinghouse Number (If applicable):

656793

### See Instructions on Reverse. Type or Print Clearly.

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<tr>
<th>Lead Agency</th>
<th>Lead Agency Email</th>
<th>Date</th>
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<tbody>
<tr>
<td>San Francisco Planning Dept</td>
<td><a href="mailto:CHELSEA.FORDHAM@SFGOV.ORG">CHELSEA.FORDHAM@SFGOV.ORG</a></td>
<td>06/11/2018</td>
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<tr>
<th>Project Applicant Name</th>
<th>CHELSEA FORDHAM</th>
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<th>Project Applicant Address</th>
<th>City</th>
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<tbody>
<tr>
<td>1650 Mission St Suite 400</td>
<td>SF</td>
<td>CA</td>
<td>94103</td>
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<th>Project Applicant (Check Appropriate Box)</th>
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<td>Local Public Agency</td>
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### Check Applicable Fees:

- **Environmental Impact Report (EIR)**: $3,168.00
- **Mitigated/Negative Declaration (MND)(ND)**: $2,280.75
- **Certified Regulatory Program document (CRP)**: $1,077.00

- **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

### Payment Method:

- Cash: $64.00
- Other: $64.00

### Total Received:

$64.00

### Signature:

X Susanna Chin, Deputy County Clerk

### Agency of Filing Printed Name and Title

Susanna Chin, Deputy County Clerk