



2019-03

SAN FRANCISCO PLANNING DEPARTMENT

ENDORSED
FILED
SAN FRANCISCO County Clerk

JAN 17, 2019

by: **GISELLE ROMO**
Deputy County Clerk

Notice of Determination

POSTED
JAN 17 2019
TO

Approval Date: January 14, 2019
Case No.: 2016-010340ENV
State Clearinghouse No: 2017102039
Project Title: 500 Turk Street Project
Zoning: RC-4 [Residential-Commercial, High Density]
 80--T Height and Bulk District
Block/Lot: 0741/002
Lot Size: 18,906 square feet
Lead Agency: San Francisco Planning Department
Project Sponsor: Leah Stockstrom, Tenderloin Neighborhood Development Corp.
 (415) 776-2151
Staff Contact: Jeanie Poling – (415) 575-9072
 jeanie.poling@sfgov.org

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To: County Clerk, City and County of San Francisco State of California
 City Hall Room 168 Office of Planning and Research
 1 Dr. Carlton B. Goodlett Place PO Box 3044
 San Francisco, CA 94102 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:

\$66 filing fee AND \$3,168 EIR Fee OR
 No Effect Determination (From CDFW)

PROJECT DESCRIPTION:

The 18,906-square-foot (0.43-acre) project site is located at the northwest corner of Turk and Larkin streets on the block bounded by Turk, Larkin, Polk, and Eddy streets in San Francisco. The project site contains a one- to two-story 7,315-square-foot concrete tire and automobile service building. The project would demolish the existing building and associated surface parking lot and construct an eight-story, 106,000-square-foot building containing 108 dwelling units and 2,600 square feet of ground floor commercial space. 107 of the residential units would be affordable to households earning up to 60 percent of the area median income, and one residential unit would be provided for the on-site building manager.

DETERMINATION:

The City and County of San Francisco decided to carry out or approve the project on December 28, 2018, when the Department of Building Inspection issued Building Permit #201712156628. No appeal was filed during the 15-calendar-day building permit appeal period, which ended on January 12, 2019.

A copy of the document(s) may be examined at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, in file no 2016-010340ENV and 2016-010340PRJ, and at the Central Permit Bureau, 1660 Mission Street, San Francisco, CA, 94103 in Building Permit Application no. 201712156628.

1. An Environmental Impact Report has been prepared pursuant to the provisions of CEQA. It is available to the public and may be examined at the Planning Department at the above address.
2. A determination has been made that the project in its approved form will have a significant effect on the environment and findings were made pursuant to Section 15091 and a statement of overriding considerations was adopted pursuant to Section 15093.
3. Mitigation measures were made a condition of project approval.

John Rahaim
Planning Director



By Lisa Gibson
Environmental Review Officer

cc: Aditya Potluri, Tenderloin Neighborhood Development Corp.



State of California – The Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Bay Delta Region
7329 Silverado Trail
Napa, CA 94558
(707) 944-5500
www.wildlife.ca.gov

EDMUND G. BROWN JR., Governor
CHARLTON H. BONHAM, Director



CEQA Filing Fee No Effect Determination Form

Date Submitted: March 6, 2018

Applicant Name: Leah Stockstrom

Applicant Address: Turk 500 Associates, L.P.

Project Name: 500 Turk Street Project

CEQA Lead Agency: San Francisco Planning Department

CEQA Document Type: Environmental Impact Report

SCH Number and/or local agency ID Number: SCH #2017102039, 2016-0105

Project Location: 500 Turk Street, San Francisco, CA 94102

Brief Project Description: The 18,906-square-foot (0.43-acre) project site contains a one-to two-story 7,315-square-foot concrete tire and automobile service building. The project would demolish the existing building and associated surface parking lot and construct an eight-story, 106,000-square-foot building containing 108 dwelling units and 2,600 square feet of ground floor commercial space. 107 of the residential units would be affordable to households earning up to 60 percent of the area median income and one residential unit would be provided for the on-site building manager.

Describe clearly why the project has no effect on fish and wildlife: The project involves new construction within the same footprint of a developed site in a highly urbanized setting that does not provide habitat for any plant or animal species. The site does not contain habitat supporting migratory birds, and the nearest park – 400 feet away – is not defined as an urban bird refuge.

There are no adopted habitat conservation plans, natural community conservation plans, or other approved local, state, or regional habitat conservation plans applicable to the project site. There are no trees or other vegetation on the project site that would be removed as part of the proposed project.

The project would not result in or have the potential to result in noise, vibration, dust, light, pollution, or an alteration in water quality that may affect fish and/or wildlife directly or from a distance, and the project would not result in or have the potential to result in any interference with the movement of any fish and/or wildlife species.

No mitigation measures related to biological resources were identified in the EIR.

Determination: Based on a review of the Project as proposed, the California Department of Fish and Wildlife has determined that for purposes of the assessment of CEQA filing fees [F&G Code 711.4(c)] the project has no potential effect on fish, wildlife and habitat and the

project as described does not require payment of a CEQA filing fee. This determination does not in any way imply that the project is exempt from CEQA and does not determine the significance of any potential project effects evaluated pursuant to CEQA.

Please retain this original determination for your records; you are required to file a copy of this determination with the County Clerk after your project is approved and at the time of filing of the CEQA lead agency's Notice of Determination (NOD). If you do not file a copy of this determination with the County Clerk at the time of filing of the NOD, the appropriate CEQA filing fee will be due and payable.

Without a valid No Effect Determination Form or proof of fee payment, the project will not be operative, vested, or final, and any local permits issued for the project will be invalid, pursuant to Fish and Game Code Section 711.4(c)(3).

CDFW Approval By: Gregg Erickson
Gregg Erickson
Regional Manager
Bay Delta Region

Date: March 23, 2018