



San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

2023-0000008

FILED

SAN FRANCISCO County Clerk

January 31, 2023

by: Giselle Romo
Deputy County Clerk

NOTICE OF DETERMINATION

POSTED
JAN 31 2023
TO

EMND Adoption Date: January 12, 2023
Final Approval Date: January 28, 2023
Case No.: 2022-009297ENV-02
State Clearinghouse No: 2022110178
Project Title: 1010V Mission Street
Zoning: C-3-G (Downtown-General) Use District
160-F Height and Bulk District
Block/Lot: 3703/026
Lot Size: 4,464 square feet
Lead Agency: San Francisco Planning Department
Project Sponsor: Amir Afifi, SIA Consulting
(415) 741-1292
amir@siaconsult.com
Staff Contact: Jeanie Poling
(628) 652-7559
jeanie.poling@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:

- \$75 filing fee **AND** \$2,764.00 Negative Declaration Fee **OR**
 No Effect Determination (From CDFW)

Project Description

The project site is a through lot fronting Mission and Jessie streets, currently used as a surface parking lot for 15 vehicles. The project sponsor proposes the new construction of a nine-story, approximately 84-foot-tall

residential building containing 57 single room occupancy (SRO) units (29,704 square feet), and 410 square feet of community space on the ground floor. The project would provide 57 class 1 bicycle spaces within the building and four class 2 bicycle spaces on the sidewalks. No vehicle parking is proposed. The proposed project would include a total of 2,050 square feet of open space on the ground floor and on the roof. The proposed building would be supported on a mat foundation or drilled piers, involving 350 to 550 cubic yards of soil excavation. If piers are used for foundation support, approximately 60 16-inch-diameter auger cast-in-place piles would be drilled to a depth of 50 feet below ground surface.

Determination

The City and County of San Francisco decided to carry out or approve the project on January 12, 2023, when the Planning Commission adopted the FMND and approved the Section 309 Downtown Project Authorization. The project was officially approved on January 28, 2023—the day after the close of the 15-day appeal period—after no appeal of the Downtown Project Authorization was filed. Project documents may be examined at the San Francisco Planning Department at 49 South Van Ness Avenue, 14th Floor, San Francisco in file nos. 2022-009297DNX and 2020-009297ENV-02.

1. A mitigated negative declaration 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 not have a significant effect on the environment.
3. Mitigation measures were made a condition of project approval.

Rich Hillis
Planning Director

Jessica Range for Lisa Gibson
By Lisa Gibson
Environmental Review Officer

January 31, 2023
Date

cc: Amir Afifi



State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Bay Delta Region
2825 Cordelia Road, Suite 100
Fairfield, CA 94534
(707) 428-2002
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director



CEQA Filing Fee No Effect Determination

Applicant Name and Address: 1010 Mission Street LLC, 4653 Mission Street, San Francisco, CA 94112

CEQA Lead Agency: San Francisco Planning Department

Project Title: 1010V Mission Street (2022-009297ENV-02)

CEQA Document Type: Mitigated Negative Declaration

State Clearinghouse Number and/or local agency ID Number: 2022110178

Project Location: 1010V Mission Street, City and County of San Francisco. Assessor's Block 3703, Lot 026.

Brief Project Description: The project site is a 4,464-square-foot lot fronting Mission and Jessie streets. The site is currently used as surface parking for 15 vehicles. The project involves demolition of the surface parking lot and the new construction of a nine-story, 84-foot-tall building containing 57-single-room occupancy residential units (29,704 square feet), 410 square feet of ground-floor community space, and 2,050 square feet of open space (1,470 square feet on the roof and 580 square feet on the ground floor). No vehicle parking is proposed. The project requires Downtown Large Project Authorization and Conditional Use Authorization by the San Francisco Planning Commission.

Determination: Based on a review of the project as proposed, the Department of Fish and Wildlife has determined that for purposes of the assessment of CEQA filing fees (Fish & G. Code, § 711.4, subd. (c)) the project has no effect on fish, wildlife or their 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. Local lead agencies are required to file two copies of this determination with the county clerk at the time of filing the Notice of Determination (NOD) after the project is approved. State lead agencies are required to file two copies of this determination with the Governor's Office of Planning and Research (i.e., State Clearinghouse) at the time of filing the NOD. If you do not file a copy of this determination as appropriate with the county clerk or State Clearinghouse at the time of filing the NOD, the appropriate CEQA filing fee will be due and payable.

Jeanie Poling
San Francisco Planning Department
January 12, 2023
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Without a valid CEQA Filing Fee 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, subdivision (c)(3).

CDFW Approval By: DocuSigned by:
Erin Chappell
B77E9A6211EF486... Date: 1/12/2023

Erin Chappell
Regional Manager
Bay Delta Region

FOR COUNTY CLERK USE ONLY

Stamp or initial inside the box to indicate acceptance of this signed No Effect Determination in lieu of a CEQA Document Filing Fee.

County Clerk Stamp or Initial



State of California - Department of Fish and Wildlife
2023 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

Print **StartOver** **Save**

RECEIPT NUMBER:
 38 — 01/31/2023 —
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN FRANCISCO PLANNING DEPARTMENT	LEAD AGENCY EMAIL	DATE 01/31/2023
COUNTY/STATE AGENCY OF FILING San Francisco	DOCUMENT NUMBER 2023-0000008	

PROJECT TITLE

1010V MISSION STREET

PROJECT APPLICANT NAME JEANIE POLING	PROJECT APPLICANT EMAIL JEANIE.POLING@SFGOV.ORG	PHONE NUMBER (628)652-7559
PROJECT APPLICANT ADDRESS 49 SOUTH VAN NESS AVENUE SUITE 1400	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 checked="" type="checkbox"/> Environmental Impact Report (EIR) | \$3,539.25 | \$ | 0.00 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,548.00 | \$ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,203.25 | \$ | 0.00 |
|
 | | | |
| <input checked="" type="checkbox"/> Exempt from fee | | | |
| <input type="checkbox"/> Notice of Exemption (attach) | | | |
| <input checked="" type="checkbox"/> CDFW No Effect Determination (attach) | | | |
| <input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy) | | | |
| <hr/> | | | |
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | 0.00 |
| <input checked="" type="checkbox"/> County documentary handling fee | | \$ | 75.00 |
| <input type="checkbox"/> Other | | \$ | |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 75.00

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

GISELLE ROMO, DEPUTY COUNTY CLERK