



San Francisco Planning

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

2023-0000038

FILED

SAN FRANCISCO County Clerk

JUN 20 2023

Lily Duong

by: Lily Duong

Deputy County Clerk

NOTICE OF DETERMINATION

JUN 20 2023

POSTED

TO

FEIR Certification Date: September 13, 2018
 Final Approval Date: June 6, 2023
 Case No.: 2013.1535EIA-03
 State Clearinghouse No: 2017022067
 Project Title: 450-474 O'Farrell Street/532 Jones Street
 Zoning: RC-4 (Residential-Commercial, High Density)
 North of Market Residential Special Use District Subarea #1
 Fringe Financial Services Restricted Use District
 80-T-130-T Height and Bulk District
 Block/Lot: 0317/007, 009, and 011
 Lot Size: 22,106 square feet square feet
 Lead Agency: San Francisco Planning Department
 Project Sponsor: Forge Development Partners
 Alexander Zucker (415) 855-1869
 Fifth Church of Christ, Scientist
 Elzbieta Strong (510) 579-4179
 Staff Contact: Jenny Delumo, (628) 652-7568
Jenny.delumo@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 No Effect Determination (From CDFW)

Project Description

The project site is currently occupied by the three-story, 26,904-square-foot Fifth Church of Christ, Scientist, including a 1,400-square-foot parking lot with four parking spaces at 450 O'Farrell Street; a one-story, 4,415-

square-foot vacant retail building at 474 O'Farrell Street; and a one-story, 1,012-square-foot restaurant and residential building with five units at 532 Jones Street.

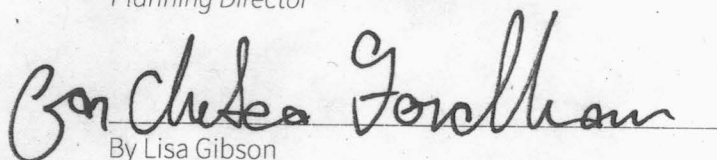
The project would result in demolition of two buildings on the project site, 474 O'Farrell Street and 450 O'Farrell Street, and the construction of a 182-foot-tall building (211 feet tall with elevator penthouse). No physical changes are proposed to the 532 Jones Street Building, and the existing five studio units and restaurant/retail in that building would remain there as part of the 2023 revised project. The new structure would contain 261 dwelling units, 183,760 square feet of residential use, including amenities and common areas, 12,280 square feet of private and common open space, 1,660 square feet of restaurant/retail space, and 8,850 square feet for religious institution use (i.e., replacement of the existing church). No off-street parking is proposed. In total, the project would include 266 dwelling units (261 in the new structure and 5 existing dwelling units located at 532 Jones Street). The total built area would be approximately 202,630 square feet.

Determination

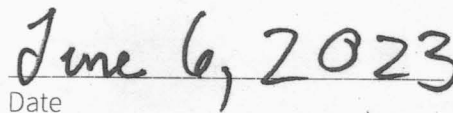
The City and County of San Francisco decided to carry out or approve the project on May 4, 2023. On September 13, 2018, the San Francisco Planning Commission certified the final environmental impact report (FEIR) for the project. Subsequently, the project sponsor revised the approved project. The revised project was evaluated in an addendum to the FEIR that was issued on May 2, 2023. The project was officially approved on June 6, 2023, when no appeal of the entitlement was filed. A copy of the document(s) may be examined at Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco, CA, 94103 under file no 2013.1535ENV.

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, and a mitigation and monitoring reporting program was adopted for the project.

Rich Hillis
Planning Director



By Lisa Gibson
Environmental Review Officer



Date

cc: Alexander Zucker
Elzbieta Strong



State of California – The 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

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



CEQA Filing Fee No Effect Determination Form

Date Submitted: December 4, 2018

Applicant Name: Fifth Church of Christ, Scientist & 450 O'Farrell Partners, LLC

Applicant Address: 39 Forrest Street, Suite 201, Mill Valley, CA 94941

Project Name: 450-474 O'Farrell Street/532 Jones Street

CEQA Lead Agency: San Francisco Planning Department

CEQA Document Type: Environmental Impact Report

SCH Number and/or local agency ID Number: SCH #2017022067

Project Location: The project site is located at 450-474 O'Farrell Street and 532 Jones Street in San Francisco, California and within the Downtown/Civic Center neighborhood. The project site is bounded by Shannon Street to the east, O'Farrell Street to the south, Jones Street to the west, and the two buildings that abut the lot line on the southwest and north sides. Assessor's block/lot 0317/007, 0317/009, and 0317/011. Longitude 37 degrees, 47 minutes, and 10.0 seconds north. Latitude 122 degrees, 24 minutes, and 44.6 seconds west.

Brief Project Description: The 22,106-square-foot project site is comprised of three parcels and currently contains a church building at 450 O'Farrell Street, a commercial building at 474 O'Farrell Street, and a mixed commercial/residential building at 532 Jones Street. The project would demolish the structures on the site and construct a 13-story mixed-use building containing approximately 176 dwelling units, 3,827 square feet of ground floor retail space, a 9,555-square-foot church, 8,398 square feet of open space, and below-grade parking for up to 46 vehicles.

Describe clearly why the project has no effect on fish and wildlife: The project site is mostly 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 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. Although the proposed project would be subject to the Migratory Bird Treaty Act, the site does not contain habitat supporting migratory birds. 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 sediment control plan 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 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, and hydrology and water quality.

For these reasons, the project would not result in or have the potential to result in harm, harassment, or take of any fish and/or wildlife species; would not result in or have the potential to result in direct or indirect destruction, ground disturbance, or other modification of any habitat that may support fish and/or wildlife species; would not result in or have the potential to result in the removal of vegetation with potential to support wildlife; would not result in or have the potential to result in any interference with the movement of any fish and/or wildlife species; and 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.

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: December 7, 2018



State of California - Department of Fish and Wildlife
2023 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

Print [REDACTED] Finalize&Email

RECEIPT NUMBER:
 38-06/20/2023-061
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN FRANCISCO PLANNING DEPARTMENT	LEAD AGENCY EMAIL Jenny.delumo@sfgov.org	DATE 06/20/2023
COUNTY/STATE AGENCY OF FILING SAN FRANCISCO COUNTY	DOCUMENT NUMBER 2023-0000038	

PROJECT TITLE

 450-474 O'FARRELL STREET/532 JONES STREET

PROJECT APPLICANT NAME JENNY DELUMO	PROJECT APPLICANT EMAIL Jenny.delumo@sfgov.org	PHONE NUMBER (628) 652-7600
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:

- Environmental Impact Report (EIR) \$ 3,839.25 \$ _____
- Mitigated/Negative Declaration (MND)(ND) \$ 2,764.00 \$ _____
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$ 1,305.25 \$ _____
- 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 \$ _____
- County documentary handling fee \$ 75.00 \$ 75.00
- Other \$ _____

PAYMENT METHOD:

Cash
 Credit
 Check
 Other
 TOTAL RECEIVED \$ 75.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE Lily Duong Deputy Clerk
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