



SAN FRANCISCO PLANNING DEPARTMENT

ENDORSED
FILED
SAN FRANCISCO County Clerk

JUN 11, 2018

Notice of Determination

by: **SUSANNA CHIN**
Deputy County Clerk

0 Mission St.
400
Francisco,
CA 94103-2479

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

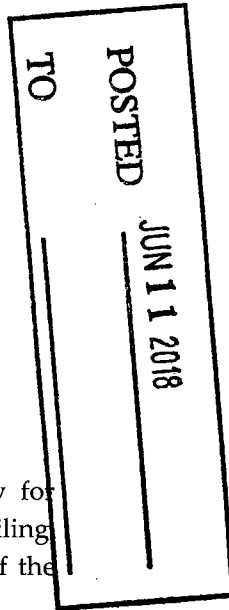
Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

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:

\$64 filing fee AND \$2,216.25 Negative Declaration Fee][\$3,078.25 EIR Fee] OR 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.



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: 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.



State of California - Department of Fish and Wildlife

2018 ENVIRONMENTAL FILING FEE CASH RECEIPT

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

Print

StartOver

Finalize&Email

RECEIPT NUMBER:

38 — 06112018 — 020

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN FRANCISCO PLANNING DEPT	LEAD AGENCY EMAIL CHELSEA.FORDHAM@SFGOV.ORG	DATE 06/11/2018
COUNTY/STATE AGENCY OF FILING San Francisco		DOCUMENT NUMBER 656793

PROJECT TITLE 88 BROADWAY & 735 DAVIS STREET PROJECT			
PROJECT APPLICANT NAME CHELSEA FORDHAM	PROJECT APPLICANT EMAIL CHELSEA.FORDHAM@SFGOV.ORG	PHONE NUMBER (415) 575-9071	
PROJECT APPLICANT ADDRESS 1650 MISSION ST SUITE 400	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:

- | | | | |
|----------------------------------------------------------------------|------------|----|-------------|
| <input type="checkbox"/> Environmental Impact Report (EIR) | \$3,168.00 | \$ | <u>0.00</u> |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,280.75 | \$ | <u>0.00</u> |
| <input type="checkbox"/> Certified Regulatory Program document (CRP) | \$1,077.00 | \$ | <u>0.00</u> |

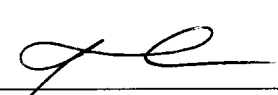
- Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

- | | | | |
|-------------------------------------------------------------------------------------------------------------|----------|----|-------------------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | <u>0.00</u> |
| <input checked="" type="checkbox"/> County documentary handling fee | | \$ | <u>64.00</u> |
| <input type="checkbox"/> Other | | \$ | <u> </u> |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 64.00

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE Susanna Chin, Deputy County Clerk
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