

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

From: (Public Agency): _____

County Clerk
County of: _____

(Address)

Project Title: _____

Project Applicant: _____

Project Location - Specific: _____

Project Location - City: _____ Project Location - County: _____

Description of Nature, Purpose and Beneficiaries of Project: _____

Name of Public Agency Approving Project: _____

Name of Person or Agency Carrying Out Project: _____

Exempt Status: **(check one):**

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: _____
- Statutory Exemptions. State code number: _____

Reasons why project is exempt: _____

Lead Agency
Contact Person: _____ Area Code/Telephone/Extension: _____

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: Jack Pollak Date: _____ Title: _____

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

Governor's Office of Planning & Research

MAY 07 2020

STATE CLEARINGHOUSE

Revised 2011



SAN FRANCISCO PLANNING DEPARTMENT

Notice of Exemption

Approval Date: February 20, 2020
Case No.: 2012.1384E
Project Title: **One Vassar (400 Second Street, 645, 653, 657 and 665 Harrison Street)**
Zoning: Central SoMa Mixed-Use Office (CMUO) District
 130-CS/350-CS, 130-CS/200-CS, 350-CS, 45-X Height and Bulk Districts
Block/Lot: 3763/001, 078, 079, 080, 080A, 081, 099, 100, 101, 105, 113, and part of 112
Lot Size: 102,700 square feet (2.4 acres)
Lead Agency: San Francisco Planning Department
Project Sponsor: Sharon Lai, One Vassar, (415) 266-9858
Staff Contact: Josh Pollak, josh.pollak@sfgov.org, (415) 575-8766

1650 Mission St.
 Suite 400
 San Francisco,
 CA 94103-2479

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

Pursuant to the California Environmental Quality Act (CEQA), the Guidelines of the Secretary for Resources, and San Francisco requirements, this Notice of Exemption 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: \$69 filing fee

PROJECT DESCRIPTION:

The proposed project would include demolition of four buildings at the project site, construction of new buildings at 400 Second Street and 657 Harrison Street and a vertical addition to the existing building at 645 Harrison Street, totaling approximately 1.5 million square feet of mixed uses.

The building at 400 Second Street would be a 27-story, 350-foot-tall, approximately 538,100-square-foot office building with ground-floor retail. The building addition at the rear of the existing 645 Harrison Street building would be a 19-story, 200-foot-tall hotel tower (15-stories above the existing podium); together, the existing building and hotel tower would total approximately 391,200 square feet and include a 468 room hotel, office uses, retail uses, and production, distribution and repair (PDR) uses. The building at 657 Harrison Street would be a 35-story, 350-foot-tall, approximately 586,700-square-foot residential building with up to 489 dwelling units, ground floor retail, and a childcare facility. The proposed development would include approximately 26,625 square feet of usable open space, including privately-owned public open spaces (POPOS). The project would include transportation and circulation improvements, including passenger loading, a new vehicular and pedestrian connection from Perry Street to Second Street, and a new connection between Vassar Place and Third Street via an improved Perry Street.

DETERMINATION:

The City and County of San Francisco decided to carry out or approve the project on February 20, 2020. The San Francisco Planning Commission approved a Large Project Authorization to allow the project as proposed. No appeals were filed during the 30-day appeal period that expired on March 23, 2020. 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. 2012.1384E.

1. An Exemption from Environmental Review has been prepared pursuant to the provisions of CEQA under:

Ministerial (Sec. 21080(b)(1); 15268)

Declared Emergency (Sec. 21080(b)(3); 15269(a))

Emergency Project (Sec. 21080(b)(4); 15269(b)(c))

Categorical Exemption. State type and section number: _____

Statutory Exemption. State code number: _____

Community Plan Evaluation (Sec. 21083.3; 15183)

2. This project in its approved form has been determined to be exempt from environmental review. Project-specific studies were prepared to determine if the project would result in any significant environmental impacts that were not identified in the Central SoMa Plan Programmatic Environmental Impact Report (Central SoMa PEIR) or would result in any more severe adverse impacts than discussed in the Central SoMa PEIR. The project would not result in significant environmental impacts not previously disclosed in the Central SoMa PEIR and would not result in any more severe adverse impacts than discussed in the Central SoMa PEIR.

Rich Hillis
Planning Director


By Lisa Gibson
Environmental Review Officer

May 7, 2020
Date

cc: Caroline Chase, Coblenz, Patch, Duffy & Bass, LLP