

Notice of Completion & Environmental Document Transmittal

2020089022

Mail to: State Clearinghouse, PO Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Potrero Yard Modernization Project (2500 Mariposa Street)
Lead Agency: San Francisco Planning Department
Mailing Address: 49 South Van Ness Avenue, Suite 1400
City: San Francisco Zip: 94103
Contact Person: Laura Lynch
Phone: 628-652-7554
County: San Francisco

Project Location: County: San Francisco City/Nearest Community: San Francisco
Cross Streets: Bryant; Mariposa, 17th, and Hampshire Streets Zip Code: 94118
Longitude/Latitude (degrees, minutes, seconds): 37° 45' 49.73" N / 122° 24' 33.20" W Total Acres: 4.4 acres
Assessor's Parcel No.: Assessor's Block 3971 / Lot 001 Section: n/a Twp.: n/a Range: n/a Base: n/a
Within 2 Miles: State Hwy #: I-280, U.S. 101 Waterways: San Francisco Bay Airports: None
Railways: SF Muni, BART Schools: Brightworks School (1960 Bryant Street), Aim High (2030 Harrison Street), Mission Language and Vocational (2929 19th Street), John O'Connell Technical High School (2355 Folsom Street), St. Charles School (3250 18th Street), Downtown High School (693 Vermont Street), and Live Oak School (1555 Mariposa Street)

Document Type:

- CEQA: [X] NOP [] Draft EIR NEPA: [] NOI Other: [] Joint Doc.
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Doc.
[] Neg Dec [] Draft EIS [] Other:
[] Mit Neg Dec [] Other:
Governor's Office of Planning & Research

AUG 19 2020

Local Action Type:

- [] General Plan Update [] Specific Plan [X] Rezone [] Annexation
[X] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [X] Use Permit [] Coastal Permit
[] Community Plan [X] Site Plan [] Land Division (Subdivision, etc.) [] Other (below)
STATE CLEARINGHOUSE

Development Type:

- [X] Residential: Units 575 Acres
[] Office: Sq. ft. Acres Employees
[X] Commercial: Sq. ft. 33,000 Acres Employees
[] Industrial: Sq. ft. Acres Employees
[] Educational
[] Recreational
[] Water Facilities: Type MGD
[X] Transportation: Type: Bus Storage and Maintenance Yard
[] Mining: Mineral
[] Power: Type MW
[] Waste Treatment: Type MGD
[] Hazardous Waste: Type
[X] Other: 91,000 q ft. of open space,

Project Issues Discussed in Document

- [] Aesthetic/Visual [] Fiscal [] Recreation/Parks [] Vegetation
[] Agricultural Land [] Flood Plain/Flooding [] Schools/Universities [] Water Quality
[] Air Quality [] Forest Land/Fire Hazard [] Septic Systems [] Water
[] Archaeological/Historical [] Geologic/Seismic [] Sewer Capacity [] Supply/Groundwater
[] Biological Resources [] Minerals [] Soil Erosion/Compaction/Grading [] Wetland/Riparian
[] Coastal Zone [] Noise [] Solid Waste [] Growth Inducing
[] Drainage/Absorption [] Population/Housing Balance [] Toxic/Hazardous [] Land Use
[] Economic/Jobs [] Public Services/Facilities [] Traffic/Circulation [] Cumulative Effects
[] Other:

Present Land Use/Zoning/General Plan Designation

Public [P] Zoning District and 65-X Height and Bulk District

Project Description: (please use a separate page if necessary)

See attached page at end of NOC.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Appendix C, continued

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X."
If you have already sent your document to the agency please denote that with an "S."

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| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>4</u> | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Regional WQCB # <u>2</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Commission |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers and Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Fish & Game Region # <u>3</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry & Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date: August 19, 2020

Ending Date: September 18, 2020

Lead Agency (Complete if applicable):

Consulting Firm: SWCA

Address: 95 Third Street, 2nd Floor

City/State/Zip: San Francisco, CA 94103

Contact: Peter Mye

Phone: (415) 523-5516

Applicant: San Francisco Municipal Transportation Agency

Address: One South Van Ness Avenue, 8th Floor

City/State/Zip: San Francisco, CA 94103

Phone: (415) 646-2715

Signature of Lead Agency Representative:

Lisa Gibs

Date

8/19/2020

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

The project sponsor, the San Francisco Municipal Transportation Agency (SFMTA), proposes to replace the Potrero Trolley Coach Facility at 2500 Mariposa Street (Potrero Yard) in the northeast portion of San Francisco's Mission District near the South of Market and Potrero Hill neighborhoods. The proposed project would demolish the existing facility originally constructed in 1915 which has been identified as a historical resource for purposes of CEQA. The project is intended to accommodate the expansion of the SFMTA's transit vehicle fleet in a new replacement structure that would include space for bus parking and circulation (up to 213 buses); SFMTA maintenance, operation, and administrative uses; and joint development uses. The new, approximately 1,300,000 gross-square-foot structure would occupy the 4.4-acre site and rise to heights ranging from approximately 75 to 150 feet. The new structure would contain a three-level, approximately 75-foot-tall replacement transit facility (728,000 gsf) plus a mix of commercial (33,000 gsf) and residential uses (575 residential units and 544,000 gsf) in the remainder of the project as part of a joint development program between SFMTA and a private project co-sponsor. The joint development program would include a ground-floor commercial use and residential entry lobbies, with integrated residential and transit facility uses on the second through sixth floors of the three-level replacement transit facility. The majority of residential development would be atop the replacement transit facility on the 7th to 13th floors.