



Notice of Determination

Approval Date: September 24, 2020
Case No.: 2011.1300EIA
State Clearinghouse No.: 2015022048
Project Title: **901 16th Street and 1200 17th Street - Permanent Off-Site Flower Mart Project**
Zoning: UMU (Urban Mixed Use) Use District
Block/Lot: 3949/001, 001A, 002 and 3950/001
Lot Size: 3.5 acres
Lead Agency: San Francisco Planning Department
Project Sponsor: 901 16th St Manager, LLC, Alexandra Stoelzle, 415.778.7776,
astaelzle@kilroyrealty.com
Staff Contact: Alana Callagy, 628.652.7540, alana.callagy@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
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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:

\$71 filing fee AND Receipt for prior payment of EIR fee

Background:

On May 12, 2016, the San Francisco Planning Department certified an Environmental Impact Report (EIR) for a mixed-use residential project at 901 16th Street and 1200 17th Street (hereafter referred to as the “original project”), and adopted environmental findings in relation to the original project, including a statement of overriding considerations and a mitigation monitoring and reporting program. Subsequent to certification of the EIR, the property was acquired by 901 16th St Manager, LLC for a new permanent location for the San Francisco Wholesale Flower Market (“Wholesale Flower Market”).

Project Description:

The Permanent Off-Site Flower Mart Project, hereafter referred to as the “modified project,” would demolish the 5,800-square-foot modular office building, but retain and reuse all other existing buildings on the project site for use by the Wholesale Flower Market. The interior of one of the reused warehouse buildings would be expanded to include a mezzanine and would open to the second level of the parking structure, expanding the total floor area on the project site from approximately 106,100 square feet to approximately

125,000 square feet. The modified project would also construct an approximately 84,900-square-foot parking structure containing 150 parking spaces and 25 box truck parking/loading spaces on the site of the existing modular office building and surface parking lot. A modified project variant would expand the parking structure to approximately 102,000 square feet to accommodate approximately 180 parking spaces and 25 box truck parking/loadingspaces.

Determination:

The City and County of San Francisco decided to carry out or approve the modified project or the modified project variant on September 24, 2020, and has made the following determinations regarding the above described modified project and modified project variant. A copy of the document(s) may be examined online at <https://sfplanning.org/environmental-review>, or by contacting Alana Callagy at alana.callagy@sfgov.org or (628) 652-7540.

1. An Environmental Impact Report was prepared and certified pursuant to CEQA, and an Addendum to an Environmental Impact Report has been prepared pursuant to the provisions of CEQA.
2. The modified project in its approved form will not have a significant effect on the environment.
3. Findings pursuant to CEQA Guidelines section 15091 have not been prepared for the modified project or modified project variant.
4. A Statement of Overriding Considerations pursuant to CEQA Guidelines section 15093 has not been adopted for the modified project or modified project variant.
5. Mitigation measures were made a condition of project approval and a mitigation monitoring and reporting program was adopted with approval of the modified project and modified project variant.

NOTE: This notice is being issued during the suspension of certain CEQA filing and posting requirements pursuant to executive orders N-54-20 and N-80-20, and its issuance complies with the alternative posting requirements stated in the order. This notice also complies with local requirements under the March 23rd Fifth Supplement to the Mayoral Proclamation Declaring the Existence of a Local Emergency Dated February 25, 2020.

Rich Hillis
Planning Director

 for
By Lisa Gibson
Environmental Review Officer

cc: Alexandra Stoelzle, 901 16th St Manager, LLC



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 18, 2016

Applicant Name: Potrero Partners LLC

Applicant Address: 445 Virginia Avenue, San Mateo, CA 94402

Project Name: 901 16th Street and 1200 17th Street

CEQA Lead Agency: City and County of San Francisco

CEQA Document Type: Environmental Impact Report

SCH Number and/or local agency ID Number: SCH #2015022048/Case Number 2011.1300 E

Project Location: 901 16th Street and 1200 17th Street, San Francisco (Block 3949, Lots 001, 001 A, 002; and Block 3950, Lot 001) is at the northeastern edge of the Potrero Hill neighborhood. A 3.5-acre infill site, currently used for moving and storage, is bounded by 16th Street to the north, Mississippi Street to the east, 17th Street to the south, and existing structures to the west, approximately 200 feet west of Interstate 280 and Caltrain railroad tracks and one-half mile east of U.S. Route 101.

In total, the four existing buildings on the project site amount to approximately 109,500 gross square feet (gsf) of building space. Surrounding the modular office structure is an open surface parking lot which is also used for access to the University of California, San Francisco (UCSF) storage and for fleet storage trucks and moving vans. These vehicles (employee vehicles and moving trucks) can access the project site from two curb cuts on 16th Street, three curb cuts on Mississippi Street, and three curb cuts on 17th Street, although some curb cuts are currently unused. There are no hydrologic features or trees within the project site.

Present land uses in the project site vicinity are varied and include educational facilities, light industry, office space, life science laboratories, a public park, residences and live/work units, retail, a nightclub, storage, warehouses and wholesale interior-design related establishments. An elevated segment of Interstate 280 runs northeast of the project site. The Caltrain railroad tracks run parallel to and northeast of 7th Street and Pennsylvania Street beneath Interstate 280.

Brief Project Description: The proposed project would merge the four lots into two lots, demolish the two warehouses and a modular office structure, preserve a historic brick office building, and retain some materials from one of the steel sheds for reuse within the proposed project. The project sponsor proposes to construct two new buildings on-site. The 16th Street Building would consist of a new six-story, 68-foot tall (excluding rooftop projections of up to 82 feet), approximately 402,943 gsf residential mixed use building with 260 dwelling units and 20,318 gsf of retail on the northern lot. The 17th Street Building would consist of a new four-story 48-foot tall (excluding rooftop projections of up to 52 feet), approximately 213,509 gsf residential mixed use building with 135 dwelling units and 4,650 gsf of retail on the southern lot. In addition, the proposed project would construct a new publicly accessible pedestrian alley along the entirety of its western property line. Combined, the two new buildings would contain a total of 395 dwelling units and 24,968 gsf of retail space, in addition to a total of 388 vehicular parking spaces and 455 off-street bicycle parking spaces. The proposed project would include

14,669 square feet of public open space, 33,149 square feet of common open space shared by project occupants, and 3,114 square feet of open space private to units.

Describe clearly why the project has no effect on fish and wildlife: The proposed project, involving the redevelopment of a urban infill site that has been intensively developed with industrial and warehouse uses since the 1920s, would be constructed within the footprint of existing structures and paved parking areas that do not support any vegetation or hydrologic features that could provide habitat for fish or wildlife. There is no significant open space or fish and wildlife habitat within the project vicinity.

The Community Plan Exemption prepared for the proposed project found that "the proposed project would not remove on-site protected biological resources, [and] implementation of the proposed project would not result in either project level or cumulative significant impacts that were not identified in the Eastern Neighborhoods PEIR related to biological resources." The Initial Study prepared for the Eastern Neighborhoods PEIR similarly determined that implementation of the Eastern Neighborhoods Area Plan "would not result in any significant effects related to biological resources, nor would the project -which would have virtually no biological impact in and of itself- contribute to any cumulative effects in San Francisco or regionally."

To conclude, the proposed project would have no direct or indirect effect on fish and wildlife as identified in the California Code of Regulations, Title 14, Section 753.5(d) because no direct or indirect destruction, disturbance or modification of any habitat or vegetation with the potential to support fish and/or wildlife species would occur. Similarly, the proposed project would not result in or have the potential to alter water quality or interfere with the movement of any fish and/or wildlife species because neither the project site nor the project vicinity contains habitat or biologic features that would support such movement.

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: Scott Wilson Date: July 26, 2016
Scott Wilson
Regional Manager
Bay Delta Region



State of California - Department of Fish and Wildlife

2016 ENVIRONMENTAL FILING FEE CASH RECEIPT

DFW 753.5a (Rev. 12/15/15) Previously DFG 753.5a

RECEIPT NUMBER: 38 — 07292016 — 41
STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN FRANCISCO PLANNING DEPARTMENT	LEAD AGENCY EMAIL	DATE 07/29/2016
COUNTY/STATE AGENCY OF FILING San Francisco	DOCUMENT NUMBER 584159	

PROJECT TITLE 901 16TH STREET AND 1200 17TH STREET		
PROJECT APPLICANT NAME CHRIS THOMAS	PROJECT APPLICANT EMAIL	PHONE NUMBER (415) 575-9036
PROJECT APPLICANT ADDRESS 1650 MISSION ST SUITE 400	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 type="checkbox"/> Environmental Impact Report (EIR) | \$3,070.00 | \$ | <u>0.00</u> |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,210.25 | \$ | <u>0.00</u> |
| <input type="checkbox"/> Certified Regulatory Program document (CRP) | \$1,043.75 | \$ | <u>0.00</u> |

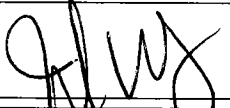
- Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

- | | | | |
|---|----------|----|-----------------|
| <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>60.00</u> |
| <input type="checkbox"/> Other | | \$ | <u> </u> |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 60.00

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE JENNIFER WONG, DEPUTY COUNTY CLERK
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