



# San Francisco Planning

2024-0000007

**FILED**

SAN FRANCISCO County Clerk

**FEB 14 2024**

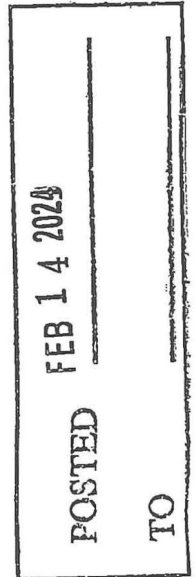
*MN*

by: Mariedyne Nadonza  
Deputy County Clerk

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

## NOTICE OF DETERMINATION

FEIR Certification Date: January 11, 2024  
Final Approval Date: February 13, 2024  
Case No.: **2019-021884ENV**  
State Clearinghouse No: 2020089022  
Project Title: **Potrero Yard Modernization Project (2500 Mariposa Street)**  
Zoning: Public (P) Zoning District  
65-X Height and Bulk District  
Block/Lot: 3971/001  
Lot Size: 192,000 square feet (4.4 acres)  
Lead Agency: San Francisco Planning Department  
Project Sponsor: Chris Lazaro, San Francisco Municipal Transportation Agency (SFMTA)  
(415) 549-6572  
Chris.Lazaro@sfmta.com  
Staff Contact: Jennifer McKellar  
(628) 652-7563  
[jennifer.mckellar@sfgov.org](mailto:jennifer.mckellar@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:

☒ \$79 filing fee    AND    ☒ \$4,051.25 EIR Fee OR  
☐ No Effect Determination (From CDFW)

### Project Description and Location

The project site is located at 2500 Mariposa Street on the block bounded by Mariposa Street to the south, Bryant Street to the west, 17th Street to the north, and Hampshire Street to the east in the Mission neighborhood of the City and County of San Francisco. The project would demolish the existing SFMTA Potrero Trolley Coach Division Facility (Potrero Yard), a California Register of Historic Resources-eligible historic resource, and replace it with an

expanded and modernized transit facility for up to 213 buses. The project includes SFMTA maintenance, operation, and administrative uses, and joint development (residential and commercial) uses as part of a joint development program between SFMTA and a private project co-sponsor. The approximately 1,250,000-gross-square-foot structure would rise to heights ranging from 70 to 150 feet across the site. It would contain a four-level (including mezzanine level), approximately 70-foot-tall replacement transit facility (700,000 gross square feet) plus a joint development with a mix of commercial (3,000 gross square feet) and residential uses (up to 530,000 gross square feet and 513 units). The majority of residential development would be atop the replacement transit facility on floors 7 through 13. A Paratransit Variant is also proposed, which would construct Bryant Street family housing (103 units) but replace the remainder of the podium housing with SFMTA's Paratransit Operations.

## Determination

The City and County of San Francisco decided to carry out or approve the project on January 11, 2024 when the Planning Commission certified the Final Environmental Impact Report (FEIR) and approved a Conditional Use Authorization to allow the redevelopment of SFMTA's Potrero Yard and the construction of a joint development that includes commercial tenant spaces and residential dwelling units within a Public (P) Zoning District and 65-X Height and Bulk District. The project was officially approved on February 13, 2024, when no appeal of the FEIR or Conditional Use Authorization was filed. A copy of the document(s) may be examined at the Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco, CA, 94103, in case nos. 2019-021884ENV and 2019-021884CUA, and Board of Supervisors, City Hall, 1 Carlton B. Goodlett Place Room 244, San Francisco, CA, 94102 in file no. 231256.

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 or online at:

[https://bit.ly/SFPlanning\\_PotreroYard](https://bit.ly/SFPlanning_PotreroYard).

1. 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.
2. Mitigation measures were made a condition of project approval, and a mitigation and monitoring reporting program was adopted for the project.

*Debra Dwyer*

For Lisa Gibson  
Environmental Review Officer

February 13, 2024

Date

cc: Chris Lazaro, SFMTA  
Chris Jauregui, Plenary Americas  
Supervisor Hillary Ronen (District 9)  
Supervisor Shamann Walton (District 10)



State of California - Department of Fish and Wildlife  
**2024 ENVIRONMENTAL DOCUMENT FILING FEE  
CASH RECEIPT**

DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

Print

Save

RECEIPT NUMBER:

38-02/14/2024-013

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
SAN FRANCISCO PLANNING DEPARTMENT	pic@sfgov.org	02/14/2024
COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER	
SAN FRANCISCO COUNTY	2024-0000007	
PROJECT TITLE		

POTRERO YARD MODERNIZATION PROJECT (2500 MARIPOSA STREET)

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
JENNIFER MCKELLAR	jennifer.mckellar@sfgov.org	(628) 652-7563
PROJECT APPLICANT ADDRESS	CITY	STATE
49 SOUTH VAN NESS AVENUE, SUITE 1400	SAN FRANCISCO	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 checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$ 4,051.25	\$ 4,051.25
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$ 2,916.75	
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$ 1,377.25	

☐ 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	\$
<input checked="" type="checkbox"/> County documentary handling fee	\$ 79.00	\$ 79.00
<input type="checkbox"/> Other		\$

PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☒ Other JE 611548 TOTAL RECEIVED \$ 4,130.25

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

Mariedyne Nadonza Deputy Clerk