

#270908

Notice of Determination

**ENDORSED
FILED**
San Francisco County Clerk

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

JUL 19, 2013

County Clerk
City and County of San Francisco
City Hall, Room 168
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4678

by: **JENNIFER WONG**
Deputy County Clerk

From: Successor Agency to the Redevelopment Agency of the City and County of San Francisco
(Responsible Agency)
One South Van Ness Avenue, Fifth Floor
San Francisco, California, 94103
Attn: Christine Maher
Phone: 415-749-2481

Lead Agency:
City and County of San Francisco
c/o Planning Department
1650 Mission St #400
San Francisco, CA 94103
Attn: Debra Dwyer
Phone: 415-558-6378

POSTED
JUL 19 2013
TO
SEP 03 2013

SUBJECT: *Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.*

State Clearinghouse Number: 2011042035

Project Title: 706 Mission Street – The Mexican Museum and Residential Tower Project

Project Applicant: 706 Mission Street Co LLC

Project Location: 706 and 736 Mission Street between Third Street and Fourth Street (the northwest corner of Mission Street and Third Street), San Francisco, California (Assessor’s Block 3706, Lots 093 and 275, and portions of Assessor’s Block 3706, Lot 277)

Project Description:

The project consists of the approval of a Purchase and Sale Agreement for Real Property by and between the Successor Agency to the Redevelopment Agency of the City and County of San Francisco (“**Successor Agency**”) and 706 Mission Street Co LLC, with The Mexican Museum, as a third party beneficiary, for the disposition of the following property from the Successor Agency to 706 Mission Street Co LLC: (1) an approximately 9,778-square-foot undeveloped parcel fronting Mission Street between Third and Fourth Streets, adjacent to Jessie Square Plaza, (2) an improved subterranean public parking garage commonly known as the Jessie Square Garage located generally below Jessie Square Plaza (the “**Jessie Square Garage**”), and (3) an approximately 3,690-square-foot air rights parcel above Jessie Square Plaza (collectively, the “**Agency Property**”). Approval of the Purchase and Sale

Agreement fulfills an enforceable obligation of the Successor Agency. Upon the conveyance of the Agency Property pursuant to the terms of the Purchase and Sale Agreement for Real Property, 706 Mission Street Co LLC would construct a mixed-use project that includes: (1) a new 43-story tower (with up to 190 residential units) connected to existing historically significant Aronson Building, (2) new cultural space for the Mexican Museum, (3) approximately 4,800 gross square feet of ground-floor retail/restaurant space, and (4) use of Jessie Square Garage for private and public uses.

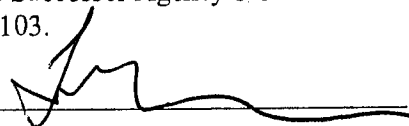
Determination:

The Commission on Community Investment and Infrastructure of the Successor Agency to the Redevelopment Agency of the City and County of San Francisco, as a responsible agency under CEQA, decided to carry out or approve the project on July 16, 2013, and has made the following determinations regarding the project.

1. An Environmental Impact Report has been prepared and certified pursuant to the provisions of CEQA, the CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code. The FEIR was certified on March 21, 2013, and is available for examination by the public at the Planning Department at the above address under case file 2008.1084E.
2. A determination has been made that the Project in its approved form will have a significant effect on the environment. The Project would have a cumulatively considerable contribution to a significant and unavoidable cumulative shadow impact. Therefore, findings were made pursuant to CEQA Guidelines Section 15091, and a statement of overriding considerations was adopted.
3. Mitigation measures were made a condition of project approval, and a mitigation monitoring and reporting program was adopted.
4. The Commission on Community Investment and Infrastructure of the Successor Agency to the Redevelopment Agency of the City and County of San Francisco considered the FEIR as prepared and certified when deciding to approve the project.

This is to certify that the final EIR with comments and responses and record of project approval is available to the general public at the Successor Agency's Office at One South Van Ness Avenue, Fifth Floor, San Francisco, California, 94103.

Signature (Responsible Agency):



Title: Executive Director

Date: 7/19/13

Date Received for filing at OPR: _____

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.



State of California—The Resources Agency
 DEPARTMENT OF FISH AND GAME
2013 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT #	270908
STATE CLEARING HOUSE # (If applicable)	

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY CITY AND COUNTY OF SAN FRANCISCO C/O PLANNING DEPARTMENT		DATE 07/19/2013	
COUNTY/STATE AGENCY OF FILING SAN FRANCISCO, CA		DOCUMENT NUMBER 465433/ 465431	
PROJECT TITLE 706 MISSION STREET- THE MEXICAN MUSEUM AND RESIDENTIAL TOWER PROJECT			
PROJECT APPLICANT NAME DEBRA DWYER		PHONE NUMBER (415)558-6378	
PROJECT APPLICANT ADDRESS 1650 MISSION ST #400	CITY SAN FRANCISCO	STATE CA	ZIP CODE 94103

PROJECT APPLICANT (Check appropriate box):

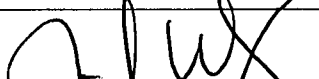
- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$2,995.25	\$ 2995.25
<input type="checkbox"/> Negative Declaration (ND)(MND)	\$2,156.25	\$ _____
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	\$850.00	\$ _____
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP)	\$1,018.50	\$ _____
<input checked="" type="checkbox"/> County Administrative Fee	\$53.00	\$ 53.00
<input type="checkbox"/> Project that is exempt from fees		
<input type="checkbox"/> Notice of Exemption		
<input type="checkbox"/> DFG No. Effect Determination (Form Attached)		
<input type="checkbox"/> Other		\$ _____

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other _____
 TOTAL RECEIVED \$ 3048.25

SIGNATURE X 	Printed Name: JENNIFER WONG	TITLE Deputy County Clerk
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