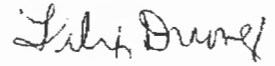


May 17, 2023



by: Lily Duong

Deputy County Clerk



PUBLIC NOTICE

**NOTICE OF AVAILABILITY OF AND INTENT TO ADOPT
A MITIGATED NEGATIVE DECLARATION**

PROJECT INFORMATION

Date:	May 17, 2023	<i>Project Sponsor:</i>	Ronald Mallia 4199 Mission Street, LLC (415)-307-1525 ronaldm8888@gmail.com
Project Title:	4199 Mission Street Project		
<i>Project Address:</i>	4199 Mission Street		
Case No.:	2020-004806ENV		
<i>Block/Lot No.:</i>	5869/014	<i>Environmental Case Coordinator:</i>	Rachel Schuett (628) 652-7546 rachel.schuett@sfgov.org
<i>Zoning District(s):</i>	NCD – Excelsior Outer Mission Street Neighborhood Commercial District 40-X Height and Bulk District		
<i>Cultural District:</i>	n/a		
<i>Neighborhood:</i>	Excelsior		

The San Francisco Planning Department has studied this project’s potential physical environmental effects and welcomes your comments on the adequacy of the preliminary mitigated negative declaration (PMND). Refer to the Project Description and Purpose of Notice sections below for more information.

Project Description

A PMND has been prepared by San Francisco Planning in connection with this project as required by the California Environmental Quality Act (CEQA) to study the project’s potential physical environmental effects.

The project site is currently used as a gas station and includes a 1,118-square-foot one-story commercial building. The project sponsor proposes to demolish the existing building, remove the underground storage tanks, and construct a new 60-foot-tall residential building with one basement parking level. The new building would contain 40 residential units and thirteen vehicle parking spaces. The proposed building and all residential units would be ADA accessible; 30 percent (14 units) would be affordable, 70 percent (28 units) would be market rate. Parking would be accessible from a single driveway along Ney Street. No on- or off-street passenger or freight loading spaces are proposed or required. Streetscape improvements are proposed along Ney and Mission streets.

The document is a PMND, containing information about the possible environmental effects of the proposed project. The PMND documents the determination by the Planning Department that the proposed project could not have a significant adverse effect on the environment. The publication of this environmental document does not indicate a decision by the City to approve or disapprove the proposed project.

POSTED TO
 MAY 17 2023

Notice of Availability of a Mitigated Negative Declaration

State Hazardous Materials Lists. As required by CEQA Guidelines section 15087(c)(6), the project site is included on the following lists compiled pursuant to California Government Code Sec. 65962.5.

<p>List: Leaking Underground Storage Tank Sites, State Water Resources Control Board Regulatory Identification Number: T0607500856 Listed Site Address: 4199 Mission ST, San Francisco 94112 Assessor's Block/Lot: 5869/014 Date of List: January 28, 1998</p>	<p>List: Leaking Underground Storage Tank Sites State Water Resources Control Board Regulatory Identification Number: T0607503835 Listed Site Address: 4199 Mission ST, San Francisco 94112 Assessor's Block/Lot: 5869/014 Date of List: December 5, 2022</p>
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Purpose of Notice

The PMND is available to view or download from the Planning Department's Negative Declarations and EIRs web page (<http://www.sf-planning.org/sfceqadocs>). Paper copies are also available at the Planning counter of the San Francisco Permit Center on the second floor of 49 South Van Ness Avenue, San Francisco.

Environmental review focuses on the physical *environmental effects* of the project. Comments regarding your like or dislike of the project or if you think officials should approve or disapprove the project will not be addressed in the environmental review document. Instead, we encourage you to provide these comments to the planner assigned to review the project for *planning code and general plan compliance*. The current planner for this project is Jeff Horn, jeffrey.horn@sfgov.org or 628.652.7366. If you have questions concerning environmental review of the project, contact the Environmental Case Coordinator listed above.

You are not required to take any action. If you wish to comment on the adequacy of the PMND, within 20 calendar days following publication of the PMND (by 5:00 p.m. on June 6, 2023), any person may:

1. Make recommendations for amending the text of the document. The text of the PMND may be amended to clarify or correct statements and may be expanded to include additional relevant issues or to cover issues in greater depth. This may be done **without** the appeal described below; **OR**
2. Appeal the determination of no significant effect on the environment to the Planning Commission in a letter which specifies the grounds for such appeal, accompanied by a \$698 check payable to the San Francisco Planning Department.¹ An appeal requires the Planning Commission to determine whether or not an Environmental Impact Report must be prepared based upon whether or not the proposed project could cause a substantial adverse change in the environment. To file, send the appeal letter to the Planning Department, Attention: Lisa Gibson, 49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103 or emailed to lisa.gibson@sfgov.org and **must be received by 5:00 p.m. on June 6, 2023.**

In the absence of an appeal, the mitigated negative declaration shall be made final, subject to necessary modifications, after 20 or 30 days from the date of publication of the PMND. If the PMND is appealed, the Final Mitigated Negative Declaration (FMND) may be appealed to the Board of Supervisors. The first approval action, as identified in the initial study, would establish the start of the 30-day appeal period for the FMND pursuant to San Francisco Administrative Code Section 31.16(d).

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

¹ Upon review by the Planning Department, the appeal fee may be reimbursed for neighborhood organizations that have been in existence for a minimum of 24 months.



Date: **5/17/2023**

The San Francisco Planning Department is studying a project's potential environmental effects and welcomes your comments. The enclosed notice concerns a project located at **4199 Mission Street (Case No. 2020-004806ENV)**. The other side of this page describes the environmental review process under state law. You may provide comments by **6/6/2023** or request future project updates from the staff contact indicated in the attached notice.

To obtain information about this notice in Spanish, Chinese, or Filipino, please call **628.652.7550**. Please be advised that the Planning Department will require at least one business day to respond to any call.

三藩市規劃局 (San Francisco Planning Department) 正在研究一項專案的潛在環境影響，歡迎大家踴躍提出意見。本函所附的通知書涉及位於 **4199 Mission Street (Case No. 2020-004806ENV)** 的專案。本頁背面對加州法律規定的環境影響審核流程做了詳細說明。請於 **6/6/2023** 日之前針對本案提出評論，或者向本函所附通知書中指定的聯絡人提出要求，繼續瞭解專案的最新發展。請致電 **628.652.7550** 以索取通知書中文版本資訊。請注意，規劃局需要至少一個工作天才能回電。

El Departamento de Planificación está estudiando los posibles efectos medioambientales de un proyecto y desea saber su opinión. El aviso incluido concierne a un proyecto ubicado en **4199 Mission Street (Case No. 2020-004806ENV)**. Al reverso de esta página se describe el proceso de análisis medioambiental según la ley estatal. Usted puede entregar sus opiniones y comentarios a más tardar el **6/6/2023** o solicitar futuras actualizaciones sobre el proyecto al contacto indicado en el aviso adjunto.

Para obtener información sobre este aviso en español, llame al **628.652.7550**. Le informamos que el Departamento de Planificación necesitará por lo menos un día hábil para responder cualquier llamada.

Pinag-aaralan ng Kagawaran ng Pagpapalano ng San Francisco ang mga potensyal na epekto sa kapaligiran ng isang proyekto at tinatanggap ang iyong mga komento. Ang nakapaloob na paunawa ay patungkol sa isang proyekto na matatagpuan sa **4199 Mission Street (Case No. 2020-004806ENV)**. Inilalarawan ng kabilang panig ng pahinang ito ang proseso ng pagsusuri sa kapaligiran sa ilalim ng batas ng estado. Maaari kang magbigay ng mga komento sa **6/6/2023** o humiling ng mga bagong kaalaman sa proyekto sa hinaharap mula sa pagkontak sa kawani na nakalagay sa kalakip na abiso.

Upang makakuha ng impormasyon tungkol sa paunawang ito sa Filipino, mangyaring tumawag sa **628.652.7550**. Mangyaring maabisuhan na ang Kagawaran ng Pagpapalano ay mangangailangan ng kahit isang araw ng may trabaho o pasok upang tumugon sa anumang tawag.

CEQA

pronounced "SEE-Kwuh"

The San Francisco Planning Department (SF Planning) reviews projects for potential environmental impacts. This is CEQA, which stands for the **California Environmental Quality Act**, a state law created in 1970.



THE BASIC GOALS OF CEQA ARE TO:

INFORM

decision makers and the public about the potential significant environmental impacts

PREVENT

significant, avoidable damage to the environment by requiring changes to a project

IDENTIFY

the ways that the environmental damage can be avoided or reduced

DISCLOSE

to the public the reasons why decisions are made if significant impacts occur

WHO IS INVOLVED?

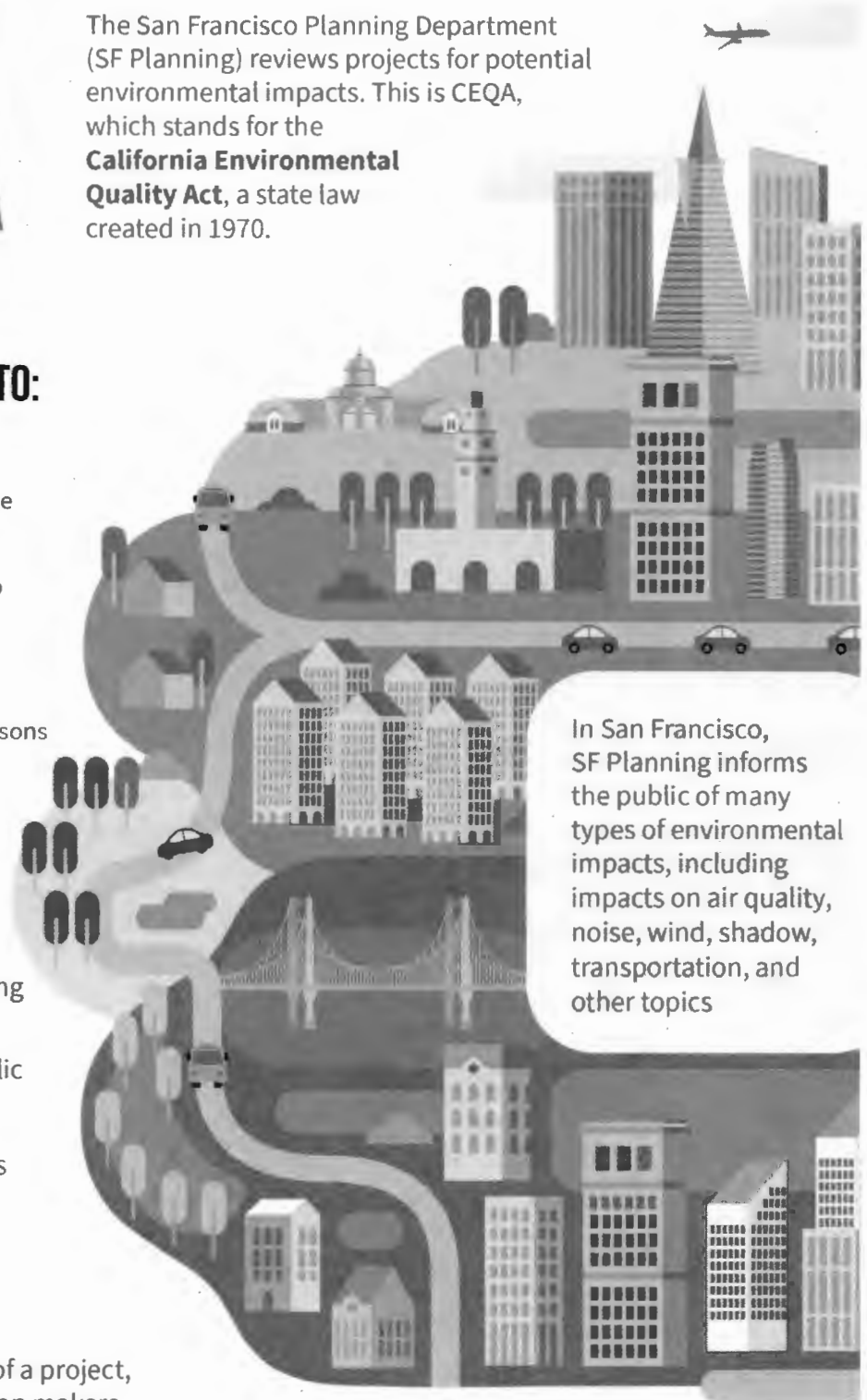
- SF Planning is responsible for conducting environmental review in San Francisco.
- Various stakeholders including the public
- City decision makers
- Government or private project sponsors (person/group proposing the change)

WHEN IS CEQA DONE?

Environmental review is not an approval of a project, but it must be complete before city decision makers determine whether or not to approve a project that could impact the environment.

Example projects include:

- Public or private projects
- Board of Supervisors legislation
- Allocation of public funding to projects



In San Francisco, SF Planning informs the public of many types of environmental impacts, including impacts on air quality, noise, wind, shadow, transportation, and other topics



**San Francisco
Planning**

To learn more, please visit:

sfplanning.org/whatisCEQA

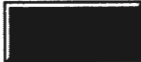


State of California - Department of Fish and Wildlife
2023 ENVIRONMENTAL DOCUMENT FILING FEE

CASH RECEIPT

DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

Print



Finalize&Email

RECEIPT NUMBER:
 38-05/17/2023-049
 STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN FRANCISCO PLANNING DEPARTMENT	LEAD AGENCY EMAIL rachel.schuett@sfgov.org	DATE 05/17/2023
COUNTY/STATE AGENCY OF FILING SAN FRANCISCO COUNTY	DOCUMENT NUMBER 2023-0000030	

PROJECT TITLE
 4199 MISSION STREET PROJECT

PROJECT APPLICANT NAME RACHEL SCHUETT	PROJECT APPLICANT EMAIL rachel.schuett@sfgov.org	PHONE NUMBER (628) 652-7546
PROJECT APPLICANT ADDRESS 49 SOUT VAN NES AVENUE, SUITE 1400	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:

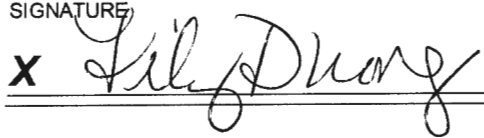
- Environmental Impact Report (EIR) \$ 3,839.25 \$ _____
- Mitigated/Negative Declaration (MND)(ND) \$ 2,764.00 \$ _____
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$ 1,305.25 \$ _____

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

- Water Right Application or Petition Fee (State Water Resources Control Board only) \$ 850.00 \$ _____
- County documentary handling fee \$ 75.00 \$ _____
- Other NOTICE OF AVAILABILITY \$ _____

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other
TOTAL RECEIVED \$ _____ 0.00

SIGNATURE  X	AGENCY OF FILING PRINTED NAME AND TITLE Lily Duong Deputy Clerk
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