

**PUBLIC NOTICE  
FINDING OF NO SIGNIFICANT IMPACT**

November 26, 2020  
Mayor's Office of Housing and Community Development  
City and County of San Francisco  
1 South Van Ness Avenue, 5<sup>th</sup> Floor  
San Francisco, CA 94103  
415-701-5598

The City and County of San Francisco Mayor's Office of Housing and Community Development (MOHCD) has completed an Environmental Assessment under the provisions of the National Environmental Policy Act and U.S. Department of Housing & Urban Development (HUD) regulations at 24 CFR Part 58 for a project known as Plaza East Apartments. The project developer is seeking HUD approval of a Demolition and Disposition Permit pursuant to Section 18 of the U.S. Housing Act of 1937. Future HUD funding may include Project Based Section 8 Vouchers under Section 8(o)(13) of the Housing Act of 1937 (42 U.S.C. § 1437f(o)(13)), as amended.

The Plaza East Apartments project, as proposed, would involve demolition of the 193 existing Plaza East apartment units, located at 1300 Buchanan Street in San Francisco, California (Block/Lots 0747/001, 0734/008). The site would be redeveloped, through phased construction, with four 6-story, 65-foot-tall, residential buildings, 69 parking spaces in podium garages, and central open space. Construction is proposed in four phases which would allow for existing residents to remain on-site until they are able to move into newly constructed on-site units. The project would include between 450 and 550 residential units, including at least 193 below-market-rate rental units. The income mix of the remaining units would be determined through the entitlement process and community discussions. It should be noted that the project is still subject to environmental review pursuant to the California Environmental Quality Act and Chapter 31 of the San Francisco Administrative Code.

**I. FINDING OF NO SIGNIFICANT IMPACT**

The Mayor's Office of Housing and Community Development has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required.

The reasons for the decision not to prepare an EIS are: 1) an Environmental Review Record (ERR) documents that the project will not have a significant effect on the human environment and that compliance with related federal environmental laws and standards has been achieved; 2) the project size is well below the 2,500 unit EIS threshold level established by Federal regulation at 24 CFR 58.37; 3) the project will have no adverse effects on public health or safety, nor will it have adverse effects on any ecologically sensitive areas; 4) mitigating measures have been identified and are required with respect to cultural resources, hazardous materials, noise, land use/zoning that adequately address the effects the project is deemed to have or will be exposed to; 5) MOHCD, the State Historic Preservation Officer, and the project developer entered into a site-specific Programmatic Agreement (PA) to resolve potential adverse effects to unidentified subsurface historic properties; 6) with the implementation of the identified mitigation measures and PA, the project would be in compliance with Federal, State and local laws pertaining to the protection of the environment and would conform to the zoning and General Plan of the City and County of San Francisco.

Additional information is contained in the ERR on file with MOHCD.

Because the MOHCD office is closed due to the COVID crisis, the ERR is available on the MOHCD website at <https://sfmohcd.org/environmental-reviews> where the ERR can be examined and downloaded. If you do not have access to the internet or prefer a hard copy, a copy of the ERR can be mailed to you. Please request hard copies from Eugene Flannery at MOHCD, One South Van Ness Avenue, 5th Floor, San Francisco, CA 94103 or by telephone at 415-799-6605.

**II. PUBLIC COMMENTS**

Any individual, group, or agency may submit written comments on the ERR to MOHCD. Because our offices are closed, MOHCD is asking that written comments be submitted via email to [eugene.flannery@sfgov.org](mailto:eugene.flannery@sfgov.org). If you are unable to access email please send your comments to Eugene T. Flannery at MOHCD, 1 South Van Ness Avenue – 5<sup>th</sup> Floor, San Francisco, California

94103 or by telephone at 415-701-5598. All comments received by 5:00P.M. P.S.T December 14, 2020 will be considered by MOHCD.

Eric D. Shaw  
Director, Mayor's Office of Housing and Community Development