

**Notice is hereby given to the general public of the following actions under the Environmental Review Process. Review of the documents concerning these projects can be arranged by calling (415) 575-9107.**

### **PRELIMINARY MITIGATED NEGATIVE DECLARATION**

The initial evaluation conducted by the Planning Department determined that the following projects could not have a significant effect on the environment, and that no environmental impact report is required. Accordingly, a Preliminary Mitigated Negative Declaration has been prepared.

Public recommendations for amendment of the text of the finding, or any appeal of this determination to the Planning Commission (with \$640 filing fee) must be filed with the Department within 20 days following the date of this notice. In the absence of an appeal, the Negative Declaration shall be made final, subject to any necessary modifications, 20 days from the date of this notice.

**2016-006860ENV: 65 Ocean Avenue** - The project site (Assessor's Block 6954, Lot 018) is an irregularly shaped 40,497-square-foot parcel that fronts three streets: Cayuga Avenue on the west, Ocean Avenue on the north, and Alemany Boulevard on the east in the Outer Mission neighborhood. The proposed project consists of the demolition of three existing buildings on the project site that contain two preschool buildings and storage and construction of an approximately 55-foot-tall building containing 193 dwelling units, a 5,952- gsf childcare facility, and basement-level garage with a total of 128 parking spaces. The building would total 190,215 gsf and would vary in height from four stories on Cayuga Avenue, five stories along Ocean Avenue, and six stories on Alemany Boulevard. Vehicular access to and from the basement-level garage would be provided from Cayuga Avenue. Construction of the proposed project would require excavation to a depth of 21 feet below ground surface and the removal of about 13,500 cubic yards of soil from the project site. The project site is in the Excelsior Outer Mission Street Neighborhood Commercial District (NCD) and a 40-X Height and Bulk District. **[Li]**