Notice of Exemption

**Approval Date:** August 7, 2017  
**Case No.:** 2013.1404E  
**Project Address:** 1298 Valencia Street  
**Zoning:** NCT (Valencia Street Neighborhood Commercial Transit)  
55-X Height and Bulk District  
**Block/Lot:** 3644/021  
**Lot Size:** 9,630 square feet (0.18 acres)  
**Plan Area:** Eastern Neighborhoods Area Plan (Mission)  
**Project Sponsor:** Ian Birchall/Ian Birchall + Associates – (415) 512-9660  
**Staff Contact:** Chris Thomas – (415) 575-9036, christopher.thomas@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

Pursuant to the California Environmental Quality Act (CEQA), the Guidelines of the Secretary for Resources, and San Francisco requirements, this Notice of Exemption 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:** $64 filing fee

**PROJECT DESCRIPTION:**

The project involves demolition of an approximately 1,750-square-foot (sf), one-story gas, service and repair station built in 1956 and construction of a six-story, 55-foot-high (70-foot-high including elevator penthouse), approximately 42,445-gross-square-feet mixed-use residential building with 35 dwelling units, about 3,500 sf of retail space, and off-street parking for nine vehicles and 37 bicycles. The project sponsor will meet Inclusionary Affordable Housing requirements via a combination of payment of $2,325,959 of the Affordable Housing Fee, and by providing one on-site below market rate unit.

**DETERMINATION:**

On July 6, 2017, following a duly-noticed public hearing, the City and County of San Francisco Planning Commission approved a building permit for the project. No appeals were filed during the 30-day appeal period that expired on August 7, 2017. A copy of the document(s) may be examined at 1650 Mission Street, Suite 400, San Francisco, CA, 94103 in file no. 2013.1404E.

1. An Exemption from Environmental Review has been prepared pursuant to the provisions of CEQA under:

www.sfplanning.org
Notice of Exemption

CASE NO. 2013.1404E
1298 Valencia Street

Ministerial (Sec. 21080(b)(1); 15268)
Declared Emergency (Sec. 21080(b)(3); 15269(a))
Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
Categorical Exemption. State type and section number: _____
Statutory Exemption. State code number: _____
Community Plan Exemption (Sec. 21083.3; 15183)

2. This project in its approved form has been determined to be exempt from environmental review because the project: (1) is consistent with the development density established for the project site in the Eastern Neighborhoods Rezoning and Area Plans; (2) would not result in effects on the environment that are peculiar to the project or the project site that were not identified as significant effects in the Eastern Neighborhoods PEIR; (3) would not result in potentially significant off-site or cumulative impacts that were not identified in the Eastern Neighborhoods PEIR; (4) would not result in significant effects, which, as a result of substantial new information that was not known at the time the Eastern Neighborhoods PEIR was certified, would be more severe than were already analyzed and disclosed in the PEIR; and (5) sponsor will undertake feasible mitigation measures specified in the Eastern Neighborhoods PEIR to mitigate project-related significant impacts. Therefore, the proposed project is exempt from further environmental review pursuant to Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183.

John Rahaim
Planning Director

By Lisa Gibson
Environmental Review Officer

cc: Ian Birchall + Associates
    David Silverman, Reuben, Junius & Rose

8/8/17
**State of California - Department of Fish and Wildlife**

**2017 ENVIRONMENTAL FILING FEE CASH RECEIPT**

DFW 753.5a (Rev. 01/01/17) Previously DFG 753.5a

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**RECEIPT NUMBER:**
38 — 08092017 — 47

**STATE CLEARINGHOUSE NUMBER (If applicable):**

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**EXPECTED DATE: 2017**

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**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

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**LEAD AGENCY:**
SAN FRANCISCO PLANNING DEPARTMENT

**LEAD AGENCY EMAIL:**
CHRISTOPHER.THOMAS@SFGOV.ORG

**DATE:**
08/09/2017

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**COUNTY/STATE AGENCY OF FILING**
San Francisco

**DOCUMENT NUMBER:**
624076

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**PROJECT TITLE**
2013.1404E

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**PROJECT APPLICANT NAME**
CHRIS THOMAS

**PROJECT APPLICANT ADDRESS**
1650 MISSION ST SUITE 400

**CITY:**
SAN FRANCISCO

**STATE:**
CA

**ZIP CODE:**
94103

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**PROJECT APPLICANT (Check appropriate box)**

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

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**CHECK APPLICABLE FEES:**

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<th>Description</th>
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<td>Environmental Impact Report (EIR)</td>
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<td>Mitigated/Negative Declaration (MND)(ND)</td>
<td>$2,216.25</td>
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<td>Certified Regulatory Program document (CRP)</td>
<td>$1,046.50</td>
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<td>Exempt from fee</td>
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<tr>
<td>Notice of Exemption (attach)</td>
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<tr>
<td>CDFW No Effect Determination (attach)</td>
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<tr>
<td>Fee previously paid (attach previously issued cash receipt copy)</td>
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<table>
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<tr>
<td>Water Right Application or Petition Fee</td>
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<tr>
<td>County documentary handling fee</td>
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**PAYMENT METHOD:**

- Cash
- Credit
- Check
- Other

**TOTAL RECEIVED:**
$ 64.00

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**SIGNATURE**

SUSANNA CHIN, DEPUTY COUNTY CLERK

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**AGENCY OF FILING PRINTED NAME AND TITLE**

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**ORIGINAL - PROJECT APPLICANT**

**COPY - CDFW/ASB**

**COPY - LEAD AGENCY**

**COPY - COUNTY CLERK**

DFW 753.5a (Rev. 2015/12/15)