Notice of Exemption

Approval Date: December 15, 2016
Case No.: 2014.0678ENV
Project Address: 470 West Portal Avenue
Zoning: RH-1(D) – (Residential - House, One Family-Detached)
40-X Height and Bulk District
Block/Lot: 2484/001, 2484/008, and 2484/009
Lot Size: 72,094 square feet
Project Sponsor: David Bushnell, 450 Architects
9 Pier, Suite 105
The Embarcadero
San Francisco, CA 94111
Staff Contact: Don Lewis
(415) 575-9168
don.lewis@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: $62 filing fee

PROJECT DESCRIPTION:

The proposed project involves the expansion of the existing high school ("San Francisco Waldorf School") to provide additional on-site facilities and modification of the parking lot and access to the main school entrance. The proposed project involves the removal of up to 37 parking spaces for the construction of a new 35-foot-tall, one-story, 11,800-square-foot, multi-purpose gymnasium which would include a classroom and storage area. The proposed project also includes an addition of approximately 11,700 square feet beneath the existing building footprint to include four new classrooms, a performance space ("Black Box Theater"), storage lockers, showers, and bathrooms. The proposed project, which would create a total of five new classrooms, would accommodate an increase of 90 students and 12 employees, for a total enrollment of up to 240 students with 32 employees. The project would include the relocation of the existing 24-foot-wide curb cut from West Portal Avenue to approximately 100 feet south along West Portal Avenue. This would result in the permanent closure of the existing driveway (and curb cut). The proposed project would remove approximately eight trees, and would plant approximately 20 trees.
DETERMINATION:

The City and County of San Francisco decided to carry out or approve the project on December 16, 2016. The City Planning Commission approved the Planned Unit Development pursuant to Planning Code Section 304. No appeals were filed during the 30-day appeal period that expired on January 16, 2017. A copy of the document may be examined at 1650 Mission Street, Suite 400, San Francisco, CA, 94103 in file no. 2015-004567CUA.

1. An Exemption from Environmental Review has been prepared pursuant to the provisions of CEQA under:
   - Ministerial (Sec. 21080(b)(1); 15268)
   - Declared Emergency (Sec. 21080(b)(3); 15269(a))
   - Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
   - X Categorical Exemption (Sec. 15332: Class 32 In-Fill Development Project)
   - 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 will not have a significant effect on the environment.

John Rahaim
Planning Director

By Lisa Gibson
Acting Environmental Review Officer

cc: David Bushnell
    Other interested parties
State of California - Department of Fish and Wildlife

2016 ENVIRONMENTAL FILING FEE CASH RECEIPT

DFW 753.5a (Rev. 12/15/15) Previously DFG 753.5a

RECEIPT NUMBER: 38 — 20170125 — 010

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

SAN FRANCISCO PLANNING DEPARTMENT

COUNTY/STATE AGENCY OF FILING

San Francisco

PROJECT TITLE

470 WEST PORTAL AVENUE

PROJECT APPLICANT NAME

DON LEWIS

PROJECT APPLICANT ADDRESS

1650 MISSION ST SUITE 400

PROJECT APPLICANT ADDRESS

CITY

S AN 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) $3,070.00

☐ Mitigated/Negative Declaration (MND)(ND) $2,210.25

☐ Certified Regulatory Program document (CRP) $1,043.75

☐ 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 $62.00

☐ Other

TOTAL RECEIVED $62.00

SIGNATURE

AGENCY OF FILING PRINTED NAME AND TITLE

TODD SENIGAR, DEPUTY COUNTY CLERK

ORIGINAL - PROJECT APPLICANT COPY - CDFW/ASB COPY - LEAD AGENCY COPY - COUNTY CLERK