

2016-062



SAN FRANCISCO PLANNING DEPARTMENT

ENDORSED

FILED
SAN FRANCISCO County Clerk

DEC 15, 2016

by: **FALLON LIM**
Deputy County Clerk

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

Notice of Exemption

Approval Date: December 6th, 2016
Case No.: 2015-003791ENV
Project Title: 203 Cotter Street
Zoning: Residential –House, One Family (RH-1)
 40-X Height and Bulk District

Block/Lot: 6795A/029
Lot Size: 30,744 square feet (0.71 acres)
Lead Agency: San Francisco Planning Department
Project Sponsor: Jessie Elliot, Golden Bridge School
 (415) 912-8666
 jessie@goldenbridgesschool.org

Staff Contact: Lana Russell-Hurd
 (415) 575-9047
 lana.russell@sfgov.org

DEC 15 2016
 POSTED TO

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 and posting. 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 project site (Assessors Block 6795A, Lot 029) is located on a parcel bounded by Cotter Street, Cayuga Avenue, Santa Rosa Avenue, Capistrano Avenue in San Francisco's Outer Mission Neighborhood. The project site is an existing neighborhood agricultural use and contains a greenhouse and two storage sheds. The parcel size is approximately 31,000 square feet (0.71 acres). The project proposes to change the use from a neighborhood agricultural use to a school and construct a new kindergarten through 8th grade private Golden Bridges School campus. The new school would enroll up to 200 students and 30 full or part-time staff. The campus would include a two-story building, totaling approximately 15,400 square feet. The project would include a living roof, living wall, permeable pavers, and other bioretention measures and would retain permeable open space in the rear of the property for farming and educational activities (totaling approximately 31,300 square feet of permeable space). The project may also include other stormwater retention features such as pipes, a detention vault, or a detention pond; as determined necessary during detailed design review. Construction of the project would require excavation up to six

feet below ground surface, resulting in approximately 910 cubic yards of soil excavation. Construction activities would occur over a 14-month period and all construction staging would occur on site. During construction, existing vegetation and one existing tree would be removed, one existing tree would be retained, and up to 21 trees would be planted (including up to three street trees). The proposed project would also include a backup emergency generator.

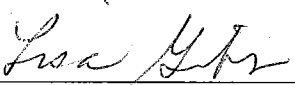
DETERMINATION:

The City and County of San Francisco decided to carry out or approve the project on December 6, 2016, following the withdrawal of an appeal of the Planning Commission's Conditional Use Authorization and CEQA determination for this project, thereby upholding the Department's Conditional Use Authorization and CEQA determination. A copy of the document(s) may be examined at 1650 Mission Street, Suite 400, San Francisco, CA, 94103 in file no. 2015-003791ENV.

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. (CEQA Guidelines Section 15332)
 - 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 M. Gibson
 Acting Environmental Review Officer

⁷⁴
 12/15/16

 Date

cc: Jessie Elliot
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

Print **StartOver** **Finalize&Email**

RECEIPT NUMBER:
 38 — 20161215 — 062
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN FRANCISCO PLANNING DEPARTMENT	LEAD AGENCY EMAIL	DATE 20161215
COUNTY/STATE AGENCY OF FILING San Francisco	DOCUMENT NUMBER 597811	

PROJECT TITLE
203 COTTER STREET

PROJECT APPLICANT NAME LANA RUSSELL-HURD	PROJECT APPLICANT EMAIL LANA.RUSSELL@SFGOV.ORG	PHONE NUMBER (415) 575-9047
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PROJECT APPLICANT ADDRESS 1650 MISSION ST. STE 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

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,070.00	\$	<u>0.00</u>
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,210.25	\$	<u>0.00</u>
<input type="checkbox"/> Certified Regulatory Program document (CRP)	\$1,043.75	\$	<u>0.00</u>

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

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	<u>0.00</u>
<input checked="" type="checkbox"/> County documentary handling fee		\$	<u>62.00</u>
<input type="checkbox"/> Other		\$	<u> </u>

PAYMENT METHOD:

Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 62.00

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

FALLON LIM, DEPUTY COUNTY CLERK