

2025-0000046

FILED

SAN FRANCISCO County Clerk

May 22, 2025

by: Mariedyne Nadonza  
Deputy County Clerk

49 South Van Ness Avenue, Suite 1400  
San Francisco, CA 94103

628.652.7600  
www.sfplanning.org



**San Francisco**  
**Planning**

## NOTICE OF EXEMPTION

Final Approval Date: May 20, 2025  
Case No.: 2023-007010ENV  
Project Title: 1310 Junipero Serra Boulevard  
Zoning: RH-1(D) – Residential-House, One Family-Detached  
40-X Height and Bulk District  
Block/Lot: 7380/005  
Lot Size: 174,240 square feet  
Lead Agency: San Francisco Planning Department  
Project Applicant: Daniel Robinson, MacCracken Robinson Architects  
(415) 487-2050, [danielr@macarchs.com](mailto:danielr@macarchs.com)  
Staff Contact: Don Lewis  
(628) 652-7543  
[don.lewis@sfgov.org](mailto:don.lewis@sfgov.org)

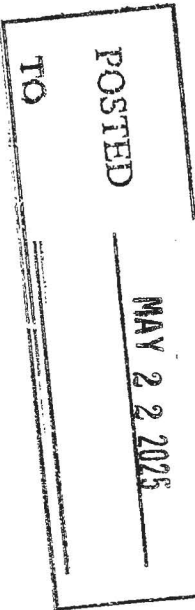
<p>To: County Clerk, City and County of San Francisco  City Hall Room 160  1 Dr. Carlton B. Goodlett Place  San Francisco, CA 94102</p>	<p>State of California  Office of Planning and Research  PO Box 3044  Sacramento, CA 95812-3044</p>
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Pursuant to 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:** \$82 filing fee

### Project Description

The approximately 164-acre San Francisco Golf Club property (established in 1915) is generally bordered by Brotherhood Way to the north, Junipero Serra Boulevard to the east, Wilshire Avenue (Daly City) to the south, and Lake Merced Boulevard to the west in the Lakeshore neighborhood. The project site, where construction would occur, consists of an approximately 1.7-acre (75,473 square feet) portion immediately west of Thomas More Way. The project proposes the demolition of nine maintenance and facility structures (totaling approximately 10,500 square feet in size) and construction of a 23-foot-tall, one-story accessory maintenance and facility building approximately 19,100 gross square feet in size. The project



would also include a retaining wall along the eastern boundary and northeastern boundary of the site; a surface parking area with 23 spaces for employees/staff and 2 electric vehicle charging spaces; a new storm drain (approximately 1,500 linear feet); a bioretention area; and removal of approximately 36 eucalyptus gum trees and planting of 45 new trees.

Project construction would require approximately 6,300 cubic yards of excavation with a maximum depth of approximately 7 feet below ground surface. Construction duration is estimated for 10 months (including four weeks for grading/excavation). The proposed building would be supported on a shallow building foundation.

**Determination**

The City and County of San Francisco decided to carry out or approve the project on May 20, 2025, when the San Francisco Board of Supervisors approved the project. A copy of the documents may be examined at the Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco, CA, 94103 in file no. 2023-007010PRJ.

1. **Exempt Status:**

- 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. Class 32 (Sec. 15332)
- Statutory Exemption. State code number: \_\_\_\_\_
- Community Plan Exemption (Sec. 21083.3; 15183)

2. **Reason for Determination:** This project in its approved form has been determined to be exempt from environmental review because it fits the definition of the above-stated classes of categorical exemption and the project would not trigger any of the exceptions to the issuance of a categorical exemption.

*Joy Navarrete*  
\_\_\_\_\_  
For Lisa Gibson  
Environmental Review Officer

5/22/2025  
\_\_\_\_\_  
Date

cc: Daniel Robinson project sponsor  
Supervisor Melgar, District 7

Date Received for filing at OPR:



State of California - Department of Fish and Wildlife  
**2025 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

**Print** [REDACTED] **Save**

RECEIPT NUMBER:  
 38-05/22/2025-082  
 STATE CLEARINGHOUSE NUMBER (if applicable)

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

LEAD AGENCY SAN FRANCISCO PLANNING DEPARTMENT	LEAD AGENCY EMAIL pic@sfgov.org	DATE 05/22/2025
COUNTY/STATE AGENCY OF FILING SAN FRANCISCO COUNTY	DOCUMENT NUMBER 2025-0000046	

PROJECT TITLE  
  
 1310 JUNIPERO SERRA BOULEVARD

PROJECT APPLICANT NAME DON LEWIS	PROJECT APPLICANT EMAIL don.lewis@sfgov.org	PHONE NUMBER (628) 652-7543
PROJECT APPLICANT ADDRESS 49 SOUTH VAN NESS AVENUE, SUITE 1400	CITY SAN 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) \$ 4,123.50 \$ \_\_\_\_\_
- Mitigated/Negative Declaration (MND)(ND) \$ 2,968.75 \$ \_\_\_\_\_
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$ 1,401.75 \$ \_\_\_\_\_

- 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 \$ 82.00 \$ 82.00
- Other \$ \_\_\_\_\_

**PAYMENT METHOD:**

- Cash   
 Credit   
 Check   
 Other 36711   
**TOTAL RECEIVED \$ 82.00**

SIGNATURE  	AGENCY OF FILING PRINTED NAME AND TITLE  Mariedyne Nadonza Deputy Clerk
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