

FILE NO. 150504

Petitions and Communications received from May 4, 2015, through May 11, 2015, for reference by the President to Committee considering related matters, or to be ordered filed by the Clerk on May 19, 2015.

**Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information will not be redacted.**

From Clerk of the Board, reporting that the following individuals have submitted Form 700 Statements as of May 6, 2015. (1)

Blood, Scott - Legislative Aide - Assuming office

From Planning, regarding Appeal of Categorical Exemption for 26 Hodges Alley. File No. 150395. Copy: Each Supervisor. (2)

From Planning, regarding Appeal of Categorical Exemption for 2251 Greenwich Street. File No. 140767. Copy: Each Supervisor. (3)

From Controller, regarding FY2014-2015 Nine-Month Budget status report. (4)

From Planning, regarding Pier 70 Mixed-Use District project Environmental Impact Report. (5)

From Controller, regarding quarterly review as of September 30 and December 31, 2014, of the Treasurer's schedule of cash, investments, and accrued interest receivable. (6)

From Reuben, Junius & Rose LLP, regarding Appeal of Categorical Exemption for 26 Hodges Alley. File No. 150395. Copy: Each Supervisor. (7)

From Verizon Wireless, submitting notification letters for various nodes and sites for Municipal Transportation Agency. 41 Letters. (8)

From John Pettitt, regarding church parking. Copy: Each Supervisor. (9)

From Louis J. Giraud, regarding compliance findings for California Pacific Medical Center Development Agreement. File No. 150439. Copy: Each Supervisor. (10)

From Human Resources, regarding waiver request for Holiday Inn Golden Gateway. (11)

From Diane Thulin, regarding Target on Polk Street. Copy: Each Supervisor. (12)

From Vi Huynh, regarding massage establishments. File Nos. 141302 and 141303. Copy: Each Supervisor. (13)

From Capital Planning, regarding 2015 Transportation and Road Improvement General Obligation Bond issuance and related supplemental appropriation. (14)

From Mayor Lee, regarding Hummingbird Place. Copy: Each Supervisor. (15)

From Aaron Goodman, regarding capacity limits being reached on public transit. Copy: Each Supervisor. (16)

From San Francisco League of Conservation Voters, regarding CleanPowerSF. Copy: Each Supervisor. (17)

From Phyllis Stahler, regarding the Catholic identity. Copy: Each Supervisor. (18)

From San Francisco Police, regarding body cameras and arrest data. Copy: Each Supervisor. (19)

From concerned citizens, regarding business restrictions on 24<sup>th</sup> Street. File No. 150017. Copy: Each Supervisor. 2 letters. (20)

From concerned citizen, regarding sales of stolen pantry food. Copy: Each Supervisor. (21)

From Karen Cancino, submitting signatures for petition regarding Municipal Transportation Agency. 30 signatures. Copy: Each Supervisor. (22)

From Environment, regarding Green Business Checklists amendments. Copy: Each Supervisor. (23)

From Allen Jones, regarding Human Rights Commission. Copy: Each Supervisor. (24)

BOARD of SUPERVISORS



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MEMORANDUM

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Date: May 6, 2015  
To: Honorable Members, Board of Supervisors  
From: Angela Calvillo, Clerk of the Board  
Subject: Form 700

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This is to inform you that the following individual has submitted a Form 700 Statement:

Blood, Scott – Legislative Aide – Assuming office



**SAN FRANCISCO  
PLANNING DEPARTMENT**

BOS-11, COB, Leg Dep,  
RECEIVED  
LEGISLATIVE CLERK  
MEMO

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**Transmittal**

**Planning Department Response to the  
Appeal of the Categorical Exemption for  
26 Hodges Alley**

**DATE:** May 11, 2015  
**TO:** Angela Calvillo, Clerk of the Board of Supervisors  
**FROM:** Sarah Jones, Environmental Review Officer – (415) 575-9034  
Christopher Espiritu, Environmental Planner – (415) 575-9022  
**RE:** BOS File No. 150395 [Planning Case No. 2013.0783E]  
Appeal of Categorical Exemption for 26 Hodges Alley  
**HEARING DATE:** May 19, 2015

Pursuant to the San Francisco Administrative Code Chapter 31, the Planning Department has prepared a response to the Appeal of the Categorical Exemption for 26 Hodges Alley. The Planning Department is transmitting one (1) hard copy of the appeal response. In compliance with San Francisco's Administrative Code Section 8.12.5 "Electronic Distribution of Multi-Page Documents," the Planning Department has submitted a multi-page response to the Appeal of Categorical Exemption for 26 Hodges Alley [BF 150395] in digital format.

If you have any questions regarding this matter, or require additional hard copies, please contact Christopher Espiritu of the Planning Department at (415) 575-9022 or [Christopher.Espiritu@sfgov.org](mailto:Christopher.Espiritu@sfgov.org).





# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

## Categorical Exemption Appeal 26 Hodges Alley

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**DATE:** May 11, 2015  
**TO:** Angela Calvillo, Clerk of the Board of Supervisors  
**FROM:** Sarah B. Jones, Environmental Review Officer – (415) 558-9048  
Christopher Espiritu – (415) 575-9022  
**RE:** Planning Case No. 2013.07683E  
Appeal of Categorical Exemption for 26 Hodges Alley  
**HEARING DATE:** May 19, 2015  
**ATTACHMENT:** Attachment A – Categorical Exemption Determination with Historic Resource  
Evaluation Response  
Attachment B – April 10, 2015 Appeal Letter from Melody Mar

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**PROJECT SPONSOR:** Heidi Liebes, Liebes Architects, (415) 812-5142  
**APPELLANT:** Melody Mar, 358 Vallejo Street, San Francisco melomm@aol.com

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### INTRODUCTION

This memorandum and the attached documents are a response to the letter of appeal to the Board of Supervisors (the "Board") regarding the Planning Department's (the "Department") issuance of a Categorical Exemption under the California Environmental Quality Act ("CEQA Determination") for the proposed 26 Hodges Alley project (the "Project").

The Department, pursuant to Title 14 of the CEQA Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15300–15387), issued a Categorical Exemption for the Project on September 19, 2014, finding that the proposed Project is exempt from the California Environmental Quality Act (CEQA) as a Class 1 categorical exemption. The Class 1 exemption applies to minor alterations of existing private structures, involving negligible or no expansion of use beyond that existing at the time of determination.

The decision before the Board is whether to uphold the Department's decision to issue a categorical exemption and deny the appeal, or to overturn the Department's decision to issue a categorical exemption and return the project to the Department staff for additional environmental review.

### SITE DESCRIPTION & EXISTING USE

The project site contains an existing two-story, 2,263-square-foot single-family residence. The project lot measures 17 feet wide by 62 feet-11 inches deep with an area of 1,067 square feet, and is zoned RH-3

(Residential House, Three Family). Along Hodges Alley and adjacent streets (Vallejo Street) is a mix of housing types, from single-family to apartment buildings, ranging from two to five stories, consistent with the RH-3 and RM-1 (Residential House, Three Family and Residential-Mixed, Low Density) zoning of the project vicinity. Generally, more recently constructed buildings are larger and contain more residential units than the older housing stock in the project vicinity.

## **PROJECT DESCRIPTION**

The Project would involve a third floor vertical addition to an existing two-story single family residence. In addition there is a side addition to the northern property line at the first and second floors which encroaches into the rear yard setback. The rear yard requirement is 28'-4" and the existing building is non-conforming as it maintains a 1'-0" rear yard. The proposed third floor addition complies with the rear yard requirement. The proposed 3'-0" deep side addition encloses an existing stairway and extends approximately 5'-6" beyond the adjacent neighbor to the north and spans approximately 16'-0" but does not increase the overall building depth. The project would involve 940 cubic yards of excavation to a depth of 14 feet.

## **BACKGROUND**

On July 24, 2013, Heidi Liebes Architects (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for CEQA determination for the project described above.

On September 18, 2014, the Department determined that the project was categorically exempt under CEQA Class 1, Existing Facilities (CEQA Guidelines Section 15301(e)(1)), and that no further environmental review was required. The Project was approved on February 12, 2015 at a Discretionary Review Hearing before the Planning Commission.

On April 10, 2015, Melody Mar filed an appeal of the Categorical Exemption Determination. The appeal letter was dated and filed with the Clerk of the Board on April 10, 2015.

On April 15, 2015, the Department determined that the appeal of the CEQA determination was timely filed and advised the Clerk of the Board to schedule the CEQA appeal hearing in compliance with Section 31.16(b)(4) of the San Francisco Administrative Code

## **CEQA GUIDELINES**

### **Categorical Exemptions**

Section 21084 of the California Public Resources Code requires that the CEQA Guidelines identify a list of classes of projects that have been determined not to have a significant effect on the environment and are exempt from further environmental review.

In response to that mandate, the State Secretary of Resources found that certain classes of projects, which are listed in CEQA Guidelines Sections 15301 through 15333, do not have a significant impact on the environment, and therefore are categorically exempt from the requirement for the preparation of further environmental review.

CEQA State Guidelines Section 15301(e), or Class 1(e), allows for additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less.

In determining the significance of environmental effects caused by a project, CEQA State Guidelines Section 15064(f) states that the decision as to whether a project may have one or more significant effects shall be based on substantial evidence in the record of the lead agency. CEQA State Guidelines 15604(f)(5) offers the following guidance: "Argument, speculation, unsubstantiated opinion or narrative, or evidence that is clearly inaccurate or erroneous, or evidence that is not credible, shall not constitute substantial evidence. Substantial evidence shall include facts, reasonable assumption predicated upon facts, and expert opinion supported by facts."

## **APPELLANT ISSUES AND PLANNING DEPARTMENT RESPONSES**

The concerns raised in the April 10, 2015 Appeal Letter are cited below and are followed by the Department's responses.

**Issue 1:** There are unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project will have significant environmental effects, and therefore would not be exempt from environmental review.

**Response 1:** CEQA Guidelines Section 15300.2(c) states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The Appellant has not submitted any evidence that the Project would result in individual or cumulative impacts under CEQA due to usual circumstances, let alone unusual circumstances as required by CEQA.

Further, the determination of whether a project is eligible for a categorical exemption is based on a two-step analysis: (1) determining whether the project meets the requirements of the categorical exemption, and (2) determining whether there are unusual circumstances at the site or with the proposal that would result in a reasonable possibility of a significant effect. The Appellant does not claim that the proposed project does not meet the requirements of the Class 1 categorical exemption. Moreover, the Appellant has not established what the unusual circumstances are at the site or with the proposed project. Finally, the Appellant also has not specified that the project would affect a particular resource topic.

## **CONCLUSION**

No substantial evidence demonstrating that any unusual circumstances exist that could result in significant impacts to the environment has been presented that would warrant preparation of further environmental review. The Department has found that the proposed project is consistent with the cited

exemption. The Appellant has not provided any substantial evidence or expert opinion to refute the conclusions of the Department.

For the reasons stated above and in the September 18, 2014 CEQA Categorical Exemption Determination, the CEQA Determination complies with the requirements of CEQA and the Project is appropriately exempt from environmental review pursuant to the cited exemption. The Department therefore recommends that the Board uphold the CEQA Categorical Exemption Determination and deny the appeal of the CEQA Determination.



# SAN FRANCISCO PLANNING DEPARTMENT

## Certificate of Determination Exemption from Environmental Review

**Case No.:** 2013.0783E  
**Project Title:** 26 Hodges Alley  
**Zoning:** RH-3 (Residential – House, Three Family) Zoning District  
 40-X Height and Bulk District  
**Block/Lot:** 0134/012  
**Lot Size:** 1,067 square feet  
**Project Sponsor:** Heidi Liebes – Liebes Architects  
 (415) 812-5124  
**Staff Contact:** Christopher Espiritu – (415) 575-9022  
 Christopher.Espiritu@sfgov.org

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### PROJECT DESCRIPTION:

The proposed project would include the interior remodel of an existing two-story residence and the vertical addition for a new third floor to add an approximately 460-square-foot (sq ft) bedroom suite. The proposed project would also include the expansion of an existing roof deck by adding approximately 131 square feet of new roof deck space, accessed from the new third floor bedroom. The proposed third-floor addition would add approximately 11'-1" to the existing 19'-10" structure, for a total building height of 30'-11". Other project details include the installation of new interior stairs, enlarging the existing kitchen, and enclosing an existing exterior staircase for access to the expanded roof deck. The project site is located on the block bounded by Green Street to the north, Vallejo Street to the south, Sansome Street to the east, and Hodges Alley to the west, within the North Beach neighborhood.

### EXEMPT STATUS:

Categorical Exemption, Class 1 [California Environmental Quality Act (CEQA) Guidelines Section 15301].

### REMARKS:

See next page.

### DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.

  
 Sarah B. Jones  
 Environmental Review Officer

September 18, 2014  
 Date

cc: Heidi Liebes, Project Sponsor  
Kate Conner, Current Planner

Jonathan Lammers, Preservation Planner  
Historic Preservation Distribution List

Supervisor Chiu, District 3 (via Clerk of the Board)  
Virna Byrd, M.D.F.

Historic Districts. Therefore, the property was evaluated for individual eligibility for inclusion, as well as inclusion as contributor to a historic district, to the California Register.

The California Register criteria for eligible individual resources and historic districts provide specific measures on evaluating individual properties for inclusion into the California Register. Criterion 1 (Events) determines whether a property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States. Criterion 2 (Persons) examines whether a property is associated with the lives of persons important to the local, regional or national past. Criterion 3 (Architecture) analyzes whether a property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values. Criterion 4 (Information Potential) determines whether a property yields, or may be likely to yield, information important in prehistory or history. The property at 26 Hodges Alley was evaluated for inclusion into the California Register and is further discussed below.

*Criterion 1 (Events).* According to the HRER, the building stock along the southeastern slopes of Telegraph Hill represents a cohesive development pattern associated with rebuilding efforts following the 1906 Earthquake. The reconstruction of San Francisco was unprecedented in its scope and pace, and remains one of the most significant events in the city's history. Nearly all buildings in the immediate vicinity were residential or mixed-use properties constructed during a punctuated burst of activity between 1906 and 1913, and they convey clear and significant association with the reconstruction effort. While the property at 26 Hodges Alley does not appear to be an individually eligible for historic listing under this Criterion, it is part of a larger grouping of properties which collectively constitute a potential historic district. Therefore, Preservation Staff determined that 26 Hodges Alley Street is significant under California Register Criterion 1 (Events) for its association with post-1906 Earthquake reconstruction.

*Criterion 2 (Persons).* According to the HRER, Preservation Staff determined that as a group, the owners and residents of 26 Hodges Alley illustrate the strong working-class Italian demographics that were representative of the North Beach and Telegraph Hill area during the early 20th century. However, none of the persons appear to be important to local, state or national history such that the subject property would be eligible for historic listing under this Criterion. Therefore, Preservation Staff concluded that 26 Hodges Alley is not eligible for listing in the California Register under Criterion 2 (Persons).

*Criterion 3 (Architecture).* The HRER found that the building was designed by local architect, Fedele Costa, per the original 1907 building permit record. Fedele Costa was born in 1863 in Bioglio, Italy and immigrated to the United States in 1906. The son of a successful builder, he arrived in San Francisco in 1906 and was known to have served as the architect for St. Joseph's Catholic Church in Auburn, California (1911) and the Holy Rosary Roman Catholic Church in Woodland, California (1912). The existing building at 26 Hodges Alley does not appear to be a distinctive example of a type, period, region or method of construction such that it would be individually eligible for the California Register under this Criterion. Also, the property also does not appear to be a prominent work of architect, Fedele Costa.

However, the building does appear to be part of a concentration of residential buildings significant for their association with post-1906 Earthquake reconstruction and eligible for the California Register as a historic district. Nearly all of the buildings in the immediate vicinity were constructed between 1906 and 1913, and most evidence a shared design vocabulary based on Classical Revival influences. Character-defining architectural features of this district include wood frame construction and wood cladding, and the use of design elements such as pilasters, entablatures, dentil moldings and prominent cornices.

Therefore, Preservation Staff determined that 26 Hodges Alley, while not individually significant under this Criterion, could be significant as part of a concentration of properties that convey clear association with post-1906 Earthquake reconstruction and appear to constitute a potential historic district eligible for listing in the California Register under Criterion 3 (Architecture).

*Criterion 4 (Information Potential).* Finally, based upon a review of information in the Departments records, the subject property is not significant under Criterion 4 (Information Potential), which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type and would therefore not be eligible for listing in the California Register under Criteria 4.

In order to be considered a resource for the purposes of CEQA, a property must not only be shown to have significance under the California Register of Historical Resources criteria (Criterion 1-4), but also must have historic integrity.<sup>2</sup> Historic integrity enables a property to illustrate significant aspects of its past. According to the HRER, 26 Hodges Alley retains integrity of location, setting and association as it remains a residential property, has never been moved, and is largely surrounded by the same properties as it was historically. However, the building does not appear to retain integrity of design, workmanship, or materials. The property has experienced several alterations between 1934 and 1969, which included raising the building to insert a garage, window replacement, and the installation of a roof deck. Other alterations which are undocumented or poorly documented include the large rear addition constructed between 1913 and 1938 and the construction of the second-story overhang at the primary façade. The primary entry, garage and fenestration pattern and materials are all contemporary in nature, while the articulation of the primary façade has been altered. Collectively, these changes have significantly changed the character of the building such that it is no longer able to effectively convey its 1907 construction. Therefore, Preservation Staff determined that the property at 26 Hodges Alley does not retain historic integrity.

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<sup>2</sup> Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance."

As discussed, the property was shown to have significance under Criterion 1 (Events) and Criterion 3 (Architecture) for inclusion to the California Register as part of a historic district. However, the property did not retain its historic integrity and lacks integrity from its period of significance (1906-1915). Preservation Staff concluded that the property at 26 Hodges Alley is a non-contributor to an eligible Historic District. For the above reasons, the proposed project would not materially impair the characteristics of the existing historic resource, thus the proposed project would not result in significant impacts related to historic resources.

**Geotechnical.** According to Planning Department records, the project site is not located within a Landslide Hazard Zone or Liquefaction Hazard Zone; however, the property is located on a site with a slope of 20 percent. A Geotechnical Investigation was conducted for the property and is summarized below.<sup>3</sup>

The Geotechnical Investigation notes that the site slopes downward toward the rear of the property to the east and the rear of the property sits at the top of a near vertical 15- to 20-foot-tall slope that was excavated into the hillside for the development of a downslope residence located at 358 Vallejo Street. The project site is documented to be located in an area that is underlain by Franciscan Complex comprised of sedimentary rocks composed of sandstone, shale, and greywacke sandstone. Also, the site lies immediately southwest of former rock quarry operations that were present on the eastern slopes of Telegraph Hill until the turn of the 20<sup>th</sup> Century.

The Geotechnical Investigation provides specific recommendations and requirements concerning site preparation and foundations, retaining walls, and rock-slope support. These are further discussed below.

**Foundations.** The Geotechnical Investigation noted that the proposed improvements including the addition of a new third floor bedroom would be adequately supported by drilled pier foundations. Drilled piers should be at least 18-inches in diameter and drilled at least five feet into the underlying bedrock beneath the existing building.

**Rock-Slope Stabilization.** The Geotechnical Investigation noted that due to former quarry operations, which included blasting has resulted in over-steepened and shattered slopes. Aggressive quarrying that was common in the Telegraph Hill area left exposed bedrock in the eastern slope, and the Geotechnical Investigation found evidence of recent rockfalls, with debris and rock fragments, that have fallen from the eastern slope at the rear of the property and have accumulated in the rear yard of the adjacent property at 358 Vallejo Street.

A Supplemental Geotechnical Analysis was performed and revised recommendations for rock-slope stabilization were recommended. Due to the unique features of the eastern slope at the rear of the site, the previous recommendation to construct a concrete wall to stabilize the slope was deemed infeasible. The Supplemental Geotechnical Investigation therefore recommended that the best solution for reducing

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<sup>3</sup> Gilpin Geosciences, Inc. – Earthquake & Engineering Geology, *Engineering Geologic and Geotechnical Investigation, Residential Improvements, 26 Hodges Alley, San Francisco, California, May 28, 2013*. This report is available for review as part of Case No. 2013.0783E.



rockfall hazards at the project site would be to include the installation of a steel wire mesh net that would contain loose rock from impacting the residence at 358 Vallejo Street, and the installation of concrete encased steel rock bolts that would reinforce the rock slope. The netting would be supported by vertical rock bolts drilled into the slope at the top and bottom.

The Supplemental Geotechnical Investigation<sup>4</sup> identified this strategy as the most feasible since the process will essentially stitch the rock together to prevent pieces of rock from becoming dislodged. Finally, a closely spaced steel mesh net will be attached to the slope to contain pieces of rock that may become dislodged in the future. The selected approach stabilizes loose rock by scaling the rock face and applying mesh. Stability of the existing rock slope is increased by pinning potential wedge-type rock failures with the vertical rock bolts.

The Supplemental Geotechnical Investigation ultimately concluded that the project site is suitable to support the proposed project, provided that its recommendations are incorporated into the design and construction of the proposed project. The project sponsor has agreed to implement these recommendations, subject to Building Code requirements and implementation would not result in foreseeable significant impacts.

The San Francisco Building Code ensures the safety of all new construction in the City. Decisions about appropriate foundation and structural design are considered as part of the DBI permit review process. Prior to issuing a building permit for the proposed project, the DBI would review the geotechnical report to ensure that the security and stability of adjoining properties and the subject property is maintained during and following project construction. Therefore, potential damage to structures from geologic hazards on the project site would be addressed through compliance with the San Francisco Building Code.

**EXEMPT STATUS:**

CEQA State Guidelines Section 15301(e)(1), or Class 1, provides an exemption for minor alteration of existing private structures, involving negligible or no expansion of use beyond that existing at the time of determination. Additionally, Class 1 exempts additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. The proposed project would include the addition of approximately 460 square feet for a new third-floor bedroom suite and the interior remodel of the existing two-story residence. Therefore, the proposed demolition meets the criteria for exemption from environmental review under Class 1.

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<sup>4</sup> Gilpin Geosciences, Inc. – Earthquake & Engineering Geology, *Supplemental Engineering Geologic and Geotechnical Investigation, Residential Improvements, 26 Hodges Alley, San Francisco, California, August 14, 2014*. This report is available for review as part of Case No. 2013.0783E.

**CONCLUSION:**

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.



# SAN FRANCISCO PLANNING DEPARTMENT

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## Historic Resource Evaluation Response

*Date* November 4, 2013  
*Case No.:* 2013.0783E  
*Project Address:* 26 Hodges Alley  
*Zoning:* RH-3 (Residential House, Three Family)  
40-X Height and Bulk District  
*Block/Lot:* 0134/012  
*Date of Review:* November 4, 2013 (Part I)  
*Staff Contact:* Jonathan Lammers (Preservation Planner)  
(415) 575-9093  
[jonathan.lammers@sfgov.org](mailto:jonathan.lammers@sfgov.org)

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### PART I: HISTORIC RESOURCE EVALUATION

#### Buildings and Property Description

The subject property, 26 Hodges Alley, is located on a rectangular-shaped lot measuring 17 feet by 62.917 feet on the east side of Hodges Alley north of Vallejo Street in the North Beach neighborhood. The property is located within an RH-3 (Residential-House, Three Family) Zoning District and a 40-X Height and Bulk District.

The subject property is occupied by a two-story, wood frame, single-family residence constructed in 1907 per the original building permit—although the San Francisco Assessor lists the date of construction as 1924. Originally addressed as 6 Hodges Alley, the residence is vernacular in style, clad with unpainted horizontal rustic wood channel siding, and capped by a flat roof. The primary façade faces west onto Hodges Alley and features a metal-frame, multi-light and panel garage door to the south and a multi-light and metal panel pedestrian entry to the north. Both the garage and pedestrian entries are located beneath a shallow overhang of the second story. The pedestrian entry is accessed via a raised concrete step with a metal pipe handrail. Typical fenestration includes metal-sash multi-light windows inset with operable casement windows. The primary façade terminates in a simple modillion cornice. The second story at the rear of the property overhangs an open area on the first story, creating a porch. Fenestration on the rear and south facades includes multi-light metal windows.

Known alterations to the property include raising the building to insert a garage (1934); repairing the stairs, garage door and replacing back windows (1969); repairing a roof sun deck (1969); addition of a basement bathroom and laundry area (1976); replacement of windows (1984); repairing dry-rot on siding and trim at side and back, as well as the roof deck (2011). Sanborn map and historic aerial photos also indicate that a large rear addition was constructed between 1913 and 1938.

#### Pre-Existing Historic Rating / Survey

The subject property has not been addressed by any adopted historic resource surveys and is not listed on any local, state or national registries. The subject property is considered a "Category B" property

(Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age.

**Neighborhood Context and Description**

26 Hodges Alley is located on the southeastern slopes of Telegraph Hill in the North Beach neighborhood, an area roughly bounded by Broadway Street to the south, Columbus Avenue to the west, and the waterfront to the north and east. The area northeast and east of the subject property is marked by steep slopes that remain undeveloped. The developed area immediately surrounding the subject property is exclusively residential in character and primarily composed of single-family dwellings or flats ranging from one- to three-stories in height. Construction dates for buildings located on the subject block range from 1906 to 1998, with the vast majority of buildings constructed between 1906 and 1913. This is reflected in the architecture of the building stock, which ranges from small post-1906 vernacular dwellings along Hodges Alley, to Classical Revival "Edwardian era" flats along Vallejo and Montgomery streets. The overall level of historic integrity is good, although some buildings have been altered to varying degrees, most frequently through the replacement of windows and/or replacement of the original wood cladding with stucco.

A short distance to the east, the residential development abuts the boundaries of the Northeast Waterfront Historic District, a significant concentration of commercial warehouses and industrial facilities dating from the 1850s through the 1930s. Similarly, the Telegraph Hill Historic District is located a short distance to the north in an area roughly bounded by Greenwich, Sansome, Montgomery and Green streets. The district is considered a unique expression of the pattern of development which took place on the east slope of Telegraph Hill from 1850 to 1939.

**CEQA Historical Resource(s) Evaluation**

**Step A: Significance**

*Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.*

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 1 - Event: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion 3 - Architecture: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 3 - Architecture: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Period of Significance: N/A	Period of Significance: 1906 – circa 1915 <input type="checkbox"/> Contributor <input checked="" type="checkbox"/> Non-Contributor

Based on the information provided in the Supplemental Information Form for Historical Resource Determination prepared by Heidi Liebes (dated 16 July 2013), information found in the Planning Department files, and research conducted on Telegraph Hill and the North Beach neighborhood, Preservation staff finds that the subject building is not eligible for listing on the California Register, although it is located within a potential California Register eligible historic district.

**Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.**

Telegraph Hill was first developed during the Gold Rush, when residential and commercial facilities were erected along the lower slopes of the hill in proximity to waterfront traffic areas such as Clark's Point, the Broadway Wharf and Cunningham's Wharf. A semaphore, or marine telegraph, was also constructed near the crest of the hill to signal the arrival of ships through the Golden Gate—a feature which in time earned the hill its name. Among the oldest surviving buildings from this period are 1301 Montgomery Street, constructed circa 1850, and the Cooney House at 291 Union Street, constructed in 1853.

During the 1850s and 1860s the eastern base of the hill, as well as adjacent filled ground, was further developed as a waterfront industrial district, with numerous wharves, warehouses and manufacturing facilities. By 1869, maps show the southern slopes of Telegraph Hill were thickly built up, despite the fact that some streets were so steep as to be declared impassible. As a consequence, several streets existed only as public footpaths or stairs—a convention that still persists today, such as the stairs located along Vallejo Street west of Montgomery Street.

During this period, a good deal of development consisted of working class dwellings, flats, and rooming houses for residents engaged in maritime industries. These included longshoremen and stevedores who unloaded the ships, as well as the drayman and teamsters who delivered the goods to nearby warehouses. Initially, the hill was home to Irish immigrants, although the west slopes of Telegraph Hill—which encompassed much of the developing North Beach neighborhood—attracted large numbers of Italian immigrants during the 1870s. By the turn of the century, Italians comprised the largest ethnic enclave in both North Beach and on Telegraph Hill.

Approximately three blocks north of the subject property was Pioneer Park, established in 1876 at the peak of the hill by a group of businessmen who donated several lots to the city in honor of San Francisco's pioneers. The expansive views from the hill also attracted real estate speculators such as Frederick Layman, who developed the Telegraph Hill Railroad—a funicular railway that operated along Greenwich Street during the mid-1880s. At the top, visitors could visit Layman's Telegraph Hill Observatory, which featured a restaurant and beer garden known as the "German Castle."

The eastern side of the hill, however, was dominated by rock quarry companies which blasted rock to secure ballast for empty ships, as well as obtain fill and construction materials. Most notorious of the quarry operators were W. D. English & Company and the Gray Brothers, whose blasting sometimes resulted in landslides or actually demolished nearby houses. While citizens tried to shut down the quarries, the companies were politically well connected and blasting continued through the turn of the century.

The 1906 Earthquake touched off numerous fires that consumed vast areas of the city, including nearly all of the buildings on Telegraph Hill and in the North Beach neighborhood. Only a few enclaves were spared destruction, including Jackson Square and the crest of Telegraph Hill. In spite of the devastation, reconstruction began almost at once. The North Beach/Telegraph Hill area was one of the earliest areas of the city to be rebuilt, due in large part to loans that were offered by local Italian banks. The rapid pace of construction meant that the area was rebuilt largely along the same property lines that existed prior to the disaster, and by 1915 most area streets were lined with rows of new two- and three-story flats and dwellings. At this time, the area remained a predominately Italian enclave, with most residents engaged in working class occupations.

During the 1920s and 1930s, Telegraph Hill's scenic location and relatively affordable rents attracted artists and writers to the area. The crest of the hill was also enhanced by a number of civic improvements. In 1923, Telegraph Hill Boulevard was graded and paved to Pioneer Park, followed in 1925 by the construction of an observation area designed by architect G. Albert Lansburgh. Most notable of all was the construction of Coit Tower in 1933, which was designed by prominent local architect Arthur Brown, Jr.

Following World War II, rising rents and real estate prices led many longtime Italian and Irish residents to move elsewhere. The hill then began to take on a more affluent character, although many new residents proved to be staunch advocates of Telegraph Hill's unique qualities. This is best evidenced by the formation of the Telegraph Hill Dwellers organization in 1954, which over the years succeeded in establishing a 40-foot height limit in much of the area, stopping the Embarcadero Freeway at Broadway Street, and establishing the Northeast Waterfront and Telegraph Hill historic districts.

Historic maps indicate that Hodges Alley was created during the 1850s, and was one of several small alleys that still exist in the vicinity, including Bartol Street, Prescott Court, Kohler Place and Castle Street. Several small buildings were erected in the general vicinity no later than 1853, and by 1869 most streets in the vicinity were almost entirely built out. However, development along Vallejo Street and Green Streets east of Hodges Alley ended abruptly about mid-block owing to the steep topography and quarrying activities.

On the 1887 Sanborn map Hodges Alley is shown as being lined primarily with two-story frame dwellings, and connected at the north end to another alley known as Jackson Place. Nearby, the north side of Vallejo Street included a few stores with dwelling units above. These conditions were largely the same in 1905, although Jackson Place was no longer shown on Sanborn maps by that time. The 1905 Sanborn map also gives some indication of the industrial development at the base of Telegraph Hill. The California Fruit Cannery Association operated a large brick masonry canning facility at the corner of Vallejo and Sansome streets, while the block to the east included the Western Sugar Refining Company Refinery.

The fires that spread following the 1906 Earthquake consumed all of the buildings on the subject block. San Francisco Assessor's data shows that most buildings located along either side of Hodges Place were constructed in the first three years following the disaster, while Sanborn maps show complete reconstruction of the area by 1913. Since that time there has been no additional infill construction along

Hodges Alley, and only minor infill construction in the adjacent block faces along Vallejo and Montgomery streets.

Considered as a whole, the building stock along the southeastern slopes of Telegraph Hill represents a cohesive development pattern associated with rebuilding efforts following the 1906 Earthquake. The reconstruction of San Francisco was unprecedented in its scope and pace, and remains one of the most significant events in the city's history. Nearly all buildings in the immediate vicinity were residential or mixed-use properties constructed during a punctuated burst of activity between 1906 and 1913, and they convey clear and significant association with the reconstruction effort. While 26 Hodges Alley does not appear to be an individually eligible for historic listing under this Criterion, it is part of a larger grouping of properties which collectively constitute a potential historic district.

It is therefore determined that 26 Hodges Alley Street is significant under California Register Criterion 1 for its association with post-1906 Earthquake reconstruction.

**Criterion 2: It is associated with the lives of persons important in our local, regional or national past.**

26 Hodges Alley was constructed in 1907. Both the 1906 and 1909 San Francisco Block Books show W. H. Hamilton as owner of the subject property. However, the original building permit names the owner of the property as Mary Figari. City directory and U.S. Census research indicate that William & Mary Figari were natives of Italy. William worked as an engineer and captain for the Crowley Launch & Tugboat Company. At the time of the building's construction, the Figaris lived nearby at 330 Vallejo Street. The 1912 city directory shows William Figari living at the property along with Joseph and John Figari, both laborers. By 1917 the Figaris had moved to 2528 Polk Street, and Andreo Bertolini (no occupation given) is shown living at the subject property.

According to the Supplemental Information Form for Historic Resource Determination, the property was sold in April 1930 by James and Annie Nicora to Giuseppe and Marie Figari, who immediately sold the property to Egidio Lucchessi. The dates of ownership by the Nicora family are not specified. City directories indicate that Joseph and Antoinette Lucchessi—presumably relatives of Egidio—lived at the property as early as 1920, and continued to reside there until at least 1933. Joseph worked as a laborer and winery foreman. Records show the Egidio Lucchessi worked in the livery trade and lived at 7 Hodges Alley, across the street from the subject property.

In 1933 the property was sold to Gardino and Josephine Granzella, who lived nearby at 1140 Montgomery Street. Gardino was employed in the liquor and restaurant industry, and the Granzellas lived at the property through at least 1947. The property remained in the Granzella family through 1967, although it was rented by Ruth Prager, a social worker, from at least 1953 to 1966.

Between 1967 and 1970 the property was owned by Agnes F. Gump, although city directories do not show anyone living at the property. In 1970, the property was sold to Roger and Ann Skjei, who lived at the property from 1974 through at least 1993. In 2012 the property was sold by the Ann W. Skjei Trust to the present owners.

As a group, the owners and residents of 26 Hodges Alley illustrate the strong working-class Italian demographics of the North Beach and Telegraph Hill area during the early 20<sup>th</sup> century. However, none of the persons named above appear to be important to local, state or national history such that the subject

property is eligible for historic listing under this Criterion. It is therefore determined that 26 Hodges Alley is not eligible for listing in the California Register under Criterion 2.

**Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.**

According to the original 1907 building permit, 26 Hodges Alley was designed by the architect, Fedele Costa. According to a history of Yolo County, California published in 1913, Fedele Costa was born in 1863 in Bioglio, Italy as the son of a successful builder. He immigrated to the United States in 1906 and arrived in San Francisco that year, presumably in search of work during the rebuilding effort following the 1906 Earthquake. In addition to the construction of 26 Hodges Alley, the January 16, 1907 edition of the *San Francisco Call* shows that he contracted for the brick work during construction of the Societa Garibaldina building at 447-461 Broadway Street. Within a few years Costa moved to Livermore, where he is identified in the 1910 U.S. Census as a contractor. He is known to have served as the architect for St. Joseph's Catholic Church in Auburn, California (1911) and the Holy Rosary Roman Catholic Church in Woodland, California (1912). Research did not reveal additional information about his subsequent career.

Although no historic photos of the property are available, the 1913 Sanborn map shows the building as a one-story-over-basement structure. The original design was likely vernacular in nature and similar to the simple, utilitarian designs used for the other single-family dwellings along Hodges Alley. The building appears to retain portions of its original wood channel rustic siding, but the primary entry and fenestration are alterations, and it is unlikely that the building was originally designed with a second-story overhang. It is also unclear how much of the cornice is original.

Considered as a whole, 26 Hodges Alley does not appear to be a distinctive example of a type, period, region or method of construction such that it would be individually eligible for the California Register under this Criterion. The property also does not appear to be a prominent work of architect, Fedele Costa. As discussed previously, however, the building does appear to be part of a concentration of residential buildings significant for their association with post-1906 Earthquake reconstruction and eligible for the California Register as a historic district. Nearly all of the buildings in the immediate vicinity were constructed between 1906 and 1913, and most evidence a shared design vocabulary based on Classical Revival influences. Character-defining architectural features of this district include wood frame construction and wood cladding, and the use of design elements such as pilasters, entablatures, dentil moldings and prominent cornices. Most buildings also feature bay windows on the upper floors. Building height and massing is likewise consistent, with most buildings ranging from two to three stories in height. Buildings along Hodges Alley and Prescott Court are typically smaller and more utilitarian—a pattern that strongly conveys association with the historic working class character of the area.

While buildings with similar ages and stylistic influences are common in the Telegraph Hill area, the adjacent blocks show heavier concentrations of altered buildings, as well as more numerous examples of later infill. Thus, this small potential district remains one of the best preserved areas on the southern and eastern slopes of Telegraph Hill. The preliminary boundaries of this district begin with the residential development along Vallejo Street west of Sansome Street (parcels 0134/003 and 0143/034). The boundaries continue west along Vallejo Street to Montgomery Street, including the properties located along Hodges Alley and Prescott Court, but excluding the building on the southeast corner of Montgomery and Vallejo streets. The district then runs north along both side of Montgomery Street to its intersection with Green Street, where it runs briefly west along the south side of Green Street to parcel 0133/040A.



It is therefore determined that 26 Hodges Alley, while not individually significant under this Criterion, is part of a concentration of properties that convey clear association with post-1906 Earthquake reconstruction and appear to constitute a potential historic district eligible for listing in the California Register under Criterion 3.

**Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.**

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. The building is also unlikely to yield information important to history, such as evidence of unique building materials or methods.

It is therefore determined that 26 Hodges Alley is not eligible for listing in the California Register under Criterion 4.

**Step B: Integrity**

*To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.*

The subject property has retained or lacks integrity from the period of significance noted in Step A:

- |                     |   |   |                   |   |   |
|---------------------|---|---|-------------------|---|---|
| <b>Location:</b>    | <input checked="" type="checkbox"/> Retains | <input type="checkbox"/> Lacks            | <b>Setting:</b>   | <input checked="" type="checkbox"/> Retains | <input type="checkbox"/> Lacks            |
| <b>Association:</b> | <input checked="" type="checkbox"/> Retains | <input type="checkbox"/> Lacks            | <b>Feeling:</b>   | <input type="checkbox"/> Retains            | <input checked="" type="checkbox"/> Lacks |
| <b>Design:</b>      | <input type="checkbox"/> Retains            | <input checked="" type="checkbox"/> Lacks | <b>Materials:</b> | <input type="checkbox"/> Retains            | <input checked="" type="checkbox"/> Lacks |
| <b>Workmanship:</b> | <input type="checkbox"/> Retains            | <input checked="" type="checkbox"/> Lacks |                   |   |   |

26 Hodges Alley retains integrity of location, setting and association as it remains a residential property, has never been moved, and is largely surrounded by the same properties as it was historically. However, the building does not appear to retain integrity of design, workmanship, materials and feeling. The property has experienced several alterations which included raising the building to insert a garage (1934); window replacement (1969; 1984); and the installation of a roof deck (pre-1969). Other alterations which are undocumented or poorly documented include the large rear addition constructed between 1913 and 1938 and the construction of the second-story overhang at the primary façade. The primary entry, garage and fenestration pattern and materials are all contemporary in nature, while the articulation of the primary façade has been altered. Collectively, these changes have significantly changed the character of the building such that it is no longer able to effectively convey its 1907 construction. Thus, 26 Hodges does not retain historic integrity.

**Step C: Character Defining Features**

*If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.*

26 Hodges Alley does not retain integrity. Therefore, a discussion of character defining features is not warranted.

**CEQA Historic Resource Determination**

- Historical Resource Present
  - Individually-eligible Resource
  - Contributor to an eligible Historic District
  - Non-contributor to an eligible Historic District

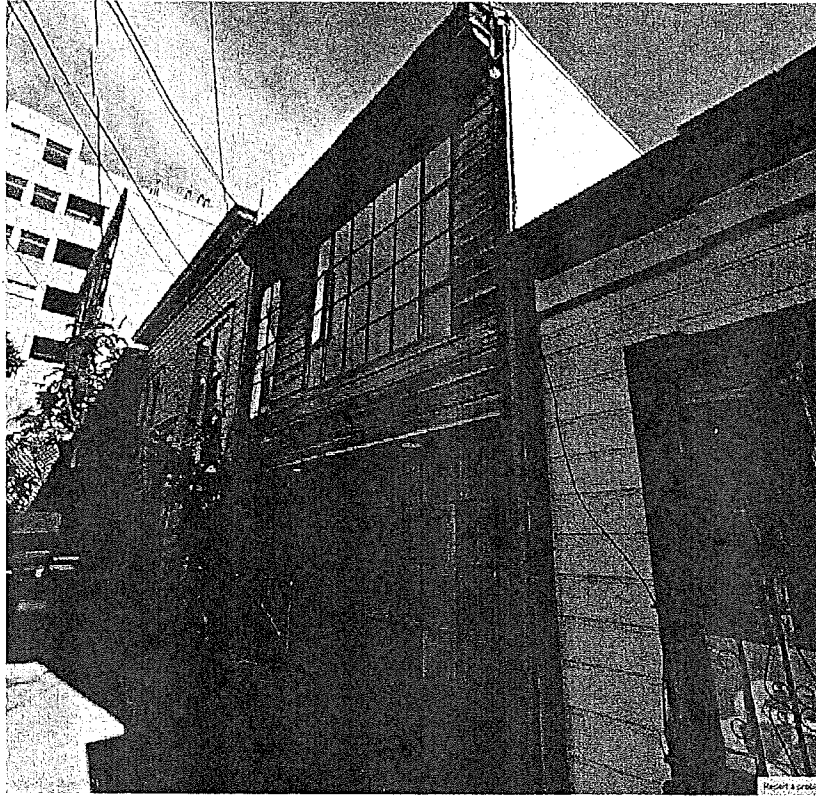
No Historical Resource Present

**PART I: SENIOR PRESERVATION PLANNER REVIEW**

Signature: *Tina Tam*  
Tina Tam, Senior Preservation Planner

Date: 11-15-2013

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File



26 Hodges Alley primary façade (Google Maps)



Satellite view west showing the rear of 26 Hodges Alley (Bing Maps)

BOARD of SUPERVISORS



City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689  
Tel. No. 554-5184  
Fax No. 554-5163  
TDD/TTY No. 544-5227

April 10, 2015

To: John Rahaim  
Planning Director

From: *AC* Angela Calvillo  
Clerk of the Board of Supervisors

**Subject: Appeal of California Environmental Quality Act (CEQA) Determination of Exemption from Environmental Review - 26 Hodges Alley**

An appeal of the CEQA Exemption Determination for 26 Hodges Alley was filed with the Office of the Clerk of the Board on April 10, 2015, by Melody Mar.

Pursuant to Administrative Code, Chapter 31.16, I am forwarding this appeal, with attached documents, to the Planning Department to determine if the appeal has been filed in a timely manner. The Planning Department's determination should be made within three (3) working days of receipt of this request.

If you have any questions, please feel free to contact Legislative Clerks, Joy Lamug at (415) 554-7712, or John Carroll at (415) 554-4445.

c: Jon Givner, Deputy City Attorney  
Kate Stacy, Deputy City Attorney  
Marlena Byrne, Deputy City Attorney  
Scott Sanchez, Zoning Administrator, Planning Department  
Sarah Jones, Environmental Review Officer, Planning Department  
AnMarie Rodgers, Planning Department  
Aaron Starr, Planning Department  
Tina Tam, Planning Department  
Kate Conner, Planning Department  
Jonas Ionin, Planning Department

April 10, 2015

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

2015 APR 10 PM 3:40

To: Clerk of the Board of Supervisors  
Ms. Angela Calvillo  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102

From: Melody Mar  
358 Vallejo Street  
San Francisco, CA 94133

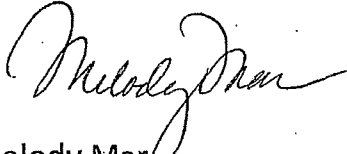
Re: Appeal of Exemption from Environmental Review  
26 Hodges Alley

Dear Board of Supervisors,

I am appealing the San Francisco Planning Department's determination that the project at 26 Hodges Alley is exempt from CEQA review. Under CEQA State Guidelines Section 15300.2, a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project will have significant environmental effects, and therefore would not be exempt from environmental review. This will be explained further at the appeal hearing and in further materials.

I respectfully request that the San Francisco Board of Supervisors require that this project undergo environmental review as required by CEQA.

Sincerely yours,

 Melommm@aol.com  
Melody Mar

Date: April 10, 2015



# SAN FRANCISCO PLANNING DEPARTMENT

## Discretionary Review Action DRA-0410

HEARING DATE: MARCH 12, 2015

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

*Date:* March 20, 2015  
*Case No.:* 2014-001042DRP  
*Project Address:* 26 HODGES ALLEY  
*Permit Application:* 2013.03.21.2735  
*Zoning:* RH-3 (Residential House, Three-Family) District  
 Telegraph Hill North Beach Residential Special Use District  
 40-X Height and Bulk District  
*Block/Lot:* 0134/012  
*Project Sponsor:* Heidi Liebes  
 Liebes Architects  
 450 Sansome Street, Suite 1200  
 San Francisco, CA 94111  
*Staff Contact:* Kate Conner – (415) 575-6914  
 kate.conner@sfgov.org

ADOPTING FINDINGS RELATED TO TAKING DISCRETIONARY REVIEW OF CASE NO. 2013.1652DV AND THE APPROVAL OF BUILDING PERMIT 2013.03.21.2735 PROPOSING CONSTRUCTION OF A SIDE ADDITION TO THE NORTHERN PROPERTY LINE AT THE FIRST AND SECOND FLOORS WHICH ENCROACHES INTO THE REAR YARD SETBACK AND A THIRD FLOOR ADDITION WHICH COMPLIES WITH THE REAR YARD REQUIREMENT. THE PROJECT IS SUBJECT TO APPROVAL OF A REAR YARD VARIANCE. THE SUBJECT PROPERTY IS LOCATED WITHIN THE RH-3 (RESIDENTIAL HOUSE, THREE-FAMILY) DISTRICT, THE TELEGRAPH HILL NORTH BEACH RESIDENTIAL SPECIAL USE DISTRICT, AND THE 40-X HEIGHT AND BULK DISTRICT.

### PREAMBLE

On March 21, 2013, Heidi Liebes filed for Building Permit Application No. 2013.03.21.2735 proposing construction of a third floor addition to a two-story single-family residence and a horizontal addition on the first and second floors. The subject property is located within the RH-3 (Residential House, Three-Family) District, the Telegraph Hill North Beach Residential Special Use District, and the 40-X Height and Bulk District.

On June 12, 2013, Heidi Liebes filed Variance Application 2013.0783V for the first and second floor horizontal addition. The rear yard requirement is 28'-4" and the existing building is non-conforming as it maintains a 9" rear yard. The proposed third floor addition complies with the rear yard requirement. The proposed 3'-0" deep side addition encloses an existing stairway and extends approximately 5'-6" beyond the adjacent neighbor to the north and spans approximately 16'-0" but does not increase the overall building depth.

On December 4, 2014, the Zoning Administrator granted Variance (2013.0783V) after a public hearing held on September 24, 2014. The Variance was appealed and will be heard at the Board of Appeals on March 18, 2015.

On October 27, 2014, Melody Mar (hereinafter "Discretionary Review (DR) Requestor") filed an application with the Planning Department (hereinafter "Department") for Discretionary Review (2014-001042DRP) of Building Permit Application No. 2013.03.21.2735.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption.

On March 12, 2015, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Discretionary Review Application 2014-001042DRP.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

#### **ACTION**

The Commission hereby takes Discretionary Review requested in Application No. 2014-001042DRP and approves the Building Permit Application 2013.03.21.2735 subject to the following modifications:

1. Increasing the front setback at the third level equal to the width of the closet space (approximately four feet);
2. Increasing the depth of the third level addition to the required rear yard line (approximately three feet); and
3. Reducing the third level roof deck at the northeast corner to align with the adjacent building depth.

#### **BASIS FOR RECOMMENDATION**

The reasons that the Commission took the action described above include:

1. There are extraordinary and exceptional circumstances in the case.
2. Reducing the roof deck at the third level along the northern property line will improve the northern neighbor's privacy at the rear deck and open space.
3. The width of Hodges Alley is an extraordinary circumstance and the additional setback at the proposed third floor will increase the amount of light cast on Hodges Alley.

**APPEAL AND EFFECTIVE DATE OF ACTION:** Any aggrieved person may appeal this Building Permit Application to the Board of Appeals within fifteen (15) days after the date the permit is issued. For further information, please contact the Board of Appeals at (415) 575-6881, 1650 Mission Street # 304, San Francisco, CA, 94103-2481.

**Protest of Fee or Exaction:** You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives NOTICE that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission took Discretionary Review and approved the building permit as referenced in this action memo on March 12, 2015.

Jonas P. Ionin  
Commission Secretary

AYES: Commissioners Fong, Antonini, Hillis, Johnson, Moore, Richards, Wu,

NAYS: None

ABSENT: None

ADOPTED: March 12, 2015





# SAN FRANCISCO PLANNING DEPARTMENT

## Certificate of Determination Exemption from Environmental Review

Case No.: 2013.0783E  
 Project Title: 26 Hodges Alley  
 Zoning: RH-3 (Residential – House, Three Family) Zoning District  
 40-X Height and Bulk District  
 Block/Lot: 0134/012  
 Lot Size: 1,067 square feet  
 Project Sponsor: Heidi Liebes – Liebes Architects  
 (415) 812-5124  
 Staff Contact: Christopher Espiritu -- (415) 575-9022  
 Christopher.Espiritu@sfgov.org

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

Reception:  
 415.558.6378

Fax:  
 415.558.6409

Planning  
 Information:  
 415.558.6377

### PROJECT DESCRIPTION:

The proposed project would include the interior remodel of an existing two-story residence and the vertical addition for a new third floor to add an approximately 460-square-foot (sq ft) bedroom suite. The proposed project would also include the expansion of an existing roof deck by adding approximately 131 square feet of new roof deck space, accessed from the new third floor bedroom. The proposed third-floor addition would add approximately 11'-1" to the existing 19'-10" structure, for a total building height of 30'-11". Other project details include the installation of new interior stairs, enlarging the existing kitchen, and enclosing an existing exterior staircase for access to the expanded roof deck. The project site is located on the block bounded by Green Street to the north, Vallejo Street to the south, Sansome Street to the east, and Hodges Alley to the west, within the North Beach neighborhood.

### EXEMPT STATUS:

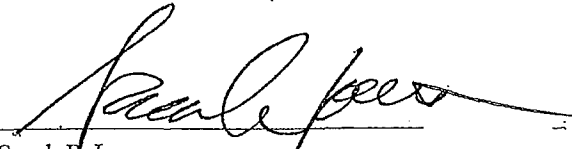
Categorical Exemption, Class 1 [California Environmental Quality Act (CEQA) Guidelines Section 15301].

### REMARKS:

See next page.

### DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.

  
 Sarah B. Jones  
 Environmental Review Officer

September 18, 2014  
 Date

cc: Heidi Liebes, Project Sponsor  
 Kate Conner, Current Planner

Jonathan Lammers, Preservation Planner  
 Historic Preservation Distribution List

Supervisor Chiu, District 3 (via Clerk of the Board)  
 Virna Byrd, M.D.F.

**PROJECT DESCRIPTION (continued):**

The proposed project is located on a site that has a slope of approximately 20 percent sloping downward (to the east) towards the rear of project site. The proposed project would involve excavation associated with foundation-strengthening related to the proposed additions and provide slope-stabilization support to adjacent buildings. The existing one-vehicle garage at-grade would remain and the existing 10-foot-wide curb cut, located on the Hodges Alley frontage, would also remain.

**Project Approvals**

The proposed project would require the following approvals:

- Variance (Zoning Administrator) – The proposed project would require a Variance from the Planning Code for a rear yard modification pursuant to Planning Code Section 134. This variance would be granted by the Planning Department's Zoning Administrator.
- Site Permit (Department of Building Inspection [DBI]) – The proposed project would require the approval of a Site Permit by DBI.

**Approval Action:** While the proposed project would require the approval of a Variance by the Zoning Administrator, the Approval Action for the project would be through the issuance of a Site Permit by DBI. If discretionary review before the Planning Commission is requested, the discretionary review hearing is the Approval Action for the project. If no discretionary review is requested, the issuance of a Site Permit by DBI is the Approval Action. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

**REMARKS:**

**Historic Architectural Resources.** The Planning Department's Historic Preservation staff evaluated the property to determine whether the existing structure on the project site is a historical resource as defined by CEQA. According to the Historic Resource Evaluation Response (HREER)<sup>1</sup> prepared for the project, and information found in the Planning Department archives, the property at 26 Hodges Alley contains a two-story, wood-frame, single-family residence constructed in 1907. Originally addressed as 6 Hodges Alley, the residence is vernacular in style, clad with unpainted horizontal rustic wood channel siding, and capped by a flat roof. The primary façade faces west onto Hodges Alley and features a metal-frame panel garage door to the south and a metal panel pedestrian entry to the north.

The property is not located within the boundaries of any listed historic districts. However, the property is located within proximity (¼-mile) of the Telegraph Hill, Northeast Waterfront, and Jackson Square

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<sup>1</sup> Jonathan Lammers – Preservation Planner, *Historic Resource Evaluation Response (HREER), 26 Hodges Alley*, November 15, 2013. This report is available for review as part of Case No. 2013.0783E.

Historic Districts. Therefore, the property was evaluated for individual eligibility for inclusion, as well as inclusion as contributor to a historic district, to the California Register.

The California Register criteria for eligible individual resources and historic districts provide specific measures on evaluating individual properties for inclusion into the California Register. Criterion 1 (Events) determines whether a property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States. Criterion 2 (Persons) examines whether a property is associated with the lives of persons important to the local, regional or national past. Criterion 3 (Architecture) analyzes whether a property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values. Criterion 4 (Information Potential) determines whether a property yields, or may be likely to yield, information important in prehistory or history. The property at 26 Hodges Alley was evaluated for inclusion into the California Register and is further discussed below.

*Criterion 1 (Events).* According to the HRER, the building stock along the southeastern slopes of Telegraph Hill represents a cohesive development pattern associated with rebuilding efforts following the 1906 Earthquake. The reconstruction of San Francisco was unprecedented in its scope and pace, and remains one of the most significant events in the city's history. Nearly all buildings in the immediate vicinity were residential or mixed-use properties constructed during a punctuated burst of activity between 1906 and 1913, and they convey clear and significant association with the reconstruction effort. While the property at 26 Hodges Alley does not appear to be an individually eligible for historic listing under this Criterion, it is part of a larger grouping of properties which collectively constitute a potential historic district. Therefore, Preservation Staff determined that 26 Hodges Alley Street is significant under California Register Criterion 1 (Events) for its association with post-1906 Earthquake reconstruction.

*Criterion 2 (Persons).* According to the HRER, Preservation Staff determined that as a group, the owners and residents of 26 Hodges Alley illustrate the strong working-class Italian demographics that were representative of the North Beach and Telegraph Hill area during the early 20th century. However, none of the persons appear to be important to local, state or national history such that the subject property would be eligible for historic listing under this Criterion. Therefore, Preservation Staff concluded that 26 Hodges Alley is not eligible for listing in the California Register under Criterion 2 (Persons).

*Criterion 3 (Architecture).* The HRER found that the building was designed by local architect, Fedele Costa, per the original 1907 building permit record. Fedele Costa was born in 1863 in Bioglio, Italy and immigrated to the United States in 1906. The son of a successful builder, he arrived in San Francisco in 1906 and was known to have served as the architect for St. Joseph's Catholic Church in Auburn, California (1911) and the Holy Rosary Roman Catholic Church in Woodland, California (1912). The existing building at 26 Hodges Alley does not appear to be a distinctive example of a type, period, region or method of construction such that it would be individually eligible for the California Register under this Criterion. Also, the property also does not appear to be a prominent work of architect, Fedele Costa.

However, the building does appear to be part of a concentration of residential buildings significant for their association with post-1906 Earthquake reconstruction and eligible for the California Register as a historic district. Nearly all of the buildings in the immediate vicinity were constructed between 1906 and 1913, and most evidence a shared design vocabulary based on Classical Revival influences. Character-defining architectural features of this district include wood frame construction and wood cladding, and the use of design elements such as pilasters, entablatures, dentil moldings and prominent cornices.

Therefore, Preservation Staff determined that 26 Hodges Alley, while not individually significant under this Criterion, could be significant as part of a concentration of properties that convey clear association with post-1906 Earthquake reconstruction and appear to constitute a potential historic district eligible for listing in the California Register under Criterion 3 (Architecture).

*Criterion 4 (Information Potential).* Finally, based upon a review of information in the Departments records, the subject property is not significant under Criterion 4 (Information Potential), which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type and would therefore not be eligible for listing in the California Register under Criteria 4.

In order to be considered a resource for the purposes of CEQA, a property must not only be shown to have significance under the California Register of Historical Resources criteria (Criterion 1-4), but also must have historic integrity.<sup>2</sup> Historic integrity enables a property to illustrate significant aspects of its past. According to the HRER, 26 Hodges Alley retains integrity of location, setting and association as it remains a residential property, has never been moved, and is largely surrounded by the same properties as it was historically. However, the building does not appear to retain integrity of design, workmanship, or materials. The property has experienced several alterations between 1934 and 1969, which included raising the building to insert a garage, window replacement, and the installation of a roof deck. Other alterations which are undocumented or poorly documented include the large rear addition constructed between 1913 and 1938 and the construction of the second-story overhang at the primary façade. The primary entry, garage and fenestration pattern and materials are all contemporary in nature, while the articulation of the primary façade has been altered. Collectively, these changes have significantly changed the character of the building such that it is no longer able to effectively convey its 1907 construction. Therefore, Preservation Staff determined that the property at 26 Hodges Alley does not retain historic integrity.

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<sup>2</sup> Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance."

As discussed, the property was shown to have significance under Criterion 1 (Events) and Criterion 3 (Architecture) for inclusion to the California Register as part of a historic district. However, the property did not retain its historic integrity and lacks integrity from its period of significance (1906-1915). Preservation Staff concluded that the property at 26 Hodges Alley is a non-contributor to an eligible Historic District. For the above reasons, the proposed project would not materially impair the characteristics of the existing historic resource, thus the proposed project would not result in significant impacts related to historic resources.

**Geotechnical.** According to Planning Department records, the project site is not located within a Landslide Hazard Zone or Liquefaction Hazard Zone; however, the property is located on a site with a slope of 20 percent. A Geotechnical Investigation was conducted for the property and is summarized below.<sup>3</sup>

The Geotechnical Investigation notes that the site slopes downward toward the rear of the property to the east and the rear of the property sits at the top of a near vertical 15- to 20-foot-tall slope that was excavated into the hillside for the development of a downslope residence located at 358 Vallejo Street. The project site is documented to be located in an area that is underlain by Franciscan Complex comprised of sedimentary rocks composed of sandstone, shale, and greywacke sandstone. Also, the site lies immediately southwest of former rock quarry operations that were present on the eastern slopes of Telegraph Hill until the turn of the 20<sup>th</sup> Century.

The Geotechnical Investigation provides specific recommendations and requirements concerning site preparation and foundations, retaining walls, and rock-slope support. These are further discussed below.

**Foundations.** The Geotechnical Investigation noted that the proposed improvements including the addition of a new third-floor bedroom would be adequately supported by drilled pier foundations. Drilled piers should be at least 18-inches in diameter and drilled at least five feet into the underlying bedrock beneath the existing building.

**Rock-Slope Stabilization.** The Geotechnical Investigation noted that due to former quarry operations, which included blasting has resulted in over-steepened and shattered slopes. Aggressive quarrying that was common in the Telegraph Hill area left exposed bedrock in the eastern slope, and the Geotechnical Investigation found evidence of recent rockfalls, with debris and rock fragments, that have fallen from the eastern slope at the rear of the property and have accumulated in the rear yard of the adjacent property at 358 Vallejo Street.

A Supplemental Geotechnical Analysis was performed and revised recommendations for rock-slope stabilization were recommended. Due to the unique features of the eastern slope at the rear of the site, the previous recommendation to construct a concrete wall to stabilize the slope was deemed infeasible. The Supplemental Geotechnical Investigation therefore recommended that the best solution for reducing

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<sup>3</sup> Gilpin Geosciences, Inc. – Earthquake & Engineering Geology, *Engineering Geologic and Geotechnical Investigation, Residential Improvements, 26 Hodges Alley, San Francisco, California, May 28, 2013*. This report is available for review as part of Case No. 2013.0783E.

rockfall hazards at the project site would be to include the installation of a steel wire mesh net that would contain loose rock from impacting the residence at 358 Vallejo Street, and the installation of concrete encased steel rock bolts that would reinforce the rock slope. The netting would be supported by vertical rock bolts drilled into the slope at the top and bottom.

The Supplemental Geotechnical Investigation<sup>4</sup> identified this strategy as the most feasible since the process will essentially stitch the rock together to prevent pieces of rock from becoming dislodged. Finally, a closely spaced steel mesh net will be attached to the slope to contain pieces of rock that may become dislodged in the future. The selected approach stabilizes loose rock by scaling the rock face and applying mesh. Stability of the existing rock slope is increased by pinning potential wedge-type rock failures with the vertical rock bolts.

The Supplemental Geotechnical Investigation ultimately concluded that the project site is suitable to support the proposed project, provided that its recommendations are incorporated into the design and construction of the proposed project. The project sponsor has agreed to implement these recommendations, subject to Building Code requirements and implementation would not result in foreseeable significant impacts.

The San Francisco Building Code ensures the safety of all new construction in the City. Decisions about appropriate foundation and structural design are considered as part of the DBI permit review process. Prior to issuing a building permit for the proposed project, the DBI would review the geotechnical report to ensure that the security and stability of adjoining properties and the subject property is maintained during and following project construction. Therefore, potential damage to structures from geologic hazards on the project site would be addressed through compliance with the San Francisco Building Code.

#### EXEMPT STATUS:

CEQA State Guidelines Section 15301(e)(1), or Class 1, provides an exemption for minor alteration of existing private structures, involving negligible or no expansion of use beyond that existing at the time of determination. Additionally, Class 1 exempts additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. The proposed project would include the addition of approximately 460 square feet for a new third-floor bedroom suite and the interior remodel of the existing two-story residence. Therefore, the proposed demolition meets the criteria for exemption from environmental review under Class 1.

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<sup>4</sup> Gilpin Geosciences, Inc. – Earthquake & Engineering Geology, *Supplemental Engineering Geologic and Geotechnical Investigation, Residential Improvements, 26 Hodges Alley, San Francisco, California, August 14, 2014*. This report is available for review as part of Case No. 2013.0783E.

**CONCLUSION:**

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

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DATE April 10, 2015

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# SAN FRANCISCO PLANNING DEPARTMENT

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## Transmittal

### Planning Department Response to the Appeal of the Categorical Exemption for 2251 Greenwich Street San Francisco Fire Station No. 16

**DATE:** May 11, 2015

**TO:** Angela Calvillo, Clerk of the Board of Supervisors

**FROM:** Sarah B. Jones, Environmental Review Officer – (415) 575-9034  
Jessica Range, Senior Environmental Planner–(415) 575-9018

**RE:** BOS File No. 140767 [Case No. 2012.1443APL-02]  
Appeal of the Categorical Exemption for 2251 Greenwich Street  
(San Francisco Fire Station No. 16)

**HEARING DATE:** May 19, 2015

Pursuant to the San Francisco Administrative Code Chapter 31, the Planning Department has prepared a response to the Appeal of the Categorical Exemption for 2251 Greenwich Street (San Francisco Fire Station No. 16). The Planning Department is transmitting one (1) hard copy of the appeal response. In compliance with San Francisco's Administrative Code Section 8.12.5 "Electronic Distribution of Multi-Page Documents," the Planning Department has submitted a multi-page response to the Appeal of the Categorical Exemption for 2251 Greenwich Street [BF 140767] in digital format.

If you have any questions regarding this matter, please contact Jessica Range at 575-9018 or [Jessica.Range@sfgov.org](mailto:Jessica.Range@sfgov.org).



# SAN FRANCISCO PLANNING DEPARTMENT

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## Categorical Exemption Appeal

### 2251 Greenwich Street, San Francisco Fire Station #16

**DATE:** May 11, 2015  
**TO:** Angela Calvillo, Clerk of the Board of Supervisors  
**FROM:** Sarah B. Jones, Environmental Review Officer – (415) 558-9048  
 Jessica Range – (415) 575-9018  
**RE:** Planning Case No. 2012.1443APL-02  
 Board File No. 140767  
 Appeal of Categorical Exemption for 2251 Greenwich Street  
 San Francisco First Station #16  
**HEARING DATE:** May 19, 2015  
**ATTACHMENTS:** A. Categorical Exemption Determination with Historic Resource Evaluation  
 Response  
 B. Appeal Letter  
 C. Geotracker Case Closure Report  
 D. Letter from San Francisco Department of Public Health to Department of  
 Public Works, November 9, 2014

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**PROJECT SPONSOR:** Samuel Chui, Department of Public Works, (415) 558-4082  
**APPELLANT:** Stephen Williams of the Law Office of Stephen M. Williams on behalf of Brent  
 McMicking and Evan Kletter

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#### INTRODUCTION

This memorandum and the attached documents are a response to the letter of appeal to the Board of Supervisors (the "Board") regarding the Planning Department's (the "Department") issuance of a Categorical Exemption under the California Environmental Quality Act ("CEQA Determination") for the proposed project at 2251 Greenwich Street, San Francisco Fire Station #16 (the "Project").

The Department, pursuant to Title 14 of the CEQA Guidelines, issued a Categorical Exemption for the project on June 2, 2014 finding that the proposed project is exempt from the California Environmental Quality Act (CEQA) as a Class 2 categorical exemption.

The decision before the Board is whether to uphold the Department's decision to issue a categorical exemption and deny the appeal, or to overturn the Department's decision to issue a categorical exemption and return the project to Department staff for additional environmental review.

## **SITE DESCRIPTION & EXISTING USE**

The subject property is located at 2251 Greenwich Street on the block bounded by Greenwich Street to the north, Fillmore Street to the east, Pixley Street to the south, and Steiner Street to the west in the Marina neighborhood of San Francisco. The project site is zoned Public (P) and within a 40-X Height and Bulk District. The approximately 5,760 square foot (sf) site is fully occupied by a two-story, 33-foot tall (to top of parapet and 46 feet to top of hose tower), 8,966 sf fire station (Station #16) that was constructed in 1938.

Surrounding lots are zoned Residential House, Two-Family (RH-2) and Union Street Neighborhood Commercial District (Union Street NCD) and within a 40-X Height and Bulk District. Uses in the surrounding area are predominately residential with the presence of neighborhood serving retail uses in proximity to the site.

## **PROJECT DESCRIPTION**

The proposed project includes demolition of the existing fire station and construction of a new, two-story, approximately 33-foot tall (up to 46-foot tall to top of elevator enclosure), 10,400 sf fire station in its place to comply with essential life safety requirements for fire station facilities. The proposed fire station would accommodate two apparatus bays for three fire trucks with supportive services and sleeping quarters. The project also includes replacement of an existing generator, removal of one underground fuel tank and replacement of a second underground fuel tank.

## **BACKGROUND**

### **November 7, 2012- Environmental Evaluation Application Filed**

On November 7, 2012, the Department of Public Works (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for a CEQA Determination for the project described above.

### **January 23, 2013- CEQA Clearance**

On January 23, 2013, the Department determined that the project was categorically exempt under CEQA Class 2 Replacement or Reconstruction (CEQA Guidelines Section 15302) and that no further environmental review was required.

### **February 3, 2014- Arts Commission Review**

On February 3, 2014, the Arts Commission approved the design of the proposed project by resolution No. 0203-14-043. Approval of the project's design by the Arts Commission is not a project approval and does not commit the City to implement the project, as discussed below under Response to Issue #1.

### **June 2, 2014- CEQA Clearance**

On June 2, 2014, the Department corrected the CEQA Categorical Exemption Determination previously issued, specifying that the project would be subject to soil and groundwater remediation in compliance with Health Code Article 22A, also known as the Maher Ordinance. The CEQA Determination identified

approval of the Building Permit as the Approval Action for the project in compliance with San Francisco Administrative Code Section 31.04(h).

**July 2, 2014- CEQA Appeal Filed**

On July 2, 2014 Stephen Williams of the Law Offices of Stephen M. Williams, on behalf of Brent McMicking and Evan Kletter, filed an appeal of the Categorical Exemption Determination.

**July 7, 2014- Planning Department Timeliness Determination**

On July 7, 2014, the Planning Department determined that the CEQA appeal was not yet ripe because the Approval Action had not occurred, and therefore the appeal hearing could not be scheduled.

**February 12, 2015-Building Permit Issued**

On February 12, 2015, the Department of Building Inspection issued a building permit for the proposed project.

**March 10, 2015 to April 30, 2015- Appeal Period**

Pursuant to Section 31.08(g) of the San Francisco Administrative Code, the 30-day appeal period for a CEQA exemption determination shall begin on the first day of posting of the Approval Action on the Planning Department's website. The Planning Department posted the required notice on March 10, 2015, following notice of approval of the Building Permit by the Department of Public Works on March 10, 2015.

**March 16, 2015- Notice to the Clerk of the Board of Supervisors of CEQA Appeal**

On March 16, 2015 the Department notified the Clerk of the Board that the CEQA appeal filed on July 2, 2014 by Stephen Williams could be scheduled for a hearing before the Board of Supervisors in accordance with Section 31.16(b)(4) of the San Francisco Administrative Code.

**Categorical Exemptions**

Section 21084 of the California Public Resources Code requires that the CEQA Guidelines identify a list of classes of projects that have been determined not to have a significant effect on the environment and are exempt from further environmental review.

In response to that mandate, the State Secretary of Resources found that certain classes of projects, which are listed in CEQA Guidelines Sections 15301 through 15333, do not have a significant impact on the environment, and therefore are categorically exempt from the requirement for the preparation of further environmental review.

CEQA State Guidelines Section 15302, or Class 2, consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and have substantially the same purpose and capacity as the structure replaced. The proposed project is the demolition of an existing fire station and construction of a new fire station on the same site with substantially the same purpose and capacity as the structure replaced.

In determining the significance of environmental effects caused by a project, CEQA State Guidelines Section 15064(f) states that the decision as to whether a project may have one or more significant effects shall be based on substantial evidence in the record of the lead agency. CEQA State Guidelines 15064(f)(5) offers the following guidance: "Argument, speculation, unsubstantiated opinion or narrative, or evidence that is clearly inaccurate or erroneous, or evidence that is not credible, shall not constitute substantial evidence. Substantial evidence shall include facts, reasonable assumption predicated upon facts, and expert opinion supported by facts."

### **APPELLANT ISSUES AND PLANNING DEPARTMENT RESPONSES**

The concerns raised in the July 2, 2014 Appeal Letter are cited below and are followed by the Department's responses.

**Issue 1: Project Sponsor did not adequately notify the public of the Arts Commission review for the proposed project and the June 2, 2014 CEQA Determination violated CEQA because it occurred after the February 3, 2014 Arts Commission Review of the proposed project, which constituted approval of the project.**

**Response 1: Public notification of the Arts Commission review of a proposed project is not a CEQA topic and the Arts Commission review of the proposed project is not an "Approval Action" under Chapter 31 of the Administrative Code. The approval action (issuance of a Building Permit) occurred subsequent to the June 2, 2014 CEQA Determination.**

Concerns surrounding notification of the Arts Commission hearings are not a CEQA topic and are more appropriately addressed to the Arts Commission and/or the project sponsor. With regards to the Arts Commission review and the timing of the CEQA Determination, the Arts Commission review is not an approval action under Chapter 31 of the Administrative Code because their review does not grant any entitlement, does not commit the City to a definite course of action in regard to the project, or allow the proposed project to move forward in any way. The Arts Commission is primarily concerned with the design of a public building from a purely aesthetic point and their review may help to further define the project that will ultimately undergo CEQA review. Thus, in compliance with Section 31.04(h)(2)(A) of the Administrative Code, the June 2, 2014 CEQA Determination properly identified the approval action as approval of the Building Permit, which subsequently occurred on February 12, 2015.

**Issue 2: The January 23, 2013 CEQA Determination failed to note that the project included replacement of one underground storage tank and removal of another as well as replacement of a diesel generator; failed to note that the site is contained on the Maher Map as a hazardous waste site; and the project description did not mention the presence of historically documented underground storage tanks.**

**Response 2: The January 23, 2013 CEQA Determination is not the subject of this appeal.**

The subject of this appeal is the CEQA Determination issued on June 2, 2014 because that determination is what was relied upon to approve the proposed project. No approvals were granted prior to the June 2, 2014 CEQA Determination. See the above discussion under Response to Issue 1 substantiating that the Arts Commission Review does not constitute an Approval Action per Chapter 31 of the Administrative Code.

**Issue 3: The project will disturb more than 5,000 gross square feet of soil and is required to comply with the San Francisco Public Utilities Commission's (SFPUC) Stormwater Management Ordinance.**

**Response 3: The appellant states that the project is subject to the SFPUC's Stormwater Management Ordinance. Compliance with the City's Stormwater Management Ordinance does not affect the CEQA Determination.**

The proposed project is subject to, and complies with, the Stormwater Management Ordinance, which would reduce the project's effect on the City's Stormwater system by reducing the overall volume of stormwater requiring treatment at SFPUC's wastewater treatment facilities below existing, baseline conditions. Therefore, stormwater effects would improve compared to existing conditions and there would be no adverse impact on the City's stormwater collection and treatment facilities.

**Issue 4: The Department is precluded from issuing a Categorical Exemption because the project site is on a hazardous waste list compiled pursuant to Section 65962.5 of the Government Code, demonstrating the presence of potentially hazardous materials. Due to the presence of potentially hazardous materials onsite, the project should include mitigation measures and the Department should prepare a Mitigated Negative Declaration.**

**Response 4: The project site's listing on the "Cortese List" (a list of sites compiled pursuant to Section 65962.5 of the Government Code) does not necessarily preclude the issuance of a categorical exemption when a closure letter from the appropriate state agency, or their designee, has been issued. The proposed project would not result in a significant impact on the environment as a result of hazardous material releases.**

The appellant cites to California Public Resources Code Section 21084(c) to support the claim that any project on this site is precluded from the issuance of a Categorical Exemption. Lists compiled pursuant to Section 65962.5 of the Government Code are commonly known as the "Cortese List." The appellant states that due to the site's inclusion on the Cortese List and potential presence of hazardous materials, the Department should issue a Mitigated Negative Declaration with certain mitigation measures including a contingency plan if residual contaminants are detected, require workers at the site to adhere to certain hygienic standards, and heightened dust control.

The Cortese list includes hazardous waste sites from the Department of Toxic Substances Control's (DTSC) EnviroStor database, a list of hazardous facilities identified by DTSC that are subject to corrective

action pursuant to Health and Safety Code Section 25187.5, a list of leaking underground storage tank sites maintained by the state Water Board in their Geotracker database, a list of solid waste disposal sites maintained by the state Water Board, and a list of sites with active cease and desist orders and clean up and abatement orders.

The project site is located on the Cortese List because it is identified on the Water Board's Geotracker database as a site with a previous leaking underground storage tank (UST). However, the site was issued a case closure letter by the San Francisco Bay Regional Water Quality Control Board and the reason for its placement on this list has since been abated. Of importance, once a site is placed on this list, it is never removed from the list, even after the site has been remediated and no longer presents a hazard to the public. One of the possible reasons why sites remain on the Cortese List is because remediation techniques may include capping the site (or containment of the hazardous material) so that the hazardous material no longer presents a risk to humans or the environment. However, a subsequent project that includes excavation or would otherwise disturb that containment, could expose the public and the environment to hazardous materials within the soil/groundwater that were previously contained.

In order to determine whether the project could present a risk to humans or the environment as a result of hazardous materials within the soil or groundwater, it is important to understand both the history of site as well as the regulations in place to protect the health of the public and workers. Both are discussed below.

#### ***Underground Storage Tank History***

A memorandum from the Department of Public Works summarizes the history of USTs at the site:<sup>1</sup>

- Removal of a UST in 1987 and installation of a monitoring well in 1988: A 1956 UST was removed from the site in September of 1987.<sup>2</sup> The UST was found to be in good condition and no groundwater was encountered during excavation required for the UST removal. Soil samples were subsequently collected and found that petroleum hydrocarbons exceeded allowable levels. Under the direction of the San Francisco Department of Public Health (SFDPH), as part of their Local Oversight Program, a monitoring well was installed in 1988. The UST was removed and the pit backfilled with clean excavated soils and fill.
- Removal of the monitoring well in 1998:<sup>3</sup> The SFDPH approved the removal of the monitoring well related to the removal of 1956 UST on September 3, 1998 (10 years later). SFDPH issued a Remedial Action Completion Certificate on October 29, 1998 indicating that all site investigation and remedial action for the UST were completed and no further action was required. This letter

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<sup>1</sup> Memorandum to Jessica Range, SF Planning Department-Environmental Planning from Frank Filice and Sandy Ngan, San Francisco Department of Public Works. April 30, 2014. Subject: Underground Storage Tanks at Fire Station #16- 2251 Greenwich Street. This document is on file and available for public review at 1650 Mission Street, Suite 400, San Francisco, CA 94103 as part of Planning Department Case File No: 2012.1443E.

<sup>2</sup> Clayton Environmental Consultants, Inc. *Tank Closure Report at the San Francisco Fire Department Station NO. 16 for the City and County of San Francisco*, CA. December 21, 1987. This document is on file and available for public review at 1650 Mission Street, Suite 400, San Francisco, CA 94103 as part of Planning Department Case File No. 2012.1443E.

<sup>3</sup> OGISO Environmental. *Report of Closure-In-Place of an Underground Storage Tank and Destruction of Monitoring Well*. June 30, 2001. This document is on file and available for public review at 1650 Mission Street, Suite 400, San Francisco, CA 94103 as part of Planning Department Case File No. 2012.1443E.

was issued pursuant to authority granted to SFDPH's Local Over Sight Program (LOP) by the San Francisco Bay Regional Water Quality Control Board (Attachment C).

- Installation of a UST and UST closure-in-place in 1998: The San Francisco Fire Department (SFFD) approved the installation of a 3,000 gallon UST on the site on March 12, 1998. During excavation for the UST installation, a previously unknown 600-gallon UST was discovered approximately four feet below ground surface. Soil samples collected in the area surrounding the previously unknown UST found that petroleum hydrocarbons did not exceed allowable levels. The SFDPH approved closure in place of the UST by cement slurry. The 3,000-gallon UST was installed adjacent to the 600-gallon UST.

#### *Proposed Underground Storage Tank Removal and Replacement*

The proposed project includes removal of the previously installed 3,000 gallon UST and previously closed-in-place 600-gallon UST. The project would install a new 3,000 gallon UST with a new oil separator system, bringing the UST system up to current standards. As discussed in the June 2, 2014 CEQA Determination, the proposed project would be subject to Article 22A of the San Francisco Health Code, also known as the Maher Ordinance. The Maher Ordinance, administered by SFDPH, requires remediation of soil and groundwater for sites with suspected contamination due to past or current uses. The project sponsor has enrolled in SFDPH's Maher program and pursuant to the Maher Ordinance, has reviewed background reports and files including an Environmental Soil Characterization Report prepared in November 2012.<sup>4</sup> In a letter dated November 9, 2014, SFDPH summarizes the findings of their review which indicate that, with the exception of arsenic, all contaminants are below the Regional Water Quality Control Board's Environmental Screening Levels (ESLs) (Attachment D). Arsenic levels were representative of background concentrations. SFDPH has concluded that there is no further action at this time in regards to compliance with Health Code Article 22A. However, SFDPH notes that if the proposed USTs are to be removed from the site, permits shall be obtained from SFDPH's Hazardous Materials Unified Program Agency (HMUPA), the SFFD, and the Department of Public Works (DPW).

#### *Applicable Regulations/Programs Addressing Underground Storage Tanks, Hazardous Soil/Groundwater Construction Dust Control, and Worker Safety*

**Health Code Article 21, SFDPH's Hazardous Materials Unified Program Agency:** SFDPH is the HMUPA responsible for providing regulatory oversight for the construction, operation, repair and removal of USTs in the City and County of San Francisco, in accordance with the California Health and Safety Code, Chapter 6.7; Title 23 of the California Code of Regulations, and the San Francisco Health Code, Article 21. The purpose of the regulation is to prevent releases of petroleum and other hazardous substances stored in USTs. The program conducts all routine, construction, modification, repair and closure inspections of UST systems in San Francisco. As the HMUPA, SFDPH has issued guidelines for the installation and closure of USTs to ensure the prevention of releases of hazardous materials, including the collection of soil samples following UST installation or removal. During tank removal a HMUPA inspector is on site to witness soil and/or groundwater sampling. A UST removal report is required by the

<sup>4</sup> AWE Engineering. *Environmental Characterization Report, Fire Station No. 16 Renovation Project, San Francisco Fire Department, San Francisco, CA.* November 2012. This document is on file and available for public review at 1650 Mission Street, Suite 400, San Francisco, CA 94103 as part of Planning Department Case File No. 2012.1443E.



HMUPA and includes soil and ground water sampling analyses and a description of the UST removal. The report also includes observations, such as odors, discoloration in the soil, and holes in the UST. Based on these observations and analytical results a UST removal may be referred to the Local Oversight Program (LOP) of SFDPH. The LOP program has authority from the State Water Resources Board to review reports, respond to reports, place USTs in the LOP program and issue case closure letters with concurrence from the Regional Water Quality Control Board. Owners and operators are required to obtain a UST operating permit, as well as permits for the closure or modification of existing USTs, and adhere to the SFDPH's Guidelines. In addition to compliance with SFDPH's HMUPA requirements, the SFFD and/or DPW may require permits to install or remove USTs and various conditions of those permits would apply.

**Health Code Article 22A, Hazardous Waste Management (Maher Ordinance):** The Maher Ordinance is administered by SFDPH and requires that for sites with known or expected soil or groundwater contamination, a project sponsor conduct soil and/or groundwater sampling and analysis. Where the analysis reveals the presence of hazardous substances in excess of state or federal standards, the project sponsor is required to submit a site mitigation plan (SMP) and to remediate any site contamination in accordance with an approved SMP prior to issuance of any building permit. The November 9, 2014 letter from SFDPH (Attachment D) confirms that the project sponsor has entered into the Maher program and that no further action is required at this time to comply with Health Code Article 22A.

**Health Code Article 22B, Construction Dust Control:** This ordinance requires that all site preparation work, demolition, or other construction activities within San Francisco that have the potential to create dust or to expose or disturb more than 10 cubic yards or 500 square feet of soil comply with specified dust control measures whether or not the activity requires a permit from the Department of Building Inspection (DBI). The project sponsor and the contractor responsible for construction activities at the project site are required to ensure that there would be no visible dust during construction activities. The contractor is required to use the following practices to control construction dust on the site or other practices that result in equivalent dust control that are acceptable to the Director of DBI. Dust suppression activities may include watering all active construction areas sufficiently to prevent dust from becoming airborne; increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour. Contractors are required to provide as much water as necessary to control dust (without creating run-off in any area of land clearing, and/or earth movement). During excavation and dirt-moving activities, contractors are required to wet sweep or vacuum the streets, sidewalks, paths and intersections where work is in progress at the end of the workday. Inactive stockpiles (where no disturbance occurs for more than seven days) greater than 10 cubic yards or 500 square feet of excavated materials, backfill material, import material, gravel, sand, road base, and soil shall be covered with a 10 millimeter (0.01 inch) polyethylene plastic (or equivalent) tarp, braced down, or use other equivalent soil stabilization techniques.

In addition to the above local regulations, the protection of worker safety during UST installation and removal is under the purview of California Occupational Safety and Health Administration (Cal/OSHA). However, a HMUPA inspector has authority to stop a UST installation or removal and require that a Cal/OSHA inspector inspect the site for any safety issues pertaining to worker safety.

In summary, CEQA Guidelines Sections 15301 through 15333 provide a list of categorical exemptions that have been determined not to have a significant effect on the environment and which are therefore exempt from additional environmental review. While categorical exemptions are qualified by the exceptions listed in CEQA Guidelines Section 15300.2, including a site's listing on the Cortese List, a site's inclusion on this list does not necessarily demonstrate that the project will have a significant effect on the environment, especially considering a site will remain on the Cortese List following remediation. The project sponsor would be required to adhere to the above regulations when removing and installing USTs and during construction of the new fire station. The requirements outlined in the above regulations protect the health and welfare of the public, workers and the environment and would ensure that no significant environmental effects would occur. Therefore, mitigation measures recommended by the appellant, which are substantially similar to the requirements in the regulations described above, are unnecessary. Compliance with the aforementioned regulations would ensure the proposed project would not result in a significant hazard to the public or the environment through the release of hazardous materials.

**Issue 5: The location, size and type of proposed construction present an unusual circumstance. Due to the presence of unusual circumstances, the Department cannot be certain that there is no possibility of a significant environmental effect to air, land and noise, hazardous materials, and the neighborhood and social environment.**

**Response 5: The project's location, size and type of construction do not present an unusual circumstance and even if unusual circumstances were present, the project would not have a significant effect on the environment.**

The determination of whether a project is eligible for a categorical exemption is based on a two-step analysis: (1) determining whether the project meets the requirements of the categorical exemption, and (2) determining whether there are unusual circumstances at the site or with the proposal that would result in a reasonable possibility of a significant effect. The project types that are listed in CEQA Guidelines Sections 15301 through 15333 have been determined not to have a significant environmental effect. Absent the presence of unusual circumstances at the site or with the proposed project that could present a reasonable possibility of a significant effect, these classes of projects have been determined to be exempt from CEQA review. The proposed project meets the requirements of the Class 2 CEQA exemption because it would replace the existing approximately 8,966 sf and 33-foot-tall (up to 46-feet tall to top of hose tower) fire station at 2251 Greenwich Street and construct a new approximately 10,400, 33-foot tall (up to 46-feet tall to top of elevator enclosure) fire station located on the same site as the existing fire station and having substantially the same purpose and capacity of the existing fire station. Thus, the project meets the Class 2 CEQA exemption criteria.

The Appellant states that the project's size, location and type of construction present an unusual circumstance. However, the appellant does not in any way substantiate or provide evidence of any unusual circumstance. As discussed above, the new fire station would have substantially the same capacity as the existing fire station. The new fire station would be two stories, rising to a total height of about 42-feet (to the roof parapet). Buildings in the surrounding area are similarly two and three-stories or two-stories over a garage and extend to the 40-foot height limit (and higher for allowable rooftop

appurtenances). With regards to location, the new fire station would replace an existing fire station on the same site. There is nothing unusual about the fire station's location in a primarily residential neighborhood. There are currently 44 fire stations located throughout San Francisco, with a majority of those fire stations located in primarily residential areas or near residential land uses. Finally, there does not appear to be anything unusual about the type of building construction proposed. The proposed project would use a shallow foundation system of concrete piers, grade beams and structure slab-on-grade. The estimated construction schedule is 14 months. Therefore, there does not appear to be anything unusual about the proposed project's size, location or type of construction and the appellant has not provided any evidence supporting that there may be unusual circumstances at the site or with the proposed project.

The Appellant also states that the project could not meet the standard of no possibility of an adverse environmental impact and specifically states that there is a possibility of environmental effects related to hazardous materials, air quality, land and noise, and the neighborhood and social environment. But this is not the standard under CEQA. With regards to categorical exemptions, the standard is not whether or not there is a possibility of an adverse environmental effect, but rather whether substantial evidence supports the use of the categorical exemption, whether substantial evidence shows that there is or is not an unusual circumstance, and, only if there is an unusual circumstance, whether a fair argument based on substantial evidence in the record indicates that a significant adverse environmental effect could result from that unusual circumstance. The Appellant has not provided any evidence of an unusual circumstance and has not refuted the Department's substantial evidence that there are no unusual circumstances present at the site or with the project.

Environmental effects of a project are measured based on the existing conditions at the project site, which for 2251 Greenwich Street consists of an existing operational fire station. For the reasons discussed below, the proposed project would not result in a significant adverse environmental effect from release of hazardous materials, to air quality, land and noise and neighborhood character. In regards to social effects referenced by the appellant, social effects are not environmental effects under CEQA. CEQA Guidelines Section 15382 defines a significant effect on the environment to mean "a substantial, or potentially substantial, change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. An economic or social change by itself shall not be considered a significant effect on the environment." The appellant has not stated what the project's potential social effect could be or provided any evidence that the project could result in a social effect, thus it is not possible to determine whether that undefined social effect could result in any secondary environmental effect.

#### *Hazardous Materials*

There are no unusual circumstances regarding the project or the project site related to hazardous materials, and the proposed project would not result in a significant environmental effect from below ground hazardous materials for the reasons discussed in Response to Issue 4, above. Other hazardous materials include hazardous building materials that would need to be removed during the demolition of the existing fire station. The disposal of hazardous building materials including lead-based paint, asbestos, and other hazardous building materials are regulated by existing federal, state and local laws. A

Hazardous Materials Survey Report<sup>5</sup> was prepared for the proposed project to identify the presence of asbestos containing materials, lead based paint and other regulated materials that may be affected during demolition of the fire station. The report identified asbestos containing materials, lead-based paint, and other regulated materials in light tubes, ballasts, and illuminated signs. However, the removal and disposal of these materials are highly regulated and compliance with the applicable federal, state, and local regulations would ensure that there would be no significant environmental effect as a result of hazardous materials released into the environment. The applicable regulations are discussed below.

#### Asbestos Containing Materials

Section 19827.5 of the *California Health and Safety Code* requires that local agencies not issue demolition or alternation permits until an applicant has demonstrated compliance with notification requirements under applicable federal regulations regarding hazardous air pollutants, including asbestos. The Bay Area Air Quality Management District (BAAQMD) is vested by the California legislature with authority to regulate airborne pollutants, including asbestos, through both inspection and law enforcement, and is to be notified of any demolition or renovation project that involves the removal of 100 square feet or more of asbestos-containing materials 10 days in advance of the work. Notification includes the names and addresses of operations and persons responsible; description and location of the structure to be demolished including size, age and prior use; the approximate amount of friable asbestos to be removed or disturbed; the scheduled starting and completion dates of demolition or abatement; the nature of the planned work and methods to be employed to meet BAAQMD requirements; and the name and location of the waste disposal site to be used. Approved methods of control of asbestos-containing materials during abatement include adequate wetting of all asbestos-containing materials and providing containment with a negative air pressure ventilation system to prevent migration of asbestos-containing materials. BAAQMD randomly inspects asbestos removal operations and will inspect any removal operation when a complaint has been received.

The local office of (Cal/OSHA) must be notified of asbestos abatement to be carried out. Asbestos abatement contractors must follow state regulations contained in 8CCR1529 and 8CCR341.6 through 341.17 where there is asbestos-related work involving 100 square feet or more of asbestos-containing material. Asbestos removal contractors must be certified as such by the Contractors Licensing Board of the State of California. The owner of the property where abatement is to occur must have a Hazardous Waste Generator Number assigned by and registered with the Office of the California Department of Health Services. The contractor and hauler of the material are required to file a Hazardous Waste Manifest which details the hauling of the material from the site and disposal of it. Pursuant to California law, DBI would not issue the required permit until the applicant has complied with the notice and abatement requirements discussed above. Therefore, compliance with the regulations described above would ensure that there would be no significant environmental effect as a result of removal of asbestos-containing building materials.

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<sup>5</sup> Millennium Consulting Associates. *Hazardous Materials Survey Report, Fire Station No. 16, 2251 Greenwich Street, San Francisco, CA 94123*. September 10, 2012. This document is on file and available for public review at 1650 Mission Street, Suite 400, San Francisco, CA 94103 as part of Planning Department Case File No. 2012.1443E.

### Lead Based Paint

Projects proposing work on any pre-1979 buildings must comply with Section 3425 of the San Francisco Building Code (Building Code), Work Practices for Lead-Based Paint on Pre-1979 Buildings and Steel Structures. Section 3425 contains performance standards, including establishment of containment barriers and identifies prohibited practices that may not be used in disturbance or removal of lead-based paint. Any person performing work subject to Section 3425 shall make all reasonable efforts to prevent migration of lead paint contaminants beyond containment barriers during the course of the work, and any person performing regulated work shall make all reasonable efforts to remove all visible lead paint contaminants from all regulated areas of the property prior to completion of the work.

Section 3425 also includes notification requirements, contents of notice, and requirements for project site signs. Prior to commencement of exterior work that disturbs or removes 100 or more square feet or 100 or more linear feet of lead-based paint in total, the responsible party must provide the Director of DBI with written notice that describes the address and location of the proposed project; the scope and specific location of the work; whether the responsible party has reason to know or presume that lead-based paint is present; the methods and tools for paint disturbance and/or removal; the approximate age of the structure; anticipated job start and completion dates for the work; whether the building is residential or nonresidential; whether it is owner-occupied or rental property; the approximate number of dwelling units, if any; the dates by which the responsible party has or will fulfill any tenant or adjacent property notification requirements; and the name, address, telephone number, and pager number of the party who will perform the work. Further notice requirements include: a Post Sign notifying the public of restricted access to work area, a Notice to Residential Occupants, Availability of Pamphlet related to protection from lead in the home, and Early Commencement of Work (by Owner, Requested by Tenant), and Notice of Lead Contaminated Dust or Soil, if applicable. Section 3425 contains provisions regarding inspection and sampling for compliance by DBI, and enforcement, and describes penalties for non-compliance with the requirements of the ordinance. The proposed project would be subject to and would comply with the above regulations; therefore, impacts from lead-based paint would not be significant.

### Other Building Materials

Other hazardous building materials include polychlorinated bi-phenol (PCB) containing light ballasts and mercury in lighting fixtures and self-illuminating signs. All light ballasts containing PCBs are required to be removed by personnel trained in PCB-related work (inspection, removal, and clean-up). All workers must also follow the Cal/OSHA regulations governing the removal and handling of PCB products including the Code of Federal Regulations (CFR) Title 29 Section 1910.120-Hazardous Waste Operations and Emergency Response and 8CCR Title 8 Section 5192-Hazardous Waste Operations and Emergency Response.

Fixtures and self-illuminating signs typically contain mercury at levels that exceed the California Environmental Protection Agency (Cal/EPA) Total Threshold Limit Concentration and/or Soluble Threshold Limit Concentration values and must be sent to an authorized recycle facility or to a universal waste consolidator for shipment to an authorized recycling facility. Any fixture not designated for recycling or continued use, must be handled, managed and disposed of as a hazardous waste in accordance with Cal/EPA Title 22 requirements. Therefore, compliance with existing regulations would

ensure that hazardous building materials to be removed or demolished would not result in a significant environmental effect.

#### *Air Quality*

There are no unusual circumstances related to the project or project site that would impact air quality. The proposed project would not result in any net new operational air pollutant emissions. The site is currently occupied by an existing fire station and would continue that use upon construction of the proposed fire station. The project would include replacement of an existing diesel generator, estimated to be at least 20 years old, with a new United States Environmental Protection Agency Tier 4 rated generator. Emergency generators are regulated by the BAAQMD through their New Source Review (Regulation 2, Rule 5) permitting process. The project sponsor would be required to obtain applicable permits to operate an emergency generator from the BAAQMD. As part of the permitting process, the BAAQMD would limit the excess cancer risk from any facility to no more than ten per one million population and requires any source that would result in an excess cancer risk greater than one per one million population to install Best Available Control Technology for Toxics (TBACT). Given that the project would replace the existing older generator with a new Tier 4-compliant generator that would be subject to the BAAQMD permitting requirements, the project would result in lower air pollutant emissions than the existing facility.

With regards to air pollutant effects during construction, the BAAQMD in their *CEQA Air Quality Guidelines* (May 2011), has developed screening criteria to determine if projects would violate an air quality standard, contribute substantially to an air quality violation, or result in a cumulatively considerable net increase in criteria air pollutants within the San Francisco Bay Area Air Basin. If a proposed project meets the screening criteria, then the project not would result in significant criteria air pollutant impacts. A project that exceeds the screening criteria may require a detailed air quality assessment to determine whether criteria air pollutant emissions would exceed significance thresholds. The proposed project would not exceed any construction criteria air pollutant screening levels identified in the BAAQMD's *CEQA Air Quality Guidelines*.<sup>6</sup> Therefore, construction-related air pollutant emissions would not be significant.

#### *Land, Noise, and Neighborhood Character*

There are no unusual circumstances related to the project or project site that would create impacts to land use, noise, or neighborhood character. The proposed project would demolish an existing fire station and construct a new fire station of substantially the same size in its place. Upon completion of construction activities, there would be no change from existing conditions at the site. Therefore, there would be no significant effects to land use, noise or neighborhood character. Additionally, the proposed project's construction activities are subject to the San Francisco Noise Ordinance (Article 29 of the San Francisco Police Code; Noise Ordinance). The Noise Ordinance requires that construction work be conducted in the following manner: (1) noise levels of construction equipment, other than impact tools, must not exceed 80 dBA<sup>7</sup> at a distance of 100 feet from the source (the equipment generating the noise); (2) impact tools must have intake and exhaust mufflers that are approved by the Director of the Department of Public Works

<sup>6</sup> Bay Area Air Quality Management District, *CEQA Air Quality Guidelines*, Updated May 2011. Table 3-1.

<sup>7</sup> dBA refers to A-weighted decibels and are an expression of the relative loudness of sounds in air as perceived by the human ear.

(DPW) or the Director of the DBI to best accomplish maximum noise reduction; and (3) if the noise from the construction work would exceed the ambient noise levels at the site property line by 5 dBA, the work must not be conducted between 8:00 p.m. and 7:00 a.m. unless the Director of DPW authorizes a special permit for conducting the work during that period. Compliance with the Noise Ordinance would ensure that construction noise would not be significant.

## **CONCLUSION**

There is substantial evidence in the record to show that the project meets the requirements for a Class 2 exemption under CEQA and that no unusual circumstances relative to the project or the project site exist. The Appellant has provided no evidence of any unusual circumstances. The Appellant has not provided any substantial evidence or expert opinion to refute the conclusions of the Department.

For the reasons stated above and in the June 2, 2014 CEQA Categorical Exemption Determination, the CEQA Determination complies with the requirements of CEQA and the Project is appropriately exempt from environmental review pursuant to the cited exemption. The Department therefore recommends that the Board uphold the CEQA Categorical Exemption Determination and deny the appeal of the CEQA Determination.



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
2251 Greenwich Street		0515/031	
Case No.	Permit No.	Plans Dated	
2012.1443E	N/A	09/10/12	
<input type="checkbox"/> Addition/ Alteration	<input checked="" type="checkbox"/> Demolition (requires HRER if over 50 years old)	<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Demolition and new construction of Fire Station #13. The proposed project includes demolition of the existing 2-story, 10,272 square foot (sf) fire station built in 1938 and construction of a new 2-story, 10,398 sf fire station on the same lot with three programmed areas: (1) Apparatus bay and support, (2) firefighter operations, and (3) living quarters. The project also includes replacement of the roof top generator, removal of one underground storage tank and replacement of a second underground storage tank.			

### STEP 1: EXEMPTION CLASS TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.\*

<input type="checkbox"/>	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
<input checked="" type="checkbox"/>	Class 2 Replacement & reconstruction of existing structures/facilities. New structure located on the same site as structure replaced with substantially the same purpose & capacity.

### STEP 2: CEQA IMPACTS TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

<input type="checkbox"/>	<b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	<b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
<input checked="" type="checkbox"/>	<b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>



**STEP 4: PROPOSED WORK CHECKLIST**  
**TO BE COMPLETED BY PROJECT PLANNER**

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	5. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .
<input type="checkbox"/>	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	9. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input checked="" type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project does <b>not</b> conform to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW**  
**TO BE COMPLETED BY PRESERVATION PLANNER**

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a <b>known historical resource</b> (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. <b>Interior alterations to publicly accessible spaces.</b>
<input type="checkbox"/>	3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. <b>Facade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT**

**TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

**PROPERTY INFORMATION/PROJECT DESCRIPTION**

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

**DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION**

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required <b>CATEX FORM</b>	

**DETERMINATION OF NO SUBSTANTIAL MODIFICATION**

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



# SAN FRANCISCO PLANNING DEPARTMENT

## Historic Resource Evaluation Response

*Date* December 28, 2012  
*Case No.:* 2012.1443E  
*Project Address:* 2251 Greenwich Street (Station #16)  
*Zoning:* P (Public)  
40-X Height and Bulk District  
*Block/Lot:* 0515/031  
*Staff Contact:* Allison Vanderslice, Preservation Planner  
(415) 575 - 9075  
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### PART I: HISTORIC RESOURCE EVALUATION

#### Buildings and Property Description

The subject parcel is located on the south side of Greenwich Street between Steiner Street and Fillmore Street in the Marina District. The property is San Francisco Fire Station #16 and is located within a P (Public) Zoning District and a 40-X Height and Bulk District.

2251 Greenwich Street was constructed in 1938 in the Spanish Eclectic / Mission Revival style as a fire station for the San Francisco Fire Department (SFFD). In 1955-56 the building underwent a major renovation funded by the 1952 Firehouse Bond. The two-story, reinforced concrete fire station is now in the altered Modern style. The irregular plan building is topped with a gable roof toward the north (primary façade), a narrow flat-roofed addition at the east, a shed roof at the center, a flat-roofed deck toward the south, and flat-roofed, one story kitchen wing at the southwest corner. The cladding is stucco and fenestration is primarily multi-lite, fixed metal sash windows. The primary façade (north) contains two rectangular apparatus room openings with metal roll-up doors.

#### Pre-Existing Historic Rating / Survey

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1938).

#### Neighborhood Context and Description

The subject parcel is within a mixed-use district comprised primarily of multi-family residences with some commercial buildings closer to Fillmore Street in the Cow Hollow neighborhood of the Marina District. The majority of buildings on the subject block face were constructed in the early 20<sup>th</sup> century and are interspersed with ~~some later development. The area does not appear to constitute a cohesive collection of styles or types. Prior to~~ the construction of Station #16 in 1938, the lot was occupied by three commercial buildings fronting on Greenwich Street with residential in the rear fronting on Pixley Street. 2251 Greenwich Street was constructed in 1938 for Engine 20, which was relocated from 2666 Lombard Street, several blocks to the west of the subject parcel.

**San Francisco 1952 Firehouse Bond Act Thematic Historic District**

A Historic Resource Evaluation Report prepared by Page & Turnbull in March 2010 for 676 Howard Street (Station #1) identified 14 firehouses as constituting a potential discontinuous thematic historic district that is significant under Criterion 1 (Events) and Criterion 3 (Architecture).<sup>4</sup> The proposed district is notable for the strong collection of International Style firehouses and as the largest firehouse building campaign undertaken by the City of San Francisco. The period of significance relates to the construction campaign authorized by the 1952 Firehouse Bond Act that dates from 1952 to 1961. The firehouse inventory compiled by Page & Turnbull for the proposed discontinuous district includes firehouses that were built between 1953 and 1961 in the International Style and does not include existing stations that were altered or upgraded during that period. While the subject property underwent major alterations in 1955-1956 as part of the construction campaign, the building is clearly a stripped down version of its earlier style and is not an example of the International Style. 2251 Greenwich Street does not contain the character-defining features of the district nor did it significantly contribute to the modernization of the SFFD and, therefore, it is not a contributing property to the San Francisco 1952 Firehouse Bond Act Thematic Historic District.

**Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.**

Constructed in 1938, the subject property does not appear to be associated with any events significant in the history of the SFFD or San Francisco generally. While Station #16 was renovated in the mid-1950s as part of the 1952 Firehouse Bond Act, this association is not significant in the broader trend of the modernization of the SFFD. Therefore, Staff finds that the subject property is not associated with any historically significant events and is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district under Criterion 1.

**Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.**

Records do not indicate that any persons significant in the local, regional or national past are associated with the subject property. The station was constructed during the tenure of Chief Brennan but does not appear to be associated with him directly or with the main achievements of his career. Therefore, the subject property is not eligible under Criterion 2.

**Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.**

The property was constructed in 1938 as a firehouse in the Spanish Eclectic style. The original architect and builder were not identified. The building underwent a major alteration in 1955-56 which included the following changes: the façade was reclad and stripped of all ornamentation; the apparatus room openings were converted from arched openings to rectangle openings; and all windows and doors were replaced. Due to these alterations, the building is no longer a good example of the Spanish Eclectic style. Although the building underwent a major alteration in the 1950s, it is not a good example of the International Style or Modern-period architecture generally, particularly with the gable roof. Therefore, it is not a good

---

<sup>4</sup> Page & Turnbull, *Historic Resources Evaluation for SFFD Station No. 1, 676 Howard Street, San Francisco, California*, March 31, 2010. A copy of this report is on file with the Planning Department at 1650 Mission Street, Suite 400 and is available for public review as part of project file 2009.0291E.

Historic Resource Evaluation Response  
December 28, 2012

CASE NO. 2012.1443E  
2251 Greenwich Street

CEQA Historic Resource Determination

- Historical Resource Present
- Individually-eligible Resource
  - Contributor to an eligible Historic District
  - Non-contributor to an eligible Historic District
- No Historical Resource Present

**PART I: SENIOR PRESERVATION PLANNER REVIEW**

Signature: Tina Tam  
Tina Tam, Senior Preservation Planner

Date: 1-16-2013

State of California — The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code \_\_\_\_\_

Other Listings Review Code \_\_\_\_\_  
 Reviewer \_\_\_\_\_  
 Date \_\_\_\_\_

Page 1 of 9 Resource name(s) or number (assigned by recorder) 2251 Greenwich Street

**P1. Other Identifier:**

**\*P2. Location:**  Not for Publication  Unrestricted  
 \*a. County San Francisco  
 \*b. USGS 7.5' Quad San Francisco North, Calif Date: 1995  
 \*c. Address 2251 Greenwich Street City San Francisco Zip 94123  
 \*e. Other Locational Data: Assessor's Parcel Number \_\_\_\_\_ Block 0515 Lot 031

**\*P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

2251 Greenwich Street occupies a 48' x 120' lot on the south side of Greenwich Street, between Steiner and Fillmore Streets. Built in 1938, the two-story, reinforced concrete fire station is designed in an altered Modern style. The irregular-plan building is clad in smooth stucco. It is capped by a gable roof toward the north, a narrow flat-roofed addition at the east, a shed roof at the center, a flat-roofed deck toward the south, and a flat-roofed kitchen wing at the southwest corner. The primary façade faces north. It features a four-light steel-sash hopper window behind a metal grille at the first story, as well as two apparatus room (garage) openings with roll-up metal doors. One four-light steel-sash hopper window and two three-part multi-light steel-sash awning windows are located at the second story. The façade terminates in a metal vent in the gable end and a simple cornice and concrete parapet. The primary entrance is located in a recessed bay to the west, and is accessed through a metal gate within a scored stucco concrete wall. A brick walkway leads to a shed-roofed entrance portico, which features original decorative wood posts, a carved arched opening, and brackets. The entrance contains a partially glazed metal replacement door.  
 (Continued)

**\*P3b. Resource Attributes:** (list attributes and codes) HP14 Government Building

**\*P4. Resources Present:**  Building  Structure  Object  Site  District  Element of District  Other

P5a. Photo



**\*P5b. Photo:** (view and date)  
 View from north (13 February 2012)

**\*P6. Date Constructed/Age and Sources:**  historic  
 1938 (SFFD Museum)

**\*P7. Owner and Address:**  
 San Francisco City Property  
 25 Van Ness Avenue  
 San Francisco, CA 94102

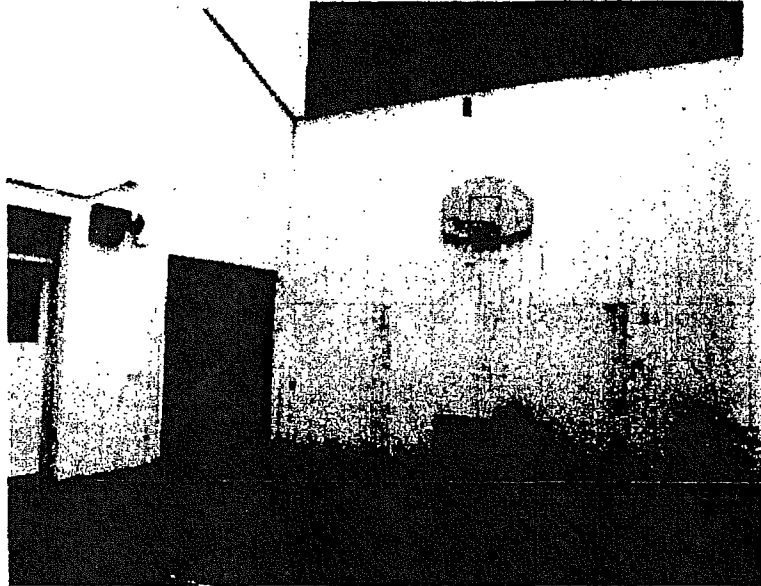
**\*P8. Recorded by:**  
 Page & Turnbull, Inc  
 1000 Sansome Street, Suite 200  
 San Francisco, CA 94111

**\*P9. Date Recorded:**  
 2/15/2012

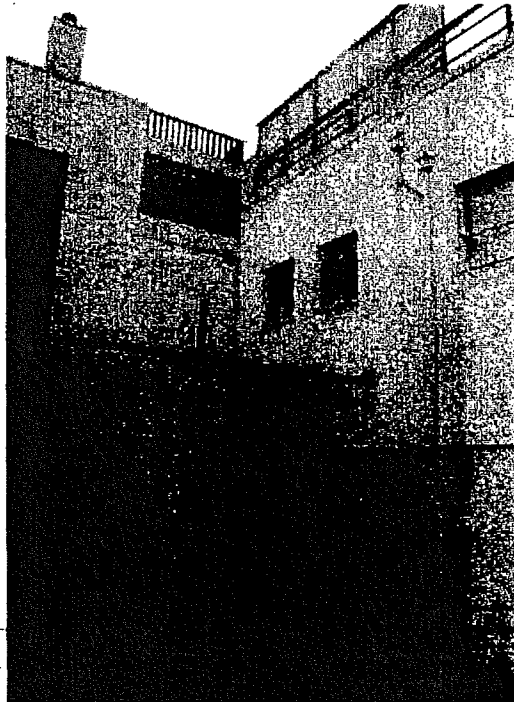
**\*P10. Survey Type:**  
 Intensive

**\*P11. Report Citation:** (Cite survey report and other sources, or enter "none")  
 None

**\*Attachments:**  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)



Rear (south) façade, partial view looking northeast.  
(Source: Page & Turnbull, February 2012)



Rear (south) façade, partial view looking northwest toward kitchen wing.  
(Source: Page & Turnbull, February 2012)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 5 of 9

\*NRHP Status Code 6Z

\*Resource Name or # 2251 Greenwich Street

- B1 Historic name: San Francisco Fire Department Engine No. 20  
B2 Common name: San Francisco Fire Department Station 16  
B3 Original Use: Fire station B4 Present use: Fire Station

\*B5. Architectural Style: altered Modern

\*B6. Construction History: (Construction date, alterations, and date of alterations)

- Constructed in 1938 in a Spanish Eclectic style
- Conversion of apparatus room arched openings to rectangular openings; re-cladding of primary façade; removal of buttresses, cornice, and clay tile roof; replacement of all windows; replacement of doors; construction of second-story additions on east side and south end (1955-1956; no permits on file)
- Removal of all existing roofing and installation of new built-up roofing system and waterproofing at roof edges (June 1994, Permit #746387)
- General interior remodeling of dormitory and toilet/locker rooms; mechanical and electrical system upgrade; women's facilities, and ADA-accessibility on first floor (December 1994 Permit #767920)
- New overhead apparatus room doors (Drawing elevation, 1994)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: None.

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme Infrastructure and Government Area Cow Hollow  
Services Development

Period of Significance N/A Property Type Fire Station Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

2251 Greenwich Street was constructed in 1938 as a fire station for the City of San Francisco Fire Department (SFFD). It is a single engine station. The original architect and builder are unknown. The fire station is located in the Cow Hollow neighborhood, a mixed-use district of commercial buildings and residences originally developed during the nineteenth century.

The Paid Fire Department of the City and County of San Francisco went into active operation on 3 December 1866, before which it was operated entirely on a volunteer basis. The Fire Department's third Chief Engineer, David Scannell, assumed the office in 1871 and held the position until his death in 1893. He recommended limiting frame buildings to sixty feet in height and installing fire escapes and standpipes on tall buildings. San Francisco was expanding rapidly, and Chief Scannell took every precaution to keep abreast of its needs. By the late 1870s, membership had grown to 276 regulars plus 201 on-call volunteers. (continued)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References:

See continuation sheet, pg. 6

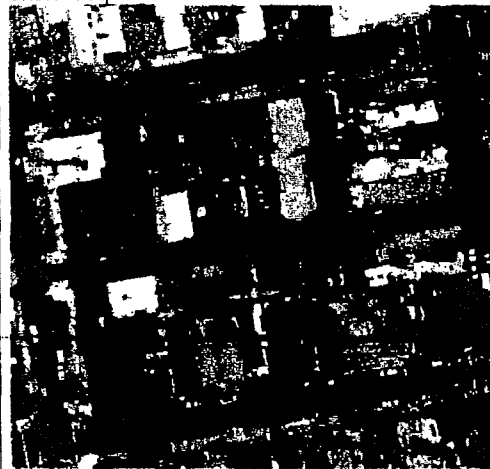
B13. Remarks

\*B14. Evaluator: Christina Dikas, Page & Turnbull

\*Date of Evaluation: February 15, 2012

(This space reserved for official comments.)

Sketch Map





**B10. Significance (continued)**

Integrity

2251 Greenwich Street has been greatly altered, though it continues to be used as a San Francisco fire station. Alterations include altering the shape of the apparatus room door openings, remodeling the primary façade to a modern style, constructing second story additions at the east side and the south end of the building, and conducting interior alterations and upgrades. Therefore, it retains integrity of location, setting, and association. It does not retain integrity of design, materials, workmanship or feeling. Overall, the property does not retain integrity.

Historic Significance

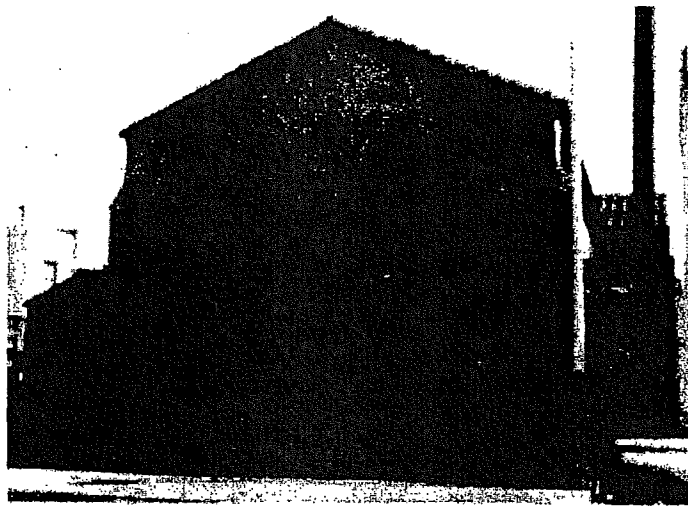
2251 Greenwich Street does not appear to be associated with events that have made a significant contribution to the broad patterns of our history such that it would be eligible for local designation under National Register Criterion A (California Register Criterion 1). Its original construction is not associated with any major fire station construction program in San Francisco, nor did it play a pivotal role in the growth of the Cow Hollow neighborhood. Its 1950s renovations were funded by an important 1952 Bond Act, but it does not appear individually eligible for this association.

2251 Greenwich Street does not appear to be associated with any persons significant to the history of the State of California or the City of San Francisco such that it would be eligible under National Register Criterion B (California Register Criterion 2). None of the people directly associated with the building appear to be significant to local, state, or national history.

2251 Greenwich Street does not appear eligible under National Register Criterion C (California Register Criterion 3) because it does not feature high artistic value, and it does not embody the distinctive characteristics of a type, method, or period of construction. The original architect is unknown. Furthermore, the fire station has been greatly altered and does not retain integrity.

This property was not assessed for its potential to yield information important in prehistory or history, per National Register Criterion D (California Register Criterion 4).

Based on the above assessment, 2251 Greenwich Street is designated with a CHRSC code of 6Z, which means it has been "Found ineligible for NR, CR or Local designation through survey evaluation."



2251 Greenwich Street, 1938.

(Source: San Francisco Fire Department Museum)

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

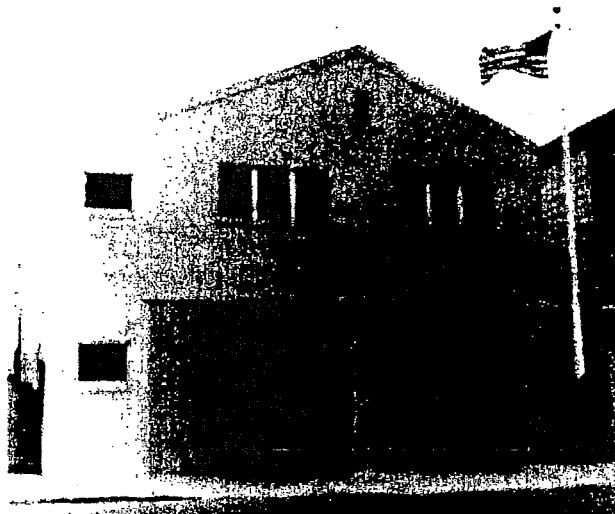
Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 9 of 9

\*Recorded by Page & Turnbull, Inc

Resource Name or # (Assigned by recorder) 2251 Greenwich Street

\*Date February 2012  Continuation  Update



2251 Greenwich Street, ca. 1956.  
(Source: San Francisco Fire Department Museum)

**B12. References (continued)**

"Current Firehouse of San Francisco," Guardians of the City Website accessed on 23 July 2009 from: <http://guardiansofthecity.org>.

Historical Review, Part II: The Paid Department," *San Francisco Fire Department Museum*, web site accessed on 24 March 2011 from [http://www.guardiansofthecity.org/sfd/history/paid\\_department.html](http://www.guardiansofthecity.org/sfd/history/paid_department.html)

Sanborn Fire Insurance Maps: 1913, 1950, 1998.

San Francisco Department of Building Inspection, permit records and plans.

San Francisco Firehouse Survey (ca 1991).



LAW OFFICES OF  
**STEPHEN M. WILLIAMS**

1934 Divisadero Street | San Francisco, CA 94115 | TEL: 415.292.3656 | FAX: 415.776.8047 | smw@stevewilliamsllaw.com

Attachment B

RECEIVED  
BOARD OF SUPERVISORS

July 2, 2014

2014 JUL -2 PM 2:33

David Chiu, President  
San Francisco Board of Supervisors  
1 Dr. Carlton B. Goodlett Place, City Hall  
San Francisco, CA 94102

*[Handwritten signature]*

**RE: 2251 Greenwich Street—Firehouse #16  
Environmental Application # 2012.1443E  
Appeal of Categorical Exemption Determination**

Dear President Chiu and Members of the Board:

**INTRODUCTION AND BACKGROUND**

This office represents the adjacent neighbors to the proposed Project Brent McMicking and Evan Kletter. Mr. McMicking and Mr. Kletter are the adjacent property owners immediately to the west of the subject Project site. They both own their homes and reside at the site with their families, both of which include small children.

The proposed project is the demolition and replacement of Firehouse #16 at 2251 Greenwich Street. Because the site has always been a Firehouse, it has always had underground storage tanks---that leaked gasoline and other fuels. Leaks were discovered in 1965 and again in 1987. The Leaking Underground Storage Tanks at the site were last declared "clean" in late 1998. Nevertheless, obviously there are now aging underground tanks in place at the site since that time, now slated for replacement as part of this project. The site appears on the State Water Resources Control Board 'Geo-Tracker' Map as a Leaking Underground Storage Tank site with a previous clean-up..

Because this is a public building located on a development lot which is zoned "Public" under the Planning Code, the notice process and any and all review of the Project is limited and conducted through the Civic Design Review Committee of the San Francisco Arts Commission. Our investigation revealed that the Civic Design Review process was not properly conducted for this Project.

Even though the DPW officials sponsoring the Project, and the Project manager Gabriella Judd Cirelli were keenly aware of the neighbors' objections to, and interest in, the Project, the neighbors were deliberately *not* given notice of the several presentations made to the Committee, including the presentation for final approval before the full San Francisco Arts Commission on February 3, 2014. No neighbor was given notice and no neighbor attended any of these "public" hearings. The entire process was a sham.

Because the neighbors were not notified of these public meeting, they were denied the opportunity to present public comment regarding the proposed new firehouse and to request mitigations on the Project to reduce the impacts to their homes—including

David Chiu, President  
July 2, 2014  
Page 2 of 6

possible environmental impacts. There was an affirmative obligation under the Civic Design process to provide written notice of these meetings to the neighbors prior to the conduct of the Civic Design Review process that has been ongoing since October 2012.

The process and the neighbors' rights have been violated and the CEQA review by the Board of Supervisors is the only other public review process open to the neighbors. The environmental review was also completely mishandled by DPW and Planning. In fact, the Project received its "final approval" from the Arts Commission on February 3, 2014, and the new Categorical Exemption was not issued until June 2, 2014, some four months after the "final approval." CEQA review is required to pre-date such approvals and is supposed to be the starting point for project review, not a last hurdle to be overcome. The Project does not conform to the requirements set forth in CEQA for an exemption. The Board should remand the exemption determination to the Planning Department for further action and review.

#### **Summary of Grounds for Appeal of Categorical Exemption**

1. The Department has issued a *Second* Categorical Exemption dated June 2, 2014, (attached hereto) for the site based on an incorrect Department interpretation of CEQA that *narrows* the scope of environmental protection for the public rather than expanding such protection as required by law and court decisions interpreting CEQA.
2. Astoundingly, even though this is a "cookie-cutter" Project and a design being repeated all over the City for re-building Firehouses, the first environmental analysis failed to even note the presence of underground diesel storage tanks at the site, failed to note that the Project included replacement of one tank and the removal of another tank, failed to note the site is contained on the Maher Map as a hazardous waste site (the site was not enrolled in the Maher program until the neighbors complained) and failed to comply with any aspect of the environmental review process. The site has been a City Firehouse for more than 100 years and is confirmed to have a long history of leaking underground storage tanks and many other toxins and pollutants at the site.
3. The Project has received all approvals without any public vetting or discussion of the Project. Officials from the Dept of Public Works (the "Project Sponsor") affirmatively perjured themselves in the application process in order to avoid notifying the neighbors of any public hearings on the Project. As a result, no public hearing of any kind has ever been held on this massive new Project slated for this 100% residential neighborhood. The neighbors are apprehensive because they have been lied to by DPW and denied any chance for public input on the Project. DPW was charged with affirmatively notifying the neighbors of public hearings at the Arts Commission and failed to do so and yet falsely informed the Art's Commission that the public was notified. As a result, no member of the public was present for any "hearing."
4. The Project description did not mention that the site is a historically documented UST site, and on the California State map for UST's. The Project description failed to

mention that it includes excavation and replacement of tanks at the site and the placement of a new diesel-burning generator on the roof. The Environmental application submitted to Planning made no mention of these facts and was not accurately completed. The application also incorrectly stated that excavation at the site will not exceed eight (8') in depth and will not require disturbance of soil in excess of 5,000 gross square feet. Both of these questions were incorrectly answered on the Planning Dept's Application by DPW.

5. The Project will disturb more than 5,000 gross square feet of surface soil as the lot is 5,760 square feet in area and is being completely graded and excavated (in addition to the tank removal). Further, the Project is required to comply with the new Storm-water Management Ordinance from the SFPUC which has the same triggering number (disturbance of 5,000 gross square feet of surface soil).

6. The adjacent neighbors have very small children and of course, they are quite apprehensive not only because of the UST site but also because this property has long been (only) used as a Fire Station and the reports in the file show extensive toxins throughout the building to be demolished---especially worrisome since this is a 100% residential neighborhood. We requested that the Planning Dept revoke the Cat Ex for this Project, that the applications be corrected and resubmitted and that the Project be referred to DPH for review under the Maher Ordinance and those steps were taken, but the neighbors remain apprehensive because every aspect of the first review by the Dept was incorrect and secretive.

7. The Department's Second Categorical Exemption is based on the incorrect conclusion that the Department is *certain* the site (a state-mapped toxic waste site and leaking underground storage tank site) does not present any *possibility* of an adverse environmental impact; an irrational and unreasonable conclusion.

8. The recent testing and analysis at the site shows the continued presence of many toxins. The history of the site as a hazardous waste site and its proximity to the water table dictates that the Department should require a mitigation plan to be in place. Grading and excavation of the site could expose construction personnel and the public to contamination present in the soil associated with historic on-site uses.

9. The Department should rescind the Second Categorical Exemption given to the Project and issue a Mitigated Negative Declaration requiring DPW to develop and have in place a contingent mitigation plan to protect workers and the public if:

-Potential residual contaminants are detected in areas already tested;

-Requiring workers at the site to strictly adhere to hygienic standards to avoid dermal contact and incidental ingestion;

-Heightened dust control and masking to prevent inhalation of airborne dust released from dried hazardous materials—the neighbors have small children;

-While not anticipated once closure reports have been issued (such as here) the possibility remains that contamination (which was not encountered during soil sampling) is still present. It is possible given the site's long history of leaking underground tanks that contaminants still are present or that additional tanks are present which were installed prior to permitting and record keeping requirements. A plan should be in place to deal with such possibilities and to prevent migration of contaminants;

-Due to the migratory nature of oil in the soil, the risk remains for oil to exist in the soil in areas that have not been previously sampled or tested. The Project Sponsor should be required to develop and have in place a plan to deal with such an eventuality, including a system of wind barriers and retained qualified and licensed professionals to conduct on-going site control and monitoring who remain ready to commence work in any contaminated area.

**Additional Grounds For Appeal:**

The following exceptions to a Categorical Exemption are relevant in this case, based on Section 15300.2 of CEQA, Article 19:

**A) The Site is a Former Hazardous Waste Site and There Is a Specific Statutory Exception From The Categorical Exemption**

The Project site was on the State's Hazardous Waste and Substances Site List; clean-up and remedial action was twice rendered at the site for removal of leaking underground storage tanks. California Public Resources Code Section 21084(c) provides a specific exception to a categorical exemption if a site is listed on any of the State's Hazardous Waste Sites. That section states:

**"No Project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code shall be exempted from this division ...."**

The Project site's appearance on the list of the States Hazardous Waste Sites precludes the categorical exemption that was again granted it by the Department. As a matter of law, the categorical exemptions are to be narrowly defined. It cannot be said that this site has not appeared on ANY list of Hazardous Waste Sites; it has; and a broad based reading of this exception and the site's appearance on the list (past or present) precludes the use of categorical exemption.

**B) The Department Applied The Wrong Standard For a Categorical Exemption And Has Misinterpreted the Statute Which Forbids a Exemption in this Case**

In order to grant to this site a Categorical Exemption, the Department offers its own “interpretation” of the above code section without reference to any supporting case law or guidelines for the interpretation. Citing the removal of the five leaking underground storage tanks, the Department states as follows:

The Department does not explain or offer any support for its interpretation of the law, and it is Appellants’ contention that such an interpretation is contrary to the intent of CEQA and to the well established rules for its interpretation. The Department’s interpretation is *under inclusive* while CEQA and its guidelines are specifically meant to be interpreted in a broad fashion and to be *over inclusive* to provide the citizens of California with the greatest possible environmental protection.

One of the basic principals to govern the application of CEQA is that the statute and the guidelines are to be interpreted as broadly as possible in order to provide the maximum protection to the environment and to the people of California. In the first case to interpret CEQA, the California Supreme Court made it clear that ambiguous language found in the statute was to be applied broadly rather than narrowly. In, Friends of Mammoth v Board of Supervisors 8 Cal.3<sup>rd</sup> 247 (1972), Justice Stanley Mosk wrote that the Act (CEQA) is to be interpreted and construed so as to give the environment the fullest protection possible. This analysis, now known as the “*Mammoth* interpretive principle” was based on the legislative statements of intent and is still applicable today.

The Department’s narrow interpretation of Section 15300.2 is incorrect as a matter of law and violated the principles of CEQA requiring broad interpretation of its provisions. Because the Project site is included on one of the State’s Hazardous Waste lists, it is not eligible for a Categorical Exemption and the Department should re-evaluate the Project and include specific mitigations because of the distinct possibility that further contaminants may be uncovered during excavation at the site.

**C) The Site Can Never Meet the High Standard Of “Certainty” of “No Possibility” of an Adverse Environmental Impact**

The second provision of CEQA relied upon by the Department has also been incorrectly applied and interpreted by the Department. Section 15061(b)(3) provides that a Project may be given a Categorical Exemption is it can be said with *certainty* that there is *no possibility* of an adverse environmental impact. By definition, with the issuing of the second C.E., the Department is saying that there is **absolute certainty** in this case and **no possibility** construction activity will have a significant effect on the environment.

It is hard to imagine a more unusual circumstance that could have a significant environmental impact than the proposal to construct a large new industrial building on a hazardous/toxic waste site. The location, size and type of the proposed construction is an unusual circumstance that represents an exception to the CatEx approval. The Department’s analysis treats this property as if it was any other site and completely ignores the long history of toxics and hazardous materials at the site. One is tempted to

David Chiu, President  
July 2, 2014  
Page 6 of 6

ponder, what would constitute "possible" effect on the environment? It is certainly a "possibility" that toxics are still present on the property at unacceptable levels. In fact, the testing done by the City confirms this fact. It is also reasonable to assume that the excavation of the entire lot might release some of those toxins into the surrounding environment (perhaps without even knowing it). The bottom line is, Why not require a mitigation plan IF such toxins are found at the site? Why not have DPW draw up a contingency plan to provide for this reasonable possibility? The Department should require a mitigation plan for such a contingency to be in place. The blanket categorical exemption is not appropriate.

The proposed size of the structure is also an "unusual circumstance." The building is slated to be much larger than any building constructed in the area and is the only through lot on the block, and therefore it is reasonable to assume it could cause significant environmental disruption both in terms of air, land and noise, effecting the neighborhood and the social and physical environment. The Project is **not** consistent with the zoning in the area and is the only lot zoned "P" on the block. This allows the Project to increase bulk and eliminate any rear yard.

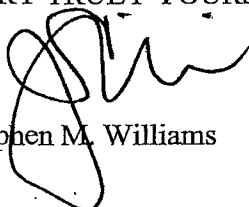
**D) The Project Could Have a Significant Effect on the Environment:**

By definition with the issuing of the CatEx, the Department is saying that there is **no possibility** construction activity will have a significant effect on the environment due to circumstances at the site. The location, size and type of the proposed construction is an unusual circumstance that represents an exception to the CatEx approval. The building is much larger than any building constructed in the area, and therefore could cause significant environmental disruption both in terms of air, land and noise, but also of the resulting effects on the neighborhood and the social and physical environment. The location's proximity to schools, children and the tourist destinations of visitors to San Francisco further disqualifies it for categorical exemption under the code, and is a compelling argument for a greater standard of environmental review.

**Conclusion**

For these reasons, we appeal the granting of a categorical exemption by the San Francisco City Planning Department to the Project sponsor, DPW. We respectfully request that the San Francisco Board of Supervisors require the current Building's demolition and the construction of any new building on the lot to undergo environmental mitigation review as required by CEQA.

VERY TRULY YOURS,



Stephen M. Williams





# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
2251 Greenwich Street		0515/031	
Case No.	Permit No.	Plans Dated	
2012.1443E	N/A	09/10/12	
<input type="checkbox"/> Addition/ Alteration	<input checked="" type="checkbox"/> Demolition (requires HRER if over 50 years old)	<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval.			
Demolition and new construction of Fire Station #13. The proposed project includes demolition of the existing 2-story, 10,272 square foot (sf) fire station built in 1938 and construction of a new 2-story, 10,398 sf fire station on the same lot with three programmed areas: (1) Apparatus bay and support, (2) firefighter operations, and (3) living quarters. The project also includes replacement of the roof top generator, removal of one underground storage tank and replacement of a second underground storage tank.			

### STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

<b>Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.*</b>	
<input type="checkbox"/>	<b>Class 1 – Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<b>Class 3 – New Construction.</b> Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
<input checked="" type="checkbox"/>	<b>Class 2</b> Replacement & reconstruction of existing structures/facilities. New structure located on the same site as structure replaced with substantially the same purpose & capacity.

### STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<b>If any box is checked below, an <i>Environmental Evaluation Application</i> is required.</b>	
<input type="checkbox"/>	<b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	<b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
<input checked="" type="checkbox"/>	<b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>

<input checked="" type="checkbox"/>	<b>Soil Disturbance/Modification:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	<b>Noise:</b> Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
<input type="checkbox"/>	<b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	<b>Slope = or &gt; 20% :</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b>
<input type="checkbox"/>	<b>Seismic: Landslide Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b>
<input type="checkbox"/>	<b>Seismic: Liquefaction Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required</b>
<input type="checkbox"/>	<b>Serpentine Rock:</b> Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
<b>*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an Environmental Planner.</b>	
<input type="checkbox"/>	<b>Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.</b>
<b>Comments and Planner Signature (optional):</b> Jessica Range	
Correction to exemption issued 1/23/2013. Proposed project subject to soil & groundwater remediation in compliance with Health Code Article 22B (Maher Ordinance). Project sponsor has enrolled in the Maher Program with the San Francisco Department of Public Health. Project reviewed by staff archeologist.	

**STEP 3: PROPERTY STATUS – HISTORIC RESOURCE  
TO BE COMPLETED BY PROJECT PLANNER**

<b>PROPERTY IS ONE OF THE FOLLOWING:</b> (refer to Parcel Information Map)	
<input type="checkbox"/>	<b>Category A:</b> Known Historical Resource. <b>GO TO STEP 5.</b>
<input checked="" type="checkbox"/>	<b>Category B:</b> Potential Historical Resource (over 50 years of age). <b>GO TO STEP 4.</b>
<input type="checkbox"/>	<b>Category C:</b> Not a Historical Resource or Not Age Eligible (under 50 years of age). <b>GO TO STEP 6.</b>

**STEP 4: PROPOSED WORK CHECKLIST**  
**TO BE COMPLETED BY PROJECT PLANNER**

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	5. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .
<input type="checkbox"/>	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	9. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input checked="" type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project does not conform to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves four or more work descriptions. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves less than four work descriptions. <b>GO TO STEP 6.</b>

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW**  
**TO BE COMPLETED BY PRESERVATION PLANNER**

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input checked="" type="checkbox"/>	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: <u>12/28/2012</u> (attach HRER) b. Other (specify):
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b>	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>
Comments (optional):	
Preservation Planner Signature: Allison K. Vanderslice <small>Digitally signed by Allison K. Vanderslice DN: cn=Allison K. Vanderslice, o=City of San Francisco, ou=City Planning, email=avanders@sf.gov, c=US</small>	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION**  
**TO BE COMPLETED BY PROJECT PLANNER**

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review <b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b>	
<input type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: <b>Jessica Range</b> Project Approval Action: <b>Building Permit</b> *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature or Stamp: <div style="text-align: center; font-size: 24pt; font-weight: bold;">Jessica Range</div> <small>Digitally signed by Jessica Range  DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Environmental Planning, cn=Jessica Range, email=jessica.range@sfgov.org  Date: 2014.06.02 11:41:56 -0700</small>
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT  
TO BE COMPLETED BY PROJECT PLANNER.**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

**PROPERTY INFORMATION/PROJECT DESCRIPTION**

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

**DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION**

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required <b>CATEX FORM</b>	

**DETERMINATION OF NO SUBSTANTIAL MODIFICATION**

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:

STATE WATER RESOURCES CONTROL BOARD  
**GEOTRACKER**

**CASE SUMMARY**

<u>REPORT DATE</u> 1/2/1965		<u>HAZARDOUS MATERIAL INCIDENT REPORT FILED WITH OES?</u>	
<u>I. REPORTED BY -</u> UNKNOWN		<u>CREATED BY</u> UNKNOWN	
<u>II. RESPONSIBLE PARTY -</u> UNKNOWN			
<u>III. SITE LOCATION</u>			
<u>FACILITY NAME</u> SFFD #16		<u>FACILITY ID</u>	
<u>FACILITY ADDRESS</u> 2251 Greenwich Street San Francisco, CA 94123 SAN FRANCISCO COUNTY		<u>ORIENTATION OF SITE TO STREET</u>  <u>CROSS STREET</u>	
<u>V. SUBSTANCES RELEASED / CONTAMINANT(S) OF CONCERN</u> GASOLINE			
<u>VI. DISCOVERY/ABATEMENT</u>			
<u>DATE DISCHARGE BEGAN</u>			
<u>DATE DISCOVERED</u> 9/3/1987	<u>HOW DISCOVERED</u>	<u>DESCRIPTION</u>	
<u>DATE STOPPED</u>	<u>STOP METHOD</u>	<u>DESCRIPTION</u>	
<u>VII. SOURCE/CAUSE</u>			
<u>SOURCE OF DISCHARGE</u>		<u>CAUSE OF DISCHARGE</u>	
<u>DISCHARGE DESCRIPTION</u>			
<u>VIII. CASE TYPE</u>			
<u>CASE TYPE</u> Other Groundwater (uses other than drinking water)			
<u>IX. REMEDIAL ACTION</u>			
<u>REMEDIAL ACTION</u> NA	<u>BEGIN DATE</u> 1/1/1965	<u>END DATE</u>	<u>DESCRIPTION</u>
<u>X. GENERAL COMMENTS</u>			
<u>XI. CERTIFICATION</u>			
I HEREBY CERTIFY THAT THE INFORMATION REPORTED HEREIN IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.			
<u>XII. REGULATORY USE ONLY</u>			

<u>LOCAL AGENCY CASE NUMBER</u> 10169		<u>REGIONAL BOARD CASE NUMBER</u> 38-0285	
<b>LOCAL AGENCY</b>			
<u>CONTACT NAME</u> STEPHANIE CUSHING	<u>INITIALS</u> SC	<u>ORGANIZATION NAME</u> SAN FRANCISCO COUNTY LOP	<u>EMAIL ADDRESS</u> stephanie.cushing@sfdph.org
<u>ADDRESS</u> 1390 MARKET STREET #210 SAN FRANCISCO, CA 94102		<u>CONTACT DESCRIPTION</u>	
<u>PHONE TYPE</u> BUSINESS	<u>PHONE NUMBER</u> (415)-252-3926	<u>EXTENSION</u>	
<b>REGIONAL BOARD</b>			
<u>CONTACT NAME</u> VIC PAL	<u>INITIALS</u> VP	<u>ORGANIZATION NAME</u> SAN FRANCISCO BAY RWQCB (REGION 2)	<u>EMAIL ADDRESS</u> vpal@waterboards.ca.gov
<u>ADDRESS</u> 1515 CLAY STREET, SUITE 1400 OAKLAND, CA 94612		<u>CONTACT DESCRIPTION</u>	
<u>PHONE TYPE</u> office	<u>PHONE NUMBER</u> (510)-622-2403	<u>EXTENSION</u>	

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City and County of San Francisco  
**DEPARTMENT OF PUBLIC HEALTH**  
**ENVIRONMENTAL HEALTH**

Edwin M. Lee, Mayor  
Barbara A. Garcia, MPA, Director of Health

Richard J. Lee, MPH, CIH, REHS  
Acting Environmental Health Director

November 9, 2014

Attachment D

Gabriella Judd-Cirelli  
Department of Public Works  
30 Van Ness, 4<sup>th</sup> Floor  
San Francisco, CA 94102

Subject: Fire Station No. 16 Renovation Project  
2251 Greenwich Street, San Francisco  
EHB-SAM Case Number: 1088

Dear Ms. Cirelli:

In accordance with Article 22A of the San Francisco Health Code and Section 106.3.2.4 of the Building Code, the San Francisco Department of Public Health, Environmental Health Branch- Site Assessment and Mitigation (EHB-SAM) has reviewed the following documents:

- Report of Groundwater Sampling Activities, Fire Station No. 16, 2251 Greenwich Street, San Francisco, prepared by Baseline Environmental, July 1997;
- Report of Groundwater Sampling Activities, Fire Station No. 16, 2251 Greenwich Street, San Francisco, prepared by Baseline Environmental, August 1997;
- Report of Groundwater Sampling Activities, Fire Station No. 16, 2251 Greenwich Street, San Francisco, prepared by Baseline Environmental, November 1997;
- Report of Groundwater Sampling Activities, Fire Station No. 16, 2251 Greenwich Street, San Francisco, prepared by Baseline Environmental, April 1998;
- Primary Record, 2251 Greenwich Street, February 2012;
- Environmental Characterization Report, Fire Station No. 16 Renovation Project, San Francisco Fire Department, prepared by AEW Engineering, November 2012;
- Geotechnical Investigation Report, Fire Station No. 16, 2251 Greenwich Street, San Francisco, prepared by San Francisco Department of Public Works Infrastructure Design and Construction, December 2012; and
- LOP files for UST closure- in-place

The project includes the demolition and construction of a new fire station at the above address. In August through October 2011, AEW Engineering installed 3 soil borings at the site to characterize soil for disposal. Soil and groundwater samples were collected. Soil borings were installed to 56 feet below ground surface (bgs). Groundwater was found at 20 feet bgs.

Soil samples were sampled for Total petroleum hydrocarbons as gasoline (TPHg), Total petroleum hydrocarbons as diesel (TPHd) and motor oil (TPHmo), Volatile Organic Compounds (VOCs), Semi-



Volatile Organic Compounds (SVOCs),-Organochlorine Pesticides, Organochlorine Herbicides, Polychlorinated Biphenyls (PCBs), CAM 17, Title 22 Metals, and Asbestos.

Groundwater samples are to be analyzed for:

TPHg, TPHd, TPHmo, VOCs, SVOCs, , PCBs, CAM 17 Title 22 metals, Total Recoverable Oil and Grease (TOG), Total Suspended Solids, Chemical Oxygen Demand, pH, Total Cyanide, Flash Point, and Dissolved Sulfide.

Results indicated that TPH-g ranged from not detected (ND) to 1.3 ppm, TPH-d ranged from ND to 2.3 ppm, TPH-m.o. ranged from ND to 7.8 ppm, benzene, toluene, ethylbenzene and xylenes (BTEX) were ND, methyl tertiary butyl ether was ND, asbestos, VOCs and SVOCs were ND. Antimony, cadmium, mercury, molybdenum, selenium, silver, and thallium were ND. Arsenic ranged from 2.2 to 4.4 ppm, barium ranged from 46 to 100 ppm, chromium ranged from 68 to 110 ppm, cobalt ranged from 7.2 to 11 ppm, copper ranged from 7.5 to 16 ppm, lead ranged from 2.3 to 4.7 ppm, nickel ranged from 48 to 72 ppm, vanadium ranged from 37 to 66 ppm and zinc ranged from 27 to 40 ppm.

AEW concluded that TPH-g, TPH-d, TPH-m.o. were below Regional Water Quality Control Board's (RWQCB) Environmental Screening Levels (ESLs). All metals were below ESLs. Only arsenic was above ESLs but representative of background concentrations.

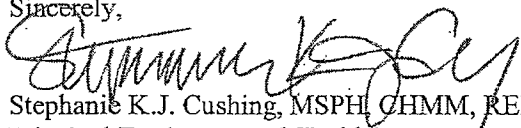
In groundwater Oil and Greas was ND, pH was 7.37, cis-1,2-dichloehane was 0.033 ppm, trans-1,2-dichloroethane was 0.00085 ppm, tetrachloroethene was 0.0095 ppm, trichloroethene was 0.003 ppm, total dissolved solids (TSS) were 18100 ppb and chloride was 27 ppm. None of the levels were above San Francisco Public Utilities Commission batch discharge requirements.

Based on these results, AFW concluded that no soil remediation is required for the site. A Health and Safety plan to protect worker health and safety should be developed.

EHB-SAM finds that no further action with regards to SFHC Article 22A is required. However, usual construction dust control shall be enforced with the criteria of no visible dust. Should underground storage tanks be removed from the site, permits shall be obtained from the Hazardous Materials Unified Program Agency (HMUPA), San Francisco Fire Department (SFFD) and the Department of Public Works (DPW).

Should you have any questions, please contact me at (415) 252-3926.

Sincerely,

  
Stephanie K.J. Cushing, MSPH, CHMM, REHS  
Principal Environmental Health Inspector

Cc: Ed Sweeney, DBI  
Jessica Range, Planning  
Stanley DeSouza, DPW BCM-SAR

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**From:** Reports, Controller (CON)  
**Sent:** Friday, May 08, 2015 11:45 AM  
**To:** Calvillo, Angela (BOS); BOS-Supervisors; BOS-Legislative Aides; Kawa, Steve (MYR); Leung, Sally (MYR); Howard, Kate (MYR); Falvey, Christine (MYR); Tsang, Francis; Elliott, Jason (MYR); Steeves, Asja (CON); Campbell, Severin (BUD); Newman, Debra (BUD); Rose, Harvey (BUD); SF Docs (LIB); CON-EVERYONE; MYR-ALL Department Heads; CON-Finance Officers  
**Subject:** Issued: Controller's Office Report: Nine-Month Budget Status Report

Overall revenue growth and expenditure savings will result in a projected current year ending balance of \$337.1 million, of which \$137.1 million has been appropriated in the FY 2015-16 budget. The drivers of increased fund balance are tax revenue growth above budgeted levels and expenditure savings in the Department of Public Health and Human Services Agency. This represents an improvement to current year fund balance of approximately \$80.6 million versus the assumptions contained in the Six-Month Report.

Please see <http://openbook.sfgov.org/webreports/details3.aspx?id=1918> to view the full report.

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# City and County of San Francisco

Office of the Controller

## FY 2014-15 Nine-Month Budget Status Report



May 8, 2015



# City and County of San Francisco

Office of the Controller

FY 2014-15 Nine-Month Budget Status Report

May 8, 2015

## Summary

The Controller's Office provides periodic budget status updates to the City's policy makers during the course of each fiscal year, as directed by Charter Section 3.105. This report provides expenditure and revenue information and projections as of March 31, 2015, incorporating more current information up to the date of publication as available. Report highlights include:

- Overall revenue growth and expenditure savings will result in a projected current year ending balance of \$337.1 million, of which \$137.1 million has been appropriated in the FY 2015-16 budget. The drivers of increased fund balance are tax revenue growth above budgeted levels and expenditure savings in the Department of Public Health and Human Services Agency. This represents an improvement to current year fund balance of approximately \$80.6 million versus the assumptions contained in the Six-Month Report.
- The Update to the City's Proposed Five Year Financial Plan, issued on March 12, 2015, projected shortfalls over the next two fiscal years of \$87.7 million, comprised of \$21.2 million in FY 2015-16 and \$66.5 million in FY 2016-17. Application of this additional current year fund balance will reduce these shortfalls to a combined \$7.1 million over the two years.
- Projected revenue growth results in a \$60.4 million total deposit to the Rainy Day Economic Stabilization and One-Time reserves. No deposit was projected in the Six-Month Report. This deposit entirely offsets deposits to the City's Budget Stabilization Reserve projected in the Six-Month Report. Economic reserves, including the Budget Stabilization Reserve, the General Reserve, and the City's portion of the Rainy Day Reserve, are projected to total \$273.4 million at year end, or 6.8% of General Fund revenues. The City's target for economic reserves is 10% of General Fund revenues.
- Economic growth is also contributing to increased fund balances at several of the City's enterprises, including the Airport, Port, Building Inspection and Municipal Transportation Agency (MTA), as described in Appendix 5. The exception to this trend is the Public Utilities Commission (PUC), where ending balances are expected to be \$34.6 million below beginning balances due to a revenue shortfall in water operations.

**Table 1. FY 2014-15 Projected General Fund Variances to Budget (\$ Millions)**

<b>A. FY 2014-15 Starting Balance</b>	
FY 2013-14 Ending Fund Balance	\$ 294.6
Appropriation in the FY 2014-15 Budget	(135.9)
<b>Subtotal Starting Balance</b>	<b>158.7</b>
<b>B. Current Year Revenues and Expenditures</b>	
Citywide Revenue Surplus	185.7
Baseline Contributions	(12.9)
Departmental Operations	65.0
Approved & Projected Supplemental Appropriations	(2.4)
Projected Use of General Reserve	2.4
<b>Subtotal Current Year Revenues and Expenditures</b>	<b>237.8</b>
<b>C. Withdrawals from / (Deposits) to Reserves</b>	<b>(59.4)</b>
<hr/>	
<b>D. FY 2014-15 Projected Ending Balance</b>	<b>337.1</b>
Previous Projection (Six Month Budget Status Report)	256.5
<b>E. Change from Prior Projection</b>	<b>80.6</b>

**A. General Fund Starting Balance**

The budget appropriated \$135.9 million in FY 2014-15 and \$137.1 million in FY 2015-16. The General Fund available fund balance at the end of FY 2013-14 was \$294.6 million, or \$21.7 million more than was appropriated.

**B. Current Year Revenues and Expenditures**

**Citywide Revenue Surplus**

As shown in Table 2, citywide revenues have improved by \$185.7 million compared to revised budget, primarily due to increased real property transfer, hotel and business tax revenue. Improvements to real property transfer tax revenue are a result of higher volumes and transaction values in the top tax tier. Business tax improvements are largely the result of higher than expected job and wage growth. Hotel tax increases are primarily due to higher than expected room and occupancy rates, as well as collections from short-term rentals. More information on these revenue trends is provided in Appendix 1.

**Table 2. General Fund Citywide Revenues Variances to Budget (\$ Millions)**

	Revised Budget	6-Month Projection	9-Month Projection	Surplus (Shortfall)
Property Taxes	1,232.9	1,245.0	1,252.0	19.1
Business Taxes	572.4	595.3	612.4	40.0
Sales Tax - Local 1% and Public Safety	227.5	232.9	236.4	9.0
Hotel Room Tax	318.4	337.2	341.6	23.3
Utility User & Access Line Taxes	134.8	136.4	140.4	5.6
Parking Tax	84.9	84.9	86.5	1.7
Real Property Transfer Tax	235.0	267.0	304.0	69.0
Interest Income	6.9	8.9	10.1	3.3
Citywide Realignment Revenue	194.7	196.3	196.0	1.3
Motor Vehicle In-Lieu	-	0.6	0.6	0.6
Franchise Taxes	17.0	16.6	16.6	(0.4)
Transfers In from Other Funds	179.3	179.3	192.6	13.3
<b>Total Citywide Revenues</b>	<b>3,203.6</b>	<b>3,300.4</b>	<b>3,389.3</b>	<b>185.7</b>

**Baseline Contributions**

Table 3 shows that due to changes in discretionary revenues, projections for baseline and parking tax in-lieu transfers to the MTA, Public Library and Public Education Enrichment Fund are increased by a net \$12.9 million compared to budget. The Public Library transfer is net of a \$2.9 million reduction because of a projected year-end surplus in the fund, which is returned to the General Fund.

**Table 3. General Fund Baseline and In-Lieu Transfers (\$ Millions)**

	Revised Budget	6-Month Projection	9-Month Projection	Variance
<b>Aggregate Discretionary Revenues (ADR)</b>	<b>2,737.0</b>	<b>2,790.3</b>	<b>2,867.7</b>	<b>130.7</b>
MTA Baseline 9.2% ADR	251.6	256.5	263.6	12.0
Library Baseline 2.3% ADR	62.6	63.2	62.6	0.1
Public Education Fund Baseline 0.3% ADR	4.0	4.0	4.2	0.2
<b>Total Baseline Transfers</b>	<b>318.1</b>	<b>323.7</b>	<b>330.4</b>	<b>12.3</b>
80% Parking Tax in Lieu Transfer to MTA	68.6	67.9	69.2	0.6
<b>Total Baselines and In-Lieu Transfers</b>	<b>386.7</b>	<b>391.6</b>	<b>399.6</b>	<b>12.9</b>

**Departmental Operations**

The Controller's Office projects a net departmental operations surplus of \$65.0 million summarized in Table 4 below and further discussed in Appendix 2.

**Table 4. FY 2014-15 Departmental Operating Summary (\$ Millions)**

	<b>Revenue Surplus / (Shortfall)</b>	<b>Uses Savings / (Deficit)</b>	<b>Net Surplus / (Shortfall)</b>
<b>Net Shortfall Departments</b>			
General City Responsibility (1)	(11.6)	-	(11.6)
Fire Department	(4.0)	-	(4.0)
City Attorney	(0.5)	-	(0.5)
<b>Subtotal Departments with Net Deficits</b>	<b>\$ (16.1)</b>	<b>\$ -</b>	<b>\$ (16.1)</b>
<b>Net Surplus Departments</b>			
Public Health	8.4	19.8	28.2
Public Works (1)	4.6	12.4	16.9
Human Services Agency	(13.5)	31.3	17.8
Police	(0.7)	4.5	3.8
City Administrator	0.3	3.0	3.2
Recreation & Parks	2.3	-	2.3
City Planning	1.3	0.1	1.4
Sheriff	0.1	1.1	1.2
Treasurer/Tax Collector	(0.5)	1.5	1.0
Elections	0.1	0.9	1.0
Other Net Surplus	0.1	4.2	4.3
<b>Subtotal Departments with Net Surplus</b>	<b>\$ 2.5</b>	<b>\$ 78.6</b>	<b>\$ 81.1</b>
<b>TOTAL</b>	<b>\$ (13.6)</b>	<b>\$ 78.6</b>	<b>\$ 65.0</b>

(1) Variances in these departments are offsetting. \$11.6 million in bond reimbursements budgeted in GEN will be recognized as expenditure savings in DPW, at a level of \$12.5 million, for a net General Fund impact of \$0.9 million.

The Mayor's Office and the Controller's Office will work with departments with anticipated expenditure shortfalls to develop a plan to bring expenditures in line with revenues by year end without requiring supplemental appropriations. On May 6, 2015, the Budget and Finance Committee approved a supplemental appropriation to shift funding from savings in permanent salaries and other categories to cover over expenditures in overtime at the Department of Emergency Management, the Department of Public Health, the Fire Department, the Public Utilities Commission and the Sheriff's Department. Such a supplemental is required under San Francisco Administrative Code Section 3.17, adopted by the Board of Supervisors in September 2011.

**Approved and Projected Supplemental Appropriations**

Three General Fund supplemental appropriations have been approved year to date: \$2.1 million of General Reserve for legal support for unaccompanied immigrant youth, \$0.3 million of

General Reserve for support for HIV prevention, and \$0.2 million of street use permit fee revenue for the Department of Public Works to continue to provide portable restrooms.

### **Projected Use of General Reserve**

This report assumes the use of \$2.4 million from the General Reserve described in the preceding paragraph. Any uses of the Reserve will require a budget year deposit of an equal amount to maintain required funding levels, as shown in section B of Table 1 above. These uses will reduce the balance of the Reserve by \$2.4 million and increase the amount needed to fund the reserve by \$2.4 million more than is currently budgeted in FY 2015-16.

### **C. Withdrawals from / Deposits to Reserves**

A total of \$78.5 million is projected to be deposited into reserves, or \$59.4 million more than budgeted. General Fund revenue growth is projected to cause a combined deposit of \$60.4 million to the three Rainy Day Reserve accounts, which entirely offsets what would otherwise be a \$51.0 million deposit to the Budget Stabilization Reserve from real property transfer tax revenue above the five-year average. This report projects deposits of \$15.8 million to the Citywide Budget Savings Incentive Reserve due to projected departmental expenditure savings and \$2.3 million to the Recreation and Park Savings Incentive Reserve due to better than expected garage and permit revenue. A discussion of the status of reserves is included in Appendix 3.

### **D. Projected Ending Fund Balance: \$337.1 Million**

Based on the above assumptions and projections, this report anticipates an ending available General Fund balance for FY 2014-15 of \$337.1 million, \$200.0 million above the \$137.1 million appropriated in the FY 2015-16 budget.

### **E. Improvement versus Last Projection: \$80.6 Million**

The projected ending fund balance of \$337.1 million is \$80.6 million higher than the Six-Month Report projection of \$256.5 million.

### **F. Other Funds**

Special revenue funds are used for departmental activities that have dedicated revenue sources or legislative requirements that mandate the use of segregated accounts outside the General Fund. Some of these special revenue funds receive General Fund baseline transfers and other subsidies. Enterprise funds are used primarily for self-supporting agencies, including the Airport, Public Utilities Commission and the Port. The Municipal Transportation Agency receives a significant General Fund subsidy.

Projected General Fund Support requirements for these funds are included in the department budget projections in Appendix 2. Appendix 5 provides a table of selected special revenue and enterprise fund projections and a discussion of their operations.

### **G. Projection Uncertainty Remains**

Projection uncertainties include:



- The potential for continued fluctuations in general tax revenues, particularly in transfer tax and business taxes, given the implementation of the new gross receipts tax.
- The effect of Affordable Care Act (ACA) implementation on Public Health revenues. The state continues to allocate Disproportionate Share Hospital (DSH) funding for uninsured patients to San Francisco General Hospital based on historical calculation methodologies. At the same time, the state is implementing reductions to indigent care funding (or “clawing back” 1991 Realignment), as previously uninsured clients become insured under the ACA. This reconciliation trails DSH allocations by 18-24 months. The Controller’s Office will continue to work with Public Health staff to track the issue.
- The effect of a recent appeals court decision holding that changes to supplemental cost of living allowances (COLAs) applied to pension benefits. If upheld, this ruling could increase the City’s pension liability and retirement contribution rates, therefore, we will continue to monitor this issue.

### **I. Nine-Month Overtime Report**

Administrative Code Section 18.13-1 requires the Controller to submit overtime reports to the Board of Supervisors at the time of the Six-Month and Nine-Month Budget Status Reports, and annually. Appendix 6 presents budgeted, actual, and projected overtime.

### **J. Appendices**

1. General Fund Revenues and Transfers In
2. General Fund Department Budget Projections
3. Status of Reserves
4. Salary and Benefits Reserve Update
5. Other Funds Highlights
6. Overtime Report

## **Appendix 1. General Fund Revenues and Transfers In**

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As shown in Table A1-1, total General Fund revenues are projected to be \$150.8 million above revised budget. Of this total, \$185.7 million is due to improvements in citywide revenue as property transfer tax, business tax, and hotel tax revenues are projected to surpass budgeted levels. These gains are offset by decreases in federal subventions received by the Human Services Agency and the Department of Public Works, decreases in other revenues as a result of changes to how reimbursements for capital projects are accounted for and decreases in ambulance revenue received by the Fire Department discussed in Appendix 2. Selected citywide revenues are discussed below.

**Table A1-1: Detail of General Fund Revenue and Transfers In**

GENERAL FUND (\$ Millions)	Year End Actual	Original Budget	Revised Budget	6-Month Projection	9-Month Projection	Surplus/ (Shortfall)
PROPERTY TAXES	\$ 1,177.4	\$ 1,232.9	\$ 1,232.9	\$ 1,245.0	\$ 1,252.0	\$ 19.1
BUSINESS TAXES	562.9	572.4	572.4	595.3	612.4	40.0
OTHER LOCAL TAXES						
Sales Tax	133.7	136.1	136.1	140.4	142.7	6.7
Hotel Room Tax	310.1	318.4	318.4	337.2	341.6	23.3
Utility Users Tax	86.8	91.7	91.7	91.7	95.7	3.9
Parking Tax	83.5	84.9	84.9	84.9	86.5	1.7
Real Property Transfer Tax	261.9	235.0	235.0	267.0	304.0	69.0
Stadium Admission Tax	2.4	1.3	1.3	1.3	1.3	-
Access Line Tax	43.8	43.0	43.0	44.7	44.7	1.7
Total Other Local Taxes	922.2	910.4	910.4	967.2	1016.6	106.2
LICENSES, PERMITS & FRANCHISES						
Licenses & Permits	10.7	10.1	10.1	10.7	10.6	0.4
Franchise Tax	16.3	17.0	17.0	16.6	16.6	(0.4)
Total Licenses, Permits & Franchises	27.0	27.1	27.1	27.3	27.2	0.0
FINES, FORFEITURES & PENALTIES	5.3	4.2	4.2	4.2	4.2	-
INTEREST & INVESTMENT INCOME	10.1	6.9	6.9	8.9	10.1	3.3
RENTS & CONCESSIONS						
Garages - Rec/Park	12.4	10.7	10.7	10.7	10.7	-
Rents and Concessions - Rec/Park	11.9	9.5	9.5	9.5	9.5	-
Other Rents and Concessions	2.7	2.5	2.5	2.5	2.5	-
Total Rents and Concessions	26.9	22.7	22.7	22.7	22.7	-
INTERGOVERNMENTAL REVENUES						
Federal Government						
Social Service Subventions	218.5	229.5	229.5	217.9	219.6	(9.9)
Other Grants & Subventions	-1.3	5.4	15.4	18.2	4.6	(10.8)
Total Federal Subventions	217.2	234.9	244.9	236.0	224.2	(20.8)
State Government						
Social Service Subventions	164.3	197.1	197.1	195.6	194.4	(2.7)
Health & Welfare Realignment - Sales Tax	133.4	133.0	133.0	132.8	132.5	(0.5)
Health & Welfare Realignment - VLF	32.2	29.9	29.9	31.4	31.4	1.5
Health & Welfare Realignment - CalWORKs MOE	20.1	26.7	26.7	24.1	26.7	-
Health/Mental Health Subventions	83.9	97.2	97.2	91.0	91.0	(6.2)
Public Safety Sales Tax	87.5	91.4	91.4	92.5	93.7	2.3
Motor Vehicle In-Lieu	0.7	-	-	0.6	0.6	0.6
Public Safety Realignment (AB109)	33.5	31.8	31.8	32.1	32.1	0.3
Other Grants & Subventions	27.4	17.2	17.2	16.7	17.2	-
Total State Grants and Subventions	583.0	624.4	624.4	616.9	619.7	(4.7)
Other Regional Government						
Redevelopment Agency	2.2	2.6	2.6	2.2	2.2	(0.5)
CHARGES FOR SERVICES:						
General Government Service Charges	46.8	52.7	53.1	57.8	62.1	8.9
Public Safety Service Charges	32.7	33.6	33.6	33.6	33.6	-
Recreation Charges - Rec/Park	17.2	19.3	19.3	19.3	21.6	2.3
MediCal, MediCare & Health Service Charges	60.5	79.5	79.5	75.3	75.5	(4.0)
Other Service Charges	14.6	15.7	15.7	15.7	15.7	-
Total Charges for Services	171.8	200.8	201.2	201.5	208.4	7.2
RECOVERY OF GEN. GOV'T. COSTS	9.4	9.1	9.1	9.1	9.1	0.0
OTHER REVENUES	5.6	21.6	21.6	20.6	9.2	(12.4)
TOTAL REVENUES	3,721.0	3,870.0	3,880.4	3,956.9	4,017.8	137.4
TRANSFERS INTO GENERAL FUND:						
Airport	38.0	38.4	38.4	38.8	38.8	0.4
Other Transfers	175.7	140.9	140.9	140.9	153.8	12.9
Total Transfers-In	213.6	179.3	179.3	179.7	192.6	13.3
TOTAL GENERAL FUND RESOURCES	\$ 3,934.7	\$ 4,049.2	\$ 4,059.7	\$ 4,136.6	\$ 4,210.4	\$ 150.8

**Property Tax** revenue in the General Fund is projected to be \$19.1 million (1.5%) above budget, \$7.0 million (0.6%) above the Six-Month Report projection level, and \$74.6 million (6.3%) over prior year actual revenue. The improvement since the Six-Month Report is due to a decrease of \$7.0 million in the amount of General Fund revenues required to fund assessment appeals. Property tax set asides to special revenue funds are increased by \$2.3 million, as shown below.

**Property Tax Set Asides**

	<u>Original Budget</u>	<u>6-Month Projection</u>	<u>9-Month Projection</u>	<u>Variance</u>
Children's Fund	51.6	52.1	52.5	0.9
Open Space Fund	43.0	43.4	43.8	0.7
Library Preservation Fund	43.0	43.4	43.8	0.7
<b>Total</b>	<b>137.7</b>	<b>139.0</b>	<b>140.0</b>	<b>2.3</b>

**Business Tax** revenues in the General Fund include business registration fees, payroll taxes, gross receipts taxes and administrative office taxes. Business tax revenue is projected to be \$40.0 million (6.9%) above budget, and \$49.5 million (8.8%) over prior year actual revenues. The projected growth in business tax revenues is expected to be supported by strong growth in wages and employment in San Francisco continued from last fiscal year. In FY 2013-14, the Bureau of Labor Statistics reported 4.9% growth in employment and 11.6% wage growth over the previous fiscal year. Much of the wage growth can be attributed to the Information Sector, which saw a 35% increase in wages over this period. Excluding the Information Sector, San Francisco still saw wage growth of 9.7%.

Projections include the full annual value of an increase in business registration fee levels, which went into effect in tax year 2013, as well as the full annual value of the new gross receipts tax being phased in over a five-year period, which began in tax year 2014.

Business registration revenues are projected to be \$41.8 million, matching prior year actual revenues. This is \$6.3 million (17.6%) above budget. The increase over budget reflects the impact of stronger than expected jobs growth and business formation.

**Local Sales Tax** revenues are projected to be \$6.7 million (4.9%) above budget, and \$9.0 million (6.8%) over prior year actual revenues. FY 2014-15 average growth in the first two quarters is 7.0% over the same period prior year mainly due to increased taxable sales from construction and business-to-business transactions. This growth is projected to continue, though at a slower pace in the remaining quarters mainly from a negative growth in auto sales, ending the year at 6.8% above prior year actual revenue.

**Hotel Room Tax** revenues are projected to be \$23.3 million (7.3%) above budget and \$31.6 million (10.2%) over prior year actual revenues. The increase is partly due to improved hotel room tax collections enabled by recently passed legislation around the regulation of short-term rentals. In addition, San Francisco is expected to see strong economic performance from its hospitality sector.

The average monthly increase in Revenue per Available Room (RevPAR), which is the combined effect of occupancy, average daily room rates, and room supply, during the first seven months of FY 2014-15 was approximately 12.3% over the same period prior year. In addition, room rates are at an all-time high of approximately \$267 per night during the same period. RevPAR growth has increased annually by more than 10% in each of the last four years: 14% in FY 2013-14, 11% in FY 2012-13, 15% in FY 2011-12 and 15% in FY 2010-11.

San Francisco and a number of other jurisdictions in California and the U.S. are currently involved in litigation with online travel companies regarding the companies' duty to remit hotel taxes on the difference between the wholesale and retail prices paid for hotel rooms. Final year-end revenue will be either greater or less than our projection depending on developments with these lawsuits.

**Utility Users Tax** revenues are projected to be \$3.9 million (4.3%) over budget and \$8.9 million (10.2%) over prior year actual revenues. Telephone user tax revenues are projected to increase by 9.6% over prior year and gas and electric revenues are projected to increase by 10.9%. About half of this increase is due to a one-time, one month shift in when revenues were recorded, which attributed revenue earned in the prior year to the current year. Water user tax revenue represents a small portion of overall utility users tax but is projected to increase by 10.6% from prior year.

**Parking Tax** revenues are projected to be \$1.7 million (1.9%) above budget and \$3.0 million (3.7%) over prior year revenues. Continued growth in business activity and employment, as reflected in increases to business registration, payroll and sales tax projections, is driving increases in parking tax revenues from the prior year. Parking tax revenues are deposited into the General Fund, from which an amount equivalent to 80% is transferred to the MTA for public transit under Charter Section 8A.105.

**Real Property Transfer Tax** revenues are projected to be \$69.0 million (29.4 %) above budget and \$42.1 million (16.1%) above prior year actual revenues. Strong demand from institutional investors and owner-users for San Francisco real estate across all property types (office, hotel, retail, and residential) has continued from the prior year into FY 2014-15. This is due in large part to the continued growth of underlying market fundamentals, such as strong tenant demand, rental rates, and occupancy rates, and the relative attractiveness of San Francisco real estate compared with other investment options worldwide.

Transfer tax revenue is one of the General Fund's most volatile sources and is highly dependent on a number of factors, including investor interest, economic cycles, interest rates, property values and credit availability, all of which have been favorable for San Francisco commercial and residential real estate in the past three to four years. A significant driver of property transfer tax is the escalation of value seen in San Francisco real estate, and the large number of high value properties transacting. The composition of sales in the first three quarters of the fiscal year was heavily concentrated in high value sales; \$162.7 million (61%) of transfer tax revenue was generated from property sales in excess of \$10 million, a 59% increase over the same period in FY 2013-14.

**Access Line Tax** revenue projections are unchanged from the Six-Month Report, \$1.7 million (3.8%) above budget, and \$0.9 million (2.0%) above prior year actual revenues. Growth is

consistent with telephone utility user tax revenue increases and reflects similar underlying growth in business activity.

**Interest & Investment** revenues are projected to be \$3.3 million (48%) above budget in the General Fund and \$1.2 million above the Six-Month Report projection. Average monthly pooled interest rates were higher than budgeted, and revenues through March were above budgeted amounts due to increased cash in the pool. The revenue surplus is net of a reduction in interest revenue of \$0.3 million allocated to the Treasurer-Tax Collector (TTX) because of expenditure savings. TTX only receives interest revenue up to the level of eligible expenditures. Any reductions to TTX interest revenue become unallocated General Fund interest revenue.

**State and Federal Grants and Subventions** are projected to be \$25.5 million below budget primarily due to \$22.3 million in reductions to CalWORKs and IHSS allocations as a result of underspending at the Human Service Agency, which also result in expenditure savings in the department; a \$10 million reduction in budgeted federal reimbursement revenue at the Department of Public Works (DPW) that will instead be received as a \$10 million transfer into the General Fund; and \$6.2 million in reductions to state health and mental health subventions including \$5.0 million in reductions to Short Doyle funding and \$1.2 million in reductions Medi-Cal Administrative and Targeted Case Management subventions at the Department of Public Health.

These reductions are partially offset by: an increase of \$10.9 million of Medi-Cal payments related to the Affordable Care Act; an increase of \$2.3 million in public safety sales tax receipts due to statewide sales tax growth, the increase in the county allocation ratio for San Francisco, and a one-time allocation correction for multiple prior years; a \$0.2 million increase in AB109 Public Safety realignment; and, an increase of \$1.0 million in 1991 Health and Welfare Realignment revenue due to an unbudgeted one-time payment of sales tax adjustments (\$1.4 million) and mental health base payments (\$2.7 million), which are partially offset by the loss of caseload payments from FY 2013-14 growth.

## Appendix 2. General Fund Department Budget Projections

Table A2-1. General Fund Supported Operations (\$ millions) *Note: Figures may not sum due to rounding*

GENERAL FUND (\$ MILLIONS)	Expenditures - Revised Budget	Expenditures -Projected Year End	Revenue Surplus/ (Deficit)	Expenditure Savings/ (Deficit)	Net Surplus/ (Deficit)	Notes
<b>PUBLIC PROTECTION</b>						
Adult Probation	33.3	32.9	-	0.4	0.4	1
Superior Court	32.0	31.5	-	0.5	0.5	2
District Attorney	39.6	39.5	-	0.1	0.1	3
Emergency Management	45.6	45.3	-	0.3	0.3	4
Fire Department	316.5	316.5	(4.0)	-	(4.0)	5
Juvenile Probation	36.4	36.0	(0.0)	0.4	0.4	6
Public Defender	30.1	29.8	-	0.3	0.3	7
Police	464.0	459.6	(0.7)	4.5	3.8	8
Sheriff	168.2	167.2	0.1	1.1	1.2	9
<b>PUBLIC WORKS, TRANSPORTATION &amp; COMMERCE</b>						
Public Works	38.3	25.9	4.6	12.4	16.9	10
Economic & Workforce Development	28.0	28.0	0.5	-	0.5	11
Board of Appeals	1.0	1.0	-	-	-	
<b>HUMAN WELFARE &amp; NEIGHBORHOOD DEVELOPMENT</b>						
Children, Youth and Their Families	32.8	32.8	-	-	-	
Human Services Agency	750.7	724.3	(13.5)	31.3	17.8	12
Human Rights Commission	2.4	2.2	-	0.1	0.1	13
Status of Women	5.7	5.6	-	0.1	0.1	14
<b>COMMUNITY HEALTH</b>						
Public Health	1,073.1	1,053.3	8.4	19.8	28.2	15
<b>CULTURE &amp; RECREATION</b>						
Asian Art Museum	9.0	9.0	-	-	-	
Arts Commission	5.9	5.9	-	-	-	
Fine Arts Museum	13.5	13.5	-	-	-	
Law Library	1.5	1.4	-	0.1	0.1	16
Recreation and Park Department	81.7	81.7	2.3	-	2.3	17
Academy of Sciences	4.5	4.5	-	-	-	
<b>GENERAL ADMINISTRATION &amp; FINANCE</b>						
City Administrator	52.7	49.7	0.3	3.0	3.2	18
Assessor/Recorder	16.6	15.7	(0.9)	0.9	-	19
Board of Supervisors	13.6	13.5	-	0.1	0.1	20
City Attorney	9.4	9.4	(0.5)	(0.0)	(0.5)	21
Controller	13.4	13.4	0.4	-	0.4	22
City Planning	30.5	30.4	1.3	0.1	1.4	23
Civil Service Commission	0.8	0.8	-	-	-	
Ethics Commission	2.6	2.6	0.1	-	0.1	24
Human Resources	11.9	11.9	-	-	-	
Health Service System	0.6	(0.1)	-	0.7	0.7	25
Mayor	16.1	16.1	-	-	-	
Elections	13.3	12.4	0.1	0.9	1.0	26
Technology	2.1	2.0	-	0.1	0.1	27
Treasurer/Tax Collector	26.4	25.0	(0.5)	1.5	1.0	28
<b>GENERAL CITY RESPONSIBILITY</b>	<b>126.0</b>	<b>126.0</b>	<b>(11.6)</b>	<b>-</b>	<b>(11.6)</b>	<b>29</b>
<b>TOTAL GENERAL FUND</b>	<b>3,550.8</b>	<b>3,477.1</b>	<b>(13.6)</b>	<b>73.7</b>	<b>65.0</b>	

## **Notes to General Fund Department Budget Projections**

The following notes provide explanations for the projected variances for select departments' actual revenues and expenditures compared to the revised budget.

### **1. Adult Probation**

The Adult Probation Department projects to end the fiscal year with a net surplus of \$0.4 million primarily due to lower than expected salary and benefits costs in the current hiring plan.

### **2. Superior Court**

The Superior Court projects a savings of \$0.5 million in General Fund Supported costs, mainly from savings in Grand Jury Criminal and Civil Defense related expenditures.

### **3. District Attorney**

The District Attorney projects to end the year with expenditure savings of \$0.1 million. Savings are primarily from salary and benefit savings due to staff turnover.

### **4. Emergency Management**

The Department of Emergency Management projects to end the fiscal year with a net surplus of \$0.3 million due to savings from salary and fringe benefits and lower than expected debt services payments. A supplemental reappropriation has been requested to transfer salary and benefit savings to support a projected shortfall in overtime expenditures, as required by Administrative Code section 3.2. Overtime spending increases are mainly due to maintaining minimum staffing requirements and improving emergency call response times.

### **5. Fire Department**

The Fire Department currently projects a net shortfall of \$4.0 million. A net revenue deficit of \$4.0 million is projected, due to a shortfall in Ground Emergency Medical Transport (GEMT) ambulance fee reimbursement and net insurance revenue of \$4.9 million, partially offset by a \$0.9 million surplus of other revenue and fees, including overtime service and plan check fees. Expenditures are expected to be within budget. A supplemental reappropriation has been requested to transfer salary and benefit savings to support a projected shortfall in overtime salaries at the Airport, as required by Administrative Code Section 3.2.

### **6. Juvenile Probation**

The Juvenile Probation Department projects to end the fiscal year with a net surplus of \$0.4 million due to expected salary and benefit savings of \$0.3 million and workers compensation savings of \$0.1 million. Revenues are expected to be on budget.

### **7. Public Defender**

The Public Defender projects to end the fiscal year with a net surplus of \$0.3 million, primarily due to delayed hiring, vacant positions and employees on unpaid leave.

### **8. Police Department**

The Police Department projects a net surplus of \$3.8 million due to a revenue deficit of \$0.7 million from parking garage permits, false alarm response, and lower than expected other public safety fee revenue, and an expenditure surplus of \$4.5 million due to salary and benefit savings from greater than expected retirements.



## **9. Sheriff**

The Sheriff's Department is projected to end the fiscal year with a net surplus of \$1.2 million. A \$0.8 million shortfall in State revenue from a lower than expected re-entry pod prisoner population is more than offset by revenues from housing prisoners for the U.S. Marshalls Service. Net expenditures are projected to be \$1.1 million under budget, due largely to savings in permanent salaries, benefits, and worker's compensation costs. A supplemental reappropriation has been requested to transfer permanent salary and benefit savings to support a projected shortfall in overtime salaries, per Administrative Code section 3.2.

## **10. Public Works**

The Department of Public Works projects a net surplus of \$16.9 million. This surplus is primarily due to the application of \$12.5 million of bond proceeds for project expenditure abatement, and is offset by a shortfall of \$11.6 million in budgeted revenue in General City Responsibility, for a net General Fund surplus of \$0.9 million. Additional revenues above budget of \$4.6 million include \$3.0 million in street space permit fees and right-of-way encroachment assessment revenues, and \$1.4 million in reimbursements for prior year expenditures on the Fourth Street Bridge.

## **11. Economic and Workforce Development**

The Office of Economic and Workforce Development projects to end the year with a net surplus of \$0.5 million mainly due to unanticipated Enterprise Zone revenues from the State's extension for businesses to apply for tax credits.

## **12. Human Services Agency**

The Human Services Agency projects to end the fiscal year with a \$17.8 million surplus due to \$31.3 million projected expenditure savings, which is offset by \$13.5 million lower than budgeted revenue. Overall expenditure savings are comprised of \$8.4 million in childcare support, \$3.5 million in in-home supportive services, \$1.5 million in foster care and adoption support, \$3.1 million in other aid and assistance, and \$14.8 million in all other programs. The overall revenue shortfall is due to \$7.5 million in reductions in child care support, \$2.9 million less in in-home supportive services revenue, \$0.4 million lower than budget in foster care and adoption support, and \$2.6 million less in other aid and assistance.

### ***Child Care Support***

The proposal to administer the State's CalWORKs Stage 3 Childcare subsidies through the Human Services Agency was not enacted, resulting in over-budgeting of both expenditure and revenue by \$6.8 million. CalWORKs Stage 1 and 2 Childcare have additional expenditure savings and revenue shortfalls due to lower than expected caseloads.

### ***In-Home Supportive Services***

The In-Home Supportive Services Program is projecting expenditure savings of \$3.5 million due to lower than expected contract costs and Maintenance of Effort amount. This is offset by \$2.9 million in reduced revenue, for a net savings of \$0.6 million.

### ***Foster Care and Adoptions***

Lower than expected caseloads across Foster Care and Adoptions also results in projected expenditure savings of \$1.5 million and associated revenue shortfalls of \$0.4 million, for a net surplus of \$1.1 million

**Other Aid Assistance Programs**

Most of the savings in this category is due to lower than expected caseloads across the County Adult Assistance and in the CalWORKs programs. The total combined expenditure savings of \$3.1 million and associated revenue shortfalls of \$2.6 million results in a net surplus of \$0.5 million.

**Other Programs**

Expenditure savings in all other programs are projected due primarily to salary savings of \$9.8 million from higher vacancy rates associated with new positions at the start of the fiscal year, contract under-expenditures of \$4.0 million, and \$0.9 million in additional program savings.

**Table A2.2. Human Services Agency (\$ Millions)**

<b>Program</b>	<b>Sources Surplus / (Shortfall)</b>	<b>Uses Savings / (Deficit)</b>	<b>Net Surplus / (Deficit)</b>
Child Care Support	(7.5)	8.4	0.9
In Home Supportive Services (IHSS)	(2.9)	3.5	0.6
Foster Care & Adoption Support	(0.4)	1.5	1.1
Other Aid Assistance/Programs	(2.6)	3.1	0.5
All Other Programs	0	14.8	14.8
<b>Total All Programs</b>	<b>\$ (13.5)</b>	<b>\$ 31.3</b>	<b>\$ 17.8</b>

**13. Human Rights Commission**

The Human Rights Commission projects \$0.1 million surplus at the end of the fiscal year, mainly from salary and benefit savings due to vacancies.

**14. Department on the Status of Women**

The Department on the Status of Women projects to end the fiscal year with \$0.1 million expenditure savings.

**15. Public Health**

The Department of Public Health projects to end the fiscal year with a net General Fund surplus of \$28.2 million. Overall department revenues are projected to be \$8.4 million more than budgeted, and expenditures are projected to be \$19.8 million less than budgeted.

**Table A2.3. Department of Public Health by Fund (\$ Millions)**

<b>Fund</b>	<b>Sources Surplus/ (Shortfall)</b>	<b>Uses Savings/ (Deficit)</b>	<b>Net Surplus/ (Shortfall)</b>
Public Health General Fund	(1.6)	4.7	3.1
Laguna Honda Hospital	9.0	(3.0)	6.1
San Francisco General Hospital	1.0	18.1	19.1
<b>Total</b>	<b>8.4</b>	<b>19.8</b>	<b>28.2</b>

**Public Health General Fund**

Department of Public Health General Fund programs, including Primary Care, Mental Health, Substance Abuse, Jail Health, and Population Health & Prevention, have a combined revenue shortfall of \$1.6 million. This includes \$5.0 million less than expected reimbursement from Short Doyle Medi-Cal for Mental Health, \$2.2 million less than budgeted revenue in the Population Health Division due to reduced revenues for the Medi-Cal Administrative Activities and Targeted Case Management programs, and \$1.0 million less than budgeted due to the delay of a property sale. These revenue shortfalls are partially offset by Primary Care revenues \$5.6 million above budget mainly due to higher than expected revenues from capitation revenues from increased enrollment under the Affordable Care Act (ACA). Expenditures are expected to be \$4.7 million below budget, primarily due to delays in hiring new positions budgeted to improve compliance with primary care access standards under the ACA.

In addition, projections assume \$32.0 million in reserved Disproportionate Share Hospital revenue received in FY 2013-14 will be repaid to the state in the form of reductions to indigent care funding (1991 Realignment) as the state adjusts these payments to reflect previously uninsured clients that are now enrolled in insurance plans due to the Affordable Care Act (ACA).

**Laguna Honda Hospital**

The Department projects a \$6.1 million net surplus at Laguna Honda Hospital. A \$9.0 million revenue surplus is due to \$4.6 million in lower-than-anticipated growth in unbillable patient days for Medi-Cal Managed Care recipients, and \$4.5 million from increased patient census and recovery of Distinct Part Nursing Facility supplemental revenues. Expenditures of \$3.0 million above budget are projected due to unanticipated overtime needs, under-budgeting of fringe benefit costs, and services of other departments. A supplemental reappropriation has been requested to transfer salary savings to support overtime expenditures as required by code.

**San Francisco General Hospital**

The Department projects \$19.1 million surplus at San Francisco General Hospital. Revenues are \$1.0 million above budget. An unfavorable variance in capitation revenues has improved from \$34.5 million in the Six-Month Report to \$16.2 million, reflecting higher capitation rates than previously projected. This shortfall is offset by a \$17.2 million surplus in patient service revenues due to a slower than anticipated decline in fee-for-service revenues associated with the transition of Medi-Cal recipients to managed care, the continued implementation of presumptive eligibility for Medi-Cal, and an increased per diem rate for Medi-Cal inpatient services.

Expenditures are projected to be below budget by \$18.1 million. The department projects \$7.9 million of savings in operating transfers out due to lower than budgeted intergovernmental transfers to pay the non-federal share for supplemental revenue programs, \$7.0 million below budget in pharmaceutical usage, and a \$4.7 million surplus in salary and fringe benefits, due to delays in hiring positions not backfilled with per diem or overtime staffing, such as information technology, clerical, and interpreter positions. A supplemental reappropriation has been requested to transfer salary savings to support a projected shortfall in overtime expenditures.

**16. Law Library**

The Law Library projects savings of \$0.1 million due to savings in salary and benefits.

**17. Recreation and Park**

The Recreation and Park department projects an overall surplus due to increased revenues of \$2.3 million from garage and paid parking, Golden Gate Park admissions, special event permits, and facility rental operations. The department projects expenditures to be within budget.

**18. City Administrator**

The City Administrator projects a \$3.2 million surplus at year end. A revenue surplus of \$0.3 million is projected due to strong revenues for City Hall Events. Expenditure savings of \$3.0 million are projected, due mostly to \$1.4 million in salary and benefits savings resulting from vacancies and hiring delays. In addition, \$0.3 million in work order savings, and \$1.2 million in additional expenditure savings are projected across the department.

**19. Assessor Recorder**

The Assessor Recorder projects to end the fiscal year within budget. The department projects a revenue shortfall of \$0.9 million primarily due to slower growth in the collection of recording fees compared to the prior year, offset by \$0.9 million in expenditure savings due mainly to hiring delays.

**20. Board of Supervisors**

The Board of Supervisors projects \$0.1 million surplus at the end of the fiscal year, mainly from salary and benefit savings.

**21. City Attorney**

The City Attorney's Office projects a \$0.5 million year-end revenue shortfall. This revenue shortfall is largely due to \$0.5 million less revenue from the Office of Community Investment and Infrastructure due to lower than budgeted legal support needs. Increases to work order recoveries in the final quarter of the year may address the projected shortfall.

**22. Controller**

The Controller projects to end the year with a net surplus of \$0.4 million, due to a revenue surplus from expired checks to vendors.

**23. City Planning**

The City Planning Department projects to end the year with a net surplus of \$1.4 million, due to a \$1.3 revenue surplus from planning application and building permit fees plus \$0.1 million of non-salary expenditure savings. The projected revenue surplus is net of a \$3.0 million transfer of fee revenue to support the caseload backlog reduction project in FY 2014-15 and a \$0.4 million revenue deferral from current year fee collections, bringing the FY 2014-15 year end deferred account balance to \$9.6 million.

**24. Ethics Commission**

The Ethics Commission projects a \$0.1 million surplus at year end, due to higher than budgeted fee revenues.

**25. Health Service System**

The Health Service System projects a \$0.7 million surplus at the end of the fiscal year, mainly from salary and benefit savings due to delays in hiring.

**26. Elections**

The Department of Elections is projecting a net surplus of \$1.0 million due to a revenue surplus of \$0.1 million and expenditure savings of \$0.9 million. The revenue surplus is comprised primarily of ballot argument fees above budgeted amounts. The expenditure surplus is due to overall salary and benefit savings.

**27. Department of Technology**

The Department of Technology projects a \$0.1 million surplus, primarily due to projected savings in salary and benefits expenditures.

**28. Treasurer/Tax Collector**

The Treasurer/Tax Collector projects to end the year with a net surplus of \$1.0 million. Expenditure savings are primarily due to \$1.5 million in anticipated salary and benefit savings, offset by a \$0.5 million revenue shortfall. The revenue shortfall is comprised of a \$0.3 million reduction to interest revenue as described in the Interest and Investment Income section of Appendix 1 and a \$0.2 million shortfall in insufficient fund fee revenue due to a change in banking policy.

**29. General City Responsibility**

General City Responsibility contains funds that are allocated for use across various City departments. Savings of \$6.6 million in retiree health costs are projected due to lower 2015 monthly benefit rates and a change in payment schedule effective December 2014. These savings, as well as savings of \$11.0 million projected in the Six-Month Report from reduced exposure to legal claims, have been more than offset by new risks, including an appeals court decision regarding supplemental cost of living allowances on pensions. In addition, \$11.6 million in budgeted reimbursements of capital planning costs from bond proceeds will be realized as expenditure savings in Public Works. Total reimbursable costs of \$12.6 million are included in the Public Works projection, for a net positive General Fund impact of \$0.9 million.

Projections assume that appropriations for nonprofit COLAs are used to pay for the minimum wage increase approved by voters in November 2014, as was reflected in the proposed Five Year Financial Plan issued on December 9, 2014 and the Six-Month Report issued on February 10, 2015.

### Appendix 3. Status of Reserves

Various code and Charter provisions govern the establishment and use of reserves. Reserve uses, deposits, and projected year-end balances are displayed in Table A3.1 and discussed in detail below. Table A3.1 also includes deposits and withdrawals included in the approved FY 2015-16 budget.

**Table A3.1 Reserve Balances (\$ millions)**

	FY 2014-15				FY 2015-16		
	Starting Balance	Projected Deposits	Projected Withdrawals	Projected Ending Balance	Budgeted Deposits	Budgeted Withdrawals	Projected Ending Balance
General Reserve	\$ 58.0	\$ -	\$ (2.4)	\$ 55.6	\$ 11.5	\$ -	\$ 67.1
Rainy Day Economic Stabilization City Reserve	24.6	30.2	-	54.8	-	-	54.8
Rainy Day One-Time Reserve	22.9	20.1	(12.2)	30.8	-	(2.7)	28.1
Budget Stabilization Reserve	132.3	-	-	132.3	14.9	-	147.2
<b>Subtotal Economic Stabilization Reserves</b>	<b>\$ 237.8</b>	<b>\$ 50.3</b>	<b>\$ (14.7)</b>	<b>\$ 273.4</b>	<b>\$ 26.4</b>	<b>\$ (2.7)</b>	<b>\$ 297.1</b>
<b>Percent of General Fund Revenues</b>				<b>6.8%</b>			
Rainy Day Economic Stabilization SFUSD Reserve	35.7	10.1	(11.1)	34.6	-	-	34.6
Budget Savings Incentive Fund	32.1	15.8	(28.4)	19.5	-	-	19.5
Recreation & Parks Savings Incentive Reserve	12.9	2.3	(5.9)	9.2	-	(1.8)	7.5
Salary and Benefits Reserve	24.3	-	(24.3)	-	14.0	(14.0)	-
<b>Total, All Reserves</b>	<b>\$ 342.7</b>	<b>\$ 78.5</b>	<b>\$ (84.4)</b>	<b>\$ 336.9</b>	<b>\$ 40.4</b>	<b>\$ (18.5)</b>	<b>\$ 358.7</b>

**General Reserve:** To date, supplemental appropriations of \$2.1 million for legal support for unaccompanied immigrant youth and \$0.3 million for HIV prevention have been approved, for a total Reserve use of \$2.4 million. The remaining \$55.6 million will be carried forward to FY 2015-16. The approved budget includes an \$11.5 million deposit to the reserve in FY 2015-16, which will have to be increased by to the required level in the proposed budget as described in section B of the report above.

Pursuant to a financial policy approved by the Board of Supervisors in 2011 and codified in Administrative Code Section 10.60(b), year-end balances in the General Reserve are carried forward into subsequent years and thereby reduce the amount of future appropriations required to support minimum reserve requirements established by the policy. For FY 2014-15 and FY 2015-16, the policy requires the General Reserve to be no less than 1.5% and 1.75% of budgeted regular General Fund revenues, respectively. The current balance of the reserve is \$55.6 million.

**Rainy Day Economic Stabilization Reserve:** Charter Section 9.113.5 establishes Rainy Day Economic Stabilization Reserves for the City (City Reserve) and the San Francisco Unified School District (School Reserve) funded by 50% of excess of revenue growth in good years,

which can be used to support the City General Fund and San Francisco Unified School District operating budgets in years when revenues decline. Prior to Proposition C, passed in November 2014, these two reserves were combined with a balance of \$60.3 million at the beginning of FY 2014-15. SFUSD received an appropriated withdrawal from the reserve in FY 2014-15 of \$11.1 million to offset the impact of declines in inflation-adjusted per pupil revenue. Pursuant to Proposition C the remaining balance of \$49.2 was split equally between the City and School reserves with \$24.6 million deposited to each.

Proposition C establishes that deposits to the Rainy Day Economic Stabilization reserves are to be split with 75% going to the City Reserve and 25% going to the School Reserve. Of a total projected deposit of \$40.3 million, \$30.2 million will be allocated to the City Reserve and \$10.1 million to the School Reserve. The approved FY 2015-16 budget included a draw of \$8.31 million for the benefit of the School District, however, this withdrawal has now been superseded by the provisions of Proposition C

**Rainy Day One-Time Reserve:** Charter Section 9.113.5 establishes a Rainy Day One-Time Reserve funded by 25% of excess revenue growth, which can be used for one-time expenses. This Reserve began the year with \$22.9 million. A projected deposit of \$20.1 million and budgeted withdrawal of \$12.2 million results in a projected year-end balance of \$30.8 million. The FY 2015-16 budget includes a use of \$2.7 million.

**Budget Stabilization Reserve:** Established in 2010 by Administrative Code Section 10.60(c), the Budget Stabilization reserve augments the Rainy Day Economic Stabilization Reserve. The Budget Stabilization Reserve is funded by the deposit each year of 75% of real property transfer taxes above the prior five year average (adjusted for policy changes) and ending unassigned fund balance above that appropriated as a source in the subsequent year's budget. The current balance of the Reserve is \$132.3 million, and the budget assumed a \$19.1 million deposit in FY 2014-15. Projected real property transfer tax revenues above the five year average would result in a calculated reserve deposit of \$51.0 million, however, deposits to the Budget Stabilization Reserve are net of any made to the Rainy Day Reserve, which total \$60.4 million as described above. There are thus no projected deposits to the Budget Stabilization Reserve, and the projected ending balance for FY 2014-15 is \$132.3 million.

**Budget Savings Incentive Fund:** The Citywide Budget Savings Incentive Fund (authorized by Administrative Code Section 10.20) receives 25% of year-end departmental expenditure savings to be available for one-time expenditures, unless the Controller determines that the City's financial condition cannot support deposits into the fund. At FY 2013-14 year end, the Reserve balance was \$32.1 million. Projected deposits of \$15.8 million and budgeted uses of \$28.4 million result in a projected year end balance of \$19.5 million. The current budget did not appropriate any of the balance for use in FY 2015-16.

**Recreation and Parks Savings Incentive Reserve:** The Recreation and Parks Saving Incentive Reserve, established by Charter Section 16.107(c), is funded by the retention of year-end new revenue and net expenditure savings by the Recreation and Parks Department. This Reserve ended FY 2013-14 with \$12.9 million, of which \$5.9 million was appropriated for FY 2014-15 uses. Revenues above budget are projected to result in a deposit of \$2.3 million in the current fiscal year, leaving a projected ending balance of \$9.2 million. Note that the current budget also appropriated \$1.8 million in uses for FY 2015-16.

**Salary and Benefits Reserve:** Administrative Provisions Section 10.4 of the Annual Appropriation Ordinance (AAO) authorizes the Controller to transfer funds from the Salary and Benefits Reserve, or any legally available funds, to adjust appropriations for employee salaries and related benefits for collective bargaining agreements adopted by the Board of Supervisors. The Salary and Benefits Reserve had a fiscal year starting balance of \$24.3 million (\$10.0 million carried forward from FY 2013-14 and \$14.3 million appropriated in the FY 2014-15 budget). As of May 4, 2015, the Controller's Office has transferred \$1.8 million to City departments and anticipates transferring the remaining amount to City departments by year-end, as detailed in Appendix 4. The approved budget for FY 2015-16 assumes the use of \$14.0 million from this reserve.



## Appendix 4. Salary and Benefits Reserve Update

Table A4-1. Salary and Benefits Reserve (\$ millions)

<b>Sources</b>		
Adopted AAO Salary and Benefits Reserve	\$	14.3
Carryforward balance from FY 2013-14		10.0
<b>Total Sources</b>		<b>24.3</b>
<b>Uses</b>		
<b>Transfers to Departments</b>		
SEIU as-needed temporary employees healthcare (Q1, Q2, Q3)		1.1
Training and development		0.5
Paperless pay implementation		0.1
Public Safety, including wellness, premium, and one-time payouts		0.0
Visual Display Terminal Insurance (Q1, Q2, Q3)		0.1
<b>Total Transfers to Departments</b>		<b>1.8</b>
<b>Anticipated Allocations</b>		
Public Safety, including wellness, premium, and one-time payouts		8.0
Citywide Premium, Retirement and Severance payouts		1.5
Training, Tuition, and Other Reimbursements		3.8
Retiree Health		1.6
SEIU as needed temporary employees healthcare (Q4)		0.4
Surviving Spouse benefits		0.7
Citywide Retirement and Other Fringe Benefits		6.3
Life Insurance premiums		0.2
<b>Total Anticipated Allocations</b>		<b>22.5</b>
<b>Total Uses</b>		<b>24.3</b>
<b>Net Surplus / (Shortfall)</b>	\$	<b>0.0</b>

## Appendix 5. Other Funds Highlights

**Table A5-1. Other Fund Highlights, \$ Millions**

	Prior Year		FY 2014-15					Notes
	FY 2013-14 Year End Fund Balance	Fund Balance Used in FY 2014-15 Budget	Starting Available Fund Balance	Sources Surplus/ (Deficit)	Uses Savings/ (Deficit)	Net Operating Surplus/ (Deficit)	Estimated Year- end Balance	
<b>SELECT SPECIAL REVENUE AND INTERNAL SERVICE FUNDS</b>								
Building Inspection Operating Fund	\$ 56.3	\$ 26.2	\$ 30.0	\$ 7.2	\$ 8.4	\$ 15.6	\$ 45.6	1
Children's Fund	4.6	4.7	(0.1)	0.8	-	0.8	0.7	2
Public Education Special Fund	8.0	2.9	5.1	(1.2)	0.2	(1.0)	4.1	3
Convention Facilities Fund	30.6	10.5	20.1	1.0	3.9	5.0	25.1	4
Golf Fund	0.9	-	0.9	0.6	-	0.6	1.5	5
Library Preservation Fund	20.4	0.7	19.7	0.4	5.0	5.4	25.1	6
Local Courthouse Construction Fund	0.2	-	0.2	(0.1)	0.1	(0.1)	0.1	7
Open Space Fund	7.0	0.9	6.2	0.7	2.1	2.8	9.0	8
Telecomm. & Information Systems Fund	8.5	4.0	4.5	1.9	(1.2)	0.8	5.3	9
General Services Agency-Central Shops Fund	1.1	-	1.1	-	-	-	1.1	10
Arts Commission Street Artist Fund	(0.1)	-	(0.1)	(0.2)	-	(0.2)	(0.3)	11
War Memorial Fund	2.8	1.4	1.5	0.2	0.7	0.8	2.3	12
Gas Tax Fund	4.6	-	4.6	(2.3)	(0.0)	(2.4)	2.2	13
Neighborhood Beautification Fund	(0.8)	-	(0.8)	1.2	-	1.2	0.4	14
<b>SELECT ENTERPRISE FUNDS</b>								
Airport Operating Funds	\$ 93.7	\$ 58.6	\$ 35.1	\$ 6.4	\$ 49.4	\$ 55.8	\$ 90.9	15
MTA Operating Funds	185.3	20.0	165.3	31.0	0.0	31.0	196.3	16
Port Operating Funds	27.3	12.3	15.0	27.6	5.3	32.9	47.9	17
PUC Hetch Hetchy Operating Funds	33.4	-	33.4	(20.1)	15.7	(4.4)	28.9	18
PUC Wastewater Operating Funds	111.2	-	111.2	(22.4)	21.6	(0.8)	110.4	19
PUC Water Operating Funds	228.5	50.6	177.9	(37.1)	7.7	(29.4)	148.5	20
DPH Laguna Honda Debt Service Funds	21.8	0.4	21.4	-	-	-	21.4	21

**Select Special Revenue & Internal Services Funds**

**1. Building Inspection Fund**

The Building Inspection Department operating fund began the year with \$30.0 million in available fund balance with \$26.2 million appropriated in the current year. The Department projects a \$7.2 million surplus in operating revenues due to higher than expected permit volumes, and expenditures to be \$8.4 million under budget largely due to salary savings, resulting in a projected fiscal year-end available fund balance of \$45.6 million.

**2. Children's Fund**

The Children's Fund began the fiscal year with a negative fund balance of \$0.1 million. Current year revenues are projected to be \$0.8 million better than budget due to estimated increases in property tax set-aside revenue. The projected fiscal year-end available fund balance is \$0.7 million.

**3. Children's Fund – Public Education Special Fund**

The Public Education Special Fund began the fiscal year with \$5.1 million in available fund balance. A revenue shortfall of \$1.2 million and decreases in City Grant expenditures of \$0.2 million result in a projected fiscal year-end available fund balance is \$4.1 million.

**4. Convention Facilities Fund**

The Convention Facilities Fund began the fiscal year with \$20.1 million in available fund balance, as \$10.5 million of the prior year ending balance was appropriated in the current year. A revenue surplus in rents and concessions of \$1.0 million, work order savings of \$0.4 million, and debt service savings of \$3.5 million are projected, resulting in a projected fiscal year-end available fund balance of \$25.1 million.

**5. Golf Fund**

The Golf Fund began the fiscal year with \$0.9 million in available fund balance. The Recreation and Parks Department projects \$0.6 million in increased revenues, due to increased concession and golf fee revenue. A fund balance of \$1.5 million is estimated by year end.

**6. Library Preservation Fund**

The Library Preservation Fund began the fiscal year with \$19.7 million in available fund balance. The Department projects a revenue surplus of \$3.3 million including a \$3.9 million improvement to General Fund baseline contributions and \$0.6 million in reduced property taxes, library services and lease revenue. This is supplemented by a \$5.0 million reduction in expenditures on salaries and non-personnel services. This revenue surplus and expenditure savings results in a return of \$2.9 million to the General Fund, or the portion of net surplus attributable to the baseline transfer. The net result is a projected fiscal year end available fund balance of \$25.1 million.

**7. Local Courthouse Construction Fund**

The Local Courthouse Construction Fund began the year with a fund balance of \$0.2 million. Despite debt service restructuring which reduced the FY 2014-15 annual debt service payment from \$4.2 million to \$2.8 million, a \$0.2 million revenue shortfall and \$0.1 expenditure saving are projected, leading to an anticipated year end fund balance of \$0.1 million.

**8. Open Space Fund**

The Open Space Fund began the fiscal year with \$6.2 million in available fund balance. The Department projects a revenue surplus of \$0.7 million due to increases in the property tax set-aside. An expenditure surplus of \$2.1 million is projected, due to savings in salary and benefits. A year-end fund balance of \$9.0 million is projected.

**9. Telecommunication & Information Services Fund**

The Telecommunication & Information Services Fund began the fiscal year with an available fund balance of \$4.5 million. The Department projects a \$0.8 million revenue surplus, resulting in a fiscal year-end available fund balance of \$5.3 million.

**10. Central Shops Fund**

The Central Shops fund began the year with an available fund balance of \$1.1 million. Savings from lower gas prices will be passed on to departments, resulting in both reduced expenses and recoveries, and no net change to fund balance.

**11. Arts Commission Street Artist Fund**

The Street Artist Program Fund began the fiscal year with a fund balance shortfall of \$0.1 million. The Department projects that revenues will be below budget by \$0.2 million and expenditures within budget, leading to an estimated year-end fund balance shortfall of \$0.3 million. The Controller's Office and the Department will continue to work to identify a solution to address the shortfall.

**12. War Memorial Fund**

The War Memorial Fund began the fiscal year with a fund balance of \$1.5 million. The Department projects revenues surplus of \$0.2 million from unexpected, one-time bookings and concessions revenues, and expenditure savings of \$0.7 million from the delay of Veterans Building construction, resulting in a projected year end fund balance of \$2.3 million.

**13. Gas Tax Fund**

The Gas Tax fund began the year with an available fund balance of \$4.6 million. The Department of Public Works projects a revenue shortfall in the current year, as \$2.5 million in state revenue was budgeted in FY 2014-15 but received at FY 2013-14 year end, showing as a shortfall in the current year. Expenditures are on budget, resulting in a projected year end fund balance of \$2.2 million.

**14. Neighborhood Beautification Fund**

The Neighborhood Beautification Fund (which houses the Community Challenge Grant program) began the year with a \$0.8 million negative fund balance. A \$1.2 million revenue surplus due to tax year 2014 payroll tax revenues allocated to the fund will result in a projected year end fund balance of \$0.4 million.

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**To:** BOS-Supervisors  
**Cc:** Ausberry, Andrea  
**Subject:** FW: Pier 70 Mixed-Use District Project EIR - Notice of Availability and Notice of Preparation  
**Attachments:** 2014-001272ENV\_Pier 70 Mixed-Use District Project\_NOA\_05-06-15.pdf;  
2014-001272ENV\_Pier 70 Mixed-Use District Project\_NOP\_05-06-15.pdf

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**From:** Contreras, Andrea (CPC)  
**Sent:** Wednesday, May 06, 2015 2:25 PM  
**To:** Ausberry, Andrea  
**Cc:** Ngan, Sandy (CPC)  
**Subject:** Pier 70 Mixed-Use District Project EIR - Notice of Availability and Notice of Preparation

Dear Ms. Ausberry,

Per our phone discussion with Ms. Lamug this morning, attached are the **Notice of Availability** and the **Notice of Preparation** for the Pier 70 Mixed-Use District Project (Planning Department Case No. 2014-001272ENV). Please forward it to the members of the Board of Supervisors. Twelve hard copies of these notices will be provided to you shortly.

Please note, the public scoping meeting for EIR will be held on Thursday, May 28, 2015, from 6:00 p.m. to 8:00 p.m. in the Bayside Room at the Port of San Francisco, Pier 1, The Embarcadero. Written comments will also be accepted until 5:00 p.m. on June 5, 2015.

Best regards,  
Andrea

**Andrea M. Contreras, LEED AP**  
**Environmental & Transportation Planner**

Planning Department | City and County of San Francisco  
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Direct: 415-575-9044 | Web: [www.sfplanning.org](http://www.sfplanning.org)



# SAN FRANCISCO PLANNING DEPARTMENT

## PUBLIC NOTICE Availability of Notice of Preparation of Environmental Impact Report and Notice of Public Scoping Meeting

*Date:* May 6, 2015  
*Case No.:* 2014-001272ENV  
*Project Title:* Pier 70 Mixed-Use District Project  
*Zoning:* M-2 (Heavy Industrial) and P (Public)  
40-X and 65-X Height and Bulk Districts  
*Block/Lot:* Assessor's Block 4052/Lot 001, Block 4111/Lot 004  
Block 4120/Lot 002, and Block 4110/Lots 001 and 008A  
*Lot Size:* Total Project Site Size: 35 acres (1,524,600 square feet)  
*Project Sponsor:* David Beaupre/Port of San Francisco  
(415) 274-0539  
Kelly Pretzer/Forest City Development California, Inc.  
(415) 593-4227  
*Lead Agency:* San Francisco Planning Department  
*Staff Contact:* Andrea Contreras – (415) 575-9044  
[andrea.contreras@sfgov.org](mailto:andrea.contreras@sfgov.org)

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Information:  
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A notice of preparation (NOP) of an environmental impact report (EIR) has been prepared by the San Francisco Planning Department in connection with this project. The report is available for public review and comment on the Planning Department's Negative Declarations and EIRs web page (<http://www.sfplanning.org/sfceqadocs>). CDs and paper copies are also available at the Planning Information Center (PIC) counter on the first floor of 1660 Mission Street, San Francisco. Referenced materials are available for review by appointment at the Planning Department's office on the fourth floor of 1650 Mission Street. (Call (415) 575-9025)

**Project Description:** The Pier 70 Mixed-Use District Project site is an approximately 35-acre area (Assessor's Block 4052/Lot 001, Block 4111/ Lot 004, Block 4120/Lot 002, and Block 4110/Lots 001 and 008A) bounded by Illinois Street to the west, 20<sup>th</sup> Street to the north, San Francisco Bay to the east, and 22<sup>nd</sup> Street to the south in San Francisco's Central Waterfront Plan Area. The project site is within M-2 (Heavy Industrial) and P (Public) Use Districts and 40-X and 65-X Height and Bulk Districts. The majority of the project site is located within the Pier 70 area (Pier 70), which is owned by the City and County of San Francisco through the Port of San Francisco (Port), with a portion of the project site owned by Pacific Gas and Electric (PG&E) Company.

The Proposed Project would rezone the entire 35-acre project site and establish land use controls for the project site through adoption of a Special Use District (SUD), and incorporation of design standards and guidelines in a proposed *Pier 70 Design for Development* document. The Proposed Project would include the rehabilitation and adaptive reuse of three of the 12 on-site contributing resources in the Union Iron Works Historic District, and retention of the majority of one on-site contributing resource

(Irish Hill). The Proposed Project includes demolition of the eight remaining on-site contributing resources and partial demolition of the single non-contributing structure on the site, Slipways 5 through 8, that are currently covered by fill and asphalt. The Proposed Project involves a flexible land use program under which certain parcels on the project site could be designated for either commercial-office or residential uses, depending on future market demand. Depending on the uses proposed, the Proposed Project would include between 1,645 to 3,025 residential units, a maximum of 1,102,250 to 2,262,350 gross square feet (gsf) of commercial-office use, and a maximum of 494,100 to 518,700 gsf of retail-light industrial-arts use. The total gross square footage would range between a maximum of 4,211,050 to 4,266,350 gsf. The Proposed Project also includes construction of transportation and circulation improvements, new and upgraded utilities and infrastructure, geotechnical and shoreline improvements, between 3,215 to 3,345 off-street parking spaces in proposed buildings and district parking structures, and nine acres of publicly-owned open space. New buildings would range in height from 50 to 90 feet, consistent with Proposition F which was passed by San Francisco voters in November 2014.

The Planning Department has determined that an EIR must be prepared for the proposed project prior to any final decision regarding whether to approve the project. The purpose of the EIR is to provide information about potential significant physical environmental effects of the proposed project, to identify possible ways to minimize the significant effects, and to describe and analyze possible alternatives to the proposed project. Preparation of an NOP or EIR does not indicate a decision by the City to approve or to disapprove the project. However, prior to making any such decision, the decision makers must review and consider the information contained in the EIR.

The Planning Department will hold a **PUBLIC SCOPING MEETING** on **Thursday, May 28, 2015**, from **6:00 p.m. to 8:00 p.m. in the Bayside Room at the Port of San Francisco, Pier 1, The Embarcadero**. The purpose of this meeting is to receive oral comments to assist the Planning Department in reviewing the scope and content of the environmental impact analysis and information to be contained in the EIR for the project. To request a language interpreter or to accommodate persons with disabilities at the scoping meeting, please contact the staff contact listed above at least 72 hours in advance of the meeting. Written comments will also be accepted until **5:00 p.m. on June 5, 2015**. Written comments should be sent to Sarah B. Jones, San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103. Referenced materials are available for review by appointment at the Planning Department's office on the fourth floor of 1650 Mission Street. (Call (415) 575-9025).

If you work for an agency that is a Responsible or a Trustee Agency, we need to know the views of your agency as to the scope and content of the environmental information that is relevant to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR when considering a permit or other approval for this project. We will also need the name of the contact person for your agency. If you have questions concerning environmental review of the proposed project, please contact **Andrea Contreras** at **(415) 575-9044**.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.



# SAN FRANCISCO PLANNING DEPARTMENT

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## Notice of Preparation of an Environmental Impact Report and Notice of a Public Scoping Meeting

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

*Date:* May 6, 2015  
*Case No.:* **2014-001272ENV**  
*Project Title:* **Pier 70 Mixed-Use District Project**  
*Zoning:* M-2 (Heavy Industrial) and P (Public)  
40-X and 65-X Height and Bulk Districts  
*Block/Lot:* Assessor's Block 4052/Lot 001, Block 4111/ Lot 004  
Block 4120/Lot 002, and Block 4110/Lots 001 and 008A  
*Lot Size:* 35 acres (1,524,600 square feet)  
*Project Sponsor:* Port of San Francisco and Forest City Development California, Inc.  
*Lead Agency:* San Francisco Planning Department  
*Staff Contact:* Andrea Contreras – (415) 575-9044  
[andrea.contreras@sfgov.org](mailto:andrea.contreras@sfgov.org)

### PROJECT OVERVIEW

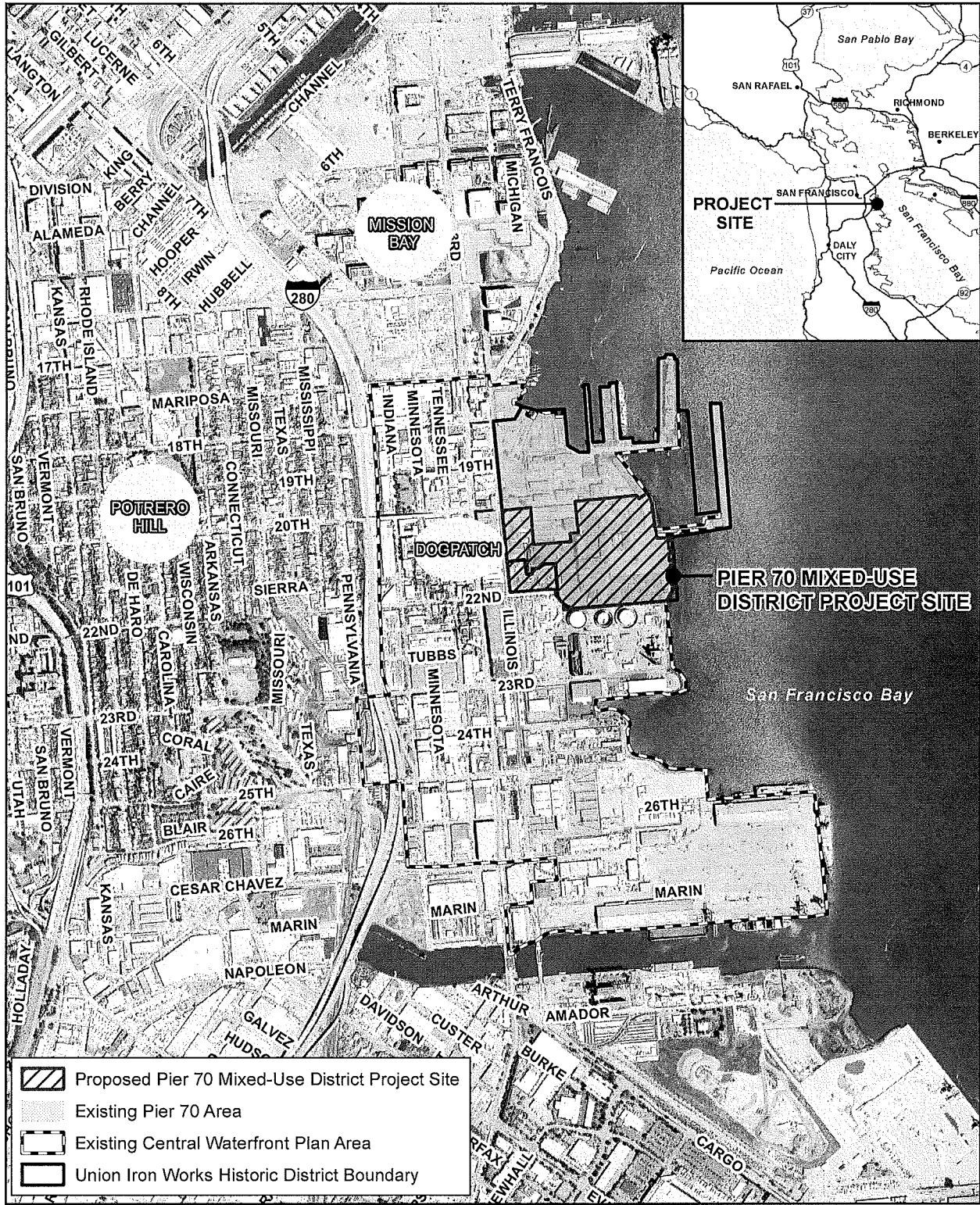
The proposed Pier 70 Mixed-Use District project site is an approximately 35-acre area bounded by Illinois Street to the west, 20<sup>th</sup> Street to the north, San Francisco Bay to the east, and 22<sup>nd</sup> Street to the south. (See Figure 1: Project Location.) The project site is south of Mission Bay South, east of the Potrero Hill and Dogpatch<sup>1</sup> neighborhoods, and within the northeastern portion of San Francisco's Central Waterfront Plan Area. In addition, the majority of the project site is located within the Pier 70 area (Pier 70), which is owned by the City and County of San Francisco through the Port of San Francisco (Port).

Two development areas constitute the project site. The "28-Acre Site" is an approximately 28-acre site located between 20<sup>th</sup> Street, Michigan Street, 22<sup>nd</sup> Street, and San Francisco Bay that includes Assessor's Block 4052/Lot 001 and Block 4111/Lot 004. The "Illinois Parcels" form an approximately 7-acre site that consists of an approximately 3.4-acre Port-owned parcel, called the 20<sup>th</sup>/Illinois Parcel, along Illinois Street at 20<sup>th</sup> Street (Assessor's Block 4110/Lot 001) and an approximately 3.6-acre parcel, called the Hoedown Yard, at Illinois and 22<sup>nd</sup> streets (Assessor's Block 4120/Lot 002 and Block 4110/Lot 008A),

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<sup>1</sup> The Dogpatch neighborhood is bounded by Mariposa Street to the north, I-280 to the west, Cesar Chavez Street to the south, and Illinois Street to the east.





Source: Turnstone Consulting/SWCA



**Pier 70 Mixed-Use District Project**

**FIGURE 1: PROJECT LOCATION**

which is owned by PG&E<sup>2</sup>; the Hoedown Yard includes a 0.2-acre portion of street right-of-way that bisects the site<sup>3</sup>, and is owned by the City. The Port intends to rehabilitate or redevelop a portion of Pier 70 and has selected Forest City Development California, Inc. (Forest City) to act as master developer, to initiate rezoning and development of design standards and controls for a multi-phased, mixed-use development on a portion of Pier 70.<sup>4</sup> As envisioned, the proposed Pier 70 Mixed-Use District Project (Proposed Project) would include market-rate and affordable residential uses, commercial-office, retail-light industrial-arts use, parking, infrastructure development, including street improvements, and public open space. The project sponsors describe the “retail-light industrial-arts” use to include neighborhood retail, arts activity, eating and drinking places, production distribution and repair, light manufacturing, and entertainment establishments. Both the Port and Forest City are project sponsors for the Proposed Project.

The Proposed Project would include amendments to the General Plan and Planning Code, adding a new Pier 70 Special Use District (SUD), which would establish land use controls for the project site, and incorporating the design standards and guidelines in the proposed *Pier 70 Design for Development* document.<sup>5</sup> The Zoning Maps would be amended to show changes from the current zoning (M-2 [Heavy Industrial] and P [Public]) to the proposed SUD zoning. The Planning Code text amendments would also modify the existing height limits on the eastern portion of the Hoedown Yard from 40 feet to 65 feet. Heights limits on the 28-Acre Site would be increased to 90 feet, except for a 100-foot-wide portion adjacent to the shoreline which would remain at 40 feet, as authorized by Proposition F (November 2014).

As described in detail on p. 16, under the provisions of the proposed SUD, the Proposed Project would provide a flexible land use program, under which certain parcels could be developed for primarily commercial-office or residential uses. In addition, two parcels on the project site that would be designated for district structured parking could be developed with either residential or commercial-office uses depending on future market demand and future transportation network changes. As further described on pp. 17-20, for the 28-Acre Site, up to a maximum of approximately 3,449,050 gross square feet (GSF)

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<sup>2</sup> Under an option agreement between PG&E and the Port, the City and County of San Francisco has an option to purchase the Hoedown Yard, and PG&E has consented to include the Hoedown Yard in the project sponsors’ rezoning efforts; however, the City will not exercise its option to purchase the Hoedown Yard, and development of this parcel may not proceed, unless PG&E locates a suitable relocation site for the current utility operations at the Hoedown Yard. The environmental analysis assumes that the City will exercise its option with PG&E, and will subsequently purchase the Hoedown Yard. This is reflected in the letter sent by Kendrick Li, Supervisor Land Acquisition Development, PG&E, to Brad Benson, Port of San Francisco, regarding the Hoedown Yard, June 6, 2014. A copy of this letter is available for public review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, in Case File No. 2014.001272E.

<sup>3</sup> The 0.2-acre Michigan Street right-of-way is a recorded easement; however, no physical roadway exists.

<sup>4</sup> The Port and Forest City entered into an Exclusive Negotiating Agreement in July 2011 by Resolution No. 11-49. The Port Commission and the San Francisco Board of Supervisors both endorsed a Term Sheet outlining features of the Proposed Project in June 2013 by Resolution No. 201-13.

<sup>5</sup> A proposed Design for Development document, which is included as part of the Proposed Project, will set forth the underlying vision and principles for development of the project site, and establish controls, standards and design guidelines to implement the intended vision and principles.

of construction in new buildings and improvements to existing structures (excluding basement-level square footage allocated to accessory and district parking) could be constructed. The existing height limit of 40 feet would be rezoned under the proposed SUD, and new buildings would range in height from 50 to 90 feet. The Illinois Parcels would include up to a maximum of approximately about 801,400 GSF in new buildings; these new buildings would not exceed a height of 65 feet, which is the existing height limit along Illinois Street on both the Port-owned and a majority of the PG&E-owned portions of the Illinois Parcels. The eastern segment of the PG&E-owned portion of the Hoedown Yard would be rezoned from 40 feet to 65 feet under the proposed SUD.

The project site contains 12 of the 54 contributing historic architectural resources and one non-contributing structure of the National Register of Historic Places-listed Union Iron Works Historic District that illustrate decades of Pier 70's use as an iron and steel manufacturing and shipbuilding area. The Proposed Project includes rehabilitation and adaptive reuse of three contributing resources (Buildings 2, 12, and 21) in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Also, the majority of the existing portion of Irish Hill, a contributing resource, would be retained. The eight remaining contributing structures on the site, Buildings 11, 15, 16, 19, 25, 32, 66, and 117<sup>6</sup>, would be demolished as part of the Proposed Project. In addition, the single non-contributing resource on the site, Slipways 5 through 8, currently covered by fill and asphalt, would be partially demolished.

The Proposed Project also includes construction of transportation and circulation improvements, new and upgraded utilities and infrastructure, geotechnical and shoreline improvements, and nine acres of publicly-owned open space.

## PROJECT LOCATION AND SITE CHARACTERISTICS

### Project Site Vicinity

The 35-acre project site is located along San Francisco's Central Waterfront, described in more detail below on p. 10, just south of Mission Bay South and east of the Potrero Hill and Dogpatch neighborhoods. Highways 101 and 280, the Potrero Hill neighborhood, and the Dogpatch neighborhood are in the western vicinity of the project. The American Industrial Center, a large multi-tenant commercial building, is located across Illinois Street, west of the Illinois Parcels. To the north of the project site are the BAE Systems shipyards, the 20<sup>th</sup> Street Historic Core of the Union Iron Works Historic District (Historic Core),<sup>7</sup> the future Crane Cove Park (construction to begin in 2016), and the Mission Bay South redevelopment area. To the south of the project site are PG&E's Potrero Substation (a functioning

<sup>6</sup> The Port may decide to demolish Building 117 prior to approval of the Proposed Project. Any such approval of demolition of Building 117 would undergo appropriate environmental review, as required by CEQA.

<sup>7</sup> The 20<sup>th</sup> Street Historic Core, which is to the north of the project site, is an approximately 7.6-acre portion of the Union Iron Works Historic District and contains 270,000 gross square feet (GSF) of largely vacant industrial and office space.

high-voltage transmission substation serving San Francisco), the decommissioned Potrero Power Plant, and the TransBay Cable converter station, which connects the Pittsburg-San Francisco 400 megawatt direct-current, underwater electric transmission cable to the City's electricity distribution grid by way of the Potrero Substation.

Nearby transportation infrastructure includes Third Street, a major arterial<sup>8</sup> located about 300 feet west of the project site; the Caltrain right-of-way and 22<sup>nd</sup> Street station, located approximately 0.3 mile to the west; and the north-south-running Highways 101 and 280, also located about 0.5 mile and 0.3 mile, respectively, west of the project site. Cesar Chavez Street runs east-west about 0.5 mile to the south of the project site and connects to Highway 101. Muni's Third Street light rail has two station stops between 500 to 1,000 feet from the project site, one at Third and 20<sup>th</sup> streets and the other at Third and 23<sup>rd</sup> streets. The project site is approximately 0.5 mile from stops for the Muni 22 Fillmore and 48 Quintara/24<sup>th</sup> Street bus lines. Major bikeways near the project site are Route 5 (Illinois Street), a dedicated north-south running bikeway along the waterfront (including The Embarcadero to Bayshore Boulevard); Route 40 (16<sup>th</sup> and Illinois Streets), a dedicated east-west running bikelane; and Route 7 (Indiana Street), a north-south running bike route through the Dogpatch neighborhood.

### Project Site Development Background

Pier 70 is owned by the Port of San Francisco and encompasses approximately 69 acres of historic shipyard property along San Francisco's Central Waterfront. Most of Pier 70 (66 of the total 69 acres) is listed on the National Register of Historic Places as the Union Iron Works Historic District, described in more detail below on p. 6. Ship repair and other industrial operations activities are currently conducted on portions of Pier 70.

In 1997, the San Francisco Port Commission identified the preservation of Pier 70's ship repair industry and history as key priorities for their waterfront area plan<sup>9</sup> and, in 2010, developed the *Pier 70 Preferred Master Plan*<sup>10</sup> (Master Plan), which sets forth the Port's Pier 70 vision to "create a vibrant and authentic historic district that re-establishes the historic activity level, activates new waterfront open spaces, creates a center for innovative industries, and integrates ongoing ship repair operations."<sup>11</sup> The Master Plan also provides a framework for Pier 70 that serves to allocate land between parks, ship repair, historic rehabilitation, and new development sites; establish infill design guidelines to protect the integrity of the historic district as new development occurs; and prioritize investment in the most significant historic buildings.

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<sup>8</sup> *San Francisco General Plan* Transportation Element, Map 6, Vehicular Street Map.

<sup>9</sup> Port of San Francisco, Waterfront Land Use Plan, adopted 1997.

<sup>10</sup> Port of San Francisco, *Pier 70 Preferred Master Plan*, April 2010. Available online at [http://www.sfport.com/ftp/uploadedfiles/about\\_us/divisions/planning\\_development/southern\\_waterfront/pier70masterplan\\_intro-overview.pdf](http://www.sfport.com/ftp/uploadedfiles/about_us/divisions/planning_development/southern_waterfront/pier70masterplan_intro-overview.pdf), accessed March 18, 2015.

<sup>11</sup> *Ibid.*, p. 1.

In furtherance of these goals, the Port intends to rehabilitate or redevelop a portion of Pier 70 and has selected Forest City as the master developer to initiate rezoning and development of design standards and controls for a multi-phased, mixed-use development on the project site.

### **Proposition F**

On November 4, 2014, the San Francisco electorate approved Proposition F, a ballot measure that authorized a height increase at the 28-Acre Site from the existing 40 feet to 90 feet, directed that the project proposed on the 28-Acre Site undergo environmental review, and established policies that certain significant public benefits be included as part of the Proposed Project at the 28-Acre Site. (See Figure 2: Existing and Proposed Height and Bulk Districts.) Proposition F complied with the requirement established by Proposition B (June 2014) for San Francisco City voter approval for any proposed height limit increase on Port-owned property that would exceed existing height limits in effect as of January 1, 2014. Proposition F conditioned the effective date of the proposed height increase on completion of an EIR and approval of a development plan for the 28-Acre Site by the Port Commission and Board of Supervisions. Proposition F did not address the Illinois Street Parcels. Proposition B does not apply to the Hoedown Yard, because the property is not owned by the Port of San Francisco.

### **Union Iron Works Historic District**

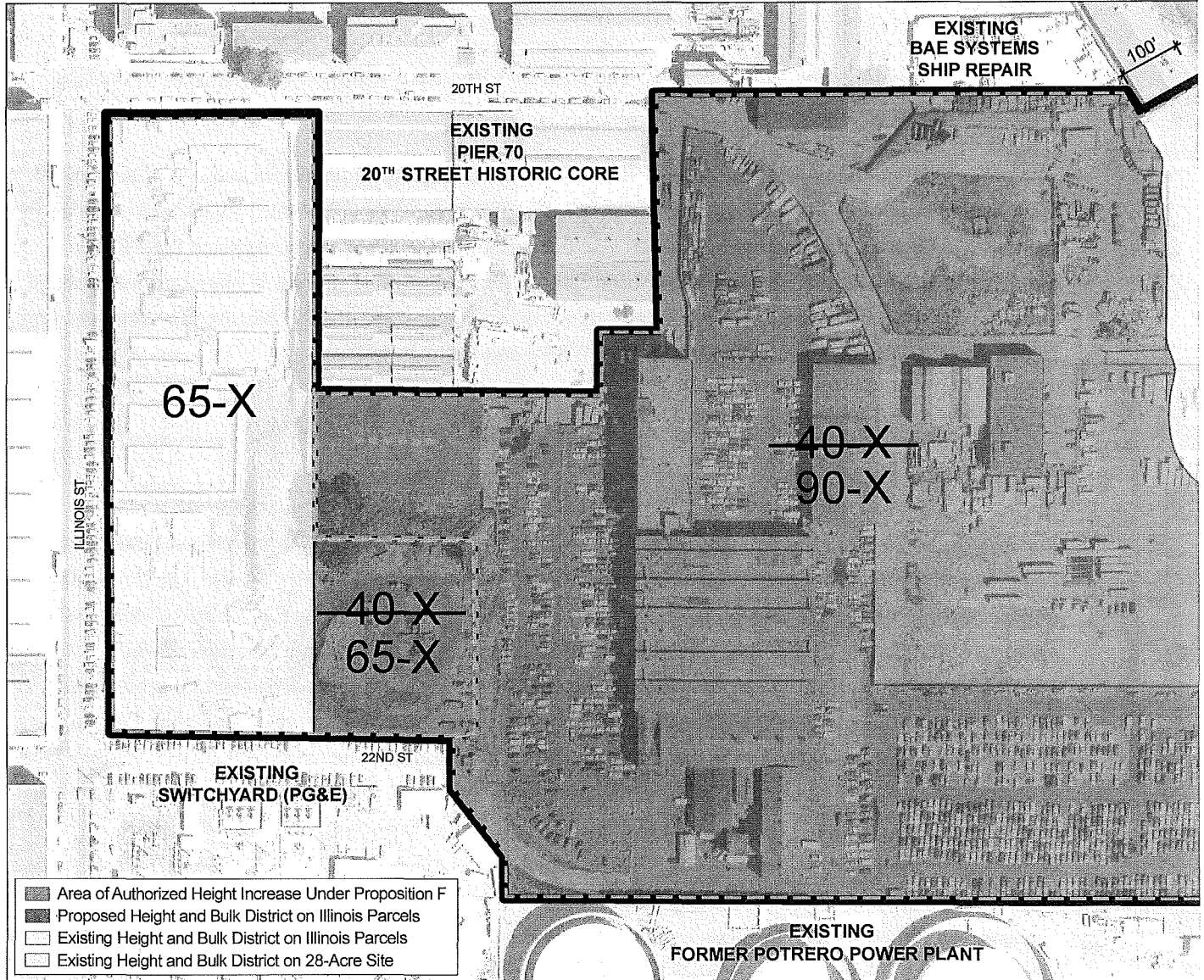
The majority of the project site is located within the 66-acre Union Iron Works Historic District (the Historic District). Union Iron Works Historic District's nomination report<sup>12</sup> documents the significance of the Union Iron Works (UIW) and Bethlehem Steel at Pier 70 and their role in the nation's maritime history, supporting multiple war efforts, as well as in the evolution of industrial architecture in San Francisco. Pier 70's historic resources are widely recognized as constituting the most intact industrial complex west of the Mississippi that represents the industrialization of the western United States. At Pier 70, UIW built or repaired ships from the Spanish American War in 1898, and ship repair operations continue today.

The Historic District's 54 contributing and non-contributing resources include "buildings, piers, slips, cranes, segments of a railroad network, and landscape elements." Most of the buildings are industrial, and made of "unreinforced brick masonry, concrete, and steel framing, with corrugated iron or steel cladding."<sup>13</sup> The Historic District registration was listed in the National Register of Historic Places in large part because the area "maintains exceptional integrity in terms of location, design, setting, materials,

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<sup>12</sup> The Historic District nomination provides a complete account of the history of the site and can be accessed on the Port's website at <http://sfport.com/Modules/ShowDocument.aspx?documentID=6608>, accessed April 7, 2015.

<sup>13</sup> *Ibid.*, p. 5.



Source: Port of San Francisco, Turnstone Consulting/SWCA

**Pier 70 Mixed-Use District Project**

FIGURE 2: EXISTING AND PROPOSED HE



workmanship, feeling, and association.”<sup>14</sup> The District is not listed within Article 10 or 11 of the San Francisco Planning Code.<sup>15</sup>

The project site contains 12 of the 54 contributing historic architectural resources and one of the non-contributing structures in the Historic District. (See Figure 3: Existing Site Plan.) While not included in the Historic District, the Hoedown Yard has also been used for industrial purposes since the 1880s. Identifiable historical uses appear to have been limited to the storage of fuel oil in above-ground storage tanks (30,000-40,000 barrel capacity) for adjacent industrial activities. PG&E acquired the site over time from various companies, including Union Iron Works and Bethlehem Steel.

### **Project Site Land Use Restrictions**

#### Existing Public Trust Lands

Portions of the 28-Acre Site are subject to the common law public trust for commerce, navigation, and fisheries and the statutory trust under the Burton Act,<sup>16</sup> as amended (the Public Trust). The Public Trust imposes certain use restrictions on historical tidal and submerged lands along the waterfront to protect the interests of the people of the State of California in commerce, navigation, and fisheries, as well as other public benefits recognized to further trust purposes, such as recreation and environmental preservation.<sup>17</sup> Because residential and general office uses are generally disallowed by the Public Trust, the Port has obtained state legislation (AB 418) that authorizes the State Lands Commission to approve a Public Trust exchange that would free portions of the project site from the Public Trust.<sup>18</sup> Rezoning the project site through the proposed SUD requires approval by the State Lands Commission of a trust exchange agreement meeting the requirements of AB 418, which agreement would lift the Public Trust from designated portions of Pier 70. Certain portions of the Public Trust lands involved in the proposed trust exchange would be within the project site. Areas of the project site within 100 feet of the shoreline are also subject to the permitting jurisdiction of the San Francisco Bay Conservation and Development Commission.

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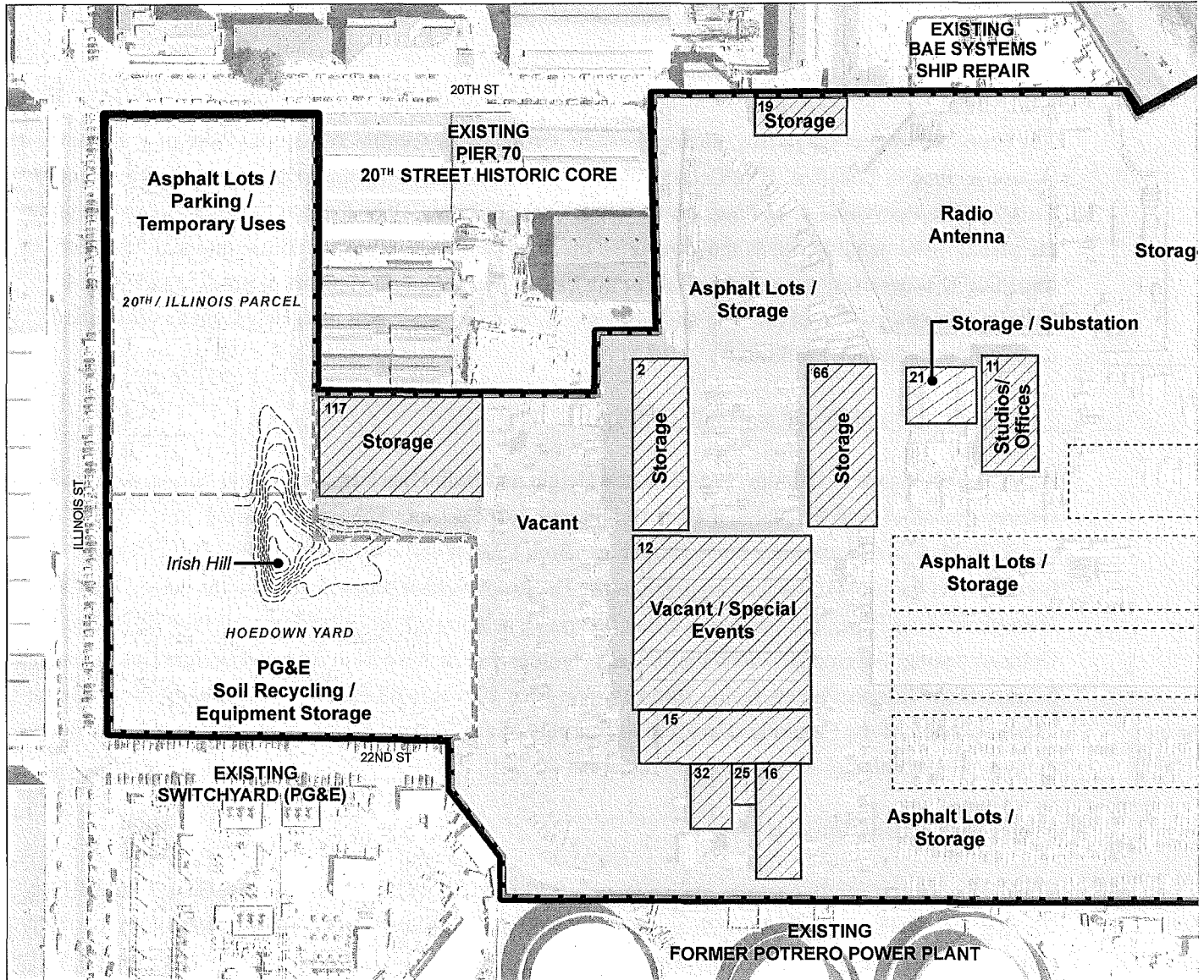
<sup>14</sup> Ibid.

<sup>15</sup> Article 10 of the Planning Code describes Preservation of Historical Architecture and Aesthetic Landmarks, and Article 11 of the Planning Code describes Preservation of Buildings and Districts of Architectural, Historical, and Aesthetic Importance in the C-3 District.

<sup>16</sup> Statutes of 1968, Chapter 1333.

<sup>17</sup> Public Trust Policy, adopted by the State Lands Commission on August 29, 2001. [[http://www.slc.ca.gov/About\\_The\\_CSLC/Public\\_Trust/Public\\_Trust\\_Policy.pdf](http://www.slc.ca.gov/About_The_CSLC/Public_Trust/Public_Trust_Policy.pdf)]

<sup>18</sup> Assembly Bill 418 (stats. 2011, ch. 447).



Source: Sitelab Studio, Turnstone Consulting/SWCA

**Pier 70 Mixed-Use District Project**

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FIG1



### Central Waterfront Plan Area

The Proposed Project comprises the northeastern portion of the Central Waterfront Plan area, as shown on Figure 1: Project Location. The Central Waterfront Plan is one of the four plan areas covered by the *Eastern Neighborhoods Area Plan*, which was adopted in 2009.<sup>19</sup> The Eastern Neighborhoods planning effort addressed neighborhoods that contained much of the City's industrial zoned land and have been in transition to other uses. One of the goals of the Eastern Neighborhoods planning effort was to find a balance between growth of housing and offices in these areas while still reserving areas as production, distribution, and repair facilities.<sup>20</sup>

### Existing Zoning and Height and Bulk Districts

As shown on Figure 2: Existing and Proposed Height and Bulk Districts, the 28-Acre Site is zoned M-2 (Heavy Industrial) and located in a 40-X Height and Bulk District. The Illinois Parcels are zoned M-2 and P (Public) and located in a 65-X Height and Bulk District and a 40-X Height and Bulk District. As noted above, the project site was included in the *Eastern Neighborhoods Area Plan* (as part of the *Central Waterfront Area Plan*), but the uses were not rezoned, pending a Port-led process for Pier 70. Planning Code amendments associated with the *Eastern Neighborhoods Area Plan* increased height limits for the portion of the Illinois Parcels facing Illinois Street from 40 feet to 65 feet; however, height limits for the eastern portion of the Hoedown Yard and the entirety of the 28-Acre Site were not changed under the *Eastern Neighborhoods Area Plan*, and remain at 40 feet.

### **Project Site Characteristics**

The project site currently contains approximately 345,600 GSF of mostly vacant buildings and facilities. Current uses on the site, all of which are temporary, include special events, self-storage facilities, warehouses, automobile storage lots, a parking lot, a soil recycling yard, artists' studios, and office spaces. These uses are described in detail below.

The project site has varying topography, sloping down toward San Francisco Bay, with an approximately 30-foot decrease in elevation at the western extent of the 28-Acre Site. The project site has almost no vegetation, with the exception of a multi-trunk eucalyptus tree and grasses on the approximately 24-foot-tall remnant of Irish Hill, and scattered vegetation in the northeast portion of the 28-Acre Site.

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<sup>19</sup> San Francisco Planning Department website, *Eastern Neighborhoods*, available online at [www.sf-planning.org/index.aspx?page=1673](http://www.sf-planning.org/index.aspx?page=1673), accessed April 6, 2015. The other plan areas within the *Eastern Neighborhoods Area Plan* are Potrero (adjacent and west of the Central Waterfront Plan area), Mission (west of Potrero), Showplace Square (adjacent and north of Potrero), and East SOMA (i.e., East South of Market, which is northwest of Mission Bay).

<sup>20</sup> San Francisco Planning Department website, *About the Eastern Neighborhoods*, available online at [www.sf-planning.org/index.aspx?page=1677#1](http://www.sf-planning.org/index.aspx?page=1677#1), accessed April 6, 2015.

Approximately 98 percent of the 28-Acre Site is covered by impervious surface, and approximately 43 percent of the Illinois Parcels is covered by impervious surface.

### 28-Acre Site

The existing buildings on the 28-Acre Site are mostly low- to mid-rise structures in deteriorating condition, and a small portion of the remaining 1.4-acre remnant of Irish Hill, further described below under the Illinois Parcels. (See Figure 3: Existing Site Plan.) The Port has entered into interim leases for all of the useable buildings. Current uses of these buildings are as follows:

- Building 2, formerly Warehouse No. 2, a warehouse space, is leased by Paul's Stores for storage.
- Building 11, known as the Noonan Building and previously used as administration and design offices for the World War II shipbuilding yard, is currently leased as artists' studios and office space.
- The Building 12 complex was where ship hull plates were made from templates. The complex is made up of Building 12 (formerly Plate Shop No. 2), Building 15 (former Layout Yard), Building 16 (former Stress Relieving Building), Building 25 (former washroom and lockers), and Building 32 (former Template Warehouse). The Building 12 complex and the paved lot to the west of the Building 12 complex are leased by Forest City from the Port (authorized by the Revocable License Agreement for Special Events) for community, arts and cultural, and special events.
- Building 19 is currently part of the BAE Systems lease premises, where it is used to store sandblasting grit. Under the BAE lease, Building 19 will be removed from the BAE leasehold as part of BAE's shipyard master plan, which is still under development.
- Building 21, an electrical substation and a former Risdon Iron and Locomotive Works and Pacific Rolling Mills Company building, is leased to the SOMArts Cultural Center for storage.
- Building 66, the former Welding Shed, and the paved parking lots located along and to the west of Building 2 are leased to Yellow Cab for taxi cab storage.
- Building 117, a former shipyard training center, is leased by the Delancey Street Foundation for storage.

The Port has also leased certain portions of the land within the project site, including four former slipways, Slipways 5, 6, 7, and 8, on the 28-Acre site, which have been filled and paved. Current uses are as follows:

- East of Building 19 is an asphalt area containing a privately owned radio antenna.
- Paved land in the northeast corner of the project site, the site of a former metal recycling facility, is subleased by Affordable Self Storage.
- West of the Noonan Building, SOMArts and Ernest Rivera lease paved land for storage.
- Affordable Self Storage leases the southeastern corner of the slipways, which includes rows of self-storage lockers. Immediately north of Affordable Self Storage, Boas International leases an area for new automobile storage.

With the exception of a portion of the Affordable Self Storage lease area along the southern border of the project site and the studio/office uses in Building 11, all described leases are intended to terminate upon attainment of entitlements for the Proposed Project.

### Illinois Parcels

#### *20<sup>th</sup>/Illinois Parcel*

The 20<sup>th</sup>/Illinois Parcel, which is owned by the Port and within the greater 69-acre Pier 70 boundary, is a paved area that is currently occupied by asphalt lots for paid parking, construction lay-down, and other temporary uses. A remaining section of the 1.4-acre remnant of Irish Hill straddles both the southeast corner of the 20<sup>th</sup>/Illinois Parcel and the northeast corner of the Hoedown Yard, further described below.

#### *Hoedown Yard*

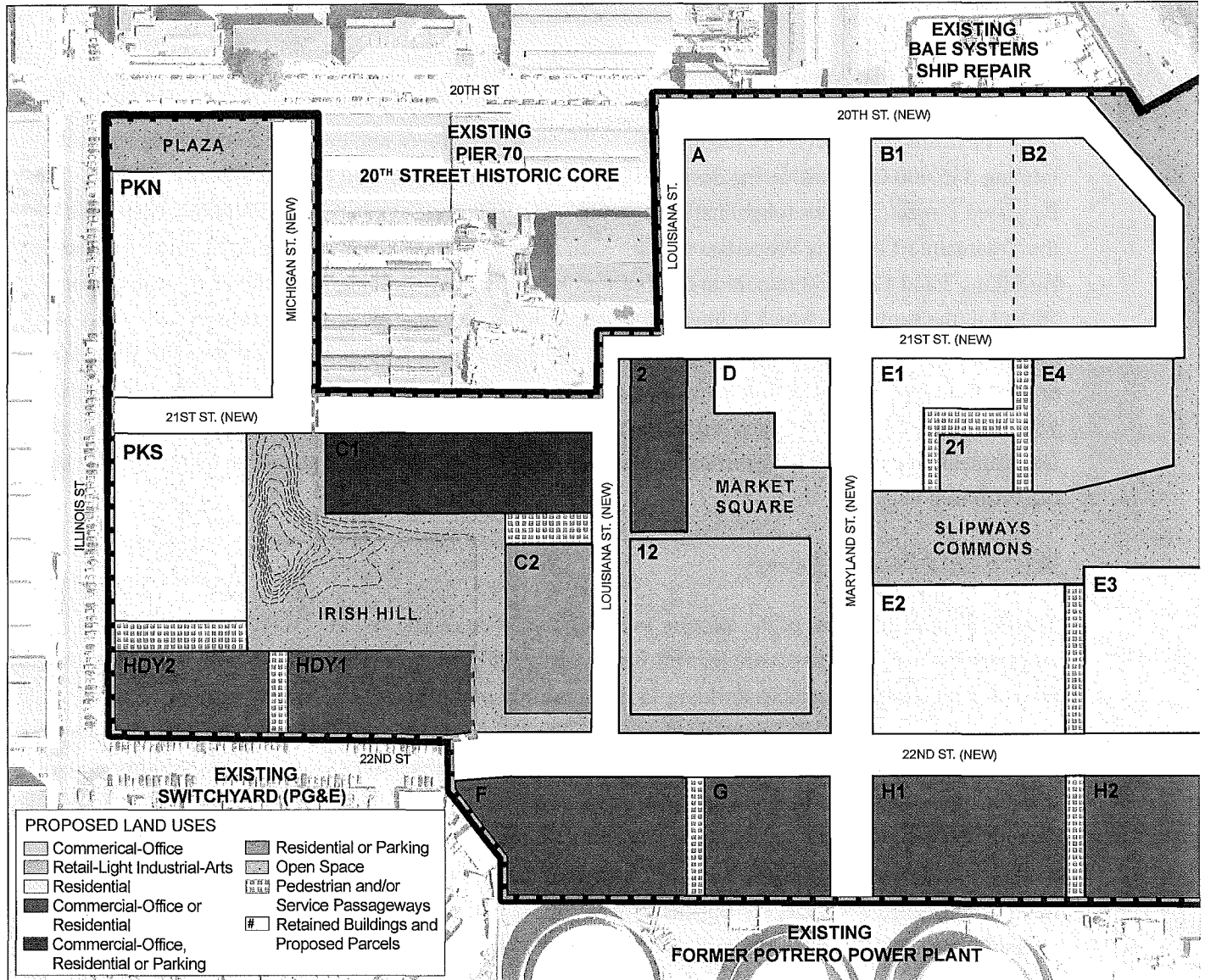
South of the 20<sup>th</sup>/Illinois Parcel, the PG&E-owned Hoedown Yard is used for soil recycling and for storage of construction equipment. The northeast corner of the Hoedown Yard is occupied by a remaining section of Irish Hill. The Hoedown Yard is outside of the 69-acre Pier 70 boundary, but is included in the project site and proposed SUD.

## **PROJECT CHARACTERISTICS**

### **Proposed Project Development Characteristics**

The Proposed Project would rezone the entire 35-acre project site (including both the 28-Acre Site and the Illinois Street Parcels) and establish development controls for the site through adoption of a proposed SUD. (See Figure 4: Proposed Land Use Plan.) As envisioned, the Proposed Project would include market-rate and affordable residential uses, commercial-office use, retail-light industrial-arts use, parking, infrastructure development, including street improvements, and public open space. The project sponsors propose a flexible land use program under which certain parcels on the project site could be designated for either commercial-office or residential uses. In addition, the proposed SUD would provide that two parcels on the project site would be designated for district structured parking, but could be developed with either residential or commercial uses depending on future market demand and future transportation network changes.

For the 28-Acre Site, up to approximately 3,449,050 GSF of construction in new buildings and improvements to existing structures (excluding square footage allocated to potential accessory and district parking) is proposed. New buildings would range in height from 50 to 90 feet. The Illinois Parcels would include up to approximately 801,400 GSF of construction in new buildings. New buildings on the Illinois Parcels would not exceed a height of 65 feet.



Source: Sitelab Studio, Turnstone Consulting/SWCA

**Pier 70 Mixed-Use District Project**

FIGURE 4: F

### Demolition and Renovation

The project site has 12 contributing historic architectural resources and one non-contributing structure, totaling 345,600 GSF, within the designated Union Iron Works National Register Historic District. The Proposed Project includes rehabilitation in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties of approximately 237,800 GSF at Buildings 2, 12, and 21 for reuse. Buildings 2 and 12 would remain in their current locations, and Building 21 would be relocated about 75 feet to the southeast, which is intended to create public frontage along the waterfront park and maintain a visual connection to Buildings 2 and 12. (See Figure 5: Proposed Rehabilitation, Retention and Demolition Plan.) The nine remaining contributing structures and features on the site, Buildings 11, 15, 16, 19, 25, 32, 66, 117<sup>21</sup>, and a portion of the remaining section of Irish Hill, and portions of the one non-contributing structure, subterranean portions of Slipways 5 through 8, would be demolished as part of the Proposed Project.

### Relocation of Existing Tenants

The Port negotiated most of the existing leases on the 28-Acre Site and the 20<sup>th</sup>/Illinois Parcel after entering into exclusive negotiations with Forest City. All existing leases are short-term leases for interim uses, and all but the tenants in Building 11 and a portion of the Affordable Self Storage lease will terminate by July 31, 2016, in anticipation of the Proposed Project. The Port will develop a plan for tenant relocation to the extent required under the California Relocation Assistance Law (California Gov. Code Section 7260 et seq.), and applicable regulations. The Port will also try to relocate larger-scale tenants to other available, suitable Port property. As part of its proposed Fiscal Year 2015-2016 capital budget, the Port is proposing to improve 17 acres of the Pier 94 Backlands<sup>22</sup> as paved, open industrial land. If constructed in time, the Backlands would be one of the potential locations identified by Port staff for major tenants at Pier 70 when relocation becomes necessary.

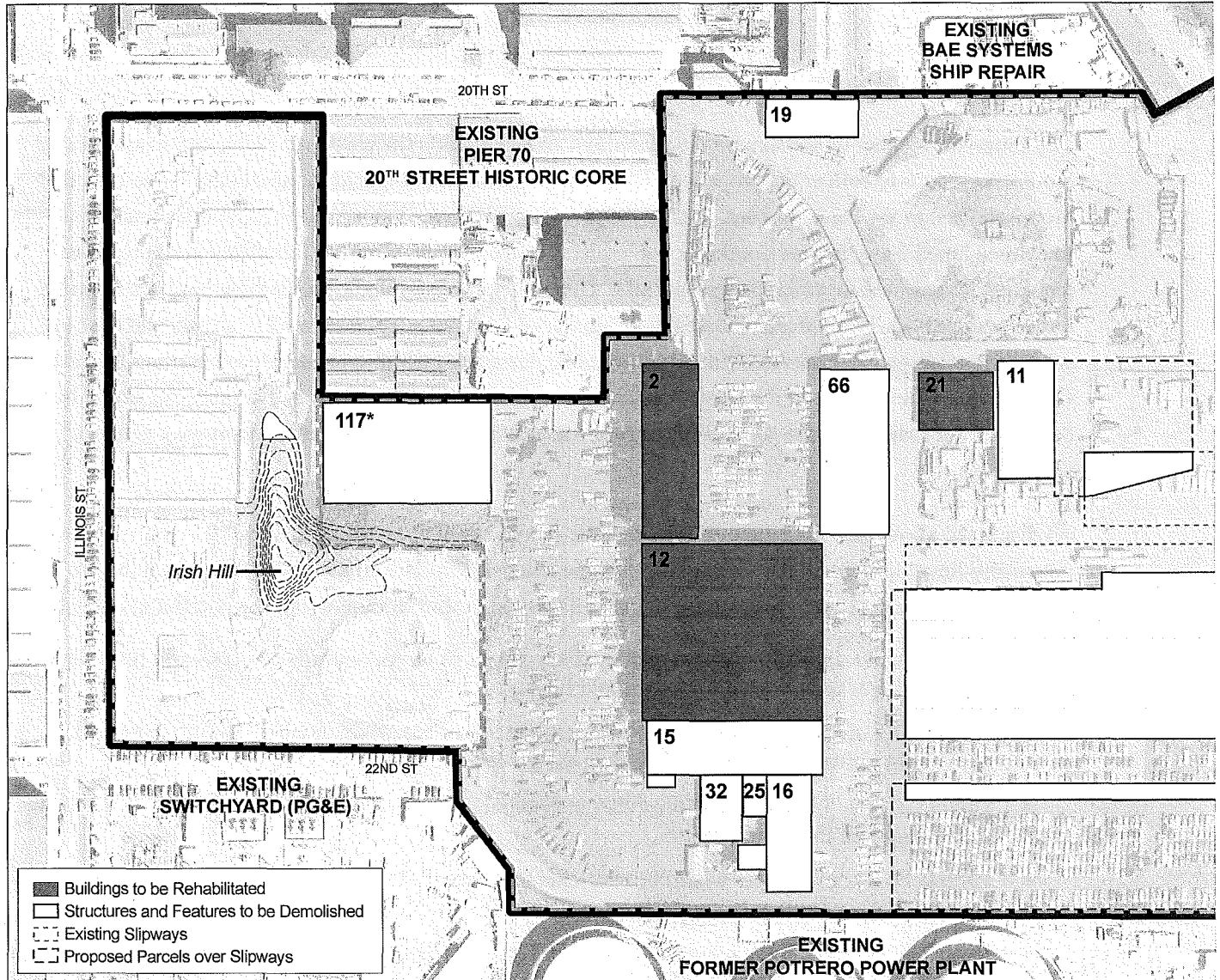
In accordance with the Term Sheet<sup>23</sup> between the Port and Forest City, Forest City has offered the tenants of the Noonan Building (most of whom are on month-to-month leases) replacement space at Pier 70 after the Noonan Building is demolished, with rent based on the Port's current parameter rent schedule for the Noonan Building. The tenants of the Noonan Building will be continuously accommodated at Pier 70.

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<sup>21</sup> The Port may decide to demolish Building 117 prior to approval of the Proposed Project. Any such approval of demolition of Building 117 would undergo appropriate environmental review, as required by CEQA.

<sup>22</sup> Pier 94 Backlands is a 23-acre unimproved Port-owned site located about one mile to the south of the Pier 70 Mixed-Use District project site.

<sup>23</sup> San Francisco Port Commission, *Term Sheet for Pier 70 Waterfront Site*, June 11, 2013. A copy of this document is available for public review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, in Case File No. 2014.001272E.



\*Note: The Port may decide to demolish Building 117 prior to approval of the Proposed Project. Any such approval of demolition of Building 117 would undergo appropriate environmental review, as Source: Sitalab Studio, Turnstone Consulting/SWCA

**Pier 70 Mixed-Use District Project**

FIGURE 5: PROPOSED REHABILITATION, RETENTI

### Flexible Land Use Program

The Proposed Project would amend the Planning Code to include the proposed SUD, and would amend the Zoning Maps to reflect the proposed SUD. The proposed SUD would require compliance with the proposed Design for Development. Under the proposed SUD, the zoning would allow designated parcels to be developed for either residential or commercial office uses to allow for flexibility in the types and amounts of uses developed on the project site. Under the proposed SUD, the flexible land use program would also provide two parcels, located at the corner of Louisiana and the new 21<sup>st</sup> streets and near the western boundary of the 28-Acre Site, that would be designated for district structured parking facilities. One site could be developed for either residential or commercial-office uses and another site could be developed for residential use depending on future market demand and future transportation network changes.

As discussed above and illustrated in Figure 4, the flexible zoning proposed in the SUD would allow for a mixed-use development on the various planned parcels that responds to market conditions in the project site vicinity. The proposed new zoning in the SUD would permit the following uses on the 28-Acre Site:

- Parcels A, B1 and B2 would be restricted to primarily commercial-office uses, with retail-light industrial-arts use allowed on the ground floor.
- Parcel C1 would be permitted for either commercial-office, residential or parking uses, with retail-light industrial-arts use allowed on the ground floor.
- Parcel C2 would be permitted for either residential or parking uses, with retail-light industrial-arts use allowed on the ground floor.
- Parcels D, E1, E2 and E3 would be restricted to primarily residential use, with retail-light industrial-arts use allowed on the ground floor.
- Parcels F, G, H1 and H2 would be permitted for either commercial-office or residential uses, with retail-light industrial-arts use allowed on the ground floor.
- Building 2 would be permitted for either commercial-office or residential uses.
- Parcel E4 and Buildings 12 and 21 would be restricted to primarily retail-light industrial-arts uses.
- In addition, all parcels except for existing Building 2 would be permitted to include retail-light industrial-arts use on the ground floor.
- In addition, all parcels except for existing Buildings 2, 12, and 21 would be permitted to include parking on the ground floor, and below-grade parking in proposed basement levels.

The flexible zoning proposed in the SUD would permit the following uses on the Illinois Parcels:

- 20th/Illinois Parcels (Parcels PKN and PKS) would be restricted to primarily residential use, with retail-light industrial-arts use and commercial-office uses allowed on the ground floor.
- Hoedown Yard (Parcels HDY1 and HDY2) would be permitted for either commercial-office or residential uses, with retail-light industrial-arts use allowed on the ground floor.

- All development parcels would be permitted to include retail-light industrial-arts use and parking on the ground floor, and below-grade parking in proposed basement levels.

Under the proposed SUD, development would provide a balanced mix of uses to support revitalization of the project site and would reflect market conditions in the project site vicinity. To cover a full range of potential land uses that could be developed under the proposed SUD, the EIR will analyze a maximum residential-use scenario and a maximum commercial-use scenario for the project site, which will bracket specific maximum ranges of uses that could be developed under the proposed SUD as described below.

The Maximum Residential Scenario and the Maximum Commercial Scenario for both the 28-Acre Site and the Illinois Parcels are mutually exclusive: the maximum commercial and maximum residential programs could not both be built. If the Proposed Project were to be built with the maximum amount of commercial space, less space would be developed with residential uses, and conversely, if the maximum number of residential units were constructed, less space would be developed with commercial uses as described below. Depending on the uses developed, the Proposed Project's total GSF would range between a maximum of 4,211,050 GSF, under the Maximum Residential Scenario, to 4,266,350 GSF, under the Maximum Commercial Scenario, excluding square footage associated with accessory and district parking.<sup>24</sup> Total construction on the 28-Acre Site would not exceed a maximum of 3,424,950 GSF, and a maximum of 801,400 GSF on the Illinois Parcels.

#### Maximum Residential Scenario

##### *28-Acre Site*

Development under the Maximum Residential Scenario on the 28-Acre Site would include a maximum of up to 3,424,950 GSF in new and renovated buildings. (See Table 1: Project Summary Table for Maximum Residential Scenario.) Construction under this scenario would provide up to 2,150 residential units (up to approximately 710 studio/one-bedroom units and 1,440 two- or more bedroom units), totaling about 1,870,000 GSF, as well as approximately 1,095,650 GSF of commercial-office space and approximately 459,300 GSF of retail-light industrial-arts use. The overall development envelope described above includes rehabilitation, in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, of 237,800 GSF in Buildings 2, 12, and 21. As noted above, the flexible land use program contemplates two parcels, Parcels C1 and C2, which may be developed for parking, residential or commercial-office use depending on future market demand and future transportation network changes. The project summary table, shown below, assumes that these two parcels are built as residential use, in order to study the maximum GSF of development area on the project site under this Maximum Residential Scenario.

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<sup>24</sup> Per the Planning Code, parking and mechanical equipment space do not count toward gross square footage; for the Proposed Project, below-grade levels would have parking and mechanical equipment.



**Table 1: Project Summary Table for Maximum Residential Scenario**

Uses	Existing Gross Square Footage	Existing Buildings to Be Rehabilitated	28-Acre Site New and Rehabilitated Construction	Illinois Parcels New Construction	Maximum Proposed Project Totals
Residential	0	N/A	1,870,000 GSF (Parcels C1, C2, D, E1, E2, E3, F, G, H1, H2, and Building 2)	760,000 GSF (Parcels PKN, PKS, HDY1, and HDY2)	<b>2,630,000 GSF</b>
Residential Units	0	N/A	2,150 units	875 units	<b>3,025 units</b>
Commercial-Office	0	N/A	1,095,650 GSF <sup>1</sup> (Parcels A, B1, and B2)	6,600 GSF (Parcel PKN)	<b>1,102,250 GSF<sup>1</sup></b>
Retail-Light Industrial-Arts <sup>2</sup>	0	N/A	459,300 GSF (Parcels A, B1, B2, C1, C2, D, E1, E2, E3, E4, F, G, H1, H2 and Buildings 12 and 21)	34,800 GSF (Parcels PKN, PKS, HDY1, and HDY2)	<b>494,100 GSF<sup>1</sup></b>
Existing Buildings	345,600	237,800 GSF <sup>1</sup>	–	–	<b>Included above</b>
<b>Total GSF</b>	<b>345,600</b>	<b>237,800</b>	<b>3,424,950 GSF</b>	<b>801,400 GSF</b>	<b>4,226,350 GSF<sup>1</sup></b>
Parking Spaces - Off Street	171	0	2,555	660	<b>3,215</b>
Parking Spaces - On Street	152	0	–	–	<b>285<sup>3</sup></b>
Open Space	0	N/A	6.5 acres	2.5 acres	<b>9 acres</b>

*Notes:*

<sup>1</sup> The existing 237,800 GSF of retained building space in Buildings 2, 12, and 21 on the 28-Acre Site would be renovated and converted into Commercial-Office, Retail-Light Industrial-Arts, or Residential uses. The Proposed Project's Total GSF reflects this retained and renovated space.

<sup>2</sup> Retail-light industrial-arts uses would be on the ground-floor levels of all future buildings on Parcels A, B1, B2, C1, C2, D, E1, E2, E3, F, G, H1, H2, PKN, PKS, HDY1 and HDY2. Parcel E4 and Buildings 12 and 21 would only contain retail-light industrial-arts uses. There would be no retail-light industrial-arts uses in Building 2.

<sup>3</sup> The street network planned as part of the Proposed Project would include all public roadways. This total number of on-street public parking spaces provided is an estimate, since this number does not yet account for the loss of potential on-street public parking spaces that may be associated with ADA parking and/or loading requirements (spaces are longer than traditional parking spaces), nor does it account for any requirements associated with turnaround regulations required by the San Francisco Fire Department.

Source: Forest City; Turnstone / SWCA

*Illinois Parcels*

Development under the Maximum Residential Scenario on the Illinois Parcels would include a maximum of up to 801,400 GSF in newly constructed buildings (see Table 1). Construction under this scenario would provide up to 875 residential units (up to approximately 290 studio/one-bedroom units and 585 two- or more bedroom units) totaling about 760,000 GSF, as well as approximately 6,600 GSF of commercial-office area and approximately 34,800 GSF of retail-light industrial-arts space in new buildings.

Maximum Commercial Scenario

*28-Acre Site*

Development on the 28-Acre Site under the Maximum Commercial Scenario would include a maximum of up to about 3,449,050 GSF in new and renovated buildings. (See Table 2: Project Summary Table for Maximum Commercial Scenario.) Construction under this scenario would provide up to 1,100 residential units (up to approximately 365 studio/one-bedroom units and 735 two- or more bedroom units) totaling about 957,000 GSF, as well as approximately 2,024,050 GSF of commercial-office area and approximately 468,000 GSF of retail-light industrial-arts uses. The overall development envelope described above includes the rehabilitation, in compliance with the Secretary of the Interior's Standards for Treatment of Historic Properties, of 237,800 GSF in Buildings 2, 12, and 21. As noted above, the flexible land use program contemplates two parcels, Parcels C1 and C2, which may be developed for parking, residential or commercial-office use depending on future market demand and future transportation network changes. The project summary table, shown below, assumes that Parcel C1 is developed as commercial-office use and Parcel C2 is developed as residential use, in order to study the maximum GSF of development area on the project site under this Maximum Commercial Scenario.

*Illinois Parcels*

Development on the Illinois Parcels under the Maximum Commercial Scenario would include a maximum of about 762,000 GSF in new buildings (see Table 2). Construction under this scenario would provide up to 545 residential units (up to approximately 180 studio/one-bedroom units and 365 two-or-more bedroom units) totaling about 473,000 GSF, as well as approximately 238,300 GSF of commercial-office area and approximately 50,700 GSF of retail-light industrial-arts space in new buildings.

**Table 2: Project Summary Table for Maximum Commercial Scenario**

Uses	Existing Gross Square Footage	Existing Buildings to Be Rehabilitated	28-Acre Site New and Rehabilitated Construction	Illinois Parcels New Construction	Maximum Proposed Project Totals
Residential	0	N/A	957,000 GSF (Parcels C2, D, EI, E2, and E3)	473,000 GSF (Parcels PKN and PKS)	<b>1,430,000 GSF</b>
Residential Units	0	N/A	1,100 units	545 units	<b>1,645 units</b>
Commercial-Office	0	N/A	2,024,050 GSF <sup>1</sup> (Parcels A, B1, B2, C1, F, G, H1, H2, and Building 2)	238,300 GSF (Parcels PKN, HDY 1, and HDY 2)	<b>2,262,350 GSF<sup>1</sup></b>
Retail-Light Industrial-Arts <sup>2</sup>	0	N/A	468,000 GSF (Parcels A, B1, B2, C1, C2, D, E1, E2, E3, E4, F, G, H1, H2 and Buildings 12 and 21)	50,700 GSF (Parcels PKN, PKS, HDY1, and HDY2)	<b>518,700 GSF<sup>1</sup></b>
Existing Buildings	345,600	237,800 GSF <sup>1</sup>	—	—	<b>Included above</b>
<b>Total GSF</b>	<b>345,600</b>	<b>237,800</b>	<b>3,449,050 GSF</b>	<b>762,000 GSF</b>	<b>4,211,050 GSF<sup>1</sup></b>
Parking Spaces - Off Street	171	0	2,700	645	<b>3,345</b>
Parking Spaces - On Street	152	0	—	—	<b>285<sup>3</sup></b>
Open Space	0	N/A	6.5 acres	2.5 acres	<b>9 acres</b>
<i>Notes:</i>					
<sup>1</sup> The existing 237,800 GSF of retained building space in Buildings 2, 12, and 21 on the 28-Acre Site would be renovated and converted into Commercial-Office, Retail-Light Industrial-Arts, or Residential uses. The Proposed Project's Total GSF reflects this retained and renovated space.					
<sup>2</sup> Retail-light industrial-arts uses would be on the ground-floor levels of all future buildings on Parcels A, B1, B2, C1, C2, D, E1, E2, E3, F, G, H1, H2, PKN, PKS, HDY1 and HDY2. Parcel E4 and Buildings 12 and 21 would only contain retail-light industrial-arts uses. There would be no retail-light industrial-arts uses in Building 2.					
<sup>3</sup> The street network planned as part of the Proposed Project would include all public roadways. This total number of on-street public parking spaces provided is an estimate, since this number does not yet account for the loss of potential on-street public parking spaces that may be associated with ADA parking and/or loading requirements (spaces are longer than traditional parking spaces), nor does it account for any requirements associated with turnaround regulations required by the San Francisco Fire Department.					

Source: Forest City; Turnstone / SWCA

### Maximum Building Heights and Representative Building Locations

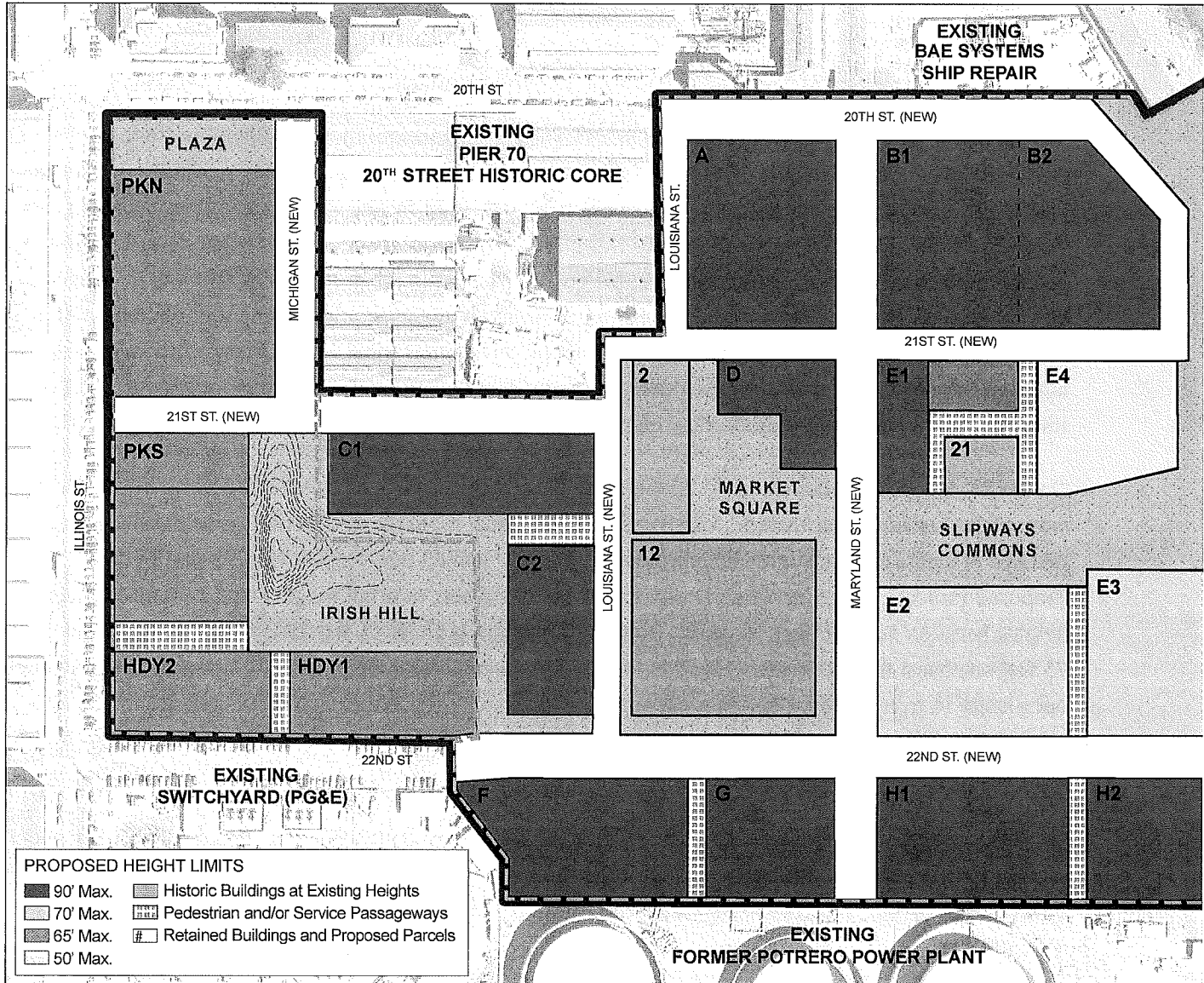
The proposed Pier 70 SUD would include amendments to the General Plan and Planning Code that would establish the height and bulk district on the project site, 90-X for the 28-Acre Site, except for a 100-foot-wide portion adjacent to the shoreline which would remain at 40-X, and 65-X for the Illinois Parcels. Through the incorporated proposed *Pier 70 Design for Development* document, further described below, varying maximum heights for the parcels at the project site within the proposed 90-foot and 65-foot bulk and height districts would be proposed. Maximum building heights would be generally limited to 50, 65, 70, and 90 feet, depending on location. (See Figure 6: Proposed Height Limits Plan.) The maximum building heights shown in the proposed Height Limits Plan do not specify the exact location of all of the future proposed buildings. Rather, they represent the proposed maximum heights across the project site.

On the 28-Acre Site, buildings up to 90 feet in height could generally be constructed along the southern, western, and northern perimeters. Existing Buildings 2 and 12, in the central portion of the site, would be retained at their existing heights of approximately 80 feet and 60 feet, respectively, as part of the Proposed Project. At the center and eastern portions of the site, new buildings would be limited to heights between 50 to 70 feet. Existing Building 21, which is about 45 feet tall, would be moved about 75 feet southeast from its current location to a new site just north of the proposed Slipways Commons open space to front on the waterfront park and maintain a visual connection to Buildings 2 and 12. The relocated Building 21 would be framed by new 90-foot-tall, 65-foot-tall, and 50-foot-tall buildings to the west, north, and east, respectively.

On the Illinois Parcels, maximum building heights would not exceed 65 feet. Proposed building locations on the 20<sup>th</sup>/Illinois portion of the site would front Illinois Street and the new 21<sup>st</sup> Street. Proposed development on the Hoedown Yard would front Illinois Street and the southern property line adjacent to 22<sup>nd</sup> Street.

### Proposed Design for Development

A proposed *Pier 70 Design for Development* is part of the Proposed Project and will be incorporated into the proposed SUD. It is intended to reflect the long-term vision for the visual character and quality of the project site and would provide design standards and guidelines for building design, open space character, and the public realm. The SUD and proposed Design for Development would include development standards that would be mandatory, measurable quantitative design specifications, as well as design guidelines that would be more qualitative and flexible. The proposed Planning Code amendments (included in the proposed SUD) and the proposed Design for Development would, together, guide and control all development within the SUD after project entitlements are obtained. Subsequent submittals of proposed building design would be evaluated for consistency with both the proposed SUD and the Design for Development.



Source: Sitelab Studio, Turnstone Consulting/SWCA

**Pier 70 Mixed-Use District Project**

FIGURE 6: PROP

Parcels where flexibility among land uses would be allowed (e.g., either residential or commercial uses or structured parking options) would be identified in the proposed SUD. The proposed Design for Development would establish controls and parameters for bulk restriction, articulation and modulation, building materials and treatment, building frontage utilization, design parameters for open space, streets, parking and loading guidelines and standards, and utilities, such as lighting, as well as incorporate measures, as appropriate, identified in the EIR to mitigate any significant impacts. It would also address how the Proposed Project's individual buildings would fit within the overall Pier 70 area and adhere to a coherent urban design strategy. The standards in the proposed Design for Development are intended to relate new construction to other rehabilitation and reuse efforts at Pier 70, including the Historic Core project (currently under development by Orton Development, Inc.), Crane Cove Park, and the ongoing BAE ship repair facility use.

#### Affordable Housing Program

Under the Proposed Project, 30 percent of all completed residential units on the 28-Acre Site would be required to be offered at below market rate prices, and a majority of all residential units constructed would be available as rentals. The Proposed Project's affordable housing requirement would be established through transaction documents between the Port and Forest City for the Proposed Project.

#### Proposed Open Space

As shown on Figure 3: Proposed Land Use Plan, the Proposed Project would provide nine acres of publicly owned open space that are intended to achieve the following: supplement other Pier 70 waterfront improvements outside of the proposed SUD, including the proposed Crane Cove Park; extend the Blue Greenway<sup>25</sup> and Bay Trail through the southern half of Pier 70; and create an urban waterfront space, activated by the uses in the buildings adjacent to the waterfront-facing open spaces. All public open space would be owned by the Port.<sup>26</sup> Key components of the proposed open space program area are as follows:

- An approximately 5-acre waterfront park area, which would extend the Blue Greenway and Bay Trail through the southern half of Pier 70 and connect the 28-Acre Site's historic buildings to the waterfront (the Waterfront Terrace and Slipway Commons);
- A 1.5-acre plaza-type open space (Market Square) adjacent to Buildings 2 and 12, with open space suitable for markets, movie nights, or other programmed public gatherings;

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<sup>25</sup> The Blue Greenway is a City of San Francisco project to improve the City's southerly portion of the 500-mile, 9-county, region-wide Bay Trail, as well as to extend the newly established Bay Trail and associated waterfront open space system. This 13-mile trail corridor will connect China Basin in the north to Candlestick Point State Recreation Area in the south. Trail information is available online at <http://www.sf-port.org/index.aspx?page=1433>, accessed April 17, 2015.

<sup>26</sup> Port ownership of the Irish Hill open space is subject to a jurisdictional transfer from the City to the Port.

- A 2-acre area (Irish Hill open space) adjacent to the existing remainder of Irish Hill, which could include a children's playground or other active recreation, on the Hoedown Yard;<sup>27</sup> and
- A 0.5-acre plaza (Plaza) on the 20<sup>th</sup>/Illinois Parcel, which would provide an open space for viewing buildings in the Historic Core.<sup>28</sup>

In addition to these open spaces, under the flexible land use program that could provide district parking on the two parcels located at Louisiana and the new 21<sup>st</sup> streets, the Proposed Project may include useable open space on the district parking structure rooftops that may consist of recreation/sports fields/courts, urban agriculture, or other publicly accessible uses. The spaces would be designed to be accessible from various locations on the 28-Acre Site, as well as from the Illinois Parcels. In addition, the Proposed Project buildings would provide private open space areas in the forms of balconies, courtyards, or other facilities, which would be accessible only to building occupants.

## **Proposed Traffic and Circulation Plan**

### Transit and Sustainability Overview

Towards the goal of achieving a sustainable land use development, the Proposed Project includes a transportation plan that prioritizes pedestrian and bicycle access, and will implement further measures to encourage alternative modes of transportation. The Proposed Project would encourage alternative modes of transportation by building a dense, walkable, mixed-use, transit-oriented development; encourage bicycling and walking; use Transportation Demand Management (TDM) strategies; prioritize safety, especially for bicyclists and pedestrians; and implement a shuttle service to connect Pier 70 to regional transit hubs. Entitlement and transaction documents would require the Proposed Project to establish a Transportation Management Agency (TMA) to coordinate and implement TDM measures, including the shuttle service.

### Street Improvements and Circulation

As shown on Figure 3: Proposed Land Use Plan, the proposed primary streets on the project site would be 20<sup>th</sup> and 22<sup>nd</sup> streets, built out from west to east in straight lines. The proposed Maryland Street would be a secondary north-south running street. New minor streets proposed as part of the Project include a new 21<sup>st</sup> Street running west-to-east from Illinois Street to the Waterfront and Louisiana Street running north from 22<sup>nd</sup> Street, with an S-curve to accommodate existing historic structures, to 20<sup>th</sup> Street. All proposed streets would include sidewalks, as well as street furniture and on-street parking, where appropriate. With the exception of Louisiana Street between 20<sup>th</sup> Street and 21<sup>st</sup> Street, all proposed streets would be two-way, with a single lane of travel in each direction. Louisiana Street would be one-

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<sup>27</sup> The Proposed Project assumes that PG&E has relocated from the Hoedown Yard and that the City will exercise its option to purchase the Hoedown Yard from PG&E.

<sup>28</sup> The Proposed Project assumes that the Port will sell the 20<sup>th</sup>/Illinois Parcel subject to a requirement for construction of a 0.5-acre publicly owned plaza (Plaza) at the entry to the site on 20<sup>th</sup>/Illinois Street.

way in the southbound direction, with a single lane of travel. There are no proposed bus routes or truck routes as part of the Proposed Project. The proposed streets would provide access for emergency vehicles and freight loading.

As part of the proposed project, Michigan Street from the north side of 22<sup>nd</sup> Street to 21<sup>st</sup> Street would be converted from a public street to private use, i.e., “vacated,” and developed as part of the Illinois Parcels.

#### Transportation Demand Management

The Proposed Project would include an array of proposed TDM measures designed to encourage sustainable transportation choices and include the establishment of a TMA to manage implementation of TDM measures at the site. The Proposed Project would include a shuttle service to connect residents, workers, and visitors to regional transit hubs, including BART and Caltrain.

#### Bicycle and Pedestrian Improvements

The Proposed Project includes bike lanes, bike-safety-oriented street design, and bike-parking facilities to promote bicycling in and around the project site and project site vicinity. Bike amenities would be constructed on the project site to meet or exceed Planning Code requirements. Improvements proposed for the Proposed Project include construction of Class 2 facilities (bicycle lanes) and Class 3 facilities (shared-lane markings and signage) on 20<sup>th</sup> Street, 22<sup>nd</sup> Street and Maryland Street, and a separated bicycle and pedestrian facility would be provided to extend the Bay Trail and Blue Greenway the length of the project site shoreline. Pedestrian travel would be encouraged throughout the project site by establishing connected pedestrian pathways running both west-to-east and north-to-south to connect open spaces and by incorporating pedestrian-safe sidewalk and street design. The project site is designed to make the area east of Maryland Street a predominantly pedestrian zone, and there would be no vehicular streets along the length of the park, with the exception of 20<sup>th</sup> Street. Maryland Street and portions of 21<sup>st</sup> Street near the Bay would potentially have a shared street condition,<sup>29</sup> to reinforce the pedestrian connection from across streets to the Bay.

#### Parking

The Proposed Project would provide a restricted number of parking spaces to meet actual demand up to a predetermined maximum amount, as well as encourage more sustainable travel modes. If not developed as residential or commercial uses, planned district parking structures, located at the corner of Louisiana and new 21<sup>st</sup> streets, would provide shared parking for multiple uses. Certain parcels would also have below-grade parking. The Proposed Project would include car-share parking that would meet or exceed Planning Code requirements. All residential parking would be unbundled.

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<sup>29</sup> Shared streets are generally curbless streets that maintain access for vehicles operating at low speeds and are designed to prioritize pedestrian travel by implicitly slowing traffic speeds using pedestrian volumes, design, and other cues to slow or divert traffic.



## Proposed Infrastructure and Utilities

### Potable and Recycled Water

To provide water for drinking and firefighting needs, the Proposed Project would include construction of potable water distribution piping in trenches located under the planned streets. To reduce potable water demand, high-efficiency fixtures and appliances would be installed in new buildings, and fixtures in existing buildings would be retrofitted, as required by City regulations. The project site lies within the City's designated recycled water area, and the Proposed Project would provide the piping needed to distribute recycled water, even though a supply of recycled water would not be available in the near term.<sup>30</sup>

At present, approximately 98 percent of the 28-Acre Site is covered by impervious surface and approximately 43 percent of the Illinois Parcels is covered by impervious surface. The Proposed Project would result in approximately 88 percent of the 28-Acre Site covered by impervious surface and approximately 87 percent of the Illinois Parcels covered by impervious surface.

### Proposed Wastewater (Sewer) and Stormwater Treatment

The San Francisco Public Utilities Commission currently operates a combined collection system for sanitary sewage and stormwater from the project site. The combined wastewater flows to an existing pump station at the northeast corner of the project site. The pump station sends the flow through a 10-inch force main to the 27-inch gravity sewer main under Illinois Street within the right-of-way. From there, the sewage flows south to the Southeast Treatment Plant for treatment prior to discharge in the San Francisco Bay.

During infrequent occasions of extreme rainfall when the flows exceed pump capacity, the overflow backs up into a 54-inch storage pipe running north-south through the project site under existing Slipways 5, 6, 7, and 8, and the excess flow discharges into the Bay at Combined Sewer Overflow outfalls in the Bay outside the project site at the terminus of 20<sup>th</sup> and 22<sup>nd</sup> streets.

The Proposed Project anticipates retaining much of the existing combined sewer system and, if necessary, would upgrade the pump station on the project site to accommodate the site's existing uses and future development.<sup>31</sup> To handle increased sewage and wastewater flows from the Proposed Project's anticipated development, the project sponsors propose to construct wastewater and stormwater infrastructure in trenches under the Proposed Project's roadway and open space network and connect it to the existing outfall structures.

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<sup>30</sup> BKF, Memorandum to Kelly Pretzer, Forest City, *Pier 70 - Utility Descriptions*, revised February 25, 2015, pp. 1-2.

<sup>31</sup> BKF, Memorandum to Kelly Pretzer, Forest City, *Pier 70 - Utility Descriptions*, revised February 25, 2015, pp. 3-4.

The approach to handling these flows has not yet been determined. One of three wastewater options would be implemented: a combined sewer and stormwater system, a separated sewer and stormwater system, or a hybrid approach, described below. All of these wastewater options will be studied in the EIR.

1. Combined Sewer and Stormwater System Option

Under the combined sewer and stormwater system option, the existing pump station and western portion of the existing force main along the northern boundary of the project site would remain, and the eastern half of the existing force main would be replaced. Under San Francisco's Stormwater Design Guidelines, the Proposed Project would be required to reduce stormwater discharge from the project site by at least 25 percent. Methods available to decrease stormwater flow include capturing, retaining, and filtering runoff through Low Impact Design features such as planters, bioswales, biogutters, permeable paving, vegetated roofs, streams, ponds, and other natural filtration systems. Under this option, during infrequent occasions of extreme rainfall when the flows would exceed pump capacity, the excess flow would discharge into the Bay at the existing Combined Sewer Overflow outfall, in compliance with permits issued by the San Francisco Bay Regional Water Quality Control Board and pursuant to the City's National Pollutant Discharge Elimination System permit.

2. Separated Sewer and Stormwater System Option

Under the separated sewer and stormwater system option, wastewater and stormwater would be conveyed in separate sanitary sewer and stormwater systems. Wastewater would be conveyed into the existing pump station, which would discharge to the existing gravity sewer system and treatment plant. A new stormwater system would be constructed with Low Impact Design features and in underground pipes below the proposed roadway network, and a new storm drain outfall would be constructed in the northeast corner of the project site that would flow into San Francisco Bay.

3. Combined Sewers with Separated Sewer in Eastern Portion of Project Site (Hybrid Approach)

The third option would be a hybrid system with the combined sewer continuing to serve most of the project site. Under this hybrid approach, the project sponsor would also construct a new separate stormwater system to serve a portion of the eastern project site, including proposed open space areas, that would discharge to the Bay via a new outfall located at the base of the new 21<sup>st</sup> Street. Under this option, the project sponsors would also construct a new separate sewer system to convey wastewater from this area to the existing combined sewer system via the 20<sup>th</sup> Street Pump Station.

### Electricity and Natural Gas

The Proposed Project would replace overhead electrical distribution with a joint trench distribution system following the roadways. The existing natural gas distribution system would be extended to cover the entire project site, and the piping would be realigned within the proposed roadway network to serve the project site. The Proposed Project would comply with San Francisco Green Building Requirements for energy efficiency in new buildings. Energy-efficient appliances and energy-efficient lighting would be installed in the three rehabilitated historic buildings.

### **Proposed Grading Plan**

The Proposed Project would involve excavation of soils for grading and construction of the 15- to 27-foot-deep basements planned on the majority of the parcels. No basement levels are planned under existing Buildings 2, 12, or 21. The Proposed Project would also raise the grade of the 28-Acre Site and low-lying portions of the Illinois Parcels by adding between three to five feet of fill in order to help protect against flooding and projected future sea level rise, as described below.

A portion of the northern spur of the remnant of Irish Hill, which stands approximately 24 feet tall, would be removed for construction of the new 21<sup>st</sup> Street. Retaining walls would be necessary along the sides of the new 21<sup>st</sup> Street to protect the adjacent Building 116 and along the reconfigured 22<sup>nd</sup> Street, to account for the proposed elevation difference between the streets and adjacent ground surfaces.

While the grading plan assumes some on-site reuse of the excavation soil, which would be stockpiled and reused as fill throughout the project site, a substantial amount of soil export would be required. The Proposed Project would result in a net export total of about 340,000 cubic yards of soil and an import of about 20,000 cubic yards of clean fill, which would be phased over the duration of the planned construction activities.

### Shoreline Protection

To address the potential hazard of future sea level rise in combination with storm and high tide conditions, the Proposed Project would make physical improvements in the near term to the shoreline that would provide the flexibility to accommodate future physical improvements such as berms, seawalls, or wetlands. Elevations at the shoreline would be increased by approximately four feet to address sea level rise risk and wave run-up, and the finished floor elevations for the ground floors of buildings on the 28-Acre Site would be increased to take into account the potential for future sea level rise of up to at least 55 and potentially as high as 66 inches. Included as part of the Proposed Project are financing mechanisms that would fund future improvements, if and when they would be needed.

### Geotechnical Stabilization

To address the potential hazard of liquefaction and lateral spreading that may occur during a major earthquake, the proposed project would likely include construction of below-grade secant pile walls along the northeastern and southeastern portions of the project site. Secant pile walls could generally be constructed by installing a set of primary piles or concrete-filled drill holes, followed by an interlocking, secondary set of piles, with a concrete cap on top, which would be supported by micropile or tie-back anchors set at an angle.

## **PROJECT CONSTRUCTION PHASING AND DURATION**

For both development scenarios, the Maximum Residential and the Maximum Commercial, Proposed Project construction is expected to begin in 2018 and would be phased over an approximately 11-year period, concluding in 2029. Proposed development is expected to involve five phases, designated as Phases 1, 2, 3, 4, and 5. Traffic and circulation improvements, infrastructure improvements, open space improvements, and grading and excavation activities would occur in tandem, as respective and adjacent parcels are developed. The phasing schedule is described generally below.

### Maximum Residential Scenario Construction Phasing and Duration

- **Phase 1 (2018-2019):** Phase 1 would introduce residential with potential ground-floor retail-light industrial-arts and commercial-office development on Parcel PKN of the Illinois Parcels.
- **Phase 2 (2018-2020):** Phase 2, which would overlap with a portion of Phase 1, would focus construction activities primarily in the central portion of the 28-Acre Site. Phase 2 would include space for residential use with potential ground-floor retail-light industrial-arts (Parcels E2, C2 and D and Building 2), commercial-office use with potential ground-floor retail-light industrial-arts (Parcel C1) and predominantly retail-light industrial-arts uses (Building 12).
- **Phase 3 (2021-2023):** Phase 3 would include construction of residential with potential ground-floor retail-light industrial-arts development on Parcel PKS of the Illinois Parcels and Parcels F and G along the southern boundary of the 28-Acre Site. Phase 3 would also introduce commercial-office space with potential ground-floor retail-light industrial-arts along the northern boundary of the 28-Acre Site (Parcel A).
- **Phase 4 (2024-2026):** Phase 4 would include construction of residential with potential ground-floor retail-light industrial-arts space on Parcels HDY1 and HDY2 of the Illinois Parcels, and on Parcels E1 and E3 along the eastern portion of the 28-Acre Site. Phase 4 would also include construction of commercial-office use with potential ground-floor retail-light industrial-arts on Parcels B1 and B2 along the northeastern boundary of the 28-Acre Site, and construction of retail-light industrial-arts uses on Parcel E4 and in Building 21 in the eastern portion of the 28-Acre Site.
- **Phase 5 (2027-2029):** Phase 5 would introduce residential with potential ground-floor retail-light industrial-arts development on Parcels H1 and H2 in the southeast boundary of the 28-Acre Site.

### Maximum Commercial Scenario Construction Phasing and Duration

- **Phase 1 (2018-2019):** Phase 1 would introduce residential with potential ground-floor retail-light industrial-arts and commercial-office development on Parcel PKN on the Illinois Parcels.
- **Phase 2 (2018-2020):** Phase 2, which would overlap with a portion of Phase 1, would include construction of a residential with potential ground-floor retail-light industrial-arts development on Parcel PKS of the Illinois Parcels, and commercial-office with potential ground-floor retail-light industrial-arts on Parcel A located along the 28-Acre Site's northern boundary. Phase 2 would also introduce residential with potential ground-floor retail-light industrial-arts on Parcels D and E2, commercial-office use in Building 2, and retail-light industrial-arts use in Building 12, located in the central portion of the 28-Acre Site.
- **Phase 3 (2021-2023):** Phase 3 would include construction of commercial-office space on Parcels HDY1 and HDY2 on the Illinois Parcels and on Parcels F and G along the southern boundary of the 28-Acre Site. Phase 3 would also include construction of residential with potential ground-floor retail-light industrial-arts space on Parcels C2 and E1 located in the central portion of the 28-Acre Site.
- **Phase 4 (2024-2026):** Phase 4 would include construction of commercial-office with potential ground-floor retail-light industrial-arts on Parcels B1, B2, and C1, located in the northeastern and western portions of the 28-Acre Site. Phase 4 would also include construction of residential with potential ground-floor retail-light industrial-arts space on Parcel E3 and retail-light industrial-arts uses on Parcel E4 and in Building 21, located in the eastern portion of the 28-Acre Site.
- **Phase 5 (2027-2029):** Phase 5 would introduce commercial-office use on Parcels H1 and H2 along the southern boundary of the 28-Acre Site.

## REQUIRED PROJECT APPROVALS

The Proposed Project is subject to review and approvals by several local, regional, and state agencies after completion of environmental review. Certification of the Final EIR by the San Francisco Planning Commission, which would be appealable to the San Francisco Board of Supervisors, is required before any other discretionary approvals or permits would be issued for the Proposed Project. An outline of anticipated main project approvals is as follows:

- Upon recommendation by the San Francisco Planning Commission and Port Commission, the San Francisco Board of Supervisors would consider adoption of amendments to the Planning Code text to establish the Pier 70 SUD, which would set forth development standards governing such matters as the allowable land uses, building height and bulk (consistent with Proposition B [June 2014] and Proposition F [November 2014]), parking and procedures for design review.
- The Pier 70 SUD would incorporate the *Pier 70 Design for Development*, which would establish specific land use controls, development standards, and design guidelines.
- The Port Commission would approve an amendment to the Port's Waterfront Land Use Plan to reflect the Pier 70 SUD and the *Pier 70 Design for Development*.
- The Port Commission and the Board of Supervisors would consider a Disposition and Development Agreement that would govern the project sponsors' contractual rights and obligations for development of the Proposed Project.

- Upon recommendation of the Planning Commission, the Board of Supervisors and other City agencies, as appropriate, would consider an action adopting a Development Agreement to vest the project approvals for a term of years.
- All City departments having jurisdiction over part or all of the project site would also consider an Interagency Cooperation Agreement that would set forth the procedures and standards for permit review.
- The Board of Supervisors would approve tentative and final maps for the Proposed Project in accordance with the Subdivision Map Act and applicable City laws and regulations.
- Rezoning the project site through the Pier 70 SUD requires approval by the State Lands Commission of a trust exchange agreement meeting the requirements of AB 418 under the Public Trust, and under which Public Trust is lifted from designated portions of Pier 70.

The Proposed Project will require additional project reviews, recommendations, permits or approvals from the following local, regional, and state agencies:

- San Francisco Port Commission, in consultation with the San Francisco Department of Building Inspection
- San Francisco Board of Supervisors
- San Francisco Planning Commission
- San Francisco Historic Preservation Commission
- San Francisco Public Utilities Commission
- San Francisco Department of Public Works
- San Francisco Municipal Transportation Agency
- San Francisco Department of Public Health
- San Francisco Bay Conservation and Development Commission
- California State Lands Commission
- San Francisco Bay Regional Water Quality Control Board
- Bay Area Air Quality Management District

In addition to the agencies listed above, depending on the inclusion of certain features of the Proposed Project, potential additional agencies include:

- California Public Utilities Commission
- National Park Service
- U.S. Army Corps of Engineers

## **SUMMARY OF POTENTIAL ENVIRONMENTAL ISSUES**

The Proposed Project may result in significant environmental effects. As required by the California Environmental Quality Act (CEQA), an Environmental Impact Report (EIR) will be prepared and will examine these effects, identify mitigation measures for potentially significant impacts, and analyze whether proposed mitigation measures would reduce the environmental effects to less-than-significant levels. The EIR will analyze the potential effects of the Proposed Project with respect to the environmental topics listed below. Cumulative impacts will also be discussed under each of the environmental topic sections in the EIR. The EIR will also analyze alternatives to the Project that could substantially reduce or eliminate one or more significant impacts of the Project but could still feasibly attain most of the major Proposed Project objectives.

- Land Use and Land Use Planning
- Population, Housing, and Employment
- Cultural and Paleontological Resources
- Transportation and Circulation
- Noise
- Air Quality
- Greenhouse Gas Emissions
- Wind and Shadow
- Utilities and Service Systems
- Public Services
- Recreation
- Biological Resources
- Geology and Soils
- Hydrology and Water Quality and Sea Level Rise
- Hazards and Hazardous Materials
- Mineral and Energy Resources
- Agricultural and Forest Resources

## **OTHER CEQA ISSUES**

The EIR will also include a discussion of topics required by CEQA, including the Proposed Project's growth-inducing impacts, significant unavoidable impacts, significant irreversible impacts, any known controversy associated with the Proposed Project, and its environmental effects and issues to be resolved by decision-makers.

## FINDING

In accordance with CEQA Guidelines Section 15082, **this project may have a significant effect on the environment and an Environmental Impact Report is required.** As required by the CEQA, the EIR will focus on those effects, identify mitigation measures, and analyze whether the proposed mitigation measures would reduce the environmental effect to a less-than-significant level. The EIR will also evaluate a range of project alternatives, in addition to a No Project alternative, that could reduce, avoid, or eliminate significant impacts of the Proposed Project.

## PUBLIC SCOPING PROCESS

Pursuant to the State of California Public Resources Code Section 21083.9 and California Environmental Quality Act Guidelines Section 15206, a public scoping meeting will be held to receive oral comments concerning the scope of the EIR. The meeting will be held from **Thursday, May 28, 2015, from 6:00 p.m. to 8:00 p.m. in the Bayside Room at the Port of San Francisco, Pier 1, The Embarcadero.** To request a language interpreter or to accommodate persons with disabilities at the scoping meeting, please contact Andrea Contreras at (415) 575-9044 at least 72 hours in advance of the meeting. Written comments will also be accepted at this meeting and until **5:00 p.m. on June 5, 2015.** Written comments should be sent to Sarah B. Jones, San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103.

If you work for a responsible state agency, we need to know the views of your agency regarding the scope and content of the environmental information that is germane to your agency's statutory responsibilities in connection with the Proposed Project. Your agency may need to use the EIR when considering a permit or other approval for this project. Please include the name of a contact person in your agency.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

May 6, 2015  
Date

  
Sarah B. Jones  
Environmental Review Officer



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**To:** BOS-Supervisors  
**Subject:** FW: Issued: Quarterly Review of the Treasurer's Schedule of Cash, Investments, and Accrued Interest Receivable as of September 30 and December 31, 2014

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**From:** Reports, Controller (CON)  
**Sent:** Wednesday, May 06, 2015 11:15 AM  
**To:** Calvillo, Angela (BOS); Gosiengfiao, Rachel (BOS); Kawa, Steve (MYR); Howard, Kate (MYR); Falvey, Christine (MYR); Elliott, Jason (MYR); Campbell, Severin (BUD); Newman, Debra (BUD); Rose, Harvey (BUD); SF Docs (LIB); CON-EVERYONE; CON-Finance Officers; MYR-ALL Department Heads  
**Subject:** Issued: Quarterly Review of the Treasurer's Schedule of Cash, Investments, and Accrued Interest Receivable as of September 30 and December 31, 2014

The City and County of San Francisco (City), Office of the Treasurer and Tax Collector (Treasurer), coordinates with the Office of the Controller's City Services Auditor Division (CSA) to conduct quarterly reviews and an annual audit of the City's investment fund.

CSA today issued two reports on the quarterly reviews of the Schedule of Cash, Investments, and Accrued Interest Receivable, one as of September 30, 2014, and the other as of December 31, 2014.

CSA has engaged Macias Gini & O'Connell LLP (Macias) to perform these services. Based on its review, Macias is not aware of any material modifications that should be made to the schedules in order for them to be in conformity with generally accepted accounting principles.

To view the full reports, please visit our Web site at:  
<http://openbook.sfgov.org/webreports/details3.aspx?id=1917> and  
<http://openbook.sfgov.org/webreports/details3.aspx?id=1916>

This is a send-only e-mail address.

For questions about the report, please contact Director of City Audits Tonia Lediju at [Tonia.Lediju@sfgov.org](mailto:Tonia.Lediju@sfgov.org) or 415-554-5393 or the CSA Audits Unit at 415-554-7469.

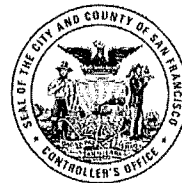
Follow us on Twitter @SFController

# City and County of San Francisco

Office of the Controller – City Services Auditor

## OFFICE OF THE TREASURER AND TAX COLLECTOR:

Quarterly Review of the Schedule  
of Cash, Investments, and Accrued  
Interest Receivable as of  
September 30, 2014



May 6, 2015

**OFFICE OF THE CONTROLLER  
CITY SERVICES AUDITOR**

The City Services Auditor Division (CSA) was created in the Office of the Controller through an amendment to the Charter of the City and County of San Francisco (City) that was approved by voters in November 2003. Charter Appendix F grants CSA broad authority to:

- Report on the level and effectiveness of San Francisco's public services and benchmarking the city to other public agencies and jurisdictions.
- Conduct financial and performance audits of city departments, contractors, and functions to assess efficiency and effectiveness of processes and services.
- Operate a whistleblower hotline and Web site and investigating reports of waste, fraud, and abuse of city resources.
- Ensure the financial integrity and improve the overall performance and efficiency of city government.

CSA may conduct financial audits, attestation engagements, and performance audits. Financial audits address the financial integrity of both city departments and contractors and provide reasonable assurance about whether financial statements are presented fairly in all material aspects in conformity with generally accepted accounting principles. Attestation engagements examine, review, or perform procedures on a broad range of subjects such as internal controls; compliance with requirements of specified laws, regulations, rules, contracts, or grants; and the reliability of performance measures. Performance audits focus primarily on assessment of city services and processes, providing recommendations to improve department operations.

CSA conducts its audits in accordance with the Government Auditing Standards published by the U.S. Government Accountability Office (GAO). These standards require:

- Independence of audit staff and the audit organization.
- Objectivity of the auditors performing the work.
- Competent staff, including continuing professional education.
- Quality control procedures to provide reasonable assurance of compliance with the auditing standards.

For questions regarding the report, please contact Director of City Audits Tonia Lediju at [Tonia.Lediju@sfgov.org](mailto:Tonia.Lediju@sfgov.org) or 415-554-5393 or CSA at 415-554-7469.

CSA Team:                    Kate Chalk, Audit Manager  
   Joanna Zywno, Associate Auditor

Review Consultants: Macias Gini & O'Connell LLP



**CITY AND COUNTY OF SAN FRANCISCO**  
**OFFICE OF THE CONTROLLER**

**Ben Rosenfield**  
**Controller**

**Todd Rydstrom**  
**Deputy Controller**

May 6, 2015

Mr. José Cisneros  
Treasurer  
Office of the Treasurer and Tax Collector  
City Hall, Room 140  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4638

Dear Mr. Cisneros:

The Office of the Controller's City Services Auditor Division (CSA) presents the review report of the Schedule of Cash, Investments, and Accrued Interest Receivable of the Office of the Treasurer and Tax Collector (Treasurer) of the City and County of San Francisco (City) as of September 30, 2014. The schedule presents the total cash, investments, and accrued interest receivable under the control and accountability of the City's Treasurer.

**Results:**

	<u>September 30, 2014</u>
<b>Cash and Investments</b>	
Cash in Bank	\$255,137,189
Investments and Accrued Interest Receivable	<u>5,707,615,930</u>
<b>Total Cash and Investments</b>	<b>\$5,962,753,119</b>

This review was performed under contract by Macias Gini & O'Connell LLP. For this contract, CSA performs the department liaison duties of project management and invoice approval.

Based on this review, Macias Gini & O'Connell LLP is not aware of any material modifications that should be made to the Schedule of Cash, Investments, and Accrued Interest Receivable as of September 30, 2014, in order for it to be in conformity with generally accepted accounting principles. However, as explained in Note II.B. to the schedule, investments are recorded as of the settlement date and management has not presented the risk disclosures required under Governmental Accounting Standards Board (GASB) Statement No. 40, *Deposit and Investment Risk Disclosures – an amendment of GASB Statement No. 3*.

CSA appreciates the assistance and cooperation of Treasurer staff during the review. For questions regarding the report, please contact me at [Tonia.Lediju@sfgov.org](mailto:Tonia.Lediju@sfgov.org) or 415-554-5393 or CSA at 415-554-7469.

Respectfully,

Tonia Lediju  
Director of City Audits

cc: Board of Supervisors  
Budget Analyst  
Citizens Audit Review Board  
City Attorney  
Civil Grand Jury  
Mayor  
Public Library

**CITY AND COUNTY OF SAN FRANCISCO  
OFFICE OF THE TREASURER  
AND TAX COLLECTOR**

Independent Accountant's Review Report and  
Schedule of Cash, Investments, and  
Accrued Interest Receivable

September 30, 2014



**Certified Public Accountants.**



**Certified Public Accountants.**

Walnut Creek  
2121 N. California Blvd., Suite 750  
Walnut Creek, CA 94596  
925.274.0190

Sacramento

Oakland

LA/Century City

Newport Beach

San Diego

Seattle

**Independent Accountant’s Review Report**

The Honorable Mayor Edwin M. Lee  
The Honorable Members of the Board of Supervisors  
San Francisco, California

We have reviewed the accompanying Schedule of Cash, Investments, and Accrued Interest Receivable (Schedule) of the City and County of San Francisco’s (City) Office of the Treasurer and Tax Collector (Treasurer) as of September 30, 2014. A review includes primarily applying analytical procedures to management’s financial data and making inquiries of the Treasurer’s management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the Schedule as a whole. Accordingly, we do not express such an opinion.

The Treasurer’s management is responsible for the preparation and fair presentation of the Schedule in accordance with accounting principles generally accepted in the United States of America and for designing, implementing, and maintaining internal control relevant to the preparation and fair presentation of the Schedule.

Our responsibility is to conduct the review in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. Those standards require us to perform procedures to obtain limited assurance that there are no material modifications that should be made to the Schedule. We believe that the results of our procedures provide a reasonable basis for our report.

Based on our review, with the exception of the matter described in the following paragraph, we are not aware of any material modifications that should be made to the Schedule as of September 30, 2014 in order for them to be in conformity with accounting principles generally accepted in the United States of America.

As explained in Note II.B. to the Schedule, investments are recorded as of the settlement date rather than the trade date and management has not presented the risk disclosures required under Governmental Accounting Standards Board Statement No. 40, *Deposit and Investment Risk Disclosures—an amendment of GASB Statement No. 3*. The amount by which this departure would affect the Schedule is not reasonably determinable.

*Macias Gini & O’Connell LLP*

Walnut Creek, California  
April 24, 2015

**CITY AND COUNTY OF SAN FRANCISCO  
OFFICE OF THE TREASURER AND TAX COLLECTOR**

SCHEDULE OF CASH, INVESTMENTS, AND ACCRUED INTEREST RECEIVABLE  
SEPTEMBER 30, 2014

Cash:		
Cash in Bank - Investment Pool	\$	255,137,189
Pooled Investments:		
U.S. Treasury Notes		637,428,750
Federal Agencies		3,844,980,118
Negotiable Certificates of Deposit		315,632,838
Public Time Deposits		480,000
Corporate Medium Term Notes		779,878,399
State and Local Government Agencies		82,062,788
Money Market Funds		45,089,620
Subtotal Pooled Investments		<u>5,705,552,513</u>
Investment from Separately Managed Account:		
SFRDA South Beach Harbor Refunding Bond		3,270,000
Interest Receivable - Investment Pool, Net		<u>(1,206,583)</u>
Total Cash, Investments, and Interest Receivable	\$	<u>5,962,753,119</u>

See Independent Accountant's Review Report and accompanying  
Notes to Schedule of Cash, Investments, and Accrued Interest Receivable.



**CITY AND COUNTY OF SAN FRANCISCO  
OFFICE OF THE TREASURER AND TAX COLLECTOR**

NOTES TO THE SCHEDULE OF CASH, INVESTMENTS,  
AND ACCRUED INTEREST RECEIVABLE  
SEPTEMBER 30, 2014

**I. General**

The Schedule of Cash, Investments, and Accrued Interest Receivable (Schedule) presents only the cash on hand, cash in bank, investments, and related accrued interest receivable under the control and accountability of the Office of the Treasurer and Tax Collector (Treasurer) of the City and County of San Francisco (City). The Schedule is not intended to present fairly the financial position of the Treasurer or of the City.

The Treasurer is responsible for the custody and investment of a majority of the public funds held by the City and funds deposited by external entities that are either required to or voluntarily deposit funds with the Treasurer. The Treasurer is authorized to conduct these functions by the California Government Code Section 53600 et seq. and the San Francisco Administrative Code, Chapter 10, under investment policies established by the Treasurer and filed with the City's Board of Supervisors. The Treasurer also provides a safekeeping service for the City, where City departments may deposit securities and other assets in the Treasurer's vault.

**II. Summary of Significant Accounting Policies**

***A. Cash and Deposits***

The California Government Code requires California banks and savings and loan associations to secure the City's deposits not covered by federal deposit insurance by pledging government securities, letters of credit or first deed mortgage notes as collateral. The fair value of pledged securities will range between 105 and 150 percent of the City's deposits, depending on the type of security pledged. Pledging letters of credit issued by the Federal Home Loan Bank of San Francisco must have a fair value of at least 105 percent of the secured public deposits. Pledging first deed mortgage notes must have a fair value of at least 150 percent of the secured public deposits. Government securities must equal at least 110 percent of the City's deposits. The collateral must be held at the pledging bank's trust department or another bank, acting as the pledging bank's agent, in the City's name. For deposits not covered by federal deposit insurance, all of the banks with funds deposited by the Treasurer secure deposits with sufficient collateral.

***B. Investments***

The Treasurer makes investments in securities for a pooled money investment account and for individual investment accounts that are not invested through the pooled money investment account. The Schedule is prepared using the economic resources measurement focus and the accrual basis of accounting. Investment transactions are recorded on the settlement date. However, generally accepted accounting principles in the United States of America require investments to be recorded on the trade date. Deposits and investments with the Treasurer are exposed to risks such as credit risk, concentration of credit risk, and interest rate risk. Disclosures related to such risks as required under Governmental Accounting Standards Board Statement No. 40, *Deposit and Investment Risk Disclosures—an amendment of GASB Statement No. 3*, are not presented in this report as the Treasurer does not believe that these disclosures are necessary to meet the objectives of the users of the Schedule.

**CITY AND COUNTY OF SAN FRANCISCO  
OFFICE OF THE TREASURER AND TAX COLLECTOR**

NOTES TO THE SCHEDULE OF CASH, INVESTMENTS,  
AND ACCRUED INTEREST RECEIVABLE  
SEPTEMBER 30, 2014

**II. Summary of Significant Accounting Policies (continued)**

The securities in the accompanying Schedule are reported at fair value in accordance with Governmental Accounting Standards Board Statement No. 31, *Accounting and Financial Reporting for Certain Investments and for External Investment Pools*. The following table summarizes the investments stated at cost and fair value, which is based on current market prices.

<u>Investment Type</u>	<u>Cost</u>	<u>Fair Value</u>
Investments from investment pool:		
U.S. Treasury Notes	\$ 634,953,320	\$ 637,428,750
Federal Agencies	3,845,914,204	3,844,980,118
Negotiable Certificates of Deposit	315,476,590	315,632,838
Public Time Deposits	480,000	480,000
Corporate Medium Term Notes	785,678,437	779,878,399
State and Local Government Agencies	83,737,908	82,062,788
Money Market Funds	45,089,620	45,089,620
Total investments from investment pool	5,711,330,079	5,705,552,513
Investments from separately managed account:		
SFRDA South Beach Harbor Refunding Bond	3,270,000	3,270,000
Total investments	\$ 5,714,600,079	\$ 5,708,822,513

**C. Accrued Interest Receivable, Net**

The Treasurer reported a negative accrued interest receivable balance of \$1,206,583 at September 30, 2014. Normally, a positive balance for interest receivable represents interest revenue earned that has not yet been received. However, a negative balance occurs because the cumulative amortization of premiums is greater than the interest receivable and the amortization of discounts at the end of the quarter.

# City and County of San Francisco

Office of the Controller – City Services Auditor

## OFFICE OF THE TREASURER AND TAX COLLECTOR:

**Quarterly Review of the Schedule  
of Cash, Investments, and Accrued  
Interest Receivable as of  
December 31, 2014**



May 6, 2015

**OFFICE OF THE CONTROLLER  
CITY SERVICES AUDITOR**

The City Services Auditor Division (CSA) was created in the Office of the Controller through an amendment to the Charter of the City and County of San Francisco (City) that was approved by voters in November 2003. Charter Appendix F grants CSA broad authority to:

- Report on the level and effectiveness of San Francisco's public services and benchmarking the city to other public agencies and jurisdictions.
- Conduct financial and performance audits of city departments, contractors, and functions to assess efficiency and effectiveness of processes and services.
- Operate a whistleblower hotline and Web site and investigating reports of waste, fraud, and abuse of city resources.
- Ensure the financial integrity and improve the overall performance and efficiency of city government.

CSA may conduct financial audits, attestation engagements, and performance audits. Financial audits address the financial integrity of both city departments and contractors and provide reasonable assurance about whether financial statements are presented fairly in all material aspects in conformity with generally accepted accounting principles. Attestation engagements examine, review, or perform procedures on a broad range of subjects such as internal controls; compliance with requirements of specified laws, regulations, rules, contracts, or grants; and the reliability of performance measures. Performance audits focus primarily on assessment of city services and processes, providing recommendations to improve department operations.

CSA conducts its audits in accordance with the Government Auditing Standards published by the U.S. Government Accountability Office (GAO). These standards require:

- Independence of audit staff and the audit organization.
- Objectivity of the auditors performing the work.
- Competent staff, including continuing professional education.
- Quality control procedures to provide reasonable assurance of compliance with the auditing standards.

For questions regarding the report, please contact Director of City Audits Tonia Lediju at [Tonia.Lediju@sfgov.org](mailto:Tonia.Lediju@sfgov.org) or 415-554-5393 or CSA at 415-554-7469.

CSA Team:                    Kate Chalk, Audit Manager  
   Joanna Zywno, Associate Auditor

Review Consultants: Macias Gini & O'Connell LLP



**CITY AND COUNTY OF SAN FRANCISCO**  
**OFFICE OF THE CONTROLLER**

**Ben Rosenfield**  
Controller

**Todd Rydstrom**  
Deputy Controller

May 6, 2015

Mr. José Cisneros  
Treasurer  
Office of the Treasurer and Tax Collector  
City Hall, Room 140  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4638

Dear Mr. Cisneros:

The Office of the Controller's City Services Auditor Division (CSA) presents the review report of the Schedule of Cash, Investments, and Accrued Interest Receivable of the Office of the Treasurer and Tax Collector (Treasurer) of the City and County of San Francisco (City) as of December 31, 2014. The schedule presents the total cash, investments, and accrued interest receivable under the control and accountability of the City's Treasurer.

**Results:**

	<u>December 31, 2014</u>
<b>Cash and Investments</b>	
Cash in Bank	\$220,615,536
Investments and Accrued Interest Receivable	<u>6,585,389,795</u>
<b>Total Cash and Investments</b>	<b>\$6,806,005,331</b>

This review was performed under contract by Macias Gini & O'Connell LLP. For this contract, CSA performs the department liaison duties of project management and invoice approval.

Based on this review, Macias Gini & O'Connell LLP is not aware of any material modifications that should be made to the Schedule of Cash, Investments, and Accrued Interest Receivable as of December 31, 2014, in order for it to be in conformity with generally accepted accounting principles. However, as explained in Note II.B. to the schedule, investments are recorded as of the settlement date and management has not presented the risk disclosures required under Governmental Accounting Standards Board (GASB) Statement No. 40, *Deposit and Investment Risk Disclosures – an amendment of GASB Statement No. 3*.

CSA appreciates the assistance and cooperation of Treasurer staff during the review. For questions regarding the report, please contact me at [Tonia.Lediju@sfgov.org](mailto:Tonia.Lediju@sfgov.org) or 415-554-5393 or CSA at 415-554-7469.

Respectfully,

Tonia Lediju  
Director of City Audits

cc: Board of Supervisors  
Budget Analyst  
Citizens Audit Review Board  
City Attorney  
Civil Grand Jury  
Mayor  
Public Library

CITY AND COUNTY OF SAN FRANCISCO  
OFFICE OF THE TREASURER  
AND TAX COLLECTOR

Independent Accountant's Review Report and  
Schedule of Cash, Investments, and  
Accrued Interest Receivable

December 31, 2014



**Certified Public Accountants.**



**Certified Public Accountants.**

Walnut Creek  
2121 N. California Blvd., Suite 750  
Walnut Creek, CA 94596  
925.274.0190

Sacramento

Oakland

LA/Century City

Newport Beach

San Diego

Seattle

**Independent Accountant's Review Report**

The Honorable Mayor Edwin M. Lee  
The Honorable Members of the Board of Supervisors  
San Francisco, California

We have reviewed the accompanying Schedule of Cash, Investments, and Accrued Interest Receivable (Schedule) of the City and County of San Francisco's (City) Office of the Treasurer and Tax Collector (Treasurer) as of December 31, 2014. A review includes primarily applying analytical procedures to management's financial data and making inquiries of the Treasurer's management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the Schedule as a whole. Accordingly, we do not express such an opinion.

The Treasurer's management is responsible for the preparation and fair presentation of the Schedule in accordance with accounting principles generally accepted in the United States of America and for designing, implementing, and maintaining internal control relevant to the preparation and fair presentation of the Schedule.

Our responsibility is to conduct the review in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. Those standards require us to perform procedures to obtain limited assurance that there are no material modifications that should be made to the Schedule. We believe that the results of our procedures provide a reasonable basis for our report.

Based on our review, with the exception of the matter described in the following paragraph, we are not aware of any material modifications that should be made to the Schedule as of December 31, 2014 in order for them to be in conformity with accounting principles generally accepted in the United States of America.

As explained in Note II.B. to the Schedule, investments are recorded as of the settlement date rather than the trade date and management has not presented the risk disclosures required under Governmental Accounting Standards Board Statement No. 40, *Deposit and Investment Risk Disclosures—an amendment of GASB Statement No. 3*. The amount by which this departure would affect the Schedule is not reasonably determinable.

*Macias Gini & O'Connell LLP*

Walnut Creek, California  
April 24, 2015



**CITY AND COUNTY OF SAN FRANCISCO  
OFFICE OF THE TREASURER AND TAX COLLECTOR**

**SCHEDULE OF CASH, INVESTMENTS, AND ACCRUED INTEREST RECEIVABLE  
DECEMBER 31, 2014**

Cash:	
Cash in Bank - Investment Pool	\$ 220,615,536
Pooled Investments:	
U.S. Treasury Notes	662,126,950
Federal Agencies	4,367,383,257
Commercial Paper	249,984,375
Negotiable Certificates of Deposit	415,322,425
Public Time Deposits	480,000
Corporate Medium Term Notes	656,174,824
State and Local Government Agencies	179,639,956
Money Market Funds	50,092,700
Subtotal Pooled Investments	<u>6,581,204,487</u>
Investment from Separately Managed Account:	
SFRDA South Beach Harbor Refunding Bond	2,640,000
Interest Receivable - Investment Pool, Net	<u>1,545,308</u>
Total Cash, Investments, and Interest Receivable	<u>\$ 6,806,005,331</u>

See Independent Accountant's Review Report and  
accompanying Notes to Schedule of Cash, Investments, and Accrued Interest Receivable.

**CITY AND COUNTY OF SAN FRANCISCO  
OFFICE OF THE TREASURER AND TAX COLLECTOR**

NOTES TO THE SCHEDULE OF CASH, INVESTMENTS,  
AND ACCRUED INTEREST RECEIVABLE  
DECEMBER 31, 2014

**I. General**

The Schedule of Cash, Investments, and Accrued Interest Receivable (Schedule) presents only the cash on hand, cash in bank, investments, and related accrued interest receivable under the control and accountability of the Office of the Treasurer and Tax Collector (Treasurer) of the City and County of San Francisco (City). The Schedule is not intended to present fairly the financial position of the Treasurer or of the City.

The Treasurer is responsible for the custody and investment of a majority of the public funds held by the City and funds deposited by external entities that are either required to or voluntarily deposit funds with the Treasurer. The Treasurer is authorized to conduct these functions by the California Government Code Section 53600 et seq. and the San Francisco Administrative Code, Chapter 10, under investment policies established by the Treasurer and filed with the City's Board of Supervisors. The Treasurer also provides a safekeeping service for the City, where City departments may deposit securities and other assets in the Treasurer's vault.

**II. Summary of Significant Accounting Policies**

***A. Cash and Deposits***

The California Government Code requires California banks and savings and loan associations to secure the City's deposits not covered by federal deposit insurance by pledging government securities, letters of credit or first deed mortgage notes as collateral. The fair value of pledged securities will range between 105 and 150 percent of the City's deposits, depending on the type of security pledged. Pledging letters of credit issued by the Federal Home Loan Bank of San Francisco must have a fair value of at least 105 percent of the secured public deposits. Pledging first deed mortgage notes must have a fair value of at least 150 percent of the secured public deposits. Government securities must equal at least 110 percent of the City's deposits. The collateral must be held at the pledging bank's trust department or another bank, acting as the pledging bank's agent, in the City's name. For deposits not covered by federal deposit insurance, all of the banks with funds deposited by the Treasurer secure deposits with sufficient collateral.

***B. Investments***

The Treasurer makes investments in securities for a pooled money investment account and for individual investment accounts that are not invested through the pooled money investment account. The Schedule is prepared using the economic resources measurement focus and the accrual basis of accounting. Investment transactions are recorded on the settlement date. However, generally accepted accounting principles in the United States of America require investments to be recorded on the trade date. Deposits and investments with the Treasurer are exposed to risks such as credit risk, concentration of credit risk, and interest rate risk. Disclosures related to such risks as required under Governmental Accounting Standards Board Statement No. 40, *Deposit and Investment Risk Disclosures—an amendment of GASB Statement No. 3*, are not presented in this report as the Treasurer does not believe that these disclosures are necessary to meet the objectives of the users of the Schedule.

**CITY AND COUNTY OF SAN FRANCISCO  
OFFICE OF THE TREASURER AND TAX COLLECTOR**

NOTES TO THE SCHEDULE OF CASH, INVESTMENTS,  
AND INTEREST RECEIVABLE  
DECEMBER 31, 2014

**II. Summary of Significant Accounting Policies (continued)**

The securities in the accompanying Schedule are reported at fair value in accordance with Governmental Accounting Standards Board Statement No. 31, *Accounting and Financial Reporting for Certain Investments and for External Investment Pools*. The following table summarizes the investments stated at cost and fair value, which is based on current market prices.

<u>Investment Type</u>	<u>Cost</u>	<u>Fair Value</u>
Investments from investment pool:		
U.S. Treasury Notes	\$ 659,881,632	\$ 662,126,950
Federal Agencies	4,366,749,851	4,367,383,257
Commercial Paper	249,963,403	249,984,375
Negotiable Certificates of Deposit	415,476,590	415,322,425
Public Time Deposits	480,000	480,000
Corporate Medium Term Notes	661,150,487	656,174,824
State and Local Government Agencies	181,166,194	179,639,956
Money Market Funds	50,092,700	50,092,700
Total investments from investment pool	<u>6,584,960,857</u>	<u>6,581,204,487</u>
Investments from separately managed account:		
SFRDA South Beach Harbor Refunding Bond	<u>2,640,000</u>	<u>2,640,000</u>
Total investments	<u>\$ 6,587,600,857</u>	<u>\$ 6,583,844,487</u>

COB, BOS 11, Cty Atty, C page  
Leg clerks

# REUBEN, JUNIUS & ROSE, LLP

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

May 7, 2015

2015 MAY -8 PM 12:06

ll

## By Messenger

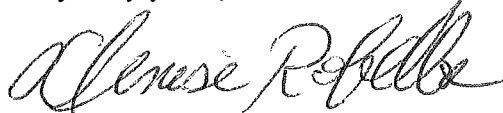
Ms. Angela Calvillo  
Clerk of the Board  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102

**Re: 26 Hodges Alley CEQA Appeal**  
**Hearing Date: May 19, 2015**  
**Our File No.: 8561.01**

Dear Mr. Johnson:

Per Jody Knight I have enclosed 18 copies of the project sponsors letter brief and opposition to CEQA exemption determination appeal. An electronic copy will follow by email. Please feel free to call Jody Knight with any questions.

Very truly yours,



Denise Robello  
Legal Assistant

**REUBEN, JUNIUS & ROSE, LLP**

Enclosures:

James A. Reuben | Andrew J. Junius | Kevin H. Rose | Daniel A. Frattin | John Kevlin  
Jay F. Drake | Lindsay M. Petrone | Sheryl Reuben<sup>1</sup> | Tuija I. Catalano | Thomas Tunny | David Silverman  
Melinda A. Sarjapur | Mark H. Loper | Jody Knight | Stephanie L. Haughey | Jared Eigerman<sup>2,3</sup> | John McNerney III<sup>2</sup>

1. Also admitted in New York 2. Of Counsel 3. Also admitted in Massachusetts

One Bush Street, Suite 600  
San Francisco, CA 94104

tel: 415-567-9000  
fax: 415-399-9480

www.reubenlaw.com

(7)

# REUBEN, JUNIUS & ROSE, LLP

May 8, 2015

## By Email and Hand Delivery

President London Breed  
San Francisco Board of Supervisors  
One Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102

**Re: 26 Hodges Alley CEQA Appeal**  
**Hearing Date: May 19, 2015**  
**Our File No.: 8561.01**

Dear President Breed and Commissioners:

Our office represents David and Katherine deWilde (“deWildes”), owners of the property located at 26 Hodges Alley (the “Property”) who propose to add a modest master bedroom addition and small side addition to the Property in order to make it a functional single-family home (the “Project”). The deWildes also propose to conduct work to stabilize the slope at the rear of the Property.

The Property shares a slope with Appellant Melody Mar, whose property at 358 Vallejo is directly downslope. Despite the fact that the addition has no impact on Ms. Mar's property, and that the deWildes seek to pay the entire cost and do all of the work on the shared slope, Ms. Mar has fought the Project at every step. The reason for the opposition is not clear since the deWildes seek to solve Ms. Mar's problem by stabilizing the slope and removing NOV's from both properties. Nor is basis for the CEQA appeal clear, as Ms. Mar has yet to file a brief or explain what she contends is the significant environmental effect to be caused by a small residential addition and fairly routine slope work.

On September 24, 2014, deWildes received a variance to enclose an existing stairwell at the rear of the property, and on March 18, 2015 that variance was upheld by the Board of Appeals. The Project also went through Discretionary Review, and on March 12, 2015 the Project was approved by the Planning Commission with an increased front setback of the third floor addition and slight decrease in the size of the roof deck. The Project has the support of the Planning Department and the neighbors at 30 Hodges and 364 Montgomery Street, both of which share a rear slope with the Property. (Support letters attached as **Exhibit A**.)

James A. Reuben | Andrew J. Junius | Kevin H. Rose | Daniel A. Frattin  
Sheryl Reuben<sup>1</sup> | David Silverman | Thomas Tunny | Jay F. Drake | John Kevlin  
Lindsay M. Petrone | Melinda A. Sarjapur | Mark H. Loper | Jody Knight | Jared Eigerman<sup>2,3</sup> | John McInerney III<sup>2</sup>

1. Also admitted in New York 2. Of Counsel 3. Also admitted in Massachusetts

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## **A. Property and Project Overview**

Hodges Alley is a short dead-end block in Telegraph Hill that slopes steeply down to Vallejo Street. The properties on the east side of Hodges Alley are also steeply sloped eastward, so that 26 Hodges Alley is significantly upslope from Ms. Mar's property at 358 Vallejo Street. The area was previously quarried, creating exposed rock faces on many of the properties. Hodges Alley contains a mix of buildings that are between two and four stories tall, most of which are older wooden structures. 26 Hodges is one of the shorter buildings on the block. The apartment building directly across Hodges Alley from the Property, 1120 Montgomery Street, is significantly taller than the Property at four stories.

The Property is a very small 17-foot by approximately 63-foot lot fronting on Hodges Alley. It is improved with an approximately 21-foot tall, two-story building that consists of a first level with garage, studio and small deck, a second level with two undersized bedrooms and a small combined living room and kitchen area and wooden deck, and a third deck at the roof level. The flow of the Property as currently configured is awkward. In addition, the small size of the two bedrooms on the second floor, lack of dining space, and tiny kitchen that is combined with the living room, limits the Property's usefulness for modern single-family living. The Project proposes to create a usable single family home by adding a small third floor addition, small side addition, and renovating the interior of the Property, as well as doing work to permanently stabilize the rear slope. All improvements will be supported by an existing or new foundation within the footprint of the existing building and using the existing perimeter footing.

### **1. Addition**

The Project proposes a modest one-story vertical addition that would add a small master bedroom and bathroom to the third floor level. It also proposes a small side addition on the second floor to enclose an existing stairwell. The addition allows a functional kitchen, dining area and living room to be added to the second floor, creating usable space for a single family home. Moreover, the addition will decrease weight on the rear slope by removing a concrete stemwall that currently supports the ground floor deck, and cantilevering the lower deck so that there is no weight on the rock face. Project Plans are attached as **Exhibit B**.

### **2. Slope Work**

As part of the Project, the deWildes propose to conduct work to stabilize the slope at the rear of the Property. The deWildes have assembled a team that includes Geotechnical Engineer, Frank Rollo and Geologist, Lou Gilpin, who both have extensive experience in San Francisco, and Brent Harris, a Specialty Contractor with expertise in Telegraph Hill projects. The slope team has made every effort to work with Ms. Mar regarding the slope work, including meeting with her Geotechnical Engineer, John Wallace, and incorporating her expert Mr. Wallace's

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suggestions into the plans for the slope work. A summary of the slope team's proposal is attached as **Exhibit C**. In an attempt to start the slope work as soon as possible, and with the support of the Department of Building Inspection, the slope team submitted a permit application for the slope work on April 27, 2015. However Planning would not sign off on the permit until after the present CEQA appeal.

The slope work is highly beneficial to both Ms. Mar's property at 358 Vallejo and the surrounding neighbors. Moreover, the deWildes have agreed to perform slope stabilization work not only to their Property, but also to that of 30 Hodges Alley, which will result in a significant benefit to all surrounding properties, particularly Ms. Mar's property, which also abuts 30 Hodges. The deWildes are also working with the neighbor at 364 Vallejo to stabilize the slope at that property. Therefore, the deWildes seek a global solution to the slope problem and are held up only by Ms. Mar's repeated delays and appeals.

#### **B. Neighborhood Outreach**

Throughout the entitlement process, the deWildes have strived to design a project that provides a livable, modern single family home, while also fulfilling the aesthetic considerations of the neighborhood and concerns regarding stabilization of the slope. As part of the process, the deWildes and their team have conducted a series of meetings with neighbors. David deWilde met with Ms. Mar on December 12, 2012, very early in the Project planning process. Architect Heidi Liebes met with the surrounding neighbors at the Property on February 11, 2013 to describe the Project and address concerns. She met with them again on March 13, 2013 to answer additional questions. On March 6, 2013, the Project was presented at a meeting of the Telegraph Hill Dwellers Association, which expressed no concern with the Project – and in fact asked why such a small project was presented at the meeting. David deWilde, Architect Heidi Liebes, and Contractor Day Hilborn met with Ms. Mar on August 8, 2014, and again on September 22, 2014, along with other neighbors, to address concerns regarding the Project. In addition, there has been extensive email communication between the team and neighbors in order to answer questions and address concerns.

The deWildes and their team, including Rollo and Gilpin, have made every effort to address Ms. Mar's concerns regarding the slope work, including meeting multiple times with her Geotechnical Engineer, John Wallace, and agreeing to modify the proposed slope work solution as requested by Mr. Wallace. The team continues to work to satisfy Ms. Mar's concerns regarding the slope work, but the time has come to allow the team to proceed with its work.

#### **C. Class 1 Categorical Exemption**

On September 18, 2014, the Project received the Certificate of Determination of Exemption from Environmental Review, attached as **Exhibit D**. The Planning Department considered the small

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President London Breed  
San Francisco Board of Supervisors  
May 8, 2015  
Page 4

addition and the slope work (to be conducted only after DBI review of the geotechnical report) and found that a Class 1 Categorical Exemption was appropriate as the Project consists of a minor alteration of an existing private structure involving no expansion of use beyond that existing at the time of determination. 26 Hodges is exactly the type of project for which Class 1 exemptions were created.

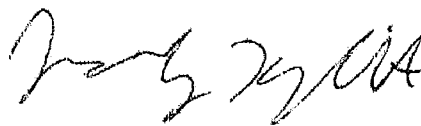
Ms. Mar challenged the exemption, but has failed to explain the basis of her challenge. Is it based on the small addition to the existing home? Or on the slope work that will fix a long-standing (and common for the area) condition, thereby benefiting her property? Since neither of these aspects of the Project creates a reasonable possibility of a significant environmental effect due to unusual circumstances, this appeal is entirely without merit. Instead, it appears to be simply another procedural hurdle for the deWildes to leap before they can progress with their otherwise fully vetted and approved Project.

#### **D. Conclusion**

This Project will allow the deWildes to create a usable single family home, which the City is desperately in need of. It will also provide benefit to the entire block by working to stabilize the slope that runs behind the homes. All the deWildes need to get their expert slope team mobilized is to get through the last road blocks thrown up by Ms. Mar, including the present appeal. I look forward to presenting this matter to you on May 19, 2015. Thank you for your consideration.

Very truly yours,

**REUBEN, JUNIUS & ROSE, LLP**



Jody Knight

Cc: Supervisor Eric Mar  
Supervisor Mark Farrell  
Supervisor Julie Christensen  
Supervisor Katy Tang  
Supervisor Jane Kim  
Supervisor Norman Yee  
Supervisor Scott Wiener

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President London Breed  
San Francisco Board of Supervisors  
May 8, 2015  
Page 5

Supervisor David Campos  
Supervisor Malia Cohen  
Supervisor John Avalos  
Rick Caldeira, Board of Supervisors Clerk's Office  
John Rahaim, Planning Director  
Sarah Jones, Environmental Review Officer  
Christopher Espiritu, Planning Department  
Kate Conner, Planning Department  
Melody Mar

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**EXHIBIT LIST**

Exhibit A..... 30 Hodges and 364 Vallejo Support Letters  
Exhibit B..... Plans  
Exhibit C..... Slope Work Proposal Summary  
Exhibit D..... CEQA Certificate of Determination

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May 7, 2015

Board of Supervisors  
1 Dr. Carlton B. Goodlett Place  
Room 244  
San Francisco, CA 94102-4689

**Re: 26 Hodges Alley  
CEQA Appeal  
Hearing Date: May 19, 2015**

Dear Supervisors:

I live at 30 Hodges Alley and am writing to support the proposed Project at 26 Hodges Alley.

I believe that the Project will enhance Hodges Alley and the neighborhood as a whole. I therefore support the Project without reservation.

Sincerely,

A handwritten signature in black ink, appearing to read "Lulu Ezekiel", with a long, sweeping flourish extending to the right.

Lulu Ezekiel

March 11, 2015

San Francisco Planning Commission  
1650 Mission Street  
San Francisco, CA 94103

**Re: DR hearing for 26 Hodges Alley**  
**Case No.: 2014-001042DRP**  
**Hearing date: March 12, 2015**

Dear Planning Commissioners

My family lives at 364 Vallejo Street. The rear portion of our lot abuts the rear portion of 26 Hodges Alley. After reviewing the public documents, I have no objection to the proposed project at 26 Hodges Alley.

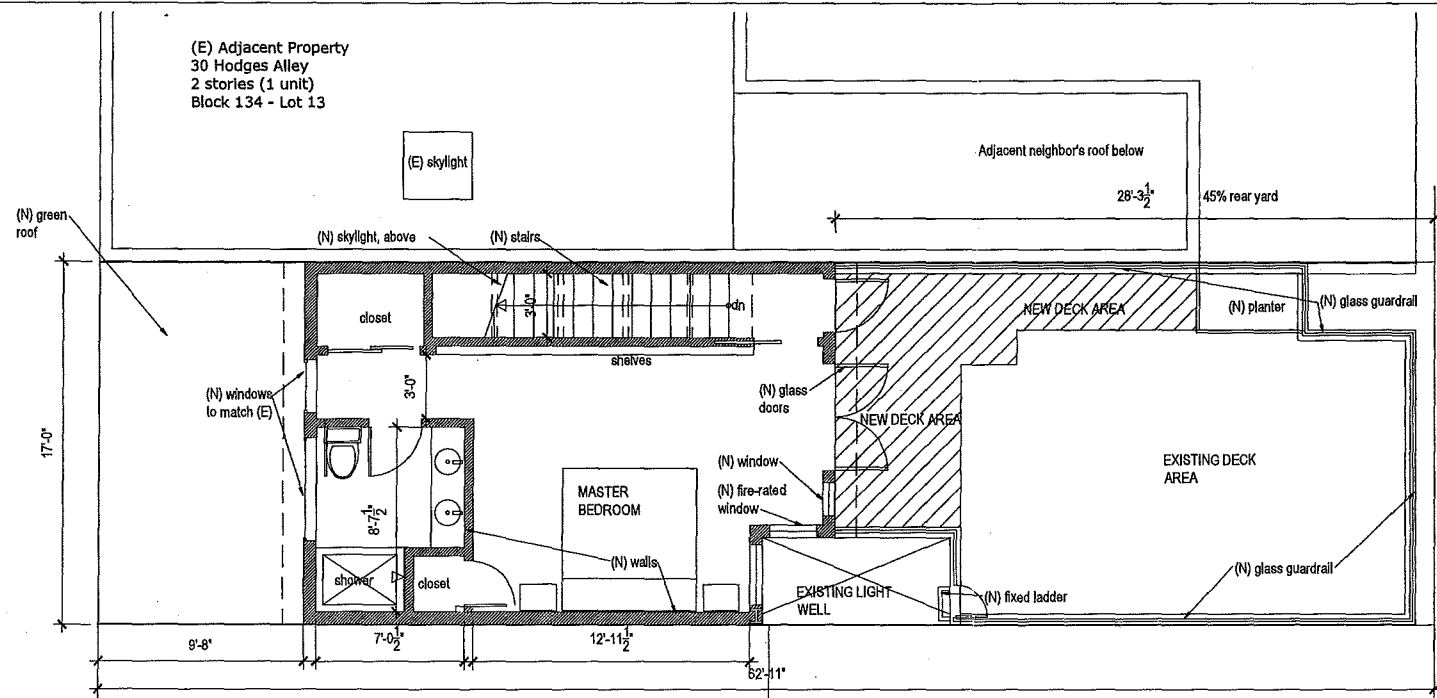
Thank you for your consideration.

Sincerely,

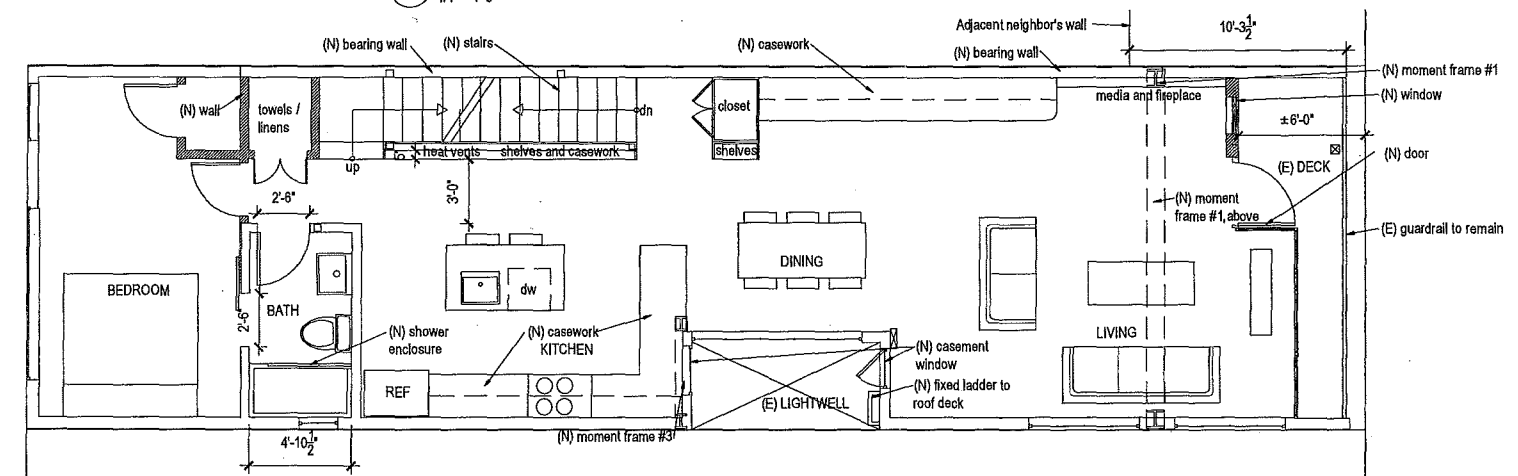
A handwritten signature in black ink that reads "Gary Massetani". The signature is written in a cursive style with a large initial "G".

Gary Massetani

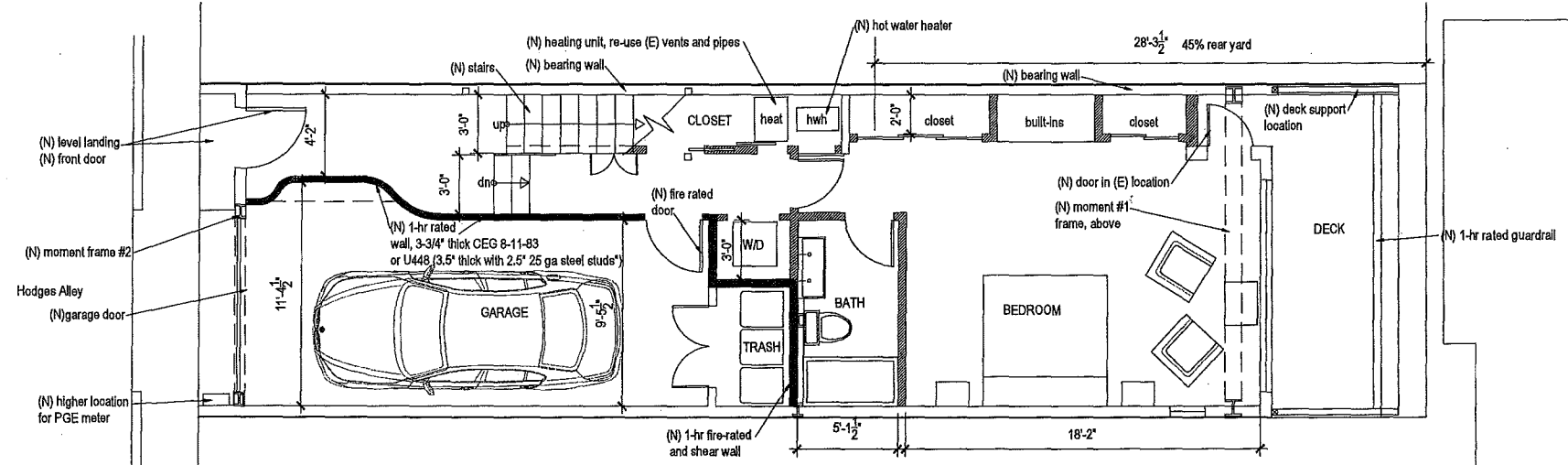
Cc: Kate Conner, Planner



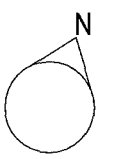
PROPOSED THIRD FLOOR PLAN  
1/4" = 1'-0"



PROPOSED SECOND FLOOR PLAN  
1/4" = 1'-0"



PROPOSED GROUND FLOOR PLAN  
1/4" = 1'-0"



26 HODGES ALLEY  
SAN FRANCISCO, CA 94133

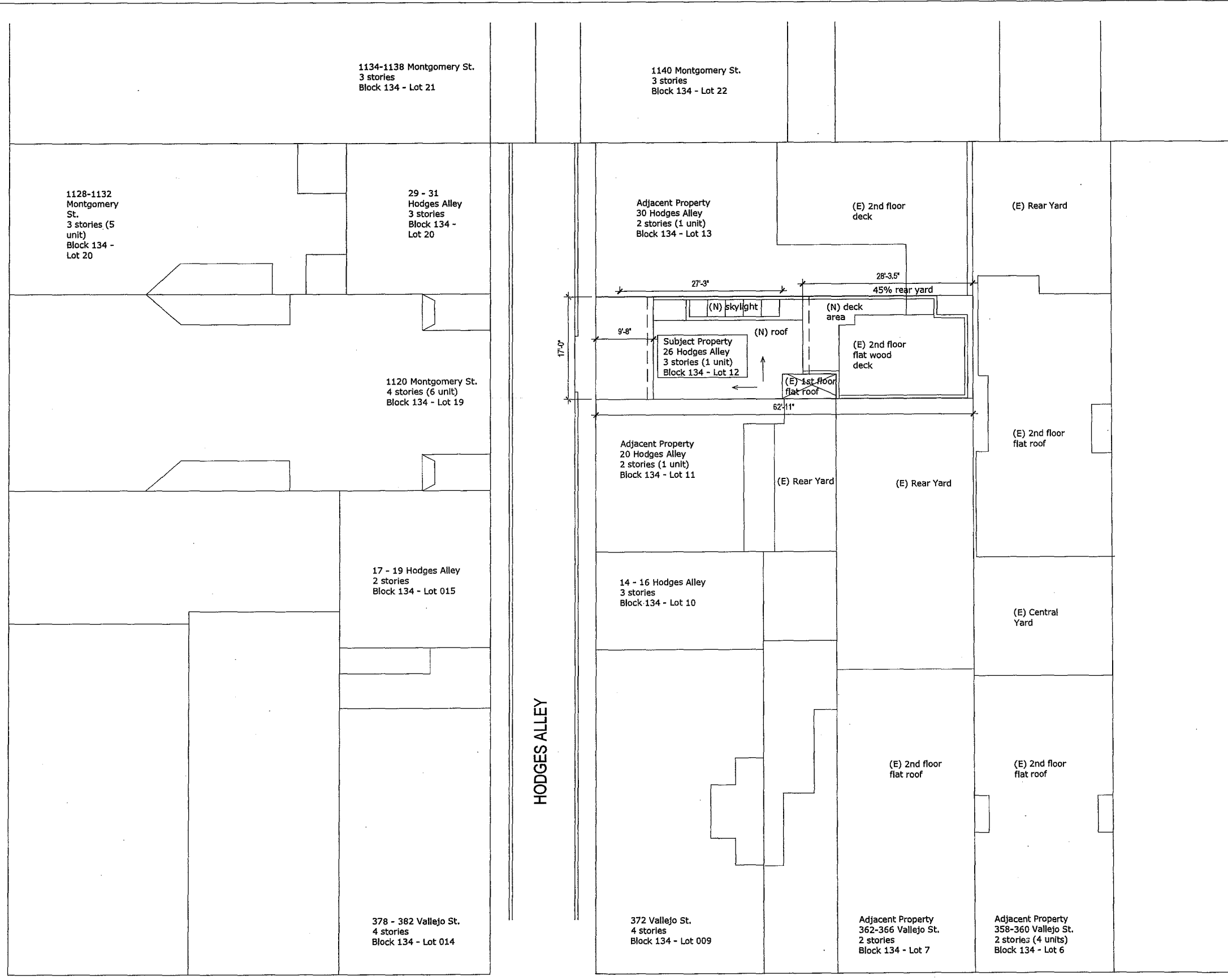
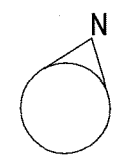
PLANNING  
PROPOSED PLANS

A 2.0	
DATE	March 28, 2015
SCALE	

MONTGOMERY

HODGES ALLEY

VALLEJO



26 HODGES ALLEY  
SAN FRANCISCO, CA 94133

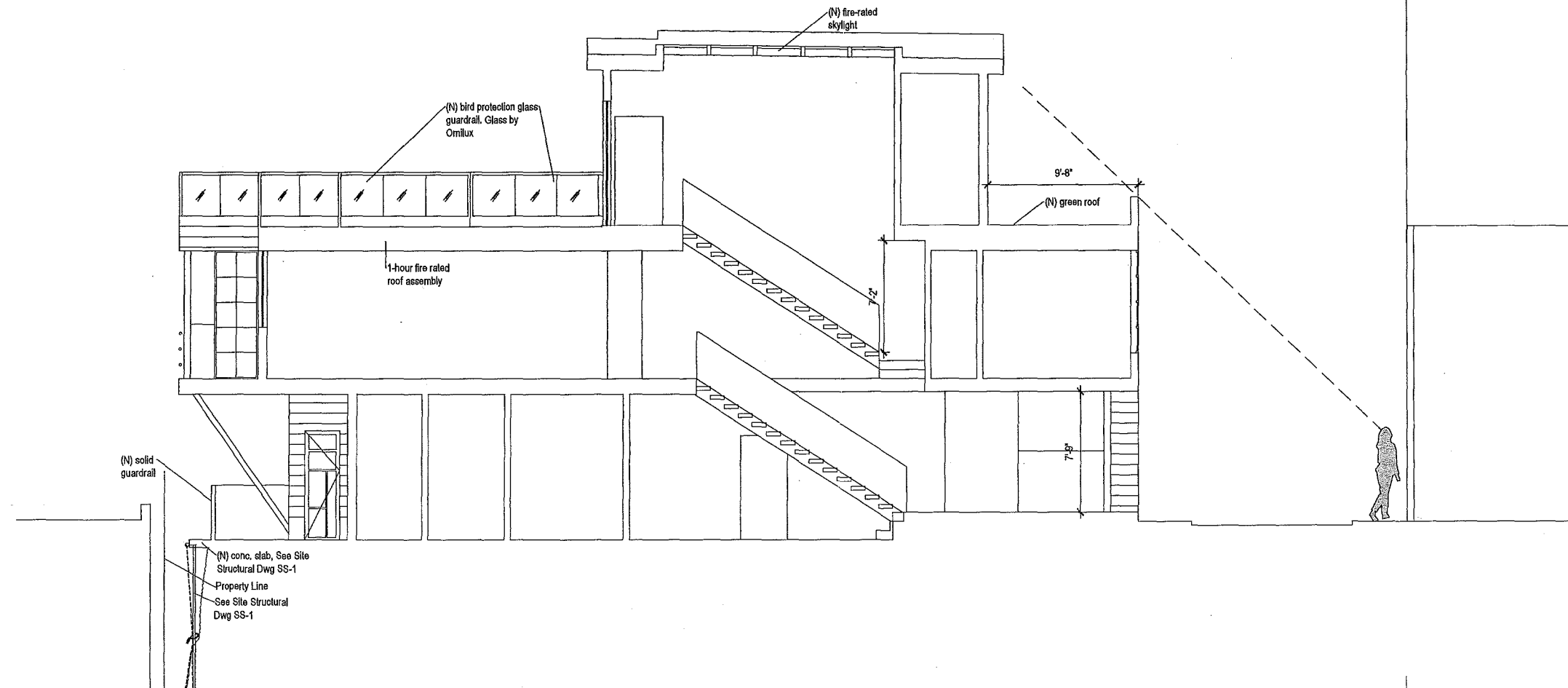
PROPOSED SITE PLAN

1/8" = 1'-0"

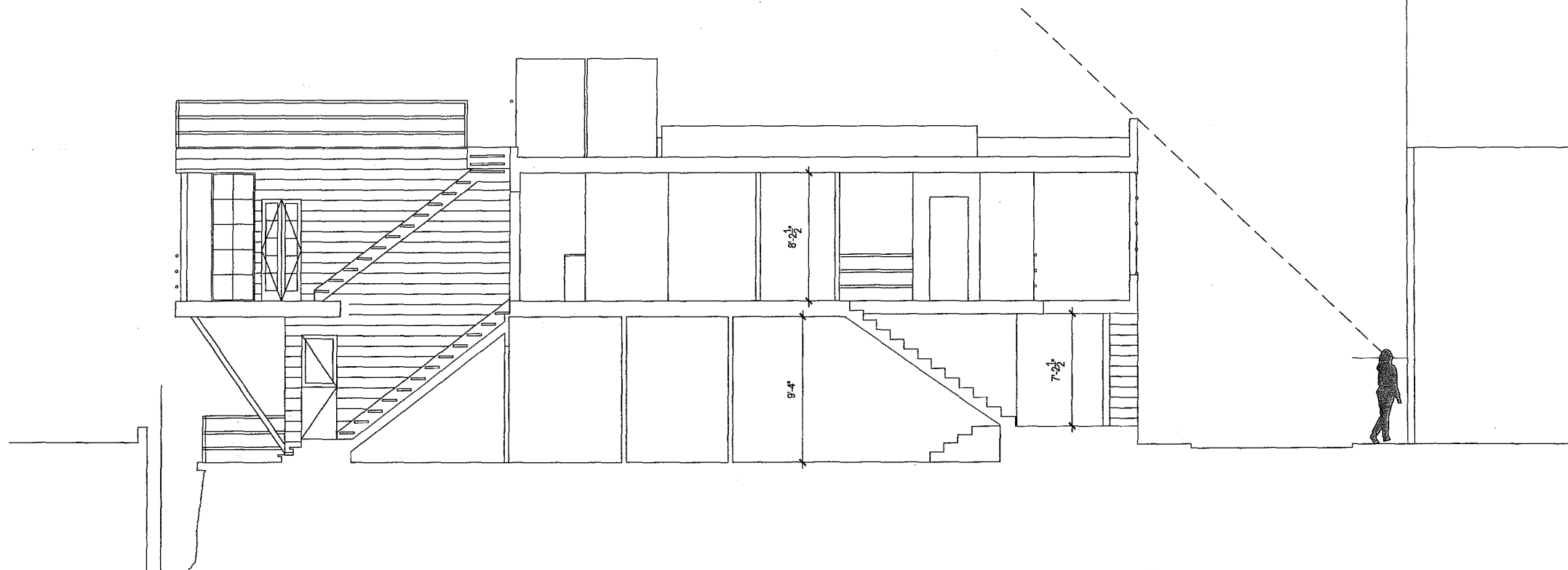
PLANNING  
PROPOSED SITE PLAN

A 2.1

DATE March 26, 2015  
SCALE



PROPOSED SECTION THROUGH STAIRS  
1/4" = 1'-0"



EXISTING SECTION THROUGH STAIRS  
1/4" = 1'-0"

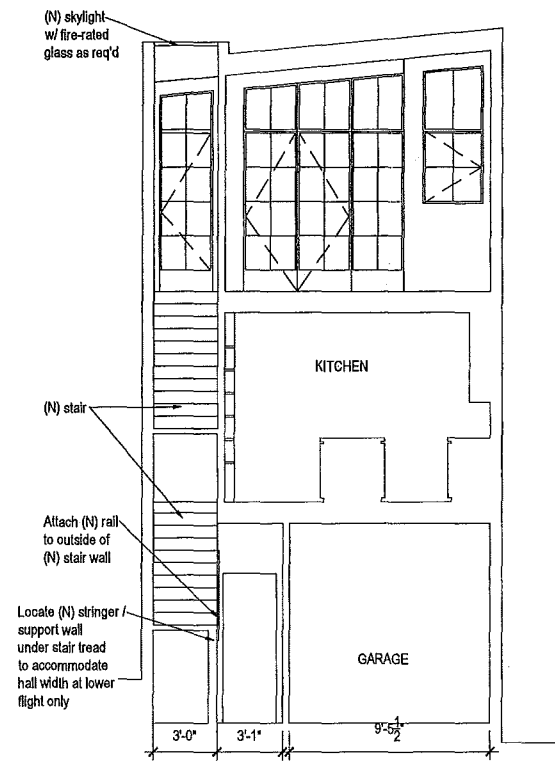
26 HODGES ALLEY  
SAN FRANCISCO, CA 94133

PLANNING  
PROPOSED PLANS

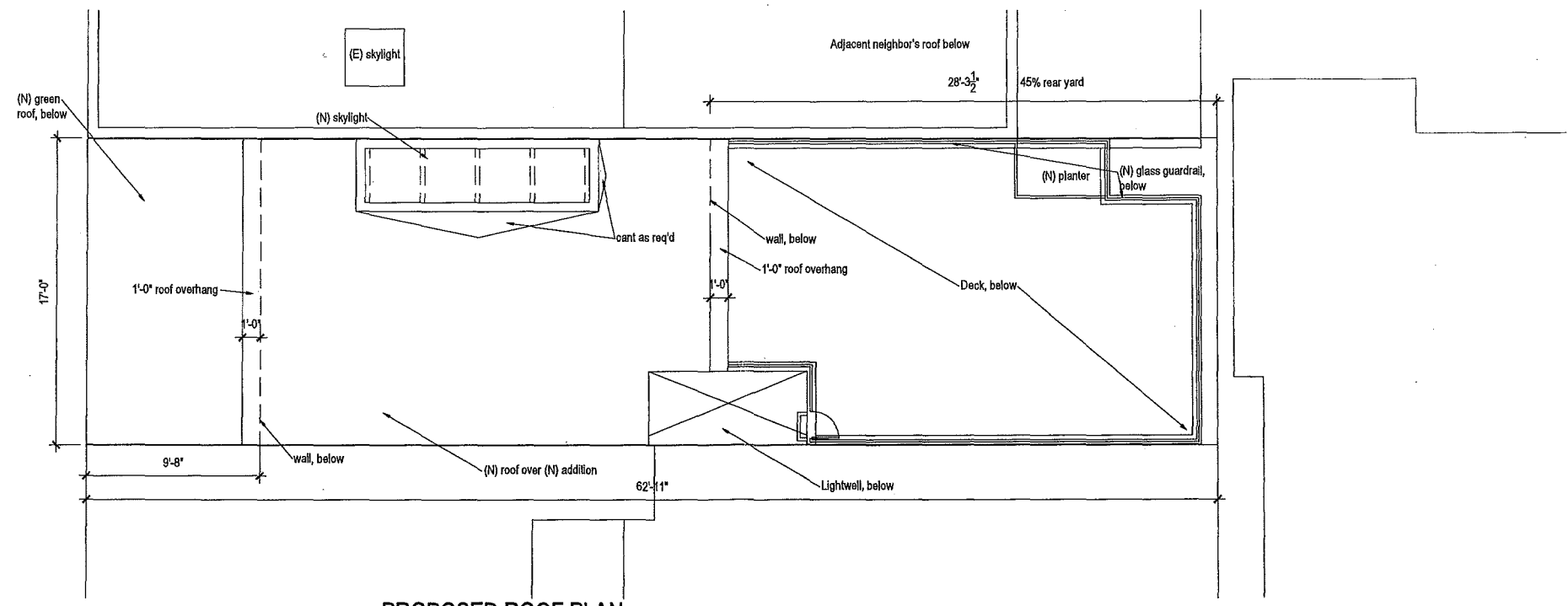
A 3.0

DATE March 26, 2015

SCALE



PROPOSED CROSS SECTION  
1/4" = 1'-0"

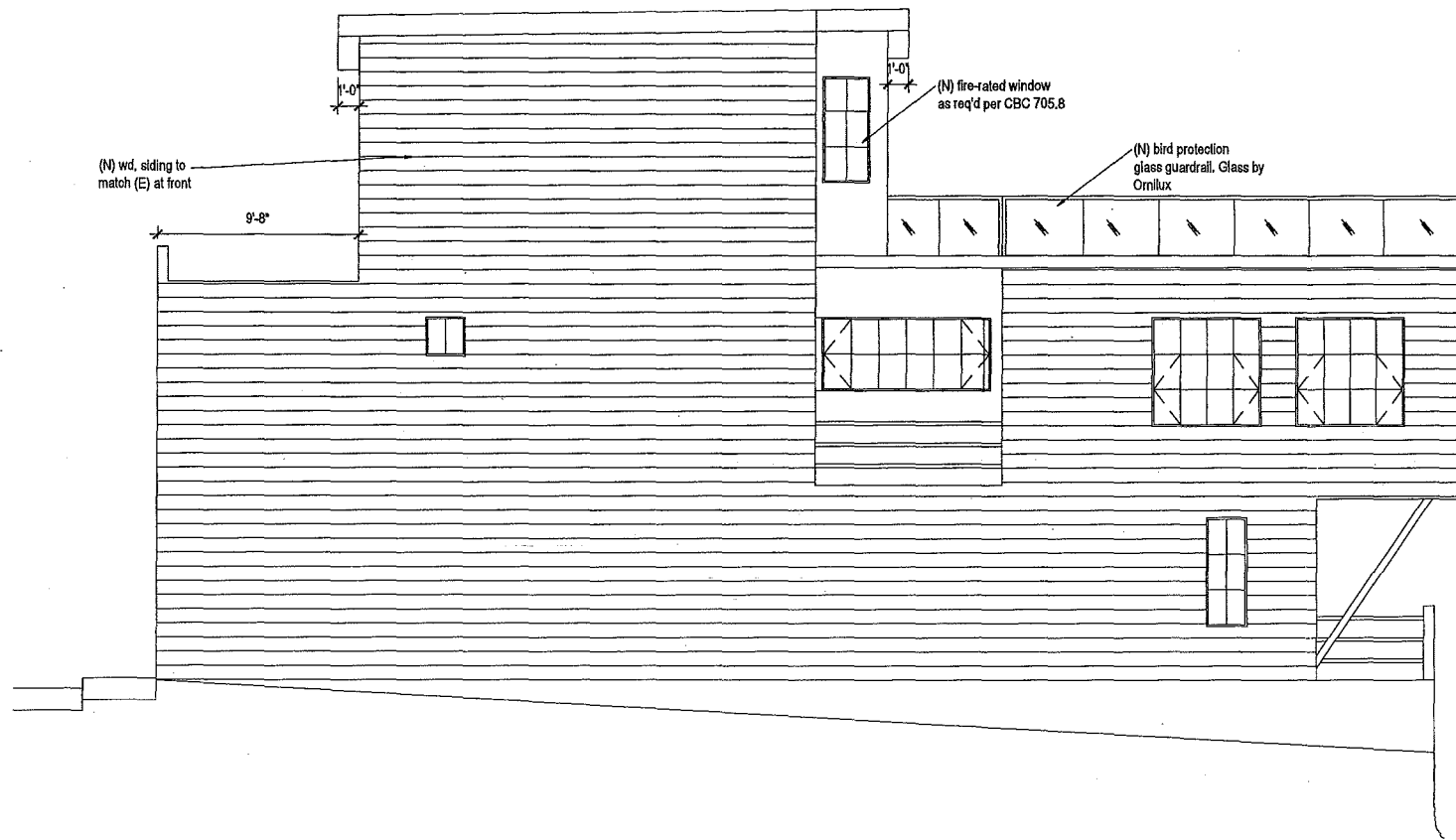


PROPOSED ROOF PLAN  
1/4" = 1'-0"

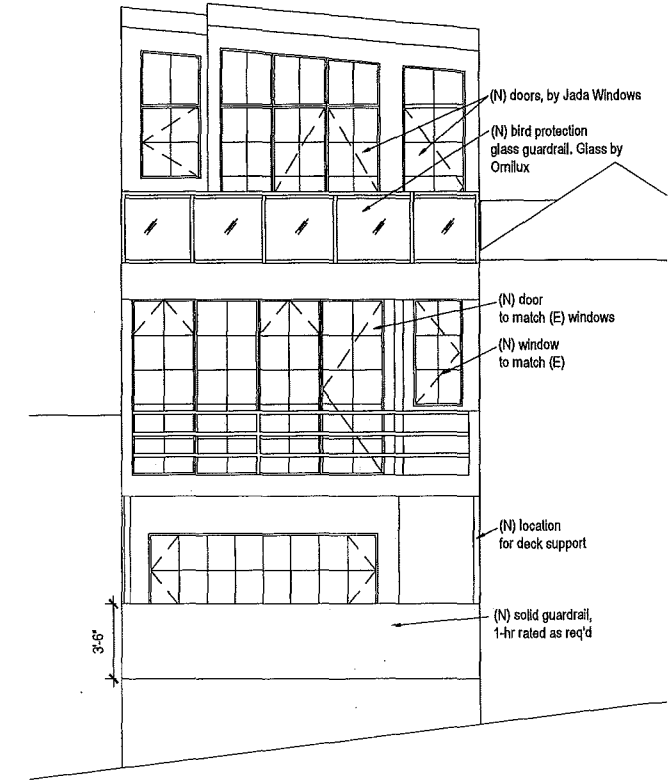
26 HODGES ALLEY  
SAN FRANCISCO, CA 94133

PLANNING
PROPOSED PLANS
<b>A 3.1</b>
DATE April 16, 2015
SCALE

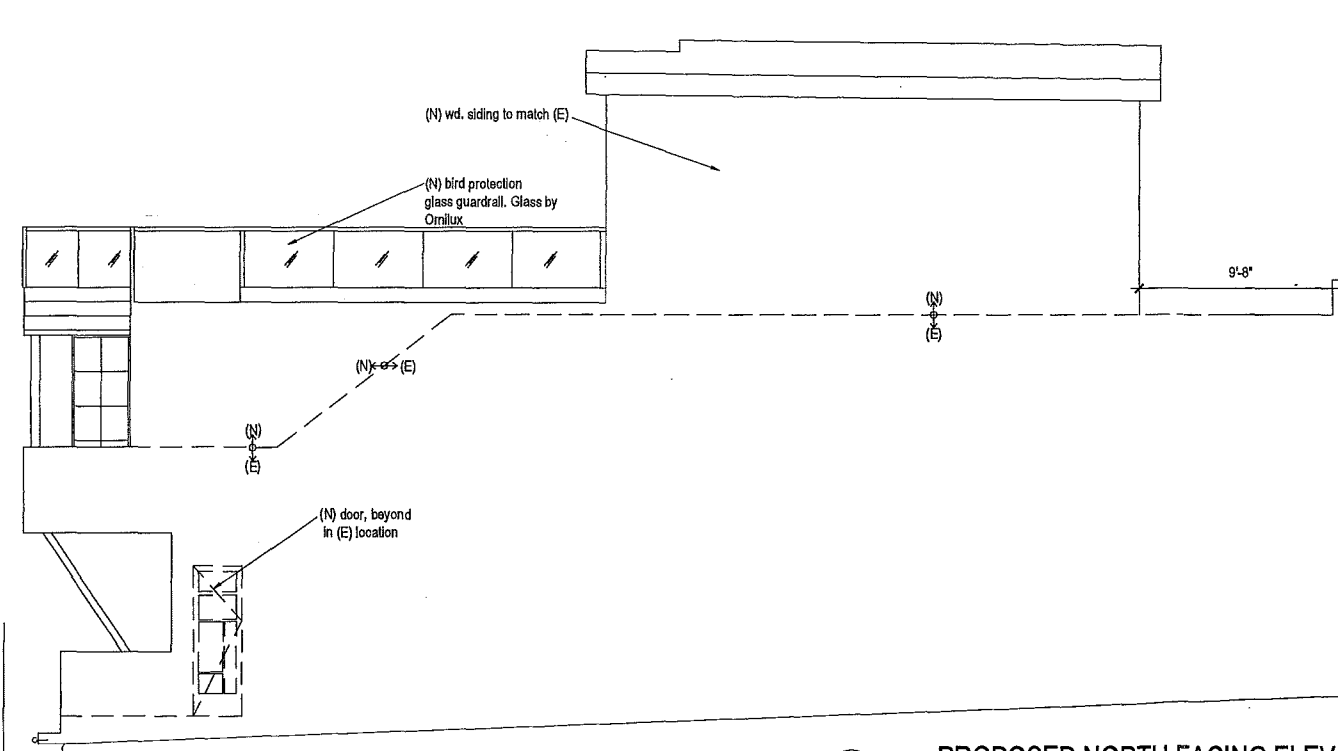




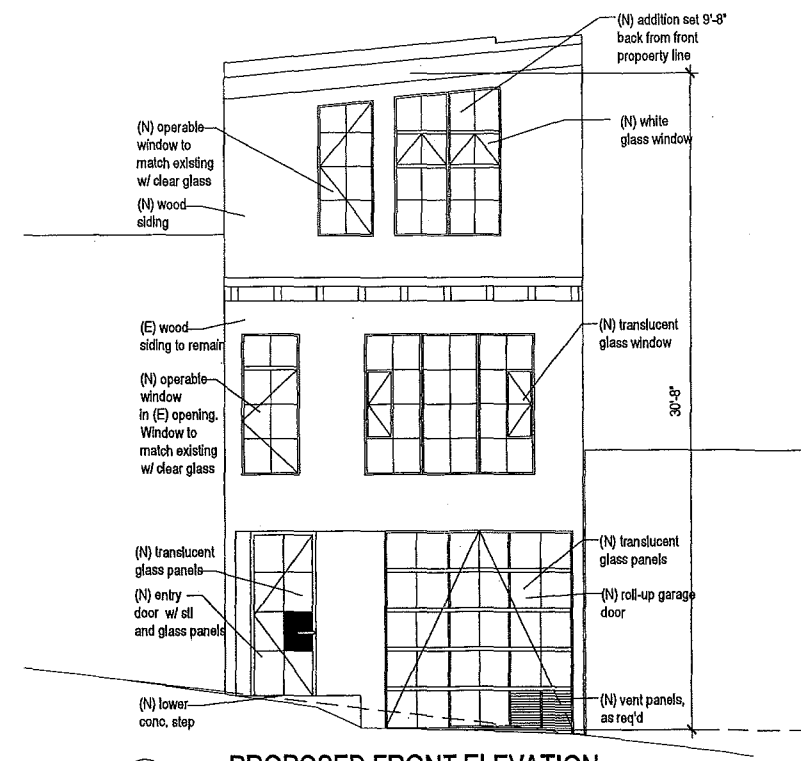
PROPOSED SOUTH FACING ELEVATION  
1/4" = 1'-0"



PROPOSED REAR ELEVATION  
1/4" = 1'-0"



PROPOSED NORTH FACING ELEVATION  
1/4" = 1'-0"



PROPOSED FRONT ELEVATION  
1/4" = 1'-0"

**Gilpin Geosciences, Inc**  
**Earthquake & Engineering Geology**

January 30, 2015  
91552.01

Mr. and Mrs. David de Wilde  
2650 Green Street  
San Francisco, CA 94123

**Subject: REVISED**  
**Rock Slope Mitigation**  
**Residential Improvements**  
**26 Hodges Alley**  
**San Francisco, California**

Dear Mr. and Mrs. de Wilde:

**INTRODUCTION**

We are pleased to submit the results of our recent consultation concerning rockfall mitigation related to the proposed improvements at 26 Hodges Alley, San Francisco, California. Previously we presented our Engineering Geologic and Geotechnical Investigation report dated 28 May 2013. Since then we studied several alternative methods of rock slope stabilization based on discussions with the project structural engineer and contractors experienced with rock slope mitigation. The results were summarized in a letter dated 14 August 2014.

Following submittal of our original report and the results of our supplemental study we met with Mr. John Wallace of Cotton Shires, Associates, the neighbor's geologic consultant. Working with Mr. Wallace we developed an alternative mitigation plan for the rock slope on the property recognizing that space limitations and available equipment types will affect the construction methodology. The recommendations presented in this letter are consistent with the original intent of our 28 May 2013 report and subsequent letter dated 14 August 2014 and incorporate the recommendations developed with Mr. Wallace.

To provide an understanding of the proposed remodeling and expansion of the home, a letter from the owner to the San Francisco Planning Commission is attached.

## **RECOMMENDATIONS**

The revised rock slope mitigation plan addresses the problems of stabilizing the loose rock and potential wedge-type rock failures outlined in our previous report.

The revised mitigation will commence with scaling of loose and weathered rock from the slope (i.e. remove loose rock from the face of the slope). As part of the scaling the concrete stem wall supporting the existing deck will be demolished and removed.

To reduce the potential for raveling of the rock face, shotcrete will be applied to the upper face of the rock slope. This mitigation was discussed with a specialty contractor who indicates that the shotcrete can be installed satisfactorily.

To improve the overall stability of the rock, holes set back approximately 3 feet from the face of the slope will be drilled vertically into the rock for the full height of the slope (20 feet) and three feet below the base of the rock slope, for a total length of 23 feet. Steel rods will be inserted in the holes and high-strength grout will be injected between the rods and the rock. This process should stitch the rock together to reduce the hazard of pieces of rock from becoming dislodged and should provide support for the subsequent application of reinforced shotcrete. Finally, steel reinforcing mesh will be hung from the vertical rock bolts and #3 rebar dowels, 12 inches long will be drilled and epoxied into the rock face at 5 feet on-center. The dowels should be L-shaped and inserted in 6-inch deep drilled holes. The reinforced shotcrete facing will be applied over the upper 7 feet of the rock face.

This revised rock slope stabilization should provide the necessary rock fall hazard mitigation. We have not been provided with design level architectural or structural plans for the residence; however, we understand the existing foundations will be used to support the new loads, or, if new foundations are needed, they will be installed a significant distance from the top of slope. Furthermore, the planned removal of the existing stem wall and deck will reduce the load on the rock slope. Any new loads will be sited in such a manner that no new loads will affect the stability of the rock slope.

26 Hodges Alley  
91552.01  
January 30, 2015  
p. 3

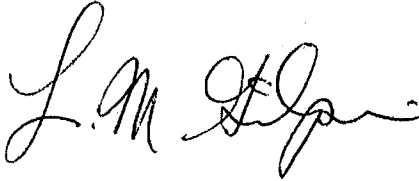
## LIMITATIONS

Our services have been performed in accordance with generally accepted principles and practices of the geological and geotechnical profession. This warranty is in lieu of all other warranties, either expressed or implied. In addition, the conclusions and recommendations presented in this report are professional opinions based on the indicated project criteria and data described in this report. They are intended only for the purpose, site location and project indicated.

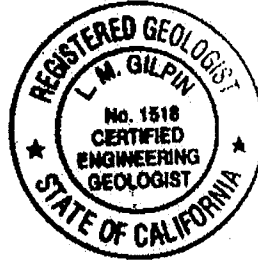
We trust that this provides you with the information that you require at this time. If you have questions, please call.

Sincerely,

GILPIN GEOSCIENCES, INC.



Lou M. Gilpin  
Engineering Geologist



LANGAN TREADWELL ROLLO, INC.



Frank L. Rollo  
Geotechnical Engineer

Attachment: 28 January 2015 Letter to SF Planning Commission



# SAN FRANCISCO PLANNING DEPARTMENT

## Certificate of Determination Exemption from Environmental Review

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

*Case No.:* 2013.0783E  
*Project Title:* 26 Hodges Alley  
*Zoning:* RH-3 (Residential – House, Three Family) Zoning District  
40-X Height and Bulk District  
*Block/Lot:* 0134/012  
*Lot Size:* 1,067 square feet  
*Project Sponsor:* Heidi Liebes – Liebes Architects  
(415) 812-5124  
*Staff Contact:* Christopher Espiritu – (415) 575-9022  
Christopher.Espiritu@sfgov.org

### PROJECT DESCRIPTION:

The proposed project would include the interior remodel of an existing two-story residence and the vertical addition for a new third floor to add an approximately 460-square-foot (sq ft) bedroom suite. The proposed project would also include the expansion of an existing roof deck by adding approximately 131 square feet of new roof deck space, accessed from the new third floor bedroom. The proposed third-floor addition would add approximately 11'-1" to the existing 19'-10" structure, for a total building height of 30'-11". Other project details include the installation of new interior stairs, enlarging the existing kitchen, and enclosing an existing exterior staircase for access to the expanded roof deck. The project site is located on the block bounded by Green Street to the north, Vallejo Street to the south, Sansome Street to the east, and Hodges Alley to the west, within the North Beach neighborhood.

### EXEMPT STATUS:

Categorical Exemption, Class 1 [California Environmental Quality Act (CEQA) Guidelines Section 15301].

### REMARKS:

See next page.

### DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.

  
Sarah B. Jones  
Environmental Review Officer

September 18, 2014  
Date

cc: Heidi Liebes, Project Sponsor      Jonathan Lammers, Preservation Planner      Supervisor Chiu, District 3 (via Clerk of the Board)  
Kate Conner, Current Planner      Historic Preservation Distribution List      Virna Byrd, M.D.F.

**PROJECT DESCRIPTION (continued):**

The proposed project is located on a site that has a slope of approximately 20 percent sloping downward (to the east) towards the rear of project site. The proposed project would involve excavation associated with foundation-strengthening related to the proposed additions and provide slope-stabilization support to adjacent buildings. The existing one-vehicle garage at-grade would remain and the existing 10-foot-wide curb cut, located on the Hodges Alley frontage, would also remain.

**Project Approvals**

The proposed project would require the following approvals:

- Variance (Zoning Administrator) – The proposed project would require a Variance from the Planning Code for a rear yard modification pursuant to Planning Code Section 134. This variance would be granted by the Planning Department’s Zoning Administrator.
- Site Permit (Department of Building Inspection [DBI]) – The proposed project would require the approval of a Site Permit by DBI.

**Approval Action:** While the proposed project would require the approval of a Variance by the Zoning Administrator, the Approval Action for the project would be through the issuance of a Site Permit by DBI. If discretionary review before the Planning Commission is requested, the discretionary review hearing is the Approval Action for the project. If no discretionary review is requested, the issuance of a Site Permit by DBI is the Approval Action. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

**REMARKS:**

**Historic Architectural Resources.** The Planning Department’s Historic Preservation staff evaluated the property to determine whether the existing structure on the project site is a historical resource as defined by CEQA. According to the Historic Resource Evaluation Response (HRER)<sup>1</sup> prepared for the project, and information found in the Planning Department archives, the property at 26 Hodges Alley contains a two-story, wood-frame, single-family residence constructed in 1907. Originally addressed as 6 Hodges Alley, the residence is vernacular in style, clad with unpainted horizontal rustic wood channel siding, and capped by a flat roof. The primary façade faces west onto Hodges Alley and features a metal-frame panel garage door to the south and a metal panel pedestrian entry to the north.

The property is not located within the boundaries of any listed historic districts. However, the property is located within proximity (¼-mile) of the Telegraph Hill, Northeast Waterfront, and Jackson Square

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<sup>1</sup> Jonathan Lammers – Preservation Planner, *Historic Resource Evaluation Response (HRER), 26 Hodges Alley*, November 15, 2013. This report is available for review as part of Case No. 2013.0783E.

Historic Districts. Therefore, the property was evaluated for individual eligibility for inclusion, as well as inclusion as contributor to a historic district, to the California Register.

The California Register criteria for eligible individual resources and historic districts provide specific measures on evaluating individual properties for inclusion into the California Register. Criterion 1 (Events) determines whether a property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States. Criterion 2 (Persons) examines whether a property is associated with the lives of persons important to the local, regional or national past. Criterion 3 (Architecture) analyzes whether a property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values. Criterion 4 (Information Potential) determines whether a property yields, or may be likely to yield, information important in prehistory or history. The property at 26 Hodges Alley was evaluated for inclusion into the California Register and is further discussed below.

*Criterion 1 (Events).* According to the HRER, the building stock along the southeastern slopes of Telegraph Hill represents a cohesive development pattern associated with rebuilding efforts following the 1906 Earthquake. The reconstruction of San Francisco was unprecedented in its scope and pace, and remains one of the most significant events in the city's history. Nearly all buildings in the immediate vicinity were residential or mixed-use properties constructed during a punctuated burst of activity between 1906 and 1913, and they convey clear and significant association with the reconstruction effort. While the property at 26 Hodges Alley does not appear to be an individually eligible for historic listing under this Criterion, it is part of a larger grouping of properties which collectively constitute a potential historic district. Therefore, Preservation Staff determined that 26 Hodges Alley Street is significant under California Register Criterion 1 (Events) for its association with post-1906 Earthquake reconstruction.

*Criterion 2 (Persons).* According to the HRER, Preservation Staff determined that as a group, the owners and residents of 26 Hodges Alley illustrate the strong working-class Italian demographics that were representative of the North Beach and Telegraph Hill area during the early 20th century. However, none of the persons appear to be important to local, state or national history such that the subject property would be eligible for historic listing under this Criterion. Therefore, Preservation Staff concluded that 26 Hodges Alley is not eligible for listing in the California Register under Criterion 2 (Persons).

*Criterion 3 (Architecture).* The HRER found that the building was designed by local architect, Fedele Costa, per the original 1907 building permit record. Fedele Costa was born in 1863 in Bioglio, Italy and immigrated to the United States in 1906. The son of a successful builder, he arrived in San Francisco in 1906 and was known to have served as the architect for St. Joseph's Catholic Church in Auburn, California (1911) and the Holy Rosary Roman Catholic Church in Woodland, California (1912). The existing building at 26 Hodges Alley does not appear to be a distinctive example of a type, period, region or method of construction such that it would be individually eligible for the California Register under this Criterion. Also, the property also does not appear to be a prominent work of architect, Fedele Costa.

However, the building does appear to be part of a concentration of residential buildings significant for their association with post-1906 Earthquake reconstruction and eligible for the California Register as a historic district. Nearly all of the buildings in the immediate vicinity were constructed between 1906 and 1913, and most evidence a shared design vocabulary based on Classical Revival influences. Character-defining architectural features of this district include wood frame construction and wood cladding, and the use of design elements such as pilasters, entablatures, dentil moldings and prominent cornices.

Therefore, Preservation Staff determined that 26 Hodges Alley, while not individually significant under this Criterion, could be significant as part of a concentration of properties that convey clear association with post-1906 Earthquake reconstruction and appear to constitute a potential historic district eligible for listing in the California Register under Criterion 3 (Architecture).

*Criterion 4 (Information Potential).* Finally, based upon a review of information in the Departments records, the subject property is not significant under Criterion 4 (Information Potential), which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type and would therefore not be eligible for listing in the California Register under Criteria 4.

In order to be considered a resource for the purposes of CEQA, a property must not only be shown to have significance under the California Register of Historical Resources criteria (Criterion 1-4), but also must have historic integrity.<sup>2</sup> Historic integrity enables a property to illustrate significant aspects of its past. According to the HREER, 26 Hodges Alley retains integrity of location, setting and association as it remains a residential property, has never been moved, and is largely surrounded by the same properties as it was historically. However, the building does not appear to retain integrity of design, workmanship, or materials. The property has experienced several alterations between 1934 and 1969, which included raising the building to insert a garage, window replacement, and the installation of a roof deck. Other alterations which are undocumented or poorly documented include the large rear addition constructed between 1913 and 1938 and the construction of the second-story overhang at the primary façade. The primary entry, garage and fenestration pattern and materials are all contemporary in nature, while the articulation of the primary façade has been altered. Collectively, these changes have significantly changed the character of the building such that it is no longer able to effectively convey its 1907 construction. Therefore, Preservation Staff determined that the property at 26 Hodges Alley does not retain historic integrity.

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<sup>2</sup> Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance."



As discussed, the property was shown to have significance under Criterion 1 (Events) and Criterion 3 (Architecture) for inclusion to the California Register as part of a historic district. However, the property did not retain its historic integrity and lacks integrity from its period of significance (1906-1915). Preservation Staff concluded that the property at 26 Hodges Alley is a non-contributor to an eligible Historic District. For the above reasons, the proposed project would not materially impair the characteristics of the existing historic resource, thus the proposed project would not result in significant impacts related to historic resources.

**Geotechnical.** According to Planning Department records, the project site is not located within a Landslide Hazard Zone or Liquefaction Hazard Zone; however, the property is located on a site with a slope of 20 percent. A Geotechnical Investigation was conducted for the property and is summarized below.<sup>3</sup>

The Geotechnical Investigation notes that the site slopes downward toward the rear of the property to the east and the rear of the property sits at the top of a near vertical 15- to 20-foot-tall slope that was excavated into the hillside for the development of a downslope residence located at 358 Vallejo Street. The project site is documented to be located in an area that is underlain by Franciscan Complex comprised of sedimentary rocks composed of sandstone, shale, and greywacke sandstone. Also, the site lies immediately southwest of former rock quarry operations that were present on the eastern slopes of Telegraph Hill until the turn of the 20<sup>th</sup> Century.

The Geotechnical Investigation provides specific recommendations and requirements concerning site preparation and foundations, retaining walls, and rock-slope support. These are further discussed below.

**Foundations.** The Geotechnical Investigation noted that the proposed improvements including the addition of a new third floor bedroom would be adequately supported by drilled pier foundations. Drilled piers should be at least 18-inches in diameter and drilled at least five feet into the underlying bedrock beneath the existing building.

**Rock-Slope Stabilization.** The Geotechnical Investigation noted that due to former quarry operations, which included blasting has resulted in over-steepened and shattered slopes. Aggressive quarrying that was common in the Telegraph Hill area left exposed bedrock in the eastern slope, and the Geotechnical Investigation found evidence of recent rockfalls, with debris and rock fragments, that have fallen from the eastern slope at the rear of the property and have accumulated in the rear yard of the adjacent property at 358 Vallejo Street.

A Supplemental Geotechnical Analysis was performed and revised recommendations for rock-slope stabilization were recommended. Due to the unique features of the eastern slope at the rear of the site, the previous recommendation to construct a concrete wall to stabilize the slope was deemed infeasible. The Supplemental Geotechnical Investigation therefore recommended that the best solution for reducing

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<sup>3</sup> Gilpin Geosciences, Inc. – Earthquake & Engineering Geology, *Engineering Geologic and Geotechnical Investigation, Residential Improvements, 26 Hodges Alley, San Francisco, California, May 28, 2013*. This report is available for review as part of Case No. 2013.0783E.

rockfall hazards at the project site would be to include the installation of a steel wire mesh net that would contain loose rock from impacting the residence at 358 Vallejo Street, and the installation of concrete encased steel rock bolts that would reinforce the rock slope. The netting would be supported by vertical rock bolts drilled into the slope at the top and bottom.

The Supplemental Geotechnical Investigation<sup>4</sup> identified this strategy as the most feasible since the process will essentially stitch the rock together to prevent pieces of rock from becoming dislodged. Finally, a closely spaced steel mesh net will be attached to the slope to contain pieces of rock that may become dislodged in the future. The selected approach stabilizes loose rock by scaling the rock face and applying mesh. Stability of the existing rock slope is increased by pinning potential wedge-type rock failures with the vertical rock bolts.

The Supplemental Geotechnical Investigation ultimately concluded that the project site is suitable to support the proposed project, provided that its recommendations are incorporated into the design and construction of the proposed project. The project sponsor has agreed to implement these recommendations, subject to Building Code requirements and implementation would not result in foreseeable significant impacts.

The San Francisco Building Code ensures the safety of all new construction in the City. Decisions about appropriate foundation and structural design are considered as part of the DBI permit review process. Prior to issuing a building permit for the proposed project, the DBI would review the geotechnical report to ensure that the security and stability of adjoining properties and the subject property is maintained during and following project construction. Therefore, potential damage to structures from geologic hazards on the project site would be addressed through compliance with the San Francisco Building Code.

**EXEMPT STATUS:**

CEQA State Guidelines Section 15301(e)(1), or Class 1, provides an exemption for minor alteration of existing private structures, involving negligible or no expansion of use beyond that existing at the time of determination. Additionally, Class 1 exempts additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. The proposed project would include the addition of approximately 460 square feet for a new third-floor bedroom suite and the interior remodel of the existing two-story residence. Therefore, the proposed demolition meets the criteria for exemption from environmental review under Class 1.

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<sup>4</sup> Gilpin Geosciences, Inc. – Earthquake & Engineering Geology, *Supplemental Engineering Geologic and Geotechnical Investigation, Residential Improvements, 26 Hodges Alley, San Francisco, California, August 14, 2014*. This report is available for review as part of Case No. 2013.0783E.

**CONCLUSION:**

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

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**From:** Board of Supervisors, (BOS)  
**To:** BOS-Supervisors  
**Subject:** FW: CPUC Notification - Verizon Wireless - SFMTA Node  
**Attachments:** CPUC Notification -Verizon Wireless -SFMTA Node Various Numbers..pdf

Supervisors:

Attached you will find 37 copies- CPUC Notification – Verizon – SFMTA various node and site names. All emails and attachments have been consolidated into one document for you to review. All copies will be placed in the communication page. Thank you.

Rachel Gosiengfiao  
Executive Assistant  
Board of Supervisors  
1 Dr. Carlton B. Goodlett Place, City Hall, Room 244  
San Francisco, CA 94102-4689  
Phone: (415) 554-7703 | Fax: (415) 554-5163  
[rachel.gosiengfiao@sfgov.org](mailto:rachel.gosiengfiao@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)

**Please complete a Board of Supervisors Customer Service Satisfaction form by clicking [here](#).**

**The [Legislative Research Center](#) provides 24-hour access to Board of Supervisors legislation, and archived matters since August 1998.**

*Disclosures: Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors' website or in other public documents that members of the public may inspect or copy.*

---

**From:** West Area CPUC [<mailto:WestAreaCPUC@VerizonWireless.com>]  
**Sent:** Friday, May 08, 2015 2:29 PM  
**To:** Rahaim, John (CPC); Administrator, City (ADM); Board of Supervisors, (BOS)  
**Cc:** West Area CPUC  
**Subject:** CPUC Notification - Verizon Wireless - SFMTA Node

This is to provide your agency with notice according to the provisions of General Order No. 159A of the Public Utilities Commission of the State of California ("CPUC"). This notice is being provided pursuant to Section IV.C.2.

If you prefer to receive these notices by US Mail, please reply to this email stating your jurisdiction's preference.

Thank You



May 8, 2015

Ms. Anna Hom  
**Consumer Protection and Safety Division**  
California Public Utilities Commission  
505 Van Ness Avenue  
San Francisco, CA 94102  
[alh@cpuc.ca.gov](mailto:alh@cpuc.ca.gov)

RE: Notification Letter for SFMTA Node 217A  
San Francisco-Oakland, CA / GTE Mobilnet of California Limited Partnership / U-3002-C

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This is to provide the Commission with notice according to the provisions of General Order No. 159A of the Public Utilities Commission of the State of California ("CPUC") for the project described in Attachment A.

A copy of this notification letter is also being provided to the appropriate local government agency for its information. Should there be any questions regarding this project, or if you disagree with any of the information contained herein, please contact the representative below.

Sincerely,

Rommel Angeles  
2785 Mitchell Drive, Bldg. 9, Walnut Creek, CA 94598  
(925) 279-6360

# CPUC Attachment A



Site Name	SFMTA Node 217A
Legal Entity	GTE Mobilnet California LP
Type of Project	Initial Build (new presence for VZW)
Street Address of Site	1250 Hyde St
Site Location City	San Francisco
Site Location Zip Code	94109
Site Location County	San Francisco
Site Location APN Number	0219-015

Site Coordinates			
	Degrees	Minutes	Seconds
Latitude	37	47	33.36
Longitude	-122	25	3.56
NAD 27			

**Brief Description of Project**  
 ExteNet to place one 14.6" diameter x 24" tall canister antenna and two 3.2" x 6.85" x 1.48" hybrid couplers inside new 38 5/8" antenna support arm. Two 16.5" x 9.8" x 5.7" MRRUs will be placed on mounting/equipment channel. One 24 3/4" x 25" x 4 5/8" Milbank commercial meter box and one 5.5" x 9" x 6.8" fused disconnect switch onto existing 45' (38'-2" AGL) wood pole #110033629.

Number & type of Antennas / Dishes	1 cylinder antenna
Tower Design	wood utility pole in public ROW
Tower Appearance	cylinder antenna @ 23'-10" RAD
Tower Height (in feet)	38'-2" AGL
Size of Building or NA	NA

LAND USE OR BUILDING APPROVALS	
Type of Approval Issued	Personal Wireless Service Facility Permit
Issue Date of Approval	5/1/2015
Effective Date of Approval	5/1/2015
Agency Name	Department of Public Works
Approval Permit Number	14WVR-0101
Resolution Number	183556
Type of Approval Issued (2)	
Issue Date of Approval (2)	
Effective Date of Approval (2)	
Agency Name (2)	
Approval Permit Number (2)	
Resolution Number (2)	

Planning Director (or equivalent)	Planning Director
Contact 1 Email Address	<a href="mailto:john.rahaim@sfgov.org">john.rahaim@sfgov.org</a>
Contact 1 Agency Name	San Francisco Planning Department
Contact 1 Street Address	1650 Mission Street, Suite 400
Contact 1 City, State ZIP	San Francisco, CA 94103

City Manager (or equivalent)	City Manager
Contact 2 Email Address	<a href="mailto:city.administrator@sfgov.org">city.administrator@sfgov.org</a>
Contact 2 Agency Name	Office of the City Administrator
Contact 2 Street Address	City Hall, Room 362, Goodlett Place
Contact 2 City, State ZIP	San Francisco, CA 94102

City Clerk (or equivalent)	Clerk of the Board
Contact 3 Email Address	<a href="mailto:Board.of.Supervisors@sfgov.org">Board.of.Supervisors@sfgov.org</a>
Contact 3 Agency Name	City of San Francisco
Contact 3 Street Address	City Hall, Room 168, Goodlett Place
Contact 3 City, State ZIP	San Francisco, CA 94102

Director of School Board (or equivalent)	
Contact 4 Email Address	
Contact 4 Agency Name	
Contact 4 Street Address	
Contact 4 City, State ZIP	

**Notes/Comments:**



May 8, 2015

Ms. Anna Hom  
**Consumer Protection and Safety Division**  
California Public Utilities Commission  
505 Van Ness Avenue  
San Francisco, CA 94102  
[alh@cpuc.ca.gov](mailto:alh@cpuc.ca.gov)

RE: Notification Letter for SFMTA Node 226A  
San Francisco-Oakland, CA / GTE Mobilnet of California Limited Partnership / U-3002-C

---

This is to provide the Commission with notice according to the provisions of General Order No. 159A of the Public Utilities Commission of the State of California ("CPUC") for the project described in Attachment A.

A copy of this notification letter is also being provided to the appropriate local government agency for its information. Should there be any questions regarding this project, or if you disagree with any of the information contained herein, please contact the representative below.

Sincerely,

Rommel Angeles  
2785 Mitchell Drive, Bldg. 9, Walnut Creek, CA 94598  
(925) 279-6360

# CPUC Attachment A



<b>Site Name</b>	SFMTA Node 226A
<b>Legal Entity</b>	GTE Mobilnet California LP
<b>Type of Project</b>	Initial Build (new presence for VZW)
<b>Street Address of Site</b>	1400 Washington
<b>Site Location City</b>	San Francisco
<b>Site Location Zip Code</b>	94133
<b>Site Location County</b>	San Francisco
<b>Site Location APN Number</b>	0187-007

<b>Site Coordinates</b>			
	Degrees	Minutes	Seconds
Latitude	37	47	37.90
Longitude	-122	25	0.9
NAD 27			

**Brief Description of Project**  
 To replace existing 37' AGL wood pole #110033740 with new 50' (43' AGL) class 3 wood pole #0018CL (same hole set). ExteNet to place one 14.6" diameter x 24" tall canister antenna and two 3.2" x 6.85" x 1.48" hybrid couplers inside new 38 5/8" antenna support arm. Two 16.5" x 9.8" x 5.7" MRRUs will be placed on mounting/equipment channel. One 24 3/4" x 25" x 4 5/8" Milbank commercial meter box and one 5.5" x 9" x 6.8" fused disconnect switch onto proposed pole.

<b>Number &amp; type of Antennas / Dishes</b>	1 cylinder antenna
<b>Tower Design</b>	wood utility pole in public ROW
<b>Tower Appearance</b>	cylinder antenna @ 33' RAD
<b>Tower Height (in feet)</b>	43' AGL
<b>Size of Building or NA</b>	NA

LAND USE OR BUILDING APPROVALS	
Type of Approval Issued	Personal Wireless Service Facility Permit
Issue Date of Approval	5/1/2015
Effective Date of Approval	5/1/2015
Agency Name	Department of Public Works
Approval Permit Number	14WR-0054
Resolution Number	183556
Type of Approval Issued (2)	
Issue Date of Approval (2)	
Effective Date of Approval (2)	
Agency Name (2)	
Approval Permit Number (2)	
Resolution Number (2)	

<b>Planning Director (or equivalent)</b>	Planning Director
<b>Contact 1 Email Address</b>	john.rahaime@sfgov.org
<b>Contact 1 Agency Name</b>	San Francisco Planning Department
<b>Contact 1 Street Address</b>	1650 Mission Street, Suite 400
<b>Contact 1 City, State ZIP</b>	San Francisco, CA 94103

<b>City Manager (or equivalent)</b>	City Manager
<b>Contact 2 Email Address</b>	city.administrator@sfgov.org
<b>Contact 2 Agency Name</b>	Office of the City Administrator
<b>Contact 2 Street Address</b>	City Hall, Room 362, Goodlett Place
<b>Contact 2 City, State ZIP</b>	San Francisco, CA 94102

<b>City Clerk (or equivalent)</b>	Clerk of the Board
<b>Contact 3 Email Address</b>	Board.of.Supervisors@sfgov.org
<b>Contact 3 Agency Name</b>	City of San Francisco
<b>Contact 3 Street Address</b>	City Hall, Room 168, Goodlett Place
<b>Contact 3 City, State ZIP</b>	San Francisco, CA 94102

<b>Director of School Board (or equivalent)</b>	
<b>Contact 4 Email Address</b>	
<b>Contact 4 Agency Name</b>	
<b>Contact 4 Street Address</b>	
<b>Contact 4 City, State ZIP</b>	

**Notes/Comments:**





May 8, 2015

Ms. Anna Hom  
**Consumer Protection and Safety Division**  
California Public Utilities Commission  
505 Van Ness Avenue  
San Francisco, CA 94102  
[alh@cpuc.ca.gov](mailto:alh@cpuc.ca.gov)

RE: Notification Letter for SFMTA Node 231A  
San Francisco-Oakland, CA / GTE Mobilnet of California Limited Partnership / U-3002-C

---

This is to provide the Commission with notice according to the provisions of General Order No. 159A of the Public Utilities Commission of the State of California ("CPUC") for the project described in Attachment A.

A copy of this notification letter is also being provided to the appropriate local government agency for its information. Should there be any questions regarding this project, or if you disagree with any of the information contained herein, please contact the representative below.

Sincerely,

Rommel Angeles  
2785 Mitchell Drive, Bldg. 9, Walnut Creek, CA 94598  
(925) 279-6360

# CPUC Attachment A



Site Name	SFMTA Node 231A
Legal Entity	GTE Mobilnet California LP
Type of Project	Initial Build (new presence for VZW)
Street Address of Site	1590 Washington
Site Location City	San Francisco
Site Location Zip Code	94109
Site Location County	San Francisco
Site Location APN Number	0186-028

Site Coordinates			
	Degrees	Minutes	Seconds
Latitude	37	47	37.32
Longitude	-122	25	5.01
NAD 27			

### Brief Description of Project

ExteNet to place one 14.6" diameter x 24" tall canister antenna and two 3.2" x 6.85" x 1.48" hybrid couplers inside new 38 5/8" antenna support arm. Two 16.5" x 9.8" x 5.7" MRRUs will be placed on mounting/equipment channel. One 24 3/4" x 25" x 4 5/8" Milbank commercial meter box and one 5.5" x 9" x 6.8" fused disconnect switch onto existing 45' (38'-10" AGL) wood pole #110033668.

### Number & type of Antennas / Dishes

Number & type of Antennas / Dishes	1 cylinder antenna
Tower Design	wood utility pole in public ROW
Tower Appearance	cylinder antenna @ 25' RAD
Tower Height (in feet)	38'-10" AGL
Size of Building or NA	NA

### LAND USE OR BUILDING APPROVALS

Type of Approval Issued	Personal Wireless Service Facility Permit
Issue Date of Approval	5/1/2015
Effective Date of Approval	5/1/2015
Agency Name	Department of Public Works
Approval Permit Number	14WR-0056
Resolution Number	183556
Type of Approval Issued (2)	
Issue Date of Approval (2)	
Effective Date of Approval (2)	
Agency Name (2)	
Approval Permit Number (2)	
Resolution Number (2)	

### Planning Director (or equivalent)

Planning Director	Planning Director
Contact 1 Email Address	<a href="mailto:john.rahaim@sfgov.org">john.rahaim@sfgov.org</a>
Contact 1 Agency Name	San Francisco Planning Department
Contact 1 Street Address	1650 Mission Street, Suite 400
Contact 1 City, State ZIP	San Francisco, CA 94103

### City Manager (or equivalent)

City Manager	City Manager
Contact 2 Email Address	<a href="mailto:city.administrator@sfgov.org">city.administrator@sfgov.org</a>
Contact 2 Agency Name	Office of the City Administrator
Contact 2 Street Address	City Hall, Room 362, Goodlett Place
Contact 2 City, State ZIP	San Francisco, CA 94102

### City Clerk (or equivalent)

Clerk of the Board	Clerk of the Board
Contact 3 Email Address	<a href="mailto:Board.of.Supervisors@sfgov.org">Board.of.Supervisors@sfgov.org</a>
Contact 3 Agency Name	City of San Francisco
Contact 3 Street Address	City Hall, Room 168, Goodlett Place
Contact 3 City, State ZIP	San Francisco, CA 94102

Notes/Comments:

### Director of School Board (or equivalent)

Director of School Board (or equivalent)	
Contact 4 Email Address	
Contact 4 Agency Name	
Contact 4 Street Address	
Contact 4 City, State ZIP	



May 8, 2015

Ms. Anna Hom  
**Consumer Protection and Safety Division**  
California Public Utilities Commission  
505 Van Ness Avenue  
San Francisco, CA 94102  
[alh@cpuc.ca.gov](mailto:alh@cpuc.ca.gov)

RE: Notification Letter for SFMTA Node 292A  
San Francisco-Oakland, CA / GTE Mobilnet of California Limited Partnership / U-3002-C

---

This is to provide the Commission with notice according to the provisions of General Order No. 159A of the Public Utilities Commission of the State of California ("CPUC") for the project described in Attachment A.

A copy of this notification letter is also being provided to the appropriate local government agency for its information. Should there be any questions regarding this project, or if you disagree with any of the information contained herein, please contact the representative below.

Sincerely,

Rommel Angeles  
2785 Mitchell Drive, Bldg. 9, Walnut Creek, CA 94598  
(925) 279-6360

# CPUC Attachment A



Site Name	SFMTA Node 292A
Legal Entity	GTE Mobilnet California LP
Type of Project	Initial Build (new presence for VZW)
Street Address of Site	169 Willow St
Site Location City	San Francisco
Site Location Zip Code	94109
Site Location County	San Francisco
Site Location APN Number	0739-052

Site Coordinates			
	Degrees	Minutes	Seconds
Latitude	37	47	0.28
Longitude	-122	25	13.1
NAD 27			

**Brief Description of Project**

To replace existing 29'-6" AGL wood pole with new 40' (34' AGL) class 3 wood pole #0014CL (same hole set). ExteNet to place one 14.6" diameter x 24" tall canister antenna and two 3.2" x 6.85" x 1.48" hybrid couplers inside new 38 5/8" antenna support arm. Two 16.5" x 9.8" x 5.7" MRRUs will be placed on mounting/equipment channel. One 24 3/4" x 25" x 4 5/8" Milbank commercial meter box and one 5.5" x 9" x 6.8" fused disconnect switch fused onto proposed pole.

Number & type of Antennas / Dishes	1 cylinder antenna
Tower Design	wood utility pole in public ROW
Tower Appearance	cylinder antenna @ 26' RAD
Tower Height (in feet)	34' AGL
Size of Building or NA	NA

<b>LAND USE OR BUILDING APPROVALS</b>	
Type of Approval Issued	Personal Wireless Service Facility Permit
Issue Date of Approval	5/1/2015
Effective Date of Approval	5/1/2015
Agency Name	Department of Public Works
Approval Permit Number	14WR-0063
Resolution Number	183556
Type of Approval Issued (2)	
Issue Date of Approval (2)	
Effective Date of Approval (2)	
Agency Name (2)	
Approval Permit Number (2)	
Resolution Number (2)	

Planning Director (or equivalent)	Planning Director
Contact 1 Email Address	<a href="mailto:john.rahaim@sfgov.org">john.rahaim@sfgov.org</a>
Contact 1 Agency Name	San Francisco Planning Department
Contact 1 Street Address	1650 Mission Street, Suite 400
Contact 1 City, State ZIP	San Francisco, CA 94103

City Manager (or equivalent)	City Manager
Contact 2 Email Address	<a href="mailto:city.administrator@sfgov.org">city.administrator@sfgov.org</a>
Contact 2 Agency Name	Office of the City Administrator
Contact 2 Street Address	City Hall, Room 362, Goodlett Place
Contact 2 City, State ZIP	San Francisco, CA 94102

City Clerk (or equivalent)	Clerk of the Board
Contact 3 Email Address	<a href="mailto:Board_of_Supervisors@sfgov.org">Board_of_Supervisors@sfgov.org</a>
Contact 3 Agency Name	City of San Francisco
Contact 3 Street Address	City Hall, Room 168, Goodlett Place
Contact 3 City, State ZIP	San Francisco, CA 94102

Director of School Board (or equivalent)	
Contact 4 Email Address	
Contact 4 Agency Name	
Contact 4 Street Address	
Contact 4 City, State ZIP	

Notes/Comments:



May 8, 2015

Ms. Anna Hom  
**Consumer Protection and Safety Division**  
California Public Utilities Commission  
505 Van Ness Avenue  
San Francisco, CA 94102  
[alh@cpuc.ca.gov](mailto:alh@cpuc.ca.gov)

RE: Notification Letter for SFMTA Node 83A  
San Francisco-Oakland, CA / GTE Mobilnet of California Limited Partnership / U-3002-C

---

This is to provide the Commission with notice according to the provisions of General Order No. 159A of the Public Utilities Commission of the State of California ("CPUC") for the project described in Attachment A.

A copy of this notification letter is also being provided to the appropriate local government agency for its information. Should there be any questions regarding this project, or if you disagree with any of the information contained herein, please contact the representative below.

Sincerely,

Rommel Angeles  
2785 Mitchell Drive, Bldg. 9, Walnut Creek, CA 94598  
(925) 279-6360

# CPUC Attachment A



Site Name	SFMTA Node 83A
Legal Entity	GTE Mobilnet California LP
Type of Project	Initial Build (new presence for VZW)
Street Address of Site	2309 Taylor Street
Site Location City	San Francisco
Site Location Zip Code	94133
Site Location County	San Francisco
Site Location APN Number	0050-003

Site Coordinates			
	Degrees	Minutes	Seconds
Latitude	37	48	13.80
Longitude	-122	24	54
NAD 27			

**Brief Description of Project**

To replace existing 48' AGL wood pole #110036528 with new 55' (48' AGL) class H3 wood pole #0025CL (same hole set). ExteNet to place one 14.6" diameter x 24" tall canister antenna and two 3.2" x 6.85" x 1.48" hybrid couplers housed inside new 38 5/8" antenna support arm. Two 16.5" x 9.8" x 5.7" MRRUs will be placed on mounting/equipment channel. One 24 3/4" x 25" x 4 5/8" Milbank commercial meter box and one 5.5" x 9" x 6.8" fused disconnect switch.

- Number & type of Antennas / Dishes
- Tower Design
- Tower Appearance
- Tower Height (in feet)
- Size of Building or NA

1 cylinder antenna
wood utility pole in public ROW
cylinder antenna @ 26' RAD
48' AGL
NA

LAND USE OR BUILDING APPROVALS	
Type of Approval Issued	Personal Wireless Service Facility Permit
Issue Date of Approval	5/4/2015
Effective Date of Approval	5/4/2015
Agency Name	Department of Public Works
Approval Permit Number	15WR-0006
Resolution Number	183563
Type of Approval Issued (2)	
Issue Date of Approval (2)	
Effective Date of Approval (2)	
Agency Name (2)	
Approval Permit Number (2)	
Resolution Number (2)	

**Planning Director (or equivalent)**

Planning Director
john.rahaim@sfgov.org
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

**City Manager (or equivalent)**

City Manager
city.administrator@sfgov.org
Office of the City Administrator
City Hall, Room 362, Goodlett Place
San Francisco, CA 94102

**City Clerk (or equivalent)**

Clerk of the Board
Board.of.Supervisors@sfgov.org
City of San Francisco
City Hall, Room 168, Goodlett Place
San Francisco, CA 94102

**Director of School Board (or equivalent)**

Contact 4 Email Address
Contact 4 Agency Name
Contact 4 Street Address
Contact 4 City, State ZIP

Notes/Comments:



May 8, 2015

Ms. Anna Hom  
**Consumer Protection and Safety Division**  
California Public Utilities Commission  
505 Van Ness Avenue  
San Francisco, CA 94102  
[alh@cpuc.ca.gov](mailto:alh@cpuc.ca.gov)

RE: Notification Letter for SFMTA Node 86B  
San Francisco-Oakland, CA / GTE Mobilnet of California Limited Partnership / U-3002-C

---

This is to provide the Commission with notice according to the provisions of General Order No. 159A of the Public Utilities Commission of the State of California ("CPUC") for the project described in Attachment A.

A copy of this notification letter is also being provided to the appropriate local government agency for its information. Should there be any questions regarding this project, or if you disagree with any of the information contained herein, please contact the representative below.

Sincerely,

Rommel Angeles  
2785 Mitchell Drive, Bldg. 9, Walnut Creek, CA 94598  
(925) 279-6360

# CPUC Attachment A



Site Name	SFMTA Node 86B
Legal Entity	GTE Mobilnet California LP
Type of Project	Initial Build (new presence for VZW)
Street Address of Site	2230 Mason St
Site Location City	San Francisco
Site Location Zip Code	94133
Site Location County	San Francisco
Site Location APN Number	0065-003

Site Coordinates			
	Degrees	Minutes	Seconds
Latitude	37	48	15.00
Longitude	-122	24	47
NAD 27			

**Brief Description of Project**

To replace existing 29'-10" AGL wood pole #110036503 with new 40' (34' AGL) class 3 wood pole #0034CL (same hole set). ExteNet to place one 14.6" diameter x 24" tall canister antenna and two 3.2" x 6.85" x 1.48" hybrid couplers housed inside new antenna skirt. Two 16.5" x 9.8" x 5.7" MRRUs will be placed on mounting/equipment channel. One 24 3/4" x 25" x 4 5/8" Milbank commercial meter box and one 5.5" x 9" x 6.8" fused disconnect switch on 2" x 6" x 46" mounting/equipment channel.

**Number & type of Antennas / Dishes**  
**Tower Design**  
**Tower Appearance**  
**Tower Height (in feet)**  
**Size of Building or NA**

1 cylinder antenna
wood utility pole in public ROW
cylinder antenna @ 26' RAD
48' AGL
NA

**Planning Director (or equivalent)**  
**Contact 1 Email Address**  
**Contact 1 Agency Name**  
**Contact 1 Street Address**  
**Contact 1 City, State ZIP**

Planning Director
<a href="mailto:john.rahaim@sfgov.org">john.rahaim@sfgov.org</a>
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

**City Manager (or equivalent)**  
**Contact 2 Email Address**  
**Contact 2 Agency Name**  
**Contact 2 Street Address**  
**Contact 2 City, State ZIP**

City Manager
<a href="mailto:city.administrator@sfgov.org">city.administrator@sfgov.org</a>
Office of the City Administrator
City Hall, Room 362, Goodlett Place
San Francisco, CA 94102

**City Clerk (or equivalent)**  
**Contact 3 Email Address**  
**Contact 3 Agency Name**  
**Contact 3 Street Address**  
**Contact 3 City, State ZIP**

Clerk of the Board
<a href="mailto:Board_of_Supervisors@sfgov.org">Board_of_Supervisors@sfgov.org</a>
City of San Francisco
City Hall, Room 168, Goodlett Place
San Francisco, CA 94102

**Director of School Board (or equivalent)**  
**Contact 4 Email Address**  
**Contact 4 Agency Name**  
**Contact 4 Street Address**  
**Contact 4 City, State ZIP**


**LAND USE OR BUILDING APPROVALS**

Type of Approval Issued	Personal Wireless Service Facility Permit
Issue Date of Approval	5/4/2015
Effective Date of Approval	5/4/2015
Agency Name	Department of Public Works
Approval Permit Number	14WR-0106
Resolution Number	183563
Type of Approval Issued (2)	
Issue Date of Approval (2)	
Effective Date of Approval (2)	
Agency Name (2)	
Approval Permit Number (2)	
Resolution Number (2)	

**Notes/Comments:**





May 8, 2015

Ms. Anna Hom  
**Consumer Protection and Safety Division**  
California Public Utilities Commission  
505 Van Ness Avenue  
San Francisco, CA 94102  
[alh@cpuc.ca.gov](mailto:alh@cpuc.ca.gov)

RE: Notification Letter for SFMTA Node 141C  
San Francisco-Oakland, CA / GTE Mobilnet of California Limited Partnership / U-3002-C

---

This is to provide the Commission with notice according to the provisions of General Order No. 159A of the Public Utilities Commission of the State of California ("CPUC") for the project described in Attachment A.

A copy of this notification letter is also being provided to the appropriate local government agency for its information. Should there be any questions regarding this project, or if you disagree with any of the information contained herein, please contact the representative below.

Sincerely,

Rommel Angeles  
2785 Mitchell Drive, Bldg. 9, Walnut Creek, CA 94598  
(925) 279-6360

# CPUC Attachment A



Site Name	SFMTA Node 141C
Legal Entity	GTE Mobilnet California LP
Type of Project	Initial Build (new presence for VZW)
Street Address of Site	2565 Larkin St
Site Location City	San Francisco
Site Location Zip Code	94109
Site Location County	San Francisco
Site Location APN Number	0501-001

<b>Site Coordinates</b>			
	Degrees	Minutes	Seconds
Latitude	37	48	6.00
Longitude	-122	25	16.9
NAD 27			

**Brief Description of Project**  
 ExteNet to place one 14.6" diameter x 24" tall canister antenna and two 3.2" x 6.85" x 1.48" hybrid couplers inside new 38 5/8" antenna support arm. Two 16.5" x 9.8" x 5.7" MRRUs will be placed on mounting/equipment channel. One 24 3/4" x 25" x 4 5/8" Milbank commercial meter box and one 5.5" x 9" x 6.8" fused disconnect switch onto existing 47'-8" AGL wood pole.

Number & type of Antennas / Dishes	1 cylinder antenna
Tower Design	wood utility pole in public ROW
Tower Appearance	cylinder antenna @ 31'-2" RAD
Tower Height (in feet)	47'-8" AGL
Size of Building or NA	NA

<b>Planning Director</b> (or equivalent)	Planning Director
Contact 1 Email Address	<a href="mailto:john.rahaim@sfgov.org">john.rahaim@sfgov.org</a>
Contact 1 Agency Name	San Francisco Planning Department
Contact 1 Street Address	1650 Mission Street, Suite 400
Contact 1 City, State ZIP	San Francisco, CA 94103

<b>City Manager</b> (or equivalent)	City Manager
Contact 2 Email Address	<a href="mailto:city.administrator@sfgov.org">city.administrator@sfgov.org</a>
Contact 2 Agency Name	Office of the City Administrator
Contact 2 Street Address	City Hall, Room 362, Goodlett Place
Contact 2 City, State ZIP	San Francisco, CA 94102

<b>City Clerk</b> (or equivalent)	Clerk of the Board
Contact 3 Email Address	<a href="mailto:Board_of_Supervisors@sfgov.org">Board_of_Supervisors@sfgov.org</a>
Contact 3 Agency Name	City of San Francisco
Contact 3 Street Address	City Hall, Room 168, Goodlett Place
Contact 3 City, State ZIP	San Francisco, CA 94102

<b>Director of School Board</b> (or equivalent)	
Contact 4 Email Address	
Contact 4 Agency Name	
Contact 4 Street Address	
Contact 4 City, State ZIP	

<b>LAND USE OR BUILDING APPROVALS</b>	
Type of Approval Issued	Personal Wireless Service Facility Permit
Issue Date of Approval	5/1/2015
Effective Date of Approval	5/1/2015
Agency Name	Department of Public Works
Approval Permit Number	14WR-0112
Resolution Number	183556
Type of Approval Issued (2)	
Issue Date of Approval (2)	
Effective Date of Approval (2)	
Agency Name (2)	
Approval Permit Number (2)	
Resolution Number (2)	

**Notes/Comments:**



May 8, 2015

Ms. Anna Hom  
**Consumer Protection and Safety Division**  
California Public Utilities Commission  
505 Van Ness Avenue  
San Francisco, CA 94102  
[alh@cpuc.ca.gov](mailto:alh@cpuc.ca.gov)

RE: Notification Letter for SFMTA Node 143H  
San Francisco-Oakland, CA / GTE Mobilnet of California Limited Partnership / U-3002-C

---

This is to provide the Commission with notice according to the provisions of General Order No. 159A of the Public Utilities Commission of the State of California ("CPUC") for the project described in Attachment A.

A copy of this notification letter is also being provided to the appropriate local government agency for its information. Should there be any questions regarding this project, or if you disagree with any of the information contained herein, please contact the representative below.

Sincerely,

Rommel Angeles  
2785 Mitchell Drive, Bldg. 9, Walnut Creek, CA 94598  
(925) 279-6360

# CPUC Attachment A



Site Name	SFMTA Node 143h
Legal Entity	GTE Mobilnet California LP
Type of Project	Initial Build (new presence for VZW)
Street Address of Site	1945 Hyde St
Site Location City	San Francisco
Site Location Zip Code	94109
Site Location County	San Francisco
Site Location APN Number	0124-003

<b>Site Coordinates</b>			
	Degrees	Minutes	Seconds
Latitude	37	47	56.20
Longitude	-122	25	8
NAD 27			

**Brief Description of Project**

To replace existing 35' AGL wood pole #110036748 with new 40' (34' AGL) class 2 wood pole #0045CL (hard set north). ExteNet to place one 14.6" diameter x 24" tall canister antenna and two 3.2" x 6.85" x 1.48" hybrid couplers housed inside new antennas shroud. Two 16.5" x 9.8" x 5.7" MRRUs will be placed on mounting/equipment channel. One 24 3/4" x 25" x 4 5/8" Milbank commercial meter box and one 5.5" x 9" x 6.8" fused disconnect switch on 2" x 6" x 46" mounting/equipment channel.

- Number & type of Antennas / Dishes
- Tower Design
- Tower Appearance
- Tower Height (In feet)
- Size of Building or NA

1 cylinder antenna
wood utility pole in public ROW
cylinder antenna @ 36'-1" RAD
37'-1" AGL
NA

**LAND USE OR BUILDING APPROVALS**

Type of Approval Issued	Personal Wireless Service Facility Permit
Issue Date of Approval	5/4/2015
Effective Date of Approval	5/4/2015
Agency Name	Department of Public Works
Approval Permit Number	15WR-0012
Resolution Number	183563

**Planning Director (or equivalent)**

Planning Director
<a href="mailto:john.rahaim@sfgov.org">john.rahaim@sfgov.org</a>
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Type of Approval Issued (2)	
Issue Date of Approval (2)	
Effective Date of Approval (2)	
Agency Name (2)	
Approval Permit Number (2)	
Resolution Number (2)	

**City Manager (or equivalent)**

City Manager
<a href="mailto:city.administrator@sfgov.org">city.administrator@sfgov.org</a>
Office of the City Administrator
City Hall, Room 362, Goodlett Place
San Francisco, CA 94102

**City Clerk (or equivalent)**

Clerk of the Board
<a href="mailto:Board.of.Supervisors@sfgov.org">Board.of.Supervisors@sfgov.org</a>
City of San Francisco
City Hall, Room 168, Goodlett Place
San Francisco, CA 94102

**Notes/Comments:**

**Director of School Board (or equivalent)**




May 8, 2015

Ms. Anna Hom  
**Consumer Protection and Safety Division**  
California Public Utilities Commission  
505 Van Ness Avenue  
San Francisco, CA 94102  
[alh@cpuc.ca.gov](mailto:alh@cpuc.ca.gov)

RE: Notification Letter for SFMTA Node 147B  
San Francisco-Oakland, CA / GTE Mobilnet of California Limited Partnership / U-3002-C

---

This is to provide the Commission with notice according to the provisions of General Order No. 159A of the Public Utilities Commission of the State of California ("CPUC") for the project described in Attachment A.

A copy of this notification letter is also being provided to the appropriate local government agency for its information. Should there be any questions regarding this project, or if you disagree with any of the information contained herein, please contact the representative below.

Sincerely,

Rommel Angeles  
2785 Mitchell Drive, Bldg. 9, Walnut Creek, CA 94598  
(925) 279-6360

# CPUC Attachment A



Site Name	SFMTA Node 147B
Legal Entity	GTE Mobilnet California LP
Type of Project	Initial Build (new presence for VZW)
Street Address of Site	756 Green St
Site Location City	San Francisco
Site Location Zip Code	94111
Site Location County	San Francisco
Site Location APN Number	0118-020

Site Coordinates			
	Degrees	Minutes	Seconds
Latitude	37	47	57.00
Longitude	-122	24	41
NAD 27			

**Brief Description of Project**

To replace existing 30'-2" AGL wood pole #110026027 with new 40' (34' AGL) class 4 wood pole #0047CL (same hole set). ExteNet to place one 14.6" diameter x 24" tall canister antenna and two 3.2" x 6.85" x 1.48" hybrid couplers housed inside new antenna skirt. Two 16.5" x 9.8" x 5.7" MRRUs will be placed on 2" x 6" x 56" mounting/equipment channel. One 24 3/4" x 25" x 4 5/8" Milbank commercial meter box and one 5.5" x 9" x 6.8" fused disconnect switch on 2" x 6" x 46" mounting/equipment channel.

**Number & type of Antennas / Dishes**

Number & type of Antennas / Dishes	1 cylinder antenna
Tower Design	wood utility pole in public ROW
Tower Appearance	cylinder antenna @ 36'-1" RAD
Tower Height (in feet)	37'-1" AGL
Size of Building or NA	NA

**Planning Director (or equivalent)**

Planning Director	Planning Director
Contact 1 Email Address	<a href="mailto:john.rahaim@sfgov.org">john.rahaim@sfgov.org</a>
Contact 1 Agency Name	San Francisco Planning Department
Contact 1 Street Address	1650 Mission Street, Suite 400
Contact 1 City, State ZIP	San Francisco, CA 94103

**City Manager (or equivalent)**

City Manager	City Manager
Contact 2 Email Address	<a href="mailto:city.administrator@sfgov.org">city.administrator@sfgov.org</a>
Contact 2 Agency Name	Office of the City Administrator
Contact 2 Street Address	City Hall, Room 362, Goodlett Place
Contact 2 City, State ZIP	San Francisco, CA 94102

**City Clerk (or equivalent)**

City Clerk	Clerk of the Board
Contact 3 Email Address	<a href="mailto:Board.of.Supervisors@sfgov.org">Board.of.Supervisors@sfgov.org</a>
Contact 3 Agency Name	City of San Francisco
Contact 3 Street Address	City Hall, Room 168, Goodlett Place
Contact 3 City, State ZIP	San Francisco, CA 94102

**Director of School Board (or equivalent)**

Director of School Board (or equivalent)	
Contact 4 Email Address	
Contact 4 Agency Name	
Contact 4 Street Address	
Contact 4 City, State ZIP	

**LAND USE OR BUILDING APPROVALS**

Type of Approval Issued	Personal Wireless Service Facility Permit
Issue Date of Approval	5/4/2015
Effective Date of Approval	5/4/2015
Agency Name	Department of Public Works
Approval Permit Number	15WR-0002
Resolution Number	183563
Type of Approval Issued (2)	
Issue Date of Approval (2)	
Effective Date of Approval (2)	
Agency Name (2)	
Approval Permit Number (2)	
Resolution Number (2)	

Notes/Comments:



May 8, 2015

Ms. Anna Hom  
**Consumer Protection and Safety Division**  
California Public Utilities Commission  
505 Van Ness Avenue  
San Francisco, CA 94102  
[alh@cpuc.ca.gov](mailto:alh@cpuc.ca.gov)

RE: Notification Letter for SFMTA Node 148A  
San Francisco-Oakland, CA / GTE Mobilnet of California Limited Partnership / U-3002-C

---

This is to provide the Commission with notice according to the provisions of General Order No. 159A of the Public Utilities Commission of the State of California ("CPUC") for the project described in Attachment A.

A copy of this notification letter is also being provided to the appropriate local government agency for its information. Should there be any questions regarding this project, or if you disagree with any of the information contained herein, please contact the representative below.

Sincerely,

Rommel Angeles  
2785 Mitchell Drive, Bldg. 9, Walnut Creek, CA 94598  
(925) 279-6360

# CPUC Attachment A



Site Name	SFMTA Node 148A
Legal Entity	GTE Mobilnet California LP
Type of Project	Initial Build (new presence for VZW)
Street Address of Site	1932 Taylor St
Site Location City	San Francisco
Site Location Zip Code	94133
Site Location County	San Francisco
Site Location APN Number	0100-027

<b>Site Coordinates</b>			
	Degrees	Minutes	Seconds
Latitude	37	48	1.00
Longitude	-122	24	51
NAD 27			

**Brief Description of Project**

To replace existing 33'-4" AGL wood pole #110033600 with new 45' (39' AGL) class 3 wood pole #0036CL (same hole set). ExteNet to place one 14.6" diameter x 24" tall canister antenna and two 3.2" x 6.85" x 1.48" hybrid couplers housed inside new 38 5/8" antenna support arm. Two 16.5" x 9.8" x 5.7" MRRUs will be placed on mounting/equipment channel. One 24 3/4" x 25" x 4 5/8" Milbank commercial meter box and one 5.5" x 9" x 6.8" fused disconnect switch onto proposed pole.

- Number & type of Antennas / Dishes
- Tower Design
- Tower Appearance
- Tower Height (in feet)
- Size of Building or NA

1 cylinder antenna
wood utility pole in public ROW
cylinder antenna @ 31' RAD
39' AGL
NA

- Planning Director (or equivalent)
- Contact 1 Email Address
- Contact 1 Agency Name
- Contact 1 Street Address
- Contact 1 City, State ZIP

Planning Director
<a href="mailto:john.rahaim@sfgov.org">john.rahaim@sfgov.org</a>
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

- City Manager (or equivalent)
- Contact 2 Email Address
- Contact 2 Agency Name
- Contact 2 Street Address
- Contact 2 City, State ZIP

City Manager
<a href="mailto:city.administrator@sfgov.org">city.administrator@sfgov.org</a>
Office of the City Administrator
City Hall, Room 362, Goodlett Place
San Francisco, CA 94102

- City Clerk (or equivalent)
- Contact 3 Email Address
- Contact 3 Agency Name
- Contact 3 Street Address
- Contact 3 City, State ZIP

Clerk of the Board
<a href="mailto:Board_of_Supervisors@sfgov.org">Board_of_Supervisors@sfgov.org</a>
City of San Francisco
City Hall, Room 168, Goodlett Place
San Francisco, CA 94102

- Director of School Board (or equivalent)
- Contact 4 Email Address
- Contact 4 Agency Name
- Contact 4 Street Address
- Contact 4 City, State ZIP


LAND USE OR BUILDING APPROVALS	
Type of Approval Issued	Personal Wireless Service Facility Permit
Issue Date of Approval	5/4/2015
Effective Date of Approval	5/4/2015
Agency Name	Department of Public Works
Approval Permit Number	15WR-0002
Resolution Number	183563
Type of Approval Issued (2)	
Issue Date of Approval (2)	
Effective Date of Approval (2)	
Agency Name (2)	
Approval Permit Number (2)	
Resolution Number (2)	

Notes/Comments:





May 8, 2015

Ms. Anna Hom  
**Consumer Protection and Safety Division**  
California Public Utilities Commission  
505 Van Ness Avenue  
San Francisco, CA 94102  
[alh@cpuc.ca.gov](mailto:alh@cpuc.ca.gov)

RE: Notification Letter for SFMTA Node 149A  
San Francisco-Oakland, CA / GTE Mobilnet of California Limited Partnership / U-3002-C

---

This is to provide the Commission with notice according to the provisions of General Order No. 159A of the Public Utilities Commission of the State of California ("CPUC") for the project described in Attachment A.

A copy of this notification letter is also being provided to the appropriate local government agency for its information. Should there be any questions regarding this project, or if you disagree with any of the information contained herein, please contact the representative below.

Sincerely,

Rommel Angeles  
2785 Mitchell Drive, Bldg. 9, Walnut Creek, CA 94598  
(925) 279-6360

# CPUC Attachment A



Site Name	SFMTA Node 149A
Legal Entity	GTE Mobilnet California LP
Type of Project	Initial Build (new presence for VZW)
Street Address of Site	2151 Jones St
Site Location City	San Francisco
Site Location Zip Code	94133
Site Location County	San Francisco
Site Location APN Number	0093-005a

<b>Site Coordinates</b>			
	Degrees	Minutes	Seconds
Latitude	37	48	3.70
Longitude	-122	24	58
NAD 27			

**Brief Description of Project**

To replace existing 29'-10" AGL wood pole #110033614 with new 40' (34' AGL) class 1 wood pole #0017CL (same hole set). ExteNet to place one 14.6" diameter x 24" tall canister antenna and two 3.2" x 6.85" x 1.48" hybrid couplers inside new antenna skirt. Two 16.5" x 9.8" x 5.7" MRRUs will be placed on 2" x 6" x 56" mounting/equipment channel. One 24 3/4" x 25" x 4 5/8" Milbank commercial meter box and one 5.5" x 9" x 6.8" fused disconnect switch 2"x6"x46" mounting channel.

**Number & type of Antennas / Dishes**

1 cylinder antenna
Tower Design wood utility pole in public ROW
Tower Appearance cylinder antenna @ 36'-1" RAD
Tower Height (in feet) 37'-1" AGL
Size of Building or NA NA

**LAND USE OR BUILDING APPROVALS**

Type of Approval Issued	Personal Wireless Service Facility Permit
Issue Date of Approval	5/4/2015
Effective Date of Approval	5/4/2015
Agency Name	Department of Public Works
Approval Permit Number	14WR-0023
Resolution Number	183563
Type of Approval Issued (2)	
Issue Date of Approval (2)	
Effective Date of Approval (2)	
Agency Name (2)	
Approval Permit Number (2)	
Resolution Number (2)	

**Planning Director (or equivalent)**

Planning Director
Contact 1 Email Address <a href="mailto:john.rahaim@sfgov.org">john.rahaim@sfgov.org</a>
Contact 1 Agency Name San Francisco Planning Department
Contact 1 Street Address 1650 Mission Street, Suite 400
Contact 1 City, State ZIP San Francisco, CA 94103

**City Manager (or equivalent)**

City Manager
Contact 2 Email Address <a href="mailto:city_administrator@sfgov.org">city_administrator@sfgov.org</a>
Contact 2 Agency Name Office of the City Administrator
Contact 2 Street Address City Hall, Room 362, Goodlett Place
Contact 2 City, State ZIP San Francisco, CA 94102

**City Clerk (or equivalent)**

Clerk of the Board
Contact 3 Email Address <a href="mailto:Board_of_Supervisors@sfgov.org">Board_of_Supervisors@sfgov.org</a>
Contact 3 Agency Name City of San Francisco
Contact 3 Street Address City Hall, Room 168, Goodlett Place
Contact 3 City, State ZIP San Francisco, CA 94102

**Notes/Comments:**

**Director of School Board (or equivalent)**

Contact 4 Email Address
Contact 4 Agency Name
Contact 4 Street Address
Contact 4 City, State ZIP



May 8, 2015

Ms. Anna Hom  
**Consumer Protection and Safety Division**  
California Public Utilities Commission  
505 Van Ness Avenue  
San Francisco, CA 94102  
[alh@cpuc.ca.gov](mailto:alh@cpuc.ca.gov)

RE: Notification Letter for SFMTA Node 191C  
San Francisco-Oakland, CA / GTE Mobilnet of California Limited Partnership / U-3002-C

---

This is to provide the Commission with notice according to the provisions of General Order No. 159A of the Public Utilities Commission of the State of California ("CPUC") for the project described in Attachment A.

A copy of this notification letter is also being provided to the appropriate local government agency for its information. Should there be any questions regarding this project, or if you disagree with any of the information contained herein, please contact the representative below.

Sincerely,

Rommel Angeles  
2785 Mitchell Drive, Bldg. 9, Walnut Creek, CA 94598  
(925) 279-6360

# CPUC Attachment A



Site Name	SFMTA Node 191C
Legal Entity	GTE Mobilnet California LP
Type of Project	Initial Build (new presence for VZW)
Street Address of Site	600 Chestnut St
Site Location City	San Francisco
Site Location Zip Code	94133
Site Location County	San Francisco
Site Location APN Number	0051-037

Site Coordinates			
	Degrees	Minutes	Seconds
Latitude	37	48	13.71
Longitude	-122	24	48
NAD 27			

**Brief Description of Project**

To replace existing 34'-6" AGL wood pole # 110036505 with new 40' (34' AGL) class 3 wood pole #0055CL (hardset south). ExteNet to place one 14.6" diameter x 24" tall canister antenna and two 3.2" x 6.85" x 1.48" hybrid couplers inside new antenna skirt. Two 16.5" x 9.8" x 5.7" MRRUs will be placed on 2"x 6" x 56" mounting/equipment channel. One 24 3/4" x 25" x 4 5/8" Milbank commercial meter box and one 5.5" x 9" x 6.8" fused disconnect switch on 2"x6"x46" mounting/equipment channel.

**Number & type of Antennas / Dishes**  
**Tower Design**  
**Tower Appearance**  
**Tower Height (in feet)**  
**Size of Building or NA**

1 cylinder antenna
wood utility pole in public ROW
cylinder antenna @ 36' RAD
37' AGL
NA

LAND USE OR BUILDING APPROVALS	
Type of Approval Issued	Personal Wireless Service Facility Permit
Issue Date of Approval	5/5/2015
Effective Date of Approval	5/5/2015
Agency Name	Department of Public Works
Approval Permit Number	15WR-0013
Resolution Number	
Type of Approval Issued (2)	
Issue Date of Approval (2)	
Effective Date of Approval (2)	
Agency Name (2)	
Approval Permit Number (2)	
Resolution Number (2)	

**Planning Director (or equivalent)**

Contact 1 Email Address  
 Contact 1 Agency Name  
 Contact 1 Street Address  
 Contact 1 City, State ZIP

Planning Director
<a href="mailto:john.rahaim@sfgov.org">john.rahaim@sfgov.org</a>
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

**City Manager (or equivalent)**

Contact 2 Email Address  
 Contact 2 Agency Name  
 Contact 2 Street Address  
 Contact 2 City, State ZIP

City Manager
<a href="mailto:city.administrator@sfgov.org">city.administrator@sfgov.org</a>
Office of the City Administrator
City Hall, Room 362, Goodlett Place
San Francisco, CA 94102

**City Clerk (or equivalent)**

Contact 3 Email Address  
 Contact 3 Agency Name  
 Contact 3 Street Address  
 Contact 3 City, State ZIP

Clerk of the Board
<a href="mailto:Board.of.Supervisors@sfgov.org">Board.of.Supervisors@sfgov.org</a>
City of San Francisco
City Hall, Room 168, Goodlett Place
San Francisco, CA 94102

**Director of School Board (or equivalent)**

Contact 4 Email Address  
 Contact 4 Agency Name  
 Contact 4 Street Address  
 Contact 4 City, State ZIP


Notes/Comments:



May 8, 2015

Ms. Anna Hom  
**Consumer Protection and Safety Division**  
California Public Utilities Commission  
505 Van Ness Avenue  
San Francisco, CA 94102  
[alh@cpuc.ca.gov](mailto:alh@cpuc.ca.gov)

RE: Notification Letter for SFMTA Node 156A  
San Francisco-Oakland, CA / GTE Mobilnet of California Limited Partnership / U-3002-C

---

This is to provide the Commission with notice according to the provisions of General Order No. 159A of the Public Utilities Commission of the State of California ("CPUC") for the project described in Attachment A.

A copy of this notification letter is also being provided to the appropriate local government agency for its information. Should there be any questions regarding this project, or if you disagree with any of the information contained herein, please contact the representative below.

Sincerely,

Rommel Angeles  
2785 Mitchell Drive, Bldg. 9, Walnut Creek, CA 94598  
(925) 279-6360

# CPUC Attachment A



Site Name	SFMTA Node 156A
Legal Entity	GTE Mobilnet California LP
Type of Project	Initial Build (new presence for VZW)
Street Address of Site	2363 Van Ness
Site Location City	San Francisco
Site Location Zip Code	94123
Site Location County	San Francisco
Site Location APN Number	0551-001

Site Coordinates			
	Degrees	Minutes	Seconds
Latitude	37	47	51.00
Longitude	-122	25	26.4
NAD 27			

**Brief Description of Project**

ExteNet to place one 14.6" diameter x 24" tall canister antenna and two 3.2" x 6.85" x 1.48" hybrid couplers inside new 38 5/8" antenna support arm. Two 16.5" x 9.8" x 5.7" MRRUs will be placed on mounting/equipment channel. One 24 3/4" x 25" x 4 5/8" Milbank commercial meter box and one 5.5" x 9" x 6.8" fused disconnect switch onto existing 60' (52'-6" AGL) wood pole #110041448.

**Number & type of Antennas / Dishes**  
**Tower Design**  
**Tower Appearance**  
**Tower Height (in feet)**  
**Size of Building or NA**

1 cylinder antenna
wood utility pole in public ROW
cylinder antenna @ 32'-6" RAD
52'-6" AGL
NA

LAND USE OR BUILDING APPROVALS	
Type of Approval Issued	Personal Wireless Service Facility Permit
Issue Date of Approval	5/4/2015
Effective Date of Approval	5/4/2015
Agency Name	Department of Public Works
Approval Permit Number	14WR-0124
Resolution Number	183563
Type of Approval Issued (2)	
Issue Date of Approval (2)	
Effective Date of Approval (2)	
Agency Name (2)	
Approval Permit Number (2)	
Resolution Number (2)	

**Planning Director (or equivalent)**  
**Contact 1 Email Address**  
**Contact 1 Agency Name**  
**Contact 1 Street Address**  
**Contact 1 City, State ZIP**

Planning Director
john.rahaim@sfgov.org
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

**City Manager (or equivalent)**  
**Contact 2 Email Address**  
**Contact 2 Agency Name**  
**Contact 2 Street Address**  
**Contact 2 City, State ZIP**

City Manager
city.administrator@sfgov.org
Office of the City Administrator
City Hall, Room 362, Goodlett Place
San Francisco, CA 94102

**City Clerk (or equivalent)**  
**Contact 3 Email Address**  
**Contact 3 Agency Name**  
**Contact 3 Street Address**  
**Contact 3 City, State ZIP**

Clerk of the Board
Board.of.Supervisors@sfgov.org
City of San Francisco
City Hall, Room 168, Goodlett Place
San Francisco, CA 94102

**Director of School Board (or equivalent)**  
**Contact 4 Email Address**  
**Contact 4 Agency Name**  
**Contact 4 Street Address**  
**Contact 4 City, State ZIP**


**Notes/Comments:**



May 8, 2015

Ms. Anna Hom  
**Consumer Protection and Safety Division**  
California Public Utilities Commission  
505 Van Ness Avenue  
San Francisco, CA 94102  
[alh@cpuc.ca.gov](mailto:alh@cpuc.ca.gov)

RE: Notification Letter for SFMTA Node 198A  
San Francisco-Oakland, CA / GTE Mobilnet of California Limited Partnership / U-3002-C

---

This is to provide the Commission with notice according to the provisions of General Order No. 159A of the Public Utilities Commission of the State of California ("CPUC") for the project described in Attachment A.

A copy of this notification letter is also being provided to the appropriate local government agency for its information. Should there be any questions regarding this project, or if you disagree with any of the information contained herein, please contact the representative below.

Sincerely,

Rommel Angeles  
2785 Mitchell Drive, Bldg. 9, Walnut Creek, CA 94598  
(925) 279-6360

# CPUC Attachment A



Site Name	SFMTA Node 198A
Legal Entity	GTE Mobilnet California LP
Type of Project	Initial Build (new presence for VZW)
Street Address of Site	1040 Greenwich St
Site Location City	San Francisco
Site Location Zip Code	94133
Site Location County	San Francisco
Site Location APN Number	0093-053

Site Coordinates			
	Degrees	Minutes	Seconds
Latitude	37	48	5.22
Longitude	-122	25	1.16
NAD 27			

**Brief Description of Project**

To replace existing 34'-4" AGL wood pole #110036665 with new 45' (39' AGL) class 2 wood pole #0023CL (same hole set). ExteNet to place one 14.6" diameter x 24" tall canister antenna and two 3.2" x 6.85" x 1.48" hybrid couplers housed onto 5' x 5 3/4" square penta treated (DF) pole extension. Two 16.5" x 9.8" x 5.7" MRRUs will be placed on mounting/equipment channel. One 24 3/4" x 25" x 4 5/8" Milbank commercial meter box and one 5.5" x 9" x 6.8" fused disconnect switch on 2" x 6" x 46" mounting/equipment channel.

**Number & type of Antennas / Dishes**

Number & type of Antennas / Dishes	1 cylinder antenna
Tower Design	wood utility pole in public ROW
Tower Appearance	cylinder antenna @ 45'-11" RAD
Tower Height (in feet)	46'-11" AGL
Size of Building or NA	NA

**LAND USE OR BUILDING APPROVALS**

Type of Approval Issued	Personal Wireless Service Facility Permit
Issue Date of Approval	5/1/2015
Effective Date of Approval	5/1/2015
Agency Name	Department of Public Works
Approval Permit Number	14WR-0048
Resolution Number	183556
Type of Approval Issued (2)	
Issue Date of Approval (2)	
Effective Date of Approval (2)	
Agency Name (2)	
Approval Permit Number (2)	
Resolution Number (2)	

**Planning Director (or equivalent)**

Planning Director	Planning Director
Contact 1 Email Address	<a href="mailto:john.rahaim@sfgov.org">john.rahaim@sfgov.org</a>
Contact 1 Agency Name	San Francisco Planning Department
Contact 1 Street Address	1650 Mission Street, Suite 400
Contact 1 City, State ZIP	San Francisco, CA 94103

**City Manager (or equivalent)**

City Manager	City Manager
Contact 2 Email Address	<a href="mailto:city_administrator@sfgov.org">city_administrator@sfgov.org</a>
Contact 2 Agency Name	Office of the City Administrator
Contact 2 Street Address	City Hall, Room 362, Goodlett Place
Contact 2 City, State ZIP	San Francisco, CA 94102

**City Clerk (or equivalent)**

City Clerk	Clerk of the Board
Contact 3 Email Address	<a href="mailto:Board_of_Supervisors@sfgov.org">Board_of_Supervisors@sfgov.org</a>
Contact 3 Agency Name	City of San Francisco
Contact 3 Street Address	City Hall, Room 168, Goodlett Place
Contact 3 City, State ZIP	San Francisco, CA 94102

**Director of School Board (or equivalent)**

Director of School Board (or equivalent)	
Contact 4 Email Address	
Contact 4 Agency Name	
Contact 4 Street Address	
Contact 4 City, State ZIP	

**Notes/Comments:**





May 8, 2015

Ms. Anna Hom  
**Consumer Protection and Safety Division**  
California Public Utilities Commission  
505 Van Ness Avenue  
San Francisco, CA 94102  
[alh@cpuc.ca.gov](mailto:alh@cpuc.ca.gov)

RE: Notification Letter for SFMTA Node 214A  
San Francisco-Oakland, CA / GTE Mobilnet of California Limited Partnership / U-3002-C

---

This is to provide the Commission with notice according to the provisions of General Order No. 159A of the Public Utilities Commission of the State of California ("CPUC") for the project described in Attachment A.

A copy of this notification letter is also being provided to the appropriate local government agency for its information. Should there be any questions regarding this project, or if you disagree with any of the information contained herein, please contact the representative below.

Sincerely,

Rommel Angeles  
2785 Mitchell Drive, Bldg. 9, Walnut Creek, CA 94598  
(925) 279-6360

# CPUC Attachment A



Site Name	SFMTA Node 214A
Legal Entity	GTE Mobilnet California LP
Type of Project	Initial Build (new presence for VZW)
Street Address of Site	1435 Larkin St
Site Location City	San Francisco
Site Location Zip Code	94109
Site Location County	San Francisco
Site Location APN Number	0644-005

Site Coordinates			
	Degrees	Minutes	Seconds
Latitude	37	47	29.69
Longitude	-122	25	9.23
NAD 27			

**Brief Description of Project**

To replace existing 52'-6" AGL wood pole # 110036600 with new 70' (61' AGL) class 1 wood pole #0038CL (same hole set). ExteNet to place one 14.6" diameter x 24" tall canister antenna and two 3.2" x 6.85" x 1.48" hybrid couplers inside new 38 5/8" antenna support arm. Two 16.5" x 9.8" x 5.7" MRRUs will be placed on mounting/equipment channel. One 24 3/4" x 25" x 4 5/8" Millbank commercial meter box and one 5.5" x 9" x 6.8" fused disconnect switch on proposed pole.

**Number & type of Antennas / Dishes**  
**Tower Design**  
**Tower Appearance**  
**Tower Height (in feet)**  
**Size of Building or NA**

1 cylinder antenna
wood utility pole in public ROW
cylinder antenna @ 34' RAD
61' AGL
NA

**LAND USE OR BUILDING APPROVALS**

Type of Approval Issued	Personal Wireless Service Facility Permit
Issue Date of Approval	5/4/2015
Effective Date of Approval	5/4/2015
Agency Name	Department of Public Works
Approval Permit Number	14WR-0126
Resolution Number	183563
Type of Approval Issued (2)	
Issue Date of Approval (2)	
Effective Date of Approval (2)	
Agency Name (2)	
Approval Permit Number (2)	
Resolution Number (2)	

**Planning Director (or equivalent)**  
**Contact 1 Email Address**  
**Contact 1 Agency Name**  
**Contact 1 Street Address**  
**Contact 1 City, State ZIP**

Planning Director
<a href="mailto:john.rahaim@sfgov.org">john.rahaim@sfgov.org</a>
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

**City Manager (or equivalent)**  
**Contact 2 Email Address**  
**Contact 2 Agency Name**  
**Contact 2 Street Address**  
**Contact 2 City, State ZIP**

City Manager
<a href="mailto:city.administrator@sfgov.org">city.administrator@sfgov.org</a>
Office of the City Administrator
City Hall, Room 362, Goodlett Place
San Francisco, CA 94102

**City Clerk (or equivalent)**  
**Contact 3 Email Address**  
**Contact 3 Agency Name**  
**Contact 3 Street Address**  
**Contact 3 City, State ZIP**

Clerk of the Board
<a href="mailto:Board_of_Supervisors@sfgov.org">Board_of_Supervisors@sfgov.org</a>
City of San Francisco
City Hall, Room 168, Goodlett Place
San Francisco, CA 94102

**Director of School Board (or equivalent)**  
**Contact 4 Email Address**  
**Contact 4 Agency Name**  
**Contact 4 Street Address**  
**Contact 4 City, State ZIP**


**Notes/Comments:**



May 8, 2015

Ms. Anna Hom  
**Consumer Protection and Safety Division**  
California Public Utilities Commission  
505 Van Ness Avenue  
San Francisco, CA 94102  
[alh@cpuc.ca.gov](mailto:alh@cpuc.ca.gov)

RE: Notification Letter for SFMTA Node 221A  
San Francisco-Oakland, CA / GTE Mobilnet of California Limited Partnership / U-3002-C

---

This is to provide the Commission with notice according to the provisions of General Order No. 159A of the Public Utilities Commission of the State of California ("CPUC") for the project described in Attachment A.

A copy of this notification letter is also being provided to the appropriate local government agency for its information. Should there be any questions regarding this project, or if you disagree with any of the information contained herein, please contact the representative below.

Sincerely,

Rommel Angeles  
2785 Mitchell Drive, Bldg. 9, Walnut Creek, CA 94598  
(925) 279-6360

# CPUC Attachment A



Site Name	SFMTA Node 221A
Legal Entity	GTE Mobilnet California LP
Type of Project	Initial Build (new presence for VZW)
Street Address of Site	1175 Washington St
Site Location City	San Francisco
Site Location Zip Code	94108
Site Location County	San Francisco
Site Location APN Number	0213-022

Site Coordinates			
	Degrees	Minutes	Seconds
Latitude	37	47	39.60
Longitude	-122	24	45.2
NAD 27			

## Brief Description of Project

To replace existing 29'-4" AGL wood pole # 110033741 with new 35' (30' AGL) class 3 wood pole #0016CL (same hole set). ExteNet to place one 14.6" diameter x 24" tall canister antenna and two 3.2" x 6.85" x 1.48" hybrid couplers housed inside new antenna shroud. Two 16.5" x 9.8" x 5.7" MRRUs will be placed on 2"x6"x56" mounting/equipment channel. One 24 3/4" x 25" x 4 5/8" Milbank commercial meter box and one 5.5" x 9" x 6.8" fused disconnect switch on 2"x6"x46" mounting/equipment channel.

## Number & type of Antennas / Dishes

Number & type of Antennas / Dishes	1 cylinder antenna
Tower Design	wood utility pole in public ROW
Tower Appearance	cylinder antenna @ 32'-1" RAD
Tower Height (in feet)	33'-1" AGL
Size of Building or NA	NA

## LAND USE OR BUILDING APPROVALS

Type of Approval Issued	Personal Wireless Service Facility Permit
Issue Date of Approval	5/4/2015
Effective Date of Approval	5/4/2015
Agency Name	Department of Public Works
Approval Permit Number	14WR-0058
Resolution Number	183563

## Planning Director (or equivalent)

Planning Director	Planning Director
Contact 1 Email Address	<a href="mailto:john.rahaim@sfgov.org">john.rahaim@sfgov.org</a>
Contact 1 Agency Name	San Francisco Planning Department
Contact 1 Street Address	1650 Mission Street, Suite 400
Contact 1 City, State ZIP	San Francisco, CA 94103

## Type of Approval Issued (2)

Issue Date of Approval (2)

Effective Date of Approval (2)

Agency Name (2)

Approval Permit Number (2)

Resolution Number (2)

## City Manager (or equivalent)

City Manager	City Manager
Contact 2 Email Address	<a href="mailto:city.administrator@sfgov.org">city.administrator@sfgov.org</a>
Contact 2 Agency Name	Office of the City Administrator
Contact 2 Street Address	City Hall, Room 362, Goodlett Place
Contact 2 City, State ZIP	San Francisco, CA 94102

## City Clerk (or equivalent)

City Clerk	Clerk of the Board
Contact 3 Email Address	<a href="mailto:Board_of_Supervisors@sfgov.org">Board_of_Supervisors@sfgov.org</a>
Contact 3 Agency Name	City of San Francisco
Contact 3 Street Address	City Hall, Room 168, Goodlett Place
Contact 3 City, State ZIP	San Francisco, CA 94102

## Notes/Comments:

## Director of School Board (or equivalent)

Director of School Board (or equivalent)	
Contact 4 Email Address	
Contact 4 Agency Name	
Contact 4 Street Address	
Contact 4 City, State ZIP	



May 8, 2015

Ms. Anna Hom  
**Consumer Protection and Safety Division**  
California Public Utilities Commission  
505 Van Ness Avenue  
San Francisco, CA 94102  
[alh@cpuc.ca.gov](mailto:alh@cpuc.ca.gov)

RE: Notification Letter for SFMTA Node 220A  
San Francisco-Oakland, CA / GTE Mobilnet of California Limited Partnership / U-3002-C

---

This is to provide the Commission with notice according to the provisions of General Order No. 159A of the Public Utilities Commission of the State of California ("CPUC") for the project described in Attachment A.

A copy of this notification letter is also being provided to the appropriate local government agency for its information. Should there be any questions regarding this project, or if you disagree with any of the information contained herein, please contact the representative below.

Sincerely,

Rommel Angeles  
2785 Mitchell Drive, Bldg. 9, Walnut Creek, CA 94598  
(925) 279-6360

# CPUC Attachment A



Site Name	SFMTA Node 220A
Legal Entity	GTE Mobilnet California LP
Type of Project	Initial Build (new presence for VZW)
Street Address of Site	1090 Jackson Street
Site Location City	San Francisco
Site Location Zip Code	94133
Site Location County	San Francisco
Site Location APN Number	0051-023

Site Coordinates			
	Degrees	Minutes	Seconds
Latitude	37	47	42.95
Longitude	-122	24	46.3
NAD 27			

**Brief Description of Project**  
 ExteNet to place one 14.6" diameter x 24" tall canister antenna and two 3.2" x 6.85" x 1.48" hybrid couplers inside new 38 5/8" antenna support arm. Two 16.5" x 9.8" x 5.7" MRRUs will be placed on mounting/equipment channel. One 24 3/4" x 25" x 4 5/8" Milbank commercial meter box and one 5.5" x 9" x 6.8" fused disconnect switch onto existing 45' (38'-10" AGL) wood pole #110033683.

Number & type of Antennas / Dishes	1 cylinder antenna
Tower Design	wood utility pole in public ROW
Tower Appearance	cylinder antenna @ 22'-6" RAD
Tower Height (in feet)	38'-10" AGL
Size of Building or NA	NA

<b>LAND USE OR BUILDING APPROVALS</b>	
Type of Approval Issued	Personal Wireless Service Facility Permit
Issue Date of Approval	5/1/2015
Effective Date of Approval	5/1/2015
Agency Name	Department of Public Works
Approval Permit Number	14WR-0052
Resolution Number	183556
Type of Approval Issued (2)	
Issue Date of Approval (2)	
Effective Date of Approval (2)	
Agency Name (2)	
Approval Permit Number (2)	
Resolution Number (2)	

Planning Director (or equivalent)	Planning Director
Contact 1 Email Address	john.rahaim@sfgov.org
Contact 1 Agency Name	San Francisco Planning Department
Contact 1 Street Address	1650 Mission Street, Suite 400
Contact 1 City, State ZIP	San Francisco, CA 94103

City Manager (or equivalent)	City Manager
Contact 2 Email Address	city.administrator@sfgov.org
Contact 2 Agency Name	Office of the City Administrator
Contact 2 Street Address	City Hall, Room 362, Goodlett Place
Contact 2 City, State ZIP	San Francisco, CA 94102

City Clerk (or equivalent)	Clerk of the Board
Contact 3 Email Address	Board.of.Supervisors@sfgov.org
Contact 3 Agency Name	City of San Francisco
Contact 3 Street Address	City Hall, Room 168, Goodlett Place
Contact 3 City, State ZIP	San Francisco, CA 94102

Director of School Board (or equivalent)	
Contact 4 Email Address	
Contact 4 Agency Name	
Contact 4 Street Address	
Contact 4 City, State ZIP	

**Notes/Comments:**



May 8, 2015

Ms. Anna Hom  
**Consumer Protection and Safety Division**  
California Public Utilities Commission  
505 Van Ness Avenue  
San Francisco, CA 94102  
[alh@cpuc.ca.gov](mailto:alh@cpuc.ca.gov)

RE: Notification Letter for SFMTA Node 202A  
San Francisco-Oakland, CA / GTE Mobilnet of California Limited Partnership / U-3002-C

---

This is to provide the Commission with notice according to the provisions of General Order No. 159A of the Public Utilities Commission of the State of California ("CPUC") for the project described in Attachment A.

A copy of this notification letter is also being provided to the appropriate local government agency for its information. Should there be any questions regarding this project, or if you disagree with any of the information contained herein, please contact the representative below.

Sincerely,

Rommel Angeles  
2785 Mitchell Drive, Bldg. 9, Walnut Creek, CA 94598  
(925) 279-6360

# CPUC Attachment A



Site Name	SFMTA Node 202A
Legal Entity	GTE Mobilnet California LP
Type of Project	Initial Build (new presence for VZW)
Street Address of Site	1267 Green St
Site Location City	San Francisco
Site Location Zip Code	94109
Site Location County	San Francisco
Site Location APN Number	0124-058

Site Coordinates			
	Degrees	Minutes	Seconds
Latitude	37	47	53.20
Longitude	-122	25	11.7
NAD 27			

**Brief Description of Project**  
 To replace existing 48'-6" AGL wood pole # 110036732 with new 60' (52' AGL) class 1 wood pole #0037CL (one foot west of existing pole). ExteNet to place one 14.6" diameter x 24" tall canister antenna and two 3.2" x 6.85" x 1.48" hybrid couplers inside new 38 5/8" antenna support arm. Two 16.5" x 9.8" x 5.7" MRRUs will be placed on mounting/equipment channel. One 24 3/4" x 25" x 4 5/8" Milbank commercial meter box and one 5.5" x 9" x 6.8" fused disconnect switch on proposed pole.

Number & type of Antennas / Dishes	1 cylinder antenna
Tower Design	wood utility pole in public ROW
Tower Appearance	cylinder antenna @ 33' RAD
Tower Height (in feet)	52' AGL
Size of Building or NA	NA

<b>LAND USE OR BUILDING APPROVALS</b>	
Type of Approval Issued	Personal Wireless Service Facility Permit
Issue Date of Approval	5/4/2015
Effective Date of Approval	5/4/2015
Agency Name	Department of Public Works
Approval Permit Number	14WR-0125
Resolution Number	
Type of Approval Issued (2)	
Issue Date of Approval (2)	
Effective Date of Approval (2)	
Agency Name (2)	
Approval Permit Number (2)	
Resolution Number (2)	

Planning Director (or equivalent)	Planning Director
Contact 1 Email Address	<a href="mailto:john.rahaim@sfgov.org">john.rahaim@sfgov.org</a>
Contact 1 Agency Name	San Francisco Planning Department
Contact 1 Street Address	1650 Mission Street, Suite 400
Contact 1 City, State ZIP	San Francisco, CA 94103

City Manager (or equivalent)	City Manager
Contact 2 Email Address	<a href="mailto:city.administrator@sfgov.org">city.administrator@sfgov.org</a>
Contact 2 Agency Name	Office of the City Administrator
Contact 2 Street Address	City Hall, Room 362, Goodlett Place
Contact 2 City, State ZIP	San Francisco, CA 94102

City Clerk (or equivalent)	Clerk of the Board
Contact 3 Email Address	<a href="mailto:Board.of.Supervisors@sfgov.org">Board.of.Supervisors@sfgov.org</a>
Contact 3 Agency Name	City of San Francisco
Contact 3 Street Address	City Hall, Room 168, Goodlett Place
Contact 3 City, State ZIP	San Francisco, CA 94102

Director of School Board (or equivalent)	
Contact 4 Email Address	
Contact 4 Agency Name	
Contact 4 Street Address	
Contact 4 City, State ZIP	

**Notes/Comments:**





May 8, 2015

Ms. Anna Hom  
**Consumer Protection and Safety Division**  
California Public Utilities Commission  
505 Van Ness Avenue  
San Francisco, CA 94102  
[alh@cpuc.ca.gov](mailto:alh@cpuc.ca.gov)

RE: Notification Letter for SFMTA Node 76B  
San Francisco-Oakland, CA / GTE Mobilnet of California Limited Partnership / U-3002-C

---

This is to provide the Commission with notice according to the provisions of General Order No. 159A of the Public Utilities Commission of the State of California ("CPUC") for the project described in Attachment A.

A copy of this notification letter is also being provided to the appropriate local government agency for its information. Should there be any questions regarding this project, or if you disagree with any of the information contained herein, please contact the representative below.

Sincerely,

Rommel Angeles  
2785 Mitchell Drive, Bldg. 9, Walnut Creek, CA 94598  
(925) 279-6360

# CPUC Attachment A



Site Name	SFMTA Node 76B
Legal Entity	GTE Mobilnet California LP
Type of Project	Initial Build (new presence for VZW)
Street Address of Site	1348 Columbus Avenue
Site Location City	San Francisco
Site Location Zip Code	94133
Site Location County	San Francisco
Site Location APN Number	0024-001

Site Coordinates			
	Degrees	Minutes	Seconds
Latitude	37	48	22.82
Longitude	-122	25	7.2
NAD 27			

**Brief Description of Project**

To replace existing 28'-4" AGL wood pole with new 45' (39' AGL) class 3 wood pole #0033CL (same hole set). ExteNet to place one 14.6" diameter x 24" tall canister antenna and two 3.2" x 6.85" x 1.48" hybrid couplers housed inside new 38 5/8" antenna support arm. Two 16.5" x 9.8" x 5.7" MRRUs will be placed on mounting/equipment channel. One 24 3/4" x 25" x 4 5/8" Millbank commercial meter box and one 5.5" x 9" x 6.8" fused disconnect switch.

**Number & type of Antennas / Dishes**  
**Tower Design**  
**Tower Appearance**  
**Tower Height (in feet)**  
**Size of Building or NA**

1 cylinder antenna
wood utility pole in public ROW
cylinder antenna @ 28'-2" RAD
39' AGL
NA

LAND USE OR BUILDING APPROVALS	
Type of Approval Issued	Personal Wireless Service Facility Permit
Issue Date of Approval	4/17/2015
Effective Date of Approval	4/22/2015
Agency Name	Department of Public Works
Approval Permit Number	14WR-0027
Resolution Number	183556
Type of Approval Issued (2)	
Issue Date of Approval (2)	
Effective Date of Approval (2)	
Agency Name (2)	
Approval Permit Number (2)	
Resolution Number (2)	

**Planning Director (or equivalent)**  
**Contact 1 Email Address**  
**Contact 1 Agency Name**  
**Contact 1 Street Address**  
**Contact 1 City, State ZIP**

Planning Director
<a href="mailto:john.rahaim@sfgov.org">john.rahaim@sfgov.org</a>
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

**City Manager (or equivalent)**  
**Contact 2 Email Address**  
**Contact 2 Agency Name**  
**Contact 2 Street Address**  
**Contact 2 City, State ZIP**

City Manager
<a href="mailto:city.administrator@sfgov.org">city.administrator@sfgov.org</a>
Office of the City Administrator
City Hall, Room 362, Goodlett Place
San Francisco, CA 94102

**City Clerk (or equivalent)**  
**Contact 3 Email Address**  
**Contact 3 Agency Name**  
**Contact 3 Street Address**  
**Contact 3 City, State ZIP**

Clerk of the Board
<a href="mailto:Board.of.Supervisors@sfgov.org">Board.of.Supervisors@sfgov.org</a>
City of San Francisco
City Hall, Room 168, Goodlett Place
San Francisco, CA 94102

**Director of School Board (or equivalent)**  
**Contact 4 Email Address**  
**Contact 4 Agency Name**  
**Contact 4 Street Address**  
**Contact 4 City, State ZIP**


**Notes/Comments:**



May 8, 2015

Ms. Anna Hom  
**Consumer Protection and Safety Division**  
California Public Utilities Commission  
505 Van Ness Avenue  
San Francisco, CA 94102  
[alh@cpuc.ca.gov](mailto:alh@cpuc.ca.gov)

RE: Notification Letter for SFMTA Node 117A  
San Francisco-Oakland, CA / GTE Mobilnet of California Limited Partnership / U-3002-C

---

This is to provide the Commission with notice according to the provisions of General Order No. 159A of the Public Utilities Commission of the State of California ("CPUC") for the project described in Attachment A.

A copy of this notification letter is also being provided to the appropriate local government agency for its information. Should there be any questions regarding this project, or if you disagree with any of the information contained herein, please contact the representative below.

Sincerely,

Rommel Angeles  
2785 Mitchell Drive, Bldg. 9, Walnut Creek, CA 94598  
(925) 279-6360

# CPUC Attachment A



<b>Site Name</b>	SFMTA Node 117A
<b>Legal Entity</b>	GTE Mobilnet California LP
<b>Type of Project</b>	Initial Build (new presence for VZW)
<b>Street Address of Site</b>	708 North Point
<b>Site Location City</b>	San Francisco
<b>Site Location Zip Code</b>	94123
<b>Site Location County</b>	San Francisco
<b>Site Location APN Number</b>	0024-038

<b>Site Coordinates</b>			
	<b>Degrees</b>	<b>Minutes</b>	<b>Seconds</b>
<b>Latitude</b>	37	48	21.51
<b>Longitude</b>	-122	25	8.48
<b>NAD 27</b>			

**Brief Description of Project**

To replace existing 34' AGL wood pole #110031165 with new 45' (38'-6" AGL) class 3 wood pole #002CL (same hole set). ExteNet to place one 14.6" diameter x 24" tall canister antenna and two 3.2" x 6.85" x 1.48" hybrid couplers housed inside new 38 5/8" antenna support arm. Two 16.5" x 9.8" x 5.7" MRRUs will be placed on mounting/equipment channel. One 24 3/4" x 25" x 4 5/8" Milbank commercial meter box and one 5.5" x 9" x 6.8" fused disconnect switch.

- Number & type of Antennas / Dishes**
- Tower Design**
- Tower Appearance**
- Tower Height (in feet)**
- Size of Building or NA**

1 cylinder antenna
wood utility pole in public ROW
cylinder antenna @ 28'-2" RAD
38'-6" AGL
NA

**LAND USE OR BUILDING APPROVALS**

<b>Type of Approval Issued</b>	Personal Wireless Service Facility Permit
<b>Issue Date of Approval</b>	5/1/2015
<b>Effective Date of Approval</b>	5/1/2015
<b>Agency Name</b>	Department of Public Works
<b>Approval Permit Number</b>	14WR-0035
<b>Resolution Number</b>	183556
<b>Type of Approval Issued (2)</b>	
<b>Issue Date of Approval (2)</b>	
<b>Effective Date of Approval (2)</b>	
<b>Agency Name (2)</b>	
<b>Approval Permit Number (2)</b>	
<b>Resolution Number (2)</b>	

- Planning Director (or equivalent)**
- Contact 1 Email Address**
- Contact 1 Agency Name**
- Contact 1 Street Address**
- Contact 1 City, State ZIP**

Planning Director
<a href="mailto:john.rahaim@sfgov.org">john.rahaim@sfgov.org</a>
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

- City Manager (or equivalent)**
- Contact 2 Email Address**
- Contact 2 Agency Name**
- Contact 2 Street Address**
- Contact 2 City, State ZIP**

City Manager
<a href="mailto:city.administrator@sfgov.org">city.administrator@sfgov.org</a>
Office of the City Administrator
City Hall, Room 362, Goodlett Place
San Francisco, CA 94102

- City Clerk (or equivalent)**
- Contact 3 Email Address**
- Contact 3 Agency Name**
- Contact 3 Street Address**
- Contact 3 City, State ZIP**

Clerk of the Board
<a href="mailto:Board.of.Supervisors@sfgov.org">Board.of.Supervisors@sfgov.org</a>
City of San Francisco
City Hall, Room 168, Goodlett Place
San Francisco, CA 94102

- Director of School Board (or equivalent)**
- Contact 4 Email Address**
- Contact 4 Agency Name**
- Contact 4 Street Address**
- Contact 4 City, State ZIP**


**Notes/Comments:**



May 8, 2015

Ms. Anna Hom  
**Consumer Protection and Safety Division**  
California Public Utilities Commission  
505 Van Ness Avenue  
San Francisco, CA 94102  
[alh@cpuc.ca.gov](mailto:alh@cpuc.ca.gov)

RE: Notification Letter for SFMTA Node 119B  
San Francisco-Oakland, CA / GTE Mobilnet of California Limited Partnership / U-3002-C

---

This is to provide the Commission with notice according to the provisions of General Order No. 159A of the Public Utilities Commission of the State of California ("CPUC") for the project described in Attachment A.

A copy of this notification letter is also being provided to the appropriate local government agency for its information. Should there be any questions regarding this project, or if you disagree with any of the information contained herein, please contact the representative below.

Sincerely,

Rommel Angeles  
2785 Mitchell Drive, Bldg. 9, Walnut Creek, CA 94598  
(925) 279-6360

# CPUC Attachment A



<b>Site Name</b>	SFMTA Node 119B
<b>Legal Entity</b>	GTE Mobilnet California LP
<b>Type of Project</b>	Initial Build (new presence for VZW)
<b>Street Address of Site</b>	2500 Leavenworth St
<b>Site Location City</b>	San Francisco
<b>Site Location Zip Code</b>	94133
<b>Site Location County</b>	San Francisco
<b>Site Location APN Number</b>	0044-005

<b>Site Coordinates</b>			
	<b>Degrees</b>	<b>Minutes</b>	<b>Seconds</b>
<b>Latitude</b>	37	48	15.10
<b>Longitude</b>	-122	25	5.9
<b>NAD 27</b>			

**Brief Description of Project**

To replace existing 34' AGL wood pole #110031147 with new 50' (43' AGL) class 2 wood pole #004CL (hard set north). ExteNet to place one 14.6" diameter x 24" tall canister antenna and two 3.2" x 6.85" x 1.48" hybrid couplers inside new 38 5/8" antenna support arm. Two 16.5" x 9.8" x 5.7" MRRUs will be placed on mounting/equipment channel. One 24 3/4" x 25" x 4 5/8" Milbank commercial meter box and one 5.5" x 9" x 6.8" fused disconnect switch onto proposed pole.

**Number & type of Antennas / Dishes**

1 cylinder antenna
<b>Tower Design</b> wood utility pole in public ROW
<b>Tower Appearance</b> cylinder antenna @ 33' RAD
<b>Tower Height (in feet)</b> 43' AGL
<b>Size of Building or NA</b> NA

<b>LAND USE OR BUILDING APPROVALS</b>	
<b>Type of Approval Issued</b>	Personal Wireless Service Facility Permit
<b>Issue Date of Approval</b>	5/4/2015
<b>Effective Date of Approval</b>	5/4/2015
<b>Agency Name</b>	Department of Public Works
<b>Approval Permit Number</b>	15WR-0007
<b>Resolution Number</b>	183563
<b>Type of Approval Issued (2)</b>	
<b>Issue Date of Approval (2)</b>	
<b>Effective Date of Approval (2)</b>	
<b>Agency Name (2)</b>	
<b>Approval Permit Number (2)</b>	
<b>Resolution Number (2)</b>	

**Planning Director (or equivalent)**

Planning Director
<b>Contact 1 Email Address</b> <a href="mailto:john.rahaim@sfgov.org">john.rahaim@sfgov.org</a>
<b>Contact 1 Agency Name</b> San Francisco Planning Department
<b>Contact 1 Street Address</b> 1650 Mission Street, Suite 400
<b>Contact 1 City, State ZIP</b> San Francisco, CA 94103

**City Manager (or equivalent)**

City Manager
<b>Contact 2 Email Address</b> <a href="mailto:city.administrator@sfgov.org">city.administrator@sfgov.org</a>
<b>Contact 2 Agency Name</b> Office of the City Administrator
<b>Contact 2 Street Address</b> City Hall, Room 362, Goodlett Place
<b>Contact 2 City, State ZIP</b> San Francisco, CA 94102

**City Clerk (or equivalent)**

Clerk of the Board
<b>Contact 3 Email Address</b> <a href="mailto:Board.of.Supervisors@sfgov.org">Board.of.Supervisors@sfgov.org</a>
<b>Contact 3 Agency Name</b> City of San Francisco
<b>Contact 3 Street Address</b> City Hall, Room 168, Goodlett Place
<b>Contact 3 City, State ZIP</b> San Francisco, CA 94102

**Director of School Board (or equivalent)**

<b>Contact 4 Email Address</b>
<b>Contact 4 Agency Name</b>
<b>Contact 4 Street Address</b>
<b>Contact 4 City, State ZIP</b>

**Notes/Comments:**



May 8, 2015

Ms. Anna Hom  
**Consumer Protection and Safety Division**  
California Public Utilities Commission  
505 Van Ness Avenue  
San Francisco, CA 94102  
[alh@cpuc.ca.gov](mailto:alh@cpuc.ca.gov)

RE: Notification Letter for SFMTA Node 124A  
San Francisco-Oakland, CA / GTE Mobilnet of California Limited Partnership / U-3002-C

---

This is to provide the Commission with notice according to the provisions of General Order No. 159A of the Public Utilities Commission of the State of California ("CPUC") for the project described in Attachment A.

A copy of this notification letter is also being provided to the appropriate local government agency for its information. Should there be any questions regarding this project, or if you disagree with any of the information contained herein, please contact the representative below.

Sincerely,

Rommel Angeles  
2785 Mitchell Drive, Bldg. 9, Walnut Creek, CA 94598  
(925) 279-6360

# CPUC Attachment A



<b>Site Name</b>	SFMTA Node 124A
<b>Legal Entity</b>	GTE Mobilnet California LP
<b>Type of Project</b>	Initial Build (new presence for VZW)
<b>Street Address of Site</b>	756 Chestnut St
<b>Site Location City</b>	San Francisco
<b>Site Location Zip Code</b>	94109
<b>Site Location County</b>	San Francisco
<b>Site Location APN Number</b>	0050-006

<b>Site Coordinates</b>			
	<b>Degrees</b>	<b>Minutes</b>	<b>Seconds</b>
<b>Latitude</b>	37	48	12.56
<b>Longitude</b>	-122	24	57.4
<b>NAD 27</b>			

**Brief Description of Project**

To replace existing 34'-10" AGL wood pole #110036544 with new 45' (39' AGL) class 2 wood pole #009CL (same hole set). ExteNet to place one 14.6" diameter x 24" tall canister antenna and two 3.2" x 6.85" x 1.48" hybrid couplers housed onto 5'-5 3/4" square penta treated (DF) pole extension. Two 16.5" x 9.8" x 5.7" MRRUs will be placed on mounting/equipment channel. One 24 3/4" x 25" x 4 5/8" Milbank commercial meter box and one 5.5" x 9" x 6.8" fused disconnect switch on mounting/equipment channel.

<b>Number &amp; type of Antennas / Dishes</b>	1 cylinder antenna
<b>Tower Design</b>	wood utility pole in public ROW
<b>Tower Appearance</b>	cylinder antenna @ 45'-11" RAD
<b>Tower Height (in feet)</b>	46'-11" AGL
<b>Size of Building or NA</b>	NA

<b>LAND USE OR BUILDING APPROVALS</b>	
<b>Type of Approval Issued</b>	Personal Wireless Service Facility Permit
<b>Issue Date of Approval</b>	5/1/2015
<b>Effective Date of Approval</b>	5/1/2015
<b>Agency Name</b>	Department of Public Works
<b>Approval Permit Number</b>	14WR-0039
<b>Resolution Number</b>	183556
<b>Type of Approval Issued (2)</b>	
<b>Issue Date of Approval (2)</b>	
<b>Effective Date of Approval (2)</b>	
<b>Agency Name (2)</b>	
<b>Approval Permit Number (2)</b>	
<b>Resolution Number (2)</b>	

<b>Planning Director (or equivalent)</b>	Planning Director
<b>Contact 1 Email Address</b>	<a href="mailto:john.rahaim@sfgov.org">john.rahaim@sfgov.org</a>
<b>Contact 1 Agency Name</b>	San Francisco Planning Department
<b>Contact 1 Street Address</b>	1650 Mission Street, Suite 400
<b>Contact 1 City, State ZIP</b>	San Francisco, CA 94103

<b>City Manager (or equivalent)</b>	City Manager
<b>Contact 2 Email Address</b>	<a href="mailto:city.administrator@sfgov.org">city.administrator@sfgov.org</a>
<b>Contact 2 Agency Name</b>	Office of the City Administrator
<b>Contact 2 Street Address</b>	City Hall, Room 362, Goodlett Place
<b>Contact 2 City, State ZIP</b>	San Francisco, CA 94102

<b>City Clerk (or equivalent)</b>	Clerk of the Board
<b>Contact 3 Email Address</b>	<a href="mailto:Board.of.Supervisors@sfgov.org">Board.of.Supervisors@sfgov.org</a>
<b>Contact 3 Agency Name</b>	City of San Francisco
<b>Contact 3 Street Address</b>	City Hall, Room 168, Goodlett Place
<b>Contact 3 City, State ZIP</b>	San Francisco, CA 94102

<b>Director of School Board (or equivalent)</b>	
<b>Contact 4 Email Address</b>	
<b>Contact 4 Agency Name</b>	
<b>Contact 4 Street Address</b>	
<b>Contact 4 City, State ZIP</b>	

**Notes/Comments:**





May 8, 2015

Ms. Anna Hom  
**Consumer Protection and Safety Division**  
California Public Utilities Commission  
505 Van Ness Avenue  
San Francisco, CA 94102  
[alh@cpuc.ca.gov](mailto:alh@cpuc.ca.gov)

RE: Notification Letter for SFMTA Node 126A  
San Francisco-Oakland, CA / GTE Mobilnet of California Limited Partnership / U-3002-C

---

This is to provide the Commission with notice according to the provisions of General Order No. 159A of the Public Utilities Commission of the State of California ("CPUC") for the project described in Attachment A.

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Sincerely,

Rommel Angeles  
2785 Mitchell Drive, Bldg. 9, Walnut Creek, CA 94598  
(925) 279-6360

# CPUC Attachment A



<b>Site Name</b>	SFMTA Node 126A
<b>Legal Entity</b>	GTE Mobilnet California LP
<b>Type of Project</b>	Initial Build (new presence for VZW)
<b>Street Address of Site</b>	900 Chestnut St
<b>Site Location City</b>	San Francisco
<b>Site Location Zip Code</b>	94109
<b>Site Location County</b>	San Francisco
<b>Site Location APN Number</b>	0048-015

<b>Site Coordinates</b>			
	<b>Degrees</b>	<b>Minutes</b>	<b>Seconds</b>
<b>Latitude</b>	37	48	11.44
<b>Longitude</b>	-122	25	6.09
<b>NAD 27</b>			

**Brief Description of Project**

To replace existing 40' AGL wood pole #110036564 with new 50' (43' AGL) class 2 wood pole #0021CL (same hole set). ExteNet to place one 14.6" diameter x 24" tall canister antenna and two 3.2" x 6.85" x 1.48" hybrid couplers inside new 38 5/8" antenna support arm. Two 16.5" x 9.8" x 5.7" MRRUs will be placed on mounting/equipment channel. One 24 3/4" x 25" x 4 5/8" Milbank commercial meter box and one 5.5" x 9" x 6.8" fused disconnect switch on proposed pole.

<b>Number &amp; type of Antennas / Dishes</b>	1 cylinder antenna
<b>Tower Design</b>	wood utility pole in public ROW
<b>Tower Appearance</b>	cylinder antenna @ 35' RAD
<b>Tower Height (in feet)</b>	43' AGL
<b>Size of Building or NA</b>	NA

<b>LAND USE OR BUILDING APPROVALS</b>	
<b>Type of Approval Issued</b>	Personal Wireless Service Facility Permit
<b>Issue Date of Approval</b>	5/1/2015
<b>Effective Date of Approval</b>	5/1/2015
<b>Agency Name</b>	Department of Public Works
<b>Approval Permit Number</b>	14WR-0076
<b>Resolution Number</b>	183556
<b>Type of Approval Issued (2)</b>	
<b>Issue Date of Approval (2)</b>	
<b>Effective Date of Approval (2)</b>	
<b>Agency Name (2)</b>	
<b>Approval Permit Number (2)</b>	
<b>Resolution Number (2)</b>	

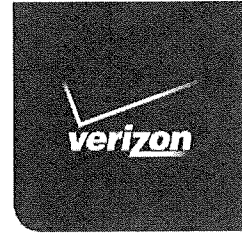
<b>Planning Director (or equivalent)</b>	Planning Director
<b>Contact 1 Email Address</b>	<a href="mailto:john.rahaim@sfgov.org">john.rahaim@sfgov.org</a>
<b>Contact 1 Agency Name</b>	San Francisco Planning Department
<b>Contact 1 Street Address</b>	1650 Mission Street, Suite 400
<b>Contact 1 City, State ZIP</b>	San Francisco, CA 94103

<b>City Manager (or equivalent)</b>	City Manager
<b>Contact 2 Email Address</b>	<a href="mailto:city.administrator@sfgov.org">city.administrator@sfgov.org</a>
<b>Contact 2 Agency Name</b>	Office of the City Administrator
<b>Contact 2 Street Address</b>	City Hall, Room 362, Goodlett Place
<b>Contact 2 City, State ZIP</b>	San Francisco, CA 94102

<b>City Clerk (or equivalent)</b>	Clerk of the Board
<b>Contact 3 Email Address</b>	<a href="mailto:Board.of.Supervisors@sfgov.org">Board.of.Supervisors@sfgov.org</a>
<b>Contact 3 Agency Name</b>	City of San Francisco
<b>Contact 3 Street Address</b>	City Hall, Room 168, Goodlett Place
<b>Contact 3 City, State ZIP</b>	San Francisco, CA 94102

<b>Director of School Board (or equivalent)</b>	
<b>Contact 4 Email Address</b>	
<b>Contact 4 Agency Name</b>	
<b>Contact 4 Street Address</b>	
<b>Contact 4 City, State ZIP</b>	

**Notes/Comments:**



May 8, 2015

Ms. Anna Hom  
**Consumer Protection and Safety Division**  
California Public Utilities Commission  
505 Van Ness Avenue  
San Francisco, CA 94102  
[alh@cpuc.ca.gov](mailto:alh@cpuc.ca.gov)

RE: Notification Letter for SFMTA Node 132B  
San Francisco-Oakland, CA / GTE Mobilnet of California Limited Partnership / U-3002-C

---

This is to provide the Commission with notice according to the provisions of General Order No. 159A of the Public Utilities Commission of the State of California ("CPUC") for the project described in Attachment A.

A copy of this notification letter is also being provided to the appropriate local government agency for its information. Should there be any questions regarding this project, or if you disagree with any of the information contained herein, please contact the representative below.

Sincerely,

Rommel Angeles  
2785 Mitchell Drive, Bldg. 9, Walnut Creek, CA 94598  
(925) 279-6360

# CPUC Attachment A



Site Name	SFMTA Node 132B
Legal Entity	GTE Mobilnet California LP
Type of Project	Initial Build (new presence for VZW)
Street Address of Site	2215 Leavenworth St
Site Location City	San Francisco
Site Location Zip Code	94133
Site Location County	San Francisco
Site Location APN Number	0071-054

<b>Site Coordinates</b>			
	Degrees	Minutes	Seconds
Latitude	37	48	5.80
Longitude	-122	25	4.6
NAD 27			

**Brief Description of Project**

To replace existing 44' AGL wood pole #110036616 with new 55' (48' AGL) class 1 wood pole #0042CL (same hole set). ExteNet to place one 14.6" diameter x 24" tall canister antenna and two 3.2" x 6.85" x 1.48" hybrid couplers inside new 38 5/8" antenna support arm. Two 16.5" x 9.8" x 5.7" MRRUs will be placed on mounting/equipment channel. One 24 3/4" x 25" x 4 5/8" Milbank commercial meter box and one 5.5" x 9" x 6.8" fused disconnect switch on proposed pole.

**Number & type of Antennas / Dishes**

Number & type of Antennas / Dishes	1 cylinder antenna
Tower Design	wood utility pole in public ROW
Tower Appearance	cylinder antenna @ 31' RAD
Tower Height (in feet)	48' AGL
Size of Building or NA	NA

**LAND USE OR BUILDING APPROVALS**

Type of Approval Issued	Personal Wireless Service Facility Permit
Issue Date of Approval	5/1/2015
Effective Date of Approval	5/1/2015
Agency Name	Department of Public Works
Approval Permit Number	14WR-0108
Resolution Number	183556
Type of Approval Issued (2)	
Issue Date of Approval (2)	
Effective Date of Approval (2)	
Agency Name (2)	
Approval Permit Number (2)	
Resolution Number (2)	

**Planning Director (or equivalent)**

Planning Director	Planning Director
Contact 1 Email Address	<a href="mailto:john.rahaim@sfgov.org">john.rahaim@sfgov.org</a>
Contact 1 Agency Name	San Francisco Planning Department
Contact 1 Street Address	1650 Mission Street, Suite 400
Contact 1 City, State ZIP	San Francisco, CA 94103

**Notes/Comments:**

**City Manager (or equivalent)**

City Manager	City Manager
Contact 2 Email Address	<a href="mailto:city.administrator@sfgov.org">city.administrator@sfgov.org</a>
Contact 2 Agency Name	Office of the City Administrator
Contact 2 Street Address	City Hall, Room 362, Goodlett Place
Contact 2 City, State ZIP	San Francisco, CA 94102

**City Clerk (or equivalent)**

City Clerk	Clerk of the Board
Contact 3 Email Address	<a href="mailto:Board.of.Supervisors@sfgov.org">Board.of.Supervisors@sfgov.org</a>
Contact 3 Agency Name	City of San Francisco
Contact 3 Street Address	City Hall, Room 168, Goodlett Place
Contact 3 City, State ZIP	San Francisco, CA 94102

**Director of School Board (or equivalent)**

Director of School Board	
Contact 4 Email Address	
Contact 4 Agency Name	
Contact 4 Street Address	
Contact 4 City, State ZIP	



May 8, 2015

Ms. Anna Hom  
**Consumer Protection and Safety Division**  
California Public Utilities Commission  
505 Van Ness Avenue  
San Francisco, CA 94102  
[alh@cpuc.ca.gov](mailto:alh@cpuc.ca.gov)

RE: Notification Letter for SFMTA Node 138A  
San Francisco-Oakland, CA / GTE Mobilnet of California Limited Partnership / U-3002-C

---

This is to provide the Commission with notice according to the provisions of General Order No. 159A of the Public Utilities Commission of the State of California ("CPUC") for the project described in Attachment A.

A copy of this notification letter is also being provided to the appropriate local government agency for its information. Should there be any questions regarding this project, or if you disagree with any of the information contained herein, please contact the representative below.

Sincerely,

Rommel Angeles  
2785 Mitchell Drive, Bldg. 9, Walnut Creek, CA 94598  
(925) 279-6360

# CPUC Attachment A



<b>Site Name</b>	SFMTA Node 138A
<b>Legal Entity</b>	GTE Mobilnet California LP
<b>Type of Project</b>	Initial Build (new presence for VZW)
<b>Street Address of Site</b>	1624 Leavenworth St
<b>Site Location City</b>	San Francisco
<b>Site Location Zip Code</b>	94109
<b>Site Location County</b>	San Francisco
<b>Site Location APN Number</b>	0156-023

<b>Site Coordinates</b>			
	<b>Degrees</b>	<b>Minutes</b>	<b>Seconds</b>
<b>Latitude</b>	37	47	46.10
<b>Longitude</b>	-122	24	59.4
<b>NAD 27</b>			

**Brief Description of Project**

To replace existing 39'-4" AGL wood pole #110033572 with new 55' (47'-6" AGL) class 3 wood pole #0030CL (same hole set). ExteNet to place one 14.6" diameter x 24" tall canister antenna and two 3.2" x 6.85" x 1.48" hybrid couplers inside new 38 5/8" antenna support arm. Two 16.5" x 9.8" x 5.7" MRRUs will be placed on mounting/equipment channel. One 24 3/4" x 25" x 4 5/8" Milbank commercial meter box and one 5.5" x 9" x 6.8" fused disconnect switch on proposed pole.

- Number & type of Antennas / Dishes**
- Tower Design**
- Tower Appearance**
- Tower Height (in feet)**
- Size of Building or NA**

1 cylinder antenna
wood utility pole in public ROW
cylinder antenna @ 37'-8" RAD
47'-6" AGL
NA

**LAND USE OR BUILDING APPROVALS**

<b>Type of Approval Issued</b>	Personal Wireless Service Facility Permit
<b>Issue Date of Approval</b>	5/1/2015
<b>Effective Date of Approval</b>	5/1/2015
<b>Agency Name</b>	Department of Public Works
<b>Approval Permit Number</b>	14WR-0096
<b>Resolution Number</b>	183556
<b>Type of Approval Issued (2)</b>	
<b>Issue Date of Approval (2)</b>	
<b>Effective Date of Approval (2)</b>	
<b>Agency Name (2)</b>	
<b>Approval Permit Number (2)</b>	
<b>Resolution Number (2)</b>	

**Planning Director (or equivalent)**

- Contact 1 Email Address**
- Contact 1 Agency Name**
- Contact 1 Street Address**
- Contact 1 City, State ZIP**

Planning Director
<a href="mailto:john.rahaim@sfgov.org">john.rahaim@sfgov.org</a>
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

**City Manager (or equivalent)**

- Contact 2 Email Address**
- Contact 2 Agency Name**
- Contact 2 Street Address**
- Contact 2 City, State ZIP**

City Manager
<a href="mailto:city.administrator@sfgov.org">city.administrator@sfgov.org</a>
Office of the City Administrator
City Hall, Room 362, Goodlett Place
San Francisco, CA 94102

**City Clerk (or equivalent)**

- Contact 3 Email Address**
- Contact 3 Agency Name**
- Contact 3 Street Address**
- Contact 3 City, State ZIP**

Clerk of the Board
<a href="mailto:Board.of.Supervisors@sfgov.org">Board.of.Supervisors@sfgov.org</a>
City of San Francisco
City Hall, Room 168, Goodlett Place
San Francisco, CA 94102

**Director of School Board (or equivalent)**

- Contact 4 Email Address**
- Contact 4 Agency Name**
- Contact 4 Street Address**
- Contact 4 City, State ZIP**


**Notes/Comments:**



May 8, 2015

Ms. Anna Hom  
**Consumer Protection and Safety Division**  
California Public Utilities Commission  
505 Van Ness Avenue  
San Francisco, CA 94102  
[alh@cpuc.ca.gov](mailto:alh@cpuc.ca.gov)

RE: Notification Letter for SFMTA Node 139A  
San Francisco-Oakland, CA / GTE Mobilnet of California Limited Partnership / U-3002-C

---

This is to provide the Commission with notice according to the provisions of General Order No. 159A of the Public Utilities Commission of the State of California ("CPUC") for the project described in Attachment A.

A copy of this notification letter is also being provided to the appropriate local government agency for its information. Should there be any questions regarding this project, or if you disagree with any of the information contained herein, please contact the representative below.

Sincerely,

Rommel Angeles  
2785 Mitchell Drive, Bldg. 9, Walnut Creek, CA 94598  
(925) 279-6360

# CPUC Attachment A



Site Name	SFMTA Node 139A
Legal Entity	GTE Mobilnet California LP
Type of Project	Initial Build (new presence for VZW)
Street Address of Site	1487 Greenwich St
Site Location City	San Francisco
Site Location Zip Code	94109
Site Location County	San Francisco
Site Location APN Number	0523-041

Site Coordinates			
	Degrees	Minutes	Seconds
Latitude	37	48	1.44
Longitude	-122	25	26.6
NAD 27			

## Brief Description of Project

To replace existing 34' AGL wood pole #110041344 with new 55' (48' AGL) class 2 wood pole #0044CL (same hole set). ExteNet to place one 14.6" diameter x 24" tall canister antenna and two 3.2" x 6.85" x 1.48" hybrid couplers inside new 38 5/8" antenna support arm. Two 16.5" x 9.8" x 5.7" MRRUs will be placed on mounting/equipment channel. One 24 3/4" x 25" x 4 5/8" Milbank commercial meter box and one 5.5" x 9" x 6.8" fused disconnect switch on proposed pole.

## Number & type of Antennas / Dishes

Number & type of Antennas / Dishes	1 cylinder antenna
Tower Design	wood utility pole in public ROW
Tower Appearance	cylinder antenna @ 33' RAD
Tower Height (in feet)	48' AGL
Size of Building or NA	NA

## LAND USE OR BUILDING APPROVALS

Type of Approval Issued	Personal Wireless Service Facility Permit
Issue Date of Approval	5/1/2015
Effective Date of Approval	5/1/2015
Agency Name	Department of Public Works
Approval Permit Number	14WR-0120
Resolution Number	183556
Type of Approval Issued (2)	
Issue Date of Approval (2)	
Effective Date of Approval (2)	
Agency Name (2)	
Approval Permit Number (2)	
Resolution Number (2)	

## Planning Director (or equivalent)

Planning Director	Planning Director
Contact 1 Email Address	<a href="mailto:john.rahaim@sfgov.org">john.rahaim@sfgov.org</a>
Contact 1 Agency Name	San Francisco Planning Department
Contact 1 Street Address	1650 Mission Street, Suite 400
Contact 1 City, State ZIP	San Francisco, CA 94103

## Notes/Comments:

## City Manager (or equivalent)

City Manager	City Manager
Contact 2 Email Address	<a href="mailto:city.administrator@sfgov.org">city.administrator@sfgov.org</a>
Contact 2 Agency Name	Office of the City Administrator
Contact 2 Street Address	City Hall, Room 362, Goodlett Place
Contact 2 City, State ZIP	San Francisco, CA 94102

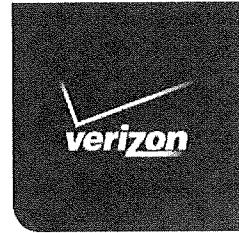
## City Clerk (or equivalent)

City Clerk	Clerk of the Board
Contact 3 Email Address	<a href="mailto:Board.of.Supervisors@sfgov.org">Board.of.Supervisors@sfgov.org</a>
Contact 3 Agency Name	City of San Francisco
Contact 3 Street Address	City Hall, Room 168, Goodlett Place
Contact 3 City, State ZIP	San Francisco, CA 94102

## Director of School Board (or equivalent)

Director of School Board	
Contact 4 Email Address	
Contact 4 Agency Name	
Contact 4 Street Address	
Contact 4 City, State ZIP	





May 8, 2015

Ms. Anna Horn  
**Consumer Protection and Safety Division**  
California Public Utilities Commission  
505 Van Ness Avenue  
San Francisco, CA 94102  
[alh@cpuc.ca.gov](mailto:alh@cpuc.ca.gov)

RE: Notification Letter for SFMTA Node 144B  
San Francisco-Oakland, CA / GTE Mobilnet of California Limited Partnership / U-3002-C

---

This is to provide the Commission with notice according to the provisions of General Order No. 159A of the Public Utilities Commission of the State of California ("CPUC") for the project described in Attachment A.

A copy of this notification letter is also being provided to the appropriate local government agency for its information. Should there be any questions regarding this project, or if you disagree with any of the information contained herein, please contact the representative below.

Sincerely,

Rommel Angeles  
2785 Mitchell Drive, Bldg. 9, Walnut Creek, CA 94598  
(925) 279-6360

# CPUC Attachment A



<b>Site Name</b>	SFMTA Node 144B
<b>Legal Entity</b>	GTE Mobilnet California LP
<b>Type of Project</b>	Initial Build (new presence for VZW)
<b>Street Address of Site</b>	935 Filbert St
<b>Site Location City</b>	San Francisco
<b>Site Location Zip Code</b>	94133
<b>Site Location County</b>	San Francisco
<b>Site Location APN Number</b>	0099-024

<b>Site Coordinates</b>			
	<b>Degrees</b>	<b>Minutes</b>	<b>Seconds</b>
<b>Latitude</b>	37	48	2.20
<b>Longitude</b>	-122	24	54
<b>NAD 27</b>			

**Brief Description of Project**

ExteNet to place one 14.6" diameter x 24" tall canister antenna and two 3.2" x 6.85" x 1.48" hybrid couplers onto 5' x 5 3/4" square penta treated (DF) pole extension. Two 16.5" x 9.8" x 5.7" MRRUs will be placed on mounting/equipment channel. One 24 3/4" x 25" x 4 5/8" Milbank commercial meter box and one 5.5" x 9" x 6.8" fused disconnect switch onto existing 55' (48' AGL) Class H2 wood pole #110033582.

- Number & type of Antennas / Dishes**
- Tower Design**
- Tower Appearance**
- Tower Height (in feet)**
- Size of Building or NA**

1 cylinder antenna
wood utility pole in public ROW
cylinder antenna @ 54'-9" RAD
55'-9" AGL
NA

**LAND USE OR BUILDING APPROVALS**

<b>Type of Approval Issued</b>	Personal Wireless Service Facility Permit
<b>Issue Date of Approval</b>	5/1/2015
<b>Effective Date of Approval</b>	5/1/2015
<b>Agency Name</b>	Department of Public Works
<b>Approval Permit Number</b>	14WR-0020
<b>Resolution Number</b>	183556
<b>Type of Approval Issued (2)</b>	
<b>Issue Date of Approval (2)</b>	
<b>Effective Date of Approval (2)</b>	
<b>Agency Name (2)</b>	
<b>Approval Permit Number (2)</b>	
<b>Resolution Number (2)</b>	

**Planning Director (or equivalent)**

- Contact 1 Email Address**
- Contact 1 Agency Name**
- Contact 1 Street Address**
- Contact 1 City, State ZIP**

Planning Director
<a href="mailto:john.rahaim@sfgov.org">john.rahaim@sfgov.org</a>
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

**City Manager (or equivalent)**

- Contact 2 Email Address**
- Contact 2 Agency Name**
- Contact 2 Street Address**
- Contact 2 City, State ZIP**

City Manager
<a href="mailto:city.administrator@sfgov.org">city.administrator@sfgov.org</a>
Office of the City Administrator
City Hall, Room 362, Goodlett Place
San Francisco, CA 94102

**City Clerk (or equivalent)**

- Contact 3 Email Address**
- Contact 3 Agency Name**
- Contact 3 Street Address**
- Contact 3 City, State ZIP**

Clerk of the Board
<a href="mailto:Board.of.Supervisors@sfgov.org">Board.of.Supervisors@sfgov.org</a>
City of San Francisco
City Hall, Room 168, Goodlett Place
San Francisco, CA 94102

**Director of School Board (or equivalent)**

- Contact 4 Email Address**
- Contact 4 Agency Name**
- Contact 4 Street Address**
- Contact 4 City, State ZIP**


**Notes/Comments:**



May 8, 2015

Ms. Anna Hom  
**Consumer Protection and Safety Division**  
California Public Utilities Commission  
505 Van Ness Avenue  
San Francisco, CA 94102  
[alh@cpuc.ca.gov](mailto:alh@cpuc.ca.gov)

RE: Notification Letter for SFMTA Node 145B  
San Francisco-Oakland, CA / GTE Mobilnet of California Limited Partnership / U-3002-C

---

This is to provide the Commission with notice according to the provisions of General Order No. 159A of the Public Utilities Commission of the State of California ("CPUC") for the project described in Attachment A.

A copy of this notification letter is also being provided to the appropriate local government agency for its information. Should there be any questions regarding this project, or if you disagree with any of the information contained herein, please contact the representative below.

Sincerely,

Rommel Angeles  
2785 Mitchell Drive, Bldg. 9, Walnut Creek, CA 94598  
(925) 279-6360

# CPUC Attachment A



<b>Site Name</b>	SFMTA Node 145B
<b>Legal Entity</b>	GTE Mobilnet California LP
<b>Type of Project</b>	Initial Build (new presence for VZW)
<b>Street Address of Site</b>	1848 Mason St
<b>Site Location City</b>	San Francisco
<b>Site Location Zip Code</b>	94133
<b>Site Location County</b>	San Francisco
<b>Site Location APN Number</b>	0101-023

<b>Site Coordinates</b>			
	<b>Degrees</b>	<b>Minutes</b>	<b>Seconds</b>
<b>Latitude</b>	37	48	2.00
<b>Longitude</b>	-122	24	45.2
<b>NAD 27</b>			

**Brief Description of Project**

To replace existing 24'-10" AGL wood pole #110014930 with new 35' (30' AGL) class 4 wood pole #0050CL (same hole set). ExteNet to place one 14.6" diameter x 24" tall canister antenna and two 3.2" x 6.85" x 1.48" hybrid couplers housed inside new antenna shroud. Two 16.5" x 9.8" x 5.7" MRRUs will be placed on mounting/equipment channel. One 24 3/4" x 25" x 4 5/8" Milbank commercial meter box and one 5.5" x 9" x 6.8" fused disconnect switch on 2" x 6" x 46" mounting/equipment channel.

<b>Number &amp; type of Antennas / Dishes</b>	1 cylinder antenna
<b>Tower Design</b>	wood utility pole in public ROW
<b>Tower Appearance</b>	cylinder antenna @ 32'-1" RAD
<b>Tower Height (in feet)</b>	33'-1" AGL
<b>Size of Building or NA</b>	NA

<b>LAND USE OR BUILDING APPROVALS</b>	
<b>Type of Approval Issued</b>	Personal Wireless Service Facility Permit
<b>Issue Date of Approval</b>	5/4/2015
<b>Effective Date of Approval</b>	5/4/2015
<b>Agency Name</b>	Department of Public Works
<b>Approval Permit Number</b>	15WR-0010
<b>Resolution Number</b>	183563
<b>Type of Approval Issued (2)</b>	
<b>Issue Date of Approval (2)</b>	
<b>Effective Date of Approval (2)</b>	
<b>Agency Name (2)</b>	
<b>Approval Permit Number (2)</b>	
<b>Resolution Number (2)</b>	

<b>Planning Director (or equivalent)</b>	Planning Director
<b>Contact 1 Email Address</b>	<a href="mailto:john.rahaim@sfgov.org">john.rahaim@sfgov.org</a>
<b>Contact 1 Agency Name</b>	San Francisco Planning Department
<b>Contact 1 Street Address</b>	1650 Mission Street, Suite 400
<b>Contact 1 City, State ZIP</b>	San Francisco, CA 94103

<b>City Manager (or equivalent)</b>	City Manager
<b>Contact 2 Email Address</b>	<a href="mailto:city.administrator@sfgov.org">city.administrator@sfgov.org</a>
<b>Contact 2 Agency Name</b>	Office of the City Administrator
<b>Contact 2 Street Address</b>	City Hall, Room 362, Goodlett Place
<b>Contact 2 City, State ZIP</b>	San Francisco, CA 94102

<b>City Clerk (or equivalent)</b>	Clerk of the Board
<b>Contact 3 Email Address</b>	<a href="mailto:Board.of.Supervisors@sfgov.org">Board.of.Supervisors@sfgov.org</a>
<b>Contact 3 Agency Name</b>	City of San Francisco
<b>Contact 3 Street Address</b>	City Hall, Room 168, Goodlett Place
<b>Contact 3 City, State ZIP</b>	San Francisco, CA 94102

<b>Director of School Board (or equivalent)</b>	
<b>Contact 4 Email Address</b>	
<b>Contact 4 Agency Name</b>	
<b>Contact 4 Street Address</b>	
<b>Contact 4 City, State ZIP</b>	

**Notes/Comments:**



May 8, 2015

Ms. Anna Hom  
**Consumer Protection and Safety Division**  
California Public Utilities Commission  
505 Van Ness Avenue  
San Francisco, CA 94102  
[alh@cpuc.ca.gov](mailto:alh@cpuc.ca.gov)

RE: Notification Letter for SFMTA Node 152A  
San Francisco-Oakland, CA / GTE Mobilnet of California Limited Partnership / U-3002-C

---

This is to provide the Commission with notice according to the provisions of General Order No. 159A of the Public Utilities Commission of the State of California ("CPUC") for the project described in Attachment A.

A copy of this notification letter is also being provided to the appropriate local government agency for its information. Should there be any questions regarding this project, or if you disagree with any of the information contained herein, please contact the representative below.

Sincerely,

Rommel Angeles  
2785 Mitchell Drive, Bldg. 9, Walnut Creek, CA 94598  
(925) 279-6360

# CPUC Attachment A



Site Name	SFMTA Node 152A
Legal Entity	GTE Mobilnet California LP
Type of Project	Initial Build (new presence for VZW)
Street Address of Site	1381 Filbert St
Site Location City	San Francisco
Site Location Zip Code	94123
Site Location County	San Francisco
Site Location APN Number	0525-026

<b>Site Coordinates</b>			
	Degrees	Minutes	Seconds
Latitude	37	47	58.75
Longitude	-122	25	20.7
NAD 27			

**Brief Description of Project**

To replace existing 34'-9" AGL wood pole #110041422 with new 55' (48'-6" AGL) class 3 wood pole #0010CL (set new pole one foot east of existing pole). ExteNet to place one 14.6" diameter x 24" tall canister antenna and two 3.2" x 6.85" x 1.48" hybrid couplers inside new 38 5/8" antenna support arm. Two 16.5" x 9.8" x 5.7" MRRUs will be placed on mounting/equipment channel. One 24 3/4" x 25" x 4 5/8" Milbank commercial meter box and one 5.5" x 9" x 6.8" fused disconnect switch on proposed pole.

Number & type of Antennas / Dishes	1 cylinder antenna
Tower Design	wood utility pole in public ROW
Tower Appearance	cylinder antenna @ 35'-2" RAD
Tower Height (in feet)	48'-6" AGL
Size of Building or NA	NA

<b>LAND USE OR BUILDING APPROVALS</b>	
Type of Approval Issued	Personal Wireless Service Facility Permit
Issue Date of Approval	5/1/2015
Effective Date of Approval	5/1/2015
Agency Name	Department of Public Works
Approval Permit Number	14WR-0042
Resolution Number	183556
Type of Approval Issued (2)	
Issue Date of Approval (2)	
Effective Date of Approval (2)	
Agency Name (2)	
Approval Permit Number (2)	
Resolution Number (2)	

Planning Director (or equivalent)	Planning Director
Contact 1 Email Address	<a href="mailto:john.rahaim@sfgov.org">john.rahaim@sfgov.org</a>
Contact 1 Agency Name	San Francisco Planning Department
Contact 1 Street Address	1650 Mission Street, Suite 400
Contact 1 City, State ZIP	San Francisco, CA 94103

City Manager (or equivalent)	City Manager
Contact 2 Email Address	<a href="mailto:city.administrator@sfgov.org">city.administrator@sfgov.org</a>
Contact 2 Agency Name	Office of the City Administrator
Contact 2 Street Address	City Hall, Room 362, Goodlett Place
Contact 2 City, State ZIP	San Francisco, CA 94102

City Clerk (or equivalent)	Clerk of the Board
Contact 3 Email Address	<a href="mailto:Board.of.Supervisors@sfgov.org">Board.of.Supervisors@sfgov.org</a>
Contact 3 Agency Name	City of San Francisco
Contact 3 Street Address	City Hall, Room 168, Goodlett Place
Contact 3 City, State ZIP	San Francisco, CA 94102

Director of School Board (or equivalent)	
Contact 4 Email Address	
Contact 4 Agency Name	
Contact 4 Street Address	
Contact 4 City, State ZIP	

Notes/Comments:



May 8, 2015

Ms. Anna Hom  
**Consumer Protection and Safety Division**  
California Public Utilities Commission  
505 Van Ness Avenue  
San Francisco, CA 94102  
[alh@cpuc.ca.gov](mailto:alh@cpuc.ca.gov)

RE: Notification Letter for SFMTA Node 157A  
San Francisco-Oakland, CA / GTE Mobilnet of California Limited Partnership / U-3002-C

---

This is to provide the Commission with notice according to the provisions of General Order No. 159A of the Public Utilities Commission of the State of California ("CPUC") for the project described in Attachment A.

A copy of this notification letter is also being provided to the appropriate local government agency for its information. Should there be any questions regarding this project, or if you disagree with any of the information contained herein, please contact the representative below.

Sincerely,

Rommel Angeles  
2785 Mitchell Drive, Bldg. 9, Walnut Creek, CA 94598  
(925) 279-6360

# CPUC Attachment A



<b>Site Name</b>	SFMTA Node 157A
<b>Legal Entity</b>	GTE Mobilnet California LP
<b>Type of Project</b>	Initial Build (new presence for VZW)
<b>Street Address of Site</b>	1379 Vallejo St
<b>Site Location City</b>	San Francisco
<b>Site Location Zip Code</b>	94109
<b>Site Location County</b>	San Francisco
<b>Site Location APN Number</b>	0153-030

<b>Site Coordinates</b>			
	<b>Degrees</b>	<b>Minutes</b>	<b>Seconds</b>
<b>Latitude</b>	37	47	50.00
<b>Longitude</b>	-122	25	12.1
<b>NAD 27</b>			

**Brief Description of Project**

To replace existing 30'-4" AGL wood pole #110041389 with new 40' (34' AGL) class 3 wood pole #0039CL (hard set east). ExteNet to place one 14.6" diameter x 24" tall canister antenna and two 3.2" x 6.85" x 1.48" hybrid couplers inside antenna skirt. Two 16.5" x 9.8" x 5.7" MRRUs will be placed on mounting/equipment channel. One 24 3/4" x 25" x 4 5/8" Milbank commercial meter box and one 5.5" x 9" x 6.8" fused disconnect switch on 2" x 6" x 46" mounting/equipment channel.

**Number & type of Antennas / Dishes**  
**Tower Design**  
**Tower Appearance**  
**Tower Height (in feet)**  
**Size of Building or NA**

1 cylinder antenna
wood utility pole in public ROW
cylinder antenna @ 36'-1" RAD
37'-1" AGL
NA

<b>LAND USE OR BUILDING APPROVALS</b>	
<b>Type of Approval Issued</b>	Personal Wireless Service Facility Permit
<b>Issue Date of Approval</b>	5/1/2015
<b>Effective Date of Approval</b>	5/1/2015
<b>Agency Name</b>	Department of Public Works
<b>Approval Permit Number</b>	14WR-0115
<b>Resolution Number</b>	183556
<b>Type of Approval Issued (2)</b>	
<b>Issue Date of Approval (2)</b>	
<b>Effective Date of Approval (2)</b>	
<b>Agency Name (2)</b>	
<b>Approval Permit Number (2)</b>	
<b>Resolution Number (2)</b>	

**Planning Director (or equivalent)**

**Contact 1 Email Address**  
**Contact 1 Agency Name**  
**Contact 1 Street Address**  
**Contact 1 City, State ZIP**

Planning Director
<a href="mailto:john.rahaim@sfgov.org">john.rahaim@sfgov.org</a>
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

**City Manager (or equivalent)**

**Contact 2 Email Address**  
**Contact 2 Agency Name**  
**Contact 2 Street Address**  
**Contact 2 City, State ZIP**

City Manager
<a href="mailto:city.administrator@sfgov.org">city.administrator@sfgov.org</a>
Office of the City Administrator
City Hall, Room 362, Goodlett Place
San Francisco, CA 94102

**City Clerk (or equivalent)**

**Contact 3 Email Address**  
**Contact 3 Agency Name**  
**Contact 3 Street Address**  
**Contact 3 City, State ZIP**

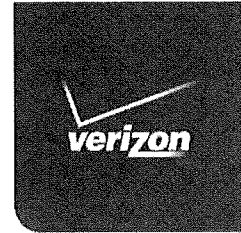
Clerk of the Board
<a href="mailto:Board.of.Supervisors@sfgov.org">Board.of.Supervisors@sfgov.org</a>
City of San Francisco
City Hall, Room 168, Goodlett Place
San Francisco, CA 94102

**Director of School Board (or equivalent)**

**Contact 4 Email Address**  
**Contact 4 Agency Name**  
**Contact 4 Street Address**  
**Contact 4 City, State ZIP**


**Notes/Comments:**





May 8, 2015

Ms. Anna Hom  
**Consumer Protection and Safety Division**  
California Public Utilities Commission  
505 Van Ness Avenue  
San Francisco, CA 94102  
[alh@cpuc.ca.gov](mailto:alh@cpuc.ca.gov)

RE: Notification Letter for SFMTA Node 158A  
San Francisco-Oakland, CA / GTE Mobilnet of California Limited Partnership / U-3002-C

---

This is to provide the Commission with notice according to the provisions of General Order No. 159A of the Public Utilities Commission of the State of California ("CPUC") for the project described in Attachment A.

A copy of this notification letter is also being provided to the appropriate local government agency for its information. Should there be any questions regarding this project, or if you disagree with any of the information contained herein, please contact the representative below.

Sincerely,

Rommel Angeles  
2785 Mitchell Drive, Bldg. 9, Walnut Creek, CA 94598  
(925) 279-6360

# CPUC Attachment A



<b>Site Name</b>	SFMTA Node 158A
<b>Legal Entity</b>	GTE Mobilnet California LP
<b>Type of Project</b>	Initial Build (new presence for VZW)
<b>Street Address of Site</b>	1294 Vallejo St
<b>Site Location City</b>	San Francisco
<b>Site Location Zip Code</b>	94109
<b>Site Location County</b>	San Francisco
<b>Site Location APN Number</b>	0125-011

<b>Site Coordinates</b>			
	<b>Degrees</b>	<b>Minutes</b>	<b>Seconds</b>
<b>Latitude</b>	37	47	50.78
<b>Longitude</b>	-122	25	6.16
<b>NAD 27</b>			

**Brief Description of Project**

To replace existing 30'-6" AGL wood pole #110036733 with new 40' (34' AGL) class 3 wood pole #0011CL (hard set new pole west). ExteNet to place one 14.6" diameter x 24" tall canister antenna and two 3.2" x 6.85" x 1.48" hybrid couplers inside antenna skirt. Two 16.5" x 9.8" x 5.7" MRRUs will be placed on mounting/equipment channel. One 24 3/4" x 25" x 4 5/8" Milbank commercial meter box and one 5.5" x 9" x 6.8" fused disconnect switch on 2" x 6" x 46" mounting/equipment channel.

<b>Number &amp; type of Antennas / Dishes</b>	1 cylinder antenna
<b>Tower Design</b>	wood utility pole in public ROW
<b>Tower Appearance</b>	cylinder antenna @ 36'-1" RAD
<b>Tower Height (in feet)</b>	37'-1" AGL
<b>Size of Building or NA</b>	NA

<b>LAND USE OR BUILDING APPROVALS</b>	
<b>Type of Approval Issued</b>	Personal Wireless Service Facility Permit
<b>Issue Date of Approval</b>	5/1/2015
<b>Effective Date of Approval</b>	5/1/2015
<b>Agency Name</b>	Department of Public Works
<b>Approval Permit Number</b>	14WR-0044
<b>Resolution Number</b>	183556
<b>Type of Approval Issued (2)</b>	
<b>Issue Date of Approval (2)</b>	
<b>Effective Date of Approval (2)</b>	
<b>Agency Name (2)</b>	
<b>Approval Permit Number (2)</b>	
<b>Resolution Number (2)</b>	

<b>Planning Director (or equivalent)</b>	Planning Director
<b>Contact 1 Email Address</b>	<a href="mailto:john.rahaim@sfgov.org">john.rahaim@sfgov.org</a>
<b>Contact 1 Agency Name</b>	San Francisco Planning Department
<b>Contact 1 Street Address</b>	1650 Mission Street, Suite 400
<b>Contact 1 City, State ZIP</b>	San Francisco, CA 94103

<b>City Manager (or equivalent)</b>	City Manager
<b>Contact 2 Email Address</b>	<a href="mailto:city.administrator@sfgov.org">city.administrator@sfgov.org</a>
<b>Contact 2 Agency Name</b>	Office of the City Administrator
<b>Contact 2 Street Address</b>	City Hall, Room 362, Goodlett Place
<b>Contact 2 City, State ZIP</b>	San Francisco, CA 94102

<b>City Clerk (or equivalent)</b>	Clerk of the Board
<b>Contact 3 Email Address</b>	<a href="mailto:Board.of.Supervisors@sfgov.org">Board.of.Supervisors@sfgov.org</a>
<b>Contact 3 Agency Name</b>	City of San Francisco
<b>Contact 3 Street Address</b>	City Hall, Room 168, Goodlett Place
<b>Contact 3 City, State ZIP</b>	San Francisco, CA 94102

<b>Director of School Board (or equivalent)</b>	
<b>Contact 4 Email Address</b>	
<b>Contact 4 Agency Name</b>	
<b>Contact 4 Street Address</b>	
<b>Contact 4 City, State ZIP</b>	

**Notes/Comments:**



May 8, 2015

Ms. Anna Hom  
**Consumer Protection and Safety Division**  
California Public Utilities Commission  
505 Van Ness Avenue  
San Francisco, CA 94102  
[alh@cpuc.ca.gov](mailto:alh@cpuc.ca.gov)

RE: Notification Letter for SFMTA Node 168A  
San Francisco-Oakland, CA / GTE Mobilnet of California Limited Partnership / U-3002-C

---

This is to provide the Commission with notice according to the provisions of General Order No. 159A of the Public Utilities Commission of the State of California ("CPUC") for the project described in Attachment A.

A copy of this notification letter is also being provided to the appropriate local government agency for its information. Should there be any questions regarding this project, or if you disagree with any of the information contained herein, please contact the representative below.

Sincerely,

Rommel Angeles  
2785 Mitchell Drive, Bldg. 9, Walnut Creek, CA 94598  
(925) 279-6360

# CPUC Attachment A



Site Name	SFMTA Node 168A
Legal Entity	GTE Mobilnet California LP
Type of Project	Initial Build (new presence for VZW)
Street Address of Site	1101 Washington St
Site Location City	San Francisco
Site Location Zip Code	94108
Site Location County	San Francisco
Site Location APN Number	0213-001

<b>Site Coordinates</b>			
	Degrees	Minutes	Seconds
Latitude	37	47	40.08
Longitude	-122	24	41.9
NAD 27			

**Brief Description of Project**  
 ExteNet to place one 14.6" diameter x 24" tall canister antenna and two 3.2" x 6.85" x 1.48" hybrid couplers inside new 38 5/8" antenna support arm. Two 16.5" x 9.8" x 5.7" MRRUs will be placed on mounting/equipment channel. One 24 3/4" x 25" x 4 5/8" Millbank commercial meter box and one 5.5" x 9" x 6.8" fused disconnect switch onto existing 50' (42' AGL) wood pole #SF08220.

Number & type of Antennas / Dishes	1 cylinder antenna
Tower Design	wood utility pole in public ROW
Tower Appearance	cylinder antenna @ 25'-6" RAD
Tower Height (in feet)	42' AGL
Size of Building or NA	NA

<b>LAND USE OR BUILDING APPROVALS</b>	
Type of Approval Issued	Personal Wireless Service Facility Permit
Issue Date of Approval	5/1/2015
Effective Date of Approval	5/1/2015
Agency Name	Department of Public Works
Approval Permit Number	14WR-0067
Resolution Number	183556
Type of Approval Issued (2)	
Issue Date of Approval (2)	
Effective Date of Approval (2)	
Agency Name (2)	
Approval Permit Number (2)	
Resolution Number (2)	

Planning Director (or equivalent)	Planning Director
Contact 1 Email Address	<a href="mailto:john.rahaim@sfgov.org">john.rahaim@sfgov.org</a>
Contact 1 Agency Name	San Francisco Planning Department
Contact 1 Street Address	1650 Mission Street, Suite 400
Contact 1 City, State ZIP	San Francisco, CA 94103

City Manager (or equivalent)	City Manager
Contact 2 Email Address	<a href="mailto:city.administrator@sfgov.org">city.administrator@sfgov.org</a>
Contact 2 Agency Name	Office of the City Administrator
Contact 2 Street Address	City Hall, Room 362, Goodlett Place
Contact 2 City, State ZIP	San Francisco, CA 94102

City Clerk (or equivalent)	Clerk of the Board
Contact 3 Email Address	<a href="mailto:Board.of.Supervisors@sfgov.org">Board.of.Supervisors@sfgov.org</a>
Contact 3 Agency Name	City of San Francisco
Contact 3 Street Address	City Hall, Room 168, Goodlett Place
Contact 3 City, State ZIP	San Francisco, CA 94102

Director of School Board (or equivalent)	
Contact 4 Email Address	
Contact 4 Agency Name	
Contact 4 Street Address	
Contact 4 City, State ZIP	

**Notes/Comments:**



May 8, 2015

Ms. Anna Hom  
**Consumer Protection and Safety Division**  
California Public Utilities Commission  
505 Van Ness Avenue  
San Francisco, CA 94102  
[alh@cpuc.ca.gov](mailto:alh@cpuc.ca.gov)

RE: Notification Letter for SFMTA Node 182A  
San Francisco-Oakland, CA / GTE Mobilnet of California Limited Partnership / U-3002-C

---

This is to provide the Commission with notice according to the provisions of General Order No. 159A of the Public Utilities Commission of the State of California ("CPUC") for the project described in Attachment A.

A copy of this notification letter is also being provided to the appropriate local government agency for its information. Should there be any questions regarding this project, or if you disagree with any of the information contained herein, please contact the representative below.

Sincerely,

Rommel Angeles  
2785 Mitchell Drive, Bldg. 9, Walnut Creek, CA 94598  
(925) 279-6360

# CPUC Attachment A



Site Name	SFMTA Node 182A
Legal Entity	GTE Mobilnet California LP
Type of Project	Initial Build (new presence for VZW)
Street Address of Site	1447 Powell St
Site Location City	San Francisco
Site Location Zip Code	94133
Site Location County	San Francisco
Site Location APN Number	0148-002

<b>Site Coordinates</b>			
	Degrees	Minutes	Seconds
Latitude	37	47	52.70
Longitude	-122	24	37.7
NAD 27			

**Brief Description of Project**

To replace existing 20' AGL wood pole #110026040 with new 35' (30' AGL) class 3 wood pole #0013CL (set pole 2 ft north of existing pole). ExteNet to place one 14.6" diameter x 24" tall canister antenna and two 3.2" x 6.85" x 1.48" hybrid couplers inside new 38 5/8" antenna support arm. Two 16.5" x 9.8" x 5.7" MRRUs will be placed on mounting/equipment channel. One 24 3/4" x 25" x 4 5/8" Milbank commercial meter box and one 5.5" x 9" x 6.8" fused disconnect switch onto proposed pole.

**Number & type of Antennas / Dishes**

Number & type of Antennas / Dishes	1 cylinder antenna
Tower Design	wood utility pole in public ROW
Tower Appearance	cylinder antenna @ 22' RAD
Tower Height (in feet)	30' AGL
Size of Building or NA	NA

**LAND USE OR BUILDING APPROVALS**

Type of Approval Issued	Personal Wireless Service Facility Permit
Issue Date of Approval	5/1/2015
Effective Date of Approval	5/1/2015
Agency Name	Department of Public Works
Approval Permit Number	14WR-0065
Resolution Number	183556
Type of Approval Issued (2)	
Issue Date of Approval (2)	
Effective Date of Approval (2)	
Agency Name (2)	
Approval Permit Number (2)	
Resolution Number (2)	

**Planning Director (or equivalent)**

Planning Director	Planning Director
Contact 1 Email Address	<a href="mailto:john.rahaim@sfgov.org">john.rahaim@sfgov.org</a>
Contact 1 Agency Name	San Francisco Planning Department
Contact 1 Street Address	1650 Mission Street, Suite 400
Contact 1 City, State ZIP	San Francisco, CA 94103

**City Manager (or equivalent)**

City Manager	City Manager
Contact 2 Email Address	<a href="mailto:city.administrator@sfgov.org">city.administrator@sfgov.org</a>
Contact 2 Agency Name	Office of the City Administrator
Contact 2 Street Address	City Hall, Room 362, Goodlett Place
Contact 2 City, State ZIP	San Francisco, CA 94102

**City Clerk (or equivalent)**

City Clerk	Clerk of the Board
Contact 3 Email Address	<a href="mailto:Board.of.Supervisors@sfgov.org">Board.of.Supervisors@sfgov.org</a>
Contact 3 Agency Name	City of San Francisco
Contact 3 Street Address	City Hall, Room 168, Goodlett Place
Contact 3 City, State ZIP	San Francisco, CA 94102

**Director of School Board (or equivalent)**

Director of School Board (or equivalent)	
Contact 4 Email Address	
Contact 4 Agency Name	
Contact 4 Street Address	
Contact 4 City, State ZIP	

Notes/Comments:



May 8, 2015

Ms. Anna Hom  
**Consumer Protection and Safety Division**  
California Public Utilities Commission  
505 Van Ness Avenue  
San Francisco, CA 94102  
[alh@cpuc.ca.gov](mailto:alh@cpuc.ca.gov)

RE: Notification Letter for SFMTA Node 199A  
San Francisco-Oakland, CA / GTE Mobilnet of California Limited Partnership / U-3002-C

---

This is to provide the Commission with notice according to the provisions of General Order No. 159A of the Public Utilities Commission of the State of California ("CPUC") for the project described in Attachment A.

A copy of this notification letter is also being provided to the appropriate local government agency for its information. Should there be any questions regarding this project, or if you disagree with any of the information contained herein, please contact the representative below.

Sincerely,

Rommel Angeles  
2785 Mitchell Drive, Bldg. 9, Walnut Creek, CA 94598  
(925) 279-6360

# CPUC Attachment A



Site Name	SFMTA Node 199A
Legal Entity	GTE Mobilnet California LP
Type of Project	Initial Build (new presence for VZW)
Street Address of Site	1050 Filbert St
Site Location City	San Francisco
Site Location Zip Code	94133
Site Location County	San Francisco
Site Location APN Number	0093-013

<b>Site Coordinates</b>			
	Degrees	Minutes	Seconds
Latitude	37	48	1.83
Longitude	-122	25	0.47
NAD 27			

**Brief Description of Project**

To replace existing 33'-10" AGL wood pole #110033531 with new 50' (43' AGL) class 2 wood pole #0024CL (set new pole one foot east of existing pole). ExteNet to place one 14.6" diameter x 24" tall canister antenna and two 3.2" x 6.85" x 1.48" hybrid couplers inside new 38 5/8" antenna support arm. Two 16.5" x 9.8" x 5.7" MRRUs will be placed on mounting/equipment channel. One 24 3/4" x 25" x 4 5/8" Milbank commercial meter box and one 5.5" x 9" x 6.8" fused disconnect switch onto proposed pole.

Number & type of Antennas / Dishes	1 cylinder antenna
Tower Design	wood utility pole in public ROW
Tower Appearance	cylinder antenna @ 27'-2" RAD
Tower Height (in feet)	43' AGL
Size of Building or NA	NA

<b>LAND USE OR BUILDING APPROVALS</b>	
Type of Approval Issued	Personal Wireless Service Facility Permit
Issue Date of Approval	5/1/2015
Effective Date of Approval	5/1/2015
Agency Name	Department of Public Works
Approval Permit Number	14VWR-0069
Resolution Number	183556
Type of Approval Issued (2)	
Issue Date of Approval (2)	
Effective Date of Approval (2)	
Agency Name (2)	
Approval Permit Number (2)	
Resolution Number (2)	

Planning Director (or equivalent)	Planning Director
Contact 1 Email Address	<a href="mailto:john.rahaim@sfgov.org">john.rahaim@sfgov.org</a>
Contact 1 Agency Name	San Francisco Planning Department
Contact 1 Street Address	1650 Mission Street, Suite 400
Contact 1 City, State ZIP	San Francisco, CA 94103

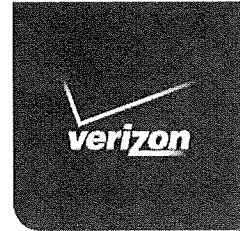
City Manager (or equivalent)	City Manager
Contact 2 Email Address	<a href="mailto:city.administrator@sfgov.org">city.administrator@sfgov.org</a>
Contact 2 Agency Name	Office of the City Administrator
Contact 2 Street Address	City Hall, Room 362, Goodlett Place
Contact 2 City, State ZIP	San Francisco, CA 94102

City Clerk (or equivalent)	Clerk of the Board
Contact 3 Email Address	<a href="mailto:Board.of.Supervisors@sfgov.org">Board.of.Supervisors@sfgov.org</a>
Contact 3 Agency Name	City of San Francisco
Contact 3 Street Address	City Hall, Room 168, Goodlett Place
Contact 3 City, State ZIP	San Francisco, CA 94102

Director of School Board (or equivalent)	
Contact 4 Email Address	
Contact 4 Agency Name	
Contact 4 Street Address	
Contact 4 City, State ZIP	

Notes/Comments:





May 8, 2015

Ms. Anna Hom  
**Consumer Protection and Safety Division**  
California Public Utilities Commission  
505 Van Ness Avenue  
San Francisco, CA 94102  
[alh@cpuc.ca.gov](mailto:alh@cpuc.ca.gov)

RE: Notification Letter for SFMTA Node 200A  
San Francisco-Oakland, CA / GTE Mobilnet of California Limited Partnership / U-3002-C

---

This is to provide the Commission with notice according to the provisions of General Order No. 159A of the Public Utilities Commission of the State of California ("CPUC") for the project described in Attachment A.

A copy of this notification letter is also being provided to the appropriate local government agency for its information. Should there be any questions regarding this project, or if you disagree with any of the information contained herein, please contact the representative below.

Sincerely,

Rommel Angeles  
2785 Mitchell Drive, Bldg. 9, Walnut Creek, CA 94598  
(925) 279-6360

# CPUC Attachment A



<b>Site Name</b>	SFMTA Node 200A
<b>Legal Entity</b>	GTE Mobilnet California LP
<b>Type of Project</b>	Initial Build (new presence for VZW)
<b>Street Address of Site</b>	1154 Filbert St
<b>Site Location City</b>	San Francisco
<b>Site Location Zip Code</b>	94109
<b>Site Location County</b>	San Francisco
<b>Site Location APN Number</b>	0094-011

<b>Site Coordinates</b>			
	<b>Degrees</b>	<b>Minutes</b>	<b>Seconds</b>
<b>Latitude</b>	37	48	1.01
<b>Longitude</b>	-122	25	6.91
<b>NAD 27</b>			

**Brief Description of Project**  
 To replace existing 40'-4" AGL wood pole #110033523 with new 50' (43' AGL) class 1 wood pole #0028CL (same hole set). ExteNet to place one 14.6" diameter x 24" tall canister antenna and two 3.2" x 6.85" x 1.48" hybrid couplers housed onto 5' 5 3/4" penta treated (DF) pole extension. Two 16.5" x 9.8" x 5.7" MRRUs will be placed on mounting/equipment channel. One 24 3/4" x 25" x 4 5/8" Milbank commercial meter box and one 5.5" x 9" x 6.8" fused disconnect switch on 2" x 6" x 46" mounting/equipment channel.

<b>Number &amp; type of Antennas / Dishes</b>	1 cylinder antenna
<b>Tower Design</b>	wood utility pole in public ROW
<b>Tower Appearance</b>	cylinder antenna @ 50'-9" RAD
<b>Tower Height (in feet)</b>	51'-9" AGL
<b>Size of Building or NA</b>	NA

<b>LAND USE OR BUILDING APPROVALS</b>	
<b>Type of Approval Issued</b>	Personal Wireless Service Facility Permit
<b>Issue Date of Approval</b>	5/1/2015
<b>Effective Date of Approval</b>	5/1/2015
<b>Agency Name</b>	Department of Public Works
<b>Approval Permit Number</b>	14WR-0050
<b>Resolution Number</b>	183556
<b>Type of Approval Issued (2)</b>	
<b>Issue Date of Approval (2)</b>	
<b>Effective Date of Approval (2)</b>	
<b>Agency Name (2)</b>	
<b>Approval Permit Number (2)</b>	
<b>Resolution Number (2)</b>	

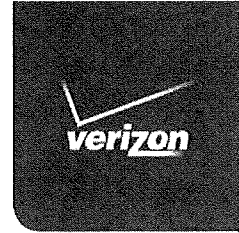
<b>Planning Director (or equivalent)</b>	Planning Director
<b>Contact 1 Email Address</b>	<a href="mailto:john.rahaim@sfgov.org">john.rahaim@sfgov.org</a>
<b>Contact 1 Agency Name</b>	San Francisco Planning Department
<b>Contact 1 Street Address</b>	1650 Mission Street, Suite 400
<b>Contact 1 City, State ZIP</b>	San Francisco, CA 94103

<b>City Manager (or equivalent)</b>	City Manager
<b>Contact 2 Email Address</b>	<a href="mailto:city.administrator@sfgov.org">city.administrator@sfgov.org</a>
<b>Contact 2 Agency Name</b>	Office of the City Administrator
<b>Contact 2 Street Address</b>	City Hall, Room 362, Goodlett Place
<b>Contact 2 City, State ZIP</b>	San Francisco, CA 94102

<b>City Clerk (or equivalent)</b>	Clerk of the Board
<b>Contact 3 Email Address</b>	<a href="mailto:Board.of.Supervisors@sfgov.org">Board.of.Supervisors@sfgov.org</a>
<b>Contact 3 Agency Name</b>	City of San Francisco
<b>Contact 3 Street Address</b>	City Hall, Room 168, Goodlett Place
<b>Contact 3 City, State ZIP</b>	San Francisco, CA 94102

<b>Director of School Board (or equivalent)</b>	
<b>Contact 4 Email Address</b>	
<b>Contact 4 Agency Name</b>	
<b>Contact 4 Street Address</b>	
<b>Contact 4 City, State ZIP</b>	

**Notes/Comments:**



May 8, 2015

Ms. Anna Hom  
**Consumer Protection and Safety Division**  
California Public Utilities Commission  
505 Van Ness Avenue  
San Francisco, CA 94102  
[alh@cpuc.ca.gov](mailto:alh@cpuc.ca.gov)

RE: Notification Letter for SFMTA Node 207A  
San Francisco-Oakland, CA / GTE Mobilnet of California Limited Partnership / U-3002-C

---

This is to provide the Commission with notice according to the provisions of General Order No. 159A of the Public Utilities Commission of the State of California ("CPUC") for the project described in Attachment A.

A copy of this notification letter is also being provided to the appropriate local government agency for its information. Should there be any questions regarding this project, or if you disagree with any of the information contained herein, please contact the representative below.

Sincerely,

Rommel Angeles  
2785 Mitchell Drive, Bldg. 9, Walnut Creek, CA 94598  
(925) 279-6360

# CPUC Attachment A



Site Name	SFMTA Node 207A
Legal Entity	GTE Mobilnet California LP
Type of Project	Initial Build (new presence for VZW)
Street Address of Site	1456 Leavenworth St
Site Location City	San Francisco
Site Location Zip Code	94109
Site Location County	San Francisco
Site Location APN Number	0188-019

Site Coordinates			
	Degrees	Minutes	Seconds
Latitude	37	47	40.72
Longitude	-122	24	58.9
NAD 27			

**Brief Description of Project**

To replace existing 30'-2" AGL wood pole #110033750 with new 45' (39' AGL) class 3 wood pole #0012CL (same hole set). ExteNet to place one 14.6" diameter x 24" tall canister antenna and two 3.2" x 6.85" x 1.48" hybrid couplers inside new 38 5/8" antenna support arm. Two 16.5" x 9.8" x 5.7" MRRUs will be placed on mounting/equipment channel. One 24 3/4" x 25" x 4 5/8" Milbank commercial meter box and one 5.5" x 9" x 6.8" fused disconnect switch onto proposed pole.

Number & type of Antennas / Dishes	1 cylinder antenna
Tower Design	wood utility pole in public ROW
Tower Appearance	cylinder antenna @ 31' RAD
Tower Height (in feet)	39' AGL
Size of Building or NA	NA

<b>LAND USE OR BUILDING APPROVALS</b>	
Type of Approval Issued	Personal Wireless Service Facility Permit
Issue Date of Approval	5/1/2015
Effective Date of Approval	5/1/2015
Agency Name	Department of Public Works
Approval Permit Number	14WR-0071
Resolution Number	183556
Type of Approval Issued (2)	
Issue Date of Approval (2)	
Effective Date of Approval (2)	
Agency Name (2)	
Approval Permit Number (2)	
Resolution Number (2)	

Planning Director (or equivalent)	Planning Director
Contact 1 Email Address	<a href="mailto:john.rahaim@sfgov.org">john.rahaim@sfgov.org</a>
Contact 1 Agency Name	San Francisco Planning Department
Contact 1 Street Address	1650 Mission Street, Suite 400
Contact 1 City, State ZIP	San Francisco, CA 94103

City Manager (or equivalent)	City Manager
Contact 2 Email Address	<a href="mailto:city.administrator@sfgov.org">city.administrator@sfgov.org</a>
Contact 2 Agency Name	Office of the City Administrator
Contact 2 Street Address	City Hall, Room 362, Goodlett Place
Contact 2 City, State ZIP	San Francisco, CA 94102

City Clerk (or equivalent)	Clerk of the Board
Contact 3 Email Address	<a href="mailto:Board.of.Supervisors@sfgov.org">Board.of.Supervisors@sfgov.org</a>
Contact 3 Agency Name	City of San Francisco
Contact 3 Street Address	City Hall, Room 168, Goodlett Place
Contact 3 City, State ZIP	San Francisco, CA 94102

Director of School Board (or equivalent)	
Contact 4 Email Address	
Contact 4 Agency Name	
Contact 4 Street Address	
Contact 4 City, State ZIP	

Notes/Comments:



May 8, 2015

Ms. Anna Hom  
**Consumer Protection and Safety Division**  
California Public Utilities Commission  
505 Van Ness Avenue  
San Francisco, CA 94102  
[alh@cpuc.ca.gov](mailto:alh@cpuc.ca.gov)

RE: Notification Letter for SFMTA Node 213A  
San Francisco-Oakland, CA / GTE Mobilnet of California Limited Partnership / U-3002-C

---

This is to provide the Commission with notice according to the provisions of General Order No. 159A of the Public Utilities Commission of the State of California ("CPUC") for the project described in Attachment A.

A copy of this notification letter is also being provided to the appropriate local government agency for its information. Should there be any questions regarding this project, or if you disagree with any of the information contained herein, please contact the representative below.

Sincerely,

Rommel Angeles  
2785 Mitchell Drive, Bldg. 9, Walnut Creek, CA 94598  
(925) 279-6360

# CPUC Attachment A



<b>Site Name</b>	SFMTA Node 213A
<b>Legal Entity</b>	GTE Mobilnet California LP
<b>Type of Project</b>	Initial Build (new presence for VZW)
<b>Street Address of Site</b>	1516 Hyde St
<b>Site Location City</b>	San Francisco
<b>Site Location Zip Code</b>	94109
<b>Site Location County</b>	San Francisco
<b>Site Location APN Number</b>	0184-022

<b>Site Coordinates</b>			
	Degrees	Minutes	Seconds
<b>Latitude</b>	37	47	41.85
<b>Longitude</b>	-122	25	5.33
<b>NAD 27</b>			

**Brief Description of Project**

To replace existing 43'-8" AGL wood pole #110033736 with new 70' (61' AGL) class 1 wood pole #0022CL (set new pole one foot south). ExteNet to place one 14.6" diameter x 24" tall canister antenna and two 3.2" x 6.85" x 1.48" hybrid couplers inside new 38 5/8" antenna support arm. Two 16.5" x 9.8" x 5.7" MRRUs will be placed on mounting/equipment channel. One 24 3/4" x 25" x 4 5/8" Milbank commercial meter box and one 5.5" x 9" x 6.8" fused disconnect switch onto proposed pole.

**Number & type of Antennas / Dishes**

1 cylinder antenna
wood utility pole in public ROW
cylinder antenna @ 38' RAD
61' AGL
NA

**Tower Design**

**Tower Appearance**

**Tower Height (in feet)**

**Size of Building or NA**

**LAND USE OR BUILDING APPROVALS**

<b>Type of Approval Issued</b>	Personal Wireless Service Facility Permit
<b>Issue Date of Approval</b>	5/1/2015
<b>Effective Date of Approval</b>	5/1/2015
<b>Agency Name</b>	Department of Public Works
<b>Approval Permit Number</b>	14WR-0078
<b>Resolution Number</b>	183556
<b>Type of Approval Issued (2)</b>	
<b>Issue Date of Approval (2)</b>	
<b>Effective Date of Approval (2)</b>	
<b>Agency Name (2)</b>	
<b>Approval Permit Number (2)</b>	
<b>Resolution Number (2)</b>	

**Planning Director (or equivalent)**

Planning Director
<a href="mailto:john.rahaim@sfgov.org">john.rahaim@sfgov.org</a>
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

**Contact 1 Email Address**

**Contact 1 Agency Name**

**Contact 1 Street Address**

**Contact 1 City, State ZIP**

**City Manager (or equivalent)**

City Manager
<a href="mailto:city.administrator@sfgov.org">city.administrator@sfgov.org</a>
Office of the City Administrator
City Hall, Room 362, Goodlett Place
San Francisco, CA 94102

**Contact 2 Email Address**

**Contact 2 Agency Name**

**Contact 2 Street Address**

**Contact 2 City, State ZIP**

**City Clerk (or equivalent)**

Clerk of the Board
<a href="mailto:Board_of_Supervisors@sfgov.org">Board_of_Supervisors@sfgov.org</a>
City of San Francisco
City Hall, Room 168, Goodlett Place
San Francisco, CA 94102

**Contact 3 Email Address**

**Contact 3 Agency Name**

**Contact 3 Street Address**

**Contact 3 City, State ZIP**

**Director of School Board (or equivalent)**


**Contact 4 Email Address**

**Contact 4 Agency Name**

**Contact 4 Street Address**

**Contact 4 City, State ZIP**

**Notes/Comments:**

---

**From:** Board of Supervisors, (BOS)  
**To:** BOS-Supervisors  
**Subject:** FW: CPUC Notification - Verizon Wireless - SFMTA Node 142A  
**Attachments:** CPUC Filing - Verizon - SFMTA Node 142A.pdf

---

**From:** West Area CPUC [<mailto:WestAreaCPUC@VerizonWireless.com>]  
**Sent:** Thursday, May 07, 2015 9:58 AM  
**To:** Rahaim, John (CPC); Administrator, City (ADM); Board of Supervisors, (BOS)  
**Cc:** West Area CPUC  
**Subject:** CPUC Notification - Verizon Wireless - SFMTA Node 142A

This is to provide your agency with notice according to the provisions of General Order No. 159A of the Public Utilities Commission of the State of California ("CPUC"). This notice is being provided pursuant to Section IV.C.2.

If you prefer to receive these notices by US Mail, please reply to this email stating your jurisdiction's preference.

Thank You



May 7, 2015

Ms. Anna Hom  
**Consumer Protection and Safety Division**  
California Public Utilities Commission  
505 Van Ness Avenue  
San Francisco, CA 94102  
[alh@cpuc.ca.gov](mailto:alh@cpuc.ca.gov)

RE: Notification Letter for SFMTA Node 142A  
San Francisco-Oakland, CA / GTE Mobilnet of California Limited Partnership / U-3002-C

---

This is to provide the Commission with notice according to the provisions of General Order No. 159A of the Public Utilities Commission of the State of California ("CPUC") for the project described in Attachment A.

A copy of this notification letter is also being provided to the appropriate local government agency for its information. Should there be any questions regarding this project, or if you disagree with any of the information contained herein, please contact the representative below.

Sincerely,

Rommel Angeles  
2785 Mitchell Drive, Bldg. 9, Walnut Creek, CA 94598  
(925) 279-6360



# CPUC Attachment A



<b>Site Name</b>	SFMTA Node 142A
<b>Legal Entity</b>	GTE Mobilnet California LP
<b>Type of Project</b>	Initial Build (new presence for VZW)
<b>Street Address of Site</b>	24 Valparaiso Street
<b>Site Location City</b>	San Francisco
<b>Site Location Zip Code</b>	94109
<b>Site Location County</b>	San Francisco
<b>Site Location APN Number</b>	0091-031

<b>Site Coordinates</b>			
	<b>Degrees</b>	<b>Minutes</b>	<b>Seconds</b>
<b>Latitude</b>	37	48	5.10
<b>Longitude</b>	-122	24	47.3
<b>NAD 27</b>			

**Brief Description of Project**  
 To replace existing 27'-6" AGL wood pole (#110033601) with new 45' (39' AGL) class 3 wood pole #005CL (same hole set). ExteNet to place one 14.6" diameter x 24" tall canister antenna and two 3.2" x 6.85" x 1.48" hybrid couplers inside a new 38 5/8" antenna support arm. Two 16.5" x 9.8" x 5.7" MRRUs will be placed on mounting/equipment channel. One 24 3/4" x 25" x 4 5/8" Milbank commercial meter box and one 5.5" x 9" x 6.8" fused disconnect switch will be mounted onto proposed pole.

<b>Number &amp; type of Antennas / Dishes</b>	1 cylinder antenna
<b>Tower Design</b>	wood utility pole in public ROW
<b>Tower Appearance</b>	cylinder antenna @ 31' RAD
<b>Tower Height (in feet)</b>	39' AGL
<b>Size of Building or NA</b>	NA

<b>LAND USE OR BUILDING APPROVALS</b>	
<b>Type of Approval Issued</b>	Personal Wireless Service Facility Permit
<b>Issue Date of Approval</b>	4/17/2015
<b>Effective Date of Approval</b>	4/22/2015
<b>Agency Name</b>	Department of Public Works
<b>Approval Permit Number</b>	14WR-0030
<b>Resolution Number</b>	Order No. 183527
<b>Type of Approval Issued (2)</b>	
<b>Issue Date of Approval (2)</b>	
<b>Effective Date of Approval (2)</b>	
<b>Agency Name (2)</b>	
<b>Approval Permit Number (2)</b>	
<b>Resolution Number (2)</b>	

<b>Planning Director (or equivalent)</b>	Planning Director
<b>Contact 1 Email Address</b>	<a href="mailto:john.rahaim@sfgov.org">john.rahaim@sfgov.org</a>
<b>Contact 1 Agency Name</b>	City of San Francisco
<b>Contact 1 Street Address</b>	1650 Mission Street, Suite 400
<b>Contact 1 City, State ZIP</b>	San Francisco, CA 94103

<b>City Manager (or equivalent)</b>	City Manager
<b>Contact 2 Email Address</b>	<a href="mailto:city.administrator@sfgov.org">city.administrator@sfgov.org</a>
<b>Contact 2 Agency Name</b>	City of San Francisco
<b>Contact 2 Street Address</b>	City Hall, Room 362, Goodlett Place
<b>Contact 2 City, State ZIP</b>	San Francisco, CA 94102

<b>City Clerk (or equivalent)</b>	Clerk of the Board
<b>Contact 3 Email Address</b>	<a href="mailto:Board.of.Supervisors@sfgov.org">Board.of.Supervisors@sfgov.org</a>
<b>Contact 3 Agency Name</b>	City of San Francisco
<b>Contact 3 Street Address</b>	City Hall, Room 168, Goodlett Place
<b>Contact 3 City, State ZIP</b>	San Francisco, CA 94102

<b>Director of School Board (or equivalent)</b>	
<b>Contact 4 Email Address</b>	
<b>Contact 4 Agency Name</b>	
<b>Contact 4 Street Address</b>	
<b>Contact 4 City, State ZIP</b>	

**Notes/Comments:**

---

**From:** Board of Supervisors, (BOS)  
**To:** BOS-Supervisors  
**Subject:** FW: CPUC Notification - Verizon Wireless - SFMTA Node 167A  
**Attachments:** CPUC Filing - Verizon - SFMTA Node 167A.pdf

---

**From:** West Area CPUC [<mailto:WestAreaCPUC@VerizonWireless.com>]  
**Sent:** Thursday, May 07, 2015 9:58 AM  
**To:** Rahaim, John (CPC); Administrator, City (ADM); Board of Supervisors, (BOS)  
**Cc:** West Area CPUC  
**Subject:** CPUC Notification - Verizon Wireless - SFMTA Node 167A

This is to provide your agency with notice according to the provisions of General Order No. 159A of the Public Utilities Commission of the State of California ("CPUC"). This notice is being provided pursuant to Section IV.C.2.

If you prefer to receive these notices by US Mail, please reply to this email stating your jurisdiction's preference.

Thank You



May 7, 2015

Ms. Anna Hom  
**Consumer Protection and Safety Division**  
California Public Utilities Commission  
505 Van Ness Avenue  
San Francisco, CA 94102  
[alh@cpuc.ca.gov](mailto:alh@cpuc.ca.gov)

RE: Notification Letter for SFMTA Node 167A  
San Francisco-Oakland, CA / GTE Mobilnet of California Limited Partnership / U-3002-C

---

This is to provide the Commission with notice according to the provisions of General Order No. 159A of the Public Utilities Commission of the State of California ("CPUC") for the project described in Attachment A.

A copy of this notification letter is also being provided to the appropriate local government agency for its information. Should there be any questions regarding this project, or if you disagree with any of the information contained herein, please contact the representative below.

Sincerely,

Rommel Angeles  
2785 Mitchell Drive, Bldg. 9, Walnut Creek, CA 94598  
(925) 279-6360

# CPUC Attachment A



**Site Name** SFMTA Node 167A  
**Legal Entity** GTE Mobilnet California LP

**Type of Project** Initial Build (new presence for VZW)

**Street Address of Site** 890 Jackson Street  
**Site Location City** San Francisco  
**Site Location Zip Code** 94102  
**Site Location County** San Francisco  
**Site Location APN Number** 0179-016

**Site Coordinates**

	Degrees	Minutes	Seconds
<b>Latitude</b>	37	47	44.50
<b>Longitude</b>	-122	24	34.6
<b>NAD 27</b>			

**Brief Description of Project**

To replace existing 28'-9" AGL wood pole (#110467335) with new 45' (39' AGL) class 4 wood pole #0048CL (same hole set). ExteNet to place one 14.6" diameter x 24" tall canister antenna and two 3.2" x 6.85" x 1.48" hybrid couplers housed inside a new antenna shroud. Two 16.5" x 9.8" x 5.7" MRRUs will be placed on mounting/equipment channel. One 24 3/4" x 25" x 4 5/8" Milbank commercial meter box and one 5.5" x 9" x 6.8" fused disconnect switch on 2" x 6" x 46" mounting equipment channel.

**Number & type of Antennas / Dishes**  
**Tower Design**  
**Tower Appearance**  
**Tower Height (in feet)**  
**Size of Building or NA**

1 cylinder antenna  
 wood utility pole in public ROW  
 cylinder antenna @ 41'-1" RAD  
 42'-1" AGL  
 NA

**LAND USE OR BUILDING APPROVALS**

<b>Type of Approval Issued</b>	Personal Wireless Service Facility Permit
<b>Issue Date of Approval</b>	4/17/2015
<b>Effective Date of Approval</b>	4/22/2015
<b>Agency Name</b>	Department of Public Works
<b>Approval Permit Number</b>	14WR-0027
<b>Resolution Number</b>	Order No. 183527
<b>Type of Approval Issued (2)</b>	
<b>Issue Date of Approval (2)</b>	
<b>Effective Date of Approval (2)</b>	
<b>Agency Name (2)</b>	
<b>Approval Permit Number (2)</b>	
<b>Resolution Number (2)</b>	

**Planning Director (or equivalent)**

**Contact 1 Email Address** john.rahaim@sfgov.org  
**Contact 1 Agency Name** City of San Francisco  
**Contact 1 Street Address** 1650 Mission Street, Suite 400  
**Contact 1 City, State ZIP** San Francisco, CA 94103

**City Manager (or equivalent)**

**Contact 2 Email Address** city.administrator@sfgov.org  
**Contact 2 Agency Name** City of San Francisco  
**Contact 2 Street Address** City Hall, Room 362, Goodlett Place  
**Contact 2 City, State ZIP** San Francisco, CA 94102

**City Clerk (or equivalent)**

**Contact 3 Email Address** Board.of.Supervisors@sfgov.org  
**Contact 3 Agency Name** City of San Francisco  
**Contact 3 Street Address** City Hall, Room 168, Goodlett Place  
**Contact 3 City, State ZIP** San Francisco, CA 94102

**Director of School Board (or equivalent)**

**Contact 4 Email Address**  
**Contact 4 Agency Name**  
**Contact 4 Street Address**  
**Contact 4 City, State ZIP**

**Notes/Comments:**

---

**From:** Board of Supervisors, (BOS)  
**To:** BOS-Supervisors  
**Subject:** FW: CPUC Notification - Verizon Wireless - SFMTA Node 87A  
**Attachments:** CPUC Filing - Verizon - SFMTA Node 87A.pdf

---

**From:** West Area CPUC [<mailto:WestAreaCPUC@VerizonWireless.com>]  
**Sent:** Thursday, May 07, 2015 9:57 AM  
**To:** Rahaim, John (CPC); Administrator, City (ADM); Board of Supervisors, (BOS)  
**Cc:** West Area CPUC  
**Subject:** CPUC Notification - Verizon Wireless - SFMTA Node 87A

This is to provide your agency with notice according to the provisions of General Order No. 159A of the Public Utilities Commission of the State of California ("CPUC"). This notice is being provided pursuant to Section IV.C.2.

If you prefer to receive these notices by US Mail, please reply to this email stating your jurisdiction's preference.

Thank You



May 7, 2015

Ms. Anna Hom  
**Consumer Protection and Safety Division**  
California Public Utilities Commission  
505 Van Ness Avenue  
San Francisco, CA 94102  
[alh@cpuc.ca.gov](mailto:alh@cpuc.ca.gov)

RE: Notification Letter for SFMTA Node 87A  
San Francisco-Oakland, CA / GTE Mobilnet of California Limited Partnership / U-3002-C

---

This is to provide the Commission with notice according to the provisions of General Order No. 159A of the Public Utilities Commission of the State of California ("CPUC") for the project described in Attachment A.

A copy of this notification letter is also being provided to the appropriate local government agency for its information. Should there be any questions regarding this project, or if you disagree with any of the information contained herein, please contact the representative below.

Sincerely,

Rommel Angeles  
2785 Mitchell Drive, Bldg. 9, Walnut Creek, CA 94598  
(925) 279-6360

# CPUC Attachment A



Site Name	SFMTA Node 87A
Legal Entity	GTE Mobilnet California LP
Type of Project	Initial Build (new presence for VZW)
Street Address of Site	539 Francisco Street
Site Location City	San Francisco
Site Location Zip Code	94133
Site Location County	San Francisco
Site Location APN Number	0051-023

<b>Site Coordinates</b>			
	Degrees	Minutes	Seconds
Latitude	37	48	17.00
Longitude	-122	24	52.8
NAD 27			

**Brief Description of Project**  
 To replace existing 33'-6" AGL wood pole (#110036538) with a new 45'-0" (39'-0 AGL) class (3) wood pole #0026CL. New pole will be set one foot east of existing site pole. ExteNet to place one 14.6" diameter x 24" tall canister antenna and two 3.2" x 6.85" x 1.48" hybrid couplers inside a new 38 5/8" antenna support arm. Two 16.5" x 9.8" x 5.7" MRRUs will be placed on mounting/equipment channel. One 24 3/4" x 25" x 4 5/8" Milbank commercial meter box and one 5.5" x 9" x 6.8" fused disconnect switch will be mounted onto proposed pole.

Number & type of Antennas / Dishes	1 cylinder antenna
Tower Design	wood utility pole in public ROW
Tower Appearance	cylinder antenna @ 31' RAD
Tower Height (in feet)	39' AGL
Size of Building or NA	NA

<b>LAND USE OR BUILDING APPROVALS</b>	
Type of Approval Issued	Personal Wireless Service Facility Permit
Issue Date of Approval	4/17/2015
Effective Date of Approval	4/22/2015
Agency Name	Department of Public Works
Approval Permit Number	14WR-0034
Resolution Number	Order No. 183527
Type of Approval Issued (2)	
Issue Date of Approval (2)	
Effective Date of Approval (2)	
Agency Name (2)	
Approval Permit Number (2)	
Resolution Number (2)	

Planning Director (or equivalent)	Planning Director
Contact 1 Email Address	<a href="mailto:john.rahaim@sfgov.org">john.rahaim@sfgov.org</a>
Contact 1 Agency Name	San Francisco Planning Department
Contact 1 Street Address	1650 Mission Street, Suite 400
Contact 1 City, State ZIP	San Francisco, CA 94103

City Manager (or equivalent)	City Administrator
Contact 2 Email Address	<a href="mailto:city.administrator@sfgov.org">city.administrator@sfgov.org</a>
Contact 2 Agency Name	City of San Francisco
Contact 2 Street Address	City Hall, Room 362, Goodlett Place
Contact 2 City, State ZIP	San Francisco, CA 94102

City Clerk (or equivalent)	Clerk of the Board
Contact 3 Email Address	<a href="mailto:Board.of.Supervisors@sfgov.org">Board.of.Supervisors@sfgov.org</a>
Contact 3 Agency Name	City of San Francisco
Contact 3 Street Address	City Hall, Room 168, Goodlett Place
Contact 3 City, State ZIP	San Francisco, CA 94102

Director of School Board (or equivalent)	
Contact 4 Email Address	
Contact 4 Agency Name	
Contact 4 Street Address	
Contact 4 City, State ZIP	

**Notes/Comments:**

---

**From:** Board of Supervisors, (BOS)  
**To:** BOS-Supervisors  
**Subject:** FW: CPUC Notification - Verizon Wireless - SFMTA Node 123A  
**Attachments:** CPUC Filing - Verizon - SFMTA Node 123A.pdf

---

**From:** West Area CPUC [<mailto:WestAreaCPUC@VerizonWireless.com>]  
**Sent:** Thursday, May 07, 2015 9:58 AM  
**To:** Rahaim, John (CPC); Administrator, City (ADM); Board of Supervisors, (BOS)  
**Cc:** West Area CPUC  
**Subject:** CPUC Notification - Verizon Wireless - SFMTA Node 123A

This is to provide your agency with notice according to the provisions of General Order No. 159A of the Public Utilities Commission of the State of California ("CPUC"). This notice is being provided pursuant to Section IV.C.2.

If you prefer to receive these notices by US Mail, please reply to this email stating your jurisdiction's preference.

Thank You





May 7, 2015

Ms. Anna Hom  
**Consumer Protection and Safety Division**  
California Public Utilities Commission  
505 Van Ness Avenue  
San Francisco, CA 94102  
[alh@cpuc.ca.gov](mailto:alh@cpuc.ca.gov)

RE: Notification Letter for SFMTA Node 123A  
San Francisco-Oakland, CA / GTE Mobilnet of California Limited Partnership / U-3002-C

---

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Sincerely,

Rommel Angeles  
2785 Mitchell Drive, Bldg. 9, Walnut Creek, CA 94598  
(925) 279-6360

# CPUC Attachment A



<b>Site Name</b>	SFMTA Node 123A
<b>Legal Entity</b>	GTE Mobilnet California LP
<b>Type of Project</b>	Initial Build (new presence for VZW)
<b>Street Address of Site</b>	822 Greenwich Street
<b>Site Location City</b>	San Francisco
<b>Site Location Zip Code</b>	94133
<b>Site Location County</b>	San Francisco
<b>Site Location APN Number</b>	0074-038

<b>Site Coordinates</b>			
	<b>Degrees</b>	<b>Minutes</b>	<b>Seconds</b>
<b>Latitude</b>	37	48	6.48
<b>Longitude</b>	-122	24	48.3
<b>NAD 27</b>			

**Brief Description of Project**

ExteNet to place one 14.6" diameter x 24" tall canister antenna and two 3.2" x 6.85" x 1.48" hybrid couplers inside a new 38 5/8" antenna support arm. Two 16.5" x 9.8" x 5.7" MRRUs will be placed on mounting/equipment channel. One 24 3/4" x 25" x 4 5/8" Milbank commercial meter box and one 5.5" x 9" x 6.8" fused disconnect switch will be mounted onto existing 33'-6" wood pole (#110036694).

<b>Number &amp; type of Antennas / Dishes</b>	1 cylinder antenna
<b>Tower Design</b>	wood utility pole in public ROW
<b>Tower Appearance</b>	cylinder antenna @ 22' RAD
<b>Tower Height (in feet)</b>	33' - 6" AGL
<b>Size of Building or NA</b>	NA

<b>LAND USE OR BUILDING APPROVALS</b>	
<b>Type of Approval Issued</b>	Personal Wireless Service Facility Permit
<b>Issue Date of Approval</b>	4/17/2015
<b>Effective Date of Approval</b>	4/22/2015
<b>Agency Name</b>	Department of Public Works
<b>Approval Permit Number</b>	14WR-0029
<b>Resolution Number</b>	Order No. 183527
<b>Type of Approval Issued (2)</b>	
<b>Issue Date of Approval (2)</b>	
<b>Effective Date of Approval (2)</b>	
<b>Agency Name (2)</b>	
<b>Approval Permit Number (2)</b>	
<b>Resolution Number (2)</b>	

<b>Planning Director (or equivalent)</b>	Planning Director
<b>Contact 1 Email Address</b>	<a href="mailto:john.rahaim@sfgov.org">john.rahaim@sfgov.org</a>
<b>Contact 1 Agency Name</b>	City of San Francisco
<b>Contact 1 Street Address</b>	1650 Mission Street, Suite 400
<b>Contact 1 City, State ZIP</b>	San Francisco, CA 94103

<b>City Manager (or equivalent)</b>	City Administrator
<b>Contact 2 Email Address</b>	<a href="mailto:city.administrator@sfgov.org">city.administrator@sfgov.org</a>
<b>Contact 2 Agency Name</b>	City of San Francisco
<b>Contact 2 Street Address</b>	City Hall, Room 362, Goodlett Place
<b>Contact 2 City, State ZIP</b>	San Francisco, CA 94102

<b>City Clerk (or equivalent)</b>	Clerk of the Board
<b>Contact 3 Email Address</b>	<a href="mailto:Board.ofSupervisors@sfgov.org">Board.ofSupervisors@sfgov.org</a>
<b>Contact 3 Agency Name</b>	City of San Francisco
<b>Contact 3 Street Address</b>	City Hall, Room 168, Goodlett Place
<b>Contact 3 City, State ZIP</b>	San Francisco, CA 94102

<b>Director of School Board (or equivalent)</b>	
<b>Contact 4 Email Address</b>	
<b>Contact 4 Agency Name</b>	
<b>Contact 4 Street Address</b>	
<b>Contact 4 City, State ZIP</b>	

**Notes/Comments:**

---

**From:** Board of Supervisors, (BOS)  
**To:** BOS-Supervisors  
**Subject:** FW: Church Parking KQED Story

---

**From:** John Pettitt [mailto:JPP@yuzu.com]  
**Sent:** Tuesday, May 05, 2015 11:48 AM  
**To:** Board of Supervisors, (BOS)  
**Subject:** Church Parking KQED Story

Supervisors,

This story ran today on KQED – it details how SFMTA allows churches to park illegally and then tows non-church vehicles that do the same thing.

<http://ww2.kqed.org/news/2015/05/05/why-doesnt-san-francisco-enforce-double-parking-on-sundays>

"The church crew parks along the median only when services are going on, Jimenez says. After that, they clear cars away and then call the SFMTA to ticket any cars left in the median."

What do I have to do to get the city to recognize the 1st amendment establishment clause and stop doing this? This is going to end up in a lawsuit that wastes taxpayer money and that the city will lose. Please fix it.

John Pettitt  
2000 California St #202 SF CA 94109  
415 505 7875

**NEWS FIX ([HTTP://WW2.KQED.ORG/NEWS/PROGRAMS/NEWS-FIX](http://ww2.kqed.org/news/programs/news-fix))**

## Why Doesn't San Francisco Enforce Double Parking on Sundays?



On Sundays, Cornerstone Church's volunteer parking attendants help their members double park on Guerrero between 17th and 18th streets. When services are finished around 1:30 p.m., they call SFMTA to ticket anyone still parked in the street. (Jeremy Raff/KQED)

By **Katrina Schwartz** (<http://ww2.kqed.org/news/author/katrinaszchwartz>)

MAY 5, 2015



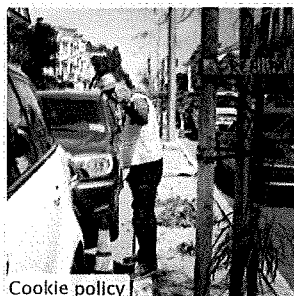
*As part of our series Bay Curious (<http://ww2.kqed.org/news/series/baycurious>), we're answering questions from KQED listeners and readers. This question comes from Eric, who wanted to know:*

### Why Doesn't San Francisco Enforce Double Parking on Sundays?

Parking in San Francisco has long been difficult, and it's getting tougher as the city gets more crowded. But there's one time of the week when all the parking rules strictly enforced by the San Francisco Municipal Transportation Authority seem to go out the window — Sunday morning.

Drive around San Francisco on a Sunday between 10 a.m. and noon. It's common to see cars parked in center-turn lanes, along medians or boxing in the cars parked closest to the curb.

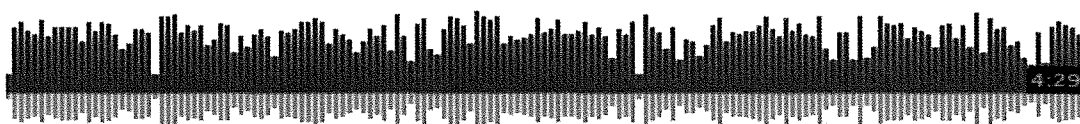
It happens all over the city and it's been going on for decades.



KQED

Why Doesn't San Francisco Enforce Double Parking on Sundays?

SOUNDCLOUD



29

KQED listener Eric wants to know why, but he doesn't want to be blamed for pushing churchgoers out of the Mission. We agreed to use only his first name.

"I would call it a traditional accommodation," said Carlos Jimenez, a pastoral staff member at Cornerstone Church on 17th street in the Mission District (<http://cornerstone-sf.org/>). "I don't think anyone can point to where that started. Many people have asked if it's formal. It is not formal, but it's something the city has always accommodated churches."

***'Some neighbors don't tolerate it and they just start honking their horn. ... Some walk right up inside our services, right in the middle of our services, and just stand in the middle of our church and start going off.'***

— Tama Lemauu, Deacon at First Samoan Congregational Church

My conversation with Jimenez was interrupted periodically so he could help people park as they arrived at church. Cornerstone has recognized that parking is tricky in the Mission, and is trying to be a good neighbor by having a crew of volunteers help parishioners park efficiently.

Jimenez and his crew of 12 work to shepherd cars into an underground garage, along the median on Guerrero Street and even into street spots. Even with all this careful planning, Jimenez says other San Francisco drivers get angry sometimes.

"We're the ones people yell at," Jimenez said. "They scream; they curse at you; they're upset. And that's just something we have to get used to as a crew."

The church crew parks along the median only when services are going on, Jimenez says. After that, they clear cars away and then call the SFMTA to ticket any cars left in the median.

San Francisco Municipal Transportation Agency (<http://www.sfmta.com/>) spokesman Paul Rose insists that the parking laws are not different on Sundays.

“The law right now is basically the rules of the road in terms of illegal parking or double parking,” Rose said. “Whatever the sign says, that’s what you’re supposed to do. But in this case we have limited resources, so we have to enforce by complaint.”



([http://ww2.kqed.org/news/wp-content/uploads/sites/10/2015/05/RS15032\\_IMG\\_6587-qt.jpg](http://ww2.kqed.org/news/wp-content/uploads/sites/10/2015/05/RS15032_IMG_6587-qt.jpg))

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Jimenez says sometimes looking official means that his parking crew is verbally assaulted by drivers, especially when big events happen like Bay to Breakers. (*Jeremy Raff/KQED*)

In other words, there aren't many parking control officers patrolling the streets and handing out tickets. And the ones who are working mostly respond to called-in complaints. Rose didn't respond to requests for the number of such complaints his agency receives.

Between 25 and 30 parking control officers work on Sundays, compared with more than 160 on other days of the week. In the first three months of 2015 there were a total of 255 double

parking citations issued on Sundays by SFMTA enforcers, police officers, Muni employees and U-C police officers. That averages out to about 20 per Sunday. There were a total of 7,874 double parking citations issued on other days of the week in the same time period. That averages out to about 102 per day.

But Rose also said there are rules for how churchgoers should double-park during services.

“They’re allowed to use this median parking if they have a monitor in place, if they aren’t blocking the roadway and they aren’t creating a hazard,” Rose said. “If any of those things happen, we do enforce.”



<http://ww2.kqed.org/news/series/baycurious>

### Bay Curious

<http://ww2.kqed.org>

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</baycurious>



<http://ww2.kqed.org/news/2015/04/21/story-behind-wrecked-car-mount-tamalpais/>

### What's the Story

Behind the Wrecked

Car on a Mount

Tamalpais Trail?

<http://ww2.kqed.org>

</news/2015/04/21>

</story-behind->

<wrecked-car-mount->

<tamalpais/>



[\(http://ww2.kqed.org/news/2015/01/21/what-is-the-bay-areas-plan-for-21st-century-transportation/\)](http://ww2.kqed.org/news/2015/01/21/what-is-the-bay-areas-plan-for-21st-century-transportation/)

What is the Bay Area's Plan for 21st Century

Transportation?

[\(http://ww2.kqed.org/news/2015/01/21/what-is-the-](http://ww2.kqed.org/news/2015/01/21/what-is-the-bay-areas-plan-for-21st-century-transportation/)

[bay-areas-plan-for-](http://ww2.kqed.org/news/2015/01/21/what-is-the-bay-areas-plan-for-21st-century-transportation/)

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[transportation/\)](http://ww2.kqed.org/news/2015/01/21/what-is-the-bay-areas-plan-for-21st-century-transportation/)

[21st-century-](http://ww2.kqed.org/news/2015/01/21/what-is-the-bay-areas-plan-for-21st-century-transportation/)

[transportation/\)](http://ww2.kqed.org/news/2015/01/21/what-is-the-bay-areas-plan-for-21st-century-transportation/)

Are you seeing the contradiction here? Double parking is still illegal on Sundays, but the SFMTA has rules for how churches should manage their double parking.

KQED listener Eric wondered how these rules apply to First Samoan Congregational Church on 26th Street, which seems to violate some of the rules Rose set out. The church is on a smaller street, and double parking there leaves only one lane passable.

A deacon at First Samoan, Tama Lemauu, said the church does its best with parking in short supply. He noted that many members have moved out of the city seeking cheaper housing, but return on Sundays to the church in which they grew up.

That means a lot of people have to come by car.

The congregation has had its fair share of ugly run-ins with angry neighbors.

“Some neighbors don’t tolerate it and they just start honking their horn,” Lemauu said. “Some walk right up inside our services, right in the middle of our services and just stand in the middle of our church and start going off ... even during funerals.”



# BAY CURIOUS <http://ww2.kqed.org/news/series/baycurious>

What do you wonder about the Bay Area, its culture or people that you want KQED to investigate? **Ask Bay Curious.** <http://ww2.kqed.org/news/series/baycurious>

Church leaders considered painting the curb in front of its property white — to reserve parking — but didn't want to inconvenience neighbors by taking away street parking.

Some non-churchgoers have learned to take advantage of the weekly parking reprieve. On the Sunday that Eric and I were walking around, we caught Bruce Ponte stepping into his car after running a quick errand — parked in the middle-turn lane on Valencia Street.

“I've lived in the neighborhood for years and I know you can park on Sundays,” Ponte said. “It's not a busy day on the street for traffic, and parking is tight.”

Recently, people living and worshiping near Dolores Park have been making noise about park revelers taking advantage (<http://sanfrancisco.cbslocal.com/2015/03/23/san-francisco-parking-officials-turn-blind-eye-to-double-parking-churchgoers-dolores-park-visitors/>) of the Sunday-morning church pass to park along the median on Dolores Street.

This gentlemen's agreement between the city and churches didn't really satisfy Eric, who raised the question in the first place. He thinks it's unfair to ask neighbors to enforce parking laws by calling in complaints.

Still, now that he knows the parking authorities won't be out in force, he may take a page out of Ponte's book.

“When I'm looking for parking, maybe I'll do what this guy here just did, and that's where I'll park when I go get my bread from the bakery or something,” Eric said.

Eric's strategy may work for a short Sunday-morning errand, but don't expect to get so lucky any other day of the week.

*Got a question you want KQED's Bay Curious team to investigate? Ask! (<http://ww2.kqed.org/news/series/baycurious>)*



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13 Comments ([http://ww2.kqed.org/news/2015/05/05/why-doesnt-san-francisco-enforce-double-parking-on-sundays#disqus\\_thread](http://ww2.kqed.org/news/2015/05/05/why-doesnt-san-francisco-enforce-double-parking-on-sundays#disqus_thread))

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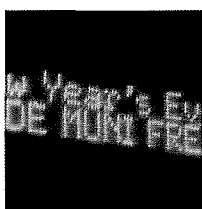
**Behold the New Muni Map (and Discontinued Stops)**

(<http://ww2.kqed.org/news/2015/04/06/behold-the-new-muni-map-and-discontinued-stops>)



**In San Francisco, Free Muni for Seniors, Disabled Seems Likely**

(<http://ww2.kqed.org/news/2015/01/02/in-san-francisco-free-muni-for-seniors-disabled-seems-likely>)



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**Kwanzaa, Boxing Day, Wren Day, St. Stephen's Day: Dec. 26 in Lore and Celebration**

(<http://ww2.kqed.org/news/2013/12/26/boxing-day-kwanzaa-saint-stephens-day-december-26>)



**Thousands in Oakland and San Francisco Join 'Millions March'**

(<http://ww2.kqed.org/news/2014/12/13/thousands-in-oakland-berkeley-and-san-francisco-join-millions-march>)



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Powered by (<https://contextly.com>)

AUTHOR



### KATRINA SCHWARTZ

Katrina Schwartz is a journalist based in San Francisco. She's worked at KPCC public radio in LA and has reported on air and online for KQED since 2010. She's a staff writer for KQED's education blog MindShift.

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LOUIS J. GIRAUDO  
35 SAN BUENAVENTURA WAY  
SAN FRANCISCO, CALIFORNIA 94127

BOS-11  
(Page)  
150439

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

2015 MAY -4 PM 4:35

BY     

May 1, 2015

San Francisco Board of Supervisors  
1 Dr. Carleton B. Goodlett Pl.  
San Francisco, CA 94102

Re: Annual compliance findings for CPMC Development Agreement

Dear President Breed and Members of the Board of Supervisors:

Section 8.2.2 of the CPMC Development Agreement (DA) with the City and County of San Francisco identifies me as a "third party monitor," charged with reviewing the City's annual compliance findings and presenting to the Board of Supervisors my agreement or disagreement with the City's findings. I have received and reviewed the Certificate of Compliance, dated February 9, 2015, from Planning Director John Rahaim and Health Director Barbara Garcia. The following are my comments on that document:

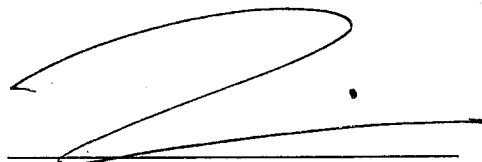
I agree with Directors Garcia and Rahaim that CPMC has met the burden of compliance with the requirements of the DA, but also share many of the significant concerns expressed in their letter and believe that CPMC must not only meet the minimum requirements in the agreement, but must also fully live up to its obligations as a care provider in San Francisco. I would suggest that members of the Board of Supervisors and responsible City agencies pay close attention in the coming years to CPMC's performance in the following areas:

- 1) **Baseline Charity Care:** There is no question that CPMC met its requirements under the DA for calendar year 2013 in this category. However the Department of Public Health is aware that CPMC may not meet this requirement for calendar year 2014. I have been advised that the Department is working with CPMC to find ways to make sure CPMC has access to enough charity care and Medi-Cal patients to meet this requirement every year.

- 2) **Medi – Cal Managed Care Beneficiaries in the Tenderloin:** Under the DA, CPMC is required to partner with a newly established management services organization (MSO) in the Tenderloin to provide hospital care for at least 1,500 Medi-Cal managed care beneficiaries . I have been made aware that after analysis the community based clinics have determined that establishing a new Tenderloin MSO would not be feasible. I am also aware that DPH is exploring other options to make a Tenderloin provider available to partner with CPMC in Medi-Cal managed care. I agree with the City that this is a critical provision of the DA and that all parties must work together to arrive at a solution.
- 3) **Culturally and Linguistically Appropriate Services at St. Luke’s:** CPMC has demonstrated that it has met minimum “CLAS” standards by adopting a formal hospital policy adopting basic standards. But I do not believe this is enough and am disturbed by reports that CPMC has eliminated bilingual Spanish-speaking providers at its St. Luke’s diabetes clinic, which serves a largely mono-lingual Spanish speaking population. I do not believe that patients are as well served by interpreters, no matter how skillful, as they are by providers who speak their own language. It should not be difficult for CPMC to continue to employ Spanish-speaking providers at St. Luke’s and I believe strongly they should do so.
- 4) **Operations Activities Hiring Goals:** CPMC easily met its obligations under the DA for construction related hiring. However the DA also mandates a 40% hiring rate from the San Francisco Workforce System for entry-level operations jobs and CPMC only made 13% of its hires in calendar year 2013 from the system. Because the unmet obligation rolls over to the following year and because this is a good faith obligation, I am prepared to agree with the City’s conclusion that CPMC was in compliance in this first reporting period, despite the early missteps documented in the City’s compliance certificate.

It is my understanding that as of February 2015, CPMC hiring rate from the Workforce System has risen to 31%, showing considerable improvement. I would fully expect to see the 40% goal met starting with calendar 2015 and each year thereafter.

Sincerely,



Louis J. Girardo

---

**To:** BOS-Supervisors; BOS-Legislative Aides  
**Subject:** FW: 12B Waiver Request  
**Attachments:** 20150511122414834.pdf

Hi Rachel,

The attached document contains a 12-B waiver request that is being submitted to GSA. Please contact me if you have any questions.

Thank you,

Erin Zadlo  
Senior Personnel Analyst  
Public Safety Team  
Department of Human Resources  
City and County of San Francisco

Phone: 415-551-8947  
Fax: 415-557-4967







Edwin M. Lee  
Mayor

Micki Callahan  
Human Resources Director

May 11, 2015

Maria Cordero, Director  
General Services Agency - Contract Monitoring Division  
30 Van Ness Avenue, Suite 200  
San Francisco, CA 94102

Dear Ms. Cordero:

I respectfully request that the Human Rights Commission grant a waiver of Chapter 12B requirements (Equal Benefits Ordinance) to use Holiday Inn Golden Gateway for the Captain, EMS promotional examination.

Examination ratings will be conducted over a 7-day period in August 2015 at the Department of Human Resources Testing Center. The raters will consist of 16 subject matter experts from EMS organizations who have been recruited nationwide to provide unbiased examination ratings. Lodging is required to provide accommodations for the experts during the ratings administration.

The DHR Public Safety Team compiled cost estimates for local hotels, as outlined below. Holiday Inn Golden Gateway best meets our requirements for this event. The Holiday Inn Golden Gateway provides the most cost-effective accommodations, encourages rater participation, offers the most attractive alternative for important out-of-town guests and contributes to future rater recruitments. In addition, the Holiday Inn Golden Gateway has positive reviews and no reports regarding health and safety issues, e.g., pest infestations. This hotel has been attempting to become 12B compliant, but has thus far been unable to do so because of its corporate affiliation.

*12B Compliant Hotels*

NAME	DAILY RATE	TOTAL
Hotel Whitcomb	\$ 189	\$ 24,629

*Hotels Attempting 12B Compliance*

NAME	DAILY RATE	TOTAL
Holiday Inn Golden Gateway	\$ 185	\$ 24,108

The waiver request form for the Holiday Inn Golden Gateway is enclosed. I appreciate your favorable consideration of this request. If you have any questions or require further information, please contact Erin Zadlo, Public Safety Team at (415) 551-8947.

Sincerely,

Micki Callahan  
Human Resources Director



# CITY AND COUNTY OF SAN FRANCISCO HUMAN RIGHTS COMMISSION

## S.F. ADMINISTRATIVE CODE CHAPTERS 12B and 14B WAIVER REQUEST FORM (HRC Form 201)

FOR HRC USE ONLY
Request Number: _____

► **Section 1. Department Information**

Department Head Signature: [Signature]

Name of Department: Department of Human Resources

Department Address: 1 South Van Ness Ave.

Contact Person: Erin Zadlo

Phone Number: 415-551-8947

Fax Number: 415-557-4967

► **Section 2. Contractor Information**

Contractor Name: Holiday Inn Golden Gateway

Contact Person: Ru Paster

Contractor Address: 1500 Van Ness Avenue, San Francisco, CA 94109

Vendor Number (if known):

Contact Phone No.: 415-447-3021

► **Section 3. Transaction Information**

Date Waiver Request Submitted: 5/11/15

Type of Contract:

Contract Start Date: 8/23/15  
\$24,108

End Date: 8/30/15

Dollar Amount of Contract:

► **Section 4. Administrative Code Chapter to be Waived (please check all that apply)**

- Chapter 12B
- Chapter 14B *Note:* Employment and LBE subcontracting requirements may still be in force even when a 14B waiver (type A or B) is granted.

► **Section 5. Waiver Type (Letter of Justification *must* be attached, see Check List on back of page.)**

- A. Sole Source
- B. Emergency (pursuant to Administrative Code §6.60 or 21.15)
- C. Public Entity
- D. No Potential Contractors Comply – Copy of waiver request sent to Board of Supervisors on: 5/11/15
- E. Government Bulk Purchasing Arrangement – Copy of waiver request sent to Board of Supervisors on:
- F. Sham/Shell Entity – Copy of waiver request sent to Board of Supervisors on:
- G. Local Business Enterprise (LBE) (for contracts in excess of \$5 million; see Admin. Code §14B.7.1.3)
- H. Subcontracting Goals

HRC ACTION	
12B Waiver Granted: _____	14B Waiver Granted: _____
12B Waiver Denied: _____	14B Waiver Denied: _____
Reason for Action: _____	
HRC Staff: _____	Date: _____
HRC Staff: _____	Date: _____
HRC Director: _____	Date: _____

DEPARTMENT ACTION – This section must be completed and returned to HRC for waiver types D, E & F.	
Date Waiver Granted: _____	Contract Dollar Amount: _____

---

**From:** Board of Supervisors, (BOS)  
**To:** BOS-Supervisors  
**Subject:** FW: Target on Polk Street

---

**From:** Diane Thulin [<mailto:giantsblonde@gmail.com>]  
**Sent:** Tuesday, May 05, 2015 7:36 PM  
**To:** Board of Supervisors, (BOS)  
**Subject:** Target on Polk Street

Hello,

My Name is Diane Thulin and I live in District Three on Nob Hill. The reason I am writing is regarding plans to open a Target on Polk Street near my home. The first thing I want to mention is that I was sad to see Lombardi Sports close as I would shop there often after I picked my son up from Spring Valley Elementary School. I do not support more condos to be built at that location. We already have had new housing built at Van Ness and Clay, Pacific and Polk, Sutter and Van Ness, I am certain other developments that escape my mind at this moment. It strikes me as disingenuous to support yet more condos while at the same time the Academy of Art "University" and Airnub are allowed to take housing away.( Another thing about Airnub I find troubling is that strangers can be given the keys to my building)! I DO support Target to open on Polk Street. How are they any more a threat to small businesses than Walgreens already located at Broadway and Polk as well as California and Polk? I go the Target on Mission Street now which proves to be difficult with no car. In addition I have been asking my neighbors casually if they support Target, answer is always YES! I question how you can say everybody wants more condos; just not true.

Julie, you were not elected, sorry but you were not. It feels like Nob Hill has been ignored by City Hall for years. I always vote and do not feel as though you represent me. I feel that your focus is on business owners, not the regular citizens. I am wondering what positions you plan to take in order for me to want to vote for you.

My profile is I am a single parent of a teen whose father is deceased. I have lived in San Francisco for twenty years. I am moderate to liberal. I am 52 years old and have never missed an election in my adult life. Also have never missed a chance to serve on jury duty.

Thank you for your time.

Diane Thulin  
1100 Leavenworth, #2  
San Francisco, CA 94109

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**From:** Board of Supervisors, (BOS)  
**To:** BOS-Supervisors; Ausberry, Andrea  
**Subject:** FW: FILE No. 141302 and 141303 - Massage Establishments

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**From:** Vi [<mailto:vhuyhfsu@yahoo.com>]  
**Sent:** Wednesday, May 06, 2015 9:03 PM  
**To:** Board of Supervisors, (BOS)  
**Cc:** Quizon, Dyanna (BOS)  
**Subject:** FILE No. 141302 and 141303 - Massage Establishments

**Dear Supervisors:**

**The lack of local regulation has allowed the number of massage establishments to open in San Francisco at an alarming rate. I'm writing to express my support for the legislation Supervisor Katy Tang has introduced -- FILE No. 141302 and 141303 (Health Code - Massage Practitioners, Establishments, and Associated Fees.) If enacted, this legislation would take back rights and enable San Francisco to better regulate massage establishments and deny massage establishment permits to applicants who are bad actors convicted of or are currently charged with criminal acts related to human trafficking.**

**In essence, this legislation introduced by Supervisor Tang would enable San Francisco to exercise its power to use regulatory and land use authority to ensure the public's safety, reduce human trafficking, and enforce local health standards for massage therapy in the best interests of the community. Under Supervisor Tang's legislation, San Francisco would help San Francisco regain this broad control.**

**For years, the lack of local regulation has allowed many of these massage establishments to open under the guise of being "health clubs." While in reality, some of these "health clubs" are actually commercial fronts for brothels. These unregulated establishments that claim to specialize in Asian techniques by pretending to offer legitimate services such as massages and acupuncture are actually providing commercial sex!**

**These businesses found loopholes in the State law that allows them to bypass San Francisco regulation to open and now it has gone out of control. Some operate by using victims of human trafficking. These victims of human trafficking are mainly Asian women, both documented and undocumented who were conned into a life of prostitution and are trafficked. Not to mention, these massage establishments are harmful to the health and safety of the community and adversely impact the local economy by driving legitimate businesses away.**

**While human trafficking may be difficult to spot in the open, there are some tell-tale signs of massage parlors engaging in human trafficking. Some of the signs are: suggestive or obvious sexual advertising – darkened-tinted, obstructed, or covered windows – customers coming and going at odd hours – clientele are mostly male – services are performed by Asian women, predominantly Chinese, Vietnamese, Thai, Korean and other Asian ethnic women. The truth is, these businesses are predominantly outlets for the sex trade, and some engage in human trafficking and other human rights violations. Buying sex from another person dehumanizes the victim because it puts a price on a person’s self-worth.**

**To ensure the public’s safety and to reduce human trafficking, I urge you to do the right thing and support Supervisor Tang’s legislation - Files No. 141302 and 141303 - Health Code - Massage Practitioners, Establishments, and Associated Fees. San Francisco should and must exercise its authority to regulate all massage establishments, including those that employ only CAMTC certified practitioners as well as to regulate those practitioners who do not hold a CAMTC certificate.**

**I urge you to support this legislation to safeguard the public’s health and very importantly, to reduce human trafficking. Our civilized society just cannot turn its back on these victims of human trafficking. It is unconscionable to do so! Thank you for taking the time to consider this important issue and I hope you will support this legislation.**

**Respectfully,**

**Vi Huynh – District 4  
Central Sunset Neighborhood Watch  
Community Policing Advisory Board**

Sent from my iPhone



# Capital Planning Committee

BOS 11, B+F Clerk  
COB, C pages

Naomi M. Kelly, City Administrator, Chair

## MEMORANDUM

May 4, 2015

**To:** Supervisor London Breed, Board President *N Kelly*

**From:** Naomi Kelly, City Administrator and Capital Planning Committee Chair

**Copy:** Members of the Board of Supervisors  
Angela Calvillo, Clerk of the Board  
Capital Planning Committee

**Regarding:** (1) 2015 Transportation and Road Improvement General Obligation (G.O.) Bond Issuance and related Supplemental Appropriation.

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO  
MAY - 8 AM 9:10

In accordance with Section 3.21 of the Administrative Code, on May 4, 2015, the Capital Planning Committee (CPC) approved the following action items to be considered by the Board of Supervisors. The CPC's recommendations are set forth below.

**1. Board File Number: TBD**

**Approval of the Resolution authorizing the issuance of \$67,540,000 in 2015 Transportation and Road Improvement General Obligation (G.O.) Bonds by the San Francisco Municipal Transportation Agency (SFMTA) and related Supplemental Appropriation.**

**Recommendation:** Recommend the Board of Supervisors (BOS) approve the Bond Resolution and Supplemental Appropriation.

**Comments:** The CPC recommends approval of these items by a vote of 11-0.

Committee members or representatives in favor include: Naomi Kelly, City Administrator; Conor Johnston, Board President's Office; Kate Howard, Mayor's Budget Director; Nadia Sesay, Controller's Office; Mohammed Nuru, Director, Public Works; Ed Reiskin, Director, SFMTA; Harlan Kelly, General Manager, SFPUC; John Rahaim, Director, Planning Department; Dawn Kamalanathan, Recreation and Parks Department; Ivar Satero, San Francisco International Airport; and Elaine Forbes, Port of San Francisco.

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**From:** Kent, Lani (MYR)  
**Sent:** Tuesday, May 05, 2015 5:20 PM  
**To:** BOS-Legislative Aides; BOS-Supervisors  
**Subject:** Hummingbird Place  
**Attachments:** Hummingbird Place Brochure- FINAL 15-04-10.pdf

All,

Please note that DPH has officially opened Hummingbird Place, a Peer Psychiatric Respite facility located at 887 Potrero.

Mayor Lee and Director Barbara Garcia co-sponsored the CARES Task Force last year, a 21-member advisory body charged with developing a range of policy and programmatic recommendations designed to serve those residents with the most challenging symptoms. A year after the Task Force was established, (sustainable!) state funding was approved to support bringing this new service to San Francisco – Hummingbird Place – which provides a secure and safe environment within the community for those that need support staving off a crisis. After it has been up and running for a period of time, DPH will run an evaluation to quantify success, and bolster arguments to get more state and federal funding to expand these services elsewhere in the City.

Hummingbird Place will provide respite to clients in need of a safe space to rest and consider healthy options. Staffed by Peers and CNAs, clients can come and engage in onsite activities, talk to Peers or just relax. The program is designed to work with individuals who are not quite ready to engage in treatment or are in need of a safe space to go to instead of seeking out urgent/emergent care. This respite will function as a daytime referral center.

Please find the facility brochure attached to this email.

Lani Kent  
Office of Mayor Edwin M. Lee  
City and County of San Francisco  
415.554.5262  
[Lani.kent@sfgov.org](mailto:Lani.kent@sfgov.org)

## Staff Bios:

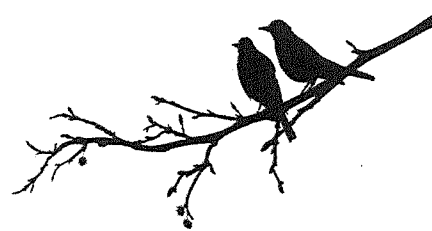
**Talon Demeo** is a certified Wellness Recovery Action Plan trainer, and group facilitator. He is a 2014 graduate of the Peer Specialist Mental Health Certificate Program and he has been working with the recovery community at 1380 Howard St. as a Peer Navigator for two years. He loves art, music, yoga and surfing. he also like to practice spirituality, exercise and eat healthy food.

**Mark Ostergard** is a San Francisco native with two grown kids and a colorful past giving him experience that he can share with others. He is a 2014 graduate of the Peer Specialist Mental Health Certificate Program and he has been working with the Dual Recovery community for the past four years.

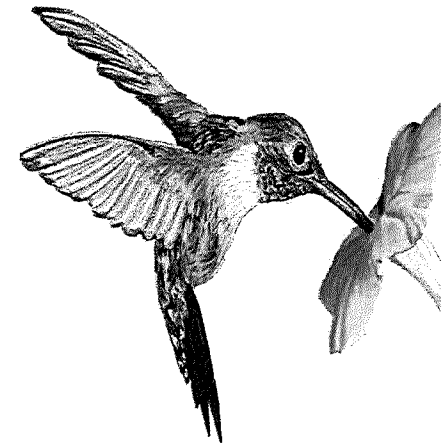
**Melanie Brandt** is a 2013 graduate of the Peer Specialist Mental Health Certificate Program. She has been working at Sunset Mental Health as a Peer Counselor for the past year and a half. Prior to that she facilitated groups with the Dual Recovery Program throughout San Francisco. She draws from her experiences and help peers to realize they are not alone.

**Seth Watkins** graduated The Peer Mental Health Specialist Certificate course in 2010. In the past five years Seth has worked as a Peer Counselor for BHS's Dual Recovery Program, UCSF Citywide Case Management and RAMS, PAES Program. In 2014 BHS hired him as a Peer Counselor for the Peer Respite Program. Helping others is his passion as a Peer Counselor.

**Kristina Wallace** is a native who grew up in Potrero Hill. She graduated from Walden House Recovery Program in 2008 and she went on to work at their Dual Diagnosis program for three years. She began to work at 1380 Howard St. as a System Navigator in 2014 and was promoted to a Peer Counselor position at The Peer Respite. Her passion is working with the hard to serve and homeless populations.



# Hummingbird Place Peer Respite



887 Potrero Ave  
San Francisco, CA

94110

1 415 206-2855





## Hummingbird Place

The Peer Respite is a peer-led safe space that offers connection and breathing room to those in need of a healing space and support with their path towards wellness.

This respite space operates under the Wellness and Recovery model and primarily serves individuals that may be in a pre-contemplative stage or may need help using alternative support to urgent/emergent care.

## Objective

To provide services at the most appropriate and least restrictive level of care that promotes wellness and healthy activities.

## Non-judgmental

We aim to be a safe haven from the stigma, shame, judgment, and fear surrounding mental illness and substance use that our guests may experience from the world outside our doors on a daily basis.

We believe everyone has the right to make mistakes—and learn from them—without being criticized, shamed and bullied. We work to meet individuals where they are at!

## Holistic and Individualized

Our approach expands the standard view of wellness into an integrated approach that focuses on the whole individual, rather than on a collection of symptoms

## Hummingbird Place, Peer Respite

887 Potrero Ave, San Francisco CA  
1 415 206-2855

## Peer-led wellness activities

Will include daily support:

- ◆ Art
- ◆ Gardening
- ◆ Recreation
- ◆ Wellness Recovery Action Plan (WRAP) groups

The Peer Respite leaves room in the day for guests to simply relax in a quiet space.

## Eligibility

- ICM & FSP Case Management Referred
- ◆ Individuals who may be in a pre-contemplative stage
- ◆ Individuals with anxiety
- ◆ Individuals who rely on hospital resources for a safe space
- ◆ Individuals who have a place to go after the respite
- ◆ People must have place to live at end of day.

## Day Program available

**11 AM—7 PM**

option to stay overnight  
*starting in late spring*

---

**From:** Board of Supervisors, (BOS)  
**To:** BOS-Supervisors  
**Subject:** FW: Crush Capacity Limits being reached citywide on public transit.

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**From:** Aaron Goodman [mailto:amgodman@yahoo.com]  
**Sent:** Wednesday, May 06, 2015 7:53 AM  
**To:** Board of Supervisors, (BOS)  
**Subject:** Crush Capacity Limits being reached citywide on public transit.

The city is ignoring safety, and concerns about the real need to study "capacity" in a city hell-bent on densification without real study of the limits of our infrastructure.

ABAG is the main cause of this issue AB32 SB375 need to be re-examined with a focus on providing the transit and infrastructure needs up front. Transit woes are consistent now across the city....

As government sells off land, and focuses on development of "public-sites-portfolios" the real issues are being pushed under the table in the rush for profits. There should not be more density without really looking how to close the loops in the transit missing system. (ex: L-taraval back up sloat, or Geneva Harney as LRV not BRT, Van Ness BRT flip to above grade LRV for secondary systems, and run it to daly city top of the hill, M-Line extension out Lake Merced Blvd. Sunset Blvd. and/or linking directly to Daly City BART station now)

What happens when a real catastrophe (aka Earthquake) occurs, and how will the city really deal with the over-all numbers of people at risk...?

you cannot ignore the impacts... like LA it becomes a stand-still.

<http://www.sfgate.com/bayarea/article/BART-can-t-keep-pace-with-rising-crush-loads-6192950.php>

**SFGATE** <http://www.sfgate.com/bayarea/article/BART-can-t-keep-pace-with-rising-crush-loads-6192950.php>

# BART can't keep pace with rising 'crush loads'

By Michael Cabanatuan Updated 7:54 am, Monday, April 13, 2015



IMAGE 1 OF 14

A passenger (right) getting off at the Rockridge BART station has to navigate through a crush of commuters trying to board a San Francisco train in Oakland, Calif. on Tuesday, March 24, 2015. Ridership continues to rise on the regional transit system.

With a familiar beep-beep, a Fremont-bound BART train rumbles into MacArthur Station in Oakland and an equally familiar routine begins. Hundreds of passengers exit. Most walk, some jog, across the platform and form neat lines as a San Francisco train rolls in.

Each of the 10 cars on the arriving train is already packed full of morning commuters, but only a few riders get out. It seems impossible, but most of the queued-up crowd squeezes on board. On one car, the guy standing nearest the entrance sucks in his gut, lets out a deep breath and puts his hands behind his back as the doors close.

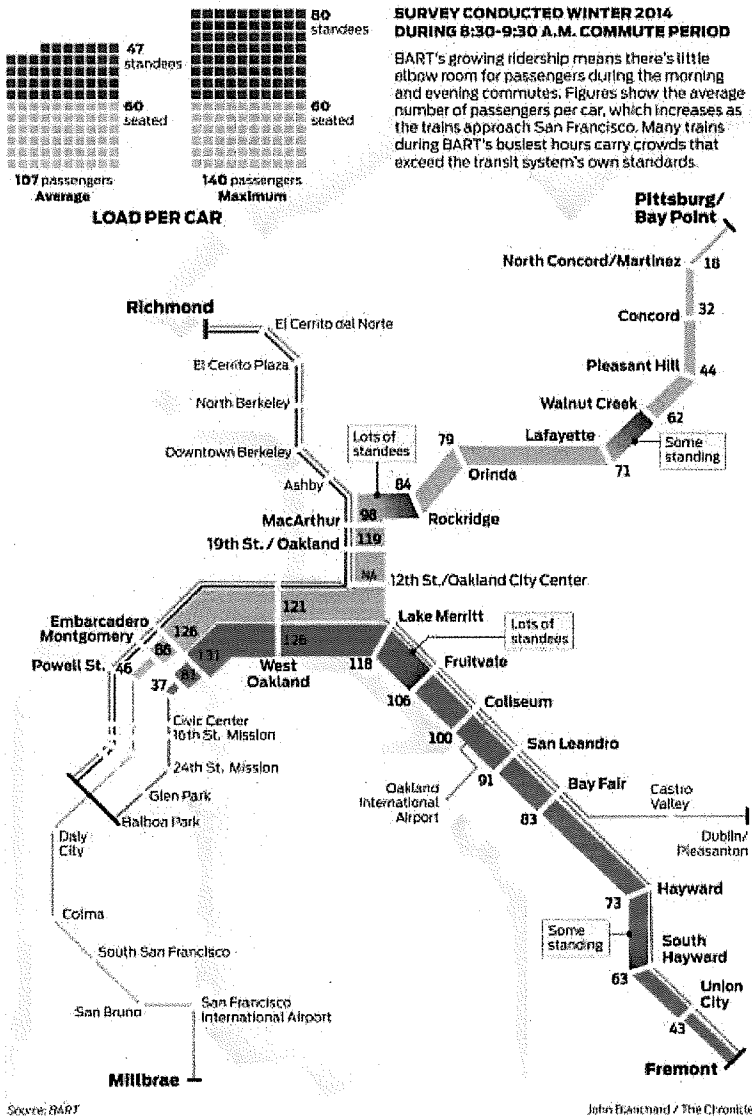
“You could feel the heat coming out of that train just standing here,” said Edwin Charlebois,

a UCSF epidemiologist and veteran BART rider who chose to wait for the next train, hoping there would be a little more space.

The tightly packed BART cars during commutes these days are a result of the transit agency's success — and its failure.

Weekday ridership now averages about 420,000 — 100,000 more than five years ago. But BART hasn't kept pace with that growth and is hobbled by its inadequate infrastructure.

**Average number of passengers per car during peak morning commute hours**



In addition to an aging fleet of railcars, BART's ability to run more trains is limited by an outmoded control system and an insufficient number of crossover tracks that could allow the transit system to send more trains to crowded stations.

Mornings at MacArthur are particularly miserable because it's a transfer point between two lines hauling heavy loads.

"MacArthur is the worst," said Emily Massari, 37, of Oakland, a human resources manager at a San Francisco startup. She gets on BART at Rockridge Station, where the trains also arrive crowded but there are fewer people waiting to squeeze on.

"It's where the most

people get on and the least get off,” Massari said of MacArthur. “The combination just doesn’t work there.”

### Commuter hour rush

BART’s railcars seat an average of about 60 people. The transit agency figures each can comfortably accommodate about 47 more people standing, which gives each standee about 6.7 square feet of space. The Federal Transit Administration recommends that trains carry a maximum of 115 riders per car.

However, during BART’s busiest commuter hours — 6 to 9 a.m. and 4 to 7 p.m., but expanding — trains often haul 140 people or more. That gives 80 people standing about 3.9 square feet apiece — not quite a 2-by-2 square.

At most, a BART car can hold what transit planners call a “crush load” of 200 people.

As every rider knows, sometimes you just have to take a deep breath, pile onto a train packed with sweaty people, bikes and backpacks, and deal with the discomfort.

#### RELATED STORIES



**BART fares to rise 3.4 percent in January**



**BART has a new problem: old tracks**



**BART’s track troubles can’t be ignored**



**BART bike stations provide more than, secure parking**

“Sometimes, at the end of the day, you’re just so tired that you just want to get on the train, no matter how crowded it is, and get to your stop,” said Tania Martin, 48, an administrative assistant, as she waited for a train at Montgomery Station on her commute home.

Martin and other riders are going to have to deal with the crush for a few more years before new railcars start rolling. Each will have a little more room, and there will be more of them. The first 10 of the cars will arrive this fall for testing, but it will be 2017 before a significant number start hauling passengers.

#### New railcars ordered

The new cars will have about five fewer seats

but more standing room — exactly how much, BART couldn't say — and three doors on each side instead of two. BART has ordered 775 cars — an increase over its existing 669-car fleet — and hopes eventually to grow that order to 1,081 cars. That would allow BART to run more 10-car trains and, possibly, more frequent trains.

BART spokeswoman Alicia Trost said the first 10 cars will be tested for about a year, without passengers, mostly when BART is closed. They'll start hauling riders in September 2016. During 2017, 44 cars will be delivered and pressed into service after a month of testing. New cars will continue to arrive through 2021.

“When those new cars start coming in, there's going to be some sunshine here,” General Manager Grace Crunican told the BART Board of Directors in February. “In the meantime, we're going to have grease on our hands getting everything in place. It's going to be a tough slog for the next two to three years.”

BART officials are also considering plans to squeeze a little more capacity out of the existing fleet by:

- Rebuilding six badly damaged railcars and getting them back on the tracks.
- Hiring more mechanics, or having them work overtime, to speed the maintenance and repair of railcars, enabling more of them to remain in service.
- Rejiggering schedules by turning around more trains before the end of the line, which would allow increased service at some of the busiest stations.
- Pressing into regular service some “ready reserve” trains, now on standby for breakdowns or emergencies.

### **No quick fixes**

The first three options would cost money, and BART directors need to decide which of them to include in their next budget. The fourth would make BART's service less reliable, since additional trains wouldn't be available in breakdowns. Directors will consider the options in the next couple of months as they prepare the budget for the next fiscal year, which begins July 1.

Infrastructure improvements could also provide commuters some relief, though none is a quick fix. BART is focused on delivering what it calls “the big three” — the railcars plus a

bigger and more modern maintenance yard in Hayward and a new train control system.

Other fixes being considered include constructing more crossovers — the tracks that allow trains to turn back before the end of the line.

One new crossover opened two weeks ago. The track improvement between the Walnut Creek and Pleasant Hill stations allows BART to turn around trains more quickly toward San Francisco, giving riders in Walnut Creek, Lafayette and Orinda a better chance at getting a seat. It will enable BART to run more 10-car trains on the line, which is the system's busiest.

BART is also contemplating ways to increase the capacity of the crowded Embarcadero and Montgomery stations, including building additional platforms on the opposite sides of the trains.

But the biggest possible infrastructure changes — like a second Transbay Tube, express tracks or additional lines or stations in San Francisco or Oakland — would take decades and require a huge investment, including tax, toll or bond money that would have to be approved by voters.

### **Tips to cope**

For now the crush remains, and BART offers a few tools to help riders cope. They include a symbol on BART's online trip planner that shows how much crowding is expected on each train, and a "crowded car survival guide" that suggests removing backpacks, placing belongings on the floor and moving to the center of the car.

Passengers have their own suggestions for surviving the crush. They range from politeness to patience to planning ahead.

"Just try to be courteous," Charlebois said. "People have what I like to call kinesthetic backpack blindness. They forget that their bag takes up space, especially when they spin around and hit people with it."

### **Patience key**

Michael Piper, 28, a project manager for a San Francisco art studio, commutes from Rockridge Station. He takes somewhat of a Zen approach to the crowding.

"I'm not in a rush," he said. "I can wait for the next train."

Massari takes a similar approach — with a little planning thrown in. “I don’t have a job where I need to be there right at a certain time,” she said, “and I feel sorry for the people who do. So I let them get on.”

But she tries to time her arrival at Rockridge when trains are scheduled closely together, since the second train typically has a little extra room.

### **Riding upstream for seat**

Many passengers use a practice known as “back-riding,” especially in the evening commute out of downtown San Francisco.

Instead of boarding at a packed downtown station, they take a train in the other direction for a few stops and climb aboard before it gets crowded.

“There are even times when I take the Millbrae train all the way to Glen Park and then come back,” said Marie Fahy, a 45-year-old technology support worker who lives in the East Bay and works near Powell Station.

BART has become so crowded over the past two years “that I can’t ever get a seat,” Julia Marquez said as she waiting in a 12-deep line at Montgomery. “Unless I ride backwards.”

*Michael Cabanatuan is a San Francisco Chronicle staff writer. E-mail: mcabanatuan@sfgate.com Twitter: @ctuan*

### **What’s not working**

**Issue:** Trains are packed to the limit during morning and evening commutes.

**What’s been done:** BART has ordered a new and expanded fleet of railcars, but it will be 2017 before enough of them arrive to make a difference. The transit system also opened crossover tracks in central Contra Costa County, allowing it to increase service on BART’s busiest line.

**Who’s responsible:** Grace Crunican, BART general manager, (510) 464-6065, gcrunic@bart.gov

### **Chronicle Watch**

If you know of something that needs to be improved, the Chronicle Watch team wants to



hear from you. E-mail your issue to [chroniclewatch@sfchronicle.com](mailto:chroniclewatch@sfchronicle.com), or reach us on Twitter at [@sfchronwatch](https://twitter.com/sfchronwatch).

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**HEARST** *newspapers*

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**From:** Board of Supervisors, (BOS)  
**To:** BOS-Supervisors  
**Subject:** FW: CleanPower SF Message of Support  
**Attachments:** SFLCV\_CleanPowerSF\_May2015.docm

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**From:** Kristina Pappas [<mailto:kristina.pappas@gmail.com>]  
**Sent:** Tuesday, May 05, 2015 8:18 PM  
**To:** Lee, Mayor (MYR); Board of Supervisors, (BOS); Hood, Donna (PUC)  
**Cc:** SFLCV Conservation Voters  
**Subject:** CleanPower SF Message of Support

Dear Mr. Mayor, Supervisors, and Commissioners,

Attached please find a letter from the San Francisco League of Conservation Voters in support of an expedited launch of CleanPowerSF.

Best regards,

Kristina Pappas  
SFLCV Board Member

--  
Kristina Pappas  
415.812.3128



May 5, 2015

Mayor Edwin Lee  
Room 200, City Hall  
1 Dr Carlton B Goodlett Place  
San Francisco, CA 94102  
mayoredwinlee@sfgov.org

San Francisco Board of Supervisors  
c/o Office of the Clerk of the Board  
Room 244, City Hall  
1 Dr Carlton B Goodlett Place  
San Francisco, CA 94102  
Board.of.Supervisors@sfgov.org

San Francisco Public Utilities Commission  
525 Golden Gate Avenue, 13th Floor  
San Francisco, CA 94102  
dhood@sflower.org

RE: Request of City Leaders to Launch CleanPowerSF in 2015

Dear Mr. Mayor, Supervisors, and Commissioners,

Since the creation of CleanPowerSF by the Board of Supervisors in 2004, San Franciscans have been excited about the opportunity to choose a clean energy option for electricity to power their homes and businesses.

The San Francisco League of Conservation Voters would like to see CleanPowerSF prioritize and invest in the development of local renewable energy resources as a powerful tool to reduce greenhouse gas emissions, speed up the transition to the clean energy, address equitable economic development and avert catastrophic climate disruption. Investing in local clean energy development builds wealth in our communities and helps create family-sustaining jobs. CleanPowerSF should increase union participation in the renewable energy sector and offer opportunities and resources to low-income communities and individuals in San Francisco.

The San Francisco League of Conservation Voters urges the SFPUC to move forward with CleanPowerSF by taking steps to expedite the timeline for CleanPowerSF to launch.

Sincerely,

Kristina Pappas  
Board Member  
San Francisco League of Conservation Voters

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

2015 MAY -5 PM 4: 61

*To: The San Francisco City Council*

*San Francisco Catholic school board, teachers, and administrators*

*We, the undersigned, wish to express our strong support for Archbishop Salvatore Cordileone's courageous, commonsense, and fatherly efforts to strengthen the Catholic identity of the Catholic schools in the San Francisco archdiocese.*

*We categorically condemn the distortions and attacks against these efforts, and the archbishop personally, spearheaded by those who seem neither to understand the basics of Catholic teaching, nor the importance of religious liberty in the health of our society.*

*We demand that these shameful attacks against the archbishop's efforts to protect the Catholic identity of Catholic schools immediately cease.*

*We pray as well that Catholic teachers and administrators in the schools will use this controversy as an opportunity to deepen their personal commitment, as exemplified by how they live their personal lives, to Catholic teaching and to providing an authentically Catholic education to their students.*

*Finally, we offer our heartfelt prayers for Archbishop Cordileone and wish to express our deep gratitude for his personal courage and charity in the face of these unjust public attacks.*

*Sincerely,  
Phyllis Stahler*

---

**To:** BOS-Supervisors  
**Subject:** FW: Letter - Body Cameras/Arrest Data  
**Attachments:** 2015 05 04\_Ltr\_DA\_Body Camera.pdf

**From:** Suhr, Greg (POL)  
**Sent:** Monday, May 04, 2015 2:28 PM  
**To:** Gascon, George (DAT)  
**Cc:** Burke, Robyn (DAT); Adachi, Jeff (PDR); Breed, London (BOS); Monroe, John (POL); Tom, Risa (POL); Calvillo, Angela (BOS); Fannon, Una (MYR) (ECN); Sainez, Hector (POL)  
**Subject:** Letter - Body Cameras/Arrest Data

DA Gascón,

Please see attached letter from Chief Suhr in response to your letter dated April 29, 2015.

Christine Fountain  
Office Manager  
(415) 837-7002  
(415) 837-7370 (fax)

for

Gregory P. Suhr  
Chief of Police  
San Francisco Police Department  
1245 3rd Street  
San Francisco, CA 94158



EDWIN M. LEE  
MAYOR

POLICE DEPARTMENT  
CITY AND COUNTY OF SAN FRANCISCO  
HEADQUARTERS  
1245 3<sup>RD</sup> STREET  
SAN FRANCISCO, CALIFORNIA 94158



GREGORY P. SUHR  
CHIEF OF POLICE

May 4, 2015

The Honorable George Gascón  
San Francisco District Attorney's Office  
850 Bryant Street  
San Francisco, CA 94103

Dear District Attorney Gascón:

Mayor Edwin Lee, the Police Commission, and I came to the conclusion that all SFPD officers, including plainclothes officers, would be equipped with body cameras some time ago. Since the Mayor made the decision, we have been working with the Mayor's Budget Office on funding the program. You likely noted the news reports on Thursday detailing that we now have the funding in place and will form a working group to advise the Police Commission on developing the policy and procedures for how and when the cameras will be used, data storage requirements, and to address any other issues or concerns.

Next, I would like to respond to your concerns about data systems not accurately reporting race. As I am sure you appreciate, in order to make any progress, it is important not to speak in generalities, but rather address the specific data systems with which you have an issue. It is unclear what data you are using given that, as you are aware, our Crime Data Warehouse and CABLE currently track suspect data by the following categories: Asian or Pacific Islander; Black; Hispanic or Latin; American Indian or Alaskan Native; Unknown; and White. These categories are defined using Federal guidelines.

As you are also well aware, keeping data like arrest rates, or conviction rates in your case, in different spreadsheets and systems increases the likelihood that there are errors in the collection or interpretation of the data. In an effort to improve the CompStat system you set up while you were Police Chief in 2010, we are currently attempting to more accurately track arrest information using a single dataset within the Crime Data Warehouse. As you know, there are some challenges associated with the data collection of arrest data by crime type which is due to the complex set of systems and the number of participating agencies. You correctly note that while working to improve our data systems, arrest data by crime type was omitted from our most recent CompStat application. We are committed to simplifying and improving arrest reporting and moving it to our Crime Data Warehouse is a critical component of that plan. In the meantime, we have resumed the reporting of number of arrests by crime type in our CompStat application as we have done for the past six years. The methodology for the gathering of this information is exactly the same as the one you implemented in your time as Chief of Police in 2010. We will simplify and improve arrest reporting by moving it into our Crime Data Warehouse as soon as possible.

On a related matter, while I believe the NYPD has one of the finest police departments in the world, I do not believe all of its strategies could or should be adopted here in San Francisco. As I am sure you are aware, I vigorously opposed the mere suggestion that SFPD consider implementing NYPD's "Stop-and-Frisk" program. Law enforcement strategies should always have the goal of bringing communities

together and not dividing them as Stop-and-Frisk has done and would do if ever implemented here in San Francisco. Similarly, I believe your proposed implementation of New York City's "Arrest Alert" program could likewise have similar unintended consequences that could greatly damage the relationship of trust between law enforcement and the communities we are sworn to serve.


A recent New York Times article that spoke of the Arrest Alert System has the Vera Institute of Justice referencing a study on racial bias in the criminal justice system and then speaking of "databases and targeted intelligence based prosecutions being especially problematic." Specifically, the Director of the Criminal Defense Clinic at CUNY School of Law asks who is getting into the databases, the criteria to get in the database, and what the outside checks might be, as a disproportionate amount of "broken windows" type arrests in New York have been overwhelmingly and disproportionately people of color.

As you well know, the NYPD provides lists of names to the district attorney and you requested that SFPD would do the same here. Please know that when we (SFPD) provide a name, the name of the person provided is someone attached to an outstanding case or cases. One example of this would be when we have been asked to "bundle" cases so your office is be able to demonstrate a pattern of criminal behavior by the suspect involved to make a stronger prosecution of all the cases in "the bundle."

Allow me to be perfectly clear, we do not want the suspect's names in these instances ("bundled" case or otherwise including information regarding an active investigation) to be maintained in a database after their case has been adjudicated. It is the request of the San Francisco Police Department that you keep any names provided to your office no longer than needed to complete an active investigation, "a bundle" for prosecution, or an otherwise active adjudication of the case, and avoid selectively enforcing the law based on names that appear in your "database." To do otherwise would be to treat two suspects, who may commit the exact same offense, differently because one of their names appears on the Arrest Alert list maintained by your office.

My request is simple – let us move forward to build the relationship of trust between law enforcement and the communities we serve.

Sincerely,

  
GREGORY P. SUHR  
Chief of Police

c: Mayor Edwin Lee  
Supervisor London Breed, President BOS  
Board of Supervisors  
Jeff Adachi, Public Defender,  
Police Commission

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**From:** Board of Supervisors, (BOS)  
**To:** Calvillo, Angela (BOS); Caldeira, Rick (BOS); Ausberry, Andrea; Somera, Alisa (BOS)  
**Subject:** File 150017 FW: Open 24th / Requesting 30-day rule for upcoming business restrictions proposed by Supervisor Campos

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**From:** Brooke Segaran [mailto:bsegaran@gmail.com]  
**Sent:** Saturday, May 09, 2015 3:28 PM  
**To:** Board of Supervisors, (BOS); Breed, London (BOS)  
**Subject:** Open 24th / Requesting 30-day rule for upcoming business restrictions proposed by Supervisor Campos

London and Angela,

I wanted to draw your attention to the below, as I have learned that you may have decision-making authority over whether or not proposed legislation is subject to the 30-day rule.

Supervisor Campos will soon be introducing legislation that would create additional restrictions on the types of new businesses allowed on the 24th Street retail corridor. This legislation would have a meaningful impact on the neighborhood, and the community deserves the opportunity to learn about and respond to Campos' proposals before a decision is made.

I would greatly appreciate your consideration in this matter, as would many others. I'm happy to discuss live if at all helpful.

Best,  
Brooke

----- Forwarded message -----

**From:** Brooke Segaran <bsegaran@gmail.com>  
**Date:** Sat, May 9, 2015 at 6:18 PM  
**Subject:** Open 24th / Organizing grassroots opposition to business restrictions on 24th St  
**To:** [malia.cohen@sfgov.org](mailto:malia.cohen@sfgov.org), [scott.wiener@sfgov.org](mailto:scott.wiener@sfgov.org), [jane.kim@sfgov.org](mailto:jane.kim@sfgov.org)  
**Cc:** [david.campos@sfgov.org](mailto:david.campos@sfgov.org)

Dear Members of the Land Use Committee:

I'm writing to let you know about Open 24th, an organization I recently founded. Our mission is to drive resident support of and investment in businesses in the Inner Mission's 24th St. retail corridor. **Open 24th is rallying grassroots opposition to upcoming legislation from Supervisor Campos which would create additional restrictions on the types of new businesses allowed to open in the area.**

Even though we only launched a few days ago, Open 24th has already driven over 40 passionate letters from residents throughout San Francisco expressing their strong opposition to additional new business restrictions in the area.

**Open 24th's very strong request is that any business restrictions proposed by Supervisor Campos are subject to the 30-day rule.** This week, Hillary Ronen, one of Campos' legislative aides, told me that the business restrictions would most likely be announced within the next 2 weeks as "interim controls" and would not be subject to the 30-day rule. These sorts of restrictions would be on par with a housing



moratorium. They would have a meaningful impact on the neighborhood. As such, it is only fair that the entire community is given appropriate time to learn about and respond to the proposal before a decision is made. To date, very little information has been publicly shared about the specifics of the proposal except on [Calle24's website](#) and in a [San Francisco Business Times article](#).

I know you've received numerous letters explaining why further restrictions on businesses on 24th Street would be unnecessary and harmful. [Open 24th's website](#) also has details. What you may be more interested in at this point is a bit of context. I have lived in SF since 2007, and on 24th Street since 2011. My husband and I are very committed to the neighborhood, and I have a particular passion for supporting small businesses. I specialized in this at eBay, and I was raised by a single mother who ran a small auto insurance agency to provide for me and my brother.

A few months ago, I started investigating ways to better support small businesses in my immediate neighborhood. My initial focus was exploring how resident investment could improve access to capital for new and existing businesses. But as I learned about the business environment in the neighborhood, it became clear that engaging in the legislative process was a "must do." I was frankly quite surprised to learn that further restrictions on new businesses would even be considered for the neighborhood given the number of empty storefronts and the existing conditional use process. As I spoke with others, it became clear that they shared similar concerns and that Calle24's proposals were not representative of the needs or desires of the entire resident or business community. Hence Open 24th's initial focus on organizing grassroots opposition to any additional new business restrictions.

I am hopeful that as a City we can come together to develop creative, practical ways to address the need for more affordable and market-rate housing, and for preserving the art and cultural traditions that are an important part of the Mission's character. But preventing new small businesses from coming into the neighborhood will not help existing businesses. Instead, it will lead to more empty storefronts, fewer jobs, reduced safety, and unmet resident needs.

I would welcome the opportunity to personally meet with any of you to discuss this important issue. Thank you very much for your attention to this matter, and to your consideration of the request to ensure that any proposed business restrictions are given appropriate time for full community input.

Best,  
Brooke Segaran  
[415-519-7508](tel:415-519-7508)  
2431 24th St.  
San Francisco, CA 94110

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**From:** Board of Supervisors, (BOS)  
**To:** Calvillo, Angela (BOS); Caldeira, Rick (BOS); Ausberry, Andrea; Somera, Alisa (BOS)  
**Subject:** File 150017 FW: Request for 30-day hold on any resolution or legislation in re 24th street zoning

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**From:** Edward Fenster [mailto:ed.fenster@gmail.com]  
**Sent:** Saturday, May 09, 2015 5:08 PM  
**To:** Breed, London (BOS); Board of Supervisors, (BOS)  
**Subject:** Request for 30-day hold on any resolution or legislation in re 24th street zoning

Hi London and Angela,

I have been told you are the arbiters of what legislation and resolution proposals and "fast tracked" vs receive 30-day holds, and so I wanted to write urging you not to fast track any such proposal (likely to be introduced by David Campos) designed to restrict what sorts of businesses can open on 24th street.

Below is a copy of a note I sent yesterday to the land use committee on the topic. I have bolded the section where I ask for appropriate due process and community review on this topic. I am hoping you can pledge your support in creating a full review, as the very large community of folks who oppose this regulation are not pre-programmed to turn on a time and make a same-day appearance at a BOS meeting. I know tens of letters have sent emails to the committee just in the last couple days objecting to this bill-- which no one has even seen-- because of fears it gets fast tracked.

Thanks so much for your consideration and hopefully support on this vitally important matter.

Best  
Ed

•  
Dear Land Use Committee,

I am writing to object with great passion to a proposal I expect David Campos may imminently bring before you forbidding new full service restaurants and retail unit mergers on 24th street, where permitting new businesses is already an arduous task generally requiring conditional use approval.

I live on South Van Ness between 24<sup>th</sup> and 25<sup>th</sup> and strongly oppose this idea. The 24<sup>th</sup> street retail corridor should be allowed to serve all of its local residents, irrespective of their desire for "full-service" restaurants. There is also no history of material business displacement on 24th street, in part because of high vacancy, making such a drastic and constraining law totally unreasonable.

Today, SF Crime Maps data suggests 24th Street has one of the highest rates of violent crime among streets in San Francisco, in part because of a heavy concentration of liquor stores and empty storefronts. Few businesses stay open late. Only maximizing the utilization of retail space, esp. by businesses that remain open late (and that aren't liquor stores) can make 24<sup>th</sup> Street a safer place to live, stroll and shop. (I can only imagine the benefits to safety and tranquility, for instance, if the city permitted these corner liquor stores to convert their liquor sale licenses into full service restaurants *with liquor licenses*. Such liquor stores have no cultural significance or societal benefit to anyone.)

I support the city in efforts to create a healthy mix of affordable and market rate housing stock, and think socializing such costs via bond measures or taxes to accomplish such goals are reasonable. I also think the city should support and preserve the many wonderful Latino cultural events held on and around 24<sup>th</sup> Street, such as Carnival and Día de Los Muertos. But policies that condemn major thoroughfares to insufficient lighting, empty storefronts, and few nighttime businesses sentence these neighborhood to a future of crime and economic blight.

**I am also gravely concerned about the lack of transparency in this process. To date, your constituents have had little notice or path to express their views to the Board of Supervisors. I have heard rumors the measure may be introduced as an “interim control” in part to avoid a 30-day hold, denying the entire community appropriate time to learn about and respond to the proposal. This sort of railroading tactic is the sort of thing my solar company is used to seeing from utility companies who run bills opposing solar power, because they know the opposition would be too great if their proposals were placed in the sunlight for an appropriate period of time. We and two of our competitors have had to build a policy machine costing well over \$10 million a year and employing an army of full time people to combat such practices, and it is not reasonable to expect busy SF residents to do the same. Fast, quiet proposals that impact the lives of thousands of people do not reflect a reasonable approach towards government and due process. So I especially ask that any such proposal is given due time for comment, with advance notice, by the full community.**

Thank you much for your time and attention to this important matter.

Best,

Edward

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**From:** Board of Supervisors, (BOS)  
**To:** BOS-Supervisors  
**Subject:** FW: Sales of Stolen Food Pantry Food - Sunday's at 7th & Maket  
**Attachments:** IMG\_0012.JPG; ATT00001.txt; IMG\_0013.JPG; ATT00002.txt; IMG\_0014.JPG; ATT00003.txt; IMG\_0015.JPG; ATT00004.txt

-----Original Message-----

From: My IPad [<mailto:short.creek@yahoo.com>]  
Sent: Sunday, May 10, 2015 2:48 PM  
To: Board of Supervisors, (BOS); [paulash@sfmfoodbank.org](mailto:paulash@sfmfoodbank.org); Kim, Jane (BOS); Christensen, Julie (BOS); [chroniclewatch@sfchronicle.com](mailto:chroniclewatch@sfchronicle.com)  
Subject: Sales of Stolen Food Pantry Food - Sunday's at 7th & Maket

Dear Elected Officials, Executive Director Ash, and Members of the Fourth Estate:

I am writing to make you aware of a very serious problem. Every Sunday, a group of Chinese women set up shop to sell food they have stolen from The City's Food Pantries and, by definition, from some of The City's neediest individuals and families who rely of the Food Pantries for their daily bread.

They set up outside of the Heart of the City Farmer's Market at the corner of 7th and Market in front of the former Happy Donut & Renoir Hotel. They spread the food out in front of them; everything is \$1.00. At this price, it's unlikely they are selling food they have purchased in the supermarket or at the Farmer's Market. It is most likely food that they received from one or more Food Pantries. Some Sundays, there are a dozen set up!

Some people might be inclined to think of this as a victimless crime, but that's just not true. By stealing this food under false pretenses, these women are preventing the food from going to people who will actually eat it. Each item they steal is impacting the Food Bank that does so much with relatively little to feed San Francisco's hungry adults and children. Being able to participate in a Food Pantry is a privilege not right. These women, who repeatedly break the rules (with intention) and steal food from the needy, should be denied that privilege.

I have attached photos of a recent Sunday afternoon about 4 or 5 pm.

Thank you for your time. I look forward to a timely resolution of this big problem.

Document is available  
at the Clerk's Office  
Room 244, City Hall

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**From:** Board of Supervisors, (BOS)  
**To:** BOS-Supervisors  
**Subject:** FW: I'm the 30th signer: "Restore Parking Oversight of SFMTA"

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**From:** Karen Cancino [<mailto:petitions-noreply@moveon.org>]  
**Sent:** Monday, May 11, 2015 11:39 AM  
**To:** Board of Supervisors, (BOS)  
**Subject:** I'm the 30th signer: "Restore Parking Oversight of SFMTA"  
Dear Angela Calvillo,

I just signed a petition addressed to you titled *Restore Parking Oversight of SFMTA*. So far, 30 people have signed the petition.

You can reach me directly by replying to this email. **Or, post a response for MoveOn.org to pass along to all petition signers by clicking here:** [http://petitions.moveon.org/target\\_talkback.html?tt=tt-83565-custom-50925-20250511-1Dqq=V](http://petitions.moveon.org/target_talkback.html?tt=tt-83565-custom-50925-20250511-1Dqq=V)

The petition states:

"We believe San Francisco Municipal Transit Agency (SFMTA) staff violated ethical and legal standards in the implementation of new parking regulations. As San Francisco residents, we request the Board of Supervisors: - investigate how SFMTA staff avoided public review and improperly obtained SFMTA Board approval for new 'Policies for On-Street Parking Management.' - establish a method for the public to appeal SFMTA parking decisions to the Board of Supervisors, as currently authorized by the City Charter, Section 8A.102(b)8(i). "

My additional comments are:

If the facts as stated are true, then I think the petition is valid. Not enough transparency in actions that affect all of us, drivers or not.

To download a PDF file of all of your constituents who have signed the petition, including their addresses, click this link: [http://petitions.moveon.org/deliver\\_pdf.html?job\\_id=1509049&target\\_type=custom&target\\_id=50925](http://petitions.moveon.org/deliver_pdf.html?job_id=1509049&target_type=custom&target_id=50925)

To download a CSV file of all of your constituents who have signed the petition, including their addresses, click this link:  
[http://petitions.moveon.org/deliver\\_pdf.html?job\\_id=1509049&target\\_type=custom&target\\_id=50925&csv=1](http://petitions.moveon.org/deliver_pdf.html?job_id=1509049&target_type=custom&target_id=50925&csv=1)

Karen Cancino  
San Francisco, CA

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*This email was sent through MoveOn's public petition website, a free service that allows anyone to set up their own online petition and share it with friends. MoveOn does not endorse the contents of petitions posted on our public petition website. If you have any questions, please email [petitions@moveon.org](mailto:petitions@moveon.org). If you don't want to receive further emails updating you on how many people have signed this petition, click here:*



---

**To:** BOS-Supervisors  
**Subject:** FW: Info: Transmittal of Regulation for Green Business Checklists Amendments  
**Attachments:** Green Business Checklists Amendments.pdf; Transmittal to Clerk of the Board 042815 Approved Alternate Products.docx

Supervisors:

Pursuant to Charter Section 4.104 requirement that Rules and Regulations are to be filed with the Clerk of the Board of Supervisors. Enclosed you will find the Department of Environment's Regulations adopted on April 8, 2015. For the Green Business Checklists Amendments for Hotels/Motels, Offices/Retail, and Restaurants, and Green Business Checklists for Dentist, Janitorial Cleaning, and Catering. I will place in the communications page. Thank you.

Rachel Gosiengfiao  
Executive Assistant  
Board of Supervisors  
1 Dr. Carlton B. Goodlett Place, City Hall, Room 244  
San Francisco, CA 94102-4689  
Phone: (415) 554-7703 | Fax: (415) 554-5163  
[rachel.gosiengfiao@sfgov.org](mailto:rachel.gosiengfiao@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)

**Please complete a Board of Supervisors Customer Service Satisfaction form by clicking [here](#).**

**The [Legislative Research Center](#) provides 24-hour access to Board of Supervisors legislation, and archived matters since August 1998.**

*Disclosures: Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors' website or in other public documents that members of the public may inspect or copy.*

**From:** Fish, Monica (ENV)  
**Sent:** Tuesday, April 28, 2015 4:10 PM  
**To:** Calvillo, Angela (BOS)  
**Cc:** Koplowicz, Sarah (ENV); Rodriguez, Guillermo (ENV)  
**Subject:** Info: Transmittal of Regulation for Green Business Checklists Amendments

Dear Angela,

Pursuant to Charter Section 4.104 requirement that Rules and Regulations are to be filed with the Clerk of the Board of Supervisors, enclosed is the Department of the Environment's Regulation Nos. SFE-14-01-GB, SFE-14-02-GB, SFE-14-03-GB, SFE-14-04-GB to Adopt Amended Green Business Checklists for Hotels/Motels, Offices/Retail, and Restaurants, and Adopt Green Business Checklists for Dentists, Janitorial Cleaning, and Catering. (Ord. No. # 21-06) (San Francisco Environment Code, Chapter 15).

Best regards,

**Monica Fish, Commission Secretary**  
San Francisco Department of the Environment  
1455 Market Street, Suite 1200, San Francisco, CA 94103  
[Monica.Fish@sfgov.org](mailto:Monica.Fish@sfgov.org) T: (415) 355-3709

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**SF Environment**



**SF Environment**

**Our home. Our city. Our planet.**



EDWIN M. LEE  
Mayor

DEBORAH O. RAPHAEL  
Director

April 28, 2015

**EMAIL TRANSMITTAL**

Angela Calvillo, Clerk of the Board  
Board of Supervisors  
One Dr. Carlton B. Goodlett Place  
City Hall, Room 244  
San Francisco, CA 94102

SUBJECT: Charter Section 4.104 Rules and Regulations to be filed with the Clerk of the Board of Supervisors

Pursuant to Charter Section 4.104 requirement that Rules and Regulations are to be filed with the Clerk of the Board of Supervisors, enclosed is the Department of the Environment's Regulation Nos. SFE-14-01-GB, SFE-14-02-GB, SFE-14-03-GB, SFE-14-04-GB to Adopt Amended Green Business Checklists for Hotels/Motels, Offices/Retail, and Restaurants, and Adopt Green Business Checklists for Dentists, Janitorial Cleaning, and Catering. (Ord. No. # 21-06) (San Francisco Environment Code, Chapter 15).

If you have any questions, please contact Sarah Koplowicz, Green Business Associate, Telephone (415) 355-3770 or by email at [Sarah.Koplowicz@sfgov.org](mailto:Sarah.Koplowicz@sfgov.org).

Best Regards,

*Monica Fish*

Monica Fish, Commission Secretary  
Commission on the Environment

Attachments: Regulation No. SFE 13-02-07PPO

Cc: Sarah Koplowicz, Green Business Associate  
Guillermo Rodriguez, Policy and Communications Director



**San Francisco Department of the Environment Regulations**  
**#SFE-14-01-GB, #SFE-14-02-GB, #SFE-14-03-GB, #SFE-14-04-GB**  
Regulation to Adopt Amended Green Business Checklists for Hotels/Motels, Offices/Retail, and  
Restaurants, and Adopt Green Business Checklists for  
Dentists, Janitorial Cleaning, and Catering.  
(Ord. No. # 21-06)  
(San Francisco Environment Code, Chapter 15)  
**Effective Date: 12/17/2014**

**A. Authorization**

The Ordinance authorizing a Citywide Green Business Program (“Ordinance”) was signed by Mayor Newsom on February 3, 2006 and has been effective since March 3, 2006. The Department of the Environment shall adopt and may amend guidelines, rules, regulations and forms to implement a Green Business recognition program for various business sectors as outlined in San Francisco Environment Code Chapter 15, Section 1502 Regulations. The Director of the Department of the Environment (SFE) promulgates these regulations pursuant to this authority to adopt forms, regulations and guidelines as authorized in Environment Code Chapter 15.

**B. Background**

The San Francisco Green Business Program (SFGBP) is a member of the Bay Area Green Business Program and California Green Business Network. The SFGBP is a partnership with the San Francisco Department of Environment, San Francisco Public Utilities Commission, and the San Francisco Department of Public Health. The SFGBP helps businesses operate in a more environmentally responsible way and recognizes them for their effort. In order to become designated as a Green Business, businesses must go beyond environmental compliance to implement stringent environmental practices listed on a sector specific green business checklist.

The SFGBP has developed green business checklists for hotel, office/retail, restaurant, dental practices, garment cleaning, janitorial, catering, and commercial printer business sectors. The checklists are developed through in depth research, discussions with business sector professionals and trade associations, public participation workshops and pilot programs before being adopted as a SFGBP checklist.

All San Francisco checklists must be adopted through a public hearing process where industry representatives and members of the public are invited to comment.

**C. Partner Confirmation**

The Department of Public Health has confirmed that the attached regulations are consistent with local, state and federal environmental health regulations and San Francisco Public Utilities Commission has reviewed the water conservation and wastewater portions of the regulations.

**D. Public Hearing and Adoption Process.**

On December 17, 2014, a public hearing was held on the proposed attached regulations (#SFE-14-01-GB, #SFE-14-02-GB, #SFE-14-03-GB, #SFE-14-04-GB).

**E. Findings.**

The adoption of these regulations is in compliance with the directives of the Ordinance.

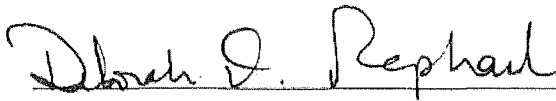
**F. Scope.**

The purpose of this regulation is to establish specific Green Business recognition criteria for hotel/motel, office/retail, restaurant, dentist, janitorial cleaning, and catering businesses.

**G. Requirements.**

See Attached San Francisco Green Business Program checklists.

The Director of the Department of the Environment hereby adopts these regulations as of the date specified below.



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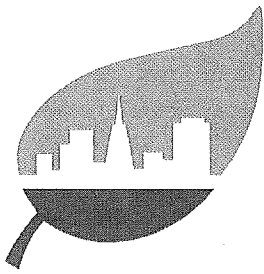
Deborah Raphael  
Director Department of the Environment

4/8/15

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Approved Date

**Regulation adopting revised Green Business  
Checklist for Hotel/Motel, Offices/Retail,  
and Restaurants  
(San Francisco Environment Code, Chapter 15)  
Regulation #SFE-11-01-GB Amendments**



# SAN FRANCISCO GREEN BUSINESS

Click on links for helpful tips.

**A** General

**B** Waste

**C** Energy

**D** Water

**E** Pollution

**F** Wastewater

REQUIRED ITEMS

Bold items indicate a required measure in San Francisco and must be completed, if applicable.


Web site  
[sfgreenbusiness.org/toolkit](http://sfgreenbusiness.org/toolkit)

## Green Notes

Offer individual employee awards such as "zero waste hero of the month." Reward the winners with prizes such as gift certificates to local green businesses.

# SAN FRANCISCO GREEN BUSINESS PROGRAM STANDARDS

## HOTEL

- Instructions**
- 1 In order to qualify as a San Francisco Green Business, you must be in compliance with environmental regulations and implement the minimum requirements of this checklist.
  - 2 This checklist is for your review only. When you are ready to apply, please register at [greenbusinessca.org](http://greenbusinessca.org). Fill out the checklist as best you can and then email or phone your San Francisco coordinator directly.
  - 3 In cases where the measures on this checklist are not entirely applicable, we may ask your business to implement additional practices customized for your business.
  - 4  This hand icon indicates that you will need to provide additional information so we can compute the environmental savings of your business (GHG reduced, gallons of water saved, kWh saved, etc.) Items appear in green.

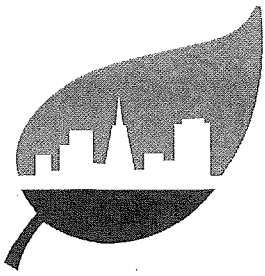
**REQUIRED ITEMS** Bold items indicate a required measure in SF and must be completed, if applicable.

## General

General

total measures needed: 7

- 1-01 **If you have a restaurant/bar onsite (or adjacent) to the hotel property that offers food service for the hotel guests, work with the management to implement green business practices in the common spaces. In cases where the hotel co-owns the outlet, encourage management to pursue Green Business recognition for the restaurant/bar as well.**
- 1-02 **Provide 3 on-going incentives or training opportunities to encourage management and employee participation in the Green Business Program. For example, incorporate Green Business into performance appraisals, job descriptions, training programs, employee orientations, staff meeting discussions, employee reference material, company newsletter or bulletins and company suggestion and reward programs.**
- 1-03 **Inform your customers about your business environmental efforts and what you are doing to meet the green business standards. For example: Post the Green Business logo, certification and pledge in a visible location; Post reminders listing steps you are taking to be a Green Business; Offer tours that highlight your Green Business successes; Offer customers green service or amenities options; Highlight your Green Business efforts and/or certification on your website, and link it to the GBP home page.**
- 1-04 **If you have a gift shop or other outlets, work with the management to implement green business practices in the common spaces. In cases where the hotel co-owns the business(es), encourage management to pursue Green Business recognition.**
- 1-05 **Adopt a written environmental policy statement stating your businesses commitment to operate as a green business, which must include a detailed green purchasing policy.**
- 1-06 **Train new employees on green business procedures and practices implemented by your business through your company's employee handbook.**
- 1-07 **Post signage encouraging resource conservation (e.g. reminders to turn off lights, turn off faucets, recycling and composting, etc.)**



## SAN FRANCISCO GREEN BUSINESS

Click on links for helpful tips.

**A** [General](#)

**B** [Waste](#)

**C** [Energy](#)

**D** [Water](#)

**E** [Pollution](#)

**F** [Wastewater](#)

### REQUIRED ITEMS

Bold items indicate a required measure in San Francisco and must be completed, if applicable.

Web site  
[sfgreenbusiness.org/toolkit](http://sfgreenbusiness.org/toolkit)

### Green Notes

For information on setting up successful waste diversion programs and to learn about the cost savings achieved through waste diversion, visit [ecologysf.com](http://ecologysf.com). You can also call SF Environment's Zero Waste program at (415) 355-3745 for free technical assistance perfecting your recycling or composting program.

## Waste

### Environmentally Preferable Purchasing

total measures needed: 4

- 1-01 Purchase janitorial paper products with the highest post consumer waste (PCW) recycled content. Toilet paper and tissues must contain a minimum of 20% PCW recycled content and paper towels must contain a minimum of 40% PCW recycled content.
- 1-02 Print marketing materials on paper containing a minimum of 50% post consumer waste recycled content, recommended 100%.
- 1-03 Purchase copy, computer and fax paper with minimum 50% post consumer waste (recommended 100%).
  - ☛ How many reams of paper do you buy annually?
  - ☛ What is the recycled content of the paper? (Options: 30%, 100% and 50%, enter two digits)
- 1-04 Use letterhead, envelopes and business cards containing a minimum of 50% post consumer waste recycled content, recommended 100%.

### Source Reduction

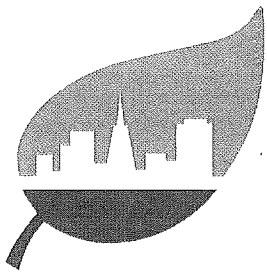
total measures needed: 8

- 2-01 Eliminate individual bottles of water for employees, common guest areas, continental breakfast, etc.
- 2-02 In the employee cafeteria, kitchen or break room, replace disposables with permanent dishware and use bulk items (snacks, condiments, salt/pepper, etc.).
- 2-03 Make two sided printing and copying standard practice in your business (set printers and copiers to default to duplex printing). Make single-sided the exception instead of the rule.
- 2-04 Eliminate the use of plastic bags (Paper bags, preferably made with minimum 40% post consumer waste, or BPI certified compostable bags are acceptable).
- 2-05 Keep a stack of previously used paper near printers to use for drafts or internal memos, or designate a draft tray on printers with multiple trays.
- 3-01 For breakfast, wine reception, or other food service, use bulk packaged items rather than individually wrapped pastries, crackers, etc.
- 3-02 Reduce number of trash/compost/recycle bin liners by reusing bags or having unlined bins. If lining compost bins, use BPI certified bags.
- 3-03 For catered events (lunches, meetings, etc.) institute a zero waste policy. If disposable dishware is necessary use recyclable/compostable options and have composting/recycling collection easily accessible.
- 3-04 Use bulk-dispensed shampoo and other amenities in guest room.
- 3-05 Donate, sell, or exchange unwanted but usable items (furniture, supplies, electronics, office supplies, etc.). Document donations and sales of materials. Use the RecycleWhere tool at [SFEnvironment.org](http://SFEnvironment.org) for help.

### Waste Diversion

total measures needed: 3

- 4-01 Have staff separate materials from guest rooms to aid in waste diversion.
- 4-02 Designate a recycling coordinator(s) to take responsibility for monitoring/maintaining proper waste diversion and conducting ongoing education.
- 4-03 Divert all compostable and recyclable materials from landfill to demonstrate compliance with San Francisco's Mandatory Composting and Recycling Ordinance ([SFEnvironment.org/mandatory](http://SFEnvironment.org/mandatory)).
  - ☛ Do you pay your own garbage bill (yes or no)?  
If yes, please provide the level of service you receive (number of bins, capacity, pickup frequency).
  - ☛ How many employees does your business have at the certified location? (Leave blank if already entered for previous measure.)



# SAN FRANCISCO GREEN BUSINESS

Click on links for helpful tips.

**A** General

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**E** Pollution

**F** Wastewater

REQUIRED ITEMS

Bold items indicate a required measure in San Francisco and must be completed, if applicable.

Web site  
[sfgreenbusiness.org/toolkit](http://sfgreenbusiness.org/toolkit)

## Green Notes

SF Environment in a partnership with PG&E, provides free energy audits, reports, technical assistance, and rebates, for all commercial and multifamily customers in San Francisco. Contact SF Environment's SF Energy Watch program and we will refer you to PG&E's Express Efficiency program for efficiency rebates not covered in our programs.  
SF Energy Watch:  
[SFEnergyWatch.org](http://SFEnergyWatch.org)

## Energy

### Energy Conservation

Total measures required: 11

**1-01 Use energy efficient cooking equipment.**

- How many Energy Star electric steam cookers do you use?
- How many high efficiency electric combination ovens do you use?
- How many Energy Star electric fryers do you use?
- How many insulated hot food holding cabinets do you employ?

**1-02 Set refrigerator temperature between 38°F and 41°F and freezer between 10° F and 20°F.**

**1-03 Set hot water heaters to standard 125-130° F.**

**1-04 Use ENERGY STAR office equipment and enable energy saving features.**

- How many ENERGY STAR rated copier/printer units does your business use?
- How many ENERGY STAR rated LCD monitors does your business use?

**1-05 If you are a large business or have a complex network, use power management software programs to automatically activate power management settings in computers and printers (see- [www.energystar.gov/index.cfm?c=power\\_mgt.pr\\_power\\_mgt\\_enterprises](http://www.energystar.gov/index.cfm?c=power_mgt.pr_power_mgt_enterprises)).**

- How many monitors have power management software installed to automatically turn off units when idle?

**1-06 Use sensors on vending machines and place machines in shaded areas.**

**1-07 Use ENERGY STAR qualified refrigerators (those over 10 years old should be replaced).**

- How many ENERGY STAR rated refrigerators does your business use?
- How many energy efficient minibars do you have?

**1-08 Install programmable thermostat(s) and properly set cooling to 74°F and heating to 68°F. Program the thermostats for unoccupied hours when the facility is closed with cooling set at 90°F and heating at 55°F.**

### Energy Management

Total measures required: 2

**2-01 Use an energy management system to control lighting, kitchen exhaust, refrigeration and HVAC.**

**2-02 If you pay your energy bill, track monthly energy use using a spreadsheet or online tool (check with your utility provider or try Energy Star's Portfolio Manager).**

### HVAC (Heating, Ventilation and Air Conditioning)

Total measures required: 3

**3-01 Install occupancy-based room unit controllers, where applicable and with paybacks of less than 6 months.**

**3-02 Insulate all exposed hot water piping in mechanical rooms.**

**3-03 Complete regularly scheduled maintenance on your HVAC (heating, ventilation and air conditioning) system at least twice a year which includes: Cleaning or replacing filters on heating and air-conditioning units; Performing maintenance at least twice a year; Cleaning air-conditioning condenser coils four times a year. Maintaining proper function of economizers on Air-Conditioning units.**

### Lighting

Total measures required: 3

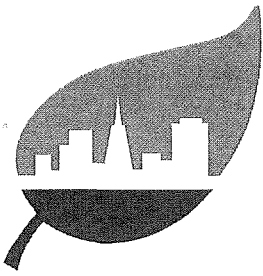
**4-01 Require housekeeping staff to turn off non-emergency lighting when finished cleaning rooms.**

**4-02 Replace all T-12 fluorescent lighting with energy-efficient T-8 or T-5 fixtures with electronic ballasts or other equivalent efficacy lighting.**

- How many T-12 lamps have you replaced with T-8s (in electronic ballasts)?

**4-03 Use energy efficient exit signs, such as LEDs.**

- How many LED exit signs does your business use?



## SAN FRANCISCO GREEN BUSINESS

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### REQUIRED ITEMS

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Web site  
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### Green Notes

San Francisco Public Utilities Commission offers rebates for high efficiency toilets and urinals. For information on where you can buy efficient fixtures and current rebates, contact the SFPUC: [SFWater.org](http://SFWater.org). To schedule a free water wise evaluation, contact SFPUC Water Conservation section at (415) 551-4730 or email [waterconservation@sfpuc.org](mailto:waterconservation@sfpuc.org) to make an appointment. Specify you are currently enrolled in the Green Business Program.

HOTEL, AUG 2013

4-04

Use lighting controls such as dual technology occupancy sensors, bypass/delay timers, photocells or time clocks.

- How many rooms are on occupancy sensors (usually in infrequently occupied areas such as restrooms, private offices, locker rooms, conference spaces)?
- How many rooms have photo cells (usually for exterior lighting or areas with significant natural light)?
- How many rooms have time clocks (for large banks of lights on circuit breaker that generally operate during off hours)?
- How many ice, vending, and snack machines have motion sensors and are placed in shaded areas?

4-05

Replace high wattage MR-16 halogen lamps with LEDs.

4-06

Replace non-dimming incandescent bulbs with LEDs.

## Water

### Landscaping

total measures needed: 6

1-01

Apply two to three inches of mulch in all non-turf planting areas.

1-02

Match sprinklers with same precipitation rates.

1-03

Repair all broken or defective sprinkler heads/nozzles, drip meters, water pipe, lines and valves.

1-04

Water during early morning, pre-dawn hours.

1-05

Install rain shut-off devices or moisture sensors that turn off the irrigation during rain.

1-06

Install check valves to eliminate low head drainage.

### Water Conservation

total measures needed: 9

2-01

Use 1.28 gpm or less pre-rinse spray valves to rinse dishes.

2-02

When purchasing new clothes washers choose energy and water efficient versions, such as those rated by CEE or ENERGY STAR.

2-03

Install low flow aerators with flow rates not to exceed 0.5 gpm on lavatory sinks.

- How many faucets do you have with low flow aerators installed?
- What is the flow rate of the aerator (it only qualifies as a low flow aerator if the flow rate is below the federal standard of 2.2 gpm)?
- How many employees does your business have at the certified location? (Leave blank if already entered for previous measure.)

2-04

Institute an optional towel and linen reuse policy for guests. Provide information in the guest rooms about this option.

2-05

Clean surfaces using dry sweeping methods and/or pressure wash surfaces with a  $\leq 1.6$  gpm high velocity spray nozzle. Use of a hose to spray down surfaces is prohibited.

2-06

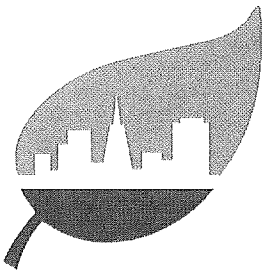
Install sink aerators that do not exceed 1.5 gpm flow in guest rooms.

- How many employees do you have?
- How many faucets do you have with low flow aerators installed?
- What is the flow rate of the aerator?

2-07

Retrofit toilets flushing at higher than 1.6 gallons with high efficiency toilets (1.28 gallons or less per flush). Your water utility may have a rebate program for high efficiency toilets.

- How many employees does your business employ?
- How many visitors utilize your facility per day (use averages)?
- How many customers utilize your facility per day (use averages)?



# SAN FRANCISCO GREEN BUSINESS

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REQUIRED ITEMS

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Web site  
[sfgreenbusiness.org/toolkit](http://sfgreenbusiness.org/toolkit)

## Green Notes

Safely dispose of all unwanted chemical products by using the City's VSQG program (contact 415-330-1425) or find a recycling/disposal facility by using RecycleWhere at: [SFEnvironment.org/recyclewhere](http://SFEnvironment.org/recyclewhere)

☛ What is the flush volume of your OLD toilet?

☛ What is the flush volume of your NEW toilet?

**2-08** **San Francisco Hotels: Install shower heads that meet federal EPA WaterSense criteria of 2.0 gpm or less, or meet the hotel's published minimum shower head flow rate policy, not to exceed the federal code of 2.5 gpm.**

**2-09** **Replace all urinals flushing at 1.0 gallons or greater with high efficiency urinals, flushing at less than 0.5 gallons, or waterless urinals. Your water utility may have a rebate program for high efficiency urinals.**

## Water Management

total measures needed: 2

**3-01** **Track monthly water use and monitor bills for leaks.**

**3-02** **Regularly check for and repair all leaks in your facility (toilet leaks can be detected in tank toilets with leak detecting tablets, which may be available from your local water provider, or use food coloring).**

## Pollution

### Clean Air

total measures needed: 4

**1-01** **Sign up for Emergency Ride Home ([SFERH.org](http://SFERH.org)) that provides a free or low-cost ride home in cases of emergencies for employees who use alternative transportation.**

**1-02** **Join the Air Districts Spare the Air program and notify employees and customers of Spare the Air days. ([EmployersSpareTheAir.org](http://EmployersSpareTheAir.org))**

**1-03** **Set-up a Commuter Benefits Program to enable employees to use pre-tax deduction under IRS code 132(f) for transit, vanpool or biking costs. ([CommuterBenefits.org](http://CommuterBenefits.org))**

☛ What is the total distance (in miles) that all your employees commute per day?

2-01 Reduce fuel usage through promotion of transit (post maps), biking (provide bike parking and maintenance stipends), and rideshare (use [511.org](http://511.org)).

2-02 Offset your company's CO2 emissions through purchase of renewable energy credits or installation of renewable energy sources.

### Environmentally Preferable Purchasing

total measures needed: 10

**3-01** **When sourcing with a commercial printer, request vegetable or other low-VOC inks.**

**3-02** **If you have a spa onsite, work with the spa management to stock at least 50% of personal care products that rank 6 or lower on EWG's ranking ([CosmeticsDatabase.com](http://CosmeticsDatabase.com)).**

**3-03** **Collect items that are prohibited from the garbage (batteries, CFL's, cell phones and other electronics, etc.) and institute a program for their safe disposal. OR Educate employees about disposal options for prohibited items.**

**3-04** **Replace standard fluorescent lights with low mercury fluorescent lights. Approved models can be found at [SFapproved.org](http://SFapproved.org).**

☛ How many low mercury T8 lamps do you use in your facility?

**3-05** **Use unbleached and/or chlorine-free paper products (copy paper, paper towels, napkins, coffee filters, etc.).**

☛ How many reams of PCF paper do you buy annually?

**3-06** **Use refilled or remanufactured laser and copier toner cartridges.**

☛ How many remanufactured toner cartridges do you purchase for use every year?

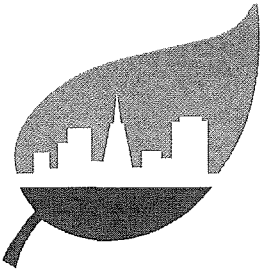
**3-07** **Purchase EPEAT certified ([EPEAT.net](http://EPEAT.net)) computers, laptops and monitors.**

☛ How many EPEAT CPUs does your business use?

☛ How many EPEAT CRTs does your business use?

☛ How many EPEAT LCDs does your business use?





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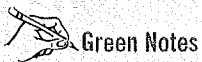
**E** Pollution

**F** Wastewater

## REQUIRED ITEMS

**Bold items indicate a required measure in San Francisco and must be completed, if applicable.**

Web site [sfgreenbusiness.org/toolkit](http://sfgreenbusiness.org/toolkit)



### Green Notes

Please visit the website of the Wastewater Enterprise at [slwater.org](http://slwater.org) to learn more about the City's Fats, Oils and Grease (FOG) Program.

**3-08** For at least 25% of guest room food and beverage options, use certified organic, fair trade, sustainably harvested and/or locally grown food products and beverages.

4-01 Do business with other green businesses ([GreenBusinessCA.org](http://GreenBusinessCA.org)).

4-02 Use an environmentally friendly garment cleaner. Visit [SFEEnvironment.org](http://SFEEnvironment.org) for a list of local CO2 dry cleaners and professional wet cleaners.

4-03 When remodeling, use natural or low emissions building materials, carpets, or furniture.

4-04 Purchase organically or locally grown foods and beverages for the office kitchen.

## Janitorial Cleaning

total measures needed: 4

**5-01** Safely dispose of unwanted or old chemicals (using the City's VSQG program or find a service through [SFEEnvironment.org](http://SFEEnvironment.org)'s RecycleWhere [SFEEnvironment.org/recyclewhere](http://SFEEnvironment.org/recyclewhere)).

**5-02** Replace all aerosols with pump dispensers.

**5-03** Use low toxic cleaning products such as those that are SF Approved ([SFapproved.org](http://SFapproved.org)), Green Seal certified ([GreenSeal.org](http://GreenSeal.org)), or receive at least an 8.1 rating on the GoodGuide ([GoodGuide.com](http://GoodGuide.com)), in non-aerosol containers.

What is the area (square footage) of your facility? Please include the sq ft of the space you occupy only.

**5-04** Become a fragrance free or chemical free facility by eliminating chemical and aerosolized air fresheners/deodorizers. To freshen air, open windows or adjust fan speed in restrooms and kitchens.

## Pest Management

total measures needed: 1

**6-01** Contract with a PCO certified to practice Integrated Pest Management or request your PCO to implement an IPM Program. Use SF Approved ([SFEEnvironment.org/toxics-health/safer-practices/pest-management](http://SFEEnvironment.org/toxics-health/safer-practices/pest-management)) pesticides only.

## Wastewater

### Storm Water Pollution Prevention

total measures needed: 7

**1-01** Do not wash cars, equipment, floor mats or other items where run-off water flows straight to the storm drain.

**1-02** Regularly check and maintain storm drain openings and basins. Keep litter, debris and soil away from storm drains.

**1-03** Keep a spill kit handy to catch/collect spills from hazardous materials, grease, or leaking company, employee, or guest vehicles. Make sure there is adequate absorbent material to contain the largest possible spill.

**1-04** Clean private catch basins annually (by October 15th), before the first rain and as needed thereafter.

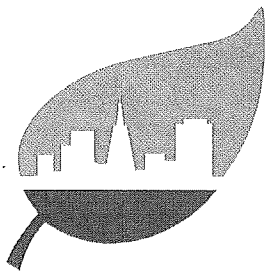
**1-05** Keep dumpsters covered and impermeable to rainwater. Keep them from overflowing and keep dumpster/parking areas clean.

2-01 Clean parking lots by sweeping or using equipment that collects dirty water (which must be disposed of to sanitary sewer).

2-02 Have an outdoor ashtray or cigarette butt can for smokers.

2-03 Mulch, use ground cover, or use a barrier to prevent exposed soil from washing landscaped areas into storm drain.

2-04 Label all storm water drains with "No dumping, Drains to Bay" message. Please contact the SFPUC Collection System Division (415) 695-7339 to receive a storm drain label and instructions.



# SAN FRANCISCO GREEN BUSINESS

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REQUIRED ITEMS

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Web site  
[sfgreenbusiness.org/toolkit](http://sfgreenbusiness.org/toolkit)

## Green Notes

Offer individual employee awards such as "zero waste hero of the month." Reward the winners with prizes such as gift certificates to local green businesses.

# SAN FRANCISCO GREEN BUSINESS PROGRAM STANDARDS OFFICE/RETAIL

- Instructions**
- In order to qualify as a San Francisco Green Business, you must be in compliance with environmental regulations and implement the minimum requirements of this checklist.
  - This checklist is for your review only. When you are ready to apply, please register at [greenbusinessca.org](http://greenbusinessca.org). Fill out the checklist as best you can and then email or phone your San Francisco coordinator directly.
  - In cases where the measures on this checklist are not entirely applicable, we may ask your business to implement additional practices customized for your business.
  - This hand icon indicates that you will need to provide additional information so we can compute the environmental savings of your business (GHG reduced, gallons of water saved, kWh saved, etc.) Items appear in green.

**REQUIRED ITEMS** Bold items indicate a required measure in SF and must be completed, if applicable.

## General

General

total measures needed: 5

- 1-01 Post signage encouraging resource conservation (e.g. reminders to turn off lights, turn off faucets, recycling and composting, etc.)
- 1-02 Train new employees on green business procedures and practices implemented by your business through your company's employee handbook.
- 1-03 Adopt a written environmental policy statement stating your business's commitment to operate as a green business, which must include a detailed green purchasing policy.
- 1-04 Inform your customers about your business environmental efforts and what you are doing to meet the green business standards. For example: Post the Green Business logo, certification and pledge in a visible location; Post reminders listing steps you are taking to be a Green Business; Offer tours that highlight your Green Business successes; Offer customers green service or amenities options; Highlight your Green Business efforts and/or certification on your website, and link it to the Green Business Program home page.
- 1-05 Provide 3 on-going incentives or training opportunities to encourage management and employee participation in the Green Business Program. For example, incorporate Green Business into performance appraisals, job descriptions, training programs, employee orientations, staff meeting discussions, employee reference material, company newsletter or bulletins and company suggestion and reward programs

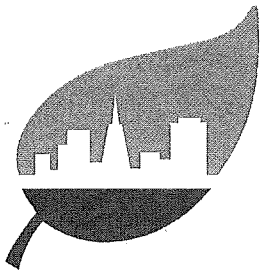
## Waste

Environmentally Preferable Purchasing

total measures needed: 6

- 1-01 Purchase janitorial paper products with the highest postconsumer waste (PCW) recycled content. Toilet paper and tissues must contain a minimum of 20% PCW recycled content and paper towels must contain a minimum of 40% PCW recycled content.
- 1-02 Print marketing materials on paper containing a minimum of 50% post consumer waste recycled content, recommended 100%.
- 1-03 Use letterhead, envelopes and business cards containing a minimum of 50% post consumer waste recycled content, recommended 100%.
- 1-04 Purchase large format or plotter paper with a minimum 30% recycled content, or higher recycled content if available.

List of measures is continued on the following page...



## SAN FRANCISCO GREEN BUSINESS

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### REQUIRED ITEMS

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Web site  
[sfgreenbusiness.org/toolkit](http://sfgreenbusiness.org/toolkit)

### Green Notes

For information on setting up successful waste diversion programs and to learn about the cost savings achieved through waste diversion, visit [recologysf.com](http://recologysf.com). You can also call SF Environment's Zero Waste program at (415) 355-3745 for free technical assistance perfecting your recycling or composting program.

## Waste, continued

### Environmentally Preferable Purchasing, continued

total measures needed: 6

- 1-05** Use a corrugated or recyclable board in place of foam core boards.
- 1-06** Purchase copy, computer and fax paper with minimum 50% post consumer waste (recommended 100%).
  - ☛ How many reams of paper do you buy annually?
  - ☛ What is the recycled content of the paper? (Options: 30%, 100% and 50%, enter two digits)

### Source Reduction

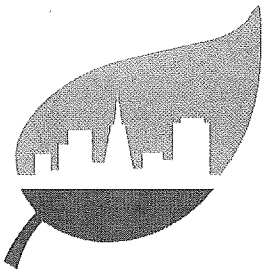
total measures needed: 9

- 2-01** Eliminate individual bottles of water for employees and guests.
- 2-02** In the employee cafeteria, kitchen or break room, replace disposables with permanent dishware and use bulk items (snacks, condiments, salt/pepper, etc.).
- 2-03** Eliminate the use of plastic bags. Use paper bags containing a minimum of 40% post consumer waste recycled content or BPI certified compostable bags.
- 2-04** Make two sided printing and copying standard practice in your business (set printers and copiers to default to duplex printing). Make single-sided the exception instead of the rule.
- 2-05** Keep a stack of previously used paper near printers to use for drafts or internal memos, or designate a draft tray on printers with multiple trays.
- 3-01 Reuse paper or plastic packaging materials in your own shipments.
- 3-02 Retailers - offer an incentive to customers who bring their own shopping bags, coffee mugs, etc. and/or use a disincentive such as charging a fee for disposable containers and bag.
- 3-03 Reduce junk mail. See [StopJunkMail.org](http://StopJunkMail.org) for tips.
- 3-04 Reduce number of trash/compost/recycle bin liners by reusing bags or having unlined bins. If lining compost bins, use BPI certified bags.
- 3-05 For catered events (lunches, meetings, etc.) institute a zero waste policy. If disposable dishware is necessary use recyclable/compostable options and have composting/recycling collection easily accessible.
- 3-06 Donate, sell, or exchange unwanted but usable items (furniture, supplies, electronics, office supplies, etc.). Document donations and sales of materials. Use the RecycleWhere tool at [SFEnvironment.org](http://SFEnvironment.org) for help.
- 3-07 Retailers- offer durable, reusable bags at checkout.

### Waste Diversion

total measures needed: 2

- 4-01** Divert all compostable and recyclable materials from landfill to demonstrate compliance with San Francisco's Mandatory Composting and Recycling Ordinance ([SFEnvironment.org/mandatory](http://SFEnvironment.org/mandatory)).
  - ☛ Do you pay your own garbage bill (yes or no)?
    - If yes, please provide the level of service you receive (number of bins, capacity, pickup frequency).
  - ☛ How many employees does your business have at the certified location? (Leave blank if already entered for previous measure.)
- 4-02** Designate a recycling coordinator(s) to take responsibility for monitoring/maintaining proper waste diversion and conducting ongoing education.



# SAN FRANCISCO GREEN BUSINESS

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## REQUIRED ITEMS

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SF Energy Watch:  
[SFEnergyWatch.org](http://SFEnergyWatch.org)

## Energy

Energy Conservation

Total measures needed: 6

- 1-01** Use small fans OR space heater during off hours instead of conditioning entire office.
- 1-02** Use ENERGY STAR® office equipment and enable energy saving features.
  - ☛ How many ENERGY STAR rated LCD monitors does your business use?
  - ☛ How many ENERGY STAR rated copier/printer units does your business use?
- 1-03** If you are a large business or have a complex network, use power management software programs to automatically activate power management settings in computers and printers (see- [http://www.energystar.gov/index.cfm?c=power\\_mgt.pr\\_power\\_mgt\\_enterprises](http://www.energystar.gov/index.cfm?c=power_mgt.pr_power_mgt_enterprises)).
  - ☛ How many monitors have power management software installed to automatically turn off units when idle?
- 1-04** Use ENERGY STAR qualified refrigerators (those over 10 years old should be replaced).
  - ☛ How many energy efficient minibars do you have?
  - ☛ How many ENERGY STAR rated refrigerators does your business use?
- 1-05** Set refrigerator temperature between 38°F and 41°F and freezer between 10° F and 20°F.
- 1-06** Install programmable thermostat(s) and properly set cooling to 74°F and heating to 68°F. Program the thermostats for unoccupied hours when the facility is closed with cooling set at 90°F and heating at 55°F.

Energy Management

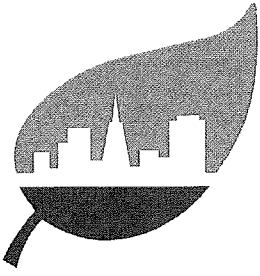
Total measures needed: 1

- 2-01** If you pay your energy bill, track monthly energy use using a spreadsheet or online tool (check with your utility provider or try Energy Star's Portfolio Manager).

Lighting

Total measures needed: 6

- 3-01** Replace non-dimming incandescent bulbs with LEDs.
- 3-02** Replace high wattage MR-16 halogen lamps with LEDs.
- 3-03** Replace all T-12 fluorescent lighting with energy-efficient T-8 or T-5 fixtures with electronic ballasts or other equivalent efficacy lighting.
  - ☛ How many T-12 lamps have you replaced with T-8s (in electronic ballasts)?
- 3-04** Use energy efficient exit signs, such as LEDs.
  - ☛ How many LED exit signs does your business use?
- 3-05** Use lighting controls such as dual technology occupancy sensors, bypass/delay timers, photocells or time clocks.
  - ☛ How many ice, vending, and snack machines have motion sensors and are placed in shaded areas?
  - ☛ How many rooms have time clocks (for large banks of lights on circuit breaker that generally operate during off hours)?
  - ☛ How many rooms have photo cells (usually for exterior lighting or areas with significant natural light)?
  - ☛ How many rooms are on occupancy sensors (usually in infrequently occupied areas such as restrooms, private offices, locker rooms, conference spaces)?



# SAN FRANCISCO GREEN BUSINESS

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### REQUIRED ITEMS

**Bold items indicate a required measure in San Francisco and must be completed, if applicable.**

Web site [sfgreenbusiness.org/toolkit](http://sfgreenbusiness.org/toolkit)

### Green Notes

San Francisco Public Utilities Commission offers rebates for high efficiency toilets and urinals. For information on where you can buy efficient fixtures and current rebates, contact the SFPUC: [SFWater.org](http://SFWater.org). To schedule a free water wise evaluation, contact SFPUC Water Conservation section at (415) 551-4730 or email [waterconservation@sfgwater.org](mailto:waterconservation@sfgwater.org) to make an appointment. Specify you are currently enrolled in the Green Business Program.

## Water

### Landscaping

total measures needed: 6

- 1-01 Install check valves to eliminate low head drainage.
- 1-02 Install rain shut-off devices or moisture sensors that turn off the irrigation during rain.
- 1-03 Water during early morning, pre-dawn hours.
- 1-04 Match sprinklers with same precipitation rates.
- 1-05 Apply two to three inches of mulch in all non-turf planting areas.
- 1-06 Repair all broken or defective sprinkler heads/nozzles, drip meters, water pipe, lines and valves.

### Water Conservation

total measures needed: 4

- 2-01 Replace all urinals flushing at greater than 1.0 gallons with high efficiency urinals, flushing at less than 0.5 gallons, or waterless urinals. Your water utility may have a rebate program for high efficiency urinals.
- 2-02 Retrofit toilets flushing at higher than 1.6 gallons with high efficiency toilets (1.28 gallons or less per flush). Your water utility may have a rebate program for high efficiency toilets.
  - ☛ How many employees does your business employ?
  - ☛ How many visitors utilize your facility per day (use averages)?
  - ☛ How many customers utilize your facility per day (use averages)?
  - ☛ What is the flush volume of your OLD toilet?
  - ☛ What is the flush volume of your NEW toilet?
- 2-03 Install aerators on kitchen sinks (except fill sinks) and shower heads that do not exceed flow rates of 1.5 gpm.
- 2-04 Install low flow aerators with flow rates not to exceed 0.5 gpm on lavatory sinks..
  - ☛ How many employees does your business have at the certified location? (Leave blank if already entered for previous measure.)
  - ☛ What is the flow rate of the aerator (it only qualifies as a low flow aerator if the flow rate is below the federal standard of 2.2 gpm)?
  - ☛ How many faucets do you have with low flow aerators installed)?

### Water Management

total measures needed: 2

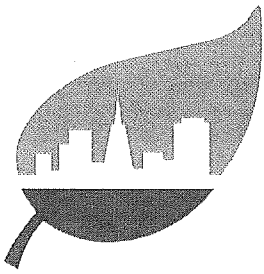
- 3-01 Regularly check for and repair all leaks in your facility (toilet leaks can be detected in tank toilets with leak detecting tablets, which may be available from your local water provider, or use food coloring).
- 3-02 Track monthly water use and monitor bills for leaks.

## Pollution

### Clean Air

total measures needed: 4

- 1-01 Sign up for Emergency Ride Home ([SFERH.org](http://SFERH.org)) that provides a free or low-cost ride home in cases of emergencies for employees who use alternative transportation.
- 1-02 Join the Air Districts Spare the Air program and notify employees and customers of Spare the Air days. ([EmployersSpareTheAir.org](http://EmployersSpareTheAir.org))
- 1-03 Set-up a Commuter Benefits Program to enable employees to use pre-tax deduction under IRS code 132(f) for transit, vanpool or biking costs ([CommuterBenefits.org](http://CommuterBenefits.org)).
  - ☛ What is the total distance (in miles) that all your employees commute per day?



# SAN FRANCISCO GREEN BUSINESS

Click on links for helpful tips.

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### REQUIRED ITEMS

Bold items indicate a required measure in San Francisco and must be completed, if applicable.

Web site [sfgreenbusiness.org/toolkit](http://sfgreenbusiness.org/toolkit)

### Green Notes

Safely dispose of all unwanted chemical products by using the City's VSQG program (contact 415-330-1425) or find a recycling/disposal facility by using RecycleWhere at: [SFEnvironment.org/recyclewhere](http://SFEnvironment.org/recyclewhere)

- 2-01 Offset your company's CO2 emissions through purchase of renewable energy credits or installation of renewable energy sources.
- 2-02 Reduce fuel usage through promotion of transit (post maps), biking (provide bike parking and maintenance stipends), and rideshare (use 511.org).






### Company Owned Vehicles

total measures needed: 3

- 3-01** During your 3-year recognition period, reduce your transportation GHG emissions by 5%.
- 3-02** Complete and submit the Fuel Tracker and Carbon Calculator for your commercial fleet.
- 3-03** Develop and maintain (through the term of GB recognition) an inventory of your fleet that includes make, model, model year, fuel type, annual vehicle miles traveled (VMT) and gallons of fuel used per year.


### Environmentally Preferable Purchasing

total measures needed: 7

- 4-01** Collect items that are prohibited from the garbage (batteries, CFLs, cell phones and other electronics, etc.) and institute a program for their safe disposal. **OR** Educate employees about disposal options for prohibited items.
- 4-02** When sourcing with a commercial printer, request vegetable or other low-VOC inks.
- 4-03** Purchase EPEAT certified ([www.EPEAT.net](http://www.EPEAT.net)) computers, laptops and monitors.
  -  How many EPEAT CPUs does your business use?
  -  How many EPEAT CRTs does your business use?
  -  How many EPEAT LCDs does your business use?
- 4-04** Use refilled or remanufactured laser and copier toner cartridges.
  -  How many remanufactured toner cartridges do you purchase for use every year?
- 4-05** Use unbleached and/or chlorine-free paper products (copy paper, paper towels, napkins, coffee filters, etc.).
  -  How many reams of PCF paper do you buy annually?
- 4-06** Retailers - Offer environmentally preferable products.
- 5-01 Purchase organically or locally grown foods and beverages for the office kitchen.
- 5-02 Do business with other green businesses ([greenbusinessca.org](http://greenbusinessca.org)).

### Janitorial Cleaning

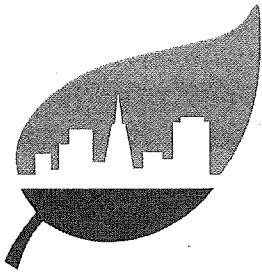
total measures needed: 2

- 6-01** Safely dispose of unwanted or old chemicals (using the City's VSQG program or find a service through SFEnvironment.org's RecycleWhere [SFEnvironment.org/recyclewhere](http://SFEnvironment.org/recyclewhere))
- 6-02** Use low toxic cleaning products such as those that are SF Approved ([SFApproved.org](http://SFApproved.org)), Green Seal certified ([greenseal.org](http://greenseal.org)), or receive at least an 8.1 rating on the GoodGuide ([goodguide.com](http://goodguide.com)), in non-aerosol containers.
  -  What is the area (square footage) of your facility? Please include the sq ft of the space you occupy only.

### Pest Management

total measures needed: 1

- 7-01** Contract with a PCO certified to practice Integrated Pest Management or request your PCO to implement an IPM Program. Use SF Approved ([SFEnvironment.org/toxics-health/safer-practices/pest-management](http://SFEnvironment.org/toxics-health/safer-practices/pest-management)) pesticides only.



# SAN FRANCISCO GREEN BUSINESS

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**REQUIRED ITEMS**

Bold items indicate a required measure in San Francisco and must be completed, if applicable.


Web site [sfgreenbusiness.org/toolkit](http://sfgreenbusiness.org/toolkit)

## Green Notes

Offer individual employee awards such as "zero waste hero of the month." Reward the winners with prizes such as gift certificates to local green businesses.

# SAN FRANCISCO GREEN BUSINESS PROGRAM STANDARDS

## RESTAURANT

- Instructions**
- 1 In order to qualify as a San Francisco Green Business, you must be in compliance with environmental regulations and implement the minimum requirements of this checklist.
  - 2 This checklist is for your review only. When you are ready to apply, please register at [greenbusinessca.org](http://greenbusinessca.org). Fill out the checklist as best you can and then email or phone your San Francisco coordinator directly.
  - 3 In cases where the measures on this checklist are not entirely applicable, we may ask your business to implement additional practices customized for your business.
  - 4  This hand icon indicates that you will need to provide additional information so we can compute the environmental savings of your business (GHG reduced, gallons of water saved, kWh saved, etc.) Items appear in green.

### REQUIRED ITEMS

Bold items indicate a required measure in SF and must be completed, if applicable.

## General

### General



total measures needed: 3

- 1-01** Post signage encouraging resource conservation (e.g. reminders to turn off lights, turn off faucets, recycling and composting, etc.)
- 1-02** Adopt a written environmental policy statement stating your business's commitment to operate as a green business, which must include a detailed green purchasing policy.
- 1-03** Inform your customers about your business environmental efforts and what you are doing to meet the green business standards. For example: Post the Green Business logo, certification and pledge in a visible location; Post reminders listing steps you are taking to be a Green Business; Offer tours that highlight your Green Business successes; Offer customers green service or amenities options; Highlight your Green Business efforts and/or certification on your website, and link it to the GBP home page.

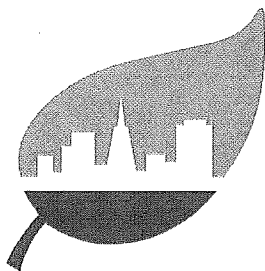
## Waste

### Environmentally Preferable Purchasing

total measures needed: 4

- 1-01** Purchase janitorial paper products with the highest post consumer waste (PCW) recycled content. Toilet paper and tissues must contain a minimum of 20% PCW recycled content and paper towels must contain a minimum of 40% PCW recycled content.
- 1-02** Purchase napkins containing a minimum of 50% post consumer waste recycled content.
- 1-03** Purchase menu paper containing a minimum 50% post consumer waste recycled content. If using color or specialty papers, purchase a minimum of 30% post consumer waste recycled content.
- 1-04** Purchase copy, computer and fax paper with minimum 50% post consumer waste (recommended 100%).
  -  How many reams of paper do you buy annually?
  -  What is the recycled content of the paper? (Options: 30%, 100% and 50%, enter two digits)





# SAN FRANCISCO GREEN BUSINESS

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REQUIRED ITEMS

Bold items indicate a required measure in San Francisco and must be completed, if applicable.

Web site [sfgreenbusiness.org/toolkit](http://sfgreenbusiness.org/toolkit)

## Green Notes

For information on setting up successful waste diversion programs and to learn about the cost savings achieved through waste diversion, visit [recologysf.com](http://recologysf.com). You can also call SF Environment's Zero Waste program at (415) 355-3745 for free technical assistance perfecting your recycling or composting program.

## Waste

Source Reduction

total measures needed: 9

- 2-01 For catered events (lunches, meetings, etc.) institute a zero waste policy. If disposable dishware is necessary use recyclable/compostable options and have composting/recycling collection easily accessible.
- 2-02 Eliminate the use of plastic bags. Use paper bags containing a minimum of 40% post consumer waste recycled content or BPI certified compostable bags.
- 2-03 Use only compostable or recyclable take out food service ware and ensure compliance with the City's Food Service Waste Reduction ordinance [http://sfenvironment.org/sites/default/files/fliers/files/sfc\\_zw\\_vendors\\_bags\\_fsw\\_0.pdf](http://sfenvironment.org/sites/default/files/fliers/files/sfc_zw_vendors_bags_fsw_0.pdf).
- 2-04 Post menus and daily specials in a single location (chalk board, white board, etc.) or have servers communicate them verbally rather than have printed specials.
- 2-05 Offer an incentive to customers who bring their own coffee mugs or bag and communicate incentive to customers.
- 2-06 For full service operations, use cloth instead of paper where possible (e.g. napkins, placemats, liners, etc.).
- 2-07 Eliminate disposable dishes and utensils for customers and employees dining in.
- 2-08 Donate excess edible food (ex. SF Food Bank or [www.foodrunners.org](http://www.foodrunners.org)).
- 2-09 Eliminate individually wrapped items. Use bulk straws, condiments, to-go cutlery, salt, pepper, sugar, etc.

Waste Diversion

total measures needed: 1

- 3-01 Divert all compostable and recyclable materials from landfill and demonstrate a diversion rate of at least 75%.
  - ☛ Do you pay your own garbage bill (yes or no)?  
If yes, please provide the level of service you receive (number of bins, capacity, pickup frequency).
  - ☛ How many employees does your business have at the certified location? (Leave blank if already entered for previous measure.)

## Energy

Energy Conservation

total measures needed: 3

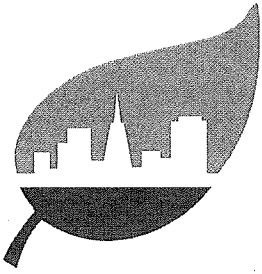
- 1-01 Use ENERGY STAR office equipment and enable energy saving features.
  - ☛ How many ENERGY STAR rated copier/printer units does your business use?
  - ☛ How many ENERGY STAR rated LCD monitors does your business use?
- 1-02 Use a 1.6 gpm (gallons per minute) or lower pre-rinse nozzle for dish scraping and pre-cleaning. (Saves both heating and water costs).
  - ☛ How many low-flow pre-rinse nozzles with electric water heating for dish-scraping does your kitchen use?
- 1-03 Use energy efficient cooking equipment.
  - ☛ How many Energy Star electric steam cookers do you use?
  - ☛ How many high efficiency electric combination ovens do you use?
  - ☛ How many Energy Star electric fryers do you use?
  - ☛ How many insulated hot food holding cabinets do you employ?

Energy Management

total measures needed: 1

- 2-01 If you pay your energy bill, track monthly energy use using a spreadsheet or online tool (check with your utility provider or try Energy Star's Portfolio Manager).





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### REQUIRED ITEMS

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Web site [sfgreenbusiness.org/toolkit](http://sfgreenbusiness.org/toolkit)

### Green Notes

SF Environment in a partnership with PG&E, provides free energy audits, reports, technical assistance, and rebates, for all commercial and multifamily customers in San Francisco. Contact SF Environment's SF Energy Watch program and we will refer you to PG&E's Express Efficiency program for efficiency rebates not covered in our programs. SF Energy Watch: [SFEnergyWatch.org](http://SFEnergyWatch.org)

## HVAC (Heating, Ventilation and Air Conditioning) (total measures included: 4)

- 3-01** Install programmable thermostat(s) and properly set cooling to 74°F and heating to 68°F. Program the thermostats for unoccupied hours when the facility is closed with cooling set at 90°F and heating at 55°F.
- 3-02 Add side panels to your ventilation hood.
- 3-03 Push appliances back against the wall under the ventilation hood.
- 3-04 **Complete regularly scheduled maintenance on your HVAC (heating, ventilation and air conditioning) system at least twice a year which includes: Cleaning or replacing filters on heating and air-conditioning units; Performing maintenance at least twice a year; Cleaning air-conditioning condenser coils four times a year. Maintaining proper function of economizers on Air-Conditioning units.**

## Lighting (total measures included: 5)

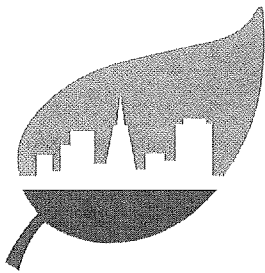
- 4-01 **Replace non-dimming incandescent bulbs with LEDs.**
- 4-02 **Replace high wattage MR-16 halogen lamps with LEDs.**
- 4-03 **Use lighting controls such as dual technology occupancy sensors, bypass/delay timers, photocells or time clocks.**
  - ☛ How many rooms are on occupancy sensors (usually in infrequently occupied areas such as restrooms, private offices, locker rooms, conference spaces)?
  - ☛ How many rooms have photo cells (usually for exterior lighting or areas with significant natural light)?
  - ☛ How many rooms have time clocks (for large banks of lights on circuit breaker that generally operate during off hours)?
  - ☛ How many ice, vending, and snack machines have motion sensors and are placed in shaded areas?
- 4-04 **Use energy efficient exit signs, such as LEDs.**
  - ☛ How many LED exit signs does your business use?
- 4-05 **Replace all T-12 fluorescent lighting with energy-efficient T-8 or T-5 fixtures with electronic ballasts or other equivalent efficacy lighting.**
  - ☛ How many T-12 lamps have you replaced with T-8s (in electronic ballasts)?

## Refrigeration (total measures included: 7)

- 5-01 **Use automatic door closers or open door buzzers on walk-in refrigerator/freezer doors.**
- 5-02 **Maintain refrigerator doors by replacing worn gaskets, aligning doors, enabling automatic door closers, and replacing worn or damaged strip curtains.**
- 5-03 **Install plastic strip curtains on walk-in refrigerator/freezer doors.**
- 5-04 **Clean evaporator and condenser coils and ensure proper air-flow. Straighten damaged fins and remove objects that block air to the coils. Perform and document coil maintenance at least four times a year.**
- 5-05 **Ensure refrigeration defrost time clocks are set properly including: length of defrost cycle (no more than 15 minutes), frequency (no more than four times daily), and time (no defrost during peak energy hours - noon to 6 pm.)**
- 5-06 **Insulate all refrigeration cold suction lines.**
- 5-07 **Set refrigerator temperature between 38°F and 41°F and freezer between 10° F and 20°F.**

## Water Heating (total measures included: 2)

- 6-01 **Insulate all accessible hot water pipes leading to and from the water heater.**
- 6-02 **Set the thermostat to deliver the minimum hot water temperature required by the health codes. Typically 140°F.**



# SAN FRANCISCO GREEN BUSINESS

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## Water

### Water Conservation

total measures needed: 7

- 1-01** Replace all urinals flushing at 1.0 gallons or greater with high efficiency urinals, flushing at less than 0.5 gallons, or waterless urinals. Your water utility may have a rebate program for high efficiency urinals.
- 1-02** Retrofit toilets flushing at higher than 1.6 gallons with high efficiency toilets (1.28 gallons or less per flush). Your water utility may have a rebate program for high efficiency toilets.
  - ☛ How many employees does your business employ?
  - ☛ How many visitors utilize your facility per day (use averages)?
  - ☛ How many customers utilize your facility per day (use averages)?
  - ☛ What is the flush volume of your OLD toilet?
  - ☛ What is the flush volume of your NEW toilet?
- 1-03** Clean surfaces using dry sweeping methods and/or pressure wash surfaces with a  $\leq 1.6$  gpm high velocity spray nozzle. Use of a hose to spray down surfaces is prohibited.
- 1-04** Use 1.6 gpm or less pre-rinse spray valves to rinse dishes.
- 1-05** Implement a water conservation policy for food servers. Serve water in bars and restaurants only upon request. Provide information at each table regarding the reasons for such measures.
- 1-06** Install low flow aerators with flow rates not to exceed 0.5 gpm on lavatory sinks.
  - ☛ How many faucets do you have with low flow aerators installed?
  - ☛ What is the flow rate of the aerator (it only qualifies as a low flow aerator if the flow rate is below the federal standard of 2.2 gpm)?
  - ☛ How many employees does your business have at the certified location? (Leave blank if already entered for previous measure.)
- 1-07** Install aerators on kitchen sinks (except fill sinks) and showerheads that do not exceed flow rates of 1.5 gpm.

### Water Management

total measures needed: 2

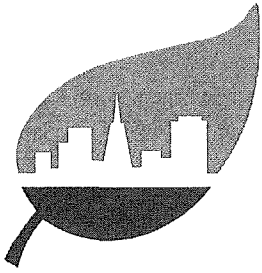
- 2-01** Regularly check for and repair all leaks in your facility (toilet leaks can be detected in tank toilets with leak detecting tablets, which may be available from your local water provider, or use food coloring).
- 2-02** Track monthly water use and monitor bills for leaks.

## Pollution

### Clean Air

total measures needed: 2

- 1-01** Sign up for Emergency Ride Home ([SFERH.org](http://SFERH.org)) that provides a free or low-cost ride home in cases of emergencies for employees who use alternative transportation.
- 1-02** Set-up a Commuter Benefits Program to enable employees to use pre-tax deduction under IRS code 132(f) for transit, vanpool or biking costs. ([CommuterBenefits.org](http://CommuterBenefits.org))
  - ☛ What is the total distance (in miles) that all your employees commute per day?



# SAN FRANCISCO GREEN BUSINESS

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### REQUIRED ITEMS

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Web site  
[sfgreenbusiness.org/toolkit](http://sfgreenbusiness.org/toolkit)

### Green Notes

Safely dispose of all unwanted chemical products by using the City's VSQG program (contact 415-330-1425) or find a recycling/disposal facility by using RecycleWhere at: [SFEnvironment.org/recyclewhere](http://SFEnvironment.org/recyclewhere)

Please visit the website of the Wastewater Enterprise at [sfwater.org](http://sfwater.org) to learn more about the City's Fats, Oils and Grease (FOG) Program.

### Environmentally Preferable Purchasing

total measures needed: 3

- 2-01 Offer sustainable options for at least 50% of all seafood and communicate to customers which fish are sustainable. Use Monterey Bay Aquarium's Seafood Watch Program as a guide ([www.montereybayaquarium.org/cr/seafoodwatch.aspx](http://www.montereybayaquarium.org/cr/seafoodwatch.aspx)).
- 2-02 For at least 25% of your food and beverages, use certified organic, fair trade, sustainably harvested and/or locally grown food products and beverages.
- 2-03 Use unbleached and/or chlorine-free paper products (copy paper, paper towels, napkins, coffee filters, etc.).
  - ☛ How many reams of PCF paper do you buy annually?

### Janitorial Cleaning

total measures needed: 3

- 3-01 Safely dispose of unwanted or old chemicals (using the City's VSQG program or find a service through SFEnvironment.org's RecycleWhere [SFEnvironment.org/recyclewhere](http://SFEnvironment.org/recyclewhere)).
- 3-02 Become a fragrance free or chemical free facility by eliminating chemical and aerosolized air fresheners/deodorizers. To freshen air, open windows or adjust fan speed in restrooms and kitchens.
  - Use low toxic cleaning products such as those that are SF Approved ([SFApproved.org](http://SFApproved.org)), Green Seal certified ([GreenSeal.org](http://GreenSeal.org)), or receive at least an 8.1 rating on the GoodGuide ([GoodGuide.com](http://GoodGuide.com)), in non-aerosol containers.
- 3-03 ☛ What is the area (square footage) of your facility? Please include the sq ft of the space you occupy only.

### Kitchen

total measures needed: 1

- 4-01 Give or sell restaurant's used cooking oil for use as alternative fuel, such as biodiesel.
  - ☛ How many gallons of oil do you recycle for production of biodiesel each month?

### Pest Management

total measures needed: 1

- 5-01 Contract with a PCO certified to practice Integrated Pest Management or request your PCO to implement an IPM Program. Use SF Approved ([SFEnvironment.org/toxics-health/safer-practices/pest-management](http://SFEnvironment.org/toxics-health/safer-practices/pest-management)) pesticides only.

## Wastewater

### Kitchen

total measures needed: 1

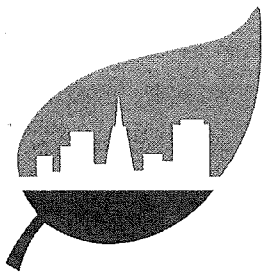
- 1-01 Ensure employees practice BMPs for management of FOGs (e.g. no pouring of grease down the drain, etc.). For BMPs see <http://www.sfwater.org/index.aspx?page=480>.

### Storm Water Pollution Prevention

total measures needed: 6

- 2-01 Keep dumpsters closed and impermeable to rainwater. Keep them from overflowing and keep dumpster/parking areas clean.
- 2-02 Do not wash cars, equipment, floor mats or other items where run-off water flows straight to the storm drain.
- 2-03 Label all storm water drains with "No dumping, Drains to Bay" message. Please contact the SFPUC Collection System Division (415) 695-7339 to receive a storm drain label and instructions.
- 2-04 Have an outdoor ashtray or cigarette butt can for smokers.
- 2-05 Keep a spill kit handy to catch/collect spills from hazardous materials, grease, or leaking company, employee, or guest vehicles. Make sure there is adequate absorbent material to contain the largest possible spill.
- 2-06 Clean private catch basins annually (by October 15th), before the first rain and as needed thereafter.

**Regulation adopting Green Business Checklist  
for Dentists  
(San Francisco Environment Code, Chapter 15)  
Regulation #SFE-11-02-GB Dentists**



# SAN FRANCISCO GREEN BUSINESS

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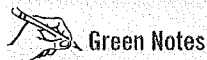
**E** Pollution

**F** Wastewater

REQUIRED ITEMS

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Web site [sfgreenbusiness.org/toolkit](http://sfgreenbusiness.org/toolkit)




## Green Notes

Offer individual employee awards such as "zero waste hero of the month." Reward the winners with prizes such as gift certificates to local green businesses.

# SAN FRANCISCO GREEN BUSINESS PROGRAM STANDARDS

## DENTAL PRACTICES

- Instructions**
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### REQUIRED ITEMS

Bold items indicate a required measure in SF and must be completed, if applicable.

## General

### General

total measures needed: 5

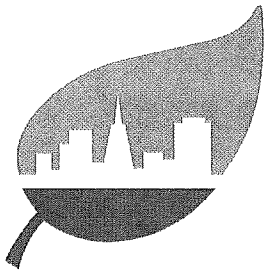
- 1-01 **Adopt a written environmental policy statement stating your business's commitment to operate as a green business, which must include a detailed green purchasing policy.**
- 1-02 **Inform your customers about your business environmental efforts and what you are doing to meet the green business standards. For example: Post the Green Business logo, certification and pledge in a visible location; Post reminders listing steps you are taking to be a Green Business; Offer tours that highlight your Green Business successes; Offer customers green service or amenities options; Highlight your Green Business efforts and/or certification on your website, and link it to the Green Business Program home page.**
- 1-03 **Provide 3 on-going incentives or training opportunities to encourage management and employee participation in the Green Business Program. For example, incorporate Green Business into performance appraisals, job descriptions, training programs, employee orientations, staff meeting discussions, employee reference material, company newsletter or bulletins and company suggestion and reward programs.**
- 1-04 **Post signage encouraging resource conservation (e.g. reminders to turn off lights, turn off faucets, recycling and composting, etc.)**
- 1-05 **Train new employees on green business procedures and practices implemented by your business through your company's employee handbook.**

## Waste

### Environmentally Preferable Purchasing

total measures needed: 4

- 1-01 **Purchase janitorial paper products with the highest post consumer waste (PCW) recycled content. Toilet paper and tissues must contain a minimum of 20% PCW recycled content and paper towels must contain a minimum of 40% PCW recycled content.**
- 1-02 **Use letterhead, envelopes and business cards containing a minimum of 50% post consumer waste recycled content, recommended 100%.**



# SAN FRANCISCO GREEN BUSINESS

Click on links for helpful tips.

**A** General

**B** Waste

**C** Energy

**D** Water

**E** Pollution

**F** Wastewater

REQUIRED ITEMS

**Bold items indicate a required measure in San Francisco and must be completed, if applicable.**

Web site [sfgreenbusiness.org/toolkit](http://sfgreenbusiness.org/toolkit)

## Green Notes

For information on setting up successful waste diversion programs and to learn about the cost savings achieved through waste diversion, visit [recologyssf.com](http://recologyssf.com). You can also call SF Environment's Zero Waste program at (415) 355-3745 for free technical assistance perfecting your recycling or composting program.

## Waste, continued

### Environmentally Preferable Purchasing, continued

total measures needed: 4

- 1-03 **Purchase copy, computer and fax paper with minimum 50% post consumer waste (recommended 100%).**
  - How many reams of paper do you buy annually?
  - What is the recycled content of the paper? (Options: 30%, 100% and 50%, enter two digits)
- 1-04 **Print marketing materials on paper containing a minimum of 50% post consumer waste recycled content, recommended 100%.**

### Source Reduction

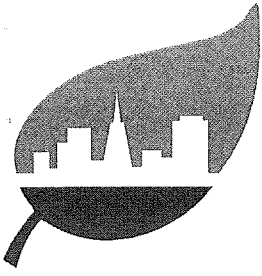
total measures needed: 9

- 2-01 **Keep a stack of previously used paper near printers to use for drafts or internal memos, or designate a draft tray on printers with multiple trays.**
- 2-02 **Eliminate individual bottles of water for employees and guests.**
- 2-03 **Make two sided printing and copying standard practice in your business (set printers and copiers to default to duplex printing). Make single-sided the exception instead of the rule.**
- 2-04 **In the employee cafeteria, kitchen or break room, replace disposables with permanent dishware and use bulk items (snacks, condiments, salt/pepper, etc.).**
- 3-01 Use reusable or recyclable impression trays.
- 3-02 Donate, sell, or exchange unwanted but usable items (furniture, supplies, electronics, office supplies, etc.). Document donations and sales of materials. Use the RecycleWhere tool at [SFEnvironment.org](http://SFEnvironment.org) for help.
- 3-03 Use reusable stainless steel or compostable saliva ejector / aspirator tips.
- 3-04 Reduce junk mail. See [StopJunkMail.org](http://StopJunkMail.org) for tips.
- 3-05 Reduce number of trash/compost/recycle bin liners by reusing bags or having unlined bins. If lining compost bins, use BPI certified bags.
- 3-06 For catered events (lunches, meetings, etc.) institute a zero waste policy. If disposable dish ware is necessary use recyclable/compostable options and have composting/recycling collection easily accessible.
- 3-07 Reuse paper or plastic packaging materials in your own shipments.
- 3-08 Sterilize instruments in cloth wraps instead of disposable wraps.
- 3-09 Replace disposable patient bibs, headrest covers, and tray covers with cloth versions.
- 3-10 To minimize waste, offer pre-packaged products (such as toothbrushes, floss) to patients only upon request.
- 3-11 Become a paperless office by using digital patient charts, forms, billing, and appointment reminders.

### Waste Diversion

total measures needed: 2

- 4-01 **Divert all compostable and recyclable materials from landfill to demonstrate compliance with San Francisco's Mandatory Composting and Recycling Ordinance ([SFEnvironment.org/mandatory](http://SFEnvironment.org/mandatory)).**
  - How many employees does your business have at the certified location? (Leave blank if already entered for previous measure.)
  - Do you pay your own garbage bill (yes or no)?  
If yes, please provide the level of service you receive (number of bins, capacity, pickup frequency).
- 4-02 **Designate a recycling coordinator(s) to take responsibility for monitoring/maintaining proper waste diversion and conducting ongoing education.**



## SAN FRANCISCO GREEN BUSINESS

Click on links for helpful tips.

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### REQUIRED ITEMS

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Web site  
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### Green Notes

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SF Energy Watch:  
[SFEnergyWatch.org](http://SFEnergyWatch.org)

## Energy

### Energy Conservation

Total measures needed: 4

- 1-01** Install programmable thermostat(s) and properly set cooling to 74°F and heating to 68°F. Program the thermostats for unoccupied hours when the facility is closed with cooling set at 90°F and heating at 55°F.
- 1-02** Use small fans OR space heater during off hours instead of conditioning entire office.
- 1-03** Set refrigerator temperature between 38°F and 41°F and freezer between 10° F and 20°F.
- 1-04** Use ENERGY STAR® office equipment and enable energy saving features.
  - How many ENERGY STAR rated LCD monitors does your business use?
  - How many ENERGY STAR rated copier/printer units does your business use?
- 1-05** If you are a large business or have a complex network, use power management software programs to automatically activate power management settings in computers and printers (see- [http://www.energystar.gov/index.cfm?c=power\\_mgt.pr\\_power\\_mgt\\_enterprises](http://www.energystar.gov/index.cfm?c=power_mgt.pr_power_mgt_enterprises)).
  - How many monitors have power management software installed to automatically turn off units when idle?
- 1-06** Use ENERGY STAR qualified refrigerators (those over 10 years old should be replaced).
  - How many energy efficient minibars do you have?
  - How many ENERGY STAR rated refrigerators does your business use?

### Energy Management

Total measures needed: 1

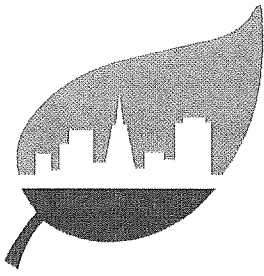
- 2-01** If you pay your energy bill, track monthly energy use using a spreadsheet or online tool (check with your utility provider or try Energy Star's Portfolio Manager).

### Lighting

Total measures needed: 5

- 3-01** Replace all T-12 fluorescent lighting with energy-efficient T-8 or T-5 fixtures with electronic ballasts or other equivalent efficacy lighting.
  - How many T-12 lamps have you replaced with T-8s (in electronic ballasts)?
- 3-02** Use energy efficient exit signs, such as LEDs.
  - How many LED exit signs does your business use?
- 3-03** Use lighting controls such as dual technology occupancy sensors, bypass/delay timers, photocells or time clocks.
  - How many ice, vending, and snack machines have motion sensors and are placed in shaded areas?
  - How many rooms have time clocks (for large banks of lights on circuit breaker that generally operate during off hours)?
  - How many rooms have photo cells (usually for exterior lighting or areas with significant natural light)?
  - How many rooms are on occupancy sensors (usually in infrequently occupied areas such as restrooms, private offices, locker rooms, conference spaces)?
- 3-04** Replace high wattage MR-16 halogen lamps with LEDs.
- 3-05** Replace non-dimming incandescent bulbs with LEDs.
- 4-01** Replace halogen operator light with LED lighting.





# SAN FRANCISCO GREEN BUSINESS

Click on links for helpful tips.

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REQUIRED ITEMS

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Web site [sfgreenbusiness.org/toolkit](http://sfgreenbusiness.org/toolkit)

## Green Notes

San Francisco Public Utilities Commission offers rebates for high efficiency toilets and urinals. For information on where you can buy efficient fixtures and current rebates, contact the SFPUC: [SFWater.org](http://SFWater.org). To schedule a free water wise evaluation, contact SFPUC Water Conservation section at (415) 551-4730 or email [waterconservation@sifwater.org](mailto:waterconservation@sifwater.org) to make an appointment. Specify you are currently enrolled in the Green Business Program.

## Water

### Water Conservation

total measures needed: 5

- 1-01** Replace all urinals flushing at greater than 1.0 gallons with high efficiency urinals, flushing at less than 0.5 gallons, or waterless urinals. Your water utility may have a rebate program for high efficiency urinals.
- 1-02** Install low flow aerators with flow rates not to exceed 0.5 gpm on lavatory sinks..
  - ☛ How many employees does your business have at the certified location? (Leave blank if already entered for previous measure.)
  - ☛ What is the flow rate of the aerator (it only qualifies as a low flow aerator if the flow rate is below the federal standard of 2.2 gpm)?
  - ☛ How many faucets do you have with low flow aerators installed)?
- 1-03** Install aerators on kitchen sinks (except fill sinks) and shower heads that do not exceed flow rates of 1.5 gpm.
- 1-04** Retrofit toilets flushing at higher than 1.6 gallons with high efficiency toilets (1.28 gallons or less per flush). Your water utility may have a rebate program for high efficiency toilets.
  - ☛ How many employees does your business employ?
  - ☛ How many visitors utilize your facility per day (use averages)?
  - ☛ How many customers utilize your facility per day (use averages)?
  - ☛ What is the flush volume of your OLD toilet?
  - ☛ What is the flush volume of your NEW toilet?
- 1-05** Select new autoclaves with water recirculation and automatic shutoff devices.
- 2-01 Install a dry vacuum pump.

### Water Management

total measures needed: 2

- 3-01** Regularly check for and repair all leaks in your facility (toilet leaks can be detected in tank toilets with leak detecting tablets, which may be available from your local water provider, or use food coloring).
- 3-02** Track monthly water use and monitor bills for leaks.

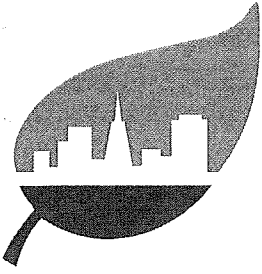
## Pollution

### Chemical Reduction in Dental Practices

total measures needed: 9

- 1-01** Reduce or completely stop placing amalgam fillings. When judged to be medically appropriate, use mercury-free alternatives to amalgam.
- 1-02** Store, handle, and triturate amalgam away from sinks so that the chance of an accidental spill reaching the sewer is minimized.
- 1-03** Use digital X-ray equipment.
- 1-04** Use a steam autoclave or dry heat oven for instrument sterilization.
- 1-05** Switch your cold sterilant from a solution containing glutaraldehyde to something less toxic, such as one with hydrogen peroxide.
- 1-06** Switch to an enzyme or detergent type cleaner for your ultrasonic instrument cleaning bath.
- 1-07** During amalgam restoration removal procedures, remove wet cuspidors from service and rely solely upon the high-speed suction (vacuum) system to remove debris and saliva.
- 1-08** Evaluate the use of a work surface disinfectant containing less-hazardous active ingredients that are not subject to hazardous waste disposal regulations; avoid using disinfectants such as quaternary ammonium compounds.
- 1-09** Purchase pharmaceuticals and dental materials in appropriate quantities to avoid waste.
- 2-01 If using composite resins, use ones without BPA.





# SAN FRANCISCO GREEN BUSINESS

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### REQUIRED ITEMS

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Web site  
[sfgreenbusiness.org/toolkit](http://sfgreenbusiness.org/toolkit)

### Green Notes

Ensure your dental office is implementing the mandatory amalgam best management practices outlined at: [SFEEnvironment.org](http://SFEEnvironment.org).

- 2-02 Use an oil-free air compressor.
- 2-03 Use a dental CAD/CAM system.
- 2-04 Refrain from using sodium hypochlorite (bleach) to disinfect vacuum lines to avoid speeding the release of mercury from amalgam.

### Clean Air

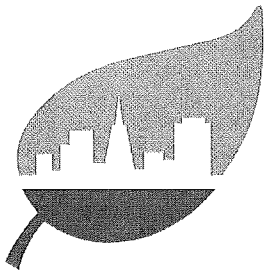
total measures needed: 4

- 3-01 Sign up for Emergency Ride Home (SFERR.org) that provides a free or low-cost ride home in cases of emergencies for employees who use alternative transportation.**
- 3-02 Join the Air Districts Spare the Air program and notify employees and customers of Spare the Air days. (EmployersSpareTheAir.org)**
- 3-03 Set-up a Commuter Benefits Program to enable employees to use pre-tax deduction under IRS code 132(f) for transit, vanpool or biking costs (CommuterBenefits.org).**
  - ☛ What is the total distance (in miles) that all your employees commute per day?
- 4-01 Offset your company's CO<sub>2</sub> emissions through purchase of renewable energy credits or installation of renewable energy sources.
- 4-02 Reduce fuel usage through promotion of transit (post maps), biking (provide bike parking and maintenance stipends), and rideshare (use [511.org](http://511.org)).

### Environmentally Preferable Purchasing

total measures needed: 7

- 5-01 Replace standard fluorescent lights with low mercury fluorescent lights. Approved models can be found at [sfapproved.org](http://sfapproved.org).**
  - ☛ How many low mercury T8 lamps do you use in your facility?
- 5-02 When sourcing with a commercial printer, request vegetable or other low-VOC inks.**
- 5-03 Use refilled or remanufactured laser and copier toner cartridges.**
  - ☛ How many remanufactured toner cartridges do you purchase for use every year?
- 5-04 Use unbleached and/or chlorine-free paper products (copy paper, paper towels, napkins, coffee filters, etc.).**
  - ☛ How many reams of PCF paper do you buy annually?
- 5-05 Collect items that are prohibited from the garbage (batteries, CFLs, cell phones and other electronics, etc.) and institute a program for their safe disposal. OR Educate employees about disposal options for prohibited items.**
- 5-06 Purchase EPEAT certified (EPEAT.net) computers, laptops and monitors.**
  - ☛ How many EPEAT CPUs does your business use?
  - ☛ How many EPEAT CRTs does your business use?
  - ☛ How many EPEAT LCDs does your business use?
- 6-01 Use organic cotton gauze.
- 6-02 Purchase organically or locally grown foods and beverages for the office kitchen.
- 6-03 Do business with other green businesses ([greenbusinessca.org](http://greenbusinessca.org)).



## SAN FRANCISCO GREEN BUSINESS

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REQUIRED ITEMS

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Web site  
[sfgreenbusiness.org/toolkit](http://sfgreenbusiness.org/toolkit)



Safely dispose of all unwanted chemical products by using the City's VSQG program (contact 415-330-1425) or find a recycling/disposal facility by using RecycleWhere at: [SFEnvironment.org/recyclewhere](http://SFEnvironment.org/recyclewhere)

### Dental Cleaning

total measures needed: 3

- 7-01** Use low toxic cleaning products such as those that are SF Approved ([SFApproved.org](http://SFApproved.org)), Green Seal certified ([greenseal.org](http://greenseal.org)), or receive at least an 8.1 rating on the GoodGuide ([goodguide.com](http://goodguide.com)), in non-aerosol containers.  
What is the area (square footage) of your facility? Please include the sq ft of the space you occupy only.
- 7-02** Become a fragrance free or chemical free facility by eliminating chemical and aerosolized air fresheners/deodorizers. To freshen air, open windows or adjust fan speed in restrooms and kitchens.
- 7-03** Safely dispose of unwanted or old chemicals (using the City's VSQG program or find a service through SFEnvironment.org's RecycleWhere [SFEnvironment.org/recyclewhere](http://SFEnvironment.org/recyclewhere))

### Pest Management

total measures needed: 1

- 8-01** Contract with a PCO certified to practice Integrated Pest Management or request your PCO to implement an IPM Program. Use SF Approved ([SFEnvironment.org/toxics-health/safer-practices/pest-management](http://SFEnvironment.org/toxics-health/safer-practices/pest-management)) pesticides only.

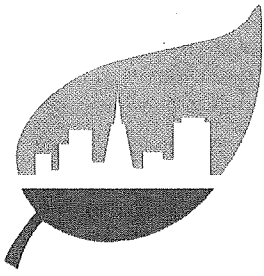
## Wastewater

### Pollution Prevention in Dental Practices

total measures needed: 3

- 1-01** Install plastic disposable chairside amalgam traps in both the vacuum system and the cuspidor of each operatory where restoration work is done. Change these Chairside traps frequently. Never rinse these traps in the sink.
- 1-02** Have a licensed recycling contractor, mail-in service, or hazardous waste hauler recycle your amalgam wastes. You may also transport small quantities yourself to your local CESQG program facility. Amalgam waste includes: a. Non-contact amalgam (scrap); b. Contact amalgam (e.g., extracted teeth containing amalgam); c. Amalgam or amalgam sludge captured by chair-side traps, vacuum pump filters, screens, and other devices, including the traps filters and screens themselves; d. Used amalgam capsules, and; e. Leaking or unusable amalgam capsules.
- 1-03** Install clear plastic, easily removable under-sink bottle-traps, and have the contents recycled or disposed of as hazardous waste if they contain inadvertently spilled mercury containing material.

**Regulation adopting Green Business Checklist  
for Janitorial Cleaning  
(San Francisco Environment Code, Chapter 15)  
Regulation #SFE-11-03-GB Janitorial Cleaning**



# SAN FRANCISCO GREEN BUSINESS

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REQUIRED ITEMS

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## Green Notes

Offer individual employee awards such as "green cleaning hero of the month." Reward the winners with prizes such as gift certificates to local green businesses.

# SAN FRANCISCO GREEN BUSINESS PROGRAM STANDARDS JANITORIAL SERVICES

- Instructions**
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  - 3 In cases where the measures on this checklist are not entirely applicable, we may ask your business to implement additional practices customized for your business.
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## General

General

total measures needed: 5

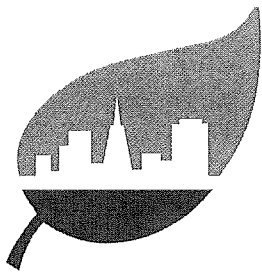
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- 1-05 Provide 3 on-going incentives or training opportunities to encourage management and employee participation in the Green Business Program. For example, incorporate Green Business into performance appraisals, job descriptions, training programs, employee orientations, staff meeting discussions, employee reference material, company newsletter or bulletins and company suggestion and reward programs.

## Waste

Environmentally Preferable Purchasing

total measures needed: 4

- 1-01 Use letterhead, envelopes and business cards containing a minimum of 50% post consumer waste recycled content, recommended 100%.
- 1-02 Purchase copy, computer and fax paper with minimum 50% post consumer waste (recommended 100%).
  - How many reams of paper do you buy annually?
  - What is the recycled content of the paper? (Options: 30%, 100% and 50%, enter two digits)



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### Green Notes

For information on setting up successful waste diversion programs and to learn about the cost savings achieved through waste diversion, visit [recologysf.com](http://recologysf.com). You can also call SF Environment's Zero Waste program at (415) 355-3745 for free technical assistance perfecting your recycling or composting program.

## Waste, continued

### Environmentally Preferable Purchasing, continued

total measures needed: 4

- 1-03 **Print marketing materials on paper containing a minimum of 50% post consumer waste recycled content, recommended 100%.**
- 1-04 **Purchase janitorial paper products with the highest post consumer waste (PCW) recycled content. Toilet paper and tissues must contain a minimum of 20% PCW recycled content and paper towels must contain a minimum of 40% PCW recycled content.**

### Source Reduction

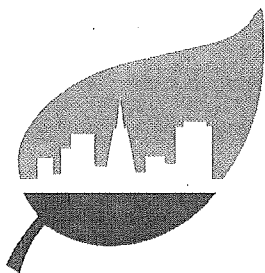
total measures needed: 9

- 2-01 **Use reusable spray bottles for dusters, glass cleaners, etc., instead of disposable containers.**
- 2-02 **Use microfiber or other washable cloths and dusters instead of paper towels.**
- 2-03 **Make two sided printing and copying standard practice in your business (set printers and copiers to default to duplex printing). Make single-sided the exception instead of the rule.**
- 2-04 **Keep a stack of previously used paper near printers to use for drafts or internal memos, or designate a draft tray on printers with multiple trays.**
- 2-05 **In the employee cafeteria, kitchen or break room, replace disposables with permanent dishware and use bulk items (snacks, condiments, salt/pepper, etc.).**
- 2-06 **Eliminate individual bottles of water for employees and guests.**
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- 3-04 Reduce number of trash/compost/recycle bin liners by reusing bags or having unlined bins. If lining compost bins, use BPI certified bags.
- 3-05 Reduce junk mail. See [StopJunkMail.org](http://StopJunkMail.org) for tips.

### Waste Diversion

total measures needed: 3

- 4-01 **Offer recycling and composting collection services for customers that do not currently recycle.**
- 4-02 **Divert all compostable and recyclable materials from landfill to demonstrate compliance with San Francisco's Mandatory Composting and Recycling Ordinance ([SFEnvironment.org/mandatory](http://SFEnvironment.org/mandatory)).**
  - How many employees does your business have at the certified location? (Leave blank if already entered for previous measure.)
  - Do you pay your own garbage bill (yes or no)?  
If yes, please provide the level of service you receive (number of bins, capacity, pickup frequency).
- 4-03 **Designate a recycling coordinator(s) to take responsibility for monitoring/maintaining proper waste diversion and conducting ongoing education.**
- 5-01 Recycle film plastics. (plastic wrap, bags etc)



# SAN FRANCISCO GREEN BUSINESS

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SF Energy Watch:  
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## Energy

Energy/Conservation

total measures needed: 0

- 1-01** Use small fans OR space heater during off hours instead of conditioning entire office.
- 1-02** Use ENERGY STAR® office equipment and enable energy saving features.
  - How many ENERGY STAR rated LCD monitors does your business use?
  - How many ENERGY STAR rated copier/printer units does your business use?
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  - How many ENERGY STAR rated refrigerators does your business use?
- 1-05** Set refrigerator temperature between 38°F and 41°F and freezer between 10° F and 20°F.
- 1-06** Install programmable thermostat(s) and properly set cooling to 74°F and heating to 68°F. Program the thermostats for unoccupied hours when the facility is closed with cooling set at 90°F and heating at 55°F.

Energy/Management

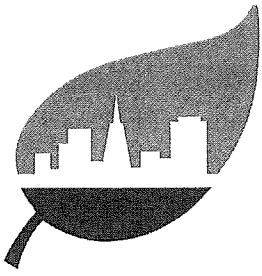
total measures needed: 0

- 2-01** If you pay your energy bill, track monthly energy use using a spreadsheet or online tool (check with your utility provider or try Energy Star's Portfolio Manager).

Lighting

total measures needed: 0

- 3-01** Replace non-dimming incandescent bulbs with LEDs.
- 3-02** Replace high wattage MR-16 halogen lamps with LEDs.
- 3-03** Replace all T-12 fluorescent lighting with energy-efficient T-8 or T-5 fixtures with electronic ballasts or other equivalent efficacy lighting.
  - How many T-12 lamps have you replaced with T-8s (in electronic ballasts)?
- 3-04** Use energy efficient exit signs, such as LEDs.
  - How many LED exit signs does your business use?
- 3-05** Use lighting controls such as dual technology occupancy sensors, bypass/delay timers, photocells or time clocks.
  - How many ice, vending, and snack machines have motion sensors and are placed in shaded areas?
  - How many rooms have time clocks (for large banks of lights on circuit breaker that generally operate during off hours)?
  - How many rooms have photo cells (usually for exterior lighting or areas with significant natural light)?
  - How many rooms are on occupancy sensors (usually in infrequently occupied areas such as restrooms, private offices, locker rooms, conference spaces)?



# SAN FRANCISCO GREEN BUSINESS

Click on links for helpful tips.

**A** **General**

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### REQUIRED ITEMS

Bold items indicate a required measure in San Francisco and must be completed, if applicable.

Web site [sfgreenbusiness.org/toolkit](http://sfgreenbusiness.org/toolkit)

### Green Notes

San Francisco Public Utilities Commission offers rebates for high efficiency toilets and urinals. For information on where you can buy efficient fixtures and current rebates, contact the SFPUC: [SFWater.org](http://SFWater.org). To schedule a free water wise evaluation, contact SFPUC Water Conservation section at (415) 551-4730 or email [waterconservation@sfgwater.org](mailto:waterconservation@sfgwater.org) to make an appointment. Specify you are currently enrolled in the Green Business Program.

## Water

### Janitorial Practices

total measures needed: 1

- 1-01 **Institute and maintain a "No Running Water" policy. Train staff to never leave water running while cleaning.**

### Water Conservation

total measures needed: 4

- 2-01 **Replace all urinals flushing at greater than 1.0 gallons with high efficiency urinals, flushing at less than 0.5 gallons, or waterless urinals. Your water utility may have a rebate program for high efficiency urinals.**
- 2-02 **Retrofit toilets flushing at higher than 1.6 gallons with high efficiency toilets (1.28 gallons or less per flush). Your water utility may have a rebate program for high efficiency toilets.**

- How many employees does your business employ?
- How many visitors utilize your facility per day (use averages)?
- How many customers utilize your facility per day (use averages)?
- What is the flush volume of your OLD toilet?
- What is the flush volume of your NEW toilet?

- 2-03 **Install low flow aerators with flow rates not to exceed 0.5 gpm on lavatory sinks..**

- How many employees does your business have at the certified location? (Leave blank if already entered for previous measure.)
- What is the flow rate of the aerator (it only qualifies as a low flow aerator if the flow rate is below the federal standard of 2.2 gpm)?
- How many faucets do you have with low flow aerators installed)?

- 2-04 **Install aerators on kitchen sinks (except fill sinks) and shower heads that do not exceed flow rates of 1.5 gpm.**

### Water Management

total measures needed: 2

- 3-01 **Regularly check for and repair all leaks in your facility (toilet leaks can be detected in tank toilets with leak detecting tablets, which may be available from your local water provider, or use food coloring).**
- 3-02 **Track monthly water use and monitor bills for leaks.**

## Pollution

### Clean Air

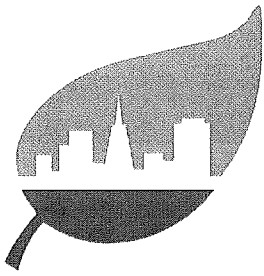
total measures needed: 4

- 1-01 **Sign up for Emergency Ride Home (SFERRN.org) that provides a free or low-cost ride home in cases of emergencies for employees who use alternative transportation.**
- 1-02 **Join the Air Districts Spare the Air program and notify employees and customers of Spare the Air days. (EmployersSpareTheAir.org)**
- 1-03 **Set-up a Commuter Benefits Program to enable employees to use pre-tax deduction under IRS code 132(f) for transit, vanpool or biking costs (CommuterBenefits.org).**

- What is the total distance (in miles) that all your employees commute per day?

- 2-01 **Offset your company's CO2 emissions through purchase of renewable energy credits or installation of renewable energy sources.**

- 2-02 **Reduce fuel usage through promotion of transit (post maps), biking (provide bike parking and maintenance stipends), and rideshare (use 511.org).**



# SAN FRANCISCO GREEN BUSINESS

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## REQUIRED ITEMS

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Web site  
[sfgreenbusiness.org/toolkit](http://sfgreenbusiness.org/toolkit)

## Green Notes

SF Environment has multilingual training resources to help janitorial services train staff on the use of green cleaning products and methods. For more information about training, contact SF Environment's Toxics Reduction program at (415) 355-3766.

## Company Owned Vehicles

total measures needed: 3

- 3-01 **Develop and maintain (through the term of GB recognition) an inventory of your fleet that includes make, model, model year, fuel type, annual vehicle miles traveled (VMT) and gallons of fuel used per year.**
- 3-02 **Complete and submit the Fuel Tracker and Carbon Calculator for your commercial fleet.**
- 3-03 **During your 3-year recognition period, reduce your transportation GHG emissions by 5%.**

## Employee Education

total measures needed: 10

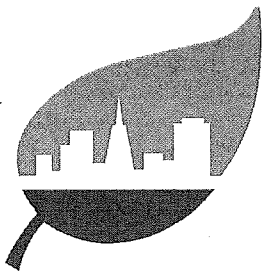
- 4-01 **Provide gloves and safety goggles for cleaning staff. Educate staff of their importance and train them to use them even when using "mild" products.**
- 4-02 **Identify high-risk products (ex. acid bowl cleaners, disinfectants, floor strippers) and train cleaning staff to use them with extra care and protection.**
- 4-03 **Keep and maintain a binder of product MSDSs (Material Safety Data Sheets) readily available for your employees.**
- 4-04 **Schedule regular safety training refreshers with cleaning staff. Provide safety training material in English, Spanish, and Chinese.**
- 4-05 **Train cleaning staff to read the MSDS before using new products.**
- 4-06 **Train cleaning staff to use products as directed by vendor and to be aware that stronger mixtures are not necessarily better.**
- 4-07 **Develop and maintain a set of written standard operating procedures to be available to all cleaning personnel and clients in English, Spanish and Chinese.**
- 4-08 **Train cleaning staff using SF Environment's green cleaning videos and curriculum which can be found at [SFEEnvironment.org/greencleaning](http://SFEEnvironment.org/greencleaning).**
- 5-01 **When introducing new products, train staff to expect a performance adjustment period. It takes about a week for the residue of the previous product to stop interfering with the new products performance.**
- 5-02 **Train cleaning staff to use auto-dilution systems and make it a policy to use them whenever they are available.**
- 5-03 **Train employees to spray cleaner directly onto the cleaning cloth, unless product directions indicate to sit on surface.**

## Environmentally Preferable Purchasing

total measures needed: 7

- 6-01 **Collect items that are prohibited from the garbage (batteries, CFLs, cell phones and other electronics, etc.) and institute a program for their safe disposal. OR Educate employees about disposal options for prohibited items.**
- 6-02 **When sourcing with a commercial printer, request vegetable or other low-VOC inks.**
- 6-03 **Purchase only processed chlorine free (PCF) janitorial paper for customers.**
- 6-04 **Use unbleached and/or chlorine-free paper products (copy paper, paper towels, napkins, coffee filters, etc.).**
  - ☛ How many reams of PCF paper do you buy annually?
- 6-05 **Use refilled or remanufactured laser and copier toner cartridges.**
  - ☛ How many remanufactured toner cartridges do you purchase for use every year?
- 6-06 **Purchase EPEAT certified ([www.EPEAT.net](http://www.EPEAT.net)) computers, laptops and monitors.**
  - ☛ How many EPEAT CPUs does your business use?
  - ☛ How many EPEAT CRTs does your business use?
  - ☛ How many EPEAT LCDs does your business use?
- 7-01 **Do business with other green businesses ([greenbusinessca.org](http://greenbusinessca.org)).**
- 7-02 **Purchase organically or locally grown foods and beverages for the office kitchen.**





# SAN FRANCISCO GREEN BUSINESS

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### REQUIRED ITEMS

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Web site  
[sfgreenbusiness.org/toolkit](http://sfgreenbusiness.org/toolkit)



Safely dispose of all unwanted chemical products by using the City's VSQG program (contact 415-330-1425) or find a recycling/disposal facility by using RecycleWhere at: [SFEnvironment.org/recyclewhere](http://SFEnvironment.org/recyclewhere)

## Janitorial Cleaning

total measures needed: 9

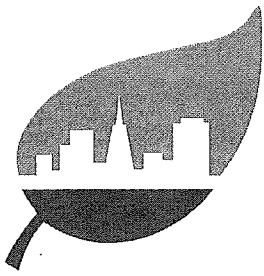
- 8-01** Use microfiber cloths, mops, and dusters to minimize the need for chemical cleaners. Wash them separately from other fabrics to increase their useful life.
- 8-02** Eliminate the use of chemical and aerosolized air fresheners/deodorizers. To freshen air, open windows or adjust fan speed in restrooms and kitchens.
- 8-03** Safely dispose of unwanted or old chemicals (using the City's VSQG program or find a service through SFEnvironment.org's RecycleWhere [SFEnvironment.org/recyclewhere](http://SFEnvironment.org/recyclewhere))
- 8-04** Use low toxic cleaning products such as those that are SF Approved ([SFApproved.org](http://SFApproved.org)), Green Seal certified ([greenseal.org](http://greenseal.org)), or receive at least an 8.1 rating on the GoodGuide ([goodguide.com](http://goodguide.com)), in non-aerosol containers.
  - What is the area (square footage) of your facility? Please include the sq ft of the space you occupy only.
- 8-05** Stop use and dispose of all stainless steel cleaners & polishes that contain Trichloroethylene (TCE) and Perchloroethylene (PCE).
- 8-06** Minimize the use of disinfectants to only surfaces in restrooms or on door handles. When necessary, use a hydrogen peroxide based disinfecting product with an automatic dilution system.
- 9-01 Clean drains frequently with hot water and steam to stop flies from breeding.
- 9-02 Strip floors only when the finish is worn- no more than twice a year per job site. Floor strippers are more hazardous than most products.
- 9-03 Adopt practices that reduce or eliminate the need to use floor strippers, such as buffing stone floors, top coat buffing approaches, or installing flooring materials that do not require finishes.
- 9-04 Use carpet extraction equipment that meets at a minimum the Carpet and Rug Institute Bronze Seal of Approval ([carpet-rug.org](http://carpet-rug.org)).
- 9-05 Ensure proper ventilation in all places where chemicals are used and stored.
- 9-06 Use vacuum cleaners meeting the Carpet and Rug Institute "Green Label" Testing Program Vacuum Cleaner Criteria for improved indoor air quality ([carpet-rug.org](http://carpet-rug.org)).

## Pest Management

total measures needed: 1

- 10-01** Contract with a PCO certified to practice Integrated Pest Management or request your PCO to implement an IPM Program. Use SF Approved ([SFEnvironment.org/toxics-health/safer-practices/pest-management](http://SFEnvironment.org/toxics-health/safer-practices/pest-management)) pesticides only.

**Regulation adopting Green Business Checklist  
for Catering  
(San Francisco Environment Code, Chapter 15)  
Regulation #SFE-11-04-GB Catering**



# SAN FRANCISCO GREEN BUSINESS

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REQUIRED ITEMS

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Web site [sfgreenbusiness.org/toolkit](http://sfgreenbusiness.org/toolkit)

## Green Notes

Offer individual employee awards such as "zero waste hero of the month." Reward the winners with prizes such as gift certificates to local green businesses.

# SAN FRANCISCO GREEN BUSINESS PROGRAM STANDARDS

## CATERING

- Instructions**
- 1 In order to qualify as a San Francisco Green Business, you must be in compliance with environmental regulations and implement the minimum requirements of this checklist.
  - 2 This checklist is for your review only. When you are ready to apply, please register at [greenbusinessca.org](http://greenbusinessca.org). Fill out the checklist as best you can and then email or phone your San Francisco coordinator directly.
  - 3 In cases where the measures on this checklist are not entirely applicable, we may ask your business to implement additional practices customized for your business.
  - 4  This hand icon indicates that you will need to provide additional information so we can compute the environmental savings of your business (GHG reduced, gallons of water saved, kWh saved, etc.) Items appear in green.

**REQUIRED ITEMS** Bold items indicate a required measure in SF and must be completed, if applicable.

## General

General

total measures needed: 5

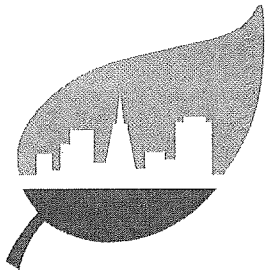
- 1-01 Train new employees on green business procedures and practices implemented by your business through your company's employee handbook.
- 1-02 Provide 3 on-going incentives or training opportunities to encourage management and employee participation in the Green Business Program. For example, incorporate Green Business into performance appraisals, job descriptions, training programs, employee orientations, staff meeting discussions, employee reference material, company newsletter or bulletins and company suggestion and reward programs.
- 1-03 Post signage encouraging resource conservation (e.g. reminders to turn off lights, turn off faucets, recycling and composting, etc.)
- 1-04 Adopt a written environmental policy statement stating your business's commitment to operate as a green business, which must include a detailed green purchasing policy.
- 1-05 Inform your customers about your business environmental efforts and what you are doing to meet the green business standards. For example: Post the Green Business logo, certification and pledge in a visible location; Post reminders listing steps you are taking to be a Green Business; Offer tours that highlight your Green Business successes; Offer customers green service or amenities options; Highlight your Green Business efforts and/or certification on your website, and link it to the GBP home page.

## Waste

Environmentally Preferable Purchasing

total measures needed: 8

- 1-01 Purchase janitorial paper products with the highest post consumer waste (PCW) recycled content. Toilet paper and tissues must contain a minimum of 20% PCW recycled content and paper towels must contain a minimum of 40% PCW recycled content.
- 1-02 Use a corrugated or recyclable board in place of foam core boards.
- 1-03 Purchase color copy paper with a minimum of 30% post consumer waste recycled content.
- 1-04 Print marketing materials on paper containing a minimum of 50% post consumer waste recycled content, recommended 100%.



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REQUIRED ITEMS

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Web site [sfgreenbusiness.org/toolkit](http://sfgreenbusiness.org/toolkit)

## Green Notes

For information on setting up successful waste diversion programs and to learn about the cost savings achieved through waste diversion, visit [recologysf.com](http://recologysf.com). You can also call SF Environment's Zero Waste program at: (415) 355-3745 for free technical assistance perfecting your recycling or composting program.

## Waste

### Environmentally Preferable Purchasing

total measures needed: 8

- 1-05** Use letterhead, envelopes and business cards containing a minimum of 50% post consumer waste recycled content, recommended 100%.
- 1-06** Purchase napkins containing a minimum of 50% post consumer waste recycled content.
- 1-07** Purchase menu paper containing a minimum 50% post consumer waste recycled content. If using color or specialty papers, purchase a minimum of 30% post consumer waste recycled content.
- 1-08** Purchase copy, computer and fax paper with minimum 50% post consumer waste (recommended 100%).
  - What is the recycled content of the paper? (Options: 30%, 100% and 50%, enter two digits)?
  - How many reams of paper do you buy annually?

### Source Reduction

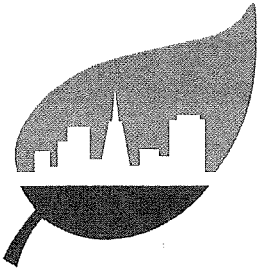
total measures needed: 10

- 2-01** Eliminate the use of plastic bags. Use paper bags containing a minimum of 40% post consumer waste recycled content or BPI certified compostable bags.
- 2-02** Use only compostable or recyclable take out food service ware and ensure compliance with the City's Food Service Waste Reduction ordinance [http://sfenvironment.org/sites/default/files/liners/files/sfe\\_zw\\_vendors\\_bags\\_fsw\\_0.pdf](http://sfenvironment.org/sites/default/files/liners/files/sfe_zw_vendors_bags_fsw_0.pdf).
- 2-03** For catered events (lunches, meetings, etc.) institute a zero waste policy. If disposable dishware is necessary use recyclable/compostable options and have composting/recycling collection easily accessible.
- 2-04** Donate excess edible food (ex. SF Food Bank or [www.foodrunners.org](http://www.foodrunners.org)).
- 2-05** Eliminate individual bottles of water for employees and guests.
- 2-06** In the employee cafeteria, kitchen or break room, replace disposables with permanent dishware and use bulk items (snacks, condiments, salt/pepper, etc.).
- 2-07** Make two sided printing and copying standard practice in your business (set printers and copiers to default to duplex printing). Make single-sided the exception instead of the rule.
- 2-08** Keep a stack of previously used paper near printers to use for drafts or internal memos, or designate a draft tray on printers with multiple trays.
- 2-09** For full service operations, use cloth instead of paper where possible (e.g. napkins, placemats, liners, etc.).
- 2-10** Eliminate individually wrapped items. Use bulk straws, condiments, to-go cutlery, salt, pepper, sugar, etc.
- 3-01 Reduce junk mail. See [www.StopJunkMail.org](http://www.StopJunkMail.org) for tips.
- 3-02 Reduce number of trash/compost/recycle bin liners by reusing bags or having unlined bags. If lining compost bins, use BPI certified bags.
- 3-03 Reuse paper or plastic packaging materials in your own shipments.

### Waste Diversion

total measures needed: 2

- 4-01** Designate a recycling coordinator(s) to take responsibility for monitoring/maintaining proper waste diversion and conducting ongoing education.
- 4-02** Divert all compostable and recyclable materials from landfill and demonstrate a diversion rate of at least 75%.
  - Do you pay your own garbage bill (yes or no)?  
If yes, please provide the level of service you receive (number of bins, capacity, pickup frequency).
  - How many employees does your business have at the certified location? (Leave blank if already entered for previous measure.)



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### REQUIRED ITEMS

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Web site [sfgreenbusiness.org/toolkit](http://sfgreenbusiness.org/toolkit)

### Green Notes

SF Environment in a partnership with PG&E, provides free energy audits, reports, technical assistance, and rebates, for all commercial and multifamily customers in San Francisco. Contact SF Environment's SF Energy Watch program and we will refer you to PG&E's Express Efficiency program for efficiency rebates not covered in our programs.

SF Energy Watch:  
[SFEnergyWatch.org](http://SFEnergyWatch.org)

## Energy

### Energy Conservation

Total measures needed: 4

**1-01** Use small fans OR space heater during off hours instead of conditioning entire office.

**1-02** Use ENERGY STAR office equipment and enable energy saving features.

- How many ENERGY STAR rated copier/printer units does your business use?
- How many ENERGY STAR rated LCD monitors does your business use?

**1-03** Use energy efficient cooking equipment.

- How many Energy Star electric steam cookers do you use?
- How many high efficiency electric combination ovens do you use?
- How many Energy Star electric fryers do you use?
- How many insulated hot food holding cabinets do you employ?

**1-04** Use a 1.6 gpm (gallons per minute) or lower pre-rinse nozzle for dish scraping and pre-cleaning. (Saves both heating and water costs).

- How many low-flow pre-rinse nozzles with electric water heating for dish-scraping does your kitchen use?

### Energy Management

Total measures needed: 1

**2-01** If you pay your energy bill, track monthly energy use using a spreadsheet or online tool (check with your utility provider or try Energy Star's Portfolio Manager).

### HVAC (Heating, Ventilation and Air Conditioning)

Total measures needed: 4

**3-01** Complete regularly scheduled maintenance on your HVAC (heating, ventilation and air conditioning) system at least twice a year which includes: Cleaning or replacing filters on heating and air-conditioning units; Performing maintenance at least twice a year; Cleaning air-conditioning condenser coils four times a year. Maintaining proper function of economizers on Air-Conditioning units.

**3-02** Push appliances back against the wall under the ventilation hood.

**3-03** Add side panels to your ventilation hood.

**3-04** Install programmable thermostat(s) and properly set cooling to 74°F and heating to 68°F. Program the thermostats for unoccupied hours when the facility is closed with cooling set at 90°F and heating at 55°F.

### Lighting

Total measures needed: 5

**4-01** Replace non-dimming incandescent bulbs with LEDs.

**4-02** Replace high wattage MR-16 halogen lamps with LEDs.

**4-03** Replace all T-12 fluorescent lighting with energy-efficient T-8 or T-5 fixtures with electronic ballasts or other equivalent efficacy lighting.

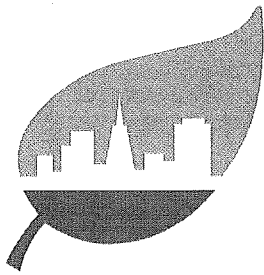
- How many T-12 lamps have you replaced with T-8s (in electronic ballasts)?

**4-04** Use energy efficient exit signs, such as LEDs.

- How many LED exit signs does your business use?

**4-05** Use lighting controls such as dual technology occupancy sensors, bypass/delay timers, photocells or time clocks.

- How many ice, vending, and snack machines have motion sensors and are placed in shaded areas?
- How many rooms have time clocks (for large banks of lights on circuit breaker that generally operate during off hours)?



# SAN FRANCISCO GREEN BUSINESS

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## Green Notes

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### Lighting

total measures needed: 5

- ☛ How many rooms have photo cells (usually for exterior lighting or areas with significant natural light)?
- ☛ How many rooms are on occupancy sensors (usually in infrequently occupied areas such as restrooms, private offices, locker rooms, conference spaces)?

### Refrigeration

total measures needed: 7

- 5-01** Install plastic strip curtains on walk-in refrigerator/freezer doors.
- 5-02** Maintain refrigerator doors by replacing worn gaskets, aligning doors, enabling automatic door closers, and replacing worn or damaged strip curtains.
- 5-03** Use automatic door closers or open door buzzers on walk-in refrigerator/freezer doors.
- 5-04** Set refrigerator temperature between 38°F and 41°F and freezer between 10° F and 20°F.
- 5-05** Insulate all refrigeration cold suction lines.
- 5-06** Ensure refrigeration defrost time clocks are set properly including: length of defrost cycle (no more than 15 minutes), frequency (no more than four times daily), and time (no defrost during peak energy hours - noon to 6 pm.)
- 5-07** Clean evaporator and condenser coils and ensure proper air-flow. Straighten damaged fins and remove objects that block air to the coils. Perform and document coil maintenance at least four times a year.

### Water Heating

total measures needed: 2

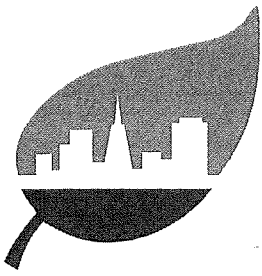
- 6-01** Set the thermostat to deliver the minimum hot water temperature required by the health codes. Typically 140°F.
- 6-02** Insulate all accessible hot water pipes leading to and from the water heater.

## Water

### Water Conservation

total measures needed: 6

- 1-01** Replace all urinals flushing at 1.0 gallons or greater with high efficiency urinals, flushing at less than 0.5 gallons, or waterless urinals. Your water utility may have a rebate program for high efficiency urinals.
- 1-02** Retrofit toilets flushing at higher than 1.6 gallons with high efficiency toilets (1.28 gallons or less per flush). Your water utility may have a rebate program for high efficiency toilets.
  - ☛ How many employees does your business employ?
  - ☛ How many visitors utilize your facility per day (use averages)?
  - ☛ How many customers utilize your facility per day (use averages)?
  - ☛ What is the flush volume of your OLD toilet?
  - ☛ What is the flush volume of your NEW toilet?
- 1-03** Install aerators on kitchen sinks (except fill sinks) and showerheads that do not exceed flow rates of 1.5 gpm.
- 1-04** Clean surfaces using dry sweeping methods and/or pressure wash surfaces with a ≤ 1.6 gpm high velocity spray nozzle. Use of a hose to spray down surfaces is prohibited.
- 1-05** Use 1.6 gpm or less pre-rinse spray valves to rinse dishes.
- 1-06** Install low flow aerators with flow rates not to exceed 0.5 gpm on lavatory sinks.
  - ☛ How many faucets do you have with low flow aerators installed?
  - ☛ What is the flow rate of the aerator (it only qualifies as a low flow aerator if the flow rate is below the federal standard of 2.2 gpm)?
  - ☛ How many employees does your business have at the certified location? (Leave blank if already entered for previous measure.)



# SAN FRANCISCO GREEN BUSINESS

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## Green Notes

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## Water Management

total measures needed: 2

- 2-01 Regularly check for and repair all leaks in your facility (toilet leaks can be detected in tank toilets with leak detecting tablets, which may be available from your local water provider, or use food coloring).
- 2-02 Track monthly water use and monitor bills for leaks.

## Pollution

### Clean Air

total measures needed: 3

- 1-01 Sign up for Emergency Ride Home (SFERH.org) that provides a free or low-cost ride home in cases of emergencies for employees who use alternative transportation.
- 1-02 Join the Air Districts Spare the Air program and notify employees and customers of Spare the Air days. [www.employerssparetheair.org](http://www.employerssparetheair.org).
- 1-03 Set-up a Commuter Benefits Program to enable employees to use pre-tax deduction under IRS code 132(f) for transit, vanpool or biking costs. ([CommuterBenefits.org](http://CommuterBenefits.org))
  - ☛ What is the total distance (in miles) that all your employees commute per day?
- 2-01 Offset your company's CO<sub>2</sub> emissions through purchase of renewable energy credits or installation of renewable energy sources.
- 2-02 Reduce fuel usage through promotion of transit (post maps), biking (provide bike parking and maintenance stipends), and rideshare (use 511.org).

### Company Owned Vehicles

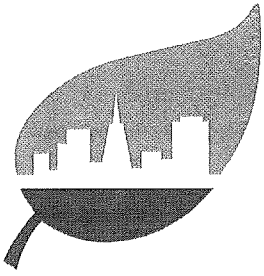
total measures needed: 3

- 3-01 During your 3-year recognition period, reduce your transportation GHG emissions by 5%.
- 3-02 Complete and submit the Fuel Tracker and Carbon Calculator for your commercial fleet.
- 3-03 Develop and maintain (through the term of GB recognition) an inventory of your fleet that includes make, model, model year, fuel type, annual vehicle miles traveled (VMT) and gallons of fuel used per year.

### Environmentally Preferable Purchasing

total measures needed: 7

- 4-01 Purchase EPEAT certified ([www.EPEAT.net](http://www.EPEAT.net)) computers, laptops and monitors.
  - ☛ How many EPEAT LCDs does your business use?
  - ☛ How many EPEAT CRTs does your business use?
  - ☛ How many EPEAT CPUs does your business use?
- 4-02 When sourcing with a commercial printer, request vegetable or other low-VOC inks.
- 4-03 Use refilled or remanufactured laser and copier toner cartridges.
  - ☛ How many remanufactured toner cartridges do you purchase for use every year?
- 4-04 Collect items that are prohibited from the garbage (batteries, CFLs, cell phones and other electronics, etc.) and institute a program for their safe disposal. OR Educate employees about disposal options for prohibited items.
- 4-05 Use unbleached and/or chlorine-free paper products (copy paper, paper towels, napkins, coffee filters, etc.).
  - ☛ How many reams of PCF paper do you buy annually?
- 4-06 Offer sustainable options for at least 50% of all seafood and communicate to customers which fish are sustainable. Use Monterey Bay Aquarium's Seafood Watch Program as a guide ([www.montereybayaquarium.org/cr/Seafoodwatch.aspx](http://www.montereybayaquarium.org/cr/Seafoodwatch.aspx)).
- 4-07 For at least 25% of your food and beverages, use certified organic, fair trade, sustainably harvested and/or locally grown food products and beverages.



# SAN FRANCISCO GREEN BUSINESS

Click on links for helpful tips.

**A** General

**B** Waste

**C** Energy

**D** Water

**E** Pollution

**F** Wastewater

REQUIRED ITEMS

Bold items indicate a required measure in San Francisco and must be completed, if applicable.

Web site  
[sfgreenbusiness.org/toolkit](http://sfgreenbusiness.org/toolkit)



Please visit the website of the Wastewater Enterprise at [sfwater.org](http://sfwater.org) to learn more about the City's Fats, Oils and Grease (FOG) Program.

## Janitorial Cleaning

total measures needed: 3

- 5-01 Safely dispose of unwanted or old chemicals (using the City's VSQG program or find a service through SFEnvironment.org's RecycleWhere [SFEnvironment.org/recyclewhere](http://SFEnvironment.org/recyclewhere)).
- 5-02 Become a fragrance free or chemical free facility by eliminating chemical and aerosolized air fresheners/deodorizers. To freshen air, open windows or adjust fan speed in restrooms and kitchens.
- 5-03 Use low toxic cleaning products such as those that are SF Approved ([SFapproved.org](http://SFapproved.org)), Green Seal certified ([GreenSeal.org](http://GreenSeal.org)), or receive at least an 8.1 rating on the GoodGuide ([GoodGuide.com](http://GoodGuide.com)), in non-aerosol containers.
  - ☛ What is the area (square footage) of your facility? Please include the sq ft of the space you occupy only.

## Kitchen

total measures needed: 1

- 6-01 Give or sell restaurant's used cooking oil for use as alternative fuel, such as biodiesel.
  - ☛ How many gallons of oil do you recycle for production of biodiesel each month?

## Pest Management

total measures needed: 1

- 7-01 Contract with a PCO certified to practice Integrated Pest Management or request your PCO to implement an IPM Program. Use SF Approved ([SFEnvironment.org/toxics-health/safer-practices/pest-management](http://SFEnvironment.org/toxics-health/safer-practices/pest-management)) pesticides only.

## Wastewater

### Kitchen

total measures needed: 1

- 1-01 Ensure employees practice BMPs for management of FOGs (e.g. no pouring of grease down the drain, etc.). For BMPs see <http://www.sfwater.org/index.aspx?page=480>.

### Storm Water Pollution Prevention

total measures needed: 6

- 2-01 Label all storm water drains with No dumping, Drains to Bay message. You may choose to have a volunteer organization label storm drains on your behalf.
- 2-02 Clean private catch basins annually (by October 15th), before the first rain and as needed thereafter.
- 2-03 Keep dumpsters closed and impermeable to rainwater. Keep them from overflowing and keep dumpster/parking areas clean.
- 2-04 Do not wash cars, equipment, floor mats or other items where run-off water flows straight to the storm drain.
- 2-05 Have an outdoor ashtray or cigarette butt can for smokers.
- 2-06 Keep a spill kit handy to catch/collect spills from hazardous materials, grease, or leaking company, employee, or guest vehicles. Make sure there is adequate absorbent material to contain the largest possible spill.



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**From:** Board of Supervisors, (BOS)  
**To:** BOS-Supervisors  
**Subject:** FW: SF HRC

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**From:** [jones-allen@att.net](mailto:jones-allen@att.net) [<mailto:jones-allen@att.net>]  
**Sent:** Thursday, May 07, 2015 3:40 PM  
**To:** Board of Supervisors, (BOS); Breed, London (BOS); Kim, Jane (BOS)  
**Cc:** Lee, Mayor (MYR); Cohen, Malia (BOS); Wiener, Scott; Campos, David (BOS); Ethics Commission, (ETH)  
**Subject:** SF HRC

Attention: All Members of the SF Board of Supervisor,  
This link is to an article not all of you are familiar with. But it apparently is rusty.

<http://m.sfexaminer.com/sanfrancisco/mayor-ed-lee-cracks-down-on-attendance-of-boards-and-commissions/Content?oid=2183777>

I think it is reprehensible that from February 12 to present that the San Francisco Human Rights Commission has canceled ALL regularly scheduled meetings (7 total; three months straight) for the same reason of "lack of quorum."

In the summer of 2011 there were several articles pointing to poor attendance at various commissions and boards. Mayor Ed Lee went as far as demanding that those trusted to serve clean up their act with better attendance.

I recently called the mayor's liaison for the boards and commissions Nicole Elliot and requested attention to the matter and I might as well been talking to an out of state agency.

We all know that the SF HRC was formed in 1964 to address discrimination against Blacks at the time. 50 years later, I have proof that this now charter commission is not living up to its stated goal as far as the Black community is concerned.

At a time of heightened tension between Blacks and Whites across the nation, Blacks need someone they can count on. I do not see that is possible if this current commission does not even value its meetings.

**Allen Jones**  
[jones-allen@att.net](mailto:jones-allen@att.net)  
[1\(415\)7567733](tel:14157567733)

Sent from my jail cell phone  
**Allen Jones**  
[jones-allen@att.net](mailto:jones-allen@att.net)  
[1\(415\)7567733](tel:14157567733)

Arts » Dance

## **Mayor Ed Lee cracks down on attendance of boards and commissions**

by Joshua Sabatini

October 17, 2011

Mayor Ed Lee has called for a review of the attendance of mayoral appointees on San Francisco board and commissions for last fiscal year, and has also ordered quarterly attendance reports moving forward.

The new attendance reporting requirements also comes with a warning. Mayor Ed Lee plans to post the attendance records for all the public to view on his Web site, <http://www.sfmayor.org>.

Attendance on The City's commissions and boards has long been an issue dogging mayors, and the tracking of it has also proven challenging.

But now those selected to serve on city commissions and boards and are being held to a higher standard.

"Beginning this fiscal year, the Mayor will be tracking attendance for mayoral appointees on a quarterly basis and then posting those records on the Mayor's website for the public's review," said an Oct. 13 email sent to a city commission from Lee's staffer Nicole Wheaton.

She also said that now is the time to address those who are routine no-shows. "Mayor Lee is requesting that Chairs/Presidents take this opportunity to speak to those Commissioners that have unexcused absences resulting in an attendance rate of less than 75% for FY10-11, so that you can confirm the importance of consistent attendance," the email said.

The whole point of this is to ensure government is operating most efficiently.

"Commissioner attendance is necessary for each commission to function well and

effectively advance departmental goals,” the email said. “The Mayor often makes appointments to commissions that allow diverse viewpoints to be represented, and each individual commissioner's experiences and skills are highly valued. Therefore, each commissioner's consistent attendance allows for the full potential of each commission to be utilized.”

City commissioners and boards play an important role in influencing city policies, on everything from whether there should be a pet sale ban to whether police officers should carry Tasers. They include such bodies as the Small Business Commission, the Police Commission, the board of directors overseeing Muni, and the Juvenile Probation Commission.

The full text of the Oct. 13 email from the Mayor's Office follows:

“ Good afternoon Board Chairs and Commission Presidents, As you are all aware, the Mayor recently requested a full review of the FY10-11 attendance of all mayoral appointees. It is the Mayor's opinion, and I am sure an opinion you all share, that commissioner attendance is necessary for each commission to function well and effectively advance departmental goals. The Mayor often makes appointments to commissions that allow diverse viewpoints to be represented, and each individual commissioner's experiences and skills are highly valued. Therefore, each commissioner's consistent attendance allows for the full potential of each commission to be utilized. Also, meeting attendance is one of the many factors that the Mayor uses to consider future appointments of individuals currently serving on commissions. In a continuing effort to increase governmental efficiency and performance, the Mayor's Office will be implementing a new method of tracking mayoral appointee attendance. Beginning this fiscal year, the Mayor will be tracking attendance for mayoral appointees on a quarterly basis and then posting those records on the Mayor's website for the public's review. The Mayor is requesting that you, as Board Chairs and Commission Presidents, inform your Commissioners of this request. Also, to be very clear, we are only tracking mayoral appointee attendance, however, we are also encouraging appointees with other appointing authorities to participate in this act of transparency. The Mayor has requesting the following information be collected and transmitted to the Mayor's Office:

1. Total number of full commission meetings held since the beginning of FY11-12 (Since July 1, 2011).
2. Total number of meetings attended by each Commissioner (since July 1, 2011)
3. Total number of unexcused absences since July 1, 2011. (The Mayor's Office

considers absences “excused” if commission secretaries are notified in advance of the meeting about the absence.) Note: The Mayor will not be posting Commissioner's Committee attendance and tardiness at both Committee and full Commission meetings, however, I will be informally tracking these. If, for whatever reason, a lack of attendance or tardiness begins to impede the Commissions ability to hear and act on items, I will notify the Mayor.

We are requesting Commissions to report attendance for the following time periods: Q1: July 1, 2011 – September 30, 2011

Q2: October 1, 2011 – December 31, 2011

Q3: January 1, 2012 – March 31, 2012

Q4: April 1, 2012 – June 30, 2012 Finally, the Mayor did have some concerns related to attendance records for FY10-11. On behalf of the Mayor, I would like to request that you ask your Commission/Board Secretary for a copy of the final version of the FY10-11 Attendance Report that was sent to the Mayor's Office. Mayor Lee is requesting that Chairs/Presidents take this opportunity to speak to those Commissioners that have unexcused absences resulting in an attendance rate of less than 75% for FY10-11, so that you can confirm the importance of consistent attendance. If anyone has questions or concerns related to the Mayor's request, please contact me directly at 554-7940.

Thank you in advance for ensuring that our city's commitment to transparency and accountability is met. Best,

Nicole Nicole Wheaton

Commissions & Appointments

Office of Mayor Edwin M. Lee

[jsabatini@sfexaminer.com](mailto:jsabatini@sfexaminer.com)

## Tags

DANCE

UNDER THE DOME

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