



CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
DPW: Castro/Market Muni Station - Harvey Milk Plaza		
Case No.		Permit No.
2019-013425ENV		
<input type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
<p>Project description for Planning Department approval.</p> <p>The San Francisco Public Works (public works) proposes to reconstruct Harvey Milk Plaza at the Castro Muni Station. Harvey Milk Plaza is an existing plaza/transit access point in the City of San Francisco, Castro Neighborhood. It is bordered by Market Street on the north, Castro Street on the east, Castro Commons Condominiums (2425 Market Street) on the south, and Collingwood Street on the west. The site is triangular and approximately 279 feet long, tapering from 49 feet wide near Castro Street to 16 feet wide near Collingwood Street. The project site is approximately 13,000 sf. The existing site features curvilinear planter beds, a sunken terraced landscaped area, brick pedestrian footpaths, a flagpole with rainbow flag, and a bridge. The pedestrian footpaths create access through the site and provide access to two entry gates of 2425 Market Street. At the eastern end of Harvey Milk Plaza, a curvilinear set of stairs and an escalator provide access to the southern entrance to Muni's Castro Station. The existing southern entrance to Castro Station is approximately 2,900 sf and features a gate to secure the station entrance at night, a circular bench, and a plaque to Harvey Milk on a column. A secondary stair and escalator entrance to Muni's Castro Station is located on the north side of Market Street. The project would</p> <p>FULL PROJECT DESCRIPTION ATTACHED</p>		

STEP 1: EXEMPTION TYPE

The project has been determined to be exempt under the California Environmental Quality Act (CEQA).	
<input type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<p>Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p>FOR ENVIRONMENTAL PLANNING USE ONLY</p>
<input checked="" type="checkbox"/>	<p>Other _____</p> <p>Class 2 - Replacement or Reconstruction</p> <p>The project consists of the update and reconstruction of the existing facilities at Harvey Milk Plaza. The</p>
<input type="checkbox"/>	Common Sense Exemption (CEQA Guidelines section 15061(b)(3)). It can be seen with certainty that there is no possibility of a significant effect on the environment. FOR ENVIRONMENTAL PLANNING USE ONLY

STEP 2: ENVIRONMENTAL SCREENING ASSESSMENT

TO BE COMPLETED BY PROJECT PLANNER

<input checked="" type="checkbox"/>	<p>Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g. use of diesel construction equipment, backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to <i>The Environmental Information tab on the San Francisco Property Information Map</i>)</p>
<input type="checkbox"/>	<p>Hazardous Materials: 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?</p> <p>Note that a categorical exemption shall not be issued for a project located on the Cortese List if box is checked, note below whether the applicant has enrolled in or received a waiver from the San Francisco Department of Public Health (DPH) Maher program, or if Environmental Planning staff has determined that hazardous material effects would be less than significant. (refer to <i>The Environmental Information tab on the San Francisco Property Information Map</i>)</p>
<input type="checkbox"/>	<p>Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? 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?</p>
<input checked="" type="checkbox"/>	<p>Archeological Resources: 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? If yes, archeology review is required.</p>
<input type="checkbox"/>	<p>Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to <i>The Environmental Information tab on the San Francisco Property Information Map</i>) If box is checked, Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Average Slope of Parcel = or > 25%, or site is in Edgehill Slope Protection Area or Northwest Mt. Sutro Slope Protection Area: Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, or (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area? (refer to <i>The Environmental Planning tab on the San Francisco Property Information Map</i>) If box is checked, a geotechnical report is likely required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic Hazard: <input type="checkbox"/> Landslide or <input type="checkbox"/> Liquefaction Hazard Zone:</p> <p>Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area, or (4) grading performed at a site in the landslide hazard zone? (refer to <i>The Environmental tab on the San Francisco Property Information Map</i>) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<p>Comments and Planner Signature (optional): Florentina Craciun</p> <p>PLEASE SEE ATTACHED</p>	

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

PROPERTY IS ONE OF THE FOLLOWING: (refer to Property Information Map)	
<input checked="" type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

**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"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. 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 Residential Design Guidelines.
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. 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.
Note: Project Planner must check box below before proceeding.	
<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

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

Check all that apply to the project.	
<input checked="" type="checkbox"/>	<p>1. Reclassification of property status. (Attach HRER Part I)</p> <p><input checked="" type="checkbox"/> Reclassify to Category A <input type="checkbox"/> Reclassify to Category C</p> <p style="margin-left: 40px;">a. Per HRER 07/23/2020 (No further historic review)</p> <p style="margin-left: 40px;">b. Other (specify):</p>
<input type="checkbox"/>	2. 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"/>	3. Interior alterations to publicly accessible spaces that do not remove, alter, or obscure character defining features.
<input type="checkbox"/>	4. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	5. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

<input type="checkbox"/>	6. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	7. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	8. Work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties (Analysis required)</i> :
<input type="checkbox"/>	9. Work compatible with a historic district (Analysis required):
<input checked="" type="checkbox"/>	10. Work that would not materially impair a historic resource (Attach HRER Part II).
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input checked="" type="checkbox"/>	Project can proceed with exemption review. The project has been reviewed by the Preservation Planner and can proceed with exemption review. GO TO STEP 6.
Comments (optional): See HRER Part II dated 10/11/2022 for a description of how proposed project meets the standards and would not impact the historic resource.	
Preservation Planner Signature: Justin Greving	

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

<input checked="" type="checkbox"/>	No further environmental review is required. The project is exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: HPC approval of Path of Gold relocation	Signature: Florentina Craciun 11/03/2022
	Once signed or stamped and dated, this document constitutes a n exemption pursuant to CEQA Guidelines and Chapter 31of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination to the Board of Supervisors can only be filed within 30 days of the project receiving the approval action.	

Full Project Description

The San Francisco Public Works (public works) proposes to reconstruct Harvey Milk Plaza at the Castro Muni Station. Harvey Milk Plaza is an existing plaza/transit access point in the City of San Francisco, Castro Neighborhood. It is bordered by Market Street on the north, Castro Street on the east, Castro Commons Condominiums (2425 Market Street) on the south, and Collingwood Street on the west. The site is triangular and approximately 279 feet long, tapering from 49 feet wide near Castro Street to 16 feet wide near Collingwood Street. The project site is approximately 13,000 sf. The existing site features curvilinear planter beds, a sunken terraced landscaped area, brick pedestrian footpaths, a flagpole with rainbow flag, and a bridge. The pedestrian footpaths create access through the site and provide access to two entry gates of 2425 Market Street. At the eastern end of Harvey Milk Plaza, a curvilinear set of stairs and an escalator provide access to the southern entrance to Muni's Castro Station. The existing southern entrance to Castro Station is approximately 2,900 sf and features a gate to secure the station entrance at night, a circular bench, and a plaque to Harvey Milk on a column. A secondary stair and escalator entrance to Muni's Castro Station is located on the north side of Market Street.

The project would renovate Harvey Milk Plaza and the southern entrance to Castro Station. The existing site would be re-graded, in-filled where necessary, and re-surfaced with stone pavers. The existing curvilinear planters along the northern edge of the site would be removed. The existing retaining wall would be retrofitted in its existing location running along the northern edge of the site. The existing flagpole and rainbow flag would be removed during construction and reinstalled on a new footing at its existing location. The existing curved planter and bike racks along with southern edge of the site would be removed and infilled to meet grade, and a new ramp would be located along the southern edge of the site. The project would provide pedestrian access from Castro Street to Collingwood Street and maintaining the two gate access points to 2425 Market Street. The existing southern stair and escalator entrance to Castro Station would be renovated. A new stair and escalator would be located approximately 18 feet west of the existing stair and escalator location. A new transparent glass enclosure would protect the stairs and escalator.

The proposed project would also relocate two Path of Gold light standards short distances from their current locations within Harvey Milk Plaza. The light standards are designated as historic resources under Article 10 of the Planning Code, as part of San Francisco Landmark No. 200, Path of Gold Light Standards. The relocated standards would not be physically modified beyond being installed on new below-grade structural footings to replace the existing non-historic structural footings. The relocated standards would be brought into further alignment with the historic placement of Path of Gold light standards by being brought closer to Market Street and being installed closer to the grade of Market Street.

The existing bridge would be removed. The area under the existing bridge would be infilled to meet the grade of the third elevator stop and gently slope upwards to meet the gate access point to 2425 Market Street. Below grade, the southern entrance to Castro Station would be expanded from approximately 2,900 sf to 4,000sf by lengthening the concourse level to the east where the existing sunken terraced landscaping exists today. Project construction would require excavation of approximately 6,250 cubic yards of soil removal. The expanded Castro Station southern entrance would feature an art gallery and include permanent glass display cases, digital screens, and a large wall for permanent or temporary art installations.

Step 2: Environmental Screening Comments

The proposed project would be constructed by Public Works and would implement Public Works Standard Construction Measure 2 (Air Quality) and Public Works Standard Construction Measure 9 (Cultural Resources) as part of the project. Public Works Standard Construction Measure 2 (Air Quality) would require the project to comply with the city's Construction Dust Control Ordinance and Clean Construction Ordinance. Public Works Standard Construction Measure 9 (Cultural Resources) would require the project to implement the following measures to protect in place two existing Path of Gold Light Standards in the project vicinity during construction activities: (1) the project plan set must identify each Path of Gold Light Standard as requiring physical protection; (2) the project plan set must establish environmentally sensitive areas (ESA) radii around each Path of Gold Light Standard; (3) a plan sheet showing the detail of the required physical protection of each Path of Gold Light Standard must be included in the plan set; and (4) the required physical protection of the Path of Gold Light Standards must be constructed and installed to the satisfaction of the Public Works Regulatory Affairs representative overseeing implementation of Public Works Standard Construction Measure 9 (Cultural Resources) before construction activities in the immediate vicinity of the Path of Gold Light Standards may commence. Public Works Standard Construction Measure 9 (Cultural Resources) Archeological Resources Measure 1 – Accidental Discovery applies to the project.

Archeological Resources: The department's staff archeologist conducted preliminary archeological review on November 18, 2019 and determined that no CEQA-significant archeological resources are expected within project-affected soils. Public Works Standard Construction Measure 9 (Cultural Resources) Archeological Resources Measure 1 – Accidental Discovery applies to the project.

Air Quality: The proposed project's construction would be subject to the Dust Control Ordinance (Article 22B of the Health Code). The proposed land uses are below the Bay Area Air Quality Management District's construction and operational screening levels for requiring further quantitative criteria air pollutant analysis. The project site is located within an air pollutant exposure zone but would not add new stationary sources of toxic air contaminants. The project is required to comply with the Public Works Standard Construction Measure 2 (Air Quality). Thus, no significant construction or operational air quality impacts would occur.

Hazardous Materials: Project construction and excavation would occur in the public right-of-way. The project site is not listed on the Geotracker database as a Cortese site (California Government Code Section 65962.5). The project site is located on the Maher map, and therefore, the project sponsor has submitted a Maher application in compliance with Public Works Standard Construction Measure 6 (Hazardous Materials).

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.

MODIFIED PROJECT DESCRIPTION

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

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 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. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed to the Environmental Review Officer within 10 days of posting of this determination.	
Planner Name:	Date: