

Original Drawing Size: 22" x 34" Drawing name: P:\105\A\_Maxine Hall Health Center\5\_0\_Designs\5\_01\_Current\CAD\PILOT\GO.15 - CEQA CATEGORICAL EXEMPTION DETERMINATION.dwg Plotted on: Sep 17, 2018 - 8:47am

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

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

Category A: Known Historical Resource. GO TO STEP 5.

Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.

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.

1. Change of use and new construction. Tenant improvements not included.

2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.

3. Window replacement that meets the Department's Window Replacement Standards. Does not include storefront window alterations.

4. Garage work. A new opening that meets the Guidelines for Adding Garages and Curb Cuts, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.

5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.

6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.

7. Dormer installation that meets the requirements for exemption from public notification under Zoning Administrator Bulletin No. 3: Dormer Windows.

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.

Project is not listed. GO TO STEP 5.

Project does not conform to the scopes of work. GO TO STEP 5.

Project involves four or more work descriptions. GO TO STEP 5.

Project involves less than four work descriptions. GO TO STEP 6.

**STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW**  
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.

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.

2. Interior alterations to publicly accessible spaces.

3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.

4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.

6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

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

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

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., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP\_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)

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? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *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 > Maher layer).*

Transportation: 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?

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? (refer to EP\_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)

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 EP\_ArcMap > CEQA Catex Determination Layers > Topography)

Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP\_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.

Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP\_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.

Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP\_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.

Comments and Planner Signature (optional): Allison Vanderslice  
Archeo requirement: Public Works standard construction measure, archeological monitoring

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**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

**PROPERTY INFORMATION/PROJECT DESCRIPTION**

Project Address (if different than front page)	Block/Lot(s) (if different than front page)
SFDPW: Maxine Hall Health Center - 1301 Pierce Street	0728/006
Case No.	Previous Building Permit No.
2017-012958PRJ	
Plans Dated	Previous Approval Action
	New Approval Action
	Building Permit

Modified Project Description:

**DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION**

Compared to the approved project, would the modified project:

Result in expansion of the building envelope, as defined in the Planning Code;

Result in the change of use that would require public notice under Planning Code Sections 311 or 312;

Result in demolition as defined under Planning Code Section 317 or 19005(f)?

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**

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:

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SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

**PROPERTY INFORMATION/PROJECT DESCRIPTION**

Project Address	Block/Lot(s)
SFDPW: Maxine Hall Health Center - 1301 Pierce Street	0728/006
Case No.	Permit No.
2017-012958ENV	
<input checked="" type="checkbox"/> Addition/Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)
	<input type="checkbox"/> New Construction

Project description for Planning Department approval.  
SFDPW - Renovate the building which houses the Maxine Hall Health Center at 1301 Pierce Street. Seismic upgrades to both the exterior and the interior building surfaces, as well as renovation and rearrangement of the interior floor plan and work space.

**STEP 1: EXEMPTION CLASS**

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

Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft.

Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions

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:  
(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.  
(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.  
(c) The project site has no value as habitat for endangered rare or threatened species.  
(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.  
(e) The site can be adequately served by all required utilities and public services.

FOR ENVIRONMENTAL PLANNING USE ONLY

Class \_\_\_\_\_

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7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the Secretary of the Interior's Standards for Rehabilitation.

8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):  
Seismic upgrade to exterior in limited locations per plans dated January 29, 2018

9. Other work that would not materially impair a historic district (specify or add comments):  
(Requires approval by Senior Preservation Planner/Preservation Coordinator)

10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation  
 Reclassify to Category A  Reclassify to Category C  
a. Per HRER dated (attach HRER)  
b. Other (specify):

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.

Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.

Comments (optional):

Preservation Planner Signature: Stephanie Cisneros SEP 17 2018

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

Further environmental review required. Proposed project does not meet scopes of work in either: (check all that apply):  
 Step 2 - CEQA Impacts  
 Step 5 - Advanced Historical Review  
STOP! Must file an Environmental Evaluation Application.

No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.

Project Approval Action: Building Permit Signature: Laura Lynch 02/22/2018

If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.  
Once signed and 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.  
Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.

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BUILDING DESIGN AND CONSTRUCTION DIVISION



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Project  
MAXINE HALL HEALTH CENTER  
RENOVATION AND  
VOLUNTARY STRUCTURAL  
STRENGTHENING  
1301 PIERCE STREET  
SAN FRANCISCO, CA 94115

Consultant

Issue 09/26/2018

BID SET

No.	Date	Revisions

Proj. Mgr.  
Proj. Arch.  
Drawn  
Checked by



Drawing Title

CEQA CATEGORICAL EXEMPTION DETERMINATION

Sheet No.

GO.15

Scale AS NOTED