

Your California Environmental Quality Act (CEQA) environmental-clearance document is attached. What happens next?

PROJECT APPROVAL. CEQA is not complete until the project is "approved", which happens when the City commits itself to constructing the project. In the case of your project, this happens when:

- The building permit is issued
- The Director directs you to proceed with the project
- The project is formally approved at a project meeting (such as of the Board of Supervisors)
- Other: _____

After approval, there is a period during which the public may challenge your CEQA Categorical Exemption ("CE" or CatEx") determination. This period lasts for 180 days from the date of approval. (You may still proceed with project development and construction during this time, unless successfully challenged.

For this reason, it is important that you are aware that the approval action has occurred, and that you provide a record of the approval action to Regulatory Affairs. Please forward to us a scan of the building permit, the meeting agenda at which the project was approved, the communication in which the direction to proceed was sent to you, or other relevant record of the approval, along with the FSP ID.

This 180-day period can be shortened to 30 days by filing a "Notice of Exemption" (NOE) with the County Clerk and the state Office of Planning and Research. Please feel free to discuss with the Regulatory Affairs Section whether filing an NOE would be useful or appropriate for your project. Additional fees from Planning and Regulatory Affairs may apply.

Projects with other forms of clearance have different appeals periods – contact Regulatory Affairs for information.

PROJECT COMMITMENTS. Projects cleared under a Mitigated Negative Declaration (MND, such as the Better Streets Plan MND) or an Environmental Impact Report (EIR, such as an Area Plan EIR) will have mitigation commitments. ("Mitigation" under CEQA means an action that needs to be taken to reduce a project impact below the threshold of significance.) Projects cleared by a CE may have avoidance of impacts to resources, particularly historic resources, built into the design, which need to be incorporated into the final design. Projects cleared under a Public Works directive may also have "measures" from the directive that must be incorporated for avoidance of impacts. For your project, the following apply:

Mitigation Measures: <input type="checkbox"/>	Avoidance Features: <input type="checkbox"/>
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See your Environmental Commitment Record for details. Please ensure that these are incorporated into plans and construction specifications by 100% design. Regulatory Affairs can provide appropriate specifications for a fee. Projects requiring the disposal of excavated material may require handling and disposal specifications provided by Site Assessment and Remediation (SAR) for compliance with state and federal law. Please consult with SAR for more information.

FURTHER ACTIONS BY PLANNING. If your project requires a building permit, it will proceed to Current Planning staff, who will evaluate the project for compliance with City code. Be advised that code-compliance review for projects affecting historic properties rarely can be conducted over the counter at the Planning Information Center (PIC). The current planner who checks the code will generally want to confer with the preservation planner who reviewed the project for CEQA before signing off on the permit application. Coordinate your PIC visit with the preservation planner who previously reviewed your project.

Projects that trigger Better Streets obligations for street trees and sidewalk width may be routed to Sidewalk Design Advisory Team (SDAT); substantial architectural projects visible to the public may be routed to the Urban Design Advisory Team (UDAT). For larger projects, we recommend you consider a Project Review meeting (application form is available at <http://forms.sfplanning.org/ProjectReviewApplication-Fillable-rev040416.pdf>) to head off potential code and design issues before project design advances too far.

Projects that are required to demonstrate conformity with the General Plan will be required to submit a General Plan Referral. These include :

1. Property acquisition, sale or lease by the City
2. Ordinances concerning the extension, widening, narrowing, removal, relocation, vacation, abandonment, sale or change in the use of any public way, transportation route, ground, open space, building, or structure owned by the City and County
3. Subdivisions of land within the City and County
4. Projects for the construction, improvement of, or demolition of City-owned buildings or structures within the City and County
5. Programs that link the General Plan to the al-
6. location of local, state and federal resources, the City's annual capital expenditure plan, six-year capital improvement program, a capital improvement project or a long-term financing proposal, general obligation or revenue bonds or nonprofit corporation proposals
7. Project plans for public housing, or publicly assisted private housing in the City and County
8. Proposed Redevelopment project plans within the City and County
9. Substantial change to the above

Projects with substantial interactions with historic resources may require a Certificate of Appropriateness (CoA) and/or Historic Preservation Commission review.

Projects for which the scope has changed substantially since the date of environmental clearance may need to have their environmental clearances revisited. Please contact Regulatory Affairs should this be the case, so that we can reinitiate consultations with Environmental Planning.

ENVIRONMENTAL PERMITS. Your project may require the issuance of environmental permits from regulatory agencies. You may request that Regulatory Affairs obtain these permits for you. Additional fees will apply.

If your project is in the Coastal Zone on the west coast of San Francisco, you will require a coastal development permit. Construction in the San Francisco Bay Shoreline band requires a San Francisco Bay Conservation and Development Commission permit. Projects in or around water or in the vicinity of biological resources may trigger various state and federal permitting requirements. Navigational impacts require Coast Guard permitting. Installation of new generators or similar stationary-source generators of airbourne emissions require permitting by the Bay Area Air Quality Management District (BAAQMD).

If this box is checked, one or more of these permits is expected to apply. Please consult with Regulatory Affairs regarding an appropriate permitting strategy:

Some City permits are customarily pulled by contractors; you will need to include appropriate language in your construction specifications to reflect this. The following are common permits for Public Works projects:

Land disturbance activities of 5,000 square feet or more of the ground surface, measured cumulatively, are prohibited without a Construction Site Runoff Control Permit that your contractor obtains from the San Francisco Public Utilities Commission (SFPUC), which requires the submittal of an Erosion and Sediment Control Plan (ESCP). SFPUC also issues permits for use of potable water for construction purposes, and for similar activities.

The Bureau of Street Use and Mapping issues a wide range of permits for excavation, temporary occupation of the public right-of-way, and for the construction of various streetscape features.

If the project falls within the Separate (MS4) sewer area as mapped by the San Francisco Public Utilities Commission, land disturbance of one (1) or more acres of soil, either as a single project or as part of a larger common plan of development as determined by the City Representative is prohibited without a Storm Water Pollution Prevention Plan (SWPPP) by a certified Qualified SWPPP Developer (QSD) prepared by your contractor for the RE's approval.



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
Bayview Gateway		
Case No.		Permit No.
2019-023520PRJ		
<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>Caltrans proposes to relinquish land to the City of San Francisco. The San Francisco Public Works proposal for this property includes the following: removal of three existing Eucalyptus trees outside of the migratory-bird nesting season; installation of lighted gateway signage (large letters spelling out "BAYVIEW") on buried footings to a depth of 5 feet, with approximately 40 feet of trenching to a depth of 2 feet (1 foot wide) for conduit to existing electrical pull box in sidewalk; installation of new landscaping, including incorporation of soil amendment (maximum depth of 1'); and tree plantings (maximum depth of 5 feet) throughout project area. The project includes installation of irrigation system and controller with water meter, requiring approximately 40 feet of trenching to a depth of 2 feet (1 foot wide) for conduit to power connection to existing pull box in street, and to 4 feet deep, 40 feet long, and 1 foot wide for connection to water line in roadway. The project also includes the replacement the existing chain link fence in-kind, and minor concrete work and roadway repair following installation of lighting and irrigation. Installation of approximately 400 square feet of non-structural hardscaping (cobble, mosaic, and decorative rock) is proposed at the corner of 3rd Street and Meade Avenue.</p>		

STEP 1: EXEMPTION CLASS

The project has been determined to be categorically 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>Class _____</p> <p>Class 4 - Minor Alterations to Land</p>

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<input 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., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)</p>
<input checked="" 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><i>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).</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 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, archeo review is required (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</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 EP_ArcMap > CEQA Catex Determination Layers > Topography). If yes, Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Slope = or > 25%: Does the project involve any of the following: (1) square footage expansion greater than 500 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 and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 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 and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 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 and Environmental Planning must issue the exemption.</p>
<p>Comments and Planner Signature (optional): Don Lewis</p> <p>Per Public Works' Maher Ordinance Screening, the project does not require a building or grading permit and Maher does not apply.</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 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 checked="" 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: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PROJECT PLANNER**

Check all that apply to the project.	
<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 type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated <input type="checkbox"/> Reclassify to Category C (attach HRER or PTR) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input 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. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Don Lewis	

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

<input checked="" type="checkbox"/>	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: DPW Director's Direction to Proceed	Signature: Don Lewis
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	01/07/2020
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 approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.		

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)
Bayview Gateway		/
Case No.	Previous Building Permit No.	New Building Permit No.
2019-023520PRJ		
Plans Dated	Previous Approval Action	New Approval Action
	Other (please specify)	
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 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. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.	
Planner Name:	Date: