



CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
REC & PARK: Kezar Stadium Tenant Improvement Project		1700001
Case No.		Permit No.
2025-003798ENV		
<input type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
<p>Project description:</p> <p>The San Francisco Recreation and Parks Department proposes an in-kind replacement initiative aimed at modernizing Kezar Stadium. The scope includes the replacement and installation of new turf and an upgraded irrigation system. The project proposes renovations to the stadium seating, including in-kind replacements of seating and the potential modification of some areas to standing sections. Internal improvements would be made to the press room within its existing footprint. Additional improvements include upgraded concession areas and the installation of a new scoreboard (16 feet high and 30 feet wide) behind the eastern goal post to replace the existing scoreboard that is mounted above the stadium restrooms. The proposed scoreboard would be positioned on the grass hillside at the eastern end lines for improved visibility. Americans with Disabilities Act improvements would be made to the existing pathways and restroom facilities to enhance accessibility throughout the stadium. The project would also replace the existing sound and public address (PA) system.</p> <p>Please see page 4 for a complete project description.</p>		

EXEMPTION TYPE

The project has been determined to be exempt under the California Environmental Quality Act (CEQA).	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. (CEQA Guidelines section 15301) Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 - New Construction. (CEQA Guidelines section 15303) 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"/>	Class 32 - In-Fill Development. (CEQA Guidelines section 15332) 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.
<input type="checkbox"/>	Other _____
<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.

ENVIRONMENTAL SCREENING ASSESSMENT

Comments:

Please see page 4.

Planner Signature: Don Lewis

PROPERTY STATUS - HISTORIC RESOURCE

PROPERTY IS ONE OF THE FOLLOWING:

<input checked="" type="checkbox"/>	Category A: Known Historical Resource.
<input type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age).
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age).

PROPOSED WORK CHECKLIST

Check all that apply to the project.

<input type="checkbox"/>	Change of use and new construction. Tenant improvements not included.
<input checked="" type="checkbox"/>	Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	Addition(s) not visible from any immediately adjacent public right-of-way for 150 feet in each direction; or does not extend vertically beyond the floor level of the top story of the structure, or does not cause the removal of architectural significant roofing features.
<input type="checkbox"/>	Façade or storefront alterations that do not remove, alter, or obscure character -defining features.
<input type="checkbox"/>	Restoration based upon documented evidence of a building's historic condition , such as historic photographs, plans, physical evidence, or similar buildings.
Note: Project Planner must check box below before proceeding.	
<input checked="" type="checkbox"/>	Project is not listed.
<input type="checkbox"/>	Project involves scope of work listed above.

ADVANCED HISTORICAL REVIEW

Check all that apply to the project.

<input type="checkbox"/>	Reclassification of property status. (<i>Attach HRER Part I relevant analysis; requires Principal Preservation Planner approval</i>) <input type="checkbox"/> Reclassify to Category A <input type="checkbox"/> Reclassify to Category C <input type="checkbox"/> Lacks Historic Integrity <input checked="" type="checkbox"/> Lacks Historic Significance
<input type="checkbox"/>	Project involves a known historical resource (CEQA Category A)
<input type="checkbox"/>	Project does not substantially impact character-defining features of a historic resource (see Comments)
<input type="checkbox"/>	Project is compatible, yet differentiated, with a historic resource.
<input type="checkbox"/>	Project consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties
Note: If ANY box above is checked, a Preservation Planner MUST sign below.	
<input type="checkbox"/>	Project can proceed with EXEMPTION REVIEW. The project has been reviewed by the Preservation Planner and can proceed with exemption review.
Comments by Preservation Planner: Please see page 4.	
Preservation Planner Signature: Michelle Langlie	

EXEMPTION DETERMINATION

<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: Recreation and Park Commission Hearing	Signature: Don Lewis 05/13/2025
<p>Supporting documents are available for review on the San Francisco Property Information Map, which can be accessed at https://sfplanninggis.org/pim/. Individual files can be viewed by clicking on the Planning Applications link, clicking the "More Details" link under the project's environmental record number (ENV) and then clicking on the "Related Documents" link.</p> <p>Once signed and dated, this document constitutes an exemption pursuant to CEQA Guidelines and chapter 31 of the San Francisco Administrative Code. Per chapter 31, an appeal of an exemption determination to the Board of Supervisors shall be filed within 30 days after the approval action occurs at a noticed public hearing, or within 30 days after posting on the planning department's website (https://sfplanning.org/resource/ceqa-exemptions) a written decision or written notice of the approval action, if the approval is not made at a noticed public hearing.</p>		

Full Project Description

The San Francisco Recreation and Parks Department proposes an in-kind replacement initiative aimed at modernizing Kezar Stadium. The scope includes the replacement and installation of new turf and an upgraded irrigation system. The project proposes renovations to the stadium seating, including in-kind replacements of seating and the potential modification of some areas to standing sections. Internal improvements would be made to the press room within its existing footprint. Additional improvements include upgraded concession areas and the installation of a new scoreboard (16 feet high and 30 feet wide) behind the eastern goal post to replace the existing scoreboard that is mounted above the stadium restrooms. The proposed scoreboard would be positioned on the grass hillside at the eastern end lines for improved visibility. Americans with Disabilities Act improvements would be made to the existing pathways and restroom facilities to enhance accessibility throughout the stadium.

The project would also replace the existing sound and public address (PA) system with a state-of-the-art system designed to enhance audio quality within the stadium while reducing sound impact outside the stadium. The proposed speaker system would replace the existing system and would be installed in the same locations. The existing system includes a total of 9 speakers each mounted on an approximately 30-foot-tall pole (5 speakers are located on the south side of the field while 4 speakers are located on the north side). The new system would operate with the same speaker poles, same volume levels, and with the same frequency of use as the current system. The existing speaker system is used in a limited capacity—primarily for introducing players, announcing substitutions and scoring, acknowledging sponsors, and signaling the start of track meet events. Music use is restricted to the national anthem only. This pattern of use would remain unchanged with the new system, which would continue to serve approximately 90 percent of events. The number of events and attendees would be similar to existing conditions (approximately 100 events). As outlined in San Francisco Park Code Section 7.03 and 7.05, a permit from RPD would be required for any event which utilizes sound amplification equipment. A typical amplified sound permit would state that noise levels may not exceed 80 decibels from approximately 100 feet from perimeter for all special events. Any new permits issued would require permittees to comply with this established noise limit.

Environmental Screening Comments (Continued)

The proposed project would not result in a substantial permanent increase in ambient noise levels in the project vicinity or expose persons in excess of noise level standards. The proposed project would replace the existing amplification system at the stadium with a new sound system. The new sound system would be designed to direct sound away from the neighbors during events. As outlined in San Francisco Park Code Section 7.03 and 7.05, a permit from the Recreation and Parks Department would be required for any event which utilizes sound amplification equipment. A typical sound permit issued by RPD would state that noise levels may not exceed 80 decibels from approximately 100 feet from perimeter for all special events. The number of events and attendees would be similar to existing conditions (approximately 100 events). Implementation of the project would not result in an expansion or an intensification of the existing use at Kezar Stadium.

On 5/9/2025, planning department staff archaeologist determined that implementation of RPD Standard Archaeological Measure I (Discovery during Construction) applies to the proposed project.

Advanced Historical Review Comments (Continued)

Upgrades to non-historic stadium (constructed circa 1990) including new turf, upgraded irrigation system, in-kind replacements of seating, replacement of sound PA system. Additional improvements include upgraded concession areas and the installation of a new scoreboard (16-ft high and 30-ft wide) behind the eastern goal post. ADA upgrades to existing pathways and restrooms. No impact to Historic District.