



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
Case No.	Permit No.	Plans Dated	
<input type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 50 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use 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 type="checkbox"/>	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	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?
<input type="checkbox"/>	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 hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
<input type="checkbox"/>	Hazardous Materials: Any project site that 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 soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

<input type="checkbox"/>	Soil Disturbance/Modification: 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"/>	Noise: 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"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	Slope = or > 20%: 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) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
<input type="checkbox"/>	Seismic: Landslide Zone: 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) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
<input type="checkbox"/>	Seismic: Liquefaction Zone: 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) If box is checked, a geotechnical report will likely be required
<input type="checkbox"/>	Serpentine Rock: 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)
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required.	
<input type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional):	

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

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input type="checkbox"/>	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 50 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"/>	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 Residential Design Guidelines.
<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.
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 PRESERVATION 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. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) 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.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<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:	

**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 STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name:	Signature or Stamp:
	Project Approval Action: *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
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.	Permit No.	Plans Dated
Exempt Project Approval Action	Exempt Project Approval Date	New Approval Required
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.	
Planner Name:	Signature or Stamp:

MINOR PROJECT MODIFICATION



SAN FRANCISCO PUBLIC UTILITIES COMMISSION

Minor Project Modification Number: 001 **Date:** 5/28/2020

Project Title: Moccasin Powerhouse Rehabilitation

EP Case No./Project No. 2014.1184E

Chart of Accounts No. 25320-232146-15364-10014086+0001

MPM Prepared By: Matthew Weinand, Environmental Project Manager

MPM Triggered By: RFD PCO Other: Project Changes

Landowner: SFPUC Other:

Vegetative Cover/Land Use: Paved/Gravel/Ruderal **Net Acreage Affected:** ~40,000 square feet

Modification From: Mitigation Measure: Categorical Exemption Permit:

Detailed Description of Minor Project Modification:

Additional rehabilitation improvements are proposed for the Moccasin Powerhouse (MPH) and associated yard to help ensure reliability and sustainability. The MPH facility is a vital component of the Hetch Hetchy Water and Power (HHWP) system and proposed rehabilitation would extend the operational life of MPH, reduce maintenance costs, and reduce unplanned outages due to failure of older equipment. A non-functioning MPH facility could result in disruption to water and power deliveries.

Just outside of the MPH are two 57.5 mega volt ampere (MVA) generator step-up transformers (GSUT) that have reached the end of their service life and need to be replaced prior to failure. HHWP also maintains a spare GSUT onsite which is currently in use. The units have become less reliable with approximately 35 outages occurring over the last several years resulting in power and water delivery disruptions. Moccasin Camp (SFPUC housing and facilities) is also dependent on operation of these units. Of the three existing GSUTs, one would be kept as a spare (and possibly rehabilitated), while the two main GSUTs would be replaced with new 57.5 MVA units.

The two new main GSUTs would be connected to MPH by drilling approximately ten (10) 2-to-3-inch holes through the concrete MPH wall approximately 15 feet above ground surface. Two approximately 12-inch by 12-inch pull boxes would be installed on the exterior of the powerhouse and conduits and wiring threaded through the holes. The conduits and utility boxes would be obscured from view by the GSUTs and other equipment in the yard.

To meet current standards and regulations, secondary containment units underneath each main GSUT would be improved and connected to the existing MPH oily water separator system. Two areas approximately 35-feet wide, 35-feet long, and 7-feet deep would be excavated along with some adjacent minor trenching for replacement electrical grounding for the GSUTs. The existing concrete fire wall between the two GSUTs would also be extended horizontally by approximately 6 feet.

The proposed work would also include interior mechanical and electrical retrofits in MPH such as replacing 13.8kV and 480V switchgear, motor control boards, motor control centers, protective relays, conduits, wiring, battery backup, and cooling water piping as well as in-kind replacement of some electrical conductors and other equipment in the MPH yard. An additional staging area just east of the powerhouse would also be needed for temporary storage of equipment, materials, and other project-related items.

Attachments:			
Biological <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Cultural <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Photos <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Other <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Resources:	
Biological	<input checked="" type="checkbox"/> No Resources Present <input type="checkbox"/> Resources Present <input type="checkbox"/> NA
Biological Survey Report References: N/A	

Cultural	<input checked="" type="checkbox"/> No Resources Present <input type="checkbox"/> Resources Present <input type="checkbox"/> Within Project APE <input type="checkbox"/> NA (no ground disturbance)
Cultural Survey Report References: Moccasin Powerhouse Rehabilitation Preliminary Archeological Checklist, Sally Morgan, May 18, 2020.	

Conditions of Approval or Reasons for Denial

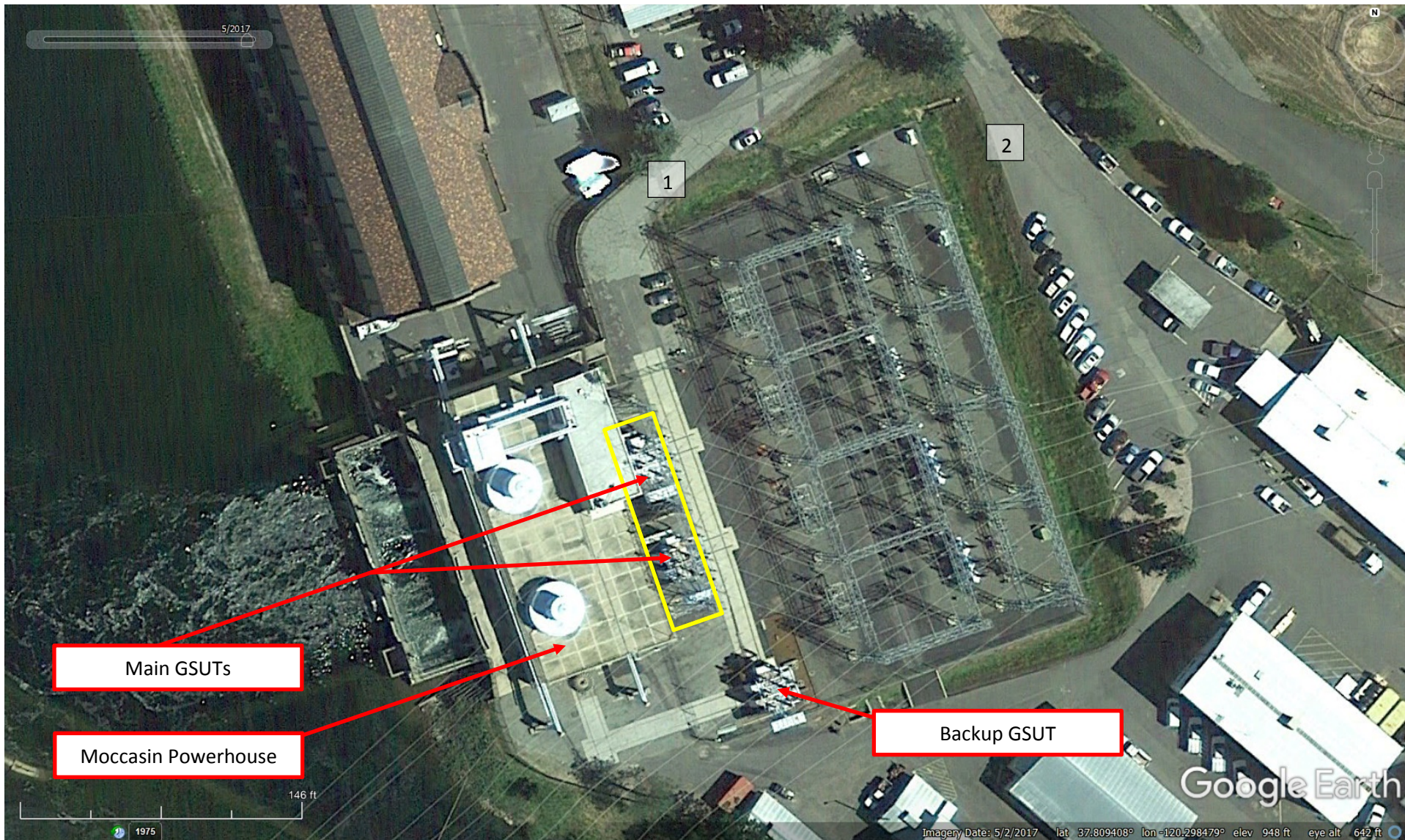
SFPUC Required Signatures for Environmental Approval:
ECCM: <u>Matthew Weinand for Kimberly Stern Liddell</u> Date: <u>5/28/2020</u>
<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions (see conditions above) <input type="checkbox"/> Denied

SFPUC agrees that Contractor will abide by the SFPUC's Standard Construction Measures and have appropriate Specialty Environmental Monitors present where required.

Environmental Planning (EP) Required Signatures for Approval:
Signee: _____ Date: _____
<input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions (see conditions above) <input type="checkbox"/> Denied

CEQA SECTION	Applicable	(Y) Define Potential Impact or (N) Briefly Explain Why CEQA Section isn't Applicable
Geology, Soils and Seismicity	<input type="checkbox"/> Y	Proposed improvements would not be expected to result in a substantial change in effects relative to geology, soils, and seismic hazards.
	<input checked="" type="checkbox"/> N	
Hazardous Materials and Waste	<input checked="" type="checkbox"/> Y	Proposed MPH facility rehabilitation would be performed with similar construction methods, equipment, and materials as those previously identified. Therefore, the potential for spills would be similar to the previously evaluated work. The project would continue to implement SFPUC Standard Construction Measure Number 6, which requires identification, and appropriate transportation and disposal of hazardous materials, should they be encountered, and clean-up of any spills. Replacement of aging and failure prone GSUTs as well as improvement to their secondary containment systems to meet current standards and regulations would improve long term spill prevention and containment at the facility. A substantial change in effects would therefore not be expected relative to hazardous materials and waste.
	<input type="checkbox"/> N	
Hydrology	<input type="checkbox"/> Y	Proposed rehabilitation to the MPH facility would not result in grade changes and the replaced GSUT secondary containment units are unlikely to affect hydrology in the area. The Project would continue to implement SFPUC Standard Construction Measure Number 3, which includes implementation of the stormwater best management practices. A substantial change in effects would therefore not be expected relative to hydrology.
	<input checked="" type="checkbox"/> N	
Cultural Resources	<input checked="" type="checkbox"/> Y	The MPH is an industrial-appearing concrete and steel structure constructed in 1969 and is just over 50 years old. It is located outside of the Moccasin historic district boundaries and was determined to be a non-contributing element to the district. Similar structures, such as the Holm and Kirkwood powerhouses, constructed in 1966 and 1967 respectively, were evaluated by an architectural historian in 2016 to support upgrades to the Holm and Kirkwood powerhouses (2017-000694ENV). That evaluation concluded that neither of these facilities met any of the criteria of eligibility for the California Register of Historic Resources or the National Register of Historic Places. It is anticipated that similar findings would be made for the MPH. The proposed improvements require minimal and shallow ground disturbance in largely disturbed areas. The project would continue to implement SFPUC Standard Construction Measure Number 9, Archaeological Measure Number 1 (Archaeological Discovery). This would include providing contractor training regarding the possibility of encountering archaeological materials and stopping work in the event of a potential discovery. A substantial change in effects would therefore not be expected relative to cultural resources.
	<input type="checkbox"/> N	
Traffic and Circulation	<input type="checkbox"/> Y	Traffic resulting from the proposed rehabilitation work would be limited to the movement of vehicles and equipment and workers commuting to and from the site. The MPH area is not open to the public. The limited number of construction vehicles using State Highway 120, Moccasin Switchback Road, and Lakeshore Drive should not delay other vehicles using these roads. Equipment, materials, and vehicles would be parked within the previously identified contractor laydown areas as well as the additional area identified in this MPM. A substantial change in effects relative to traffic and circulation would therefore not be expected.
	<input checked="" type="checkbox"/> N	
Air Quality	<input type="checkbox"/> Y	Proposed rehabilitation work would require only limited use of equipment and vehicles. A substantial change in effects relative to air quality would therefore not be expected.
	<input checked="" type="checkbox"/> N	

Noise and Vibration	<input type="checkbox"/> Y	There would be no change in construction noise from what was previously evaluated. A substantial change in effects would therefore not be expected relative to noise and vibration.
	<input checked="" type="checkbox"/> N	
Visual Resources	<input type="checkbox"/> Y	Proposed rehabilitation work outside of MPH is entirely limited to the east side of the facility and would not be visible from State Route 49 on the west side of Moccasin Reservoir. The MPH area is not open to the public. There would be no change in the visual setting from what was previously evaluated. A substantial change in effects would therefore not be expected relative to visual resources.
	<input checked="" type="checkbox"/> N	
Vegetation and Wildlife	<input type="checkbox"/> Y	Proposed rehabilitation work would occur within the MPH facility which is entirely paved or graveled. No vegetation removal is anticipated. Access would occur along existing roads and all staging activities would occur within previously established staging areas. Therefore, there would not be any new or substantial change in effects on vegetation and wildlife beyond those previously analyzed.
	<input checked="" type="checkbox"/> N	



Area Map: Moccasin Powerhouse, existing GSUTs, and yard. Approximate excavation area for secondary containment shown in yellow. Numbered photo points.

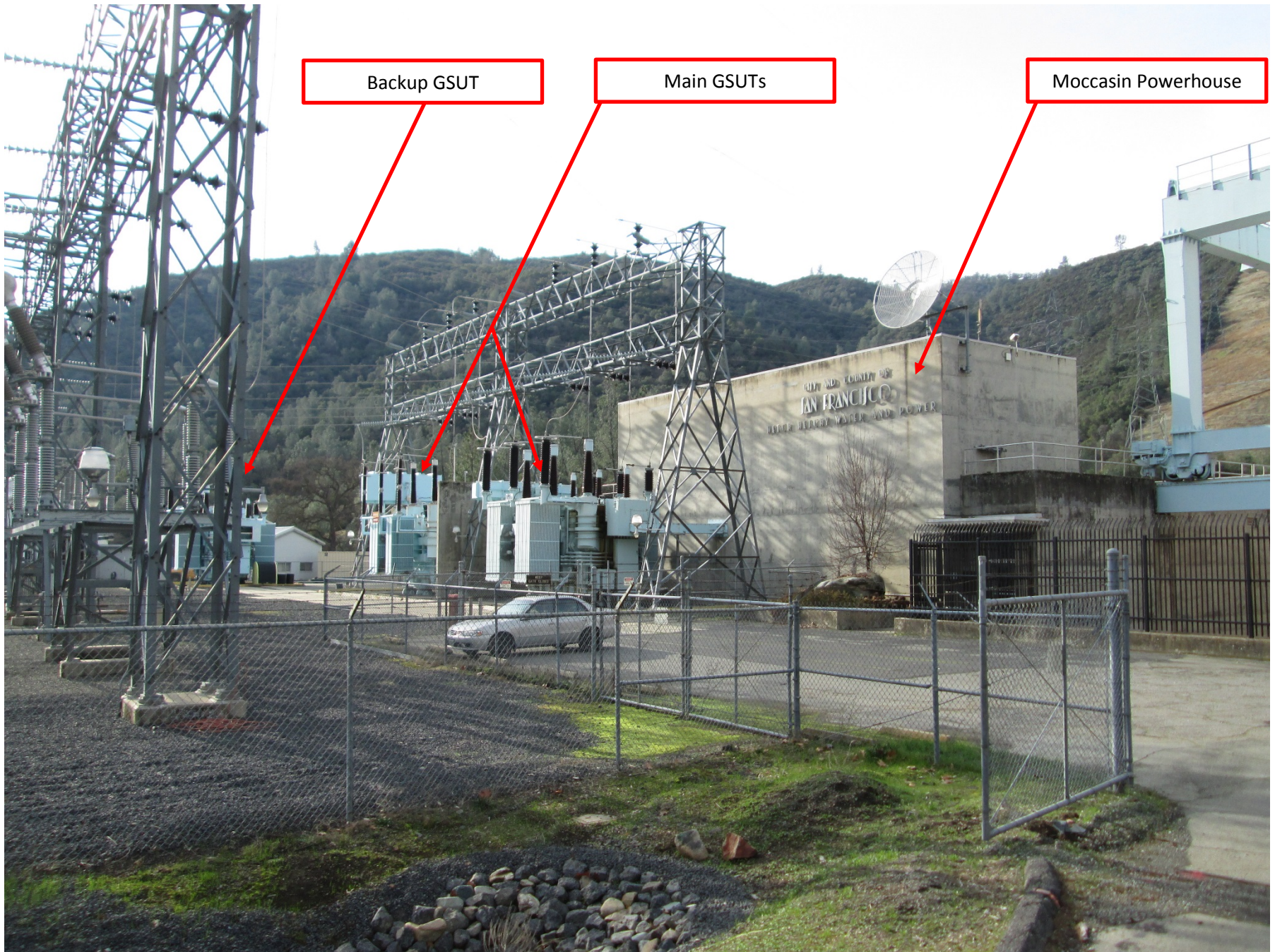


Photo 1: Moccasin Powerhouse, existing GSUTs, and yard.

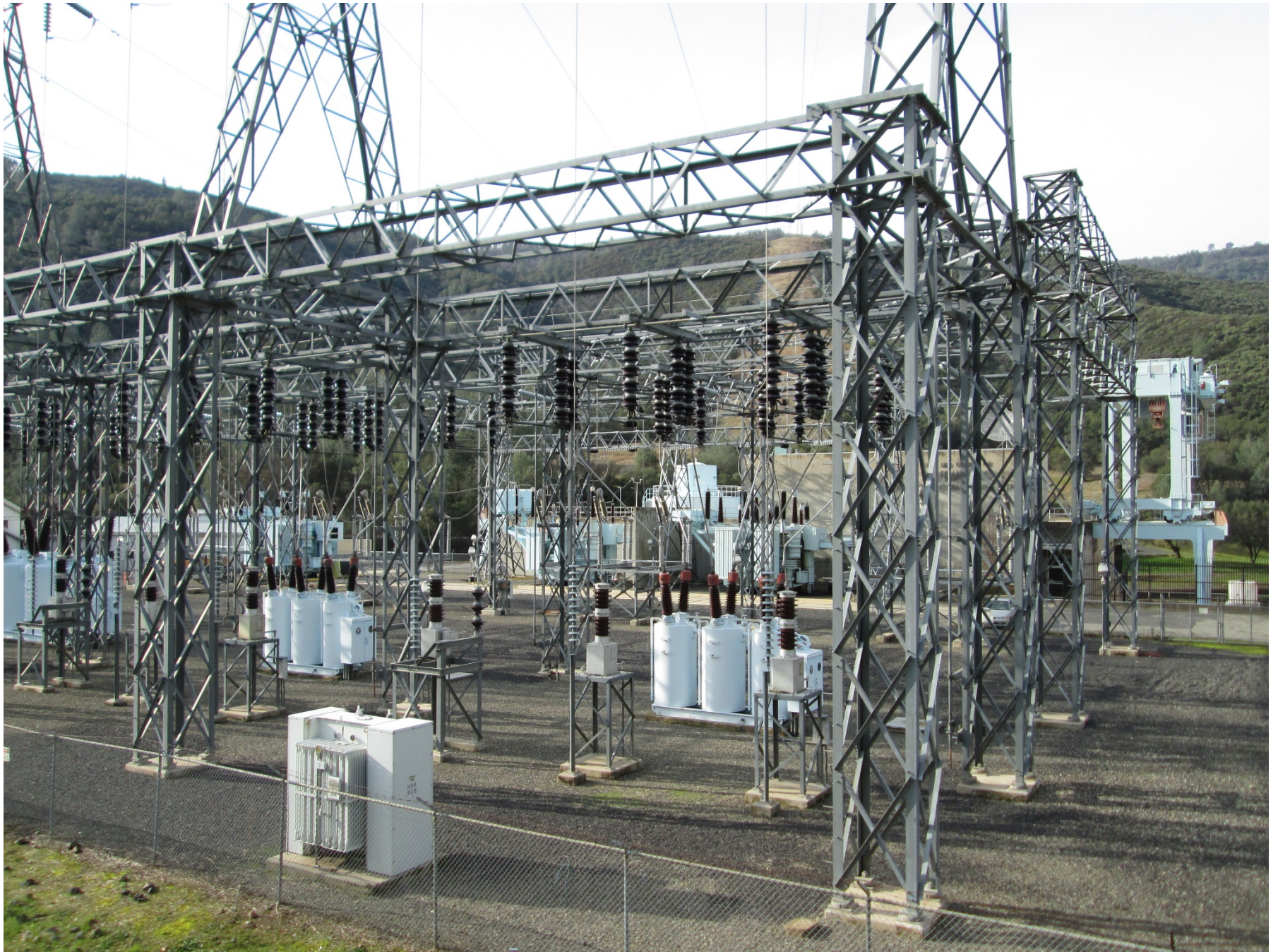


Photo 2: Moccasin Powerhouse, existing GSUTs, and yard. View from road. Powerhouse and GSUTs in background.



Additional Staging Area Map: Additional proposed staging area shown in yellow polygon. See photos below.



Photo 3: Proposed additional staging area. Previously disturbed dirt and gravel surface with some ruderal areas.



Photo 4: Proposed additional staging area. Previously disturbed dirt and gravel surface with some ruderal areas.