

**File No. 141296**

**Board of Supervisors**

**Planning Code Section 101.1 Priority Policy Findings.**

**Pacific Rod and Gun Club Upland Soil Remedial Action Project  
520 John Muir Drive, San Francisco, CA 94132**

San Francisco Public Utilities Commission (SFPUC) approved a project to clean up contaminated soil on SFPUC property leased to the Pacific Rod and Gun Club (PRGC) at Lake Merced in San Francisco, in response to Cleanup Order R2-2013-0023 issued by the California Regional Water Quality Control Board, known as Project No. CUW 28101, Pacific Rod and Gun Club Upland Soil Remedial Action Project (Project).

Soil contamination is the result of former use of lead shot and clay targets made with asphaltic materials at the skeet and trap shooting ranges. The project consists of excavation and appropriate disposal of up to 46,500 cubic yards of soils containing elevated concentrations of lead and polycyclic aromatic hydrocarbons (PAHs) and backfilling of excavated areas with clean fill material.

The Planning Department prepared a Preliminary Negative Declaration, published July 25, 2014. On October 23, 2014, the San Francisco Planning Commission, reviewed and considered the Preliminary Mitigated Negative Declaration (PMND) on appeal and found that the contents of said report and the procedures through which the PMND was prepared, publicized, and reviewed complied with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.) (CEQA), 14 California Code of Regulations Sections 15000 et seq. (the CEQA Guidelines) and Chapter 31 of the San Francisco Administrative Code (Chapter 31), and directed the Planning Department to issue a Final Mitigated Negative Declaration (Final MND).

The SFPUC adopted the Final MND and the Mitigation Monitoring and Reporting Program (MMRP) and approved the Project, by Resolution 14-0171, on October 28, 2014.

Planning Code Section 101.1(b)(1-8) establishes eight priority planning policies and requires review of the proposed supplemental appropriation ordinance to fund the Project for consistency with said policies.

On balance, the Project does comply with said policies in that:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced.  
*The project site does not contain any existing neighborhood-serving retail uses, and will have no effect on such uses.*

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.  
*The project site contains a structure that was previously occupied by a caretaker of the Pacific Rod and Gun Club, and that structure will be conserved and protected. The adopted Final MND and MMRP include mitigation measures that would ensure that the features which contribute to the historic landscape of the Pacific Rod and Gun Club are retained, protected and/or reconstructed in a similar size, design, location, and materials as existing, in keeping with the Secretary of Interior's Standards for Rehabilitation.*

3. The City's supply of affordable housing be preserved and enhanced.

*The project site contains a structure that was previously occupied by a caretaker of the Pacific Rod and Gun Club, and a mitigation measure was adopted that will preserve and protect that structure during removal of the contaminated soils. The project does not otherwise affect housing.*

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking.

*The project to remove contaminated soil will not generate commuter traffic, and the Final MND found that any temporary impacts from the construction work on public transit and its users would be less than significant. The site has ample off street parking for construction equipment and vehicles.*

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

*This policy is not applicable. The project site is owned by the City, under the jurisdiction of the SFPUC as part of the Lake Merced watershed, which serves as the City's emergency water supply. The site is zoned Public Use District.*

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

*The project to clean up contaminated soil on this site, located on the upland shore of Lake Merced, which could serve the City as an emergency drinking water supply, is consistent with this policy.*

7. That landmarks and historic buildings be preserved.

*The project site is not a historic landmark and no historic contributory buildings will be altered or removed. The adopted Final MND and MMRP include the following mitigation measures to address potential impacts on historic buildings or features: Measure M-CP-1a: Record and Reconstruct the Semi-Circular Station Paths at Skeet Fields 4-7, Measure M-CP-1b: Record, Protect, and Return (or Replace in-Kind) the High/Low Houses and Wood Fences at Skeet Fields 4-7, Measure M-CP-1c: Protect the Four Contributory Buildings During Construction, Measure M-NO-2a Preconstruction Surveys and Repair, and Measure M-NO-2b: Construction Equipment Restrictions Near Buildings. These measures will ensure preservation of historic contributory buildings.*

8. That our parks and open space and their access to sunlight and vistas be protected from development.

*The Project to remove contaminated soil will preserve existing historic structures and features, but does not include new development. The removal of the contaminated soil will not impede access to sunlight and vistas of Lake Merced, but will require removal of vegetation and trees. The adopted Final MND and MMRP include mitigation measure M-AE-3 Screening Vegetation, which requires planting new shrubs and trees that at maturity would screen views of the historic structures and features, parking lot and associated facilities, and thus restore more natural scenic views from John Muir Drive across the site to Lake Merced.*