



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
REC & PARK: Lake Merced Trail - 99 Harding Rd.		
<b>Case No.</b>		<b>Permit No.</b>
2019-005877ENV		
<input type="checkbox"/> <b>Addition/ Alteration</b>	<input type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input type="checkbox"/> <b>New Construction</b>
<p><b>Project description for Planning Department approval.</b></p> <p>The project site is located around Lake Merced along Lake Merced Boulevard, Skyline Boulevard, and John Muir Drive in southwestern San Francisco.</p> <p>The proposed project consists of renovations to the approximately 4.5-mile existing recreational perimeter trail around Lake Merced, including some associated site furniture and fitness equipment. The proposed project will improve up to 24,000 square feet of existing trail edge by replacing areas of eroded gravel shoulder profiles with new and more durable earthen material within the existing trail footprint. Erosion control along the trail edge may involve wood header board edging and approximately 1,500 linear feet of wood retaining walls with barrier rails and exposed wall heights of up to 4 feet in height. The existing 4-mile asphalt multi-use perimeter trail would receive areas of localized asphalt repair, and bicycle lane striping. Up to 120 declining/hazard trees would be removed as part of trail renovations. 240 trees would be planted as a replacement.</p> <p>A new, prefabricated public restroom would be installed at the Lake Merced and Sunset Boulevard parking lot. This single-user, one-story restroom would require new electrical, water, and sewer service from Lake Merced Boulevard as well as a new accessible parking space and path. The structure would be situated on</p> <p>CONTINUED ON ADDITIONAL PAGE</p>		

### STEP 1: EXEMPTION CLASS

<b>*Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.*</b>	
<input checked="" type="checkbox"/>	<b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input checked="" type="checkbox"/>	<b>Class 3 - New Construction.</b> 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><b>Class 32 - In-Fill Development.</b> 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><b>FOR ENVIRONMENTAL PLANNING USE ONLY</b></p>
<input checked="" type="checkbox"/>	<b>Class _____</b> Class 4 (CEQA section 15304(b))

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

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

<input type="checkbox"/>	<b>Air Quality:</b> 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)
<input type="checkbox"/>	<b>Hazardous Materials:</b> 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. <i>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 &gt; Maher layer).</i>
<input type="checkbox"/>	<b>Transportation:</b> 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 checked="" type="checkbox"/>	<b>Archeological Resources:</b> 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"/>	<b>Subdivision/Lot Line Adjustment:</b> 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)
<input type="checkbox"/>	<b>Slope = or &gt; 20%:</b> 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) <b>If box is checked, a geotechnical report is required.</b>
<input checked="" type="checkbox"/>	<b>Seismic: Landslide Zone:</b> 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) <b>If box is checked, a geotechnical report is required.</b>
<input checked="" type="checkbox"/>	<b>Seismic: Liquefaction Zone:</b> 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) <b>If box is checked, a geotechnical report will likely be required.</b>

**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):** Megan Calpin

The proposed project would be executed with San Francisco Public Works, in accordance with their Standard Construction Measures (San Francisco Planning Department, Public Works Standard Construction Measures, Case no. 2016-012909ENV). The Standard Construction Measures that would apply to this project are: Seismic and geotechnical studies – the project site contains areas of liquefaction and landslide hazard as mapped by the Seismic Hazards Mapping Act. Portions of the project site contain greater than 25% slope and are targeted for erosion control measures. These areas would be subject to the seismic and geotechnical

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

<b>PROPERTY IS ONE OF THE FOLLOWING:</b> (refer to Parcel Information Map)	
<input type="checkbox"/>	<b>Category A:</b> Known Historical Resource. <b>GO TO STEP 5.</b>
<input checked="" type="checkbox"/>	<b>Category B:</b> Potential Historical Resource (over 45 years of age). <b>GO TO STEP 4.</b>
<input type="checkbox"/>	<b>Category C:</b> Not a Historical Resource or Not Age Eligible (under 45 years of age). <b>GO TO STEP 6.</b>

**STEP 4: PROPOSED WORK CHECKLIST  
TO BE COMPLETED BY PROJECT PLANNER**

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. <b>Change of use and new construction.</b> Tenant improvements not included.
<input checked="" type="checkbox"/>	2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. <b>Garage work.</b> 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. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. <b>Addition(s)</b> 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.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input checked="" type="checkbox"/>	Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>

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

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. <b>Interior alterations to publicly accessible spaces.</b>
<input type="checkbox"/>	3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

<input type="checkbox"/>	7. <b>Addition(s)</b> , 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. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):  (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. <b>Reclassification of property status.</b> (Requires approval by Senior Preservation Planner/Preservation <input type="checkbox"/> Reclassify to Category A <input type="checkbox"/> Reclassify to Category C a. Per HRER dated    (attach HRER) b. Other (specify):
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b>	
<input type="checkbox"/>	<b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>
<b>Comments (optional):</b>	
<b>Preservation Planner Signature:</b> Justin Greving	

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

<input type="checkbox"/>	<b>Further environmental review required.</b> 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 <b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b>	
<input checked="" type="checkbox"/>	<b>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.</b>	
	<b>Project Approval Action:</b> Recreation and Parks Commission Hearing	<b>Signature:</b> Megan Calpin
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	05/22/2019
	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. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

## Full Project Description

The project site is located around Lake Merced along Lake Merced Boulevard, Skyline Boulevard, and John Muir Drive in southwestern San Francisco.

The proposed project consists of renovations to the approximately 4.5-mile existing recreational perimeter trail around Lake Merced, including some associated site furniture and fitness equipment. The proposed project will improve up to 24,000 square feet of existing trail edge by replacing areas of eroded gravel shoulder profiles with new and more durable earthen material within the existing trail footprint. Erosion control along the trail edge may involve wood header board edging and approximately 1,500 linear feet of wood retaining walls with barrier rails and exposed wall heights of up to 4 feet in height. The existing 4-mile asphalt multi-use perimeter trail would receive areas of localized asphalt repair, and bicycle lane striping. Up to 120 declining/hazard trees would be removed as part of trail renovations. 240 trees would be planted as a replacement.

A new, prefabricated public restroom would be installed at the Lake Merced and Sunset Boulevard parking lot. This single-user, one-story restroom would require new electrical, water, and sewer service from Lake Merced Boulevard as well as a new accessible parking space and path. The structure would be situated on a concrete pad adjacent to the existing parking lot, with an underground electrical line from the parking lot to an existing electrical pole west of the parking lot, and a new buried wastewater line to a connection in Lake Merced Boulevard.

The project site is located adjacent to the Pacific Rod & Gun Club (520 John Muir Road), which is listed on the Cortese Site Clean Up List. No work would occur at the Pacific Rod & Gun Club. Pathway work on the south side of Lake Merced, including the pathway adjacent to the Pacific Rod & Gun Club site, will not involve any soil excavation or paving replacement (Desmarais, Brett, Project Manager, San Francisco Recreation and Park Department, e-mail correspondence with Megan Calpin, Assistant Environmental Planner, May 8, 2019). Pathway work in this area will be limited to the application of thermoplastic paint stencils to the existing asphalt surface of the multiuse trail. The removal of one tree (#1294), would only involve the removal of the tree trunk and branches. Root extraction or stump grinding would not be performed. Tree planting is not proposed in this area. (HortScience Bartlett Consulting, SFRPD Site Walk, Tree assessment Plan, January 30, 2019).

## CEQA Impacts Continued

The proposed project would be executed with San Francisco Public Works, in accordance with their Standard Construction Measures (San Francisco Planning Department, Public Works Standard Construction Measures, Case no. 2016-012909ENV). The Standard Construction Measures that would apply to this project are: Seismic and geotechnical studies – the project site contains areas of liquefaction and landslide hazard as mapped by the Seismic Hazards Mapping Act. Portions of the project site contain greater than 25% slope and are targeted for erosion control measures. These areas would be subject to the seismic and geotechnical measures.

Air Quality - The proposed project is subject to the Construction Dust Ordinance.

Water Quality – the project includes erosion control as part of the project site and would implement these measures as needed.

Biological Resources – The project involves the removal of up to 120 trees at the project site. The project will comply with the biological resources standard measure.

Archeological Resources: Department staff conducted an archeological survey of the project site on May 2, 2019. Ground visibility was poor in many areas due to thick brush. No clear evidence of any archaeological resource was discovered during the archeological survey. Survey results were inconclusive due to poor ground visibility. Archeological monitoring will be required during project excavations for the easternmost two retaining walls and for any trail work between those retaining walls that entail removal or replacement of the existing trail surface. Further, an archeological monitor should be present during excavation for the utility trenches associated with the restroom. These monitoring measures are covered under the Public Works Standard Construction Measures and with application of these measures would not result in a significant impact to potential archeological resources at the project site. In the event of an archaeological discovery, ground disturbing work would stop and archaeological testing or data recovery would be required if the find could not be avoided.

Historic Preservation. The proposed tree removal and planting, some of which would take place immediately adjacent to the Pacific Rod and Gun Club, does not appear to cause a direct or indirect impact to any identified historical resources. One tree (1294) immediately adjacent to the Pacific Rod and Gun Club has been identified for removal. However, this removal will not materially impair the Pacific Rod and Gun Club (identified as an individual historic resource), as vegetation around the Gun Club was identified as being of ancillary significance due to the fact that it predated the Gun Club's existence. No site furniture, fitness equipment, or erosion control is proposed within the boundaries of the site of the Pacific Rod and Gun Club. While tree removal and replacement will take place along the roadway adjacent to the Harding Park Golf Course and the Olympic Club Golf Course, this will not impair the ability to assess either golf course's significance in the future. It is the determination of preservation staff that the introduction of erosion control along the trail edge using wood header board edging and approximately 1,500 linear feet of wood retaining walls with barrier rails and exposed wall heights of up to 4 feet in height would not cause a direct or indirect impact to an historical resource. The path route around Lake Merced will not change. In the future, if Lake Merced were to be evaluated for significance as a historical resource under CEQA, the proposed project would not impair the ability to make that determination.

The department reviewed the project in relation to the conditions set forth in Class 1, 3, and 4 exemptions. The department determined the project met those conditions and none of the exceptions to these exemptions apply (CEQA Guidelines section 15300.2). Further details are available in the case file.

## 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)
REC & PARK: Lake Merced Trail - 99 Harding Rd.		/
Case No.	Previous Building Permit No.	New Building Permit No.
2019-005877PRJ		
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?
<b>If at least one of the above boxes is checked, further environmental review is required.</b>	

### 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:	Date: