



## PRELIMINARY PROJECT ASSESSMENT

**Project Address:** 402 DELLBROOK AVE  
**Case Number:** 2023-002911PPA  
**Date:** May, 25, 2023  
**To:** Midtown Lands LLC  
1888 Geneva Ave # 407  
San Francisco, CA 94134

**From:** Claudine Asbagh, Planning Department  
Kurt Botn, Planning Department

This Preliminary Project Assessment (PPA) provides feedback from the Planning Department regarding the proposed project at the property listed above, based on the information provided in the PPA application, the Planning Code, General Plan, Planning Department policies, and local, state, and federal regulations as of the date of this document, all of which are subject to change.

Please be advised that the PPA application does not constitute an application for development with the Planning Department. This PPA does not represent a complete review of the proposed project, does not grant a project approval of any kind, and does not supersede any required Planning Department approvals.

A Project Application may be submitted with the Planning Department within 18 months following the issuance of this PPA. After that time, this PPA is considered expired and a new PPA application will be required. The Project Application should include any supplemental applications for entitlement or required information for environmental review, as indicated in this PPA. The Project Application, and all supplemental applications, may be found here: <https://sfplanning.org/applications>

The Planning Department may provide additional comments once a Project Application has been submitted. While some approvals are granted by the Planning Department, some are at the discretion of other bodies, such as the Planning Commission or Historic Preservation Commission. Additionally, the project will likely require approvals from other City agencies. For more, see the Appendix C: Additional Policies and Requirements. You may contact Claudine Asbagh, at 628-652-7329 or [Claudine.Asbagh@sfgov.org](mailto:Claudine.Asbagh@sfgov.org), to answer any questions you may have about this PPA, or to schedule a follow-up meeting with Planning staff.

Cc: Don Lewis, Environmental Planning Division  
Jeremy Shaw, Citywide Planning Division  
David Winslow, Urban Design Advisory Team  
Ben Caldwell, Streetscape Design Adv. Team  
Jonas Ionin, Director of Commission Affairs  
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May 25, 2023, SFPUC Comment Letter to Planning Department

May 10, 2023, Letter from City Distribution Division of SFPUC to SFPUC Real Estate

# I. EXECUTIVE SUMMARY

## Site Details

**Block/Lot(s):** 2724/004  
**Parcel Area:** 125,496 sq. ft.  
**Zoning District(s):** RH-1 (D) – Residential – House, One Family - Detached  
**Height/Bulk District(s):** 40-X

## Project Description

The proposal is to subdivide an existing lot into 19 separate parcels within the RH-1(D) Zoning District. Lots 1-18 propose to construct 4-5 story residential buildings with two units on each lot. The 19<sup>th</sup> lot will be approximately 11,223 square feet and will construct a four story, forty-unit affordable educator housing residential building. The proposal also includes the street extension of Fairview Court by approximately 100 feet through an unused portion of city property.

## Key Project Considerations

Any Project Application for the proposed project should consider and, to the extent feasible, address the following issues:

1. **Departmental Agency Review.** The project requires review and approval from other city agencies. Please contact and review the proposed project with the Department of Public Works and the Public Utilities Commission (Please see attached letters).
2. **Ministerial Streamlining Programs.**
  - a. **SB 9.** Senate Bill 9 (SB 9, or CA Govt. Code Section 65852.21) requires ministerial approval of a housing development of two units in single-family zone, the subdivision of a single-family zoned parcel into two parcels, or both. The project proposes the subdivision of an RH-1 (D) lot into 18 new lots, which exceeds the two parcels permitted under State Law. The project, as proposed, is not eligible for SB 9.
  - b. **AB 2011.** Assembly Bill 2011 (AB 2011, or CA Govt. Code Section 65912.100) becomes effective on July 1, 2023, and creates a ministerial approval process for multifamily housing developments on sites where office, retail or parking are principally permitted. Office and Retail Sales and Service Uses are not permitted in the RH-1(D) District, while Parking Lots and Parking Garages require Conditional Use Authorization. The project is ineligible for AB 2011, as the project site is not located in a zoning district where office, retail or parking is principally permitted.
  - c. **SB 35.** Senate Bill 35 (SB 35, or CA Govt. Code Section 65913.4) provides ministerial approval to mixed-income projects in cities that are not meeting their RHNA goal for construction of above-moderate income housing. Projects are only eligible for ministerial approval under SB

35 if they are compliant with all applicable objective standards. As proposed, the project is not compliant with Planning Code Section 121 requires newly created lots to have and maintain frontage on a permanent right-of-way. The project is ineligible for streamlining under SB 35.

3. **Utilities and Water Service.** The project site currently does not have water service. The project sponsor will be responsible for analyzing the demand, designing the facilities, and building any capital improvements required to meet the proposed project's water and wastewater demands. To initiate this process, please contact the SFPUC Customer Service Bureau at 415-551-2900 or contact [cddengineering@sfwater.org](mailto:cddengineering@sfwater.org). For more information, visit: <https://sfwater.org/index.aspx?page=574>.
4. **Planning Department Review.** The project will need to be reviewed and approved by other agencies prior to any applications to the Planning Department. If and when the various issues are resolved, the applicant should request a project review meeting to determine the appropriate path for the proposed development.

## Planning Code Review

The proposed project will be reviewed for conformity with the requirements of the San Francisco Planning Code, and as required by the California Environmental Quality Act (CEQA), upon submittal of a Project Application. Based on the information provided in the PPA application, a Project Application for the proposed project must include the following supplemental applications:

1. Conditional Use Authorization (TBD per revised scope of work)
2. Individually requested Affordable Housing and Educator Housing Streamlining Program
3. Transportation Demand Management Program
4. Building Permit Applications

For more information, including conformity of the proposed project with Planning Code requirements, and applicable Development Impact Fees, see **Appendix A: Planning Code Review Checklist**.

Project Sponsors are encouraged, and in some cases required, to conduct public outreach with the surrounding community and neighborhood groups early in the development process. Additionally, many approvals require a public hearing with an associated neighborhood notification. Differing levels of neighborhood notification are mandatory for some or all of the reviews and approvals listed above.

## Environmental Review

The proposed project would require environmental review in accordance with the California Environmental Quality Act (CEQA). Based on preliminary review of the proposed project, the following would be likely to apply:

Likely Environmental Document: **Housing Element General Plan Evaluation**.

The Project Application must include the following information to be deemed accepted:

- **Environmental Review Fees.** The sponsor will be notified of the fee amount after the department receives and processes the Project Application and updated drawings.

- Greenhouse Gas Analysis Compliance Checklist
- Consultant-Prepared Biological Resources Study Scope of Work
- Geotechnical Study with foundation recommendations
- Phase I Environmental Site Assessment

Additional information noted in items 2.1(b) – project phasing, 2.1(c) - changes to public facilities or infrastructure, 2.3(a) – construction roadway changes, 2.3(b) operation roadway changes, 2.3(i) – SFMTA development project review fees, 2.4(b) - mechanical equipment or other noise sources, 2.10(a) – trees, and 3.4(b) – construction equipment list.

For more information on what is required to be submitted as part of the Project Application, see **Appendix B: Preliminary Environmental Review Checklist**.

**LAND USE:**

Permitted Use	Conditional Use	Planning Code Section & Comment		
<input type="checkbox"/>	<input type="checkbox"/>	<a href="#">209.1</a>	RH-1(D)	The project proposes to subdivide an approximately 125,496 sq. ft. existing lot into 19 separate parcels.
<i>Comments:</i> Per Section 209.1 the RH-1 (D) permits one unit per lot. Since the project is ineligible for SB9, the subdivision will need to be completed through the Department of Public Works (DPW). Please see <a href="https://sfpublishworks.org/citysurveyor">https://sfpublishworks.org/citysurveyor</a> for information on subdivisions.				

**CONDITIONAL USE AUTHORIZATION:**

Required	Planning Code Section	
<input type="checkbox"/>	<a href="#">253</a>	Review of Buildings >40-ft in RH or >50-ft in RM or RC Districts
<input type="checkbox"/>	<a href="#">295</a>	Shadow Impacts on Property under the Jurisdiction of the Recreation & Parks Commission
<input checked="" type="checkbox"/>	<a href="#">303</a>	Conditional Use Authorization
<input checked="" type="checkbox"/>	<a href="#">304</a>	Planned Unit Development
<i>Comments:</i> At this time, the Department is unable to determine the appropriate applications for the project. Once other issues have been resolved, the project may be able to utilize a planned unit development. If so a CU would be required.		

**OTHER REQUIRED APPROVALS:**

Required	Planning Code Section	
<input checked="" type="checkbox"/>	<a href="#">206</a>	Affordable Housing Bonus Programs
<input type="checkbox"/>	<a href="#">295</a>	Shadow Impacts on Property under the Jurisdiction of the Recreation & Parks Commission
<input type="checkbox"/>	<a href="#">311</a>	Neighborhood Notification
Comments: Educator housing is subject to the requirements pursuant to Planning Code Section 206.9.		

**ADDITIONAL PLANNING CODE REQUIREMENTS:**

Complies	Does Not Comply	Needs Info	Planning Code Section		Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<a href="#">121</a>	Lot Area/Width	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<a href="#">132</a>	Front Setback	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<a href="#">133</a>	Side Setback	Provide side yard setback dimensions on site plan on each proposed lot. Projects pursuant to PC Section 206.9 are not subject to side yard setback.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<a href="#">134</a>	Rear Yard	Provide rear yard set back dimensions on site plan on each proposed lot. Projects pursuant to PC Section 206.9 the required rear yard may be reduced to no less than 15 feet. Rear yards shall be provided with an open area at the lowest story containing a Dwelling Unit, and at each succeeding level or story of the building.

Complies	Does Not Comply	Needs Info	Planning Code Section		Comments
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<a href="#">135</a>	Open Space	Provide open space requirements per lot including dimensional requirements. Projects pursuant to PC Section 206.9 the required common open space per Section <a href="#">135</a> may be reduced to no less than 36 square feet of open space per unit.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<a href="#">136</a>	Permitted Obstructions	Future submittals should provide dimensions for bay windows and permitted obstructions.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<a href="#">138.1</a>	Streetscape Plan	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<a href="#">139</a>	Bird Safety	New construction projects are required to comply with the feature-related standards for Bird Safety. Primarily, no unbroken glazed segments of more than 24 square feet are permitted unless those segments are treated with a bird-safe glazing treatment. These treatments may include fritting, netting, permanent stencils, frosted glass, exterior screens, physical grids placed on the exterior of glazing or UV patterns visible to birds. To qualify as Bird-Safe Glazing Treatment vertical elements of window patterns should be at least 1/4 inch wide at a maximum spacing of 4 inches or horizontal elements at least 1/8 inch wide at a maximum spacing of 2 inches.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<a href="#">140</a>	Dwelling Unit Exposure	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<a href="#">141</a>	Rooftop Screening	Please provide details on rooftop equipment and massing on elevations and sections.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<a href="#">142</a>	Parking Screening & Greening	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<a href="#">144</a>	Street Frontage	Please provide scaled elevations.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<a href="#">149</a>	Better Roofs/ Living Roof Alternative	Provide more information on compliance.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<a href="#">151</a>	Required Off-Street Parking	Provide more information on compliance PC Section 151 permits 1.5 parking spaces for each dwelling unit per lot.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<a href="#">155.2</a>	Bicycle Parking	Provide more information on compliance.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<a href="#">166</a>	Car-Share	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<a href="#">207.7</a>	Required Dwelling Unit Mix	This Section <a href="#">207.7</a> shall apply to all applications for building permits and/or Planning Commission entitlements that propose the creation of 10 or more Dwelling Units
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<a href="#">260(a)</a>	Height	Please provide more information on compliance. Projects pursuant to PC Section 206.9 projects that demonstrate to the satisfaction of the Environmental Review Officer that the project does not cause a substantial adverse change in the significance of an historic resource as defined by California Code of Regulations, Title 14,

Complies	Does Not Comply	Needs Info	Planning Code Section		Comments
					<p>Section 15064.5, and does not create new shadow in a manner that substantially affects outdoor recreation facilities or other public areas, shall be allowed additional height as follows:</p> <p>(A) Projects located on a parcel or parcels with a height limit of 40 feet shall be allowed up to 10 additional feet above the parcel's height district limit in order to provide one additional story of Residential Use. Exceptions under Section <a href="#">260(b)</a> shall apply to all such projects.</p> <p>(B) Projects located on a parcel or parcels with a height limit of less than 40 feet shall be allowed up to 20 additional feet above the parcel's height district limit in order to provide two additional stories of residential use. Exceptions under Section <a href="#">260(b)</a> shall apply to all such projects.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<a href="#">260(b)</a>	Exemptions from Height	Please provide details on rooftop equipment and massing on elevations and sections.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<a href="#">261</a>	Height Limits	Please provide more information on compliance.

**DEVELOPMENT IMPACT FEES:**

Required	Planning Code Section	
<input checked="" type="checkbox"/>	<a href="#">411A</a>	Transportation Sustainability Fee (TSF)
<input checked="" type="checkbox"/>	<a href="#">414A</a>	Child-Care for Residential Projects
<input checked="" type="checkbox"/>	<a href="#">415</a>	Inclusionary Affordable Housing Program
<p>Comments:</p> <p>The project is required to comply with the Inclusionary Affordable Housing Program, and may elect to satisfy the Program requirements through the Off-Site Alternative, which is currently 20%. The affordable units in the proposed educator housing component of the project may satisfy the requirements under Section 415, would require further review and coordination with MOHCD.</p>		



**TABLE 1. POTENTIAL ENVIRONMENTAL DOCUMENT**

No. <sup>1</sup>	Document Type	Applicable to Proposed Project	Notes / Links	(For Dept. use upon submittal of Project Application) <b>Accepted</b>
1.1(a)	Considered a 'project' subject to CEQA review per sections 15378 and 15060(c)(2)	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<p>The proposal is a project subject to CEQA. The approximately 3-acre project site is located in Twin Peaks on an undeveloped, steeply-sloping lot subject to landslide. The project would subdivide the subject parcel into 19 separate lots and would extend Fairview Court. Eighteen of the newly created lots would contain two units on each lot and the remaining lot would contain an educator housing building approximately 46,411 square feet in size with 40 residential units. The height of the proposed 19 buildings would range from 25 to 40 feet (from four to seven stories). The 18 proposed two-unit residential buildings would range from 5,423 to 8,038 square feet in size.</p> <p>In total, the proposed development would include 76 dwelling units (13 studios, 7 one-bedroom units, 13 two-bedroom units, and 43 three-bedroom units) with 67 off-street parking spaces. The project would require excavation approximately 44 feet below ground surface, resulting in approximately 38,514 cubic yards of soil disturbance.</p> <p>The project site does not meet all the site criteria under Senate Bill No. 9 (SB9). A portion of the proposed site is located on land identified for conservation in a habitat conservation plan pursuant to the federal Endangered Species Act of 1973. In particular, the project site includes lands identified for conservation in the PG&amp;E Bay Area Operations and Maintenance Habitat Conservation Plan on file with the U.S. Fish and Wildlife Service. In addition, portions of the site are identified as habitat for at least one protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq). To confirm whether or not other protected or special status species may be present, a qualified biologist would need to be retained by the project sponsor to conduct a biological resources study of the property (see topic 2.10(b) below).</p>	<input type="checkbox"/> YES <input type="checkbox"/> NO

**TABLE 1. POTENTIAL ENVIRONMENTAL DOCUMENT**

No. <sup>1</sup>	Document Type	Applicable to Proposed Project	Notes / Links	(For Dept. use upon submittal of Project Application) Accepted
1.1(d)	Within an area analyzed in the Housing Element EIR and likely eligible for a Community Plan Evaluation (to be known as a General Plan Evaluation).	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> TBD	<p>The project may be eligible for a General Plan Evaluation (GPE). Supplemental information can be located here: <a href="https://sfplanning.org/environmental-review-documents">https://sfplanning.org/environmental-review-documents</a>.</p> <p>Pay applicable fees.</p> <p>Likely required mitigation measures from the programmatic EIR include: Archeological Mitigation Measures M-CR-2a through M-CR-2d as applicable, Noise Mitigation Measures M-NO-1 through M-NO-3b as applicable, and Air Quality Mitigation Measures M-AQ-3 and M-AQ-5 as applicable.</p> <p>The Housing Element EIR can be located here: <a href="#">Environmental Review Documents   SF Planning</a></p> <p>Applicable mitigation measures from the programmatic EIR will be confirmed as part of the environmental review process. However, if the project would result in significant environmental impacts that were not analyzed in the Housing Element EIR, then an initial study would be required to determine the appropriate level of environmental review (i.e., a focused mitigated negative declaration or an EIR).</p>	<input type="checkbox"/> YES <input type="checkbox"/> NO
1.1(e)	Requires an initial study to determine environmental document.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> TBD	If the project would result in significant environmental impacts that were not analyzed in the Housing Element EIR, an initial study would be required to determine the appropriate level of environmental review.	<input type="checkbox"/> YES <input type="checkbox"/> NO
1.1(f)	Requires use of general environmental consultant	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> TBD	<p>If requested, the environmental document may need to be prepared by a professional selected from the department's general environmental consultant pool. Contact <a href="mailto:CPC.EnvironmentalReview@sfgov.org">CPC.EnvironmentalReview@sfgov.org</a> for list of eligible consultants.</p> <p>Note: An initial study may be prepared by department staff. However, if analysis results in significant environmental impact(s) that cannot be mitigated to a less than significant level, an environmental consultant must be engaged to prepare the EIR.</p>	<input type="checkbox"/> YES <input type="checkbox"/> NO

<sup>1</sup> Note: Numbers appear nonconsecutively because certain topics do not apply to the proposed project. These rows have been deleted for clarity.

**TABLE 2. REQUIREMENTS FOR AN ACCEPTED APPLICATION**

Environmental review fees are required for a complete application.

Please submit both a word and pdf version of any required draft technical studies and scopes of work.

No.	Environmental Topic	General Description of Requirement	Applicable to Proposed Project	Notes / Links / Accepted Application Requirements	(For Dept. use upon submittal of Project Application) Accepted
2.1(a)	Initial Study document preparation	Requires use of general environmental consultant	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> TBD	The project may require a general environmental consultant to conduct the review under the department's supervision. If requested, contact <a href="mailto:CPC.EnvironmentalReview@sfgov.org">CPC.EnvironmentalReview@sfgov.org</a> for list of eligible consultants.	<input type="checkbox"/> YES <input type="checkbox"/> NO
2.1(b)	General	Project phasing	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project sponsor must describe the location and timing and provide plans of construction phasing (e.g., phase 1 will consist of XX units on lots A and B, phase 2 will consist of XX square feet of office on lots C and D and shown on plans).	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.1(c)	General	Changes to public facilities or infrastructure, excluding roadways	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project sponsor must describe location and provide plans of any changes to public facilities, excluding roadways (e.g., parks and recreation facilities, pump stations, sewer lines, etc.).	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.2(a)	Historic Preservation	Requires consultant-prepared Historic Resource Evaluation, Part 1	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Not required for this project.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.2(b)	Historic Preservation	Requires consultant-prepared Historic Resource Evaluation, Part 2	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Not required for this project.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.3(a)	Transportation	Roadway changes – construction	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project sponsor must describe the location of any anticipated temporary changes to roadways during construction, including the duration and location of temporary construction closure or relocation of travel lanes, sidewalks, bus stops, etc.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A

**TABLE 2. REQUIREMENTS FOR AN ACCEPTED APPLICATION**

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No.	Environmental Topic	General Description of Requirement	Applicable to Proposed Project	Notes / Links / Accepted Application Requirements	(For Dept. use upon submittal of Project Application) Accepted
2.3(b)	Transportation	Roadway changes – operation	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project sponsor must describe the location and provide plans of typical roadway dimensions (e.g., lane dimensions/striping drawings, on-street parking; loading; and bike, transit, and travel lane), including identifying any non-typical roadway dimension (e.g., turn pockets, bulb outs).	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.3(c)	Transportation	Requires School and Child Care Drop-Off & Pick-Up Management Plan Application	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	As part of the project application, please include the required School and Child Care Drop-Off and Pick-Up application: <a href="https://sfplanning.org/resource/school-and-child-care-drop-and-pick-up-management-supplemental">https://sfplanning.org/resource/school-and-child-care-drop-and-pick-up-management-supplemental</a>	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.3(e)	Transportation	Requires department transportation planner coordination	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> TBD	Not required for this project.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.3(f)	Transportation	Requires consultant-prepared Site Circulation Study Scope of Work	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> TBD	Not required for this project.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.3(g)	Transportation	Requires consultant-prepared Complex Transportation Study Scope of Work	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> TBD	Not required for this project.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.3(h)	Transportation	Scope of Work Checklist	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Not required for this project.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.3(i)	Transportation	Planning and SFMTA Fees for Transportation	<b>SFMTA fees (Fiscal Year 22-23)</b> <input checked="" type="checkbox"/> Development Project Review Fee: \$1,343	No transportation study is required. The project requires coordination and development review by staff at the SFMTA.  At the time of the Project Application submittal, Sponsor to pay SFMTA fees directly to:	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A

**TABLE 2. REQUIREMENTS FOR AN ACCEPTED APPLICATION**

Environmental review fees are required for a complete application.

Please submit both a word and pdf version of any required draft technical studies and scopes of work.

No.	Environmental Topic	General Description of Requirement	Applicable to Proposed Project	Notes / Links / Accepted Application Requirements	(For Dept. use upon submittal of Project Application) Accepted
				<p>SFMTA Revenue Section One South Van Ness, 8th Floor San Francisco, CA 94103 Attn: David Kim/Alex Que Make check payable to: SFMTA – 402 Dellbrook Avenue – 2023-002911PPA.</p> <p>Accompanying the check, please provide a letter that indicates the Planning Department PPA case number, project address, and the number of checks enclosed and for the specific type of review (site circulation review or transportation study; development project review).</p>	
2.4(a)	Noise	Requires consultant-prepared Noise Study Scope of Work	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> TBD	To be determined by the to-be-assigned environmental planner.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.4(b)	Noise	Mechanical equipment or other noise sources	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project sponsor must describe the location and provide plans with the number and size (horsepower) of stationary sources or mechanical equipment (e.g., fans, HVAC, backup diesel generators, fire pumps) or other noise sources.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.5(a)	Air Quality	Stationary sources	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Not required for this project.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.5(b)	Air Quality	Subject to San Francisco Health Code article 38	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Not required for this project.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.5(c)	Air Quality	Criteria Pollutants	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	The proposed project is below the Bay Area Air Quality Management District (BAAQMD) screening level size for criteria pollutants. Therefore, criteria pollutant analysis is not required.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A

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No.	Environmental Topic	General Description of Requirement	Applicable to Proposed Project	Notes / Links / Accepted Application Requirements	(For Dept. use upon submittal of Project Application) Accepted
2.5(d)	Air Quality	Toxic air contaminants during construction	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project site is not within the air pollutant exposure zone. However, health risk screening determined that clean construction equipment would be required.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.5(e)	Air Quality	Requires consultant-prepared Health Risk Scope of Work	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> TBD	The proposed project is below the criteria air pollutant screening level size and would not require a criteria air pollutant assessment.  The proposed project may require an air quality health risk assessment depending on the project construction characteristics. The need for a health risk assessment will be determined at project application by the to-be-assigned environmental planner.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.6	Greenhouse Gas Emissions	Requires Greenhouse Gas Analysis Compliance Checklist	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project sponsor must submit a Greenhouse Gas Compliance Checklist for Private Development Projects, found here: <a href="https://sfplanning.org/permit/environmental-consultant-pools-and-sponsor-resources">https://sfplanning.org/permit/environmental-consultant-pools-and-sponsor-resources</a> under Document Templates and Checklists - Applications.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.7(a)	Wind	Requires consultant-prepared qualitative Wind Memorandum Scope of Work	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Not required for this project.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.7(b)	Wind	Requires consultant-prepared quantitative Wind Study With Tunnel Testing Scope of Work	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> TBD	Not required for this project.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.8	Wind/Shadow	Building setbacks	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project sponsor must provide labeled and dimensioned plans of building setbacks and coverage at	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A

**TABLE 2. REQUIREMENTS FOR AN ACCEPTED APPLICATION**

Environmental review fees are required for a complete application.

Please submit both a word and pdf version of any required draft technical studies and scopes of work.

No.	Environmental Topic	General Description of Requirement	Applicable to Proposed Project	Notes / Links / Accepted Application Requirements	(For Dept. use upon submittal of Project Application) Accepted
				each above-grade level, including height of the roof, parapet, ridge, towers, and penthouses.	
2.9	Shadow	Shadow Analysis	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Section 295 does not apply to the proposed development since the proposed buildings would not exceed 40 feet.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.10 (a)	Biological Resources	Trees	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project sponsor must describe location and show on plans the number of trees on, over, or adjacent to the project site, including those significant, landmark, and street trees (see <a href="#">Public Works article 16</a> for definitions) and those removed and added by the project.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.10 (b)	Biological Resources	Requires consultant-prepared Biological Resources Study Scope of Work	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> TBD	The consultant (not subject to department list) must submit a first draft of the scope of work.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.11 (a)	Geology and Soils	Project site slope	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project sponsor must describe the average slope of the project site (in percentage).	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.11(b)	Geology and Soils	Requires Geotechnical Study with foundation recommendations and that addresses seismic hazard zones, if applicable to the site.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project site is located in a seismic hazard zone (landslide zone). The project sponsor must submit a Geotechnical Study prepared by a qualified civil or geotechnical engineer with foundation recommendations and that addresses seismic hazard zones, if applicable to the site.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.12 (a)	Hazardous Materials	Subject to Health Code article 22 (Maher Ordinance)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Not required for this project.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A

**TABLE 2. REQUIREMENTS FOR AN ACCEPTED APPLICATION**

Environmental review fees are required for a complete application.

Please submit both a word and pdf version of any required draft technical studies and scopes of work.

No.	Environmental Topic	General Description of Requirement	Applicable to Proposed Project	Notes / Links / Accepted Application Requirements	(For Dept. use upon submittal of Project Application) <b>Accepted</b>
2.12 (b)	Hazardous Materials	Cortese List [CA Government Code 65962.5(a)]	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	The project site is not on a site designated on the list of places known to have past or current hazardous materials (CA Government Code 65962.5(a)).	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
2.12 (c)	Hazardous Materials	Requires consultant-prepared Phase I Environmental Site Assessment	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project sponsor must submit a Phase I Environmental Site Assessment.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A

Abbreviations:

SFMTA: San Francisco Municipal Transportation Agency



**TABLE 3. POST-ACCEPTED APPLICATION REQUIREMENTS <sup>2</sup>**

No.	Environmental Topic	General Description of Requirement	Applicable to Proposed Project	Notes / Links / Application Requirements	(For Dept. use upon submittal of Project Application) Accepted
3.1(b)	General	Other agency approvals	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project sponsor must submit a list of anticipated permits and approvals needed for the project from other agencies (e.g., SFMTA, SFPUC, Public Works, etc.).	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
3.2	Archeology	Preliminary archeological review	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Department will conduct a preliminary archeological review. Project sponsor must provide detailed information, including sections, on proposed soils-disturbing activities, such as grading, excavation, installation of foundations, soils improvement, and site remediation. Project sponsor must submit any available geotechnical/soils or phase II environmental site assessment. The preliminary review could result in the requirement of a technical study.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
3.3(a)	Transportation	Sidewalk dimensions	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project sponsor must provide existing and proposed sidewalk dimensions, taking into account presence and general location of physical structures.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
3.3(b)	Transportation	Intersection improvements	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project sponsor must describe the location and type of existing and proposed intersection curb ramps, intersection crossing treatments (e.g., crosswalks), or traffic control devices (e.g., stops signs, gates, signals).	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
3.3(f)	Transportation	Turning templates	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project sponsor must provide plans of vehicle turning templates, indicating the vehicle types.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A

<sup>2</sup> Project sponsor must submit these materials after the department deems the project application accepted.

**TABLE 3. POST-ACCEPTED APPLICATION REQUIREMENTS <sup>2</sup>**

No.	Environmental Topic	General Description of Requirement	Applicable to Proposed Project	Notes / Links / Application Requirements	(For Dept. use upon submittal of Project Application) Accepted
3.4(a)	Transportation / Noise / Air Quality	Construction – phasing	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project sponsor must describe estimated hours and number of days per week of construction, including by phase, as defined on page 31 of the <a href="#">CalEEMod Manual</a> (i.e., demolition, site preparation, grading, building construction, architectural coatings, paving).	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
3.4(b)	Transportation / Noise / Air Quality	Construction – equipment	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project sponsor must describe estimated number, size (horsepower), and use (daily and total) of construction equipment by type, including trucks and any impact equipment, by phase. The project sponsor must indicate whether nighttime construction could occur.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
3.4(d)	Transportation / Noise / Air Quality	Operation – waste facilities	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project sponsor must describe and provide plans of the location and dimensions of rooms for compost, recycling, and waste.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
3.6(b)	Hydrology and Water Quality	Stormwater and sewer management	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project sponsor must describe stormwater retention, detention, infiltration, and treatment features proposed to meet requirements of <a href="#">Stormwater Management Ordinance</a> .	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
3.7	Hazardous Materials	Operational materials	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The project sponsor must list and describe any potential hazardous materials to be stored or used as part of project operations.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A

**TABLE 3. POST-ACCEPTED APPLICATION REQUIREMENTS <sup>2</sup>**

No.	Environmental Topic	General Description of Requirement	Applicable to Proposed Project	Notes / Links / Application Requirements	(For Dept. use upon submittal of Project Application) Accepted
3.9	Geology and Soils: Paleontology	Preliminary Paleontological Evaluation	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Department will conduct a Preliminary Paleontological Evaluation. Project sponsor must provide detailed information, including sections, on proposed soils-disturbing activities, including the depth in feet and amount of excavation in cubic yards. Project sponsor must submit available geotechnical investigation. The preliminary review could result in a determination that the project requires mitigation measures.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A

Abbreviations:

CEQA: California Environmental Quality Act

EIR: Environmental Impact Report

**TABLE 4. ADDITIONAL INFORMATION**

No.	Environmental Topic	General Description	Applicable to Proposed Project	Notes / Links
4.1	General	Resources	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Please see the following links for additional resources that may inform the environmental analysis: <a href="https://sfplanninggis.org/pim/">https://sfplanninggis.org/pim/</a> <a href="http://sfplanninggis.org/TIM/">http://sfplanninggis.org/TIM/</a> <a href="http://sfplanninggis.org/Pipeline/">http://sfplanninggis.org/Pipeline/</a>
4.2	Tribal Cultural Resources	Consultation	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The department will determine if notifying California Native American tribes regarding tribal cultural resources is required. Consultation with California Native American tribes regarding tribal cultural resources may be required at the request of the tribes. No additional information is needed from the project sponsor at this time.

## Attachments:

- Transportation Study Determination Form
- Construction Equipment List

San Francisco's residents, employees, and visitors benefit the most from project designs that are innovative, thoughtful and well-coordinated early in the development process. As sponsors refine their projects based on comments in this PPA letter, they should also consider how to implement the policies and regulations below. Project sponsors are advised to work with the relevant City agencies listed below to confirm details and potential updates.

## **ENVIRONMENTAL SUSTAINABILITY**

1. **Geological Stability and Safety.** The project is located within a landslide hazard zone, as identified by the United States Geological Survey. As noted in Policy 3.2.4 of the Safety and Resilience Element of the San Francisco General Plan, the project sponsor should ensure that foundations and structural systems are designed with consideration of site soil conditions in areas subject to liquefaction and slope instability.
2. **Environmental Protection.** The project is located on Mount Sutro, which is home to several sensitive and protected species. The endangered Mission Blue Butterfly – as well as the plants it depends on throughout its life cycle, such as silver bush lupine – have protected habitat in Twin Peaks, which is adjacent to Mount Sutro. The contiguous green space created by Mount Sutro and Twin Peaks may provide the opportunity for the butterflies and the lupines to spread. As per policies 1.1 and 1.4 of the Environmental Protection Element of the San Francisco General Plan, the project sponsor should ensure that the development will not have any negative impacts on these sensitive and protected species. It is recommended that the project sponsor hire a biologist to survey and determine the sensitivity of the area.
3. **Housing and Connectivity.** The project is located on Mount Sutro, and would entail extending Fairview Court past its existing cul de sac. There is only one bus line – the 36 Teresita – within a half mile, and it does not connect residents with major job centers in Civic Center or Downtown. Policies 11.2 and 11.3 of the Transportation Element of the San Francisco General Plan, and Policy 38 of the Housing Element of the San Francisco General Plan, highlight the importance of ensuring that new residential development is connected to public transit, and that residents have access to daily amenities they need. The project sponsor should work with SFMTA to ensure that the project is sufficiently connected to transit infrastructure.
4. **Utilities and Water Service.** The project site currently does not have sufficient capacity to provide water service to the prospective residents. A hydraulic analysis will be required to the precise need for additional water distribution system for proposed new potable, non-potable, and fire water services. The project sponsor will be responsible for any capital improvements required to meet the proposed project's water demands. To initiate this process, please contact the SFPUC Customer Service Bureau at 415-551-2900 or contact [cddengineering@sfwater.org](mailto:cddengineering@sfwater.org). The project sponsor will be required to design all applicable water facilities, including potable, fire-suppression, and non-potable water systems, to conform to the current SFPUC City Distribution Division (CDD) and San Francisco Fire Department (SFFD) standards and practices. For more information, visit: <https://sfwater.org/index.aspx?page=574>. Please see attached letter from SFPUC for further information.

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# San Francisco Water Power Sewer

Services of the San Francisco Public Utilities Commission

**TO:** San Francisco Planning Department

**FROM:** San Francisco Public Utilities Commission In-City Project Review Committee

**DATE:** May 25, 2023

**SUBJECT:** SFPUC Comments regarding the 402 Dellbrook Avenue project and its proposed street access via SFPUC property designated as Block 2719C Lot 011

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Thank you for the opportunity to review and comment on the proposed project located at 402 Dellbrook Avenue (APN 2724/004) (Project Parcel) and its proposed street access via land owned by the San Francisco Public Utilities Commission (SFPUC) and designated as APN 2719C/011 (SFPUC Property).

The SFPUC offers the following comments:

## **SFPUC Water Enterprise Comments**

### **Water Distribution – City Distribution Division**

1. Based on a review of the provided document(s), CDD has provided the comments stated in Attachment A.

### **Water Fixture Efficiency**

This project must comply with the San Francisco Commercial or Residential Water Conservation Ordinance (San Francisco Building Code Chapter 13A and San Francisco Housing Code Chapters 12 and 12A). Additionally, please refer to Chapter 4 of the San Francisco Plumbing Code which sets maximum flow rates for plumbing fixtures such as water closets, urinals, showerheads, and faucet aerators.

### **Landscape Irrigation**

If the project will install or modify 500 square feet or more of landscaped area, then the project must comply with San Francisco's Water Efficient Irrigation Ordinance, adopted as Chapter 63 of the San Francisco Administrative Code and the SFPUC Rules & Regulations Regarding Water Service to Customers. The project's landscape and irrigation plans shall be reviewed and approved by the SFPUC before installation.

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#### Residential Water Submetering

This project must comply with residential water submetering requirements set forth in the California Water Code (Division 1, Chapter 8, Article 5, Section 537-537.5) by Senate Bill 7 and enforced in San Francisco by the SFPUC. New construction of a multi-family residential structure or mixed-use residential and commercial structure must indicate on its site plans that each dwelling unit will be submetered as a condition of the site permit and water service. The SFPUC will review plans for compliance only for projects that apply for a site permit from DBI and for new water service from SFPUC after January 1, 2018.

#### On-site Non-potable Water

This project must comply with San Francisco's On-Site Water Reuse for Commercial, Multi-Family, and Mixed-Use Developments Ordinance, adopted as Chapter 12C of the San Francisco Health and Safety Code. Please refer to [www.sfpuc.org/construction-contracts/design-guidelines-standards/onsite-water-reuse](http://www.sfpuc.org/construction-contracts/design-guidelines-standards/onsite-water-reuse) for requirements. Re-submittal of a Water Budget Application and Water Use Calculator is required if there are changes to the project's design since the previous Water Budget Application and Water Use Calculator were approved. This project is also required to submit a Non-potable Implementation Plan (applicable to district-scale projects) following approval of the Water Budget Documentation.

#### Non-potable Water Use for Soil Compaction and Dust Control

San Francisco Public Works Code Article 21 and Section E, Rule 12.1(g) of the San Francisco Public Utilities Commission Rules and Regulations Governing Water Service to Customers restrict the use of potable water for soil compaction and dust control activities if recycled water, well water, or groundwater are available. If a project wants to use potable water, the project must request permission from SFPUC Water Resources Recycled Water Program Administrator, Annahita Fallah ([recycledwater@sflower.org](mailto:recycledwater@sflower.org)), and provide any information requested regarding the unavailability of recycled water, well water, or groundwater within 10 miles of the project site.

#### Natural Resources Land Management

1. The SFPUC Property has approximately 25 eucalyptus trees which are in various stages of decline. The understory is mostly comprised of Algerian ivy and other invasive species which are indicative of a low-value habitat. However, no comprehensive biological survey has been performed in the area.
2. The project applicant shall submit a topological survey map of the SFPUC Property, that the applicant seeks to use for street access to the Project Parcel.

## **SFPUC Wastewater Enterprise Comments**

1. The project applicant shall provide both existing and proposed utility drawings and show all lateral connections on drawings. Each building shall have its own sewer/storm lateral constructed per Public Works Standard Plan File 87,196. The sewer vents shall be located two feet (2') behind the proposed face of the curb.
2. The project applicant shall provide the final proposed building sanitary and storm flows in GPM at each point of connection. For storm flow calculations, see the 2015 San Francisco Subdivision Regulations.
3. Existing laterals shall be replaced according to SFPUC standards. Proposed lower laterals shall have a minimum six-inch (6") diameter for single-family residential occupancy and a minimum eight-inch (8") diameter for multi-family residential or commercial occupancies. Lower laterals shall be at a minimum two percent (2%) slope.
4. Reuse of existing laterals shall not be allowed. All lateral connections shall be new and replaced to current SFPUC standards, regardless of as-found condition.
5. Any modifications that affect the street flow, including but not limited to sidewalk bulb-outs, altered/moved catch basins, sidewalk widening, etc. will require cross-sectional analyses of each street affected by proposed changes. The project applicant shall determine the existing flow line and compare the pre-existing flow line to the proposed flow line at the affected streets, demonstrating that the existing street overland capacity is not impacted by the proposed development. Upstream conveyance flows are not necessary. If the existing cross-sectional area of flow cannot be contained within the new proposed ROW, the project will need to propose a solution. The analysis shall be stamped and signed by the project applicant's Engineer of Record and submitted to the SFPUC Wastewater Enterprise for review and approval.
6. In addition, the project applicant shall replace any existing sewer laterals within the sidewalk widening limits to comply with the clean-out vent location, which shall be within two feet (2') behind the proposed face of the curb (refer to Comment 1.)
7. Any proposed sidewalk changes within SFPUC Wastewater Enterprise assets are not approved by SFPUC Division unless any existing manhole(s) within sidewalk extension or bulb-out is relocated. Refer to SFPUC Asset Protection Standards S2.a "Sidewalk extensions, bulb-outs, curbs, and gutters shall not be built in the same location as existing manholes." The face of any new curb shall be horizontally offset from the outside edge of any manhole frame by a minimum of eighteen inches (18").
8. Sewer laterals require five feet (5') of clearance from outside of the sewer lateral to the centerline of the tree basin.



9. The project applicant is responsible for designing and building at the correct elevation to avoid flooding from overland flow.
10. All materials shall comply with the latest available City standards or better, subject to approval by the SFPUC.
11. All proposed force mains (if any) are considered private. The SFPUC Wastewater Enterprise's responsibility starts at the connection point to SFPUC Wastewater Enterprise assets.
12. Any increase in wastewater demand shall be submitted to the SFPUC for review and approval including but not limited to the expansion of the property, change in usage, addition of units, etc. The capacity of the sewer system must be analyzed to ensure that it can accommodate the flows. The project applicant has the option of providing the analysis, or SFPUC can provide the analysis. If the project applicant does the analysis, the SFPUC Wastewater Enterprise shall review and approve. If the SFPUC does the analysis, the project applicant shall reimburse the SFPUC for personnel time. Note if capacity is limited, additional mitigation will be required from the project.
13. Construction activities such as pile driving, compaction, pipe jacking, and large excavations can damage SFPUC Wastewater Enterprise assets. If these activities take place, monitoring for vibration and settlement of SFPUC Wastewater Enterprise assets will be required. A monitoring plan shall be submitted to the SFPUC for review and approval.
14. (For large excavation) Foundation excavation within the proposed property will likely impact utilities. A work plan needs to be reviewed and approved by the SFPUC Wastewater Enterprise before the commencement of excavation work including, but not limited to, excavation of basements and underground utilities. The project will need to perform a pre- and post-CCTV inspection of SFPUC Wastewater Enterprise assets before the commencement of any excavation. CCTV inspection performed by the project applicant shall comply with SFPUC standards. Any resultant damage shall be remedied by the project applicant.
15. Special foundations such as tiebacks, pressure grout/soil stabilization, etc., that encroach into public rights of way shall include pre- and post-CCTV inspection of SFPUC Wastewater Enterprise assets to ensure no impact from the project.
16. Pre and post-construction videos of SFPUC Wastewater Enterprise assets will be required if construction activities, such as the examples above, are performed. The videos shall be submitted in PACP format and reviewed by the SFPUC Wastewater Enterprise.
17. Dewatering discharge to the sewer system requires review and approval by the SFPUC Wastewater Enterprise.

18. All underground basements shall have a detailed permanent dewatering plan, including but not limited to water quality, estimated flow, etc.
19. The SFPUC Wastewater Enterprise shall be notified before the commencement of any construction activities.
20. The project applicant shall reimburse the City for all construction management fees and project oversight during construction.
21. All newly installed sewers shall be air tested and televised according to SFPUC standards. The contractor shall coordinate with SFPUC staff for field witness of CCTV and testing. SFPUC standards can be obtained before construction.
22. New manholes will require vacuum testing and new sewers will require either air testing (to applicable ASTM standards) or a Focused Electron Leak Locator (FELL).
23. The project applicant shall provide manhole details, including a requirement for contractor shop drawings.
24. The project applicant shall provide a monitoring plan for the potential settlement of surrounding utilities and buildings.
25. If the development of the subject parcel or parcels creates or replaces 5,000 square feet or more of impervious surface area, the development will be subject to the current SFPUC Stormwater Management Requirements and the owner/subdivider must submit a Stormwater Control Plan in compliance with those requirements to the SFPUC for review and approval.

### **SFPUC Real Estate Services Division Comments**

1. The SFPUC Property has not been declared underutilized, meaning it is still required for utility use.
2. The SFPUC is unwilling to grant an easement over its property and would require a conveyance of the fee interest in the the area for the proposed extension of Farview Way and the adjacent area to the south. The SFPUC must evaluate whether it is viable to sell that SFPUC property. A declaration of underutilization is a prerequisite to the SFPUC declaring a property surplus.
3. A disposition of the SFPUC Property may be subject to the requirements of the State Surplus Lands Act.
4. Any disposition of the SFPUC Property is subject to the requirements of Chapter 23 and approval by the SFPUC Commission and the San Francisco Board of Supervisors.

5. The SFPUC must maintain access to its remaining property.
6. Any disposition of property by the City triggers the submittal of a General Plan Referral application to the San Francisco Planning Department. If a disposition proceeds, the SFPUC will require the project applicant to pay the fees associated with obtaining a General Plan Referral.
7. The SFPUC will not accept utilities outside of the public right-of-way.

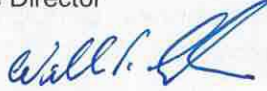


**San Francisco**  
**Water Power Sewer**  
Services of the San Francisco Public Utilities Commission

**CITY DISTRIBUTION DIVISION**  
1990 Newcomb Avenue  
San Francisco, CA 94124  
T 415.550.4900

May 10, 2023

To: Rosanna Russell  
SFPUC Real Estate Director

Through: Bill Teahan   
Manager, City Distribution Division

From: Lynn Fong   
Engineering Manager, City Distribution Division

Subject: Proposed Development at 402 Dellbrook Avenue

**Background**

The City Distribution Division (CDD) has reviewed the proposal for a housing development near the Summit Reservoir and Sutro Tower which is pending before the Planning Department. The review is based upon its potential impact to the Potable Water infrastructure and Summit Reservoir.

**Issues**

**1.) Roadway slope/grade and potential impact on the Summit Reservoir**

- a. **Constructability:** The elevation of the reservoir is approximately 800-ft. and the elevation of Fairview Avenue is approximately 740-ft. with a 60% embankment slope separating Fairview Avenue roadway and the reservoir. Therefore, to properly grade and construct the new access road, the reservoir embankment will potentially need to be excavated, shored, and sloped to support the new road. As a result, there could be significant impact on the stability and integrity of the reservoir embankment due to the excavation necessary to grade the roadway to maximum permissible standards. A geotechnical study will be necessary to assess the roadway proposal and its impact to the reservoir embankment. The study should include impacts and potential mitigative measures including tiebacks, slope stability nets or structural improvements, as well as future maintenance requirements for the stability measures.
- b. **Access to the Reservoir:** The proposed access road will allow potential entry to the back of the reservoir which is currently not accessible due to the heavy vegetation and slope. Improper access will become a security concern if the public accustoms itself to accessing the reservoir through the new roadway.

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**2.) Existing potable water infrastructure may not be able to support the water demand for the proposed homes.**

- a. **Existing Water Lines:** There is an existing 1958 6-inch and an existing 1958 4-inch cast iron water line that may not be able to provide the required flow for the proposed homes. Therefore, the existing water lines may need to be replaced and increased in size from the cul-de-sac to the intersection of Marview Way. Additionally, a hydraulic analysis will need to be performed to confirm whether there is sufficient water flow to provide water service to the homes.
- b. **New Water Service Improvements:** A master meter may be required if the roadway is anticipated to be privately owned. SFPUC will not own and operate water infrastructure within private property.

**Summary**

CDD is concerned about the proposed access road that connects the Fairway Avenue cul-de-sac to the new development since it will be constructed on steep terrain that will need to be significantly excavated to lessen the roadway slope. The roadway depicted in the satellite view maps may need to be sufficiently lengthened to absorb the steep slope and decrease the roadway grade. Therefore, substantial excavation will impact the Summit Reservoir embankment and may potentially undermine its stability. Embankment instability can cause damage to nearby homes or property if leakage or runoff from the reservoir were to occur, especially if mitigation measures are not placed onto the impacted embankment.

The proposed development will require water infrastructure upgrades including new water mains and new meters to adequately provide water and fire suppression services.



## 402 Dellbrook Ave CDD Comments

The San Francisco Public Utilities Commission (SFPUC), City Distribution Division (CDD) Engineering Section has reviewed your submittal, dated May 1, 2023, for the above-mentioned project.

CDD has limited its review to only aspects of the plans pertaining to or impacting Potable Water, Recycled Water and Auxiliary Water Supply System (AWSS) utility infrastructure. The submitter shall be responsible for submitting separate sets of drawings to the SFPUC Wastewater and Power Enterprises to obtain comments regarding wastewater and power infrastructure. The SFPUC contact information is as follows:

Water	Power	Wastewater
<a href="mailto:cddengineering@sfgwater.org">cddengineering@sfgwater.org</a>	<a href="mailto:streetlights@sfgwater.org">streetlights@sfgwater.org</a>	<a href="mailto:SewerInspections@sfgwater.org">SewerInspections@sfgwater.org</a>

Based on a review of the provided document(s), CDD requests that the project engineer revise the plans as noted in attachment (a) and resubmit plans for additional review. Please submit any questions regarding this memo to [cddengineering@sfgwater.org](mailto:cddengineering@sfgwater.org).

### Attachments:

- Review Comment Log - 402 Dellbrook Ave In City Proj Rev\_CDD Comments
- Links to Relevant Plans, Specifications and Other Standards

**London N. Breed**  
Mayor

**Newsha K. Ajami**  
President

**Sophie Maxwell**  
Vice President

**Tim Paulson**  
Commissioner

**Anthony Rivera**  
Commissioner

**Kate H. Stacy**  
Commissioner

**Dennis J. Herrera**  
General Manager





**Review Comment Log**  
**Potable, Recycled, Auxiliary Water Supply Systems**

Project: **402 Dellbrook Ave In City Proj Rev\_CDD**

**Comments**

Submittal Date: **5/01/2023**

Review Date: **5/05/2023**

Submittal Type: In City Project Review

Submittal Result: Revise and Resubmit

**Abbreviations:**

(N)	New
(E)	Existing
LPFH	Low Pressure Fire Hydrant
AWSS	Auxiliary Water Supply System
CIP	Cast Iron Pipe
DIP	Ductile Iron Pipe
CDD	SPFUC City Distribution Division
N,E,S,W	North, East, South, West

Comment No.	Drawing No. / Specification Page No.	SFPUC Standard / Regulatory Requirement No.	Comment
1	General		The existing main along Fairview Court may not be able to provide the required flow for these proposed homes. The customer may be required to upsize the existing mains from the cul-de-sac to the intersection of Marview Way. A hydraulic analysis will need to be performed to confirm if the existing main can provide the required flow for the proposed homes and to provide information on the extent of main replacement if necessary.
2	General		A master meter may be required for this property if the proposed roadway will be privately owned. SFPUC-CDD will not own and operate inside a private property.





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Comment No.	Drawing No. / Specification Page No.	SFPUC Standard / Regulatory Requirement No.	Comment
3	General		<p>To ensure the welfare and safety of people and structures in the City and County of San Francisco, the project sponsor will be required to design all applicable water facilities, including potable, fire-suppression, and non-potable water systems, to conform to the current SFPUC City Distribution Division (CDD) and San Francisco Fire Department (SFFD) standards and practices. These include, but are not limited to, the following:</p> <ul style="list-style-type: none"> <li>• CDD Standard Specifications for the Installation of Ductile Iron Water Mains 16-Inches and Smaller (January 2020 or Latest Revision);</li> <li>• CDD Standard Plans (January 2020 or Latest Revision);</li> <li>• SFPUC Asset Protection Standards (May 2017 or Latest Revision);</li> <li>• SFPUC Rules and Regulations Governing Water Service to Customers (September 2016);</li> <li>• San Francisco Fire Code (2016);</li> <li>• California Safe Drinking Water Act; and</li> <li>• California Code of Regulations Titles 17 and 22</li> </ul> <p>In addition to conforming to pertinent SFPUC, CDD and SFFD standards, a hydraulic analysis will be required to confirm adequacy of water distribution system for both potable, non-potable and fire use. If current distribution system pressures and flows are inadequate, the Project Sponsor will be responsible for any water distribution system improvements required to meet the proposed project's water demands. Additionally, a capacity fee shall be assessed for the entire project. To initiate this process, please contact the SFPUC Customer Service Bureau at 415-551-2900.</p> <p>To ensure adequate fire suppression reliability and capacity, the Project Sponsor may be required to include construction of one or more of the following: two sources of water delivery (connections to two separate potable water mains), low pressure fire hydrants, and AWSS high pressure distribution piping and hydrants.</p>





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Comment No.	Drawing No. / Specification Page No.	SFPUC Standard / Regulatory Requirement No.	Comment
Water Service Application			<p>Projects requiring installation of (N) water service(s), termination of (E) water service(s), and/or the installation, relocation, or removal of other water facilities must formally apply for service/work to be performed at:</p> <p>SFPUC Customer Service Bureau New Installations Unit 525 Golden Gate Avenue San Francisco CA 94103 415-551-2900 / <a href="mailto:customerservice@sfwater.org">customerservice@sfwater.org</a></p> <p>Project sponsors are asked to initiate the application process a minimum of three (3) months before service is needed. To avoid delays in processing, <b>plans clearly outlining the scope of all work being requested shall be submitted at the time of application.</b></p> <p>Additional information regarding the application process can be found at: <a href="https://sfwater.org/reqs">sfwater.org/reqs</a></p>



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Comment No.	Drawing No. / Specification Page No.	SFPUC Standard / Regulatory Requirement No.	Comment
Installation & Maintenance Responsibilities			<p>Project sponsors should note that CDD installs new domestic, irrigation, and recycled water meters in the sidewalk immediately adjacent to the finished curb line or as near thereto as possible. CDD installs new fire service laterals to a point one (1) foot inside the finished curb line (1), terminating with a temporary blank flange.</p> <p>CDD will maintain all water facilities upstream of and including the meter (for domestic, irrigation, and recycled water) or flange (for fire water), while the property owner is responsible for installing and maintaining piping downstream of the meter or flange. For more information, project sponsors should refer to "Rules and Regulations Governing Water Service to Customers," which can be found at:  <a href="https://sfpuc.org/sites/default/files/accounts-and-services/RulesRegs-waterservice_11FEB2020.pdf">https://sfpuc.org/sites/default/files/accounts-and-services/RulesRegs-waterservice_11FEB2020.pdf</a>.</p>

## Links to Relevant Plans, Specifications & Other Standards Cited in Comments



### SFPUC Asset Protection Standards

*For the protection of existing SFPUC Assets in existing SFPUC Rights-of-Way or Easements*

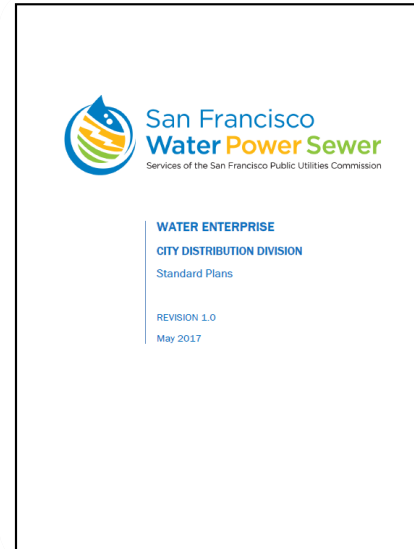
<https://sfpuc.org/construction-contracts/design-guidelines-standards/asset-protection-standards>



### SFPUC Rules and Regulations Governing Water Service to Customers

*Rules and regulations governing the installation and maintenance of potable water service.*

[https://sfpuc.org/sites/default/files/accounts-and-services/RulesRegs-waterservice\\_11FEB2020.pdf](https://sfpuc.org/sites/default/files/accounts-and-services/RulesRegs-waterservice_11FEB2020.pdf)



### City Distribution Division Standard Specifications and Plans

*For the installation of new potable water mains and water services*

<https://sfpuc.org/construction-contracts/design-guidelines-standards/water-main-installation>

