



# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

**DATE:** March 7, 2014  
**TO:** Yakuh Askew, Y.A. Studio  
**FROM:** Nannie Turrell, Planning Department  
**RE:** PPA Case No. 2014.0050U for 203 Cotter Street

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

Please find the attached Preliminary Project Assessment (PPA) for the address listed above. You may contact the staff contact, Melinda Hue at (415) 575-9041 or [melinda.hue@sfgov.org](mailto:melinda.hue@sfgov.org), to answer any questions you may have, or to schedule a follow-up meeting.

  
\_\_\_\_\_  
Nannie Turrell, Senior Planner



# SAN FRANCISCO PLANNING DEPARTMENT

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## Preliminary Project Assessment

*Date:* March 7, 2014  
*Case No.:* **2014.0050U**  
*Project Address:* 203 Cotter Street  
*Block/Lot:* 6795A/029  
*Zoning:* RH-1 - Residential- House, One Family  
40-X  
*Project Sponsor:* Yakuh Askew, Y.A. Studio  
415-920-1839  
*Staff Contact:* Melinda Hue – (415) 575 - 9041  
[Melinda.Hue@sfgov.org](mailto:Melinda.Hue@sfgov.org)

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### DISCLAIMERS:

Please be advised that this determination does not constitute an application for development with the Planning Department. It also does not represent a complete review of the proposed project, a project approval of any kind, or in any way supersede any required Planning Department approvals listed below. The Planning Department may provide additional comments regarding the proposed project once the required applications listed below are 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, it is likely that the project will require approvals from other City agencies such as the Public Utilities Commission, Department of Building Inspection, Department of Public Works, Department of Public Health, and others. In most cases, consultation with the Public Utilities Commission is required prior to completion of the environmental review. The information included herein is based on plans and information provided for this assessment and the Planning Code, General Plan, Planning Department policies, and local/state/federal regulations as of the date of this document, all of which are subject to change.

### PROJECT DESCRIPTION:

The project site consists of a 30,744 square-foot irregularly shaped parcel located on the western side of Cotter Street between San Jose Avenue and Cayuga Avenue in the outer Mission Neighborhood. The site is currently undeveloped but is being used as a community garden with two small accessory structures on the site.

The proposed project would involve the construction of six new single-family residences at the front of the project site. Three residences would be located along Cotter Street, with three additional residences located in the rear. The three residences along Cotter Street would be approximately 1,900 square feet with three bedrooms and a one car garage and the three residences in the rear would be approximately 1,950 square feet with four bedrooms and a one car garage. The three residences along Cotter Street would be three stories, with a third story setback, and a stair penthouse above the third story to allow access to the roof deck. The three residences in the rear would be two stories with a stair penthouse above

the second story to allow access to the roof deck. Access to the garages would be from a single driveway off of Cotter Street. The rear of the project site would be a potential area for a community garden.

## ENVIRONMENTAL REVIEW:

In order to begin formal environmental review, please submit an **Environmental Evaluation Application**. This review may be done in conjunction with the required approvals listed below, but must be completed before any project approval may be granted. See page 2 of the current *Fee Schedule* for calculation of environmental application fees. **Note that until an approval application is submitted to the Current Planning Division, only the proposed Project Description will be reviewed by the assigned environmental Coordinator.** Below is a list of topic areas that would require additional study based on our preliminary review of the project as it is proposed in the Preliminary Project Assessment (PPA) submittal received January 7, 2014.

- **Historic Architectural Resources.** The project site is currently undeveloped and is being used as a community garden. There are two accessory structures on the project site which may be greenhouse and a shed for the community garden use. The Planning Department's tentative records indicate that the proposed project site is a Category B property (considered to be a potential historic resource). Due to the site's existing condition and lack of permanent structures, please contact a Preservation Technical Specialist by phone at 415-558-6377 or by email at [pic@sfgov.org](mailto:pic@sfgov.org) to confirm the status of the project site.
- **Archeological Resources.** The proposed project would result in a ground disturbance of 5,000 gross square feet or more. While the Planning Department's records indicate that the project site is not located in a potentially archeological sensitive area, the proposed project may require a Preliminary Archeological Review (PAR), which would be conducted in-house by the Planning Department Archeologist.
- **Transportation.** Based on a preliminary review of the PPA submittal, the proposed six new residences would result in approximately 10 P.M. peak-hour person-trips and a transportation study is not likely required for this project. This determination is preliminary in nature and will be revisited upon submittal of the EE Application. In the event a transportation study is required, the study should be prepared by one of three transportation consultants assigned to the proposed project by the Planning Department during the environmental review process. Please see the Planning Department's Environmental Planning webpage "Resources for Consultants" for further information on administration of the consultant pool.

Based on the review of the preliminary plans by the Planning Department, transportation staff has the following initial feedback on the proposed project:

- Designate pedestrian access route and sidewalks for rear units (instead of driveway)
- What is width of driveway? (label in plans)
- Consider keeping connection to "public" space to rear

Based on the above concerns, the Department transportation staff would review the project plans upon submittal of the EE Application.

- **Air Quality.** The proposed project at six units is below the Bay Area Air Quality Management District's (BAAQMD) construction and operational screening levels for criteria air pollutants.<sup>1</sup> Therefore an analysis of the project's criteria air pollutant emissions is not likely to be required.

Project-related demolition, excavation, grading and other construction activities may cause wind-blown dust that could contribute particulate matter into the local atmosphere. To reduce construction dust impacts, the San Francisco Board of Supervisors approved the Construction Dust Control Ordinance (Ordinance 176-08, effective July 30, 2008) with the intent of reducing the quantity of dust generated during site preparation, demolition, and construction work in order to protect the health of the general public and of onsite workers, minimize public nuisance complaints, and to avoid orders to stop work by the Department of Building Inspection (DBI). Pursuant to the Construction Dust Ordinance, the proposed project would be required comply with applicable dust control requirements outlined in the ordinance.

In addition, San Francisco has partnered with the BAAQMD to inventory and assess air pollution and exposures from mobile, stationary, and area sources within San Francisco. Areas with poor air quality, termed "Air Pollutant Exposure Zones," were identified. Land use projects within these Air Pollutant Exposure Zones require special consideration to determine whether the project's activities would expose sensitive receptors to substantial air pollutant concentrations. The proposed project is not located within an Air Pollutant Exposure Zone.

- **Greenhouse Gases.** The City and County of San Francisco's Strategies to Address Greenhouse Gas Emissions presents a comprehensive assessment of policies, programs, and ordinances that represents San Francisco's Qualified Greenhouse Gas (GHG) Reduction Strategy. Projects that are consistent with San Francisco's Qualified GHG Reduction Strategy would result in less-than-significant impacts from GHG emissions. In order to facilitate a determination of compliance with San Francisco's Qualified GHG Reduction Strategy, the Planning Department has prepared a Greenhouse Gas Analysis Compliance Checklist.<sup>2</sup> The project sponsor is required to submit the completed table regarding project compliance with the identified regulations and provide project-level details in the discussion column. This information will be reviewed by the environmental planner during the environmental review process to determine if the project would comply with San Francisco's Greenhouse Gas Reduction Strategy. Projects that do not comply with an ordinance or regulation may be determined to be inconsistent with the Greenhouse Gas Reduction Strategy.
- **Geology.** The project sponsor is required to submit a geotechnical investigation prepared by a qualified consultant to identify the primary geotechnical concerns associated with the proposed project and site. The geotechnical investigation should identify hazards (among them those related to the project site having a slope of 20 percent or greater) and recommended minimization

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<sup>1</sup> BAAQMD, CEQA Air Quality Guidelines, May 2011, Chapter 3.

<sup>2</sup> Refer to <http://sfplanning.org/index.aspx?page=1886> for latest "Greenhouse Gas Compliance Checklist for Private Development Projects."

measures for potential issues regarding, but not limited to, soil preparation and foundation design. The geotechnical investigation should be submitted with the EE Application.

- **Stormwater.** If the project results in a ground surface disturbance of 5,000 square feet or greater, it is subject to San Francisco's stormwater management requirements as outlined in the Stormwater Management Ordinance and the corresponding SFPUC Stormwater Design Guidelines (Guidelines). Projects that trigger the stormwater management requirements must prepare a Stormwater Control Plan demonstrating project adherence to the performance measures outlined in the Guidelines including: (a) reduction in total volume and peak flow rate of stormwater for areas in combined sewer systems OR (b) stormwater treatment for areas in separate sewer systems. Responsibility for review and approval of the Stormwater Control Plan is with the SFPUC, Wastewater Enterprise, Urban Watershed Management Program. Without SFPUC approval of a Stormwater Control Plan, no site or building permits can be issued. The Guidelines also require a signed maintenance agreement to ensure proper care of the necessary stormwater controls. To view the Stormwater Management Ordinance, the Stormwater Design Guidelines, or download instructions for the Stormwater Control Plan, go to <http://sfwater.org/sdg>.
- **Tree Removal.** The Department of Public Works Code Section 8.02-8.11 requires disclosure and protection of landmark, significant, and street trees located on private and public property. Any tree identified in this Disclosure Statement must be shown on the site plans with size of the trunk diameter, tree height, and accurate canopy drip line. Please submit the Tree Planting and Protection Checklist with the Environmental Evaluation Application and ensure trees are appropriately shown on site plans.<sup>3</sup>
- **Notification of a Project Receiving Environmental Review.** Notice is required to be sent to occupants of properties adjacent to the proposed project site and owners of properties within 300 feet of the project site. Please be prepared to provide these mailing labels upon request during the environmental review process.

## PLANNING DEPARTMENT APPROVALS:

The project requires the following Planning Department approvals. These approvals may be reviewed in conjunction with the required environmental review, but may not be granted until after the required environmental review is completed.

1. **Planned Unit Development (Conditional Use Application).** A Conditional Use Authorization from the Planning Commission is an option per Planning Code Section 304, for the development of an area not less than ½ acre (exclusive of streets, alleys, and other public property that will remain undeveloped). The procedures for Planned Unit Developments are intended for projects on sites of considerable size, developed as integrated units and designed to produce an environment of stable and desirable character which will benefit the occupants, the neighborhood and the City as a whole. In cases of outstanding overall design, complementary to the design and values of the surrounding

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<sup>3</sup> Tree Planting and Protection Checklist.

Available online at <http://www.sf-planning.org/modules/showdocument.aspx?documentid=8321>.

area, such a project may merit a well-reasoned modification of certain of the provisions contained elsewhere in this Code. Please note that height and open space requirements cannot be modified.

- a. **Exceptions.** As a component of the Planned Unit Development process, projects may seek specific exceptions to the provisions of the Planning Code, as outlined in Planning Code Section 304. Based on the Department's initial review of the plans, the following exception *may* be required:
    - i. **Frontage.** Per Planning Code Section 121, the minimum frontage for properties in RH-1 is 25 feet.
    - ii. **Lot Area.** Per Planning Code Section 121, the minimum lot area is 2,500 square feet; except for any lot having its street frontage entirely within 125 feet of the intersection of two streets that intersect at an angle of not more than 135 degrees shall be 1,750 square feet.
    - iii. **Front Setback.** Section 132 requires an average of the two adjacent front setbacks, when a proposed project is located next to a building(s) that have a front setback. The adjacent property (Block/Lot 6795A/28), appears to have a front setback of 7 feet, thus requiring a front setback of 3'6" (which would be needed for all proposed buildings). Since the Residential Design Team has requested the project to consider a staggering of the front setbacks, this modification can be sought through the PUD process.
    - iv. **Curb Cut Widths.** The total width of the curb cut should not exceed the Planning Department's standard curb cut maximum of 10 feet. This is established in the Zoning Administrator Bulletin 2 and is reiterated on page 37 of the Residential Design Guidelines.
2. A **Building Permit Application** is required for the proposed new construction on the subject property.

Building Permit applications are available at the Department of Building Inspections at 1660 Mission Street.

#### NEIGHBORHOOD NOTIFICATIONS AND PUBLIC OUTREACH:

Project Sponsors are encouraged 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.

To fulfill Section 311 Requirement, this project is required to conduct a **Pre-application** meeting with surrounding neighbors and registered neighborhood groups before a development application may be filed with the Planning Department. The Pre-application packet, which includes instructions and template forms, is available at [www.sfplanning.org](http://www.sfplanning.org) under the "Permits & Zoning" tab. All registered

neighborhood group mailing lists are available online at [www.sfplanning.org](http://www.sfplanning.org) under the “Resource Center” tab.

## PRELIMINARY PROJECT COMMENTS:

The following comments address specific Planning Code and other general issues that may significantly impact the proposed project.

1. **Tree Planting and Protection Checklist.** A Tree Planting and Protection Checklist must be filled out and submitted with the Building Permit Application.
2. **Rear Yard.** Section 134 requires the project to provide a rear yard of at least 25 percent of the lot depth. Because this project is located on a unique site the street frontage along Cotter would be designated as the front of the property, and the rear yard would then be provided based on that determination. The project appears to meet this requirement since it provides over 25 percent of open space in the rear.
3. **Landscaping and Permeable Surfaces.** Pursuant to Sections 132(g)(h), on future submittals please identify the specific areas in your required front setback that will meet the 50 percent permeable surface and 20 percent landscaping requirements. The additions of new dwelling units are triggering this requirement. Please note that Planned Unit Developments are required to install the following front yard landscape features.
  - a. Where ground floor setbacks are required, landscaping is also required in the setbacks per Section [132\(g\)](#). All building setback areas not occupied by steps, porches or other permitted obstructions shall be permeable as defined in Section [102.33](#). Setbacks should be designed to provide access to landscaped areas, encouraging active use by residents.
  - b. A water source should be provided for each residential setback reachable by a 30-foot hose.
4. **Usable Open Space.** Planning Code Section 135 requires 300 sq. ft. of usable open space per dwelling unit if private, and 399 sq. ft. per dwelling unit if common. The project proposes private open space through decks for units 1 through 6 on the roof. Each unit provides a range of private open space between 395 and 462 square feet. The project as proposed has adequate amount of useable private open space for six units. On future submittals, please provide the dimensions of the private open space that demonstrate compliance to this requirement. If the project proposes common open space in the community garden in the rear, please clarify access on future submittals.
5. **Streetscape and Pedestrian Improvements.** Planning Code Section 138.1(c)(1) requires street trees when adding dwelling units at a ratio of one tree for every 20 linear feet of street frontage along Cotter Street, which equals three trees. In addition, please review the site plan with the Department of Public Works (DPW) and obtain an “Interdepartmental Referral for Feasibility of Tree Planting or Removal” prior to submittal of the first entitlement. Finally, please note that for Planned Unit Developments, all street trees shall following the requirements of 138.1(c)(B).
6. **Parking Code Requirements:** Planning Code Section 151 outlines requirements for permitted off-street parking for projects located in RH-1. As a project located within the RH-1 Zoning District, there

is one off-street parking space required for each dwelling unit. The project appears to meet this requirement by providing six off-street parking spaces, one for each of the six units.

7. **Bicycle Parking.** Planning Code Section 155.2 outlines requirements for Class 1 and Class 2 bicycle parking spaces for residential developments. The proposed project is required to provide one Class 1 bicycle parking space for every dwelling unit, and at least one Class 2 bicycle parking space for every twenty dwelling units. Therefore, the project is required to provide six Class 1 bicycle parking spaces (Class 2 bicycle parking spaces are not required). Please identify the location and number of bicycle parking spaces, and confirm compliance with this requirement.
8. **Dwelling Unit Exposure.** Planning Section 140 requires that at least one room of each dwelling unit must face onto a public street, a Code-compliant rear yard, or other open area that meets minimum requirements for area and horizontal dimensions. The project as proposed meets this requirement.
9. **Penthouse Features.** In addition to height limits for buildings in RH-1, stair penthouses are also subject to height and size limitations. In general, the sum of the horizontal area of the stair penthouse, cannot exceed 20 percent of the horizontal area of the roof above which they are situated. In future submittals please provide dimensions to verify this code requirement.
10. **Community gardens.** Different permits may be required depending on the ultimate intent of the community gardens. Consult <http://www.sfenvironment.org/buildings-environments/urban-agriculture/urban-agriculture-permits> for more information.

#### PRELIMINARY DESIGN COMMENTS:

The following comments address preliminary design issues that may significantly impact the proposed project:

The Residential Design Guidelines are the basis for the design review comments that follow.

**Entrance to Rear:** Entrance to rear units is described as a driveway that will also double as an entrance to a community garden. This should be given more consideration to enhance the connection between the street and the public space in the rear

**Front Buildings:** Revise the third floor setbacks to better respond to the adjacent building's third floor to the northwest. (RDGs pgs. 23-25)

**Building Form:** Building façade appears flat and not in keeping with the articulation of the block face. Consider staggering or varying the facades of the front buildings to help break up the mass and better respond to the buildings to the southeast. (RDGs pgs. 12-13 & 23-25)

**Building Scale:** Better relate the details of the front facades of the front buildings to the block face by providing more horizontal features. (RDGs pgs. 29 & 44-46)

**Rear Buildings:** Consider rotating the rear buildings to the east to allow the building to the northwest to have a more unobstructed connection to the midblock open space. (RDGs pgs. 25-27) Modify the scale of the rear buildings (Units 4 -6) in order to provide a more generous connection to the community garden.

**Alley:** Please reduce the private alley/driveway to the minimum dimensions required by Code.

**PRELIMINARY PROJECT ASSESSMENT EXPIRATION:**

This Preliminary Project Assessment is valid for a period of **18 months**. An Environmental Evaluation, Conditional Use Authorization, or Building Permit Application, as listed above, must be submitted no later than **September 4, 2015**. Otherwise, this determination is considered expired and a new Preliminary Project Assessment is required. Such applications and plans must be generally consistent with those found in this Preliminary Project Assessment.

Enclosure:      Neighborhood Group Mailing List  
                         Interdepartmental Project Review Application  
                         SFPUC Recycled Water Information Sheet  
                         SFPUC Urban Watershed Management Program Information Sheet

cc:    Joe Tierney and Company, Property Owner  
         Jessica Look, Current Planning  
         Jeremy Shaw, Citywide Planning and Analysis  
         Jerry Robbins, MTA  
         Jerry Sanguinetti, DPW

FIRST	LAST	TITLE	ORGANIZATION	ADDRESS	CITY	STATE	ZIP	TELEPHONE	EMAIL	NEIGHBORHOOD OF INTEREST
Barbara	Fugate	President	Cavuga Improvement Association	318 Foote Ave	San Francisco	CA	94112	415-585-7021	CIAPres@hotmail.com	Outer Mission
David	Hooper	President	New Mission Terrace Improvement Association (NMTIA)	P.O. Box 12111	San Francisco	CA	94112		0 nmtiasf@gmail.com	Bernal Heights, Crocker Amazon, Diamond Heights, Excelsior, Glen Park, Ocean View, Outer Mission, West of Twin Peaks
Joelle	Kenealey	President-Elect	Outer Mission Residents Association	P. O. Box 34099	San Francisco	CA	94134-0099	415-305-6065	sfommra@gmail.com	Excelsior, Outer Mission
John	Avalos	Supervisor, District 11	Board of Supervisors	1 Dr. Carlton B Goodlett Place, Room #244	San Francisco	CA	94102-4689	415-554-6975	john.avalos@sfgov.org; Raquel.Redondiez@sfgov.org; Frances.Hsieh@sfgov.org; Jeremy.Pollock@sfgov.org	Crocker Amazon, Outer Mission, Visitacion Valley
Lisa	Spinali		0 Sunnyside Neighborhood Association	P.O. Box 27615	San Francisco	CA	94127	415-937-1305	sunnyside.president@gmail.com secretary.sunnyside@gmail.com	Outer Mission
Luis	Grandados	Executive Director	Mission Economic Development Association	2301 Mission Street #301	San Francisco	CA	94110	415-282-3334		0 Excelsior, Mission, Outer Mission



# SAN FRANCISCO PLANNING DEPARTMENT

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## INTERDEPARTMENTAL PROJECT REVIEW

*Effective: August 30, 2013*

Interdepartmental Project Reviews are **mandatory** for new construction projects that propose buildings eight stories or more and new construction on parcels identified by the State of California Department of Conservation, Division of Mines and Geology as Seismic Hazard Zones in the City and County of San Francisco. Projects identified as such, must request and participate in an interdepartmental project review prior to any application that requires a public hearing before the Planning Commission or new construction building permit.

Project Sponsors may elect to request an interdepartmental review for any project at any time, however, it is strongly recommended that the request is made prior to the submittal of the abovereferenced applications.

The Planning Department acts as the lead agency in collaboration with the Department of Building Inspection (DBI); the Department of Public Works (DPW); and the San Francisco Fire Department (SFFD). Staff from each of these disciplines will attend your meeting.

### **Interdepartmental Project Review fees:**

1. \$1,164 for five or fewer residential units and all affordable housing projects.
2. \$1,702 for all other projects.

*Please note that \$394 of these fees is non-refundable. If your project falls under the second type of fee, and you cancel your meeting, the difference will be refunded to you.*

To avoid delays in scheduling your meeting, provide all information requested on this form and submit your request with a check in the appropriate amount payable to the San Francisco Planning Department. Requests may be mailed or delivered to **San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103-2414**. Those wishing more specific or more detailed information may contact the Project Review Meeting Coordinator at **(415) 575-9091**.

*Please note: All returned checks are subject to a \$50.00 bank fee.*

*Interdepartmental Project Reviews are scheduled no sooner than two weeks from the receipt of the request form and check.*

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CA 94103-2479

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**Submittal requirements:**

*Please submit four (4) copies/sets of all information for distribution to each department/agency.*

All projects subject to the **mandatory** Interdepartmental Project Review shall be required to submit the following minimum information in addition to their request form:

1. Site Survey with topography lines;
2. Floor Plans with occupancy and/or use labeled of existing and proposed;
3. Existing and proposed elevations;
4. Roof Plan; and
5. Pictures of the subject property and street frontages.

Planned unit developments or projects with an acre or more of land area shall be required to submit the following additional information:

1. Existing and proposed street names and widths;
2. Location of any existing train tracks; and
3. Location of any existing and proposed easements.

*In order for the Interdepartmental Project Review to be most effective and beneficial to you, it is strongly recommended that any issues, concerns and/or specific questions are submitted with this request directed to each discipline.*

## INTERDEPARTMENTAL PROJECT REVIEW APPLICATION FORM

APPLICATION DATE: \_\_\_\_\_

**PROJECT CONTACT:**

Name \_\_\_\_\_ Phone No. ( ) \_\_\_\_\_

Address \_\_\_\_\_ FAX No. ( ) \_\_\_\_\_

Owner \_\_\_\_\_

**PROJECT INFORMATION:**

Address \_\_\_\_\_

How many units does the subject property have? \_\_\_\_\_

Assessor's Block/Lot(s) \_\_\_\_\_ Zoning District \_\_\_\_\_

Height and Bulk Districts \_\_\_\_\_ Located within Geologic Hazard Zone? Y  N

**PROJECT DESCRIPTION / PURPOSE OF MEETING/SPECIFIC QUESTIONS:**

(Use attachments if necessary)

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Land Use Type	Existing	Proposed	Net Change
Number of Dwelling Units			
Commercial Square Footage:			
Retail			
Office			
Number of Hotel Rooms			
Industrial Square Footage			
Other Uses: _____			
Number of Parking Spaces			
Number of Stories			

Previously contacted staff \_\_\_\_\_

Will this project be publicly funded? (specify) \_\_\_\_\_

*(Please submit four (4) copies/sets of the Application Form, Floor Plans, Pictures, etc.)*



## San Francisco Public Utilities Commission Recycled Water Installation Procedures for Developers

The City and County of San Francisco (CCSF) requires property owners to install dual-plumbing systems for recycled water use in accordance with Ordinances 390-91, 391-91, and 393-94, within the designated recycled water use areas under the following circumstances:

- New or remodeled buildings and all subdivisions with a total cumulative area of 40,000 square feet or more
- New and existing irrigated areas of 10,000 square feet or more

The following are procedures to guide developers and property owners with the installation of recycled water service lines. The diagram on the reverse shows how, and where the lines are to be installed, and the required backflow prevention assembly.

### Number of Water Lines Coming onto a Property

Three to four lines:

- 1) Fire
- 2) Potable water domestic
- 3) Recycled water domestic
- 4) Recycled water irrigation (if property has landscaping)

### Number of Water Meters

One water meter is required for each water line.

### Required Backflow Prevention Assembly

Fire line – reduced pressure principle backflow preventer

Potable water domestic – reduced pressure principle backflow preventer

Recycled water domestic – reduced pressure principle backflow preventer

Recycled water irrigation line – reduced pressure principle backflow preventer

All backflow prevention assemblies must be approved by the SFPUC's Water Quality Division.

The backflow prevention assembly for domestic water plumbing inside the building and for the recycled water system must meet the CCSF's Plumbing Code and Health Code.

### Pipe Separation

California Department of Public Health regulations require new water mains and new supply lines to be installed at least 4-foot horizontally from, and one-foot vertically above a parallel pipeline conveying recycled water.

### Pipe Type

- Transmission lines and mains – ductile iron
  - Distribution and service lines – purple PVC or equivalent
  - Irrigation lines – purple PVC or equivalent
  - Dual-plumbing – described in the City and County of San Francisco Plumbing Codes
- \*\*SFPUC must sign off on pipe type prior to installation.** Contact the City Distribution Division at (415) 550-4952.

### Temporary Potable Water Use Until Recycled Water Becomes Available

The potable water line will be used to feed the recycled water lines(s) until such time that recycled water becomes available. When recycled water becomes available, the cross-connection will be broken by the SFPUC, and the potable and recycled water lines will be totally separated. Before recycled water is delivered to the property, cross-connection and backflow testing will take place to assure separation.

Under no circumstances are developers or property owners to "t-off" of the potable water line to the recycled water lines(s).

### If you have questions, or would like additional information:

#### Recycled Water Ordinances and Technical Assistance

San Francisco Public Utilities Commission  
Water Resources Division  
(415) 554-3271

#### Backflow Prevention

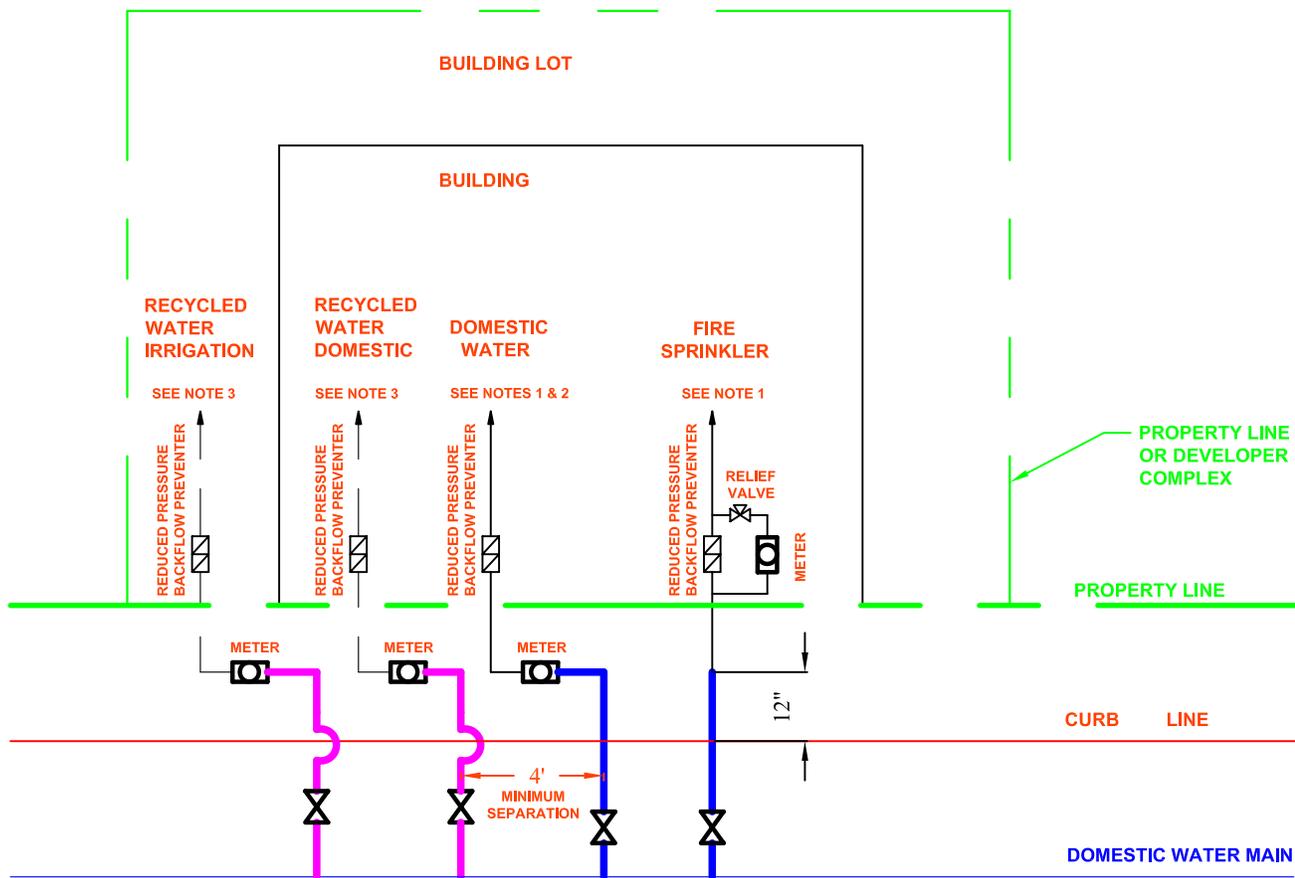
San Francisco Public Utilities Commission  
Water Quality  
(650) 652-3100

#### Recycled Water Plumbing Codes

Department of Building Inspection  
Plumbing Inspection Services  
(415) 558-6054

#### New Service Line Permits

San Francisco Public Utilities Commission  
Customer Services  
(415) 551-3000



**STREET - SIDE**

**NOTE:**

1. ALL BACKFLOW PREVENTERS MUST APPROVED BY SFPUC WATER QUALITY BUREAU.
2. BACKFLOW PREVENTION FOR DOMESTIC WATER PLUMBING INSIDE THE BUILDING MUST MEET CCSF PLUMBING CODE AND PUBLIC HEALTH CODE REQUIREMENTS.
3. BACKFLOW PREVENTER FOR RECYCLED WATER SYSTEM MUST MEET CCSF PLUMBING CODE AND PUBLIC HEALTH CODE REQUIREMENTS.

**RESPONSIBILITY OF INSTALLATION OF**

**HEAVY LINES:**

PROPERTY OWNER PAYS FOR NEW SERVICE INSTALLATION. SFPUC RETAINS OWNERSHIP OF NEW SERVICE UP TO THE END OF METER ASSEMBLY.

**LIGHT LINES:** & \_\_\_\_\_

PROPERTY OWNER PAYS FOR NEW SERVICE INSTALLATION. OWNERSHIP REMAINS WITH THE PROPERTY OWNER.

CITY AND COUNTY OF SAN FRANCISCO  
PUBLIC UTILITIES COMMISSION  
SAN FRANCISCO WATER DEPARTMENT

**INSTALLATION OF RECYCLED WATER SERVICE LINES**

APPROVED BY:

SCALE:

NTS

DESIGNED BY:  
Cheryl Munoz

DATE: 05/28/08

DRAWN: W.Villasica

CHECKED: M.Gardiner

DRAWING NO.  
A-1290.2  
REV. NO. 2



**SAN FRANCISCO PUBLIC UTILITIES COMMISSION**  
**URBAN WATERSHED MANAGEMENT PROGRAM**



1145 Market Street, 5th Floor, San Francisco, CA 94103 • Tel. (415) 551-4694 • Fax (415) 934-5728

Re: **SFPUC Urban Watershed Management Program (UWMP)**  
**Stormwater Requirements**

**EDWIN M. LEE**  
MAYOR

**FRANCESCA VIETOR**  
PRESIDENT

**ANSON MORAN**  
VICE PRESIDENT

**ANN MOLLER CAEN**  
COMMISSIONER

**ART TORRES**  
COMMISSIONER

**VINCE COURTNEY**  
COMMISSIONER

**ED HARRINGTON**  
GENERAL MANAGER

Dear Project Proponent,

Your project may be subject to meeting requirements of the 2010 San Francisco Stormwater Management Ordinance and the *San Francisco Stormwater Design Guidelines (Guidelines)*. The project parameter that triggers compliance with the *Guidelines* is:

- Projects disturbing 5,000 square feet or more of ground surface are subject to the Stormwater Management Ordinance and must therefore meet the performance measures set within the *Guidelines*.

**If your project triggers the Ordinance your project must:**

- Determine if your project is located in the area served by the combined sewer or the area served by the separate sewer and meet the applicable performance measure:
  - Combined Sewer Areas:
    - For sites with existing imperviousness of less than or equal to 50%, stormwater runoff rate and volume shall not exceed pre-development conditions for the 1- and 2-year 24-hour design storm.
    - For sites with existing imperviousness of greater than 50%, stormwater runoff rate and volume shall be decreased by 25% from the 2-year 24-hour design storm
    - (*Equivalent to LEED Sustainable Sites Credit 6.1*).
  - Separate Sewer Areas:
    - Capture and treat the rainfall from a design storm of 0.75 inches.
    - (*Equivalent to LEED Sustainable Sites Credit 6.2*).
- Develop a Stormwater Control Plan in accordance with the *Guidelines* and submit it for review and approval to the UWMP prior to receiving a building permit; and
- Develop an operation and maintenance plan for all proposed stormwater controls and submit it as part of the Stormwater Control Plan.

Stormwater requirements can be met using Low Impact Design (LID) or other green infrastructure approaches. LID approaches use stormwater management solutions that promote the use of ecological and landscape-based systems that mimic pre-development drainage patterns and hydrologic processes by increasing retention, detention, infiltration, and treatment of stormwater at its source.



**The necessary documents can be found online at:**

- Stormwater Management Ordinance:  
<http://www.sfbos.org/ftp/uploadedfiles/bdsupvrs/ordinances10/o0083-10.pdf>
- *Stormwater Design Guidelines (Guidelines) and Appendixes:*  
<http://sfwater.org/sdg>
- Instructions for completing a Stormwater Control Plan: Refer to *Guidelines, Appendix C.*
- Municipal separate stormwater sewer system (MS4) and Combined Sewer System Boundary Map: Refer to *Guidelines, p.10*

Upon receipt of this letter please contact the SFPUC Urban Watershed Management Program (UWMP) to confirm specific *Guideline* requirements for your project.

Project Reviewer  
Urban Watershed Management Program  
[stormwaterreview@sfwater.org](mailto:stormwaterreview@sfwater.org)

The UWMP staff looks forward to helping you achieve stormwater management compliance and moving your project forward.

Sincerely,

UWMP Project Review Team

San Francisco Public Utilities Commission  
Wastewater Enterprise

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