



# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

**DATE:** July 10, 2014  
**TO:** Frank Chiu  
**FROM:** Steve Smith, Planning Department  
**RE:** PPA Case No. 2014.0734U for 1950 Page Street

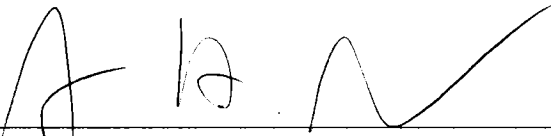
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Please find the attached Preliminary Project Assessment (PPA) for the address listed above. You may contact the staff contact, Melinda Hue at (415) 575-9041 or [melinda.hue@sfgov.org](mailto:melinda.hue@sfgov.org), to answer any questions you may have,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



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Steve Smith, Senior Planner



# SAN FRANCISCO PLANNING DEPARTMENT

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## Preliminary Project Assessment

*Date:* July 10, 2014  
*Case No.:* **2014.0734U**  
*Project Address:* 1950 Page Street  
*Block/Lot:* 1227/010  
*Zoning:* RM-2 (Residential-Mixed, Moderate Density) Use District  
40-X Height and Bulk District  
*Project Sponsor:* Frank Chiu  
(415) 699-6838  
*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 Department of Building Inspection, Department of Public Works, Department of Public Health, San Francisco Public Utilities Commission, and others. 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 proposed project would involve a one-story 12,852 square-foot (sf) vertical addition to an existing two-story 32,847-sf building and an 8,918-sf expansion of the second story, resulting in a three-story 54,617-sf building. The existing building on the 24,058-sf subject lot was constructed in 1952. The existing building is currently occupied by the Boys and Girls Club. The proposed use would be a performing arts school for elementary and secondary students. The building would consist of 3,527 sf of school administration office uses; 43,994 sf of classroom, dance studio, and school recreation uses (including a swimming pool<sup>1</sup>); and 7,096 sf of group housing or residential uses that would serve as dorm facilities for visiting teachers. The project site currently does not include any off-street parking and no off-street

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<sup>1</sup> The project sponsor is proposing to offer the public the usage of the swimming pool on the weekends. Frank Chiu, Project Sponsor. "1950 Page – PPA." Email to Melinda Hue, San Francisco Planning Department. July 4, 2014.

parking is being proposed<sup>2</sup> as part of the project. Additionally, no new curb cuts are being proposed as part of the project.<sup>3</sup>

## 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 dated May 8, 2014.

- *Historic Resources.* The proposed project would involve alteration of a potential historic resource (building constructed 50 or more years ago). Therefore, the project is subject to the Department's Historic Preservation review, which would include preparation of a Historic Resource Evaluation (HRE) by a qualified professional who meets the Secretary of the Interior's Professional Qualification Standards. The Department will provide the project sponsor with a list of three consultants from the Historic Resource Consultant Pool. Once the Environmental Evaluation Application is submitted, please contact Tina Tam, Senior Preservation Planner, via email (tina.tam@sfgov.org) for the list of three consultants. Upon selection of the historic resource consultant, the scope of the Historic Resource Evaluation shall be prepared in consultation with Department Preservation staff
- *Archeological Resources.* If the proposed project would involve excavation, the proposed project would require a Preliminary Archeological Review (PAR), which would be conducted in-house by the Planning Department Archeologist. The PAR will: (1) determine what type of soils disturbance/modifications would result from the proposed project, such as excavation, installation of foundations, soils improvements, site remediation, etc.; (2) determine whether or not the project site is located in an area of archeological sensitivity; and (3) determine what additional steps are necessary to identify and evaluate any potential archeological resources that may be affected by the proposed project. Helpful to the PAR process is the availability of geotechnical or soils characterization studies prepared for the proposed project along with the proposed foundation type and maximum depth of excavation.
- *Transportation Study.* Based on the Planning Department's transportation impact analysis guidelines, the project would require additional transportation analysis. While a full Transportation Study is not likely required for this project, a Transportation Memo is likely required. The Transportation Memo

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<sup>2</sup> Confirmation that no off-street parking spaces are being proposed. (The PPA application states that 20 parking spaces are proposed for the project but no parking spaces are shown on the plans.) Frank Chiu, Project Sponsor. "1950 Page – PPA." Email to Melinda Hue, San Francisco Planning Department. July 4, 2014.

<sup>3</sup> Confirmation that no new curb cuts are being proposed. (The plans show a new curb cut being proposed on Page Street in the Proposed Plot Plan on Sheet A1.0.) Frank Chiu, Project Sponsor. "1950 Page – PPA." Email to Melinda Hue, San Francisco Planning Department. July 4, 2014.

should: 1) determine the proposed project's net new trips (if any) compared to the Boys & Girls Club<sup>4</sup> currently operating at the project site; 2) address pick-up/drop-off management and Transportation Demand Management (TDM) plan; and 3) consider whether a white loading zone would be appropriate to serve the proposed project. The Transportation Memo would need to be prepared by a qualified consultant listed on the Planning Department's Transportation Consultant Pool which can be found here: [http://sfmea.sfplanning.org/Transportation\\_Consultant\\_Pool.pdf](http://sfmea.sfplanning.org/Transportation_Consultant_Pool.pdf). Upon selection of a transportation consultant, the scope of the Transportation Memo shall be prepared in consultation with Planning Department Transportation staff.

Additionally, based on the review of the preliminary plans by the Planning Department, transportation staff recommends the inclusion of Class I and Class II bicycle parking spaces as part of the proposed project and the removal of the existing curb cut on Page Street along the building frontage if no off-street parking is being proposed.

- *Hazardous Materials*. If the proposed project would involve excavation of up to 50 cubic yards of soil or more, the project may be subject to Article 22A of the Health Code, also known as the Maher Ordinance. The Maher Ordinance, which is administered and overseen by the Department of Public Health (DPH), requires the project sponsor to retain the services of a qualified professional to prepare a Phase I Environmental Site Assessment (ESA) that meets the requirements of Health Code Section 22.A.6. The Phase I would determine the potential for site contamination and level of exposure risk associated with the project. Based on that information, soil and/or groundwater sampling and analysis, as well as remediation of any site contamination, may be required. These steps are required to be completed prior to the issuance of any building permit.

DPH requires that projects subject to the Maher Ordinance complete a Maher Application, available at: <http://www.sfdph.org/dph/EH/HazWaste/hazWasteSiteMitigation.asp>. Fees for DPH review and oversight of projects subject to the ordinance would apply. Please refer to DPH's fee schedule, available at: <http://www.sfdph.org/dph/EH/Fees.asp#haz>. Please provide a copy of the submitted Maher Application and Phase I ESA with the Environmental Evaluation Application (EEA).

- *Air Quality (AQ) Analysis*. The proposed project at 54,617 square feet is below the Bay Area Air Quality Management District's (BAAQMD) construction and operational screening levels for criteria air pollutants.<sup>5</sup> Therefore an analysis of the project's criteria air pollutant emissions is not likely to be required. 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 the "Air Pollutant Exposure Zone," were identified. Land use projects within the Air Pollutant Exposure Zone require special consideration to determine whether the project's activities would expose sensitive receptors to substantial air pollutant concentrations. Although the proposed project is not within an Air Pollutant Exposure Zone, improvement measures may be recommended for consideration by City decision makers such as exhaust measures during construction and enhanced ventilation measures as part of building design. Enhanced ventilation measures will be the same as those required for projects subject to Article 38 of the Health Code.

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<sup>4</sup> The Planning Department may have transportation survey/count data from about two years ago for the Boys and Girls Club which can be included in the Transportation Memo.

<sup>5</sup> BAAQMD, *CEQA Air Quality Guidelines*, May 2011, Chapter 3.

- *Greenhouse Gases.* The 2010 CEQA Air Quality Guidelines provide CEQA thresholds of significance for greenhouse gas (GHG) emissions. On August 12, 2010, the San Francisco Planning Department submitted to the BAAQMD a draft of the City and County of San Francisco's Strategies to Address Greenhouse Gas Emissions. This document presents a comprehensive assessment of policies, programs and ordinances that collectively represent San Francisco's Qualified Greenhouse Gas Reduction Strategy. The BAAQMD reviewed San Francisco's GHG reduction strategy and concluded that the strategy meets the criteria for a Qualified GHG Reduction Strategy as outlined in BAAQMD's CEQA Guidelines (2010). Therefore, projects that are consistent with San Francisco's GHG reduction strategy would result in less-than-significant GHG emissions. In order to facilitate a determination of compliance with San Francisco's GHG reduction strategy, the Planning Department has prepared a Greenhouse Gas Analysis Compliance Checklist. The project sponsor will be required to submit a completed checklist as part of the environmental review process.
- *Stormwater.* If the project results in a ground surface disturbance of 5,000-sf 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 of 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 Planting and Protection Checklist.* 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.<sup>6</sup> Any tree identified in the Affidavit for Tree Disclosure must be shown on the Site Plans with the size of trunk diameter, tree height, and accurate canopy drip line. Please submit the form along with the Environmental Evaluation Application and ensure that trees are appropriately shown on site plans.
- *Bird-Safe Building Ordinance.* The project would be subject to Planning Code Section 139, Standards for Bird-Safe Buildings, which addresses Location-Related Standards and Feature-Related Standards.<sup>7</sup> The project's environmental evaluation would generally assess how the implementation of bird-safe

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<sup>6</sup> San Francisco Planning Department. *Tree Planting and Protection*. Available online at: <http://www.sf-planning.org/modules/showdocument.aspx?documentid=8321>

<sup>7</sup> San Francisco Planning Department. *Standards for Bird-Safe Buildings*. Available online at: <http://www.sfplanning.org/index.aspx?page=2506>

design standards would reduce potential adverse effects on birds due to the lighting, glazing, balconies, and so forth.

- *Notification of a Project Receiving Environmental Review.* Notice is required to be sent to occupants of properties adjacent to the 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.

A categorical exemption is likely to be prepared for the project, provided the project would not result in a significant impact on the environment. The project could be eligible for a Class 32 infill development categorical exemption from environmental review under CEQA Guidelines Section 15332 based on the preliminary review of the proposed project. If a Class 32 exemption is appropriate, Environmental Planning staff will prepare a certificate of exemption.

If it is determined that the project could result in a significant impact, an initial study would be prepared. The initial study may be prepared either by an environmental consultant from the Department's environmental consultant pool or by Department staff. If the initial study indicates that the project would result in a significant impact that cannot be mitigated to below a significant level, an EIR must be prepared by an environmental consultant from the Planning Department's environmental consultant pool.

If the initial study finds that the project would have a significant impact that could be reduced to a less-than-significant level by mitigation measures agreed to by the project sponsor, then the Department would issue a preliminary mitigated negative declaration (PMND). The PMND would be circulated for public review for a period of 20 calendar days, during which time concerned parties may comment on and/or appeal the determination. If an appeal is filed, the Planning Commission would hold a hearing to decide the appeal. If no appeal is filed, the Planning Department would issue a final mitigated negative declaration (FMND).

#### 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. Per Planning Code Sections 209.2(c), 209.3(g), 209.3(h) and 303, a **Conditional Use Authorization** from the Planning Commission is required for the proposed change of use from a community facility to a school for elementary and secondary students with a group housing component to accommodate members of the school community.
2. Per Planning Code Section 305, a **Variance Application** is required as the proposed building expansion requires variances from the front setback, rear yard setback, usable open space, off-street parking, and bicycle parking. However, since the subject lot is greater than one-half of an acre, a **Planned Unit Development** per Planning Code Section 304 may be sought for the modification of the

Planning Code provisions in lieu of seeking Variances from the Planning Code requirements. 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 area, such a project may merit a well-reasoned modification of certain provisions of the Planning Code.

3. A **Building Permit Application** is required for the proposed change of use, and horizontal and vertical additions.

Conditional Use/Variance applications are available in the Planning Department lobby at 1650 Mission Street Suite 400, at the Planning Information Center at 1660 Mission Street, and online at [www.sfplanning.org](http://www.sfplanning.org). 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.

The project is required to conduct a **Pre-Application Community Outreach** 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) in "Permit Forms" under the "Permits & Zoning" tab. All registered neighborhood group mailing lists are available online at [www.sfplanning.org](http://www.sfplanning.org) in "Publications" under the "Resource Center" tab.

The project requires **Section 311 Notification and Public Hearing**. Public notification of the Building Permit Application per Planning Code Section 311 is required and would be consolidated as part of the public notification for the public hearings required for the Conditional use and Planned Unit Development/Variance applications.

#### PRELIMINARY PROJECT COMMENTS:

The following comments address specific Planning Code and other general issues that may significantly impact the proposed project. For the purpose of providing these comments, the group housing units on the proposed third floor level are not considered dwelling units. Designation of these units as dwelling units may alter some of the comments below.

1. **Floor Area Ratio**. Per Planning Code Section 124, the floor area ratio (FAR) in the RM-2 Zoning District is limited to 1.8 square feet to 1 square foot of the lot area. The FAR does not apply to dwellings or other residential uses. The project contains approximately 54,617 square feet, including

7,096 square feet of residential uses; as such, the project exceeds the floor area allowed for the subject property, which is 43,304 square feet.

2. **Front Setback.** Per Planning Code Section 132, the required front setback from the front lot line for the new addition shall be the average of the adjacent front setbacks. While a setback is shown for the proposed third floor, none is shown for the proposed second floor. The project may be revised to provide a code-complying front setback or an application for Planned Unit Development/Variance may be submitted.
3. **Rear Yard.** Per Planning Code Section 134, a 45 percent rear yard is required based on the total depth of the lot. No rear yard is shown on the plans. The project may be revised to provide a code-complying front setback or an application for Planned Unit Development/Variance may be submitted.
4. **Usable Open Space.** Per Planning Code Section 135, private and/or common usable open space shall be provided for group housing units. No usable open space is shown on the plans. The project may be revised to provide a code-complying usable open space or an application for Planned Unit Development/Variance may be submitted.
5. **Streetscape and Pedestrian Improvements.** Per Planning Code Section 138.1, the project is required to provide pedestrian and streetscape improvements along Page Street in accordance with the City's "Better Streets Plan." The project will be required to submit a Streetscape Plan illustrating the location and design of streetscape improvements, such as site furnishings and landscaping. Included in Section 138.1 is the requirement for nine, 24-inch box-sized street trees along Page Street. Five street trees are shown on the plans. Any street trees to be retained may be counted toward this requirement. Permits for street tree removal and planting are approved by the Department of Public Works (DPW), Bureau of Urban Forestry prior to the first Planning approval of the Site Permit. If DPW determines the required trees cannot be planted, an in-lieu fee will be charged for each tree that cannot be planted.
6. **Bird-Safe Standards.** Per Planning Code Section 139, the project, due to its close proximity to Golden Gate Park, is required to reduce bird mortality from circumstances that are known to pose a high risk to birds and are considered to be "bird hazards." Section 139 establishes bird-safe standards and controls to ensure any new additions/construction are bird-safe.
7. **Screening of Rooftop Features.** Per Planning Code Section 141, rooftop mechanical equipment and appurtenances to be used in the operation or maintenance of a building shall be arranged so as not to be visible from any point at or below the roof level of the subject building. This requirement shall apply in any alteration of mechanical systems of existing buildings that result in significant changes in such rooftop equipment and appurtenances. The features need to be either enclosed by outer building walls or parapets, or grouped and screened in a suitable manner and integrated with respect to the design of the building. Minor features not exceeding one foot in height shall be exempted from this requirement.



8. **Off-Street Parking and Curb Cut.** Per Planning Code Section 151, the project is required to provide off-street parking spaces for the various uses at the site, such as classrooms for both the elementary and secondary schools, and group housing units. The proposed project contains no off-street parking spaces. The project may be revised to provide code-complying off-street parking spaces or an application for Planned Unit Development/Variance may be submitted. If no off-street parking is proposed, the Department recommends the removal of the existing curb cut on Page Street along the building frontage.
9. **Bicycle Parking.** Per Planning Code Sections 155.1 and 155.2, the project is required to provide both Class 1 and Class 2 bicycle parking spaces for the various uses at the site. The proposed project contains no bicycle parking. The project may be revised to provide code-complying bicycle parking spaces or an application for Planned Unit Development/Variance may be submitted.
10. **Transit Impact Development Fees.** The project is subject to the applicable fees outlined in Planning Code Section 411 et seq.

#### PRELIMINARY DESIGN COMMENTS:

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

**Site Design, Open Space, and Massing.** The Planning Department recommends maintaining the current height along the west-side of the existing front wall and setting the guardrail on the second level back five feet. Consider setting the east-side of the proposed second and third level façades back from the existing façade 5 feet, so they are in the same plane, to better respect the existing façade, transition the massing to the residential uses, and maintain the prominence of the vertical brick element.

#### 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 **January 10, 2016**. 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  
                     SFPUC Recycled Water Information Sheet

cc:    Frank Chiu, Project Sponsor  
       Mary Woods, Current Planning  
       Paolo Ikezoe, Citywide Planning and Analysis  
       Maia Small, Design Review  
       Jerry Robbins, MTA  
       Jerry Sanguinetti, DPW

FIRST	LAST	TITLE	ORGANIZATION	ADDRESS	CITY	STATE	ZIP
Andrea	Aiello	Administrator	Castro Upper Market Community Benefit District	584 Castro Street #336	San Francisco	CA	94114
Calvin	Welch	Housing & Land Use Chair	Haight Ashbury Neighborhood Council	519 Ashbury Street	San Francisco	CA	94117
Carol	Glanville	President	Mt. Olympus Neighbors Association	290 Upper Terrace	San Francisco	CA	94117
Karen	Crommie		0 Cole Valley Improvement Association	628 Ashbury Street	San Francisco	CA	94117
Leela	Gill	President	North of Panhandle Neighbourhood Association (NOPNA)	850 Baker Street	San Francisco	CA	94115
London	Breed	Supervisor, District 5	Board of Supervisors	1 Dr. Carlton B Goodlett Place, Room #244	San Francisco	CA	94102-4689
Marianne	Hesse		0 -	101 Belvedere Street	San Francisco	CA	94117
Richard	Rabbitt	President	Temescal Terrace Association	55 Temescal Terrace	San Francisco	CA	94118
Ted	Loewenberg		0 Haight Ashbury Improvement Association	P.O. Box 170098	San Francisco	CA	94117



**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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