



PUBLIC NOTICE

AVAILABILITY OF NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT

Date: June 9, 2021
Case No.: **2019-014146ENV**
Project Title: **520 John Muir Drive/Lake Merced West Project**
Zoning: P (Public)
Height and Bulk District: Open Space Height and Bulk District
Block/Lot: 7283/004
Site Area: 11 acres (approx.)
Neighborhood: Lakeshore
Cross Streets: John Muir Drive and Skyline Boulevard
Project Sponsor: San Francisco Recreation and Parks Department
Staff Contact: Chris Townes – (415) 350-4337, Chris.Townes@sfgov.org
Lead Agency: San Francisco Planning Department
Staff Contact: Julie Moore – (628) 652-7566
CPC.LakeMercedWestEIR@sfgov.org

The San Francisco Planning Department has issued a notice of preparation (NOP) of an environmental impact report (EIR) in connection with this project. Next, the department will begin the preparation of an EIR as required by the California Environmental Quality Act. The department welcomes your comments regarding the scope of the EIR. The NOP is available on the Planning Department's environmental review web page (<https://sfplanning.org/sfceqadocs>).

Project Description

The San Francisco Recreation and Parks Department (RPD) proposes the Lake Merced West Project which would create a recreational facility on approximately 11 acres located at 520 John Muir Drive, on the southwest side of Lake Merced, in southwestern San Francisco, California. The City and County of San Francisco, under the jurisdiction of the San Francisco Public Utilities Commission (SFPUC), owns the project site, which was formerly leased by the Pacific Rod and Gun Club.

The project consists of construction and operation of the Lake Merced West recreation facility. The facility would offer an array of activities open to the public, such as trail use, picnicking, paddleboarding, kayaking, fishing, fitness activities, a ropes course, bird watching, space for outdoor exercise, skateboarding, multi-use

courts for basketball and other activities, as well as restaurant dining, and indoor space for gatherings such as community meetings and birthday parties. Based on their condition, the existing buildings would be demolished. A new community building and restaurant would be built near the center of the site. A new boathouse and arborist office and yard are also proposed at the southeastern end of the site, along with new restrooms on the westside of the site. The facility would include 80 public parking spaces.

The recreation facility would operate primarily during daylight hours, and the restaurant would be open until 9:00 p.m. Special events hosting up to 500 people, such as weddings, community events, and group events, would be permitted up to twelve times per year. Special events would occur at the project site and may involve exceptions to normal operating hours and temporary use of amplified sound in compliance with San Francisco Police Department regulations and RPD permit requirements. Each special event would be individually permitted by the City.

Additionally, the SFPUC arborist team would operate an office at the project site and store equipment and vehicles at the yard. Typically, the arborist office and yard would operate between 6:30 a.m. to 3:00 p.m. Monday through Friday.

The proposed site plan is shown on page 4.

Purpose of Notice

The Planning Department has determined that an EIR must be prepared for the proposed project prior to any final decision regarding whether to approve the project. The purpose of the EIR is to provide information about potential significant physical environmental effects of the proposed project, to identify possible ways to minimize the significant effects, and to describe and analyze possible alternatives to the proposed project. Preparation of an NOP or EIR does not indicate a decision by the City to approve or to disapprove the project. However, prior to making any such decision, the decision makers must review and consider the information contained in the EIR.

You are not required to take any action. If you wish to provide comments on the scope of environmental review in the EIR, written comments will be accepted until 5:00 p.m. on **July 9, 2021**. Written comments should be sent to Julie Moore, San Francisco Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103 or emailed to **CPC.LakeMercedWestEIR@sfgov.org**

The Planning Department will also hold a **PUBLIC SCOPING MEETING** on **Wednesday, June 23, 2021 at 6:30 p.m.**, which will be held remotely. The purpose of this meeting is to receive oral comments to assist the Planning Department in reviewing the scope and content of the environmental impact analysis and information to be contained in the EIR for the project. Written and oral comments receive the same consideration by the Planning Department. The notice of preparation, scoping meeting presentation, and virtual scoping meeting instructions and link are available here: <https://sfplanning.org/sfceqadocs>. Members of the public are encouraged to participate in the meeting by internet video conference (<https://bit.ly/LakeMercedWest>), or by telephone (888-788-0099; Meeting ID: 848 5205 8374). To request a language interpreter at the scoping meeting, please call (628) 652-7550 at least 72 hours in advance of the meeting. You may also find additional information from the project sponsor here: <http://sfrecpark.org/1120/Active-Park-Projects>.

If you work for an agency that is a Responsible or a Trustee Agency, we need to know the views of your agency as to the scope and content of the environmental information that is relevant to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR when considering a permit or other approval for this project. We will also need the name of the contact person for your agency. If you have questions concerning environmental review of the proposed project, please contact Julie Moore at (628) 652-7566.

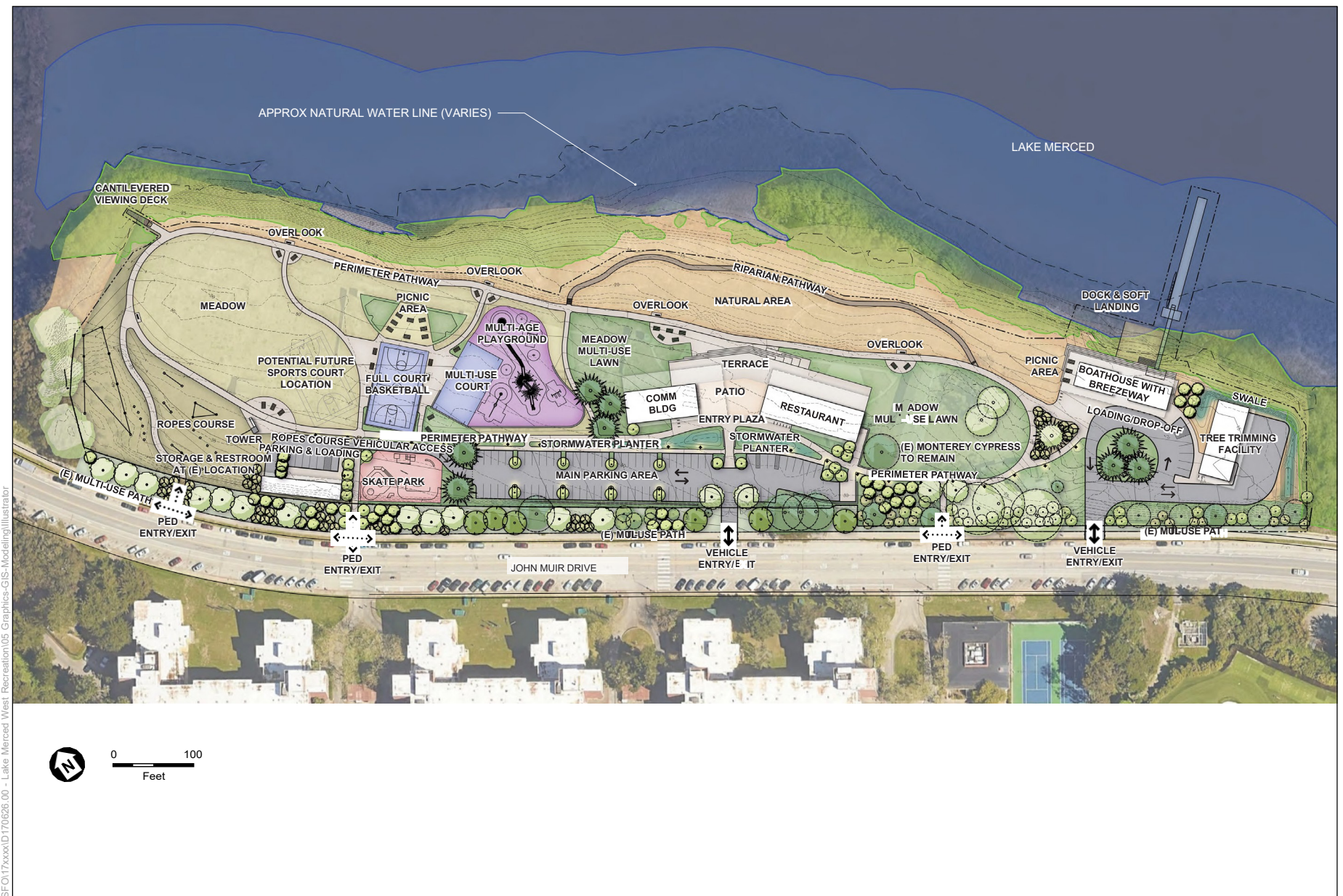
General Information about Procedures

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

In addition to digital copies on the Planning Department's website, paper copies of the NOP are available at the Planning counter of the San Francisco Permit Center on the first floor of 49 South Van Ness Avenue, San Francisco. You may also request a CD or paper copy of the NOP from the staff contact listed above. Referenced materials are available for review at www.tinyurl.com/Lake-Merced-West-EIR or by appointment at the Planning Department's office on the fourteenth floor of 49 South Van Ness Avenue. (Call (628) 652-7566).

This notice is being issued during the suspension of certain CEQA filing and posting requirements pursuant to executive orders N-54-20 and N-80-20, and its issuance complies with the alternative posting requirements stated in the order. This notice also complies with local requirements under the March 23rd Fifth Supplement to the Mayoral Proclamation Declaring the Existence of a Local Emergency dated February 25, 2020.

Recipients of this notice are encouraged to pass on this information to others who may have an interest in the project.



SOURCE: San Francisco Public Works

Lake Merced West

Conceptual Site Plan



Date: **6/9/2021**

The San Francisco Planning Department is studying a project's potential environmental effects and welcomes your comments. The enclosed notice concerns a project located at **520 John Muir Drive (2019-014146ENV)**. The other side of this page describes the environmental review process under state law. You may provide comments by **7/9/2021** or request future project updates from the staff contact indicated in the attached notice.

To obtain information about this notice in Spanish, Chinese, or Filipino, please call **628.652.7550**. Please be advised that the Planning Department will require at least one business day to respond to any call.

三藩市規劃局 (San Francisco Planning Department) 正在研究一項專案的潛在環境影響，歡迎大家踴躍提出意見。本函所附的通知書涉及位於 **520 John Muir Drive (2019-014146ENV)** 的專案。本頁背面對加州法律規定的環境影響審核流程做了詳細說明。請於 **7/9/2021** 日之前針對本案提出評論，或者向本函所附通知書中指定的聯絡人提出要求，繼續瞭解專案的最新發展。

請致電 **628.652.7550** 以索取通知書中文版本資訊。請注意，規劃局需要至少一個工作天才能回電。

El Departamento de Planificación está estudiando los posibles efectos medioambientales de un proyecto y desea saber su opinión. El aviso incluido concierne a un proyecto ubicado en **520 John Muir Drive (2019-014146ENV)**. Al reverso de esta página se describe el proceso de análisis medioambiental según la ley estatal. Usted puede entregar sus opiniones y comentarios a más tardar el **7/9/2021** o solicitar futuras actualizaciones sobre el proyecto al contacto indicado en el aviso adjunto.

Para obtener información sobre este aviso en español, llame al **628.652.7550**. Le informamos que el Departamento de Planificación necesitará por lo menos un día hábil para responder cualquier llamada.

Pinag-aaralan ng Kagawaran ng Pagpapalano ng San Francisco ang mga potensyal na epekto sa kapaligiran ng isang proyekto at tinatanggap ang iyong mga komento. Ang nakapaloob na paunawa ay patungkol sa isang proyekto na matatagpuan sa **520 John Muir Drive (2019-014146ENV)**. Inilalarawan ng kabilang panig ng pahinang ito ang proseso ng pagsusuri sa kapaligiran sa ilalim ng batas ng estado. Maaari kang magbigay ng mga komento sa **7/9/2021** o humiling ng mga bagong kaalaman sa proyekto sa hinaharap mula sa pagkontak sa kawani na nakalagay sa kalakip na abiso.

Upang makakuha ng impormasyon tungkol sa paunawang ito sa Filipino, mangyaring tumawag sa **628.652.7550**. Mangyaring maabisuhan na ang Kagawaran ng Pagpapalano ay mangangailangan ng kahit isang araw ng may trabaho o pasok upang tumugon sa anumang tawag.

CEQA

pronounced "SEE-kwuh"

The San Francisco Planning Department (SF Planning) reviews projects for potential environmental impacts. This is CEQA, which stands for the **California Environmental Quality Act**, a state law created in 1970.

THE BASIC GOALS OF CEQA ARE TO:

INFORM

decision makers and the public about the potential significant environmental impacts

PREVENT

significant, avoidable damage to the environment by requiring changes to a project

IDENTIFY

the ways that the environmental damage can be avoided or reduced

DISCLOSE

to the public the reasons why decisions are made if significant impacts occur

WHO IS INVOLVED?

- SF Planning is responsible for conducting environmental review in San Francisco.
- Various stakeholders including the public
- City decision makers
- Government or private project sponsors (person/group proposing the change)

WHEN IS CEQA DONE?

Environmental review is not an approval of a project, but it must be complete before city decision makers determine whether or not to approve a project that could impact the environment.

Example projects include:

- Public or private projects
- Board of Supervisors legislation
- Allocation of public funding to projects

In San Francisco, SF Planning informs the public of many types of environmental impacts, including impacts on air quality, noise, wind, shadow, transportation, and other topics.

**San Francisco
Planning**

Para obtener más información, visite:

請造訪, 以瞭解詳情:

Upang madagdagan ang kaalaman,
mangyaring bumisita sa:

To learn more, please visit:

<https://sfplanning.org/environmental-review>





PUBLIC NOTICE

NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT

Date: June 9, 2021
Case No.: **2019-014146ENV**
Project Title: **Lake Merced West Project
520 John Muir Drive**
Zoning: P (Public)
Height & Bulk District: Open Space Height and Bulk District
Planning Area: Western Shoreline Area Plan
Block/Lot: 7283/004
Site Area: 11 acres (approx.)
Project Sponsor: San Francisco Recreation and Parks Department
Staff Contact: Chris Townes – (415) 350-4337
Chris.Townes@sfgov.org
Lead Agency: San Francisco Planning Department
Staff Contact: Julie Moore – (628) 652-7566
CPC.LakeMercedWestEIR@sfgov.org

This Notice of Preparation (NOP) of an environmental impact report (EIR) has been prepared by the San Francisco Planning Department in connection with the project listed above. The purpose of an EIR is to provide information about potential significant physical environmental effects of the proposed project, to identify possible ways to minimize the significant effects, and to describe and analyze possible alternatives to the project in compliance with the California Environmental Quality Act (CEQA). The San Francisco Planning Department is issuing this NOP to inform the public, responsible agencies, and interested parties about the project and the intent to prepare an EIR, and to solicit comments regarding the scope of the environmental review. Pursuant to CEQA section 21083.9 and CEQA Guidelines section 15206, a public scoping meeting will be held to receive oral comments concerning the scope of the EIR. The scoping meeting will be held online and a meeting link along with presentation materials are available at: sfplanning.org/sfceqadocs. The meeting will be held on **June 23, 2021 at 6:30 p.m.**, accessible at the link on page 17. Pursuant to CEQA Guidelines Section 21092, written comments should be sent to Julie Moore, San Francisco Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103 or emailed to CPC.LakeMercedWestEIR@sfgov.org. This NOP is also available online at: sfplanning.org/sfceqadocs.

Project Description

Project Overview and Location

The San Francisco Recreation and Parks Department (RPD) proposes to implement the Lake Merced West Project (the project), which would create a recreational facility on approximately 11 acres located at 520 John Muir Drive, on the southwest side of Lake Merced, in southwestern San Francisco, California (**Figure 1**, Project Location). The Lake Merced West site (project site) is the largest area of flat land around Lake Merced outside Harding Park Golf Course. The nearest cross street is Skyline Boulevard to the west. The City and County of San Francisco, under the jurisdiction of the San Francisco Public Utilities Commission (SFPUC), owns the project site. The RPD and SFPUC collectively manage recreation at Lake Merced including the lease of the former site tenant (The Pacific Rod and Gun Club) pursuant to a Memorandum of Understanding between the departments. RPD will also manage recreation activities at Lake Merced West.

Project and Site Background

The Pacific Rod and Gun Club built and operated skeet and trap shooting facilities at the site from 1934 to 2015. These activities resulted in lead shotgun pellets and other debris falling onto the site and into the lake. The project site was vacated by the Pacific Rod and Gun Club in 2015 and is currently closed to the public. After the gun club vacated the site, the SFPUC implemented the Pacific Rod and Gun Club Upland Soil Remedial Action Project (the soil remediation project), which included extensive soil remediation under the oversight of the San Francisco Bay Regional Water Quality Control Board (RWQCB). Under the soil remediation project, contaminated soils impacted by elevated levels of lead and polycyclic aromatic hydrocarbons were excavated to depths ranging from 1 foot to 10 feet below ground surface and about 88 tons of contaminated material was hauled to a licensed disposal facility. The site was backfilled with clean fill, and historic features and vegetation were restored. Following completion of the site investigation and soil remediation activities, the RWQCB approved the project site for unrestricted land uses. The RWQCB has issued cleanup case closure, which includes a soil management plan that specifies soil management protocols for treatment of soil in areas that were inaccessible during the soil remediation project, such as beneath the existing buildings.¹

Because most of the buildings and structures on the site are more than 50 years old, the entire site was evaluated for its potential significance as a cultural landscape² during the environmental review for the soil remediation project.³ The historic resource evaluation determined that the site is a cultural landscape that appears eligible for listing in the National Register of Historic Places and the California Register of Historic Resources at the local level of significance under Criterion A/1 for its association with the broad pattern of history related to the increased popularity of sport hunting and the interrelated development of skeet, during the period prior to World War II in which skeet evolved from a shooting practice into a competitive sport.^{4,5} For these reasons, the project site is considered a historical resource as defined under CEQA. Refer to

¹ State Water Resources Control Board GeoTracker Case Summary Report, Regional Board Case No. 247266, Available at: https://geotracker.waterboards.ca.gov/profile_report?global_id=T10000005188. Accessed March 6, 2020. This document (and all documents referenced in this NOP unless otherwise noted) is available for review at <https://tinyurl.com/Lake-Merced-West-EIR>.

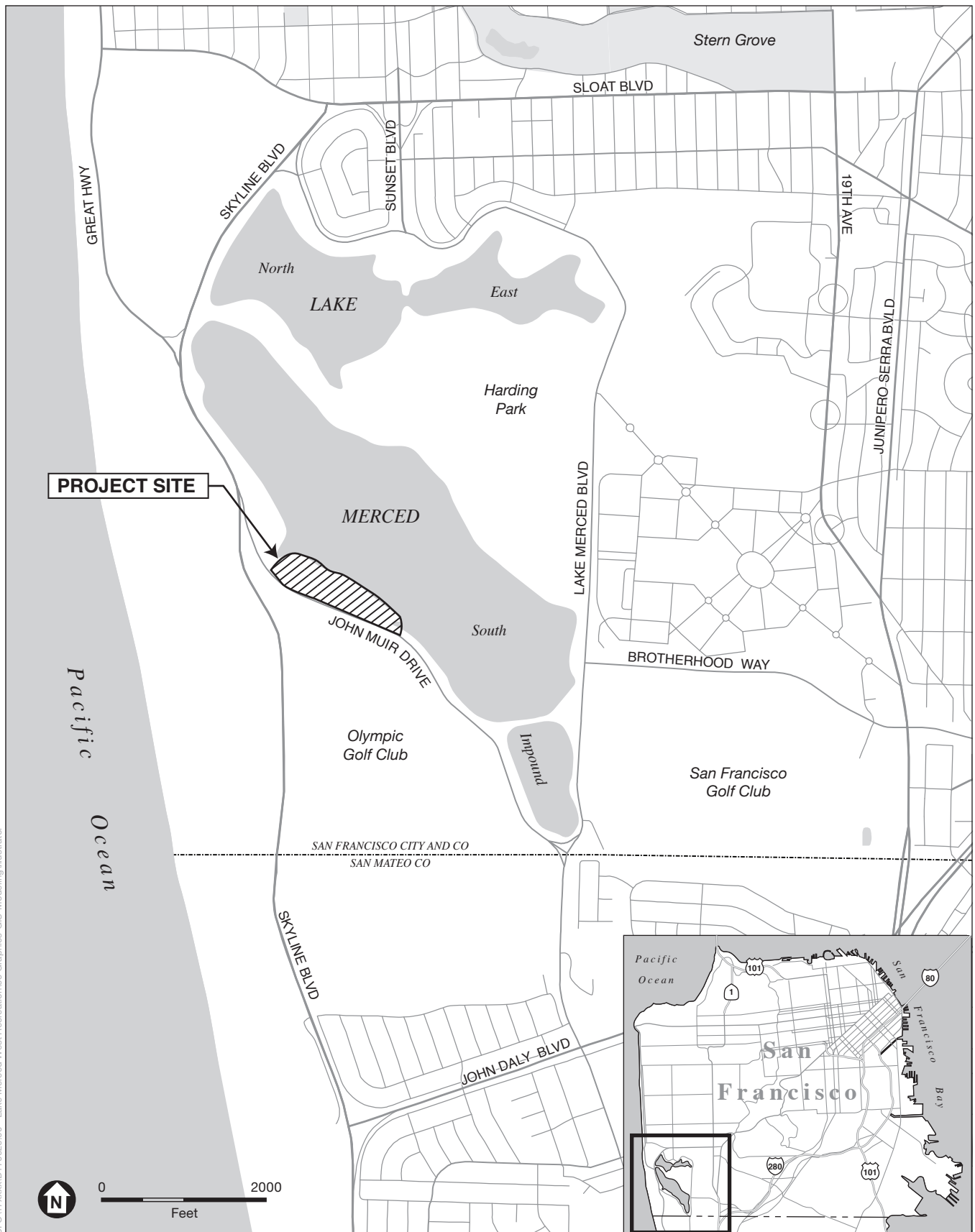
² A cultural landscape is defined as a geographic area shaped by human activity which can result from a conscious design or plan, or evolve as a byproduct or result of people's activities.

³ San Francisco Planning Department Final Mitigated Negative Declaration, Pacific Rod and Gun Club Upland Soil Remedial Action Project, Planning Department Case No. 2013.1220E, October 23, 2014.

⁴ Denise Bradley, Cultural Landscapes, 2014. Pacific Rod and Gun Club San Francisco CA Cultural Landscape Evaluation Report. May.

⁵ Skeet is a form of trap shooting. Trap is the oldest of shotgun games and was intended to replicate the experience and utilize the skills of shooting birds in the field. A property can qualify as a "historic property" under Criterion A/1 if it is associated with events that have made a significant contribution to the broad patterns of our history and cultural heritage.

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SOURCE: ESA

Lake Merced West

Figure 1
Project Location

Figure 2 for a layout of existing features at the project site, including the contributing features to the historical cultural landscape.

Once SFPUC completed soil remediation at the site, the SFPUC and RPD began assessing approaches to develop the site for more varied recreational use. RPD considered multiple site layout concepts. According to the RPD, the proposed conceptual site plan, shown on **Figure 3**, minimizes area devoted to vehicular circulation in order to maximize open space while providing a variety of recreational activities on the site. Facilities are clustered around the main parking area to ensure adequate access for a variety of users. The RPD indicates that the main buildings and terrace are situated at the optimal topographic location on the site to take advantage of scenic lake views; the layout also maintains open space between the structures and the lake shoreline.

Project Characteristics

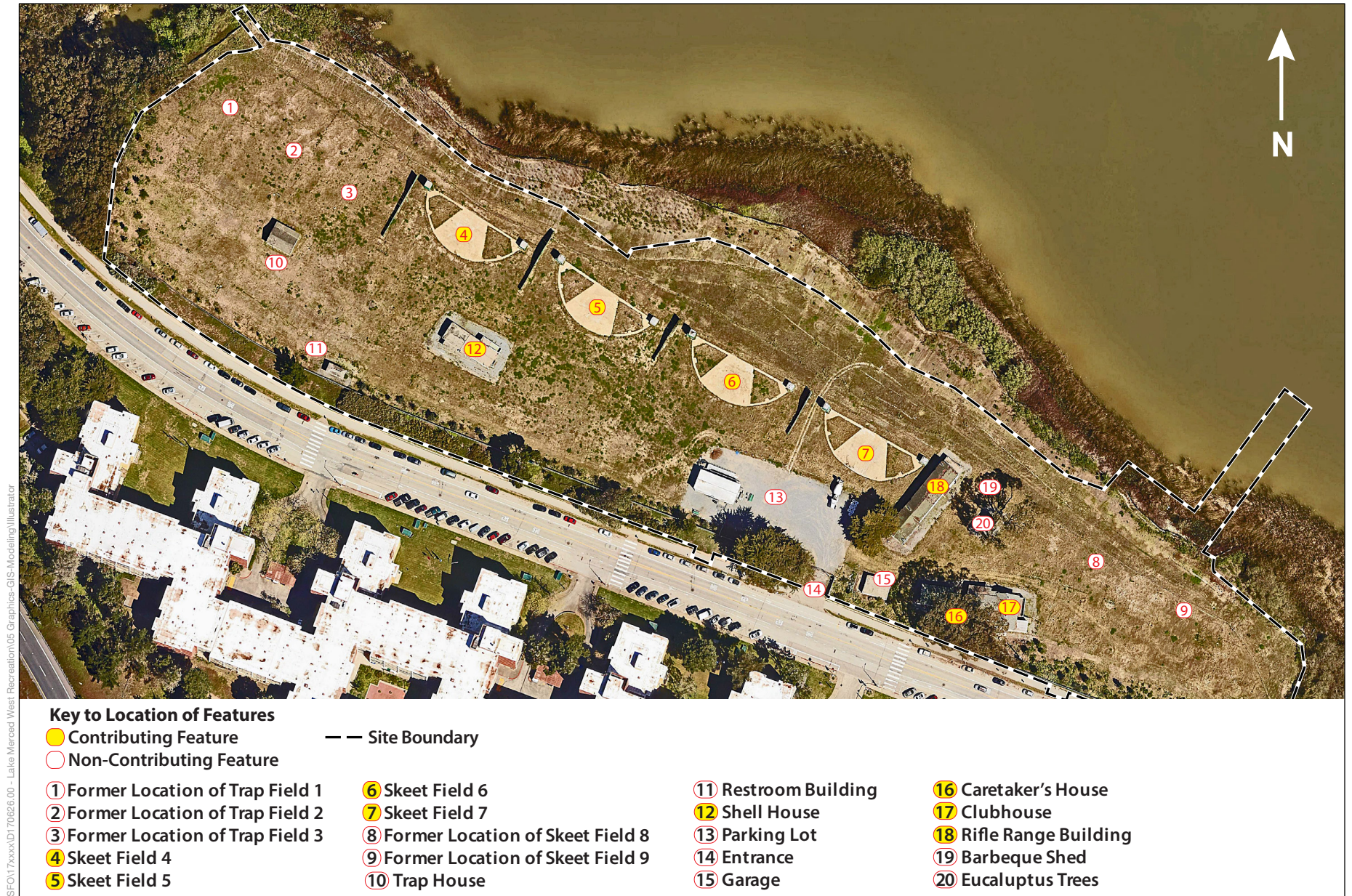
The proposed recreation facility would offer an array of active and passive activities open to the public, such as trail use, picnicking, paddle boarding, kayaking, fishing, field sports, fitness activities, a ropes course, bird watching, space for outdoor exercise, skateboarding, multi-use courts for basketball and other activities, as well as restaurant dining, and indoor space for gatherings such as community meetings and birthday parties. The facility would include areas that could be used flexibly for a wide variety of uses such as picnics and larger gatherings, as well as areas designated for programmed activities. No entrance fee to the site is anticipated, although some fees would be required for participation including the challenge course, boat rentals, boat launch, programming, and group picnic areas. The features of the proposed recreation facility are described in the following sections.

BUILDINGS AND STRUCTURES

Based on their poor condition and lack of compliance with current building standards, the existing buildings would be demolished. A new community building and restaurant would be built near the center of the site. A new boathouse building and arborist office and yard are proposed at the southeastern end of the site, along with new restrooms on the west side of the site.

Upon project completion, the project site would include the following buildings:

- **Community Building.** The community building would be used for activities such as community group meetings, birthday parties, recreational activities, and administrative offices.
- **Restaurant and associated outdoor dining area.** The restaurant would have capacity for approximately 150 people inside and 70 people on the patio.
- **Boathouse.** The boathouse would house watersports equipment and a rental kiosk, administrative office, storage space, and public restrooms.
- **Restrooms and Storage.** Public restrooms and storage at the west end of the site would be used for ropes course and landscape equipment storage.
- **SFPUC Arborist Office and Yard.** The arborist office and yard would provide office space and storage to provide support for the SFPUC's Natural Resources Land Management Division's San Francisco Arborist Team responsible for proper care, trimming and vegetation management within the local watershed and across the city.



SOURCE: Denise Bradley Cultural Landscapes, 2020; Base Map Google Earth

Lake Merced West

Figure 2
Existing Project Site and Cultural Landscape Features

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OUTDOOR FEATURES

In addition to the new buildings described above, the recreation facility would include the following outdoor features (shown on Figure 3):

- Picnic areas
- Playground
- Boat dock
- Watercraft soft landing area
- Walking paths
- Ropes course
- Birdwatching benches
- Basketball courts
- Cantilevered bird viewing deck
- Multipurpose sports courts (for activities such as volleyball, handball, roller skating/inline skating, tai chi, Zumba or other group cardio activities, bicycle polo, roller hockey)
- Skateboard park

LAND RECREATION

As shown on Figure 3, many of the proposed outdoor features are proposed away from the edge of Lake Merced. These include picnic areas, a playground, trails, a basketball court, multipurpose sports courts, a ropes course, birdwatching benches, and a skateboarding park.

The proposed ropes course area would be located at the northwestern edge of the project site near a stand of existing tall trees and would be the tallest proposed recreational structure on site. The ropes course elements of varying heights would have an anticipated maximum height of 35 feet.

A path system would connect the main areas of the site. In addition to paths between the parking areas and various site amenities, a trail paralleling the lake edge would provide walking and running opportunities as well as access from one end of the site to the other. The shoreline buffer of dense wetland vegetation would be retained and the trail would not provide pedestrian access to the water's edge; the steep grade and dense vegetation existing along the lake shore would not change and would discourage pedestrian access between the trail and the shore.

WATER RECREATION

To provide water access for visitors and their small crafts, as well as rental boats, the project would include a boat dock and a soft landing (beach) for shoreline boat access. The dock and soft landing would be designed to allow the hand launching of small watercraft such as kayaks, canoes, and paddleboards. A second driveway would allow recreationists to access the boathouse, boat dock and soft landing area by vehicle for loading purposes.

PARKING AND CIRCULATION AND LANDSCAPE FEATURES

A new driveway to the main parking area would be provided from John Muir Drive, to the west of the existing driveway. The facility would include 80 public parking spaces. The main public parking area would have approximately 70 spaces, including Americans with Disabilities Act-compliant spaces. A small parking and loading area near the ropes course would accommodate 6 vehicles. A second driveway would provide access to the boat launch and arborist facility. Approximately four short-term parking spaces would be located near

the boat house. Four parking spaces for SFPUC arborist staff would be within the arborist facility. Bicycle racks would be located at various locations across the site to accommodate 30 bicycles. If bicycle parking demand increases, additional bicycle racks could be installed in other areas of the site.

Landscape restoration work has been completed throughout the site as a part of previous site activities and would be retained where feasible. Some vegetation removal would occur in areas of new facilities, and existing vegetation disturbed during construction would be replaced once construction is complete. Additional native trees would also be planted onsite. An open metal fence would be installed along the project boundary adjacent to John Muir Drive.

Project Construction

CONSTRUCTION ACTIVITIES, STAGING, AND ACCESS

Before construction, the selected contractor would identify construction equipment staging and support areas, site access, exclusion areas, excavation areas, soil stockpile areas, truck lanes, parking areas, and locations for site office trailers. All of these activities would take place within the project site. Construction vehicles would access the site via the existing driveway on John Muir Drive.

Construction activities would proceed in four general phases. In the first phase, existing structures would be demolished and upland vegetation removed. Should any contaminated soil be encountered underlying the existing buildings (in particular, contaminated soil is anticipated to be beneath and adjacent to the Rifle Range Building), a phase of soil remediation would occur in accordance with the RWQCB-approved soil management plan. Once demolition and soil remediation are complete, buildings and structures in upland areas would be newly constructed. Recreational facilities along the lake shoreline (boat dock and boathouse) would be constructed in the final phase.

CONSTRUCTION SCHEDULE, EQUIPMENT, AND WORKFORCE

Construction is anticipated to begin in summer 2024 and take approximately 24 months. The construction start date would depend upon permit approvals. Construction would occur Monday through Friday, from 7:00 a.m. to 6:00 p.m. No nighttime or weekend construction is anticipated or proposed.

Construction would include the use of standard earth-moving equipment for grading, large trucks for hauling, and a small crane for some building construction. The project would require excavation to a depth of approximately 5 feet below ground surface for most project structures.

The construction workforce is anticipated to average eight daily workers with a maximum of fifteen workers on a given day.

STANDARD CONSTRUCTION MEASURES

RPD and SFPUC have adopted required standard construction measures to reduce potential environmental effects during construction. These standard construction measures include air and water quality measures, biological resources measures, visual and aesthetic considerations, and cultural resources measures. In some cases, the standard construction measures would be superseded by mitigation measures developed by the planning department for the project.

Operations

Project operation would include public recreational activities such as trail use, picnicking, paddleboarding, kayaking, fishing, fitness activities, basketball, skateboarding, a ropes course, bird watching, space for outdoor exercise, restaurant dining, and indoor spaces for gatherings such as community meetings and birthday parties. RPD estimates that the park would receive an average of 200 visitors each day.

During regular hours the public could freely move about the site in areas that are not reserved or do not require fees. The public would have access to the site's path and trail system, open space, playground, basketball court, multipurpose sport court, skateboard park, the viewing deck, parking areas, and non-group picnic and terrace patio. Some areas of the site that would require fees for participation include the ropes course, boat rentals, boat launch, programming, and group picnic areas. No entrance fee to the site is anticipated during normal operations. Operation of the boathouse, restaurant, and ropes course would employ up to 20 full time equivalent employees.

NORMAL OPERATING HOURS AND SPECIAL EVENTS

The regular recreation facility would operate during daylight hours, and the restaurant would be open until 9:00 p.m. daily. Special events hosting up to 500 people, such as weddings, community events, and business group events, would be permitted up to twelve times per year. Special events could involve exceptions to normal operating hours and temporary use of amplified sound in compliance with San Francisco Police Department regulations and RPD permit requirements. No permanent amplified sound equipment would be installed on the site; its use would be specific to an event. Each special event would be individually permitted by RPD.

SAN FRANCISCO ARBORIST OFFICE AND YARD OPERATION

The SFPUC arborist team, approximately 6 existing employees, would operate an office at the project site and store equipment and vehicles at the yard. Typically, the arborist office and yard would operate between 6:30 a.m. to 3:00 p.m. Monday through Friday. A separate entrance driveway from John Muir Boulevard would provide access to the arborist office and yard. Arborists would be dispatched from the facility to perform work at sites across the city. Minor maintenance of vehicles and equipment would occur in the yard.

LIGHTING AND SECURITY

Safety lighting for evening and nighttime illumination would be provided in parking areas, main pedestrian walkways, and around buildings. No recreational lighting would be provided. Lighting on site would be consistent with the city's Standards for Bird-Safe Buildings, which require minimal lighting, shields on lighting, and prohibit uplighting or event searchlights. Security cameras are under consideration and could be installed within the site.

Anticipated Permits and Approvals

The permits and approvals needed for the project will be confirmed during EIR preparation. The following is a preliminary list of potential approvals needed for project construction and operation. This list is not intended to be inclusive of all permits required.

- U.S. Army Corps of Engineers (Corps): Clean Water Act Section 404 permit, Nationwide Permit section 36 Boat Ramps
- California Coastal Commission: Issuance of Coastal Development Permit
- State Water Resources Control Board: National Pollutant Discharge Elimination System order 2009-0009-DWQ, General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Construction General Permit)
- California Department of Fish and Wildlife: Section 1602 Lake and Streambed Alteration Agreement
- California Office of Historic Preservation: National Historic Preservation Act Section 106 consultation
- San Francisco Regional Water Quality Control Board: Clean Water Act Section 401 Water Quality Certification and/or a Porter-Cologne Water Quality Control Act Report of Waste Discharge; notification and approval of soil and sediment remediation completion activities
- San Francisco Planning Commission: Certification of EIR
- San Francisco Planning Department Zoning Administrator: Approval of a Notice of Coastal Permit Authorization
- SFPUC: General Manager or Commission approval of the lease agreement between the San Francisco Recreation and Park Department and the vendor; soil and sediment remediation construction contracts
- San Francisco Board of Supervisors and RPD: Approval of lease agreement with vendor
- San Francisco Department of Building Inspection: demolition and building permits
- San Francisco Health Department permit
- Civic Arts Commission Design Review

Summary of Potential Environmental Issues

The proposed project could result in potentially significant environmental effects. Therefore, the San Francisco Planning Department will prepare an initial study and EIR in accordance with CEQA, the CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code, and will assess both project-specific and cumulative impacts for all topics. The EIR will further examine those issues identified in the initial study as having potentially significant and unavoidable effects, identify mitigation measures, and analyze whether the mitigation measures would reduce the environmental effect(s) to a less-than-significant level. The initial study will be published as an appendix to the draft EIR and will be considered part of the EIR. The EIR also will evaluate a No Project Alternative, as well as additional project alternatives that could reduce or potentially avoid any significant impacts associated with the project.

It is anticipated that the EIR will include a focused assessment of impacts on historic resources and that alternatives to be considered for this project will include one or more alternatives that preserve some or all of the historic resource on the project site. Other environmental topics are anticipated to be analyzed in the initial study, unless significant impacts are identified that cannot be mitigated to a less-than-significant level, in which case, any such impacts will be included in the EIR. Key environmental topics to be addressed in the EIR (including initial study) are described briefly below.

AESTHETICS

The project is designed in part to enhance and improve the visual and scenic quality of the project site, and would include new sources of lighting. The EIR's aesthetics analysis will consider potential project effects on scenic vistas, scenic resources, and whether the project would conflict with applicable zoning or regulations governing scenic quality, as well as impacts related to new substantial light or glare.

HISTORIC RESOURCES

The project site is a cultural landscape that has been previously determined to be eligible for listing in the National Register of Historic Places and the California Register of Historic Resources. It is eligible for listing at the local level of significance under Criterion A/1 for its association with the broad pattern of history related to the increased popularity of sport hunting and the interrelated development of skeet, during the period prior to World War II in which skeet evolved from a shooting practice into a competitive sport. For these reasons, the project site is considered a historical resource as defined by CEQA. The project would demolish the buildings and structures that are contributors to the cultural landscape. The EIR will describe the historical resource on the project site and identify potential impacts of the project on these resources based upon a *historic resources evaluation* prepared by a qualified consultant, and a *historic resources evaluation response* prepared by the Planning Department.

TRANSPORTATION AND CIRCULATION

Construction activities would temporarily generate additional vehicle traffic, including construction vehicles traveling to and from work sites, and transporting supplies and equipment. Once operational, the project would provide new recreation facilities along John Muir Drive that would attract new visitors to the site. The transportation and circulation analysis will evaluate specific transportation impacts associated with the project's construction and operations. The EIR will consider transit conditions, pedestrian and bicycle conditions, and emergency access, and evaluate cumulative effects of the project with regard to changes in potentially hazardous conditions, accessibility, public transit delay, vehicle miles traveled, and whether loading or parking demand in the vicinity of the project could result in secondary effects that would create potentially hazardous conditions.

NOISE

Project construction would include the use of heavy equipment, which would temporarily increase noise and vibration levels in the project area. In addition, with permanent modifications in traffic patterns, new recreational facilities, and the occasional use of amplified sound, long-term noise levels could also change. The EIR will include analysis of noise compatibility standards for residential and other land uses and discuss the long-term impacts of noise that could result from the project. Short-term construction-related noise and vibration impacts also will be described, and the analysis will evaluate the potential for noise from the project to adversely affect nearby sensitive land uses.

BIOLOGICAL RESOURCES

Project construction would involve vegetation removal, increased noise, and ground disturbance near and in Lake Merced. While the project area's ecology has been substantially modified over the years, it continues to provide important habitat for biological resources, including special-status plants and wildlife. The EIR will analyze potential direct and indirect effects of project construction and operation on special-status plants and animals and their habitats; sensitive natural communities; movement of any native resident or

migratory fish or wildlife species; and potential conflicts with relevant, applicable local policies and ordinances, including the city's tree protection regulations.

HAZARDS AND HAZARDOUS MATERIALS

The project is located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5. As discussed above, extensive site remediation was conducted under RWQCB oversight to remove soil contamination resulting from previous Pacific Rod and Gun Club activities. Residual contamination under existing buildings and in shoreline sediments at the boat launch would be removed during construction. The EIR will assess the potential for project construction and operation to create a significant hazard to the public or the environment resulting from hazardous materials in the subsurface or through the routine transport, use, or disposal of hazardous materials.

HYDROLOGY AND WATER QUALITY

The project would involve changes in impervious surface area, drainage modifications, and development in close proximity to Lake Merced. The EIR's hydrology and water quality analysis will assess the project's potential to violate water quality standards or otherwise degrade water quality; substantially alter drainage patterns or surface runoff; cause substantial erosion; and increase risk of pollution due to flood hazard, tsunami, or seiche. The analysis will also consider project effects on groundwater supplies and potential to conflict with or obstruct implementation of a water quality control or sustainable groundwater management plan.

OTHER ENVIRONMENTAL ISSUES AND TOPICS

All topics listed on the city's initial study checklist will be considered in the project EIR. In addition to the key topics identified above, potential effects associated with the environmental topics listed below will also be analyzed.

- Land Use and Planning
- Population and Housing
- Archeological Resources
- Tribal Cultural Resources
- Air Quality
- Greenhouse Gas Emissions
- Wind
- Shadow
- Recreation
- Utilities and Service Systems
- Public Services
- Geology and Soils, including Paleontological Resources
- Hazards and Hazardous Materials
- Mineral Resources
- Energy
- Agriculture and Forestry Resources
- Wildfire

Pursuant to CEQA, the EIR will analyze a range of alternatives that would reduce or avoid significant environmental impacts identified in the EIR, including a No Project Alternative, as described in CEQA Guidelines Section 15126.6. The EIR will also address other topics required by CEQA, including growth-inducing impacts, significant unavoidable impacts; significant irreversible impacts; known controversy associated with environmental effects; issues to be resolved by the decision-makers; and the potential for the project to contribute to significant cumulative effects.

Finding

This project may have a significant effect on the environment and an Environmental Impact Report is required. This determination is based upon the criteria of the State CEQA Guidelines, sections 15063 (Initial Study), 15064 (Determining Significant Effect), and 15065 (Mandatory Findings of Significance). The purpose of an EIR is to provide information about potential significant physical environmental effects of a proposed project, to identify possible ways to minimize the significant effects, and to describe and analyze possible alternatives to a proposed project. Preparation of a NOP or EIR does not indicate a decision by the city to approve or to disapprove the project. However, prior to making any such decision, the decision makers must review and consider the information contained in an EIR.

Public Scoping Process

You may participate in the public process concerning the proposed project's environmental review by submitting written or verbal comments to the planning department. Pursuant to CEQA section 21083.9 and CEQA Guidelines section 15206, the planning department will hold a public scoping meeting to receive oral comments concerning the scope of the EIR. The meeting will be held on **June 23, 2021 at 6:30 p.m.** Due to the COVID-19 emergency, in order to protect the health of city staff and members of the public, the meeting will occur virtually through video and teleconference. The meeting will consist of a staff presentation describing the project background, proposed features, and the environmental review process, followed by an opportunity for the public to provide oral comments. Members of the public are encouraged to participate in the meeting by internet video conference (<https://bit.ly/LakeMercedWest>), or by telephone (888-788-0099; Meeting ID: 848 5205 8374). Staff's scoping meeting presentation, meeting procedures and instructions—including on how to provide oral comments—are available at sfplanning.org/sfceqadocs. To request a language interpreter, please call (628) 652-7550 at least 72 hours in advance of the meeting to ensure availability.

Written comments will be accepted **until 5 p.m. on Friday, July 9, 2021**. Written comments should be mailed to Julie Moore, EIR Coordinator, San Francisco Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103, or emailed to CPC.LakeMercedWestEIR@sfgov.org. Your comments should focus on significant environmental issues concerning the project, information that would help the environmental analysis or factors to consider in the environmental analysis.

State Agencies: If you represent an agency that is a Responsible or a Trustee Agency, we need to know the views of your agency as to the scope and content of the environmental information that is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR when considering a permit or other approval for this project. Please include the name of a contact person in your agency. If you have questions concerning environmental review of the proposed project, please contact **Julie Moore** at (628) 652-7566 or CPC.LakeMercedWestEIR@sfgov.org.

Members of the public are not required to provide personal identifying information when they communicate with the commission or the department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the department's website or in other public documents.

June 9, 2021

Date



Lisa Gibson

Environmental Review Officer

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