



SAN FRANCISCO PLANNING DEPARTMENT

To Interested Parties Regarding the Attached Preliminary Mitigated Negative Declaration:

A Preliminary Mitigated Negative Declaration (PMND) is being sent to you because you own or live on property adjacent to the site, or because you have expressed an interest in the proposed project or the project area. Notice of publication of this document was printed in a newspaper of general circulation in the proposed project area on the day that this was mailed to you.

Prior to consideration of the proposed project by the San Francisco Public Utilities Commission (which may result in either approval or disapproval), the San Francisco Planning Department is required to complete an environmental evaluation. In conformance with this requirement, the Department's Major Environmental Analysis Division has evaluated the current proposal and has determined that it could not **significantly** affect the environment. A Preliminary Mitigated Negative Declaration containing this determination with supporting reasons is enclosed.

Within 30 calendar days from the date of publication indicated on the first page of the Preliminary Mitigated Negative Declaration, any person may:

- 1) Review the attached materials for informational purposes.
- 2) Make recommendations for amendment of the text. (Text may be amended to clarify or correct statements and may be expanded to include additional relevant issues or to cover issues in greater depth. This may be done without the appeal described below). - OR -
- 3) Appeal the determination of no significant effect in a letter that specifies the grounds for such appeal and requests that an environmental impact report (EIR) be prepared. Send the appeal letter to the Planning Department, Attention: Paul Maltzer, 1650 Mission Street, Suite 400, San Francisco CA, 94103. **The letter must be accompanied by a check in the amount of \$400.00 payable to the Planning Department, and must be received by 5 p.m. on the 30th day following the date of the publication indicated on the first page of the Preliminary Mitigated Negative Declaration.** The appeal letter and check may also be presented in person at the Planning Information Counter on the first floor at 1660 Mission Street, San Francisco.¹

An appeal requires the Planning Commission to determine whether or not an EIR must be prepared, based upon whether or not the project could have a substantial adverse effect on the physical environment. If an appeal is filed, there will be a public hearing at which anyone may testify for or against the contention that an EIR is required. In the absence of an appeal, the Mitigated Negative Declaration may be made final, subject to necessary modifications, at the end of the 30-day review period.

Please note that preparation or finalization of a Mitigated Negative Declaration does not indicate a decision by the City to approve or to disapprove the proposed project. However, prior to making any such decision, the decision makers must review and consider the information contained in the Mitigated Negative Declaration.

If you have any questions concerning the attached materials or this process, please contact the planner identified as the "Agency Contact Person" on the Preliminary Mitigated Negative Declaration cover page.

¹ Upon review by the Planning Department, the appeal fee may be reimbursed for neighborhood organizations that have been in existence for a minimum of 24 months.

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