



State of California – Natural Resources Agency
 DEPARTMENT OF FISH AND WILDLIFE
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GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director



CEQA Filing Fee Determination Form

Applicant Name and Address: City and County of San Francisco, 49 S. Van Ness Avenue, Suite 1400 San Francisco, CA 94103

CEQA Lead Agency: City and County of San Francisco

Project Title: San Francisco Housing Element 2022 Update

CEQA Document Type: Environmental Impact Report

State Clearinghouse Number and/or local agency ID Number: 2021060358

Project Location: City and County of San Francisco

Brief Project Description: The San Francisco Planning Commission (planning commission) proposes to update the 2014 housing element of the San Francisco General Plan (general plan). An Environmental Impact Report was prepared to evaluate the impacts on the environment that could result from adoption and implementation of the housing element update. The housing element update is mandated by state law, Government Code section 65583. The housing element update establishes goals, policies, and actions to address the existing and projected housing needs of San Francisco. The goals, policies, and actions are required to plan for the regional housing targets allocated to San Francisco by regional agencies for 2023 to 2031 and to meet future housing demand in San Francisco. The underlying policies and actions would guide development patterns and the allocation of resources to San Francisco neighborhoods. In general, the housing element update would shift an increased share of San Francisco's future housing growth to transit corridors and lowdensity residential districts within well-resourced areas.

Under the proposed action, the planning department projects approximately 150,000 housing units would be constructed in San Francisco by 2050, compared to 2020 conditions. The analysis projects approximately 102,000 housing units would be constructed by 2050 under the existing 2014 housing element (2050 environmental baseline). In other words, the department predicts that approximately 50,000 more housing units would be constructed by 2050 if the housing element update is adopted compared with the development anticipated under the existing 2014 housing element. Future development consistent with the housing element update would predominately consist of residential projects, some with ground floor neighborhood services (e.g., retail or small medical offices).

The housing element update would modify the policies of the general plan's housing element. It would not implement specific changes to existing land use controls or approve any physical development. As such, the proposed action would not result in



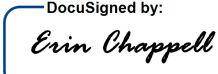
Alana Callagy
City and County of San Francisco
March 1, 2023
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any direct physical changes to the environment but would result in reasonably foreseeable indirect changes. Specifically, the department assumes that adoption of the housing element update would lead to future actions, such as planning code amendments to increase height limits along transit corridors and to modify density controls in low-density areas that are primarily located on the west and north sides of the city, designation of housing sustainability districts, and approval of development projects consistent with the goals, policies, and actions of the housing update.

Determination: Based on a review of the Project as proposed, the California Department of Fish and Wildlife has determined that for purposes of the assessment of CEQA filing fees [Fish and Game Code 711.4(c)] the project has potential effects on fish, wildlife and habitat and the project as described REQUIRES payment of a CEQA filing fee pursuant to the California Code of Regulations, Title 14, Section 753.5(d). At the time of filing of the Notice of Determination with the county clerk or Office of Planning and Research (State Clearinghouse), the appropriate CEQA filing fee will be due and payable. Please see the following website for a list of current fees: <https://www.wildlife.ca.gov/Conservation/CEQA/Fees>.

This determination is for the purpose of assessment of CEQA filing fees and is independent of a lead agency's conclusion or determination regarding a project's effect on the environment pursuant to CEQA Guidelines section 15064.

If you have any questions, please contact Will Kanz, Environmental Scientist, at Will.Kanz@wildlife.ca.gov; or Wes Stokes, Senior Environmental Scientist (Supervisory), at Wesley.Stokes@wildlife.ca.gov.

CDFW Approval By:  Erin Chappell
Erin Chappell
Regional Manager
Bay Delta Region

Date: 3/1/2023