



**Meeting Date:** December 11, 2025

**To:** Public Works Commission

**Through:** Carla Short, Public Works Director  
Scott Anderson, Deputy Director for Project Delivery

**From:** Trent Tieger, Public Works Project Manager

**Subject:** Potrero Gateway Streetscape Improvements Project, Contract ID No. 1000025772 – Contract Modification

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**Director's Recommendation:** Approve contract modification to the Potrero Gateway Streetscape Improvements Project, Contract ID No. 1000025772, to increase the contract amount by \$205,609.00 and authorize the Director of Public Works to approve future modifications up to a total contract amount of \$2,672,917.00.

**Contract Background:** Potrero Gateway Streetscape Improvements Project (Project) consists of civil roadway work, landscaping work, drainage work, lighting, and traffic routing on 17<sup>th</sup> Street, between Vermont Street and San Bruno Avenue, and Vermont Street, between 17<sup>th</sup> Street and Mariposa Street. On June 30, 2022, Public Works awarded Bauman Landscape & Construction, Inc. (Contractor) a construction contract for the Project in the amount of \$2,056,090, with construction beginning in December 2022

On June 10, 2024, the Public Works Commission adopted resolution 2024-0034 authorizing San Francisco Public Works to increase the contract cost contingency in the amount of \$205,609 for a total contract cost of up to \$2,467,308.

**Reason for Modification:** The Project team successfully worked with the Contractor to address and mitigate challenges encountered during construction, however additional work was required due to unforeseen conditions including removing and replacing contaminated soils for landscaping, repairing damaged portions of newly installed irrigation system due to vandalism, and contractor demobilizing/remobilizing as the result of coordinating utility conflicts with PG&E.

**Contract Details:**

<b>Contract Title:</b>	PW Potrero Gateway Streetscape Improvements Project
<b>Contract Original Award Amount:</b>	\$2,056,090.00
<b>Contract Original Duration:</b>	510 calendar days
<b>Contractor Name:</b>	Bauman Landscape & Construction, Inc.

**Summary of Total Amounts:**

	<b>Contract Amount</b>	<b>Contract Duration</b>	<b>Contract Dates</b>
Original Contract Amount:	\$2,056,090.00	510 days	12/5/2022 – 4/27/2024
Previous Approved Modifications:	\$411,218.00	51 days	-
Proposed Modification:	\$205,609.00	-	-
<b>Total Contract Values, if approved</b>	<b>\$2,672,917.00</b>	<b>561 days</b>	<b>12/5/2022 – 4/27/2024</b>

**Previously Approved Modifications:**

<b>Modification</b>	<b>Amount</b>	<b>Extension (days)</b>	<b>Description</b>

<b>Contract Funding Sources:</b>	IPIC Eastern Neighborhoods Caltrans Clean CA Proposition AA Affordable Housing & Sustainable Communities
<b>Compliance Information:</b>	12B Equal Benefits Ordinance Compliant 14B Local Business Enterprise and Non-Discrimination Ordinance
<b>Related Commission Actions:</b>	Resolution 2024-0034
<b>Additional Information:</b>	N/A
<b>Attachments:</b>	CEQA Exemption Determination

**PUBLIC WORKS COMMISSION  
CITY AND COUNTY OF SAN FRANCISCO**

**RESOLUTION NO. \_\_\_\_\_**

WHEREAS, The Potrero Gateway Streetscape Improvements Project (“Project”) seeks to implement streetscape improvements to 17<sup>th</sup> Street under the US-101 Freeway overpass adding wider sidewalks, protected bicycle lane, corner bulb-outs, landscaping, and pedestrian lighting; and

WHEREAS, On June 9, 2021, the San Francisco Planning Department, pursuant to the California Environmental Quality Act (“CEQA”), issued a determination (“CEQA Determination”) finding that the Project was exempt (Case No. 2021-003946ENV) from CEQA under the Common Sense categorical exemption (CEQA Guidelines Section 15061(b)(3)); and,

WHEREAS, On June 30, 2022, San Francisco Public Works awarded Contract No. 1000025772 under DPW Order No 206,755 for the Project to Bauman Landscape & Construction, Inc. in the amount of \$2,056,090 with a contract duration of 510 calendar days (“Contract”); and

WHEREAS, On June 10, 2024, the Public Works Commission adopted resolution 2024-0034 authorizing San Francisco Public Works to increase the contract cost contingency in the amount of \$205,609 for a total contract cost of up to \$2,467,308; and

WHEREAS, An increase of \$205,609 to the contract cost is requested for the Project; and

WHEREAS, The cost modification approved by this action would cover additional work required due to unforeseen conditions and utility coordination; and

WHEREAS, The project files, including the CEQA Determination and Resolution No. 2024-0034 have been made available for review by the Commission and the public, and those files are part of the record before this Commission; and

WHEREAS, The Commission has reviewed and considered the information contained in the CEQA Determination, Resolution No. 2024-0034, and all written and oral information provided by the Planning Department, the public, relevant public agencies, San Francisco Public Works, and other experts and the administrative files for the Project; now, therefore, be it

RESOLVED, That this Commission hereby approves an increase of \$205,609 to the contract for the Potrero Gateway Streetscape Improvements contract with Bauman Landscape & Construction, Inc.; and be it

FURTHER RESOLVED, That this Commission hereby authorizes the Director of Public Works to approve future modifications to the Contract for a total contract cost of up to \$2,672,917.00.

*I hereby certify that the foregoing resolution was adopted by the Public Works Commission at its meeting of \_\_\_\_\_.*

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Commission Affairs Manager  
Public Works Commission



## CEQA Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
DPW: Potrero Gateway		3959001, 3976029
<b>Case No.</b>		<b>Permit No.</b>
2021-003946ENV		
<input type="checkbox"/> <b>Addition/ Alteration</b>	<input type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input type="checkbox"/> <b>New Construction</b>
<b>Project description for Planning Department approval.</b> Public Works, on behalf of the City and County of San Francisco, is proposing to implement the Potrero Gateway Project, which would provide streetscape improvements along 17th Street between San Bruno Avenue and Vermont Street, and along Vermont Street from 17th Street to approximately 200 feet south adjacent to and underneath the US-101 freeway bridge. Features to be constructed include widened sidewalks, enhanced bicycle lanes, corner bulb-outs, traffic and parking modifications, and landscaping elements. The project's objective is to improve pedestrian, vehicle, and bicyclist safety as well as enhance the landscaping and community connections across the freeway. The project scope includes work within the Caltrans right-of-way as well as the City right-of-way. The project proposes approximately 450 cubic yards of soil disturbance and 4 trees would be removed.		

### STEP 1: EXEMPTION TYPE

<b>The project has been determined to be exempt under the California Environmental Quality Act (CEQA).</b>	
<input type="checkbox"/>	<b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	<b>Class 3 - New Construction.</b> Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<b>Class 32 - In-Fill Development.</b> New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. <b>FOR ENVIRONMENTAL PLANNING USE ONLY</b>
<input type="checkbox"/>	<b>Other</b> ____
<input checked="" type="checkbox"/>	<b>Common Sense Exemption (CEQA Guidelines section 15061(b)(3)).</b> It can be seen with certainty that there is no possibility of a significant effect on the environment. <b>FOR ENVIRONMENTAL PLANNING USE ONLY</b>

## STEP 2: ENVIRONMENTAL SCREENING ASSESSMENT

### TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<p><b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g. use of diesel construction equipment, backup diesel generators, heavy industry, diesel trucks, etc.)? <i>(refer to The Environmental Information tab on the San Francisco Property Information Map)</i></p>
<input checked="" type="checkbox"/>	<p><b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential?</p> <p><b>Note that a categorical exemption shall not be issued for a project located on the Cortese List if box is checked, note below whether the applicant has enrolled in or received a waiver from the San Francisco Department of Public Health (DPH) Maher program, or if Environmental Planning staff has determined that hazardous material effects would be less than significant. <i>(refer to The Environmental Information tab on the San Francisco Property Information Map)</i></b></p>
<input type="checkbox"/>	<p><b>Transportation:</b> Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</p>
<input checked="" type="checkbox"/>	<p><b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? If yes, archeology review is required.</p>
<input type="checkbox"/>	<p><b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to The Environmental Information tab on the San Francisco Property Information Map)</i> <b>If box is checked, Environmental Planning must issue the exemption.</b></p>
<input type="checkbox"/>	<p><b>Average Slope of Parcel = or &gt; 25%, or site is in Edgehill Slope Protection Area or Northwest Mt. Sutro Slope Protection Area:</b> Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, or (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area? <i>(refer to The Environmental Planning tab on the San Francisco Property Information Map)</i> <b>If box is checked, a geotechnical report is likely required and Environmental Planning must issue the exemption.</b></p>
<input type="checkbox"/>	<p><b>Seismic Hazard:</b> <input type="checkbox"/> <b>Landslide or</b> <input type="checkbox"/> <b>Liquefaction Hazard Zone:</b></p> <p>Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area, or (4) grading performed at a site in the landslide hazard zone? <i>(refer to The Environmental tab on the San Francisco Property Information Map)</i> <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b></p>
<p><b>Comments and Planner Signature (optional):</b> Don Lewis</p> <p>PLEASE SEE ATTACHED</p>	

**STEP 3: PROPERTY STATUS - HISTORIC RESOURCE**  
**TO BE COMPLETED BY PROJECT PLANNER**

<b>PROPERTY IS ONE OF THE FOLLOWING:</b> <i>(refer to Property Information Map)</i>	
<input type="checkbox"/>	<b>Category A:</b> Known Historical Resource. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	<b>Category B:</b> Potential Historical Resource (over 45 years of age). <b>GO TO STEP 4.</b>
<input checked="" type="checkbox"/>	<b>Category C:</b> Not a Historical Resource or Not Age Eligible (under 45 years of age). <b>GO TO STEP 6.</b>

**STEP 4: PROPOSED WORK CHECKLIST**  
**TO BE COMPLETED BY PROJECT PLANNER**


<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. <b>Change of use and new construction.</b> Tenant improvements not included.
<input type="checkbox"/>	2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>

**STEP 5: ADVANCED HISTORICAL REVIEW**  
**TO BE COMPLETED BY PRESERVATION PLANNER**

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. <b>Reclassification of property status.</b> <i>(Attach HRER Part I)</i> <div style="display: flex; justify-content: space-between; align-items: flex-start; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A  a. Per HRER  b. Other <i>(specify)</i>: </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C  <i>(No further historic review)</i> </div> </div>
<input type="checkbox"/>	2. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	3. <b>Interior alterations to publicly accessible spaces that do not</b> remove, alter, or obscure <b>character defining features.</b>
<input type="checkbox"/>	4. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	5. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.

<input type="checkbox"/>	6. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	7. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	8. <b>Work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (Analysis required):
<input type="checkbox"/>	9. <b>Work compatible</b> with a historic district (Analysis required):
<input type="checkbox"/>	10. <b>Work that would not materially impair</b> a historic resource (Attach HRER Part II).
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.</b>	
<input type="checkbox"/>	<b>Project can proceed with exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with exemption review. <b>GO TO STEP 6.</b>
<b>Comments (optional):</b>	
<b>Preservation Planner Signature:</b>	

**STEP 6: EXEMPTION DETERMINATION**  
**TO BE COMPLETED BY PROJECT PLANNER**

	<b>Common Sense Exemption: No further environmental review is required. The project is exempt under CEQA. It can be seen with certainty that there is no possibility of a significant effect on the environment.</b>	
	<b>Project Approval Action:</b>	<b>Signature:</b>
	Public Works Director's Direction to Proceed	Don Lewis
		06/09/2021
<p>Once signed or stamped and dated, this document constitutes an exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination to the Board of Supervisors can only be filed within 30 days of the project receiving the approval action.</p> <p>Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.</p>		



## **Step 2: Environmental Screening Comments**

On June 9, 2021, planning department staff archaeologist determined that the project has the potential to adversely affect archaeological resources. This impact may be avoided by implementation of Public Works Standard Archaeological Measure I (Discovery during Construction).

The project site is listed on the GeoTracker database with two "COMPLETED — CASE CLOSED" sites. This means that a closure letter or other formal closure decision has been issued for the site because corrective action to ensure protection of human health, safety, and the environment, in accordance with standards set by the State, has been completed for the site. The project site once contained an underground storage tank, subject to the State Water Resources Control Board's local oversight program (LOP). Under the LOP, the San Francisco Department of Public Health (acting as a certified local agency designated by the state) provided regulatory oversight for the abatement of any unauthorized releases of hazardous substances from underground storage tanks, in accordance with State laws and regulations. The San Francisco Department of Public Health issued a no further action letter for both cases. The proposed project does not include sensitive uses. In addition, Public Works has initiated the Maher process pursuant to Section 22A.17 of the Health Code. Based on the performance standards required by the State to ensure that no adverse impacts with respect to public health and safety would occur, it can be clearly demonstrated that the project has no potential to have significant environmental effects with respect to hazardous substances on the site.

## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

### TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

### MODIFIED PROJECT DESCRIPTION

Modified Project Description:

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:

- |                          |  |
|--------------------------|--|
| <input type="checkbox"/> | Result in expansion of the building envelope, as defined in the Planning Code;   |
| <input type="checkbox"/> | Result in the change of use that would require public notice under Planning Code Sections 311 or 312;  |
| <input type="checkbox"/> | Result in demolition as defined under Planning Code Section 317 or 19005(f)?   |
| <input type="checkbox"/> | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |

**If at least one of the above boxes is checked, further environmental review is required.**

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

- |                          |   |
|--------------------------|---|
| <input type="checkbox"/> | The proposed modification would not result in any of the above changes. |
|--------------------------|---|

If this box is checked, the proposed modifications are exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed to the Environmental Review Officer within 10 days of posting of this determination.

**Planner Name:**

**Date:**