



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2013.1330E
 Project Address: 1900 Mission Street
 Zoning: NCT – Mission Street Neighborhood Commercial Transit Use District
 80-B Height and Bulk District
 Block/Lot: 3554/001
 Lot Size: 2,070 square feet
 Plan Area: Eastern Neighborhoods Area Plan
 Project Sponsor: Kevin Stephens Design - (415) 225-4255
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PROJECT DESCRIPTION

The project site, 1900 Mission Street, is located in San Francisco’s Mission neighborhood on the block bounded by 15th Street to the north, Mission Street to the east, 16th Street to the south, and Wiese Street to the west. The project sponsor proposes to demolish an existing 22-foot-tall, two-story, approximately 2,060 square-foot automotive service station to construct a seven-story over basement, approximately 17,740 square-foot mixed-use building. The proposed building would be approximately 75 feet tall with an elevator tower extending to 82 feet. The proposed project would have 12 residential units and approximately 810 square feet of retail on the lower levels. Residents and guests would access the residential lobby from 15th Street. The entrance to the retail space would be on Mission Street.

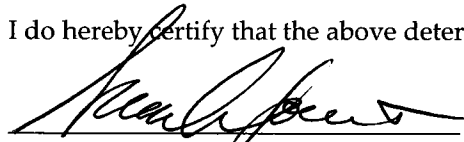
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EXEMPT STATUS

Exempt per Section 15183 of the California Environmental Quality Act (CEQA) Guidelines and California Public Resources Code Section 21083.3

DETERMINATION

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


 SARAH B. JONES
 Environmental Review Officer

July 12, 2016
 Date

cc:
 Kevin Stephens, Project Sponsor
 Doug Vu, Current Planner

Supervisor David Campos, District 9
 Virna Byrd, M.D.F, Exemption/Exclusion File

PROJECT DESCRIPTION CONTINUED

Residents of the building would have access to an approximately 960 square-foot common deck on the seventh floor. Additionally, there would be three private rooftop decks and a private deck at the mezzanine level. Because the proposed project would not include any off-street parking, the project sponsor would remove the three existing curb cuts on 15th Street. The sponsor would restore approximately 70 feet of sidewalk length along 15th Street adjacent to the project site, which could result in the addition of three or four on-street parking spaces. The project would also include 24 Class 1 bicycle parking spaces.

The proposed building foundation would be a combination of drilled piers and mat slab. Construction of the project would require approximately 700 cubic yards of soil excavation to a depth of approximately 10 feet. To comply with the San Francisco Green Building Ordinance, the project would achieve a GreenPoint Rating of 92 or better or a Leadership in Energy & Environmental Design (LEED) Silver rating or better.

PROJECT APPROVAL

The proposed project is subject to notification pursuant to Planning Code Section 312. If discretionary review before the Planning Commission is requested, the discretionary review hearing is the Approval Action for the project. If no discretionary review is requested, the issuance of the building permit is the Approval Action. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

COMMUNITY PLAN EXEMPTION OVERVIEW

California Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183 provide an exemption from environmental review for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. Section 15183 specifies that examination of environmental effects shall be limited to those effects that: a) are peculiar to the project or parcel on which the project would be located; b) were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent; c) are potentially significant off-site and cumulative impacts that were not discussed in the underlying EIR; or d) were previously identified in the EIR, but which, as a result of substantial new information that was not known at the time that the EIR was certified, are determined to have a more severe adverse impact than that discussed in the underlying EIR. Section 15183(c) specifies that if an impact is not peculiar to the parcel or to the proposed project, then an EIR need not be prepared for the project solely on the basis of that impact.

This determination evaluates the potential project-specific environmental effects of the 1900 Mission Street project described above, and incorporates by reference information contained in the Programmatic EIR for the Eastern Neighborhoods Rezoning and Area Plans (PEIR).¹ Project-specific studies were

¹ Planning Department Case No. 2004.0160E and State Clearinghouse No. 2005032048

prepared for the proposed project to determine if the project would result in any significant environmental impacts that were not identified in the Eastern Neighborhoods PEIR.

After several years of analysis, community outreach, and public review, the Eastern Neighborhoods PEIR was adopted in December 2008. The Eastern Neighborhoods PEIR was adopted in part to support housing development in some areas previously zoned to allow industrial uses, while preserving an adequate supply of space for existing and future production, distribution, and repair (PDR) employment and businesses. The Eastern Neighborhoods PEIR also included changes to existing height and bulk districts in some areas, including the project site at 1900 Mission Street.

The Planning Commission held public hearings to consider the various aspects of the proposed Eastern Neighborhoods Rezoning and Area Plans and related Planning Code and Zoning Map amendments. On August 7, 2008, the Planning Commission certified the Eastern Neighborhoods PEIR by Motion 17659 and adopted the Preferred Project for final recommendation to the Board of Supervisors.^{2,3}

In December 2008, after further public hearings, the Board of Supervisors approved and the Mayor signed the Eastern Neighborhoods Rezoning and Planning Code amendments. New zoning districts include districts that would permit PDR uses in combination with commercial uses; districts mixing residential and commercial uses and residential and PDR uses; and new residential-only districts. The districts replaced existing industrial, commercial, residential single-use, and mixed-use districts.

The Eastern Neighborhoods PEIR is a comprehensive programmatic document that presents an analysis of the environmental effects of implementation of the Eastern Neighborhoods Rezoning and Area Plans, as well as the potential impacts under several proposed alternative scenarios. The Eastern Neighborhoods Draft EIR evaluated three rezoning alternatives, two community-proposed alternatives which focused largely on the Mission District, and a "No Project" alternative. The alternative selected, or the Preferred Project, represents a combination of Options B and C. The Planning Commission adopted the Preferred Project after fully considering the environmental effects of the Preferred Project and the various scenarios discussed in the PEIR. The Eastern Neighborhoods PEIR estimated that implementation of the Eastern Neighborhoods Plan could result in approximately 7,400 to 9,900 net dwelling units and 3,200,000 to 6,600,000 square feet of net non-residential space (excluding PDR loss) built in the Plan Area throughout the lifetime of the Plan (year 2025). The Eastern Neighborhoods PEIR projected that this level of development would result in a total population increase of approximately 23,900 to 33,000 people throughout the lifetime of the plan.⁴

A major issue of discussion in the Eastern Neighborhoods rezoning process was the degree to which existing industrially-zoned land would be rezoned to primarily residential and mixed-use districts, thus reducing the availability of land traditionally used for PDR employment and businesses. Among other topics, the Eastern Neighborhoods PEIR assesses the significance of the cumulative land use effects of the rezoning by analyzing its effects on the City's ability to meet its future PDR space needs as well as its ability to meet its housing needs as expressed in the City's General Plan.

² San Francisco Planning Department, *Eastern Neighborhoods Rezoning and Area Plans Final Environmental Impact Report (FEIR)*, Planning Department Case No. 2004.0160E, certified August 7, 2008, Available online at: <http://www.sf-planning.org/index.aspx?page=1893>, accessed April 19, 2016.

³ San Francisco Planning Department, *San Francisco Planning Commission Motion 17659*, August 7, 2008, Available online at: <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=1268>, accessed April 19, 2016.

⁴ Table 2 Forecast Growth by Rezoning Option Chapter IV of the Eastern Neighborhoods Draft EIR shows projected net growth based on proposed rezoning scenarios. A baseline for existing conditions in the year 2000 was included to provide context for the scenario figures for parcels affected by the rezoning.

As a result of the Eastern Neighborhoods rezoning process, the project site was rezoned to Mission NCT (Neighborhood Commercial Transit) District. The Mission NCT District is intended to encourage transit-oriented neighborhood commercial development with housing or office space on upper floors. The rezoning relaxed density limits and eliminated parking minimums to support increased transit use. The proposed project and its relation to PDR land supply and cumulative land use effects is discussed further in the Community Plan Exemption (CPE) Checklist, under Land Use. The 1900 Mission Street site, which is located in the Mission area of the Eastern Neighborhoods, was designated as a site allowing buildings up to 80 feet in height.

Individual projects that could occur in the future under the Eastern Neighborhoods Rezoning and Area Plans will undergo project-level environmental evaluation to determine whether they would result in further impacts specific to the development proposal, the site, and the time of development and to assess whether additional environmental review would be required. This determination concludes that the proposed project at 1900 Mission Street is consistent with and was encompassed within the analysis in the Eastern Neighborhoods PEIR, including the Eastern Neighborhoods PEIR development projections. This determination also finds that the Eastern Neighborhoods PEIR adequately anticipated and described the impacts of the proposed 1900 Mission Street project, and identifies the mitigation measures applicable to the 1900 Mission Street project. The proposed project is also consistent with the zoning controls and the provisions of the Planning Code applicable to the project site.^{5,6} Therefore, no further CEQA evaluation for the 1900 Mission Street project is required. In sum, the Eastern Neighborhoods PEIR and this Certificate of Exemption comprise the full and complete CEQA evaluation necessary for the proposed project.

PROJECT SETTING

The project site is located on the southwest corner of the intersection of Mission and 15th Streets in the Mission neighborhood. It is approximately two blocks southwest of U.S. Highway 101 and one block north of the 16th and Mission BART station. The immediate area around the project site is characterized by a mix of residential and commercial uses. Across 15th Street to the north, is a six-story mixed-use building with ground floor commercial space. To the south, adjacent to the project site, is a three-story mixed-use building with ground-floor commercial space. Across Mission Street to the east, is a five-story mixed-use building with a café and butcher shop on the ground floor. The project site is primarily surrounded by mixed-use buildings ranging from three to six stories—approximately 45 to 70 feet in height.

Planned infill development projects within a ¼ mile of the project would add approximately 700 residential units in the vicinity of the project. The majority of these projects would include ground floor commercial space and 10 to 70 residential units, with the exception of two larger developments at 1979 Mission Street and 1950 Mission Street, which would include approximately 350 residential units and

⁵ Adam Varat, San Francisco Planning Department, *Community Plan Exemption Eligibility Determination*, Citywide Planning and Policy Analysis, 1900 Mission Street, March 20, 2015. This document (and all other documents cited in this report, unless otherwise noted), is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case No. 2013.1330E.

⁶ Joslin, Jeff, San Francisco Planning Department, *Community Plan Exemption Eligibility Determination*, Current Planning Analysis, 1900 Mission Street, August 5, 2015.

approximately 160 affordable residential units, respectively. Planned projects also include approximately 14,300 square feet of PDR and small enterprise workspace (SEW) space.

POTENTIAL ENVIRONMENTAL EFFECTS

The Eastern Neighborhoods PEIR included analyses of environmental issues including: land use; plans and policies; visual quality and urban design; population, housing, business activity, and employment (growth inducement); transportation; noise; air quality; parks, recreation and open space; shadow; archeological resources; historic architectural resources; hazards; and other issues not addressed in the previously issued initial study for the Eastern Neighborhoods Rezoning and Area Plans. The proposed 1900 Mission Street project conforms to the height, use, and density for the site described in the Eastern Neighborhoods PEIR and would represent a small part of the growth that was forecast for the Eastern Neighborhoods plan areas. Thus, the plan analyzed in the Eastern Neighborhoods PEIR considered the incremental impacts of the proposed 1900 Mission Street project. As a result, the proposed project would not result in any new or substantially more severe impacts than were identified in the Eastern Neighborhoods PEIR.

Significant and unavoidable impacts were identified in the Eastern Neighborhoods PEIR for the following topics: land use, historic architectural resources, transportation and circulation, and shadow. In terms of land use, the proposed project would result in a net loss of approximately 2,060 square feet of PDR space and would contribute to impacts related to loss of PDR uses identified in the Eastern Neighborhoods PEIR. However, this figure represents approximately 0.1 percent of all the PDR removal proposed to date in the Eastern Neighborhoods Plan area (as described above) and 0.9 percent of all the PDR removal proposed to date in the Mission subarea since the Plan's adoption. The project site is located in the Mission NCT (Mission Neighborhood Commercial Transit) Use District, a zoning designation in which developments with transit-oriented neighborhood commercial uses on ground floors with housing or small offices above are encouraged. Prior to the rezoning of Eastern Neighborhoods, the project site was zoned NC-3 (Moderate Scale Neighborhood Commercial District)⁷—a zoning designation that did not encourage PDR uses, such as automotive repair shops. Therefore, the rezoning of the project site did not contribute to the significant impact identified in the PEIR. Additionally, there is no cluster of PDR uses in the vicinity of the project site. Given the small amount of PDR loss, the location of the site as relatively removed from other PDR uses, and that the former and existing zoning districts do not encourage PDR uses, the proposed project would not contribute considerably to the significant land use impact identified in the Eastern Neighborhoods PEIR. In terms of impacts to historic architectural resources, preservation staff determined that the existing structure at 1900 Mission Street is not a historic resource; therefore, its demolition would not result in a significant impact on historic resources. Traffic and transit ridership generated by the project would not considerably contribute to the traffic and transit impacts identified in the Eastern Neighborhoods PEIR. Finally, a preliminary shadow study demonstrated that the proposed project would not cast net new shadow on any Planning Code Section 295 or non-section 295 open spaces. The proposed project would shade nearby sidewalks, but at levels commonly expected in urban areas.

The Eastern Neighborhoods PEIR identified feasible mitigation measures to address significant impacts related to noise, air quality, archeological resources, historical resources, hazardous materials, and

⁷ San Francisco Planning Department, Board of Supervisors, Zoning Map Amendments, This document is available online at: http://sf-planning.org/sites/default/files/FileCenter/Documents/1288-EN_Map_FINAL_12-02-08.pdf

transportation. Table 1 below lists the mitigation measures identified in the Eastern Neighborhoods PEIR and states whether each measure would apply to the proposed project.

Table 1 – Eastern Neighborhoods PEIR Mitigation Measures

| Mitigation Measure | Applicability | Compliance |
|--|---|--|
| F. Noise | | |
| F-1: Construction Noise (Pile Driving) | Not applicable: Pile driving is not required for the proposed project. | Not applicable. |
| F-2: Construction Noise | Applicable: Construction of the project will likely result in temporary construction noise from use of heavy equipment. | The project sponsor has agreed to develop and implement a set of noise attenuation measures during construction. |
| F-3: Interior Noise Levels | Not applicable: The project is subject to noise insulation standards in Title 24 of the California Code of Regulations, which supersede this mitigation measure. | Not applicable. |
| F-4: Siting of Noise-Sensitive Uses | Not applicable: The project is subject to noise insulation standards in Title 24 of the California Code of Regulations, which supersede this mitigation measure. | Not applicable. |
| F-5: Siting of Noise-Generating Uses | Not applicable: Small retail space is not typically considered a noise generating use in this area. Furthermore, the project’s HVAC equipment was analyzed and determined to comply with Section 2909 of the Police Code. | The project sponsor complied with this measure by conducting an environmental noise study demonstrating that the proposed project would comply with Section 2909 of the San Francisco Police Code. |
| F-6: Open Space in Noisy Environments | Not applicable: The siting open space in noisy areas is not a CEQA impact, generally. | Not applicable. |
| G. Air Quality | | |
| G-1: Construction Air Quality | Not applicable: The project would comply with the San Francisco Dust Control Ordinance. | Not applicable. |

| Mitigation Measure | Applicability | Compliance |
|--|---|--|
| G-2: Air Quality for Sensitive Land Uses | Not applicable: The project site is not in the Air Pollutant Exposure Zone defined by Health Code Article 38. | Not applicable. |
| G-3: Siting of Uses that Emit Diesel Particulate Matter (DPM) | Not applicable: The proposed residential uses would not emit substantial levels of DPM. | Not applicable. |
| G-4: Siting of Uses that Emit Other Toxic Air Contaminants (TACs) | Not applicable: The proposed residential land uses would not emit substantial levels of other TACs. | Not applicable. |
| J. Archeological Resources | | |
| J-1: Properties with Previous Studies | Not applicable: The project site is located in the Mission Dolores Archeological District. | Not applicable. |
| J-2: Properties with no Previous Studies | Not applicable: The project site is located in the Mission Dolores Archeological District. | Not applicable. |
| J-3: Mission Dolores Archeological District | Applicable: The project site is located within the Mission Dolores Archeological District. | The project sponsor has agreed to conduct archeological testing, monitoring, and data recovery should archeological resources be discovered during construction. |
| K. Historical Resources | | |
| K-1: Interim Procedures for Permit Review in the Eastern Neighborhoods Plan Area | Not applicable: plan-level mitigation completed by Planning Department. | Not applicable. |
| K-2: Amendments to Article 10 of the Planning Code Pertaining to Vertical Additions in the South End Historic District (East SoMa) | Not applicable: plan-level mitigation completed by Planning Commission. | Not applicable. |
| K-3: Amendments to Article 10 of the Planning Code Pertaining to Alterations and Infill Development in the Dogpatch Historic District (Central Waterfront) | Not applicable: plan-level mitigation completed by Planning Commission. | Not applicable. |

| Mitigation Measure | Applicability | Compliance |
|--|---|--|
| L. Hazardous Materials | | |
| L-1: Hazardous Building Materials | Applicable: The project involves demolition of an existing building. | The project sponsor has agreed to remove and properly dispose of hazardous materials identified, either before or during work, according to applicable federal, state, and local laws. |
| E. Transportation | | |
| E-1: Traffic Signal Installation | Not Applicable: automobile delay removed from CEQA analysis. | Not applicable. |
| E-2: Intelligent Traffic Management | Not Applicable: automobile delay removed from CEQA analysis. | Not applicable. |
| E-3: Enhanced Funding | Not Applicable: automobile delay removed from CEQA analysis. | Not applicable. |
| E-4: Intelligent Traffic Management | Not Applicable: automobile delay removed from CEQA analysis. | Not applicable. |
| E-5: Enhanced Transit Funding | Not Applicable: plan level mitigation by the San Francisco Municipal Transportation Agency (SFMTA). | Not applicable. |
| E-6: Transit Corridor Improvements | Not Applicable: plan level mitigation by SFMTA. | Not applicable. |
| E-7: Transit Accessibility | Not Applicable: plan level mitigation by SFMTA. | Not applicable. |
| E-8: Muni Storage and Maintenance | Not Applicable: plan level mitigation by SFMTA. | Not applicable. |
| E-9: Rider Improvements | Not Applicable: plan level mitigation by SFMTA. | Not applicable. |
| E-10: Transit Enhancement | Not Applicable: plan level mitigation by SFMTA. | Not applicable. |
| E-11: Transportation Demand Management | Not Applicable: plan level mitigation by SFMTA. | Not applicable. |

Please see the attached Mitigation Monitoring and Reporting Program (MMRP) for the complete text of the applicable mitigation measures. With implementation of these mitigation measures, the proposed project would not result in significant impacts beyond those analyzed in the Eastern Neighborhoods PEIR.

PUBLIC NOTICE AND COMMENT

A "Notification of Project Receiving Environmental Review" was mailed on December 10, 2014 to adjacent occupants and owners of properties within 300 feet of the project site. The Planning Department did not receive any public comments regarding the proposed project.

CONCLUSION

As summarized above and further discussed in the CPE Checklist⁸:

1. The proposed project is consistent with the development density established for the project site in the Eastern Neighborhoods Rezoning and Area Plans;
2. The proposed project would not result in effects on the environment that are peculiar to the project or the project site that were not identified as significant effects in the Eastern Neighborhoods PEIR;
3. The proposed project would not result in potentially significant off-site or cumulative impacts that were not identified in the Eastern Neighborhoods PEIR;
4. The proposed project would not result in significant effects, which, as a result of substantial new information that was not known at the time the Eastern Neighborhoods PEIR was certified, would be more severe than were already analyzed and disclosed in the PEIR; and
5. The project sponsor will undertake feasible mitigation measures specified in the Eastern Neighborhoods PEIR to mitigate project-related significant impacts.

Therefore, the proposed project is exempt from further environmental review pursuant to Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183.

⁸ San Francisco Planning Department, *1900 Mission Street CPE Checklist*, Case No. 2013.1330E, June 10, 2016.

ATTACHMENT A: MITIGATION MONITORING AND REPORTING PROGRAM

| Adopted Mitigation Measures | Responsibility for Implementation | Mitigation Schedule | Monitoring/Report Responsibility | Status/Date Completed |
|---|--|------------------------|--|--|
| Mitigation Measures Agreed to by Project Sponsor | | | | |
| Noise | | | | |
| <p>Mitigation Measure N-1: Construction Noise (Eastern Neighborhoods Programmatic Environmental Impact Report (PEIR) Mitigation Measure F-2)</p> <p>The project sponsor shall develop a set of site-specific noise attenuation measures under the supervision of a qualified acoustical consultant. Prior to commencing construction, a plan for such measures shall be submitted to the Department of Building Inspection (DBI) to ensure that maximum feasible noise attenuation will be achieved. These attenuation measures shall include as many of the following control strategies as feasible:</p> <ul style="list-style-type: none"> • Erect temporary plywood noise barriers around a construction site, particularly where a site adjoins noise-sensitive uses; • Utilize noise control blankets on a building structure as the building is erected to reduce noise emission from the site; • Evaluate the feasibility of noise control at the receivers by temporarily improving the noise reduction capability of adjacent buildings housing sensitive uses; • Monitor the effectiveness of noise attenuation measures by taking noise measurements; and • Post signs on-site pertaining to permitted construction days and hours and complaint procedures and who to notify in the event of a problem, with telephone numbers listed. | Project Sponsor along with Project Contractor for the proposed project | During construction. | Project Sponsor to provide Planning Department with monthly reports during construction period. | Considered complete upon receipt of final monitoring report at completion of construction. |
| Archeological Resources | | | | |
| <p>Mitigation Measure AR-1: Mission Dolores Archeological District (Eastern Neighborhoods PEIR Mitigation Measure J-3)</p> <p>The project sponsor shall undertake the following measure to avoid any significant adverse effect from soils disturbing activities on buried archeological resources.</p> <p>The project sponsor shall retain the services of a qualified archeological consultant having expertise in California prehistoric and urban historical archeology from the rotational Department Qualified Archaeological</p> | Project Sponsor | Prior to construction. | The ERO to review and approve Archeological Testing Program (ATP), archeological monitoring program AMP (as applicable), Archeological Data Recovery Program (ADRP), Final Archeological | Considered complete after review and approval of FARR by the ERO. |

ATTACHMENT A: MITIGATION MONITORING AND REPORTING PROGRAM

| Adopted Mitigation Measures | Responsibility for Implementation | Mitigation Schedule | Monitoring/Report Responsibility | Status/Date Completed |
|--|-----------------------------------|---------------------|----------------------------------|-----------------------|
| <p>Consultants List (QAQL). The project sponsor shall contact the Department archeologist to obtain the names and contact information for the next three archeological consultants on the QAQL. The archeological consultant shall undertake an archeological testing program as specified herein. In addition, the consultant shall be available to conduct an archeological monitoring and/or data recovery program if required pursuant to this measure. The archeological consultant's work shall be conducted in accordance with this measure at the direction of the Environmental Review Officer (ERO). All plans and reports prepared by the consultant as specified herein shall be submitted first and directly to the ERO for review and comment, and shall be considered draft reports subject to revision until final approval by the ERO. Archeological monitoring and/or data recovery programs required by this measure could suspend construction of the project for up to a maximum of four weeks. At the direction of the ERO, the suspension of construction can be extended beyond four weeks only if such a suspension is the only feasible means to reduce to a less than significant level potential effects on a significant archeological resource as defined in CEQA Guidelines Section 15064.5 (a)(c).</p> | | | Resources Report (FARR). | |
| <p><i>Consultation with Descendant Communities:</i> On discovery of an archeological site (by the term "archeological site" is intended here to minimally include any archeological deposit, feature, burial, or evidence of burial) associated with descendant Native Americans, the Overseas Chinese, or other descendant group an appropriate representative (an "appropriate representative" of the descendant group is here defined to mean, in the case of Native Americans, any individual listed in the current Native American Contact List for the City and County of San Francisco maintained by the California Native American Heritage Commission and in the case of the Overseas Chinese, the Chinese Historical Society of America. An appropriate representative of other descendant groups should be determined in consultation with the Department archeologist) of the descendant group and the ERO shall be contacted. The representative of the descendant group shall be given the opportunity to monitor archeological field investigations of the site and to consult with ERO regarding appropriate archeological treatment of the site, of recovered data from the site, and, if applicable, any interpretative treatment of the associated archeological site. A copy of the Final Archaeological Resources Report shall be provided to the representative of the descendant group.</p> <p><i>Archeological Testing Program.</i> The archeological consultant shall prepare and submit to the ERO for review and approval an archeological testing plan (ATP). The archeological testing program shall be conducted in accordance with the approved ATP. The ATP shall identify the property types of the</p> | | | | |

ATTACHMENT A: MITIGATION MONITORING AND REPORTING PROGRAM

| Adopted Mitigation Measures | Responsibility for Implementation | Mitigation Schedule | Monitoring/Report Responsibility | Status/Date Completed |
|--|-----------------------------------|---------------------|----------------------------------|-----------------------|
| <p>expected archeological resource(s) that potentially could be adversely affected by the proposed project, the testing method to be used, and the locations recommended for testing. The purpose of the archeological testing program will be to determine to the extent possible the presence or absence of archeological resources and to identify and to evaluate whether any archeological resource encountered on the site constitutes an historical resource under CEQA.</p> <p>At the completion of the archeological testing program, the archeological consultant shall submit a written report of the findings to the ERO. If based on the archeological testing program the archeological consultant finds that significant archeological resources may be present, the ERO in consultation with the archeological consultant shall determine if additional measures are warranted. Additional measures that may be undertaken include additional archeological testing, archeological monitoring, and/or an archeological data recovery program. No archeological data recovery shall be undertaken without the prior approval of the ERO or the Planning Department archeologist. If the ERO determines that a significant archeological resource is present and that the resource could be adversely affected by the proposed project, at the discretion of the project sponsor either:</p> <p>A) The proposed project shall be re-designed so as to avoid any adverse effect on the significant archeological resource; or</p> <p>B) A data recovery program shall be implemented, unless the ERO determines that the archeological resource is of greater interpretive than research significance and that interpretive use of the resource is feasible.</p> <p><i>Archeological Monitoring Program (AMP)</i>. If the ERO in consultation with the archeological consultant determines that an archeological monitoring program shall be implemented the archeological monitoring program shall minimally include the following provisions:</p> <ul style="list-style-type: none"> The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the AMP reasonably prior to any project-related soils-disturbing activities commencing. The ERO in consultation with the archeological consultant shall determine what project activities shall be archeologically monitored. In most cases, any soils-disturbing activities, such as demolition, foundation removal, excavation, grading, utilities installation, foundation work, driving of piles (foundation, shoring, etc.), site remediation, etc., shall require archeological monitoring because of the risk these activities pose to potential archaeological resources and to their | | | | |

ATTACHMENT A: MITIGATION MONITORING AND REPORTING PROGRAM

| Adopted Mitigation Measures | Responsibility for Implementation | Mitigation Schedule | Monitoring/Report Responsibility | Status/Date Completed |
|---|-----------------------------------|---------------------|----------------------------------|-----------------------|
| <p>depositional context;</p> <ul style="list-style-type: none"> The archeological consultant shall advise all project contractors to be on the alert for evidence of the presence of the expected resource(s), of how to identify the evidence of the expected resource(s), and of the appropriate protocol in the event of apparent discovery of an archeological resource; The archeological monitor(s) shall be present on the project site according to a schedule agreed upon by the archeological consultant and the ERO until the ERO has, in consultation with project archeological consultant, determined that project construction activities could have no effects on significant archeological deposits; The archeological monitor shall record and be authorized to collect soil samples and artifactual/ecofactual material as warranted for analysis; If an intact archeological deposit is encountered, all soils-disturbing activities in the vicinity of the deposit shall cease. The archeological monitor shall be empowered to temporarily redirect demolition/excavation/pile driving/construction activities and equipment until the deposit is evaluated. If in the case of pile driving activity (foundation, shoring, etc.), the archeological monitor has cause to believe that the pile driving activity may affect an archeological resource, the pile driving activity shall be terminated until an appropriate evaluation of the resource has been made in consultation with the ERO. The archeological consultant shall immediately notify the ERO of the encountered archeological deposit. The archeological consultant shall make a reasonable effort to assess the identity, integrity, and significance of the encountered archeological deposit, and present the findings of this assessment to the ERO. <p>Whether or not significant archeological resources are encountered, the archeological consultant shall submit a written report of the findings of the monitoring program to the ERO.</p> <p><i>Archeological Data Recovery Program.</i> The archeological data recovery program shall be conducted in accord with an archeological data recovery plan (ADRP). The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the ADRP prior to preparation of a draft ADRP. The archeological consultant shall submit a draft ADRP to the ERO. The ADRP shall identify how the proposed data recovery program will preserve the significant information the archeological resource is expected to</p> | | | | |

ATTACHMENT A: MITIGATION MONITORING AND REPORTING PROGRAM

| Adopted Mitigation Measures | Responsibility for Implementation | Mitigation Schedule | Monitoring/Report Responsibility | Status/Date Completed |
|--|-----------------------------------|---------------------|----------------------------------|-----------------------|
| <p>contain. That is, the ADRP will identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. Data recovery, in general, should be limited to the portions of the historical property that could be adversely affected by the proposed project. Destructive data recovery methods shall not be applied to portions of the archeological resources if nondestructive methods are practical.</p> <p>The scope of the ADRP shall include the following elements:</p> <ul style="list-style-type: none"> • <i>Field Methods and Procedures.</i> Descriptions of proposed field strategies, procedures, and operations. • <i>Cataloguing and Laboratory Analysis.</i> Description of selected cataloguing system and artifact analysis procedures. • <i>Discard and Deaccession Policy.</i> Description of and rationale for field and post-field discard and deaccession policies. • <i>Interpretive Program.</i> Consideration of an on-site/off-site public interpretive program during the course of the archeological data recovery program. • <i>Security Measures.</i> Recommended security measures to protect the archeological resource from vandalism, looting, and non-intentionally damaging activities. • <i>Final Report.</i> Description of proposed report format and distribution of results. • <i>Curration.</i> Description of the procedures and recommendations for the curration of any recovered data having potential research value, identification of appropriate curration facilities, and a summary of the accession policies of the curration facilities. <p><i>Human Remains and Associated or Unassociated Funerary Objects.</i> The treatment of human remains and of associated or unassociated funerary objects discovered during any soils disturbing activity shall comply with applicable State and Federal laws. This shall include immediate notification of the Coroner of the City and County of San Francisco and in the event of the Coroner's determination that the human remains are Native American remains, notification of the California State Native American Heritage Commission (NAHC) who shall appoint a Most Likely Descendant (MLD) (Pub. Res. Code Sec. 5097.98). The archeological consultant, project sponsor, ERO, and MLD shall make all reasonable efforts to develop an agreement for the treatment of, with appropriate dignity, human remains and associated or unassociated funerary objects (CEQA Guidelines. Sec. 15064.5(d)). The agreement should take into consideration the appropriate</p> | | | | |

ATTACHMENT A: MITIGATION MONITORING AND REPORTING PROGRAM

| Adopted Mitigation Measures | Responsibility for Implementation | Mitigation Schedule | Monitoring/Report Responsibility | Status/Date Completed |
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| <p>excavation, removal, recordation, analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects.</p> <p><i>Final Archeological Resources Report.</i> The archeological consultant shall submit a Draft Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describes the archeological and historical research methods employed in the archeological testing/monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the final report.</p> <p>Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Environmental Planning division of the Planning Department shall receive one bound, one unbound and one unlocked, searchable PDF copy on CD of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest in or the high interpretive value of the resource, the ERO may require a different final report content, format, and distribution than that presented above.</p> | | | | |
| <p>Hazardous Materials</p> <p>Mitigation Measure HAZ-1—Hazardous Building Materials (Eastern Neighborhoods PEIR Mitigation Measure L-1)</p> <p>The project sponsor shall ensure that any equipment containing polychlorinated biphenyls (PCBs) or Di (2 ethylhexyl) phthalate (DEHP), such as fluorescent light ballasts, are removed and properly disposed of according to applicable federal, state, and local laws prior to the start of renovation, and that any fluorescent light tubes, which could contain mercury, are similarly removed and properly disposed of. Any other hazardous materials identified, either before or during work, shall be abated according to applicable federal, state, and local laws.</p> | Project Sponsor | Prior to demolition or construction activities. | Planning Department, in consultation with the San Francisco Department of Public Health (DPH); where Site Mitigation Plan is required, Project Sponsor or contractor shall submit a monitoring report to DPH, with a copy to Planning Department and DBI, at end of construction. | Considered complete upon completion of demolition and construction activities. |