



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Community Plan Evaluation

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Case No.: 2009.0880E
Project Address: 2100 Mission Street
Zoning: Mission Street NCT (Neighborhood Commercial Transit)
Mission Street Formula Retail Restaurant Subdistrict
Mission Alcoholic Beverage Restricted Use District
Fringe Financial Services Restricted Use District
65-B Height and Bulk District
Block/Lot: 3576/001
Lot Size: 6,370 square feet
Plan Area: Mission Subarea of the Eastern Neighborhoods Plan
Project Sponsor: David Silverman
Reuben, Junius & Rose
415-567-9000
Staff Contact: Diane Livia, 415-575-8758
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PROJECT DESCRIPTION

The project site is located at the southwest corner of the intersection of Mission Street and 17th Street in the Mission District neighborhood (Figure 1). The proposed project would demolish the existing one story plus mezzanine, 7,630 square-foot building that covers the entire site. The building was constructed in 1963 and was occupied by 4-Wheel Brake Service for automobile repair from 1965 through 2005; it has been in retail use since 2005. The building is currently occupied by the One \$ Store. The retail store entrance fronts on Mission Street and the building has a ground level loading/garage entrance on 17th Street. Buildings adjacent to the site include a three-story residential-over-commercial building to the south, and a four-story residential building to the west. The site vicinity consists of similar mixed residential and commercial uses.

The proposed project would construct a 28,703 square-foot, six-story, approximately 65-foot-tall, mixed-use building with 29 residential units and approximately 3,000 square feet of ground-floor commercial space. An elevator and stair penthouse would extend up to 16 feet above the building's 65 foot roof. The proposed project would include a 1,638 square foot rear yard the full width of the lot, and a 2,900 square foot rooftop deck. The retail store would be accessed on Mission Street. A 500 square foot residential lobby would be accessed from 17th Street through the rear yard. The residential unit mix would consist of 5 one bedroom units, 9 one and a half bedroom units, 13 two bedroom units, and two 3 bedroom units.

(Continued on next page.)

PROJECT DESCRIPTION (CONTINUED)

A secure bike storage room would provide 29 class one bicycle parking spaces. Six class-two bicycle parking spaces would be available for retail customers and employees on 17th Street. Landscaping would include nine street trees (four on Mission Street and five on 17th Street) and landscaping of the rear yard. Figures 2 through 9 present the proposed site plans and elevations.

Project construction is anticipated to take about 15 months overall and include the following phases: demolition of existing building and existing mat foundation; excavation, soil disturbance and grading; building construction, architectural coating, and landscaping (2 weeks). Project construction would include soil disturbance of the entire site to a depth of approximately 6 inches below ground surface for a mat slab building foundation and excavation of an 8-foot by 8-foot, 3-foot deep elevator pit.

CEQA DETERMINATION

The project is eligible for streamlined environmental review 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.



Lisa Gibson
Environmental Review Officer

Date 11/29/17

- cc: David Silverman, Project Sponsor
- Supervisor Hillary Ronen, District 9
- Esmeralda Jardines, Current Planning Division
- Virna Byrd, M.D.F.
- Exemption/Exclusion File

PROJECT APPROVAL

The proposed project will go before the Planning commission for discretionary review. This action establishes the start of the 30-day period for this CEQA determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

COMMUNITY PLAN EVALUATION OVERVIEW

California Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183 provide that 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, shall not be subject to additional environmental review 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) are 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 2100 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 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 2100 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

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

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 August 17, 2012.

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 August 17, 2012.

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.

As a result of the Eastern Neighborhoods rezoning process, the project site has been rezoned to UMU (Urban Mixed Use) District. The UMU District is intended to promote a vibrant mix of uses while maintaining the characteristics of this formerly industrially-zoned area. It is also intended to serve as a buffer between residential districts and PDR districts in the Eastern Neighborhoods. The proposed project and its relation to PDR land supply and cumulative land use effects is discussed further in the Community Plan Evaluation (CPE) Checklist, under Land Use. The 2100 Mission Street site, which is located in the Mission District of the Eastern Neighborhoods, was designated as a site with building up to 65 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 if 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 2100 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 2100 Mission Street project, and identified the mitigation measures applicable to the project. The proposed project is also consistent with the zoning controls and the

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.

provisions of the Planning Code applicable to the project site.^{5,6} Therefore, no further CEQA evaluation for the 2100 Mission Street project is required. In sum, the Eastern Neighborhoods PEIR and this Certificate of Determination and accompanying project-specific initial study comprise the full and complete CEQA evaluation necessary for the proposed project.

PROJECT SETTING

The 7,630 square-foot (sf) project site is on the southwest corner of the intersection of Mission Street and 17th Street in the Mission District neighborhood, within the Mission Miracle Mile at 17th Street Historic District. The District is eligible for listing on the California Register of Historical Resources under Criterion 1 for its significance as a central shopping area, and Criterion 3 for its early to mid-20th-century commercial and mixed-use buildings, which vary in style from early wood-framed Edwardian style buildings to later Classical and Art Deco style buildings. The District's significance is related to two periods of development: 1906–1924 and 1925–1960.

The existing one-story concrete industrial building on the site was constructed in 1963 and is within the NCT–Mission Neighborhood Commercial Transit zoning district, and a 65-B height and bulk district which is a mix of commercial and residential uses. The commercial area of this District provides a selection of goods serving the day-to-day needs of the residents of the Mission District and serves a wider trade area with its specialized retail outlets. Eating and drinking establishments contribute to the street's mixed-use character and activity in the evening hours.

The District is extremely well-served by transit, including regional-serving BART stations at 16th Street and 24th Street, major bus lines running along Mission Street, and both cross-town and local-serving buses intersecting Mission Street along the length of this district. This surrounding area has a mixed pattern of larger and smaller lots and businesses, as well as a substantial number of upper-story residential units.

Immediately adjacent to the project site to the west is a 4-story residential building; immediately adjacent to the south, on the corner of Mission Street and Clarion Alley is a 3-story building with retail on the ground floor and 2 floors of residential above.

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 2100 Mission Street project is in conformance with 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

⁵ San Francisco Planning Department, Community Plan Evaluation Eligibility Determination, Citywide Planning and Policy Analysis, 2100 Mission Street, May, 21, 2010. 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 File No. 2009.0880E.

⁶ San Francisco Planning Department, Community Plan Evaluation Eligibility Determination, Current Planning Analysis, 1650 Mission Street, Suite 400, as part of Case File No. 2009.0880E.

Eastern Neighborhoods plan areas. Thus, the plan analyzed in the Eastern Neighborhoods PEIR considered the incremental impacts of the proposed 2100 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. The proposed project would contribute to significant and unavoidable impacts on historic resources, in that it would disturb soil over the entire site to a depth of approximately 6 inches plus 3 feet of excavation for an 8-foot by 8-foot elevator pit for a mat slab foundation in an area where no previous archeological studies have been prepared. In accordance with the Eastern Neighborhoods PEIR Mitigation Measure J-2, the Planning Department therefore conducted a Preliminary Archeological Review (PAR)⁷ of the proposed project and determined that it has a low potential to adversely affect archeological resources. The proposed project would not contribute significant and unavoidable cumulative impacts to land use, transportation and circulation or shadow.

The Eastern Neighborhoods PEIR identified feasible mitigation measures to address significant impacts related to noise, air quality, archeological resources, historical resources, hazardous materials, and 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 not proposed	N/A
F-2: Construction Noise	Applicable: temporary construction noise from use of heavy equipment	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 to ensure that maximum feasible noise attenuation will be achieved. These attenuation measures shall include as many of the following control strategies as feasible: <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

⁷ San Francisco Planning Department. Environmental Planning Preliminary Archeological Review: 2100 Mission Street, July 9, 2010.

Mitigation Measure	Applicability	Compliance
		of adjacent buildings housing sensitive uses; <ul style="list-style-type: none"> • 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.
F-3: Interior Noise Levels	Not Applicable: <i>Eastern Neighborhoods PEIR</i> determined that incremental increases in traffic-related noise attributable to implementation of the Eastern Neighborhoods Area Plans and Rezoning would be less than significant, and thus would not exacerbate the existing noise environment.	N/A
F-4: Siting of Noise-Sensitive Uses	Not Applicable: <i>Eastern Neighborhoods PEIR</i> determined that incremental increases in traffic-related noise attributable to implementation of the Eastern Neighborhoods Area Plans and Rezoning would be less than significant, and thus would not exacerbate the existing noise environment.	N/A
F-5: Siting of Noise-Generating Uses	Not Applicable: Eastern Neighborhoods PEIR	N/A

Mitigation Measure	Applicability	Compliance
	<p>Mitigation Measure F-5 addresses impacts related to individual projects that include uses that would be expected to generate noise levels in excess of ambient noise in the project vicinity. The proposed project does not include such noise-generating uses and Mitigation Measure F-5 is not applicable to the project.</p>	
<p>F-6: Open Space in Noisy Environments</p>	<p>Not Applicable: as per CBLA decision.</p>	<p>N/A</p>
<p>G. Air Quality</p>		
<p>G-1: Construction Air Quality</p>	<p>Not Applicable: regulations and procedures set forth by the San Francisco Dust Control Ordinance would ensure that construction dust impacts would not be significant. These requirements supersede the dust control provisions of PEIR Mitigation Measure G-1. Therefore, the portion of PEIR Mitigation Measure G-1 Construction Air Quality that addresses dust</p>	<p>N/A</p>

Mitigation Measure	Applicability	Compliance
	control is no longer applicable to the proposed project.	
G-2: Air Quality for Sensitive Land Uses	Not Applicable: Eastern Neighborhoods PEIR also includes Mitigation Measure G-2, which has been superseded by Health Code Article 38, as discussed below, and is no longer applicable.	N/A
G-3: Siting of Uses that Emit DPM	Not Applicable: Project would not include any sources that would emit DPM or other TACs.	N/A
G-4: Siting of Uses that Emit other TACs	Not Applicable: Project would not include any sources that would emit DPM or other TACs.	N/A
J. Archeological Resources		
J-1: Properties with Previous Studies	Not Applicable: Project is not required to file a final archeological research design and treatment plan.	N/A
J-2: Properties with no Previous Studies	Applicable: Planning Department conducted a Preliminary Archeological Review (PAR) ⁸ of the proposed project and	The following mitigation measure is required to avoid any potential adverse effect from the proposed project on accidentally discovered buried or submerged historical resources as defined in <i>CEQA Guidelines</i> Section 15064.5(a)(c). The project sponsor shall distribute the Planning Department archeological resource "ALERT" sheet to the project prime contractor; to any project subcontractor (including demolition, excavation, grading,

⁸ San Francisco Planning Department. Environmental Planning Preliminary Archeological Review: 2100 Mission Street, July 9, 2010.

Mitigation Measure	Applicability	Compliance
	<p>determined that it has a low potential to adversely affect archeological resources if Project Mitigation Measure 1 (Accidental Discovery) is implemented.</p>	<p>foundation, pile driving, etc. firms); or utilities firm involved in soils disturbing activities within the project site. Prior to any soils disturbing activities being undertaken each contractor is responsible for ensuring that the "ALERT" sheet is circulated to all field personnel including, machine operators, field crew, pile drivers, supervisory personnel, etc. The project sponsor shall provide the Environmental Review Officer (ERO) with a signed affidavit from the responsible parties (prime contractor, subcontractor(s), and utilities firm) to the ERO confirming that all field personnel have received copies of the Alert Sheet.</p> <p>Should any indication of an archeological resource be encountered during any soils disturbing activity of the project, the project Head Foreman and/or project sponsor shall immediately notify the ERO and shall immediately suspend any soils disturbing activities in the vicinity of the discovery until the ERO has determined what additional measures should be undertaken.</p> <p>If the ERO determines that an archeological resource may be present within the project site, the project sponsor shall retain the services of an archaeological consultant from the pool of qualified archaeological consultants maintained by the Planning Department archaeologist. The archeological consultant shall advise the ERO as to whether the discovery is an archeological resource, retains sufficient integrity, and is of potential scientific/historical/cultural significance. If an archeological resource is present, the archeological consultant shall identify and evaluate the archeological resource. The archeological consultant shall make a recommendation as to what action, if any, is warranted. Based on this information, the ERO may require, if warranted, specific additional measures to be implemented by the project sponsor.</p> <p>Measures might include: preservation in situ of the archeological resource; an archaeological monitoring program; or an archeological testing program. If an archeological monitoring program or archeological testing program is required, it shall be consistent with the Environmental Planning (EP) division guidelines for such programs. The ERO may also require that the project</p>

Mitigation Measure	Applicability	Compliance
		<p>sponsor immediately implement a site security program if the archeological resource is at risk from vandalism, looting, or other damaging actions.</p> <p>The project archeological consultant shall submit a Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describing the archeological and historical research methods employed in the archeological 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>Copies of the Draft FARR shall be sent to the ERO for review and approval. 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 copy, one unbound copy and one unlocked, searchable PDF copy on CD three copies 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 or interpretive value, the ERO may require a different final report content, format, and distribution than that presented above.</p>
<p>J-3: Mission Dolores Archeological District</p>	<p>Not Applicable: Low potential to adversely affect archeological resources if Project Mitigation Measure 1 (Accidental Discovery) is implemented.</p>	
<p>K. Historical Resources</p>		
<p>K-1: Interim Procedures for</p>	<p>Not Applicable: plan-level mitigation</p>	<p>N/A</p>

Mitigation Measure	Applicability	Compliance
Permit Review in the Eastern Neighborhoods Plan area	completed by Planning Department	
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	N/A
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	N/A
L. Hazardous Materials		
L-1: Hazardous Building Materials	Applicable: high potential to encounter hazardous materials during construction activities	Sponsor shall ensure that any equipment containing PCBs or DEPH, 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 florescent 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.
E. Transportation		
E-1: Traffic Signal Installation	Not Applicable: automobile delay removed from CEQA analysis	N/A
E-2: Intelligent Traffic Management	Not Applicable: automobile delay removed from CEQA analysis	N/A

Mitigation Measure	Applicability	Compliance
E-3: Enhanced Funding	Not Applicable: automobile delay removed from CEQA analysis	N/A
E-4: Intelligent Traffic Management	Not Applicable: automobile delay removed from CEQA analysis	N/A
E-5: Enhanced Transit Funding	Not Applicable: plan level mitigation by SFMTA	N/A
E-6: Transit Corridor Improvements	Not Applicable: plan level mitigation by SFMTA	N/A
E-7: Transit Accessibility	Not Applicable: plan level mitigation by SFMTA	N/A
E-8: Muni Storage and Maintenance	Not Applicable: plan level mitigation by SFMTA	N/A
E-9: Rider Improvements	Not Applicable: plan level mitigation by SFMTA	N/A
E-10: Transit Enhancement	Not Applicable: plan level mitigation by SFMTA	N/A
E-11: Transportation Demand Management	Not Applicable: plan level mitigation by SFMTA	N/A

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 June 1, 2015 to adjacent occupants and owners of properties within 300 feet of the project site. Overall, concerns and issues raised by the public in response to the notice were taken into consideration and incorporated into the

environmental review as appropriate for CEQA analysis. San Francisco Planning Department received 6 comments from the public regarding this project. Three comments are in support of the project. Other comments expressed concern regarding the height of the building, noise, duration of the project, financing, green space, parking and security. The proposed project would not result in significant adverse environmental impacts associated with the issues identified by the public beyond those identified in the Eastern Neighborhoods PEIR.

CONCLUSION

As summarized above and further discussed in the CPE Checklist⁹:

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, no further environmental review shall be required for the proposed project pursuant to Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183.

⁹ The CPE Checklist is available for review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, in Case File No. 2009.0880E.

EXHIBIT 1: MITIGATION MONITORING AND REPORTING PROGRAM

		MONITORING AND REPORTING PROGRAM			
Adopted Mitigation Measures		Responsibility for Implementation	Mitigation Action and Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
<p>MITIGATION MEASURES</p> <p>Project Mitigation Measure 1 - Archeology (Accidental Discovery) – Archeological Resources (Eastern Neighborhoods PEIR Mitigation Measure J-2)</p>		Project sponsor, contractor, and Environmental Review Officer (ERO).	Prior to and during construction activities.	Project sponsor and contractor.	Considered complete upon end of excavation/soil disturbance and submission of FARR
<p>The following mitigation measure is required to avoid any potential adverse effect from the proposed project on accidentally discovered buried or submerged historical resources as defined in <i>CEQA Guidelines</i> Section 15064.5(a)(c). The project sponsor shall distribute the Planning Department archeological resource “ALERT” sheet to the project prime contractor; to any project subcontractor (including demolition, excavation, grading, foundation, pile driving, etc. firms); or utilities firm involved in soils disturbing activities within the project site. Prior to any soils disturbing activities being undertaken each contractor is responsible for ensuring that the “ALERT” sheet is circulated to all field personnel including, machine operators, field crew, pile drivers, supervisory personnel, etc. The project sponsor shall provide the Environmental Review Officer (ERO) with a signed affidavit from the responsible parties (prime contractor, subcontractor(s), and utilities firm) to the ERO confirming that all field personnel have received copies of the Alert Sheet.</p> <p>Should any indication of an archeological resource be encountered during any soils disturbing activity of the project, the project Head Foreman and/or project sponsor shall immediately notify the ERO and shall immediately suspend any soils disturbing activities in the vicinity of the discovery until the ERO has determined what additional measures should be undertaken.</p> <p>If the ERO determines that an archeological resource may be present within the project site, the project sponsor shall retain the services of an archeological</p>					

EXHIBIT 1: MITIGATION MONITORING AND REPORTING PROGRAM

<p>consultant from the pool of qualified archaeological consultants maintained by the Planning Department archaeologist. The archaeological consultant shall advise the ERO as to whether the discovery is an archaeological resource, retains sufficient integrity, and is of potential scientific/historical/cultural significance. If an archaeological resource is present, the archaeological consultant shall identify and evaluate the archaeological resource. The archaeological consultant shall make a recommendation as to what action, if any, is warranted. Based on this information, the ERO may require, if warranted, specific additional measures to be implemented by the project sponsor.</p>				
<p>Measures might include: preservation in situ of the archaeological resource; an archaeological monitoring program; or an archaeological testing program. If an archaeological monitoring program or archaeological testing program is required, it shall be consistent with the Environmental Planning (EP) division guidelines for such programs. The ERO may also require that the project sponsor immediately implement a site security program if the archaeological resource is at risk from vandalism, looting, or other damaging actions.</p>				
<p>The project archaeological consultant shall submit a Final Archaeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archaeological resource and describing the archaeological and historical research methods employed in the archaeological monitoring/data recovery program(s) undertaken. Information that may put at risk any archaeological resource shall be provided in a separate removable insert within the final report.</p>				
<p>Copies of the Draft FARR shall be sent to the ERO for review and approval. 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 copy, one unbound copy and one unlocked, searchable PDF copy on CD three copies 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</p>				

MITIGATION MONITORING AND REPORTING PROGRAM

Case No. 2009-0880E

2100 Mission Street
December, 2017

EXHIBIT 1: MITIGATION MONITORING AND REPORTING PROGRAM

<p>Historical Resources. In instances of high public interest or interpretive value, the ERO may require a different final report content, format, and distribution than that presented above.</p>				
<p>Project Mitigation Measure 2 - Construction Noise (Eastern Neighborhoods PEIR Mitigation Measure F-2)</p>	<p>Project sponsor, contractor, and Environmental Review Officer (ERO).</p>	<p>Prior to construction activities.</p>	<p>Project sponsor and contractor.</p>	<p>Considered complete upon submission of site-specific noise attenuation plan to DBI.</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 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 				

EXHIBIT 1: MITIGATION MONITORING AND REPORTING PROGRAM

<p>a problem, with telephone numbers listed.</p>				
<p>Project Mitigation Measure 3 - Hazardous Building Materials (Eastern Neighborhoods Mitigation Measure L-1)</p>	<p>Project sponsor, contractor, and Environmental Review Officer (ERO).</p>	<p>Before and during demolition activities.</p>	<p>Project sponsor and contractor.</p>	<p>Considered complete upon demolition, disposal, and adherence to measure.</p>
<p>In order to minimize impacts to public and construction worker health and safety during demolition of the existing structure, the sponsor shall ensure that any equipment containing PCBs or DEPH, 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 florescent 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>				