



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2013.0350E
 Project Address: 190 Russ Street
 Zoning: South of Market Residential Enclave District (RED)
 65-X Height and Bulk District
 Block/Lot: 3731/087
 Lot Size: 4,500 square feet
 Plan Area: East SoMa Subarea of the Eastern Neighborhoods
 Project Sponsor: Paolo Iantorno, Realty West SF, (415) 440-0201
 Staff Contact: Craig Jung – (415) 575-9126,
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PROJECT DESCRIPTION:

The proposed project would involve the demolition of the existing 1,900-square-foot (s-f), single-story, commercial building and construction of a 15,650-s-f, 65-foot-tall, six-story residential building with nine residential units. Excavation of 24 inches to 30 inches would be required for the construction of the mat foundation, which would consist of 4-foot by 5-foot wide cement blocks connected by steel tie beams (See Figure 1-9 below). [continued on next page]

EXEMPT STATUS:

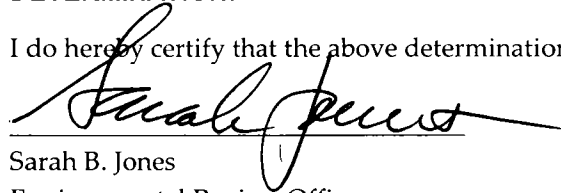
Exempt per Section 15183 of the California Environmental Quality Act (CEQA) Guidelines and California Public Resources Code Section 21083.3

REMARKS:

(See next page.)

DETERMINATION:

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


 Sarah B. Jones
 Environmental Review Officer

March 4, 2014
 Date

cc: Paolo Iantorno, Project Contact
 Erika Jackson, Neighborhood Planning Division
 Virna Byrd, M.D.F.

Supervisor Jane Kim, District 6
 Exemption/Exclusion File
 Distribution List

PROJECT DESCRIPTION (CONTINUED):

The proposed project would include six three-bedroom units and three two-bedroom units. The ground floor would consist of access from Russ Street to the building by way of a common lobby area, and a garage that provides six automobile parking spaces and nine bicycle parking spaces. An existing ten foot curb cut would provide access to the new parking garage from Russ Street. Common open space would be provided on the roof (900 sf), side yard (700 sf) and rear yard (1,000 sf). The building would be setback 2.5 feet from the property line at the front of the building.

The project would require ten to eleven months to complete construction. Diesel-generating equipment would be required for five months during the initial and middle phases of construction. Construction phases would include demolition, below-grade construction, superstructure construction, exterior wall construction and glazing, and construction of the interior and finishes. The estimated construction cost is \$3,800,800.00.

Project Location

The project site (Assessor Block 3731, Lot 087) is located in the central portion of the South of Market (SoMa) Neighborhood on a block that is bound by Howard Street to the north, Folsom Street to the south, Sixth Street to the east and Seventh Street to the west. The 190 Russ Street parcel is part of the *East SoMa Area Plan of the Eastern Neighborhoods*. The site is on an irregular shaped lot that is rectangular 100 feet long by 40 feet wide with a 20-foot by 25-foot rectangular extension at the southern portion of the lot. A 1,900-s-f, single-story, building constructed in 1938 occupies the 4,500 sf parcel and is set back 50 feet from the front of the parcel. The parcel is zoned for residential use, but the building has been vacant since 2005. Currently the building is used as a storage unit by the property owners. A ten-foot-wide curb cut is located at the front of the property. A seven-foot-tall chain-link fence borders the front of the parcel separating the property from the public right-of-way. A single street tree is located in front of the parcel at the sidewalk. The project site is in the SoMa Residential Enclave (RED) Use District and has a 65-X Height and Bulk limit. The property is adjacent to but not part of the Western SoMa Light Industrial and Residential Historic District, which is on the National Register of Historic Places.

Land uses adjacent to the project site consist of production, distribution, and repair (PDR), residential and commercial. The building heights in the immediate vicinity of 190 Russ Street vary from 25 feet to 45 feet. Next door, on the north side of the project site, at 172 Russ Street is a 25-foot-tall, two-story, live/work building. Adjacent to the project site, next door on the south side (194 Russ Street), is a three-story building that has a ground-floor PDR-related use and residential units on the floors above. Across the street from the project site at 175 Russ Street is a 45-foot-tall building with 16 live/work units. Also across the street from the project site, at 187-191 Russ Street, is a 35-foot-tall residential building that has six dwelling units.

Land uses in the vicinity of the project site along Russ and Moss Streets consist of one- to three-story buildings that are a mix of residential dwellings or PDR uses such as auto repair. Folsom Street between Sixth and Seventh Streets consists of one- to three-story buildings with retail/commercial on the ground floor and residential on the floors above. Folsom Street between Sixth and Seventh Streets contains PDR uses. Howard Street between Sixth and Seventh Streets contains one- to three-story buildings that consist of ground-floor commercial with residential on the floors above, PDR-uses, and residential buildings. Sixth Street between Howard and Folsom Streets contains buildings with ground-floor commercial with upper story residential units, low-scale PDR-uses, and public use. The SoMa (Gene Friend) Recreation Center, a public use area, is located between Sixth Street and Harriet Street on Folsom Street. Seventh Street consists of mixed-use buildings containing low-scale PDR-uses, ground-floor commercial with residential units on the stories above, and commercial uses. There are also a number of hotels that line Seventh Street within the project vicinity.

Project Approvals

The proposed project is subject to notification under Section 312 of the *Planning Code*. 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 a building permit by Department of Building Inspection (DBI) is the Approval Action. The proposed project would also require a hearing before the Recreation and Park Commission and the Planning Commission for potential shadow impacts pursuant to Section 295 of the *Planning Code*.

Figure 1: Location Map

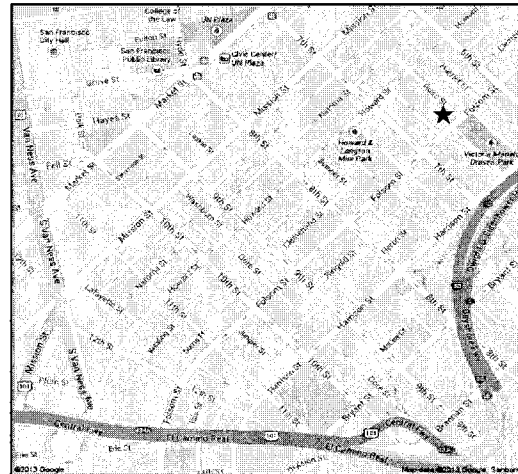
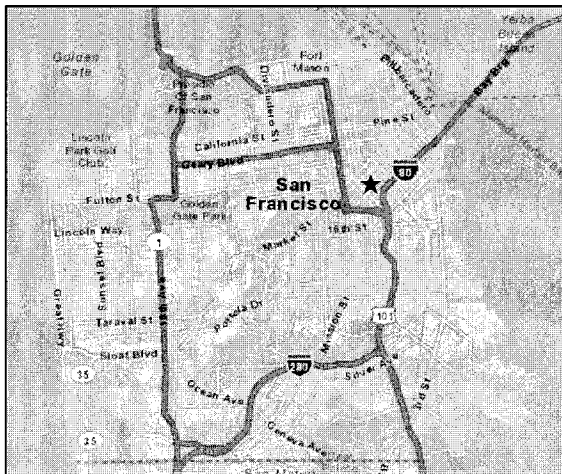







Figure 2: Zoning Use Districts

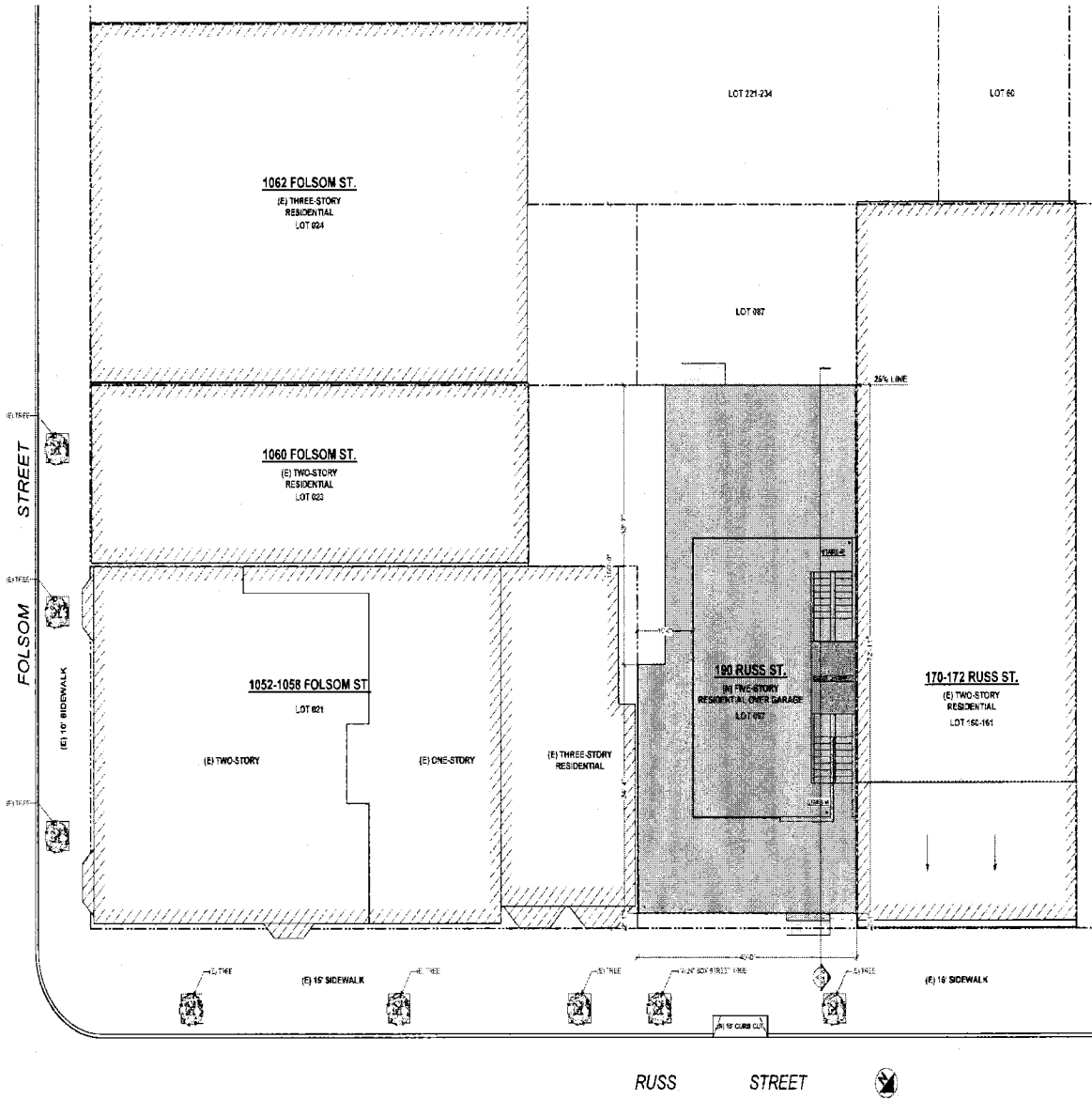


Zoning Use Districts

-  Mixed use -General (MUG)
-  Public (P)
-  SOMA Neighborhood Commercial Transit (NCT)
-  SOMA Residential Enclave (RED)
-  West SOMA Mixed Use - General (WMUG)

 Project Location

Figure 3: Site Plan



Source:
Sia Consulting Corporation, 2013

1/8" = 1'-0"
BLOCK & LOT: 3731-087




PROPERTY LINE: 
 OUTLINE OF SUBJECT BLDG: 
 OUTLINE OF NEIGHBORS: 

Figure 4: Proposed Front and Side Elevations

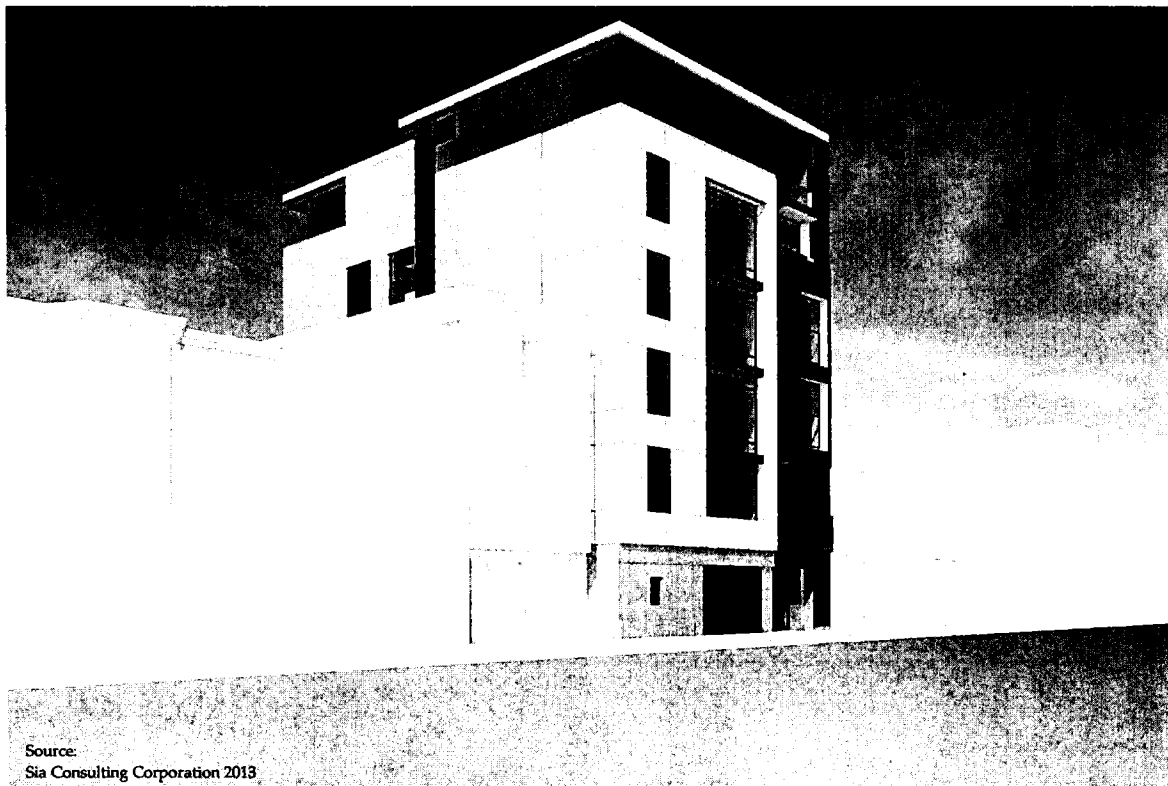
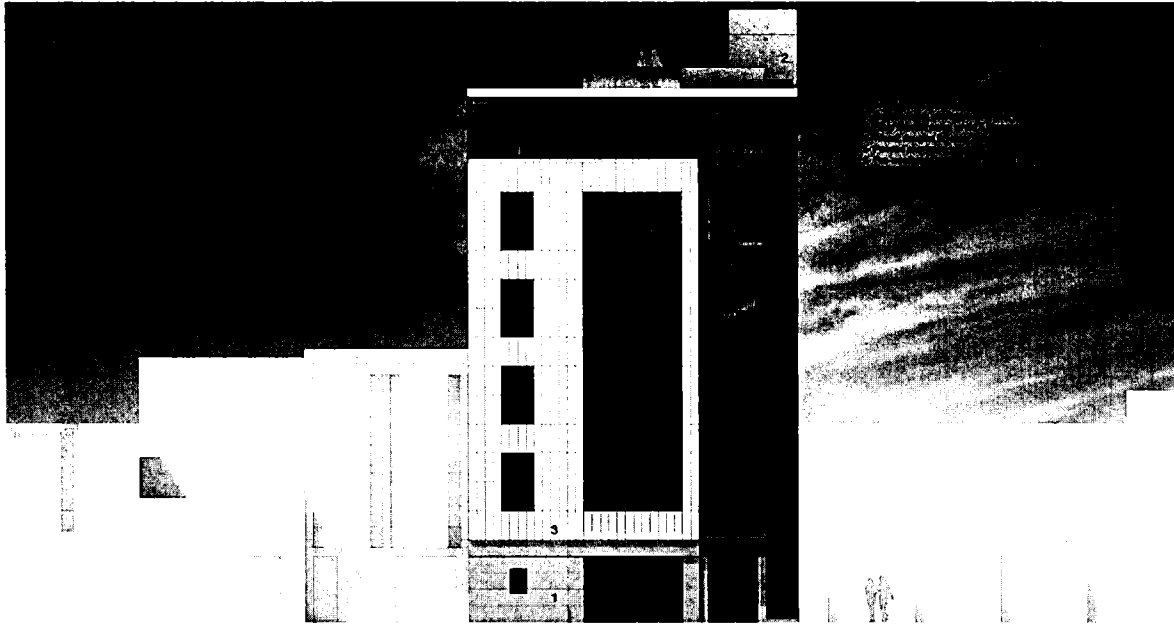
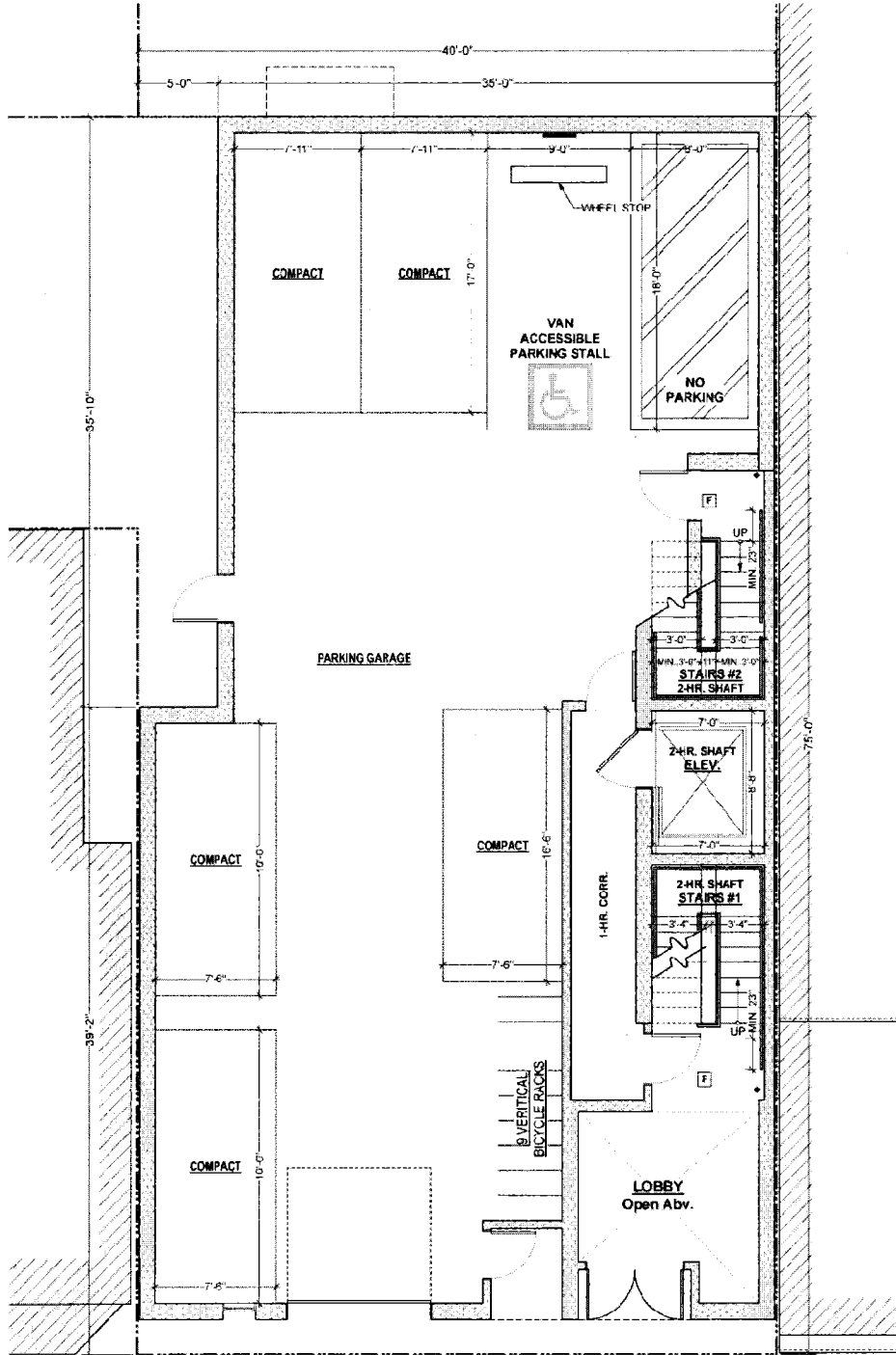


Figure 5: Proposed First Floor Plan

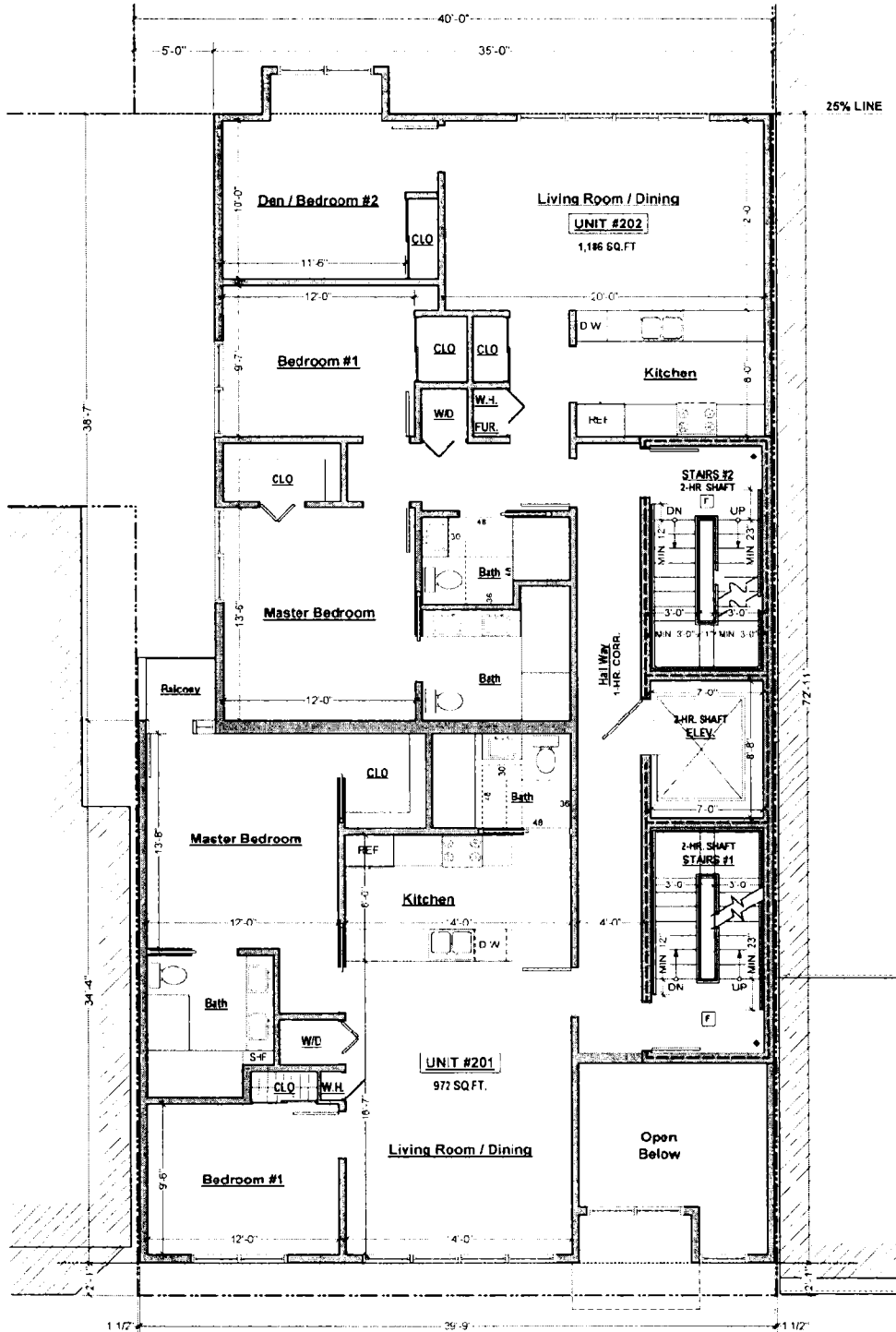


Source:
Sia Consulting Corporation 2013

1/4" = 1'-0"



Figure 6: Proposed Second Floor Plan



Source:
Sia Consulting Corporation 2013

1/4" = 1'-0"



Figure 7: Proposed Third Floor, Fourth Floor, and Fifth Floor Plans

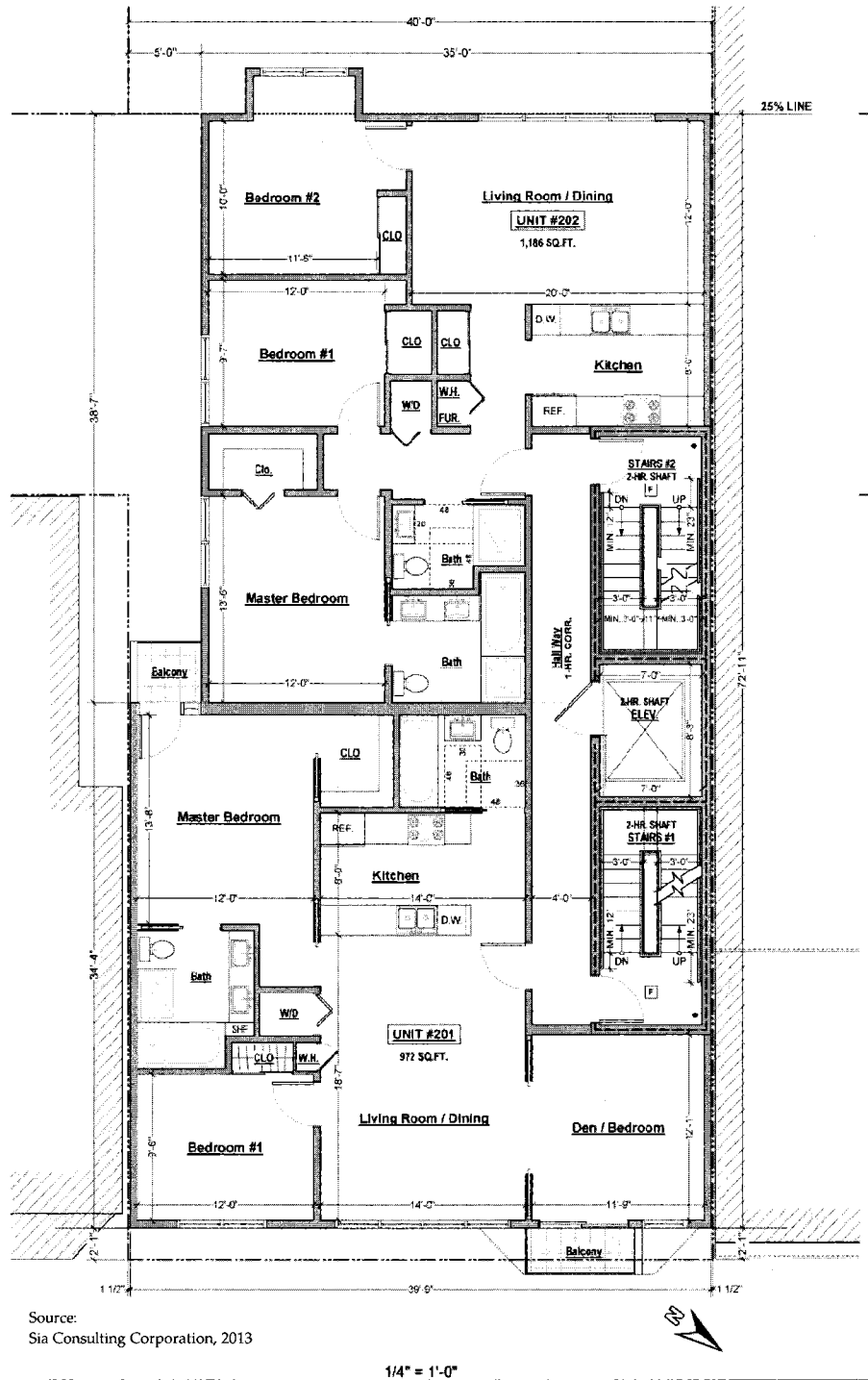
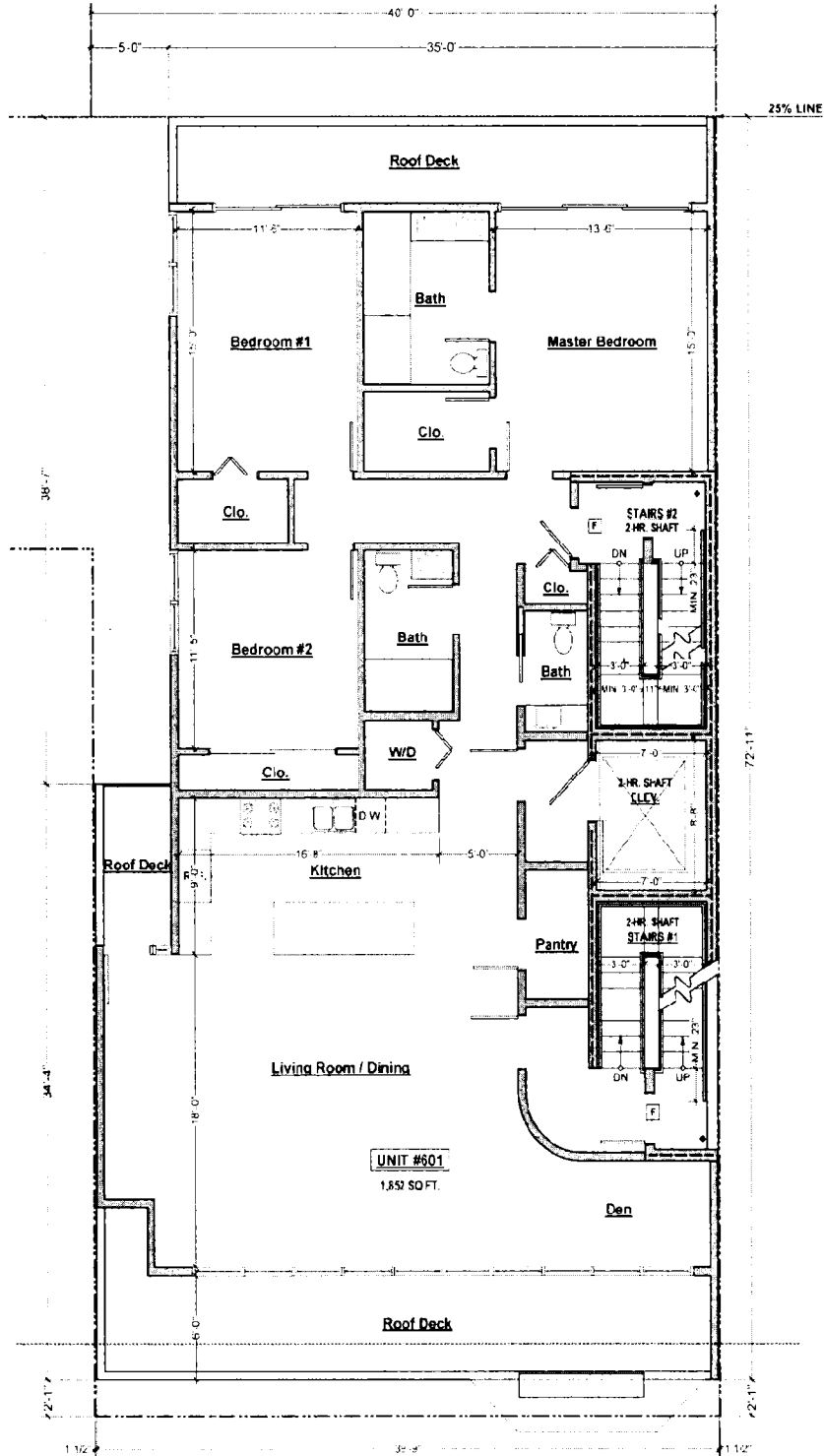


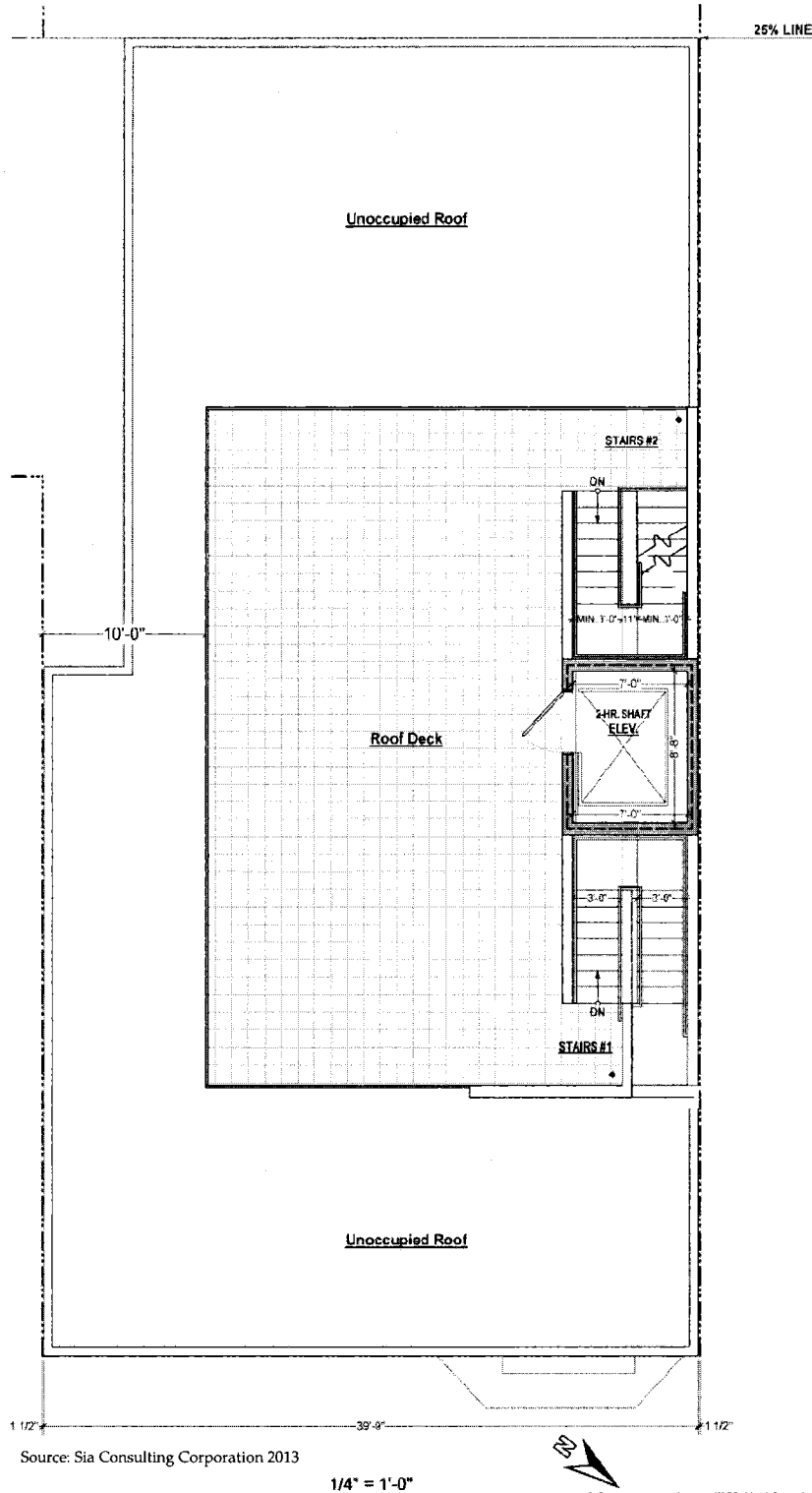
Figure 8: Proposed Sixth Floor Plan



Source:
Sia Consulting Corporation, 2013

1/4" = 1'-0"

Figure 9: Proposed Roof Plan



REMARKS:

California Environmental Quality Act (CEQA) State Guidelines Section 15183 provides 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 effects which are significant to the project or its site. Section 15183 specifies that examination of environmental effects shall be limited to those effects that: a) are project specific or specific to the 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 which were not discussed in the underlying EIR; and d) are previously identified in the EIR, but which 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 specific to the parcel or to the proposed project, then an EIR need not be prepared for that project solely on the basis of that impact.

This determination evaluates the potential project-specific environmental effects peculiar to the 190 Russ street project described above, and incorporates by reference information contained within the *Eastern Neighborhoods Rezoning and Area Plans Final EIR (Eastern Neighborhoods FEIR)* (Case No. 2004.0160E; State Clearinghouse No. 2005032048).

Background

The *Eastern Neighborhoods FEIR* included analyses of the following environmental issues: 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 (IS) for the Eastern Neighborhoods project. The proposed project at 190 Russ Street is in conformance with the height, use, and density for the site described in the *Eastern Neighborhoods FEIR* and would represent a small part of the growth that was forecast for the Eastern Neighborhoods. Thus the *Eastern Neighborhoods FEIR* considered the incremental impacts of the proposed project at 190 Russ Street. As a result, the proposed project would not result in any new or substantially more severe impacts than were identified in the *Eastern Neighborhoods FEIR*.

Potential Environmental Effects

The following discussion demonstrates that the proposed 190 Russ Street project would not result in significant impacts that were not identified or a more severe adverse impact than discussed in the *Eastern Neighborhoods FEIR*, including project-specific impacts related to land use and planning, cultural and paleontological resources, transportation and circulation, noise, air quality, shadow, and hazardous materials.

Land Use and Planning

The *Eastern Neighborhoods Rezoning and Area Plans* (Area Plan) rezoned much of the city's industrially-zoned land. The goals that guided the Area Plan were to reflect local values, increase housing, maintain some industrial land supply, and improve the quality of all existing areas with future development. A major issue discussed in the Area Plan 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 Production Distribution and Repair (PDR) employment and businesses.

The *Eastern Neighborhoods FEIR* evaluated three land use options "alternatives." Option A retained the largest amount of existing land that accommodated PDR uses and converted the least amount of industrially zoned land to residential use. Option C converted the largest amount of existing land accommodating PDR uses to residential and mixed uses. Option B fell between Options A and C.

While all three options were determined to result in a decline in PDR employment, the loss of PDR jobs was determined to be greatest under Option C. The alternative ultimately selected as the "Preferred Project" represented a combination of Options B and C. Because the amount of PDR space to be lost with future development under all three options could not be precisely gauged, the FEIR determined that the Preferred Project would result in a significant and unavoidable impact on land use due to the cumulative loss of PDR use as a result of the Area Plan. This impact was addressed in a Statement of Overriding Considerations with CEQA Findings and adopted as part of the *Eastern Neighborhoods Rezoning and Area Plans* approval on January 19, 2009. Under each of these options the subject property's zoning was not changed and remained as a RED.

The *Eastern Neighborhoods FEIR* included one mitigation measure, *Mitigation Measure A-1*, for land use controls in Western SoMa that could incorporate, at a minimum, no net loss of land currently designated for PDR uses, restrict non-PDR uses on industrial (or other PDR-designated) land, and incorporate restrictions on potentially incompatible land uses proximate to PDR zones. The measure was judged to be infeasible, because the outcome of the community-based Western SoMa planning process could not be known at the time, and the measure was seen to conflict with other City policy goals, including the provision of affordable housing. The project site is not located in Western SoMa; therefore this mitigation measure is not applicable.

The proposed project at 190 Russ Street falls within the *East SoMa Area Plan of the San Francisco General Plan*. It is in the RED Use District, which encompasses the clusters of low-scale, medium density, predominantly residential neighborhoods located along the narrow side streets of SoMa. Within these predominantly residential enclaves lie a number of vacant parcels, parking lots and other properties in open storage use. These properties are undeveloped or underdeveloped and are viewed as opportunity sites for new, moderate-income, in-fill housing. The project site has been vacant since 2005. The building is in good condition and acts as a storage unit used by the property owners. The parcel was in an RED

Use District prior to the Eastern Neighborhoods rezoning, and has remained in that district since. Prior to the *Eastern Neighbors Rezoning and Area Plans* 190 Russ Street contained a PDR use. Even though 190 Russ Street was used for PDR the parcel is located in and zoned for RED, which is a predominately residential district. REDs were not considered to be use districts where the loss of PDR would be significant because they mainly provide residential use. Since the building is not currently used for PDR and historically is located in an RED, the proposed project would not contribute to the loss of PDR.

The proposed residential use would be consistent with RED zoning. The proposed project would demolish an existing single-story building and replace it with a 65-foot-tall, nine-unit residential building, which is consistent with the height and bulk controls. The proposed use is permitted within the RED zoning controls. In addition, the Citywide Planning and Current Planning Divisions of the Planning Department have determined that the proposed project is consistent with the East SoMa Subarea plans and satisfies the requirements of the *General Plan* and the *Planning Code*.^{1,2}

Furthermore, the project is proposed on an in-fill site, and would not substantially impact the existing character of the vicinity and would not physically divide an established community. Therefore, for the reasons stated above, the proposed project would not result in significant impacts that were not identified in the *Eastern Neighborhoods FEIR* related to land use and planning.

Archeological Resources

The *Eastern Neighborhoods FEIR* identified a significant impact related to archeological resources and determined that *Mitigation Measures J-1: Properties with Previous Studies*, *J-2: Properties With No Previous Studies*, and *J-3: Mission Dolores Archeological District* would reduce effects to a less-than-significant level. Since the proposed site is located outside Archeological Mitigation Zone A and B, and since no previous studies have been conducted on the project site, *Mitigation Measure J-2* applies to the proposed project.

For projects proposed outside Archeological Zones A and B, a Preliminary Archeological Sensitivity Study (PASS) must be prepared by an archeological consultant with expertise in California prehistoric and urban historical archeology. The Sensitivity Study should contain the following:

- Determine the historical uses of the project site based on any previous archeological documentation and Sanborn maps;
- Determine types of archeological resources/properties that may have been located within the project site and whether the archeological resources/property types would potentially be eligible for listing in the California Register of Historical Resources (CRHR);

¹ Adam Varat, San Francisco Planning Department, Community Plan Exemption Eligibility Determination, Citywide Planning and Policy Analysis, 190 Russ Street. This document is on file and available for review as part of Case File No. 2013.0350E at the San Francisco Planning Department, 1650 Mission Street, Suite 400.

² Jeff Joslin, San Francisco Planning Department, Community Plan Exemption Eligibility Determination, Neighborhood Analysis, 190 Russ Street. This document is on file and available for review as part of Case File No. 2013.0350E at the San Francisco Planning Department, 1650 Mission Street, Suite 400.

- Determine if 19th or 20th century soils-disturbing activities may have adversely affected the identified potential archeological resources;
- Assess potential project effects in relation to the depth of any identified potential archeological resource;
- Assess whether any CRHR-eligible archeological resources could be adversely affected by the proposed project and recommend appropriate action.

Based on the PASS, the Environmental Review Officer (ERO) shall determine if an Archeological Research Design and Treatment Plan (ARDTP) shall be required to more definitively identify the potential for CRHR-eligible archeological resources to be present within the project site and determine the appropriate action necessary to reduce the potential effect of the proposed project on archeological resources to a less-than-significant level. Based upon Preliminary Archeological Review (PAR) by a staff archeologist,³ the Planning Department determined that an ARDTP would not be required for the proposed project, and determined the following action would be necessary to comply with the remainder of *Mitigation Measure J-2* and would reduce the potential effect of the proposed project on archeological resources to a less-than-significant level:

Project Mitigation Measure 1 (Mitigation Measure J-2 of the Eastern Neighborhoods Final EIR):

Based on the reasonable potential that archeological resources may be present within the project site, the following measures shall be undertaken to avoid any potentially significant adverse effect from the proposed project on buried or submerged historical resources. The project sponsor shall retain the services of an archeological consultant from the rotational Department Qualified Archeological Consultants List (QACL) maintained by the Planning Department archaeologist. The project sponsor shall contact the Department archeologist to obtain the names and contact information for the next three archeological consultants on the QACL. The archeological consultant shall undertake an archeological monitoring program. 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 Sect. 15064.5 (a)(c).

³ Randall Dean, Environmental Planner. Archeologist, Preliminary Archaeology Review for 190 Russ Street, Email communication to Craig Jung, Environmental Planner, July 22, 2013. This document is available for review at the Planning Department, 1650 Mission Street, Suite 400, in File No. 2013.0350E.

Archeological monitoring program (AMP). The archeological monitoring program shall minimally include the following provisions:

- 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 project archeologist 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 potential risk these activities pose to archeological resources and to their depositional context;
- 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 the 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 crews and heavy 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, after making a reasonable effort to assess the identity, integrity, and significance of the encountered archeological deposit, present the findings of this assessment to the ERO.

Consultation with Descendant Communities: On discovery of an archeological site⁴ associated with descendant Native Americans or the Overseas Chinese an appropriate representative⁵ of

⁴ By the term "archeological site" is intended here to minimally include any archeological deposit, feature, burial, or evidence of burial.

⁵ 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

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 Archeological Resources Report shall be provided to the representative of the descendant group.

If the ERO in consultation with the archeological consultant 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:

- A) The proposed project shall be re-designed so as to avoid any adverse effect on the significant archeological resource; or
- B) An archeological 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.

If an archeological data recovery program is required by the ERO, the archeological data recovery program shall be conducted in accord with an archeological data recovery plan (ADRP). The project archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the ADRP. The archeological consultant shall prepare a draft ADRP that shall be submitted to the ERO for review and approval. The ADRP shall identify how the proposed data recovery program will preserve the significant information the archeological resource is expected to 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.

The scope of the ADRP shall include the following elements:

- *Field Methods and Procedures.* Descriptions of proposed field strategies, procedures, and operations.
- *Cataloguing and Laboratory Analysis.* Description of selected cataloguing system and artifact analysis procedures.
- *Discard and Deaccession Policy.* Description of and rationale for field and post-field discard and deaccession policies.
- *Interpretive Program.* Consideration of an on-site/off-site public interpretive program during the course of the archeological data recovery program.

- *Security Measures.* Recommended security measures to protect the archeological resource from vandalism, looting, and non-intentionally damaging activities.
- *Final Report.* Description of proposed report format and distribution of results.
- *Curation.* Description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities.

Human Remains, Associated or Unassociated Funerary Objects. 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, including 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, 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 excavation, removal, recordation, analysis, curation, possession, and final disposition of the human remains and associated or unassociated funerary objects.

Final Archeological Resources Report. 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 draft final report.

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 Archeological 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 or interpretive value, the ERO may require a different final report content, format, and distribution than that presented above.

Historic Architectural Resources

The *Eastern Neighborhoods FEIR* anticipated that program implementation may result in demolition of buildings identified as historical resources, and found this impact to be significant and unavoidable. This impact was addressed in a Statement of Overriding Considerations with findings and adopted as part of the *Eastern Neighborhoods Rezoning and Area Plans* approval on January 19, 2009.



Eastern Neighborhoods FEIR Mitigation Measure K-1, Interim Procedures for Permit Review in the Eastern Neighborhoods Area Plan, required certain projects to be presented to the Landmarks Preservation Advisory Board (now the Historic Preservation Commission [HPC]). This mitigation measure is no longer relevant, because the South of Market Historic Resource Survey was completed and adopted by the HPC on April 1, 2011. *Mitigation Measures K-2 and K-3*, which amended Article 10 of the *Planning Code* to reduce potential adverse effects to contributory structures within the South End Historic District (East SoMa) and the Dogpatch Historic District (Central Waterfront), do not apply to the proposed project because the project site is not located within the South End or Dogpatch Historic Districts.

The subject property, an unimproved single-story building, is not a historic resource. The existing property at 190 Russ Street was surveyed by the City of San Francisco as part of the adopted South of Market Area Historic Resources Survey in 2011. In 2011, 190 Russ Street was assigned a National Register Status Code (NRSC) of "6Z," which designated the property as "Found ineligible for NR (National Register), CR (California Register) or Local designation through survey evaluation." Furthermore, the subject property is not located within but is adjacent to the Western SoMa Light Industrial and Residential Historic District as shown in Figure 10. The proposed project would not have a significant impact the Western SoMa Light Industrial and Residential Historic District.⁶ Therefore, the proposed project would not have significant impacts that were not identified and analyzed in the *Eastern Neighborhoods FEIR*.

⁶ Rich Sucre, Preservation Planner, San Francisco Department of Planning, Historic Resource Evaluation Response for 3178 Mission Street and 1663 Valencia Street, Parts I and II, San Francisco, California, January 17, 2014. A copy of this document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File 2013.1182E.

Figure 10: West SoMa Light Industrial & Residential District



-  West SoMa Light Industrial & Residential Historic District
-  Project Location

Transportation

The *Eastern Neighborhoods FEIR* anticipated that growth resulting from the zoning changes could result in significant impacts on traffic and transit ridership and identified 11 transportation mitigation measures. Even with mitigation, however, it was anticipated that the significant adverse cumulative traffic impacts at certain local intersections and the cumulative impacts on certain transit lines could not be fully mitigated. Thus, these impacts were found to be significant and unavoidable.

Trip generation of the proposed project was calculated using information in the *2002 Transportation Impacts Analysis Guidelines for Environmental Review* (SF Guidelines) developed by the San Francisco Planning Department.⁷ The proposed project would generate about 70 person-trips (inbound and outbound) on a daily basis during the weekdays, consisting of 25 person trips by auto, 12 transit trips, 25 walk trips and eight trips by other modes. During the pm peak hour, the proposed project would generate an estimated four vehicle trips and two transit trips (accounting for vehicle occupancy data for this Census Tract). Due to the project's location near major transit routes, this is likely a conservative estimate of vehicle trips.

The estimated four new p.m. peak hour vehicle trips would travel through the intersections near the project block. Intersection operating conditions are characterized by the concept of Level of Service (LOS), which ranges from A to F and provides a description of an intersection's performance based on traffic volumes, intersection capacity, and vehicle delays. LOS A represents free flow conditions, with little or no delay, while LOS F represents congested conditions, with extremely long delays; LOS D (moderately high delays) is considered the lowest acceptable level in San Francisco. Available intersection LOS data from nearby intersections indicates that the Sixth Street/Folsom Street intersection (one block from project site) currently operates at LOS B during the weekday p.m. peak hour and that the Sixth Street/Howard Street intersection (one block from project site) operates at LOS C during the weekday p.m. peak hour. Given that the proposed project would add approximately four new pm peak hour vehicle trips to surrounding intersections, it is not anticipated to substantially increase traffic volumes at these or other nearby intersections, nor substantially increases the average delay that would cause these intersections to deteriorate to unacceptable levels of service.

The proposed project is located in the *East SoMa Plan Area of the Eastern Neighborhoods* and there are two intersections analyzed in the FEIR near the project site. The first intersection near the project site that was analyzed (existing and 2025 operating conditions) in the *Eastern Neighborhoods FEIR* is located at Seventh Street and Harrison Street (two blocks away). With the *Eastern Neighborhood Rezoning*, this intersection is anticipated to change from LOS B to LOS F under the 2025 weekday pm peak hour conditions under Area Plan options A and B and to LOS E under Area Plan options C and the No Project. The other intersection near the project site analyzed in the *Eastern Neighborhoods FEIR* was at Sixth Street and Brannan Street (three blocks to the south of the project site) which operates at LOS E under existing (baseline) conditions

⁷ Craig Jung, San Francisco Planning Department, *Transportation Calculations*, July 12, 2013. These calculations are available for review as part of Case File No. 2013.0350E at the San Francisco Planning Department, 1650 Mission Street, Suite 400.

and would deteriorate to LOS F under 2025 weekday pm peak hour operating conditions for Area Plan Options A, B, C, and No Project. The proposed project's contribution of four pm peak hour vehicle trips would not be a substantial proportion of the overall traffic volume of the new vehicle trips generated by Eastern Neighborhoods' projects, should they be approved. Under the *Eastern Neighborhoods FEIR*, specific feasible mitigation measures were not proposed for the Seventh Street and Harrison Street and Sixth Street and Brannan Street intersections and a Statement of Overriding Considerations related to the significant and unavoidable cumulative (2025) traffic impacts was adopted as part of the EIR Certification and project approval on August 7, 2008. The proposed project would not contribute considerably to the significant impact identified in the *Eastern Neighborhoods FEIR*.

Transit

The proposed project is estimated to add 12 daily transit person trips, of which two are estimated to occur in the pm peak hour. The project site is served by several local and regional transit lines including Muni lines 8AX/BX, 12, 14, 14L, 14X, 19, 27, 30, 45, 47, and 91 and therefore, the additional pm peak hour trips would likely be accommodated on existing routes. The *Eastern Neighborhoods FEIR* identified significant and unavoidable cumulative impacts relating to increases in transit ridership due to the change from 2025 No-Project operating conditions for Muni lines 9, 10, 12, 14, 14L, 22, 27, 47, 49 and 67 under all Eastern Neighborhoods rezoning options. Mitigation measures proposed to address these impacts related to pursuing enhanced transit funding; conducting transit corridor and service improvements; and increasing transit accessibility, service information, and storage/maintenance capabilities for Muni lines in Eastern Neighborhoods. Even with mitigation, however, cumulative impacts on the above lines were found to be significant and unavoidable and a Statement of Overriding Considerations with Findings was adopted as part of the *Eastern Neighborhoods Rezoning and Area Plans* approval on August 7, 2008. The proposed project would not conflict with the implementation of these mitigation measures, and the significant and unavoidable cumulative transit conditions would occur with or without the proposed project. The proposed project's contribution of two pm peak hour transit trips would not be a substantial proportion of the overall transit volume generated by Eastern Neighborhood projects, should they be approved. The proposed project would not contribute considerably to the significant transit impacts identified in the *Eastern Neighborhoods FEIR*.

Noise

The *Eastern Neighborhoods FEIR* identified potential land use conflicts between residences and noise-sensitive uses located close to noise-generating uses such as PDR, entertainment, retail, cultural/institutional/educational uses, and office uses. Implementation of the Area Plan would produce other noise-related impacts related to construction and increased traffic in certain locations. Uses adjacent to and near the project site range from residential to industrial to institutional. Noise-sensitive residential receptors are located next to and across from the project site. Bessie Carmichael is located one block to the south of the project site. Light industrial uses (i.e. auto repair) are located next to the project site and within a one-block radius. With implementation of six noise mitigation measures cited in the FEIR, Plan-related noise impacts were found to be less than significant.

Construction noise is regulated by the San Francisco Noise Ordinance (Article 29 of the San Francisco Police Code). The Noise Ordinance requires that construction work be conducted in the following manner: 1) noise levels of construction equipment, other than impact tools, must not exceed 80 dBA at a distance of 100 feet from the source (the equipment generating the noise); 2) impact tools must have intake and exhaust mufflers that are approved by the Director of the Department of Public Works (DPW) to best accomplish maximum noise reduction; and 3) if the noise from the construction work would exceed the ambient noise levels at the site property line by 5 dBA, the work must not be conducted between 8:00 pm and 7:00 am, unless the Director of DPW authorizes a special permit for conducting the work during that period. Therefore, *Mitigation Measure F-2* would not apply to the project.

DBI is responsible for enforcing the Noise Ordinance for private construction projects during normal business hours (8:00 am to 5:00 pm). The Police Department is responsible for enforcing the Noise Ordinance during all other hours. Nonetheless, during the construction period for the proposed project of approximately three months, residential occupants of the nearby properties and Bessie Carmichael Elementary School could be disturbed by construction noise and possibly vibration. There may be times when noise could interfere with indoor activities in nearby residences and other businesses near the project site and may be considered an annoyance by occupants of nearby properties. The increase in noise in the project area during project construction would not be considered a project-related significant impact because the construction noise would be temporary, intermittent, and restricted in occurrence and level, as the contractor would be obliged to comply with the City's Noise Ordinance.

The *Eastern Neighborhoods FEIR* identified a significant impact related to construction noise from pile driving and other construction activities. *Mitigation Measure F-1* and *Mitigation Measure F-2* would reduce effects to a less-than-significant level. *Mitigation Measure F-1* requires individual projects that include pile-driving within the *Eastern Neighborhoods Area Plan* and within proximity to noise-sensitive uses to ensure that piles be pre-drilled, wherever feasible, to reduce construction-related noise and vibration. Since construction of the proposed project would not require pile driving to construct the mat foundation, *Mitigation Measure F-1* is not applicable to the proposed project.

Mitigation Measure F-2 requires individual projects that include particularly noisy construction procedures (including pile-driving) in proximity to sensitive land uses to submit site-specific noise attenuation measures under the supervision of a qualified acoustical consultant to the Department of Building Inspection prior to commencing construction. The proposed project would not require the use of particularly noisy construction procedures in proximity to sensitive land uses. Excavation of 24 inches to 30 inches below grade for the entire site would be required for the construction of the mat foundation, but the project would not require pile driving or the use of particularly noisy construction equipment. Therefore, *Mitigation Measure F-2* is not applicable to the proposed project.

Eastern Neighborhoods FEIR Mitigation Measures F-3 and F-4 include additional measures for individual projects that include siting new noise-sensitive uses.

The *Eastern Neighborhoods FEIR* identified a significant impact related to new development including noise-sensitive uses located along streets with noise levels above a day-night average of 60 dBA (Ldn), where such development is not already subject to the California Noise Insulation Standards in Title 24 of the California Code of Regulations. Since the 190 Russ Street project, a nine-unit residential project is subject to Title 24, *Mitigation Measure F-3: Interior Noise Levels* from the *Eastern Neighborhoods FEIR* is not applicable.

The *Eastern Neighborhoods FEIR* identified a significant impact related to potential conflicts between existing noise-generating uses and noise-sensitive uses with new sensitive receptors from new development. Since the proposed project includes noise-sensitive uses with sensitive receptors, *Mitigation Measure F-4: Siting of Noise-Sensitive Uses* below applies to the proposed project. Pursuant to this measure, a noise specialist was hired by the project sponsor to conduct a noise study that included a 24-hour noise-measurement and site survey of noise-generating uses within the project site.⁸

Project Mitigation Measure 2 – Noise (Mitigation Measure F-4: Siting of Noise-Sensitive Uses in the Eastern Neighborhoods FEIR. New development with noise-sensitive uses require the preparation of an analysis that includes, at a minimum, a site survey to identify potential noise-generating uses within 900 feet of, and that have a direct line-of-sight to, the project site, and including at least one 24-hour noise measurement (with maximum noise level readings taken at least every 15 minutes), prior to the first project approval action. The analysis would demonstrate with reasonable certainty that Title 24 standards, where applicable, can be met, and that there are no particular circumstances about the proposed project site that appear to warrant heightened concern about noise levels in the vicinity. Should such concerns be present, the Department may require the completion of a detailed noise assessment by person(s) qualified in acoustical analysis and/or engineering prior to the first project approval action, in order to demonstrate that acceptable interior noise levels consistent with those in the Title 24 standards can be attained. ARC Management conducted a noise study that demonstrated that the proposed project can attain Title 24 standards. Therefore, *Project Mitigation Measure 2* has already been implemented.

Ambient noise levels in the vicinity of the project site are typical of noise levels in neighborhoods in San Francisco, which are dominated by vehicular traffic, including trucks, cars, Muni buses, emergency vehicles, and land use activities, such as PDR-related uses, commercial/retail uses and periodic temporary construction-related noise from nearby development, or street maintenance. Some PDR-related uses require loading but these businesses are not located in close proximity to the project site. There is an auto

⁸ Robert King, ARC Management, Environmental Noise Report, 190 Russ Street, June 6, 2013. This document is available for review at the Planning Department, 1650 Mission Street, Suite 400, in File No. 2013.0350E.

repair shop two buildings to the north of the project site at 160 Russ Street. Noises generated by residential and commercial uses are common and generally accepted in urban areas. The noise generated by the occupants of the proposed project would not be considered a significant impact of the proposed project. An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels noticeable to most people. The project would not double in traffic volumes and therefore would not cause a noticeable increase in the ambient noise level in the project vicinity.

The *San Francisco General Plan* noise guidelines indicate that any new residential development in areas with noise levels above 60 dBA⁹ should be undertaken only after a detailed analysis of noise reduction requirements is made and needed noise insulation features are included in the design. In areas where noise levels exceed 65 dBA, a detailed analysis of noise reduction requirements must be done and required noise insulation features included in the design. Title 24 of the California Code of Regulations establishes uniform noise insulation standards for multi-unit residential projects (including hotels, motels, and live/work developments). This state regulation requires meeting an interior standard of 45 dBA in any habitable room. DBI would review the final building plans to ensure that the building wall and floor/ceiling assemblies for the residential development meet State standards regarding sound transmission for residents.

The 24-hour noise measurement recorded a day-night noise average of 75 dBA (Ldn), which is higher than what was forecasted by the noise modeling undertaken by the Department of Public Health, which predicts a traffic noise level between 65 dBA and 70 dBA (Ldn) for the project block. According to the noise study, the primary significant noise-generating uses within 900 feet of the site with a direct line-of-sight to the project site are from moderate to heavy transportation noise emanating from passenger vehicles and service sources from Russ Street and Folsom Street. There is a line of site to the Interstate 80 freeway located southeast of the project site, which is a continuous noise-generating source.

The noise study concluded that interior noise level can typically be maintained below the State standards of 45 dBA (Ldn) by standard residential construction methods with the incorporation of forced-air mechanical ventilation systems in residential units. Preliminary calculations suggest that the residential units nearest Russ Street would require windows and doors with a minimum Sound Transmission Class rating of 30 STC ($75 - 30 = 45$) and a suitable form of mechanical ventilation to ensure that the interior average noise level of 45 dBA (Ldn) is met as required by the *San Francisco Building Code*. Therefore, the noise study demonstrated that acceptable interior noise levels consistent with those in the Title 24 standards were attainable for the proposed project and no further acoustical analysis or engineering is required.

⁹ The dBA, or A weighted decibel, refers to a scale of noise measurement that approximates the range of sensitivity of the human ear to sounds of different frequencies. On this scale, the normal range of human hearing extends from about 0 dBA to about 140 dBA. A 10-dBA increase in the level of a continuous noise represents a perceived doubling of loudness.

The *Eastern Neighborhoods FEIR* identified a significant impact related to potential conflicts between existing sensitive receptors and new noise-generating uses and determined that *Mitigation Measures F-5: Siting of Noise-Generating Uses* would reduce effects to a less-than-significant level. Since the proposed residential development would not be expected to generate noise levels in excess of ambient noise in the vicinity of the project site, *Mitigation Measure F-5* is not applicable.

In summary, the proposed project would not have significant impacts related to noise that were not identified and analyzed in the *Eastern Neighborhoods FEIR*.

Air Quality

The *Eastern Neighborhoods FEIR* identified potentially significant air quality impacts related to construction activities that may cause wind-blown dust and pollutant emissions; roadway-related air quality impacts on sensitive land uses; and the siting of uses that emit diesel particulate matter (DPM) and toxic air contaminants (TACs) as part of everyday operations. These significant impacts would conflict with the applicable air quality plan at the time, the *Bay Area 2005 Ozone Strategy*. The *Eastern Neighborhoods FEIR* identified four mitigation measures that would reduce air quality impacts to less-than-significant levels.

Project-related demolition, excavation, grading and other construction activities may cause wind-blown dust that could contribute particulate matter into the local atmosphere. The *Eastern Neighborhoods FEIR* identified a significant impact related to construction air quality and determined that *Mitigation Measure G-1: Construction Air Quality* would reduce effects to a less-than-significant level. Subsequently, the San Francisco Board of Supervisors approved a series of amendments to the San Francisco *Building and Health Codes* generally referred hereto as the Construction Dust Control Ordinance (Ordinance 176-08, effective July 30, 2008) with the intent of reducing the quantity of dust generated during site preparation, demolition, and construction work in order to protect the health of the general public and of onsite workers, minimize public nuisance complaints, and to avoid orders to stop work by the Department of Building Inspection (DBI). These regulations and procedures set forth by the San Francisco *Building Code* ensure that potential dust-related air quality impacts would be less than significant. Since the project is required to comply with the Construction Dust Control Ordinance, the project would not result in a significant impact related to construction air quality and *Mitigation Measure G-1* is not applicable.

The *Eastern Neighborhoods FEIR* identified a significant impact related to poor air quality for sensitive land uses and determined that *Mitigation Measure G-2: Air Quality for Sensitive Land Uses* would reduce effects to a less-than-significant level. In response to this concern, Article 38 of the San Francisco *Health Code* was amended to require that all newly constructed buildings containing ten or more units within the Potential Roadway Exposure Zone perform an Air Quality Assessment to determine whether the PM_{2.5}¹⁰

¹⁰ The dBA, or A weighted decibel, refers to a scale of noise measurement that approximates the range of sensitivity of the human ear to sounds of different frequencies. On this scale, the normal range of human hearing extends from about 0 dBA to about 140 dBA. A 10-dBA increase in the level of a continuous noise represents a perceived doubling of loudness.

concentration at the project site is greater than 0.2 micrograms per cubic meter (0.2 ug/m³).¹¹ The project site is not located within the Potential Roadway Exposure Zone, and the project proposes only nine residential units, therefore, *Mitigation Measure G-2* does not apply.

The *Eastern Neighborhoods FEIR* identified a significant impact related to siting of uses that emit diesel particulate matter (DPM) and determined that *Mitigation Measure G-3: Siting of Uses that Emit DPM* would reduce these effects to a less-than-significant level. As stated in the *Eastern Neighborhoods FEIR*, to minimize potential exposure of sensitive receptors to DPM, for new development including warehouses and distribution centers, commercial, industrial, or other uses that would be expected to be served by at least 100 trucks per day or 40 refrigerated trucks per day, the Planning Department would require that such uses be located no less than 1,000 feet from residential units and other sensitive receptors. Since the proposed project would not be expected to be served by at least 100 trucks per day or 40 refrigerator trucks per day, the 190 Russ Street project would not expose sensitive receptors to DPM and *Mitigation Measure G-3* is not applicable.

The *Eastern Neighborhoods FEIR* identified a significant impact related to siting of uses that emit toxic air contaminants (TACs) as part of everyday operations and determined that *Mitigation Measure G-4: Siting of Uses that Emit Other TACs* would reduce these effects to a less-than-significant level. Since the proposed project, a residential building with nine dwelling units would not be expected to generate TACs as part of everyday operations, the 190 Russ Street project would not contribute to this significant impact and *Mitigation Measure G-4* is not applicable.

Therefore, the proposed project would not result in significant air quality impacts that are a result of peculiar circumstances that were not identified in the *Eastern Neighborhoods FEIR* related to air quality.

Shadow

Section 295 of the *Planning Code* was adopted in 1984 to protect certain public open spaces from shadowing by new structures during the period between one hour after sunrise and one hour before sunset (year round). Section 295 generally prohibits new structures above 40 feet in height that would cast additional shadows on open space that is under the jurisdiction of the San Francisco Recreation and Park Commission between one hour after sunrise and one hour before sunset, at any time of the year, unless that shadow would not result in an adverse effect on the use of the open space. The *Eastern Neighborhoods FEIR* could not conclude if the rezoning and community plans would result in less-than-significant shadow impacts because the feasibility of complete mitigation for potential new shadow impacts of unknown proposed projects could not be determined at that time. Therefore, the *Eastern Neighborhoods FEIR* determined shadow impacts to be significant and unavoidable. No mitigation measures were identified in the *Eastern Neighborhoods FEIR*.

¹¹ See Board of Supervisors Ordinance No. 281-08, effective January 5, 2009.

To determine whether this project would comply with Section 295, a preliminary shadow fan analysis was prepared by the Planning Department. This analysis determined that the proposed project would not cast any new shadows on the South of Market/Gene Friend Recreation Center east of the project site, but does have the potential to cast new shadow on Victoria Manalo Draves Park (Figure 11). Therefore, a more precise shadow analysis was required.¹²

The Proposition K Memorandum dated February 3, 1989,¹³ developed by the Recreation and Park Department and the Planning Department, provided tolerance levels for the Absolute Cumulative Limit of new shading for specific parks and established criteria for parks not yet named in the memo but still subject to Section 295 Review. The established tolerance limits are based on the additional new shadow-foot-hours expressed as a percentage of the theoretical total foot-hours of sunlight for each park over a period of one year. Victoria Manalo Draves Park, not named in the 1989 memo, but subject to the qualitative criteria,¹⁴ is larger than 2 acres and shadowed less than 20% of the year. The Prop K memo establishes a potentially permissible quantitative limit for additional shadows where the Absolute Cumulative Limit is up to 1.0% if the specific shadow meets the additional qualitative criteria. The South of Market (Gene Friend) Recreation Center is referenced in the 1989 Prop K memo with an Absolute Cumulative Limit of 0% additional shading.

The project site is located approximately 180 feet from the Victoria Manalo Draves Park, which is approximately 2.52 acres (109,771 sf) in size and bound by Folsom Street (north), Harrison Street (south), Sherman Street (west) and Columbia Square Street (east). Victoria Manalo Draves Park is under the jurisdiction of the Recreation and Park Department. The park is comprised of outdoor facilities, including a community garden, basketball court, a baseball diamond, trees, benches, picnic tables, play structure, pedestrian pathway and lawn area. Thirteen mature street trees border the park along Columbia Square, Sherman, and Harrison Streets and seven young street trees have been recently planted along Folsom Street.

Pursuant to the *Eastern Neighborhoods Rezoning and Area Plans*, the height limits in the East SoMa Subarea, in which the project site is located, were raised from 40 feet up to 65 feet. A shadow analysis conducted for the *Eastern Neighborhoods FEIR* addressed potential impacts to Victoria Manalo Draves Park. The shadow analysis in the *Eastern Neighborhoods FEIR* found that under existing conditions during the summer solstice, the park would be in full sun from 9:10 AM until 5:30 PM (along the northern edge of the park). The *Eastern Neighborhoods FEIR* also found that up to 95 percent of the park could be shaded at

¹² Kevin Guy, San Francisco Planning Department, letter dated October 15, 2013 (Case No. 2013.0350K) Shadow Analysis. A copy of this document is available for public review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, California, as a part of Case File No. 2013.0350E.

¹³ San Francisco Recreation and Park Department and San Francisco Planning Department, *Proposition K – The Sunlight Ordinance*, memorandum dated February 3, 1989. A copy of this document is available for public review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, California, as a part of Case File No. 2013.0350E.

¹⁴ Qualitative criteria for each park should be based on existing shadow profiles, important times of day, important seasons in the year, size and duration of new shadows and the public good served by buildings casting new shadow.

Figure 11: Victoria Manalo Draves Park and SoMa (Gene Friend) Recreation Center



the last Section 295 minute in winter and up to 75 percent of the park could be shaded at the last Section 295 minute in summer with full build-out in accordance with existing height limits. The *Eastern Neighborhoods FEIR* noted that Section 295 would limit potential new shadow impacts on Victoria Manalo Draves Park and that new shadow impacts would be evaluated on a project-specific basis, but without detailed development proposals, the potential for new shadow impacts could not be determined and the *Eastern Neighborhoods FEIR* concluded that increasing heights as part of the rezoning effort would result in significant shadow impacts on Victoria Manalo Draves Park, requiring individual projects to undergo a detailed shadow analysis.

A more refined project-specific analysis was conducted for the proposed project by PreVision Design¹⁵ to determine the project's shadow impact on Victoria Manalo Draves Park. The shadow analysis for the 64-foot-tall building compared the proposed project with existing shadows that would be exempt from Section 295 of the *Planning Code*. The shadow analysis looked at five representative times of day (Sunrise plus one hour, 10:00 a.m., noon, 3:00 p.m., and Sunset minus one hour) for the four representative days of the year. September 22nd and March 20th (fall and spring equinoxes) and December 21st and June 21st (winter and summer solstices) were integral dates examined for the shadow study. The proposed project would shade a portion of Victoria Manalo Draves Park from late March to early September in the last 45 minutes before sunset minus one hour. The duration of shading on the northeast portion of the park is greatest on June 21st between 6:50 PM and 7:35 PM for approximately 45 minutes and the duration becomes shorter each day removed from that date. The winter solstice, fall equinox, and spring equinox did not produce new shadow on the park and were not part of the analysis.

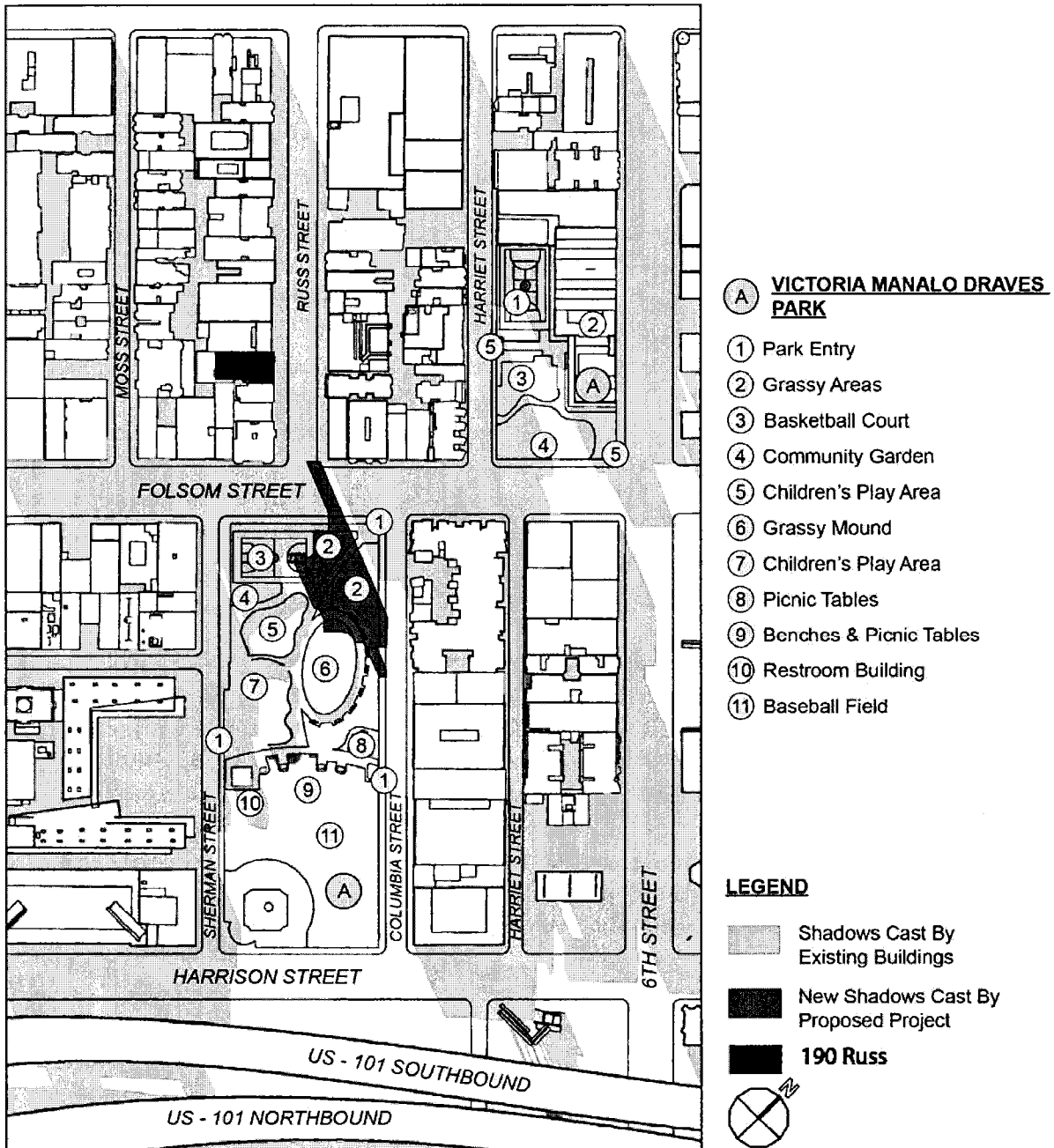
On June 21st new shadow reached a maximum area of approximately 3,593 sf which would primarily affect the northeast corner of the park. The area receiving new shadow includes the primary public entrance at Folsom Street and Columbia Square Street, the walkway and surrounding grass areas, three benches on the north side of the oval mounded area, and a portion of the basketball court (Figure 12). This new shadow would cover less than one-third of the park. The shadow analysis found that the theoretically available amount of sunlight (TAAS)¹⁶ on Victoria Manalo Draves Park is approximately 409,342,836 square feet/hour, the park is shaded 6.35 percent of the year. The project would add approximately 282,074 sf/hr of new shade, resulting in a 0.07 percent (less than one percent) decrease in the TAAS where the park would be shaded 6.42 percent of the year.

Under CEQA, a project is considered to have a significant shadow impact if the project would create new shadow in a manner that substantially affects outdoor recreation facilities or other public areas. The new shadow impact would occur during the last 45 minutes of the day (6:50 PM to 7:35 PM) before sunset at its maximum duration. During this time three park benches would be within the new shadow for a maximum of eight minutes as the shadow moves across the affected area. The basketball court would be

¹⁵ Adam Phillips, PreVision Design. *190 Russ Street Shadow Analysis*, October 15, 2013. This document is available for public review at the Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2013.0350E.

¹⁶ TAAS does not account for shadows cast by existing buildings.

Figure 12: New Shadow (June 21st) from the Proposed Project



Source:
PreVision Design 2014

within the new shadow moving across the affected area for a maximum of 33 minutes (7:02 PM to 7:35 PM). At 7:35 pm 80 percent of the basketball court would be covered by the new shadow from the proposed project.

Park uses were observed from 6/26/13 to 7/7/13 during the morning, afternoon, and evening. During the 30-minute observation periods, 33 to 125 people were using the park. Weekdays during the midday the most visitors (125) were observed either eating lunch or children from the nearby school were playing at the park. Dog walkers were observed at all times. There were no people using the basketball court during any of the observations. Many park users were observed with their personal belongings occupying the benches resting or sleeping. Shadowing was not observed during the morning observations and limited shadowing was present during the weekday and weekend afternoon/evening observations. Since new additional shadow would occur for a relatively short duration at the end of the day and would cover a small area, the new shadow would not be expected to substantially reduce the use of the outdoor facilities. A majority of the park users were observed during the midday when no shadows were touching the park. Dog walkers would not be impacted by the new shadow from the proposed project because owners walk their dogs no matter what the conditions are during the day, night, and throughout the year. People using the benches for rest or to sleep would not be substantially impacted by eight minutes of shadowing late in the day. People using the basketball court would not be impacted since the new shadow would only impact the court at the end of the day. During the midday observation periods no people were using the basketball court. That does not mean that court never is used but does signify that the court does not receive substantial use. Therefore, the new shadow from proposed project on Victoria Manalo Draves Park would not result in significant impacts related to park uses.

The areas around Victoria Manalo Draves Park would be subject to additional development in the future. Height limits are 45 feet for the parcels directly east and west of the park, 65 feet for the parcels located north of the park, and a majority of these current buildings are less than 45 feet tall. Currently there are no proposed projects planned for any of the parcels located along Columbia Square Street (east of the park) and Sherman Street (west of the park). Parcels located midblock on Columbia Square Street and Sherman Street are subject to 45-foot height limits and could be redeveloped with taller buildings but would trigger Section 295, which would require further analysis to determine if there would be shadow impacts on Victoria Manalo Draves Park or other parks in the vicinity. Bessie Carmichael Elementary School (Figure 12) is located midblock on Sherman Street and would not likely be redeveloped in the near future. There is no proposed development in the vicinity of the project site; therefore, the proposed project's new shadow impact would not be cumulatively considerable.

Section 295 of the *Planning Code* does not provide protection of sunlight for non-Recreation and Park properties or private open space properties. However, these properties are evaluated under CEQA. Other public spaces that would be affected by the shadow caused by the proposed project include public sidewalks in the project vicinity. The proposed project would be 20 to 30 feet taller than the existing

adjacent buildings to the north and south and would be approximately 10 to 15 feet taller than the existing adjacent buildings to the east and west. Therefore, the proposed project would increase shadows on Moss Street and Russ Street. However, the proposed project would not increase the total amount of shading in the neighborhood above levels that are common and generally accepted in urban areas. While an increase in shadow at any time of the year may be regarded as an adverse change to those affected, it would not be considered a substantial increase or significant adverse effect under CEQA.

The new shadow from the proposed project would contribute to the significant shadow impact identified in the *Eastern Neighborhoods FEIR*. New shadow on Victoria Manalo Draves Park from the proposed project would not result in a substantial adverse impact on use of enjoyment of the park. Therefore, the proposed project would contribute to the significant impact anticipated, identified, and analyzed in the *Eastern Neighborhoods FEIR* and would not result in any new project-specific significant impact.

Hazardous Materials

The Eastern Neighborhoods rezoning of industrial (PDR) land to residential, commercial, or open space uses would lead to the incremental replacement of some of the existing non-conforming businesses with development of these other land uses. Development may involve demolition or renovation of existing structures that may contain hazardous building materials, such as transformers and fluorescent light ballasts that contain polychlorinated biphenyls (PCBs) or di (2 ethylhexyl) phthalate (DEHP) and fluorescent lights containing mercury vapors, that were commonly used in older buildings, and which could present a public health risk if disturbed during an accident or during demolition or renovation. The demolition of the single-story commercial building and construction of the six-story residential building may involve the removal and/or disturbance of materials containing PCBs and DEHP. Therefore *Mitigation Measure L-1, Hazardous Building Materials* below, would apply to the proposed project. Project-related impacts regarding hazardous building materials would be less than significant by implementing this mitigation measure. In accordance with *Eastern Neighborhoods FEIR* requirements, the project sponsor has agreed to implement *Project Mitigation Measure 3*.

Project Mitigation Measure 3 – Hazardous Building Materials (Mitigation Measure L-1 of the Eastern Neighborhoods FEIR). The City would condition future development approvals to require that the subsequent project sponsors ensure that any equipment containing PCBs or 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, would be abated according to applicable federal, state, and local laws.

The proposed project would disturb more than 50 cubic yards of soil and is within the Maher Zone. Therefore, the project is subject to Article 22A of the Health Code, also known as the Maher Ordinance, which is administered and overseen by the Department of Public Health (DPH). The Maher Ordinance

requires the project sponsor to retain the services of a qualified professional to prepare a Phase I Environmental Site Assessment (ESA) that meets the requirements of Health Code Section 22.A.6.

The Phase I would determine the potential for site contamination and level of exposure risk associated with the project. Based on that information, the project sponsor may be required to conduct soil and/or groundwater sampling and analysis. Where such analysis reveals the presence of hazardous substances in excess of state or federal standards, the project sponsor is required to submit a site mitigation plan (SMP) to the DPH or other appropriate state or federal agency(ies), and to remediate any site contamination in accordance with an approved SMP prior to the issuance of any building permit.

In compliance with the Maher Ordinance, the project sponsor has submitted a Maher Application to DPH and a Phase I, Environmental Site Assessment (ESA),¹⁷ has been prepared to assess the potential for site contamination. The Phase I Environmental Site Assessment for 190 Russ Street notes that historic land use activities on the project site include residential, industrial, and commercial tenancies. Historic and current uses were determined to have no potential environmental concerns. The report identified off-site sources, but determined that the potential to impact the project site based on hydraulic gradient, site distance, regulatory status, or contamination magnitude considerations is low. No evidence of any recognized environmental conditions (REC) were found at the project site, and no further action or investigation was recommended in the Phase I report.

The proposed project would be required to remediate potential soil (*and/or*) groundwater contamination described above in accordance with Article 22A of the Health Code. Therefore, the proposed project would not result in any significant impacts that were not identified in the *Eastern Neighborhoods FEIR* related to hazards and hazardous materials.

Public Notice and Comment

A "Notification of Project Receiving Environmental Review" was mailed on May 31, 2013 to owners of properties within 300 feet of the project site and adjacent occupants.

The Planning Department received comments in response to the notice. Concerns raised include increased traffic congestion, inadequate off-street parking, height of the proposed building, construction noise, construction-related air quality, hazardous materials, and storm water issues.

Concerns and issues raised in the public comments on the environmental review are discussed in the corresponding topical sections of this CPE or in the CPE Checklist. Moreover, as further discussed in the Community Plan Exemption Checklist (Attachment A), aesthetics and parking are not considered in determining the impacts of the proposed projects on the physical environment under CEQA pursuant to Public Resources Code Section 21099(d). No significant, adverse environmental impacts from issues of

¹⁷ AEI Consultants Environmental and Engineering Services, Phase I Environmental Site Assessment, 190 Russ Street, San Francisco County, CA 94103, July 10, 2013. This document is available for review at the Planning Department, 1650 Mission Street, Suite 400, in File No. 2013.0350E.

concern have been identified. Comments that do not pertain to physical environmental issues and comments on the merits of the proposed project will be considered in the context of project approval or disapproval, independent of the environmental review process. While local concerns or other planning considerations may be grounds for modifying or denying the proposal, in the independent judgment of the Planning Department, there is no substantial evidence that the proposed project could have a significant effect on the environment.

Conclusion

As described above the 190 Russ Street project would not have any additional significant adverse effects not examined in the *Eastern Neighborhoods FEIR*, nor has any new or additional information come to light that would alter the conclusions of the *Eastern Neighborhoods FEIR*. Thus, the proposed 190 Russ Street project would not have any new significant effects on the environment not previously identified in the FEIR for the *Eastern Neighborhoods Rezoning and Area Plans*, nor would any environmental impacts be substantially greater than described in the *Eastern Neighborhoods FEIR*. No mitigation measures previously found infeasible have been determined to be feasible, nor have any new mitigation measures or alternatives been identified but rejected by the project sponsor. Therefore, in addition to being exempt from environmental review under Section 15183 of the CEQA Guidelines, the proposed project is also exempt under Section 21083.3 of the California Public Resources Code.

Attachment A Community Plan Exemption Checklist

Case No.: 2013.0350E
Project Title: 190 Russ Street
Zoning: Residential Enclave District (RED);
65-X Height and Bulk District
Block/Lot: 3731/084
Lot Size: 4,500 square feet
Plan Area: East SoMa Subarea of the Eastern Neighborhoods
Project Sponsor: Paolo Iantorno, Panoramic Interests, (415) 440-0201
Staff Contact: Craig Jung – (415) 575-9126
Craig.jung@sfgov.org

A. PROJECT DESCRIPTION

The proposed project includes the demolition of the existing 1,900-square-foot (sf), single-story, industrial building and construction of a 15,650-s-f (sf), 65-foot-tall, six-story residential building with nine residential units, consisting of eight three-bedroom units and one two-bedroom unit. Six off-street vehicle parking spaces and nine bicycle parking spaces would be provided on the ground floor. A ten-foot-wide curb cut would provide access to the parking garage. Entry to the building would be provided on the ground floor through the lobby. Common open space would be provided on the roof (900 sf), side yard (700 sf) and rear yard (1,000 sf).

B. EVALUATION OF ENVIRONMENTAL EFFECTS

This Community Plan Exemption Checklist examines the potential environmental impacts that would result from implementation of the proposed project and indicates whether any such impacts are addressed in the applicable programmatic final EIR (FEIR) for the plan area (i.e., the *Eastern Neighborhoods Rezoning and Area Plans Final EIR*).¹ Items checked "Sig. Impact Identified in FEIR" identify topics for which a significant impact is identified in the FEIR. In such cases, the analysis considers whether the proposed project would result in impacts that would contribute to the impact identified in the FEIR. If the analysis concludes that the proposed project would contribute to a significant impact identified in the FEIR, the item is checked "Project Contributes

¹ Eastern Neighborhoods Rezoning and Area Plans Final Environmental Impact Report, Planning Department Case No. 2004.0160E, certified August 7, 2008. The FEIR is on file for public review at the Planning Department, 1650 Mission Street Suite 400 as part of Case No. 2004.0160E, or at: http://www.sfgov.org/site/planning_index.asp?id=67762.

to Sig. Impact Identified in FEIR". Mitigation measures identified in the FEIR applicable to the proposed project are identified in the text of the Certificate of Determination under each topic area.

Items checked "Project Has Sig. Peculiar Impact" identify topics for which the proposed project would result in a significant impact that is peculiar to the project, i.e., the impact is not identified as significant in the FEIR. Any impacts not identified in the FEIR will be addressed in a separate Focused Initial Study or EIR.

Any item that was not addressed in the FEIR (i.e., greenhouse gases) is discussed in the Certificate of Determination. For any topic that was found to be less than significant (LTS) in the FEIR and for the proposed project or would have no impacts, the topic is marked LTS/No Impact and is discussed in the Checklist below.

<u>Topics:</u>	<u>Sig. Impact Identified in FEIR</u>	<u>Project Contributes to Sig. Impact Identified in FEIR</u>	<u>Project Has Sig. Peculiar Impact</u>	<u>LTS/ No Impact</u>
1. LAND USE AND LAND USE PLANNING— Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial impact upon the existing character of the vicinity?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Significant Impact Identified in FEIR

The *Eastern Neighborhoods FEIR* determined that the rezoning and community plans would result in a significant and unavoidable impact on land use due to the cumulative loss of production, distribution, and repair (PDR) use in the Area Plan. Refer to the CPE Certificate for a discussion regarding the proposed project in terms of land use.

The *Eastern Neighborhoods FEIR* determined that the rezoning and community plans is a regulatory program, not a physical development project; therefore, the rezoning and community plans would not create any new physical barriers in the Eastern Neighborhoods. Additionally, the *Eastern Neighborhoods FEIR* found that the rezoning would not conflict with any applicable

land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

No Peculiar Impacts

As discussed in the Certificate of Determination, the proposed project would not result in a peculiar impact with regard to the cumulative loss of PDR use in the Area Plan.

New physical barriers in the Eastern Neighborhoods would not be created from constructing the proposed project. The proposed project would involve the construction of a 65-foot-tall, six-story residential building with nine residential units replacing a single-story building, which is currently being used for storage by the property owners. Therefore, the proposed project would not physically divide or disrupt the project site, individual neighborhoods, or subareas.

The project site is in the *East SoMa Area Plan of the San Francisco General Plan* and is in the South of Market Residential Enclave (RED) Use District, which is designed to encourage residential housing. Primarily residential use is permitted in an RED Use District. The proposed project’s residential use is consistent with uses permitted within the RED Use District.

For the above reasons, the proposed project would not result in impacts that occur under peculiar circumstances that were not identified in the *Eastern Neighborhoods FEIR* related to land use and planning.

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
2. AESTHETICS— Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and other features of the built or natural environment which contribute to a scenic public setting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area or which would substantially impact other people or properties?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Significant Impacts Identified in FEIR

The *Eastern Neighborhoods FEIR* determined that implementation of the design policies of the Area Plan would not substantially degrade the visual character or quality of the area, have a substantial adverse effect on a scenic vista, substantially damage scenic resources that contribute to a scenic public setting, or create a new source of substantial light or glare which would adversely affect day or nighttime views in the area or which would substantially impact other people or properties. No mitigation measures were identified in the FEIR.

No Peculiar Impacts

Public Resources Code Section 21099(d), effective January 1, 2014, provides that, “aesthetics and parking impacts of a residential, mixed-use residential, or employment center project on an infill site located within a transit priority area shall not be considered significant impacts on the environment.” Accordingly, aesthetics and parking are no longer to be considered in determining if a project has the potential to result in significant environmental effects for projects that meet all of the following three criteria:

- a) The project is in a transit priority area; and
- b) The project is on an infill site; and
- c) The project is residential, mixed-use residential, or an employment center.

The proposed project meets each of the above three criteria and thus, this checklist does not consider aesthetics in determining the significance of project impacts under CEQA.² The Planning Department acknowledges that aesthetic effects may be of interest to the public and the decision makers. Therefore, the following description of the project setting and appearance is provided for informational purposes.

² Transit-Oriented Infill Project Eligibility Checklist for 190 Russ Street, February 10, 2014. This document is on file and available for public review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2013.0350E.

The existing character of the project site and surroundings is dominated by uses typical in an urban setting, mostly one- to four-story commercial, light industrial and residential uses. Public viewpoints in the project vicinity are dominated by these existing nearby buildings.

The proposed project would demolish the existing building, fence, gate and two storage structures and replace them with a 65-foot-tall, six-story residential building with nine dwelling units. While the new building would change the visual appearance of the site, it would not substantially degrade the visual character or quality. Furthermore, the proposed project would not obstruct longer-range views from various locations in the Area Plan and the City as a whole. The new building envelope and design meets *Planning Code* requirements for RED Use District.

The new building would introduce a new source of light and glare. However, the proposed project would comply with Planning Commission resolution 9212, which prohibits the use of mirrored or reflective glass. Therefore, the new lighting would not adversely affect day or nighttime views in the area or substantially impact other people or properties because the lighting would not extend beyond the project site.

The new building would be visible from some residential and commercial buildings within the project site vicinity, which could reduce private views. Reduced private views on private property would be an unavoidable consequence of the proposed project and may be an undesirable change for those individuals affected. Nonetheless, the change in private views would not exceed those commonly expected in an urban setting and would not constitute a significant impact under CEQA.

For the above reasons, the proposed project would not result in significant impacts that occur under peculiar circumstances that were not identified in the *Eastern Neighborhoods FEIR* related to aesthetics.

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
3. POPULATION AND HOUSING— Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
b) Displace substantial numbers of existing housing units or create demand for additional housing, necessitating the construction of replacement housing?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Significant Impacts Identified in FEIR

The *Eastern Neighborhoods FEIR* determined that the anticipated increase in population and density would not result in significant adverse physical effects on the environment. No mitigation measures were identified in the FEIR.

No Peculiar Impacts

The proposed project does not involve the displacement of people. No housing would be removed. The proposed project would demolish the existing 1,900-s-f, single-story, commercial building and replace it with a 15,650-s-f, 65-foot-tall, six-story residential building with nine residential units. Eight three-bedroom units and one two-bedroom unit would be provided. In addition, the proposed project would not add any new infrastructure that would indirectly induce population growth.

The *Eastern Neighborhoods FEIR* determined that a secondary effect of the proposed rezoning would be population increase, which would not result in adverse physical effects, but would serve to advance some key City policy objectives, such as providing housing in appropriate locations next to Downtown and other employment generators and furthering the City’s Transit First policies. All of the Area Plan neighborhoods were anticipated to experience an increase in both housing development and population from rezoning. The proposed project would not induce substantial population growth and any increase in population would be within the scope of the *Eastern Neighborhoods FEIR* analysis. For the above reasons, the proposed project would not result in impacts that occur under peculiar circumstances that were not identified in the *Eastern Neighborhoods FEIR* related to population and housing.

<u>Topics:</u>	<u>Sig. Impact Identified in FEIR</u>	<u>Project Contributes to Sig. Impact Identified in FEIR</u>	<u>Project Has Sig. Peculiar Impact</u>	<u>LTS/ No Impact</u>
4. CULTURAL AND PALEONTOLOGICAL RESOURCES—Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5, including those resources listed in Article 10 or Article 11 of the San Francisco <i>Planning Code</i> ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Significant Impacts Identified in FEIR

The *Eastern Neighborhoods FEIR* identified potentially significant archeological resource impacts related to the greater potential for the disturbance of soils below the existing surface. The *Eastern Neighborhoods FEIR* also anticipated that program implementation may result in demolition of buildings identified as historical resources, and found this impact to be significant and unavoidable.

No Peculiar Impacts

As discussed in the Certificate of Determination, the proposed project would not result in a peculiar impact with regard to archeological resources or historic architectural resources. For the above reasons, the proposed project would not result in impacts that occur under peculiar circumstances that were not identified in the *Eastern Neighborhoods FEIR* related to cultural resources.

<u>Topics:</u>	<u>Sig. Impact Identified in FEIR</u>	<u>Project Contributes to Sig. Impact Identified in FEIR</u>	<u>Project Has Sig. Peculiar Impact</u>	<u>LTS/ No Impact</u>
5. TRANSPORTATION AND CIRCULATION – Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels, obstructions to flight, or a change in location, that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Significant Impacts Identified in FEIR

The *Eastern Neighborhoods FEIR* anticipated that growth resulting from the zoning changes would result in significant and unavoidable impacts on traffic and transit ridership.

The *Eastern Neighborhoods FEIR* did not address whether the Area Plan would result in change in air traffic pattern or result in inadequate emergency access. The *Eastern Neighborhoods FEIR* determined that the Area Plan would result in less-than-significant impacts to parking and loading, pedestrian and bicycle conditions, and construction.

No Peculiar Impacts

As discussed in the Certificate of Determination, the proposed project would not result in impacts that occur under peculiar circumstances with regard to the traffic and transit ridership.

The project site is not located within an airport land use plan area, or in the vicinity of a private airstrip. Therefore, Topic 5c is not applicable.

Parking

Public Resources Code Section 21099(d), effective January 1, 2014, provides that, “aesthetics and parking impacts of a residential, mixed-use residential, or employment center project on an infill site located within a transit priority area shall not be considered significant impacts on the environment.” Accordingly, aesthetics and parking are no longer to be considered in determining if a project has the potential to result in significant environmental effects for projects that meet all of the following three criteria:

- a) The project is in a transit priority area; and
- b) The project is on an infill site; and
- c) The project is residential, mixed-use residential, or an employment center.

The proposed project meets each of the above three criteria and thus, this determination does not consider the adequacy of parking in determining the significance of project impacts under CEQA.³ The Planning Department acknowledges that parking conditions may be of interest to the public and the decision makers. Therefore, this determination presents a parking demand analysis for informational purposes.

Per the requirements of the *Planning Code*, six off-street parking spaces are required. The proposed project would provide six off-street parking. The proposed residential use would generate an estimated demand for six new spaces. As such, the proposed project would not have an unmet parking demand. As such, the proposed project would not result in a substantial parking deficit that would create hazardous conditions or significant delays affecting traffic, transit, bicycles or pedestrians.

³ Transit-Oriented Infill Project Eligibility Checklist for 190 Russ Street, February 10, 2014. This document is on file and available for public review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2013.0350E.

Loading

Per the requirements of the *Planning Code*, no loading spaces are required. The proposed project would not provide any loading spaces, but may use nearby on-street parking spaces for occasional loading purposes. The proposed project's residential use would generate approximately 0.03 trips by service vehicles during the pm peak hour. Nearby on-street parking spaces would adequately accommodate 0.03 loading trips during the pm peak hour. Therefore, the proposed project would not result in significant impacts that were not identified in the *Eastern Neighborhoods FEIR* related to loading.

Pedestrian

Pedestrian trips generated by the proposed project would include walk trips to and from the local and regional transit stops, as well as some walk trips to and from nearby commercial and industrial uses. Overall, the proposed project would add approximately four pedestrian trips to the surrounding streets (this includes transit trips and walk trips) during the weekday pm peak hour. These new pedestrian trips would be spread out over several adjacent sidewalks and crosswalks and could be accommodated on the existing facilities adjacent to the project site without substantially affecting the current pedestrian conditions along Russ Street (10-foot-wide sidewalks), Folsom Street (10-foot-wide sidewalks), or Howard Street (10-foot-wide sidewalks). Pedestrian volumes around the project site are generally low to moderate.

The proposed project would not include sidewalk narrowing, roadway widening, or removal of a center median; conditions that can negatively impact pedestrians. The proposed project would use an existing ten foot wide curb cut at Russ Street for vehicular ingress/egress to the new building. Russ Street not identified in the General Plan as a "Citywide Network Pedestrian Street," "Neighborhood Commercial Street," or "Neighborhood Network Connection Street" and the frequency of vehicles entering and exiting the project site from the proposed project would not be substantial enough to cause a hazard to pedestrians or otherwise interfere with pedestrian accessibility to the project site and adjoining areas. Pedestrian activity may increase as a result of the proposed project, but not to a degree that would result in substantial overcrowding on public sidewalks. For the above reasons, the proposed project would not result in impacts that occur under peculiar circumstances that were not identified in the *Eastern Neighborhoods FEIR* related to pedestrians.

Bicycle

The proposed project would provide nine bicycle spaces. The proposed project would meet Planning Code requirements for bicycle facilities.

The project site is near a number of streets with bicycle facilities. The project site is within convenient bicycling distance of office and retail buildings in the Financial District, Potrero Hill, and SoMa. As such, it is anticipated that a majority of the trips on other modes (eight daily trips and one during the pm peak hour) generated by the proposed project would be bicycle trips. In the vicinity of the project site, there are five major Citywide Bicycle Routes. Howard Street comprises a portion of route #62, Folsom Street comprises a portion of route #63, Seventh Street a portion of route #23, and Fifth Street a portion of route #19. In addition, route #30 also serves both Folsom Street and Howard Street.

Although the proposed project could result in an increase in the number of bicycles in the vicinity of the project site, this increase could be accommodated on the existing bicycle facilities without substantially affecting bicycle travel in the area. The proposed project would use an existing curb cut to accommodate a driveway on Russ Street. The proposed project garage driveway (or variant) would serve six vehicles during the pm peak hour. Russ Street is not a designated bicycle facility and bicycle traffic is expected to be relatively low, therefore proposed project traffic would not create a new hazard or substantial conflict to bicyclists at the driveway location. Russ Street is two-way northbound/southbound, and thus all vehicles would access it from Howard and Folsom Streets to the north and south but would not need to cross the westbound or eastbound bicycle lanes on Howard and Folsom Streets to do so.

For the above reasons, the proposed project would not result in impacts that occur under peculiar circumstances that were not identified in the *Eastern Neighborhoods FEIR* related to bicycle use, land use and planning.

Emergency Access

The proposed project would not close off any existing streets or entrances to public uses. Therefore, the proposed project would not result in a significant impact related to emergency access nor result in any peculiar impacts related to emergency access that were not identified in the *Eastern Neighborhoods FEIR* related to emergency access.

Construction

The proposed project's construction activities would last approximately ten to eleven months. Although construction activities would result in additional vehicle trips to the project site from workers, soil hauling, and material and equipment deliveries, these activities would be limited in duration. Therefore, the proposed project's construction would not result in a substantial impact to transportation or impacts that occur under peculiar circumstances that were not identified in the *Eastern Neighborhoods FEIR* related to construction.

For the above reasons, the proposed project would not result in impacts that occur under peculiar circumstances that were not identified in the *Eastern Neighborhoods FEIR* related to transportation and circulation.

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
6. NOISE—Would the project:				
a) Result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan area, or, where such a plan has not been adopted, in an area within two miles of a public airport or public use airport, would the project expose people residing or working in the area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project located in the vicinity of a private <u>airstrip</u> , would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Be substantially affected by existing noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Significant Impacts Identified in FEIR

The *Eastern Neighborhoods FEIR* identified significant construction noise impacts resulting from pile driving and other construction activities. In addition, the *Eastern Neighborhoods FEIR* identified potential conflicts and significant impacts from short-term or long-term noise levels that could prove disruptive to occupants of new residential development and other noise-

sensitive uses in proximity to noisy uses such as PDR, retail, entertainment, cultural/institutional/educational uses, and office uses.

The *Eastern Neighborhoods FEIR* noted that the two airport-related criteria are not relevant because the Area Plan is located more than two miles from the San Francisco International Airport and not located near a private strip.

No Peculiar Impacts

As discussed in the Certificate of Determination, the proposed project would not result in impacts that occur under peculiar circumstances with regard to construction noise or potential conflicts with occupants of noise-sensitive uses.

Conditions at the project site have not changed since certification of the FEIR; the project site is not located within an airport land use plan area, within two miles of a public airport, or in the vicinity of a private airstrip. Therefore, Topics 6e and f are not applicable. For the above reasons, the proposed project would not result in peculiar impacts that were not identified in the *Eastern Neighborhoods FEIR* related to noise.

<u>Topics:</u>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
7. AIR QUALITY				
Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal, state, or regional ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Topics:	Sig. Impact Identified in FEIR	Project Contributes to Sig. Impact Identified in FEIR	Project Has Sig. Peculiar Impact	LTS/ No Impact
e) Create objectionable odors affecting a substantial number of people?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Significant Impacts Identified in FEIR

The *Eastern Neighborhoods FEIR* identified potentially significant air quality impacts related to construction activities that may cause wind-blown dust and pollutant emissions; roadway-related air quality impacts on sensitive land uses; and the siting of uses that emit diesel particulate matter and toxic air contaminants as part of everyday operations. These significant impacts would conflict with the applicable air quality plan at the time, the Bay Area 2005 Ozone Strategy.

No Peculiar Impacts

As discussed in the Certificate of Determination, the proposed project would not result in impacts that occur under peculiar circumstances with regard to construction- or operational-related air pollutant emissions nor would it conflict with the applicable air quality plan, the 2010 Clean Air Plan. For the above reasons, the proposed project would not result in impacts that occur under peculiar circumstances that were not identified in the *Eastern Neighborhoods FEIR* related to air quality.

Topics:	Sig. Impact Identified in FEIR	Project Contributes to Sig. Impact Identified in FEIR	Project Has Sig. Peculiar Impact	LTS/ No Impact
8. GREENHOUSE GAS EMISSIONS – Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Background

The Bay Area Air Quality Management District (BAAQMD) is the regional agency with jurisdiction over the nine-county San Francisco Bay Area Air Basin (Air Basin). BAAQMD is responsible for attaining and maintaining air quality in the Air Basin within federal and State air

quality standards. Specifically, BAAQMD has the responsibility to monitor ambient air pollutant levels throughout the Air Basin and to develop and implement strategies to attain the applicable federal and State standards. The BAAQMD assists CEQA lead agencies in evaluating the air quality impacts of projects and plans proposed in the Air Basin.

Subsequent to the *Eastern Neighborhoods FEIR*, the BAAQMD prepared guidelines which provided new methodologies for analyzing air quality impacts, including greenhouse gas (GHG) emissions. The following analysis is based on the findings in the *Eastern Neighborhoods FEIR* and incorporates BAAQMD's methodology for analyzing GHG emissions as well as other amendments to the CEQA Guidelines related to GHGs.

No Significant Impacts Identified in FEIR

The *Eastern Neighborhoods FEIR* assessed the GHG emissions that could result from rezoning of the East SoMa Area Plan under the three rezoning options. The Eastern Neighborhoods Rezoning Options A, B, and C are anticipated to result in GHG emissions on the order of 4.2, 4.3 and 4.5 metric tons of CO₂E per service population,⁴ respectively.⁵ The *Eastern Neighborhoods FEIR* concluded that the resulting GHG emissions from the three options analyzed in the *Eastern Neighborhoods Area Plans* would be less than significant. The *Eastern Neighborhoods FEIR* adequately addressed GHG emissions and the resulting emissions were determined to be less than significant. No mitigation measures were identified in the FEIR.

No Peculiar Impacts

The proposed project would demolish the existing 1,900-s-f, single-story, commercial building and replace it with a 15,650-s-f, 65-foot-tall, six-story residential building with nine residential units. Eight three-bedroom units and one two-bedroom unit would be provided. Construction of the proposed project is estimated at approximately ten to eleven months. Project operations would generate both direct and indirect GHG emissions. Direct operational emissions include GHG emissions from vehicle trips and area sources (natural gas combustion). Indirect emissions include emissions from electricity providers, energy required to pump, treat, and convey water, and emissions associated with landfill operations. The project site is located within East SoMa Area Plan analyzed under the *Eastern Neighborhoods FEIR*.

The BAAQMD reviewed San Francisco's *Strategies to Address Greenhouse Gas Emissions* and concluded that the strategy meets the criteria for a Qualified GHG Reduction Strategy as outlined

⁴ SP= Service Population. Service population is the equivalent of total number of residents + employees.

⁵ Memorandum from Jessica Range, MEA to MEA staff, *Greenhouse Gas Analyses for Community Plan Exemptions in Eastern Neighborhoods*, April 20, 2010. This memorandum provides an overview of the GHG analysis conducted for the Eastern Neighborhoods Rezoning EIR and provides an analysis of the emissions using a service population metric.

in BAAQMD's studies and stated that San Francisco's "aggressive GHG reduction targets and comprehensive strategies help the Bay Area move toward reaching the State's AB (Assembly Bill) 32 goals, and also serve as a model from which other communities can learn."⁶ San Francisco's collective policies and programs have resulted in a 14.5 percent reduction in GHG emissions compared to 1990 levels.⁷

Based on the BAAQMD's studies, projects that are consistent with San Francisco's *Strategies to Address Greenhouse Gas Emissions* would result in a less-than-significant impact with respect to GHG emissions. Furthermore, because San Francisco's strategy is consistent with AB 32 goals, projects that are consistent with San Francisco's strategy would also not conflict with the State's plan for reducing GHG emissions. As discussed in San Francisco's *Strategies to Address Greenhouse Gas Emissions*, new development and renovations/alterations for private projects and municipal projects are required to comply with San Francisco's ordinances that reduce GHG emissions.

Depending on a proposed project's size, use, and location, a variety of controls are in place to ensure that a proposed project would not impair the State's ability to meet statewide GHG reduction targets outlined in AB 32, nor impact the City's ability to meet San Francisco's local GHG reduction targets. Given that: (1) San Francisco has implemented regulations to reduce GHG emissions specific to new construction and renovations of private developments and municipal projects; (2) San Francisco's sustainable policies have resulted in the measured success of reduced GHG emissions levels; (3) San Francisco has met and exceeded AB 32 GHG reduction goals for the year 2020; (4) current and probable future state and local GHG reduction measures will continue to reduce a project's contribution to climate change; and (5) San Francisco's *Strategies to Address Greenhouse Gas Emissions* meet BAAQMD's requirements for a Qualified GHG Reduction Strategy, projects that are consistent with San Francisco's regulations would not contribute significantly to global climate change. The proposed project was determined to be consistent with San Francisco's *Strategies to Address Greenhouse Gas Emissions*.⁸

For the above reasons, the proposed project would not result in impacts that occur under peculiar circumstances that were not identified in the *Eastern Neighborhoods FEIR* related to GHG emissions.

⁶ Letter from Jean Roggenkamp, BAAQMD, to Bill Wycko, San Francisco Planning Department. October 28, 2010. This letter is available online at: <http://www.sfplanning.org/index.aspx?page=1570>. Accessed November 12, 2013.

⁷ San Francisco Department of Environment (DOE), "San Francisco Community-Wide Carbon Emissions by Category." Excel spreadsheet provided via email between Pansy Gee, DOE and Wade Wietgreffe, San Francisco Planning Department. June 7, 2013.

⁸ Greenhouse Gas Emission Checklist completed by Paolo Iantorno. October 1, 2013. This document is available for review as part of Case file No. 2013.0350E at the San Francisco Planning Department, 1650 Mission Street, Suite 400.

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
9. WIND AND SHADOW – Would the project:				
a) Alter wind in a manner that substantially affects public areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create new shadow in a manner that substantially affects outdoor recreation facilities or other public areas?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

For a discussion of Topic 9(b), please see the Certificate of Determination.

No Significant Impacts Identified in FEIR

Wind impacts are directly related to building height, design and articulation and the surrounding site conditions. The *Eastern Neighborhoods FEIR* determined that the rezoning and community plans would not result in a significant impact to wind because the Planning Department, in review of specific future projects, would continue to require analysis of wind impacts, where deemed necessary, to ensure that project-level wind impacts would be mitigated to a less-than-significant level. No mitigation measures were identified in the FEIR.

No Peculiar Impacts

As discussed in the Certificate of Determination, the proposed project would not result in impacts that occur under peculiar circumstances with regard to shadows. However, the project would contribute to the significant impact identified in the *Eastern Neighborhoods FEIR*.

Planning Code Section 148 established two comfort criteria and one hazard criterion for assessing wind impacts of proposed projects in San Francisco. The hazard criterion, which is an equivalent wind speed of 26 miles per hour for a single full hour, is used as a significance criterion in evaluating CEQA impacts. Based upon the experience of the Planning Department in reviewing wind analyses and expert opinion on other projects, it is generally (but not always) the case that projects under 80 feet in height do not have the potential to generate significant wind impacts. Given that the proposed project would construct a new building with an elevator penthouse up to 75 feet tall, a project-specific evaluation of the probable wind impacts of the proposed project was not required and no significant wind impacts would occur.

For the above reasons, the proposed project would not result in impacts that occur under peculiar circumstances that were not identified in the *Eastern Neighborhoods FEIR* related to wind and shadow.

<u>Topics:</u>	<u>Sig. Impact Identified in FEIR</u>	<u>Project Contributes to Sig. Impact Identified in FEIR</u>	<u>Project Has Sig. Peculiar Impact</u>	<u>LTS/ No Impact</u>
10. RECREATION – Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Physically degrade existing recreational resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Significant Impacts Identified in FEIR

The *Eastern Neighborhoods FEIR* determined that the anticipated increase in population would not result in substantial or accelerated deterioration of existing recreational resources or require the construction or expansion of recreational facilities that may have a significant adverse effect on the environment. No mitigation measures were identified in the *Eastern Neighborhoods FEIR*.

No Peculiar Impacts

The proposed project would construct a new 65-foot-tall, six-story residential building with nine residential units. As discussed in Population and Housing above, this increase in residential space would be among the associated uses anticipated to be added as a result of the *Eastern Neighborhoods Area Plan*. For the above reasons, the proposed project would not result in peculiar impacts that were not identified in the *Eastern Neighborhoods FEIR* related to recreational resources. Constructing new recreational facilities or expanding existing recreational facilities will not be required due to minimal population increase from the proposed project. There would not be an increase from the proposed project in the use of existing neighborhood and recreational facilities that would lead to their deterioration or degradation. Therefore, the proposed project would have less-than-significant impacts to existing recreational facilities.

<u>Topics:</u>	<u>Sig. Impact Identified in FEIR</u>	<u>Project Contributes to Sig. Impact Identified in FEIR</u>	<u>Project Has Sig. Peculiar Impact</u>	<u>LTS/ No Impact</u>
11. UTILITIES AND SERVICE SYSTEMS—Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supply available to serve the project from existing entitlements and resources, or require new or expanded water supply resources or entitlements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider that would serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Significant Impacts Identified in FEIR

The *Eastern Neighborhoods FEIR* determined that the anticipated increase in population would not result in a significant impact to the provision of water, wastewater collection and treatment, and solid waste collection and disposal. No mitigation measures were identified in the FEIR.

No Peculiar Impacts

The proposed project would construct a 15,650-s-f, 65-foot-tall, six-story residential building with nine residential units. As discussed in Population and Housing above, the *Eastern Neighborhoods FEIR* anticipated this increase in residential space would be among the uses to be added as a result of the Area Plan. For the above reasons, the proposed project would not result in peculiar

impacts that were not identified in the *Eastern Neighborhoods FEIR* related to utility and service systems.

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS No Impact</i>
12. PUBLIC SERVICES– Would the project				
a) Result in substantial adverse physical impacts associated with the provision of, or the need for, new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any public services such as fire protection, police protection, schools, parks, or other services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Significant Impacts Identified in FEIR

The *Eastern Neighborhoods FEIR* determined that the anticipated increase in population would not result in a significant impact to public services , including fire protection, police protection, and public schools. No mitigation measures were identified in the FEIR. Impacts on parks and recreation are discussed under Topics 9 and 10.

No Peculiar Impacts

The proposed project would construct a 15,650-s-f, 65-foot-tall, six-story residential building with nine residential units. The *Eastern Neighborhoods FEIR* anticipated this increase in residential space would be among the uses to be added as a result of the Area Plan. For the above reasons, the proposed project would not result in peculiar impacts that were not identified in the *Eastern Neighborhoods FEIR* related to public services.

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
13. BIOLOGICAL RESOURCES –				
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Significant Impacts Identified in FEIR

The Eastern Neighborhoods project area is almost fully developed with buildings and other improvements such as streets and parking lots. The project area consists of residential and industrial uses that have existed for many years. As a result, landscaping and other vegetation is sparse, except for Howard and Langton Mini Park, Victoria Manalo Draves Park and the South of Market/Gene Friend Recreation Center. Because future development projects in the Eastern Neighborhoods would largely consist of new construction of housing in these heavily built-out former industrial neighborhoods, vegetation loss or disturbance of wildlife other than common urban species would be minimal. Therefore, the *Eastern Neighborhoods FEIR* concluded that the

project would not result in any significant effects related to biological resources. No mitigation measures were identified in the *Eastern Neighborhoods FEIR*.

No Peculiar Impacts

The project site contains a one-story building and a surface parking lot. Similar to the rest of the *Eastern Neighborhoods Area Plan*, the project site does not support or provide habitat for any rare or endangered wildlife species, animal, or plant life or habitat. Large mature trees at or adjacent to the project site would not be removed as part of the proposed project. Furthermore, the proposed project would be subject to and would be required to comply with the City’s Standards for Bird-Safe Buildings so that new building would not include a feature-related hazard to birds. For the above reasons, the proposed project would not result in impacts that occur under peculiar circumstances that were not identified in the *Eastern Neighborhoods FEIR* related to biological resources.

<u>Topics:</u>	<u>Sig. Impact Identified in FEIR</u>	<u>Project Contributes to Sig. Impact Identified in FEIR</u>	<u>Project Has Sig. Peculiar Impact</u>	<u>LTS/ No Impact</u>
14. GEOLOGY AND SOILS—				
Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
c) Be located on geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Change substantially the topography or any unique geologic or physical features of the site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Significant Impacts Identified in FEIR

The *Eastern Neighborhoods FEIR* concluded that the project would indirectly increase the population that would be subject to an earthquake, including seismically induced groundshaking, liquefaction, and landslides. The *Eastern Neighborhoods FEIR* also noted that new development is generally safer than comparable older development due to improvements in building codes and construction techniques. Compliance with applicable codes and recommendations made in project-specific geotechnical analyses would not eliminate earthquake risks, but would reduce them to an acceptable level, given the seismically active characteristics of the Bay Area. Therefore, the *Eastern Neighborhoods FEIR* concluded that the project would not result in significant impacts to geology. No mitigation measures were identified in the *Eastern Neighborhoods FEIR*.

No Peculiar Impacts

A geotechnical investigation was prepared for the proposed project.⁹ The following discussion relies on the information provided in the geotechnical investigation.

Based on the soil analysis of the geotechnical soil borings to approximately 25.5 feet below ground surface (bgs), the soil profile was: up to 25 feet of silty medium sand fill. Groundwater was encountered in one of the geotechnical borings at four feet bgs.

⁹ Frank Lee and Associates, *Geotechnical Investigation, 190 Russ Street, San Francisco, California*, November 15, 2008. This document is on file and available for public review at the Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2013.0350E.

The project site does not lie within an Alquist-Priolo Earthquake Fault Zone as defined by the California Division of Mines and Geology. No known active faults cross the project site. The closest mapped active fault in the vicinity of the project site is the San Andreas Fault, located approximately 8.4 miles northeast from the project site. The proximity would likely result in strong to very strong earthquake shaking at the project site.

The project site is located within a liquefaction potential zone as mapped by the California Division of Mines and Geology for the City and County of San Francisco. Based on project site conditions, subsurface data indicate the soil and bedrock below the groundwater level appear to be sufficiently dense and/or have sufficient cohesion to resist liquefaction during a large earthquake on one of the nearby faults. Because the potential for liquefaction to occur at the project site is moderate to high, the potential for lateral spreading at the project site is moderate to high. The geotechnical investigation also concluded the risk of ground failure at the project site is moderate to high.

The geotechnical investigation provided recommendations for the proposed project's construction. These recommendations include, but are not limited to, spread footings or a mat foundation in residual soil and/or bedrock, waterproofing below-grade walls, and temporary shoring, during construction.

Based on the above-noted recommendations, the geotechnical investigation concluded that the project would not cause significant geology and soil impacts. The proposed project would be subject to and would be required to comply with the recommendations of the geotechnical investigation by incorporating the recommendations into the final building design, including a mat foundation to approximately 24 – 30 inches below grade. Furthermore, the proposed project would be subject to the building permit review process. The Department of Building Inspection (DBI), through the process, reviews the geotechnical investigation to determine the adequacy of necessary engineering and design features to ensure compliance with all Building Code provisions regarding structure safety. Past geological and geotechnical investigation would be available for use by DBI during its review of building permits for the project site. Also, DBI could require that additional site-specific soils report(s) be prepared in conjunction with permit applications, as needed. For the above reasons, the proposed project would not result in impacts that occur under peculiar circumstances that were not identified in the *Eastern Neighborhoods FEIR* related to geology and soils.

The proposed project would not result in a significant effect related to geology, either individually or cumulatively.

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
15. HYDROLOGY AND WATER QUALITY— Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion of siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other authoritative flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Expose people or structures to a significant risk of loss, injury or death involving inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Significant Impacts Identified in FEIR

The *Eastern Neighborhoods FEIR* determined that the anticipated increase in population would not result in a significant impact to hydrology and water quality, including the combined sewer system and the potential for combined sewer outflows. No mitigation measures were identified in the FEIR.

No Peculiar Impacts

The project site contains a one-story building. The proposed project would construct a new building on the majority of the project site. Groundwater is estimated to be approximately four feet bgs. The proposed project's 24 to 30 inches of excavation has the potential to encounter groundwater, which could impact water quality. Any groundwater encountered during construction of the proposed project would be subject to requirements of the City's Sewer Use Ordinance (Ordinance Number 19-92, amended 116-97), as supplemented by Department of Public Works Order No. 158170, requiring a permit from the Wastewater Enterprise Collection System Division of the San Francisco Public Utilities Commission. A permit may be issued only if an effective pretreatment system is maintained and operated. Each permit for such discharge shall contain specified water quality standards and may require the project sponsor to install and maintain meters to measure the volume of the discharge to the combined sewer system. Although dewatering may be required during construction, any effects related to lowering the water table would be temporary and would not be expected to substantially deplete groundwater resources.

The proposed project would not increase the amount of impervious surface area on the project site. In accordance with the Stormwater Management Ordinance (Ordinance No. 83-10), the proposed project would be required to implement Low Impact Design (LID) approaches and stormwater management systems in compliance with the Stormwater Design Guidelines. Therefore, the proposed project would not have significant runoff and drainage impacts. For the above reasons, the proposed project would not result in significant impacts that were not identified in the *Eastern Neighborhoods FEIR* related to hydrology and water quality.

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
16. HAZARDS AND HAZARDOUS MATERIALS				
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Significant Impact Identified in FEIR

The *Eastern Neighborhoods FEIR* determined that development may involve demolition or renovation of existing structures that may contain hazardous building materials, such as transformers and fluorescent light ballasts that contain polychlorinated biphenyls (PCBs) or di (2 ethylhexyl) phthalate (DEHP) and fluorescent lights containing mercury vapors, that were

commonly used in older buildings and which could present a public health risk if disturbed during an accident or during demolition or renovation.

The *Eastern Neighborhoods FEIR* determined that the rezoning of industrial (PDR) land to residential, commercial, or open space uses in the Eastern Neighborhoods would result in the incremental replacement of some of the existing non-conforming business with development of these other land uses. This could result in exposure to the public or the environment to hazards, but existing regulations would reduce impacts to less-than-significant levels, with the exception of those hazardous materials and waste addressed in the Certificate of Determination. In addition, the *Eastern Neighborhoods FEIR* determined that the rezoning and community plans would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan or expose people or structures to a significant risk of loss, injury, or death involving fires. Lastly, the *Eastern Neighborhoods FEIR* determined that the project area is not located within an airport land use plan area, within two miles of a public airport, or in the vicinity of a private airstrip (Items 16 (e) and (f) listed above). Therefore, the rezoning and community plans would have no adverse effects in terms of air safety.

No Peculiar Impacts

As discussed in the Certificate of Determination, the proposed project would not result in impacts that occur under peculiar circumstances with regard to emitting hazardous building materials during demolition.

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
17. MINERAL AND ENERGY RESOURCES—				
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Encourage activities which result in the use of large amounts of fuel, water, or energy, or use these in a wasteful manner?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Significant Impacts Identified in FEIR

The *Eastern Neighborhoods FEIR* determined that the Area Plan would facilitate the construction of both new residential units and commercial buildings. Development of these uses would not result in use of large amounts of fuel, water, or energy in the context of energy use throughout the City and region. The energy demand for individual buildings would be typical for such projects and would meet, or exceed, current state and local codes and standards concerning energy consumption, including Title 24 of the California Code of Regulations enforced by the Department of Building Inspection. The project area does not include any natural resources routinely extracted and the rezoning does not result in any natural resource extraction programs. Therefore, the *Eastern Neighborhoods FEIR* concluded that the project would not result in a significant impact to mineral and energy resources. No mitigation measures were identified in the *Eastern Neighborhoods FEIR*.

No Peculiar Impacts

No operational mineral resource recovery sites exist in the project area whose operations or accessibility would be affected by the proposed project. The energy demand for the proposed project would be typical for such project and would meet, or exceed, current state or local codes and standards concerning energy consumption, including Title 24 of the California Code of Regulation enforced by DBI. For the above reasons, the proposed project would not result in impacts that occur under peculiar circumstances that were not identified in the *Eastern Neighborhoods FEIR* related to mineral and energy resources.

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
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18. AGRICULTURE AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. – **Would the project:**

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)) or timberland (as defined by Public Resources Code Section 4526)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Significant Impacts Identified in FEIR

The *Eastern Neighborhoods FEIR* determined that no agricultural resources exist in the Project Area; therefore the rezoning and community plans would have no effect on agricultural resources. No mitigation measures were identified in the *Eastern Neighborhoods FEIR*.

The *Eastern Neighborhoods FEIR* did not analyze the effects on forest resources.

No Peculiar Impacts

The existing project site consists of a building and is located within the *East SoMa Area Plan* analyzed under the *Eastern Neighborhoods FEIR*. Therefore, no agricultural uses, forest land, or timberland exist at the project site. For the above reasons, the proposed project would not result in impacts that occur under peculiar circumstances that were not identified in the *Eastern Neighborhoods FEIR* related to agricultural resources.

<i>Topics:</i>	<i>Sig. Impact Identified in FEIR</i>	<i>Project Contributes to Sig. Impact Identified in FEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>LTS/ No Impact</i>
19. MANDATORY FINDINGS OF SIGNIFICANCE—Would the project:				
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have impacts that would be individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Significant Impacts Identified in FEIR

The *Eastern Neighborhoods FEIR* identified significant impacts related to land use, transportation, cultural resources, shadow, noise, air quality, and hazardous materials. Mitigation measures reduced all impacts to less than significant, with the exception of those related to land use (cumulative impacts on PDR use), transportation (traffic impacts at nine intersections and transit impacts on seven Muni lines), cultural (demolition of historical resources), and shadow (impacts on parks).

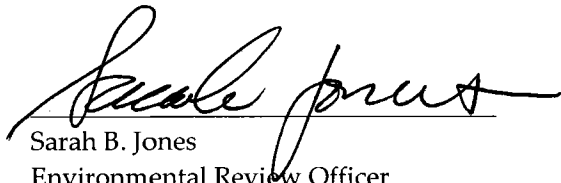
No Peculiar Impacts

The proposed project would include construction of a new 65-foot-tall, six-story residential building with nine residential units. As discussed in this document, the proposed project would not result in environmental effects, or effects of greater severity than were already and disclosed in the *Eastern Neighborhoods FEIR*.

C. DETERMINATION

On the basis of this review, it can be determined that:

- The proposed project qualifies for consideration of a Community Plan exemption based on the applicable General Plan and zoning requirements; **AND**
- All potentially significant individual or cumulative impacts of the proposed project were identified in the applicable programmatic EIR (PEIR) for the Plan Area, and all applicable mitigation measures have been or incorporated into the proposed project or will be required in approval of the project.
- The proposed project may have a potentially significant impact not identified in the PEIR for the topic area(s) identified above, but that this impact can be reduced to a less-than-significant level in this case because revisions in the project have been made by or agreed to by the project proponent. A focused Initial Study and MITIGATED NEGATIVE DECLARATION is required, analyzing the effects that remain to be addressed.
- The proposed project may have a potentially significant impact not identified in the PEIR for the topic area(s) identified above. An ENVIRONMENTAL IMPACT REPORT is required, analyzing the effects that remain to be addressed.



Sarah B. Jones
Environmental Review Officer
for
John Rahaim, Planning Director

DATE March 4, 2014

PRESERVATION TEAM REVIEW FORM

Preservation Team Meeting Date: 2/4/2014	Date of Form Completion 2/4/2014
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PROJECT INFORMATION:		
Planner:	Address:	
Rich Sucre	190 Russ Street	
Block/Lot:	Cross Streets:	
3731/087	Folsom and Howard Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
Category C		2013.0350E

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:		
<input checked="" type="radio"/> CEQA	<input type="radio"/> Article 10/11	<input type="radio"/> Preliminary/PIC	<input type="radio"/> Alteration	<input checked="" type="radio"/> Demo/New Construction	

DATE OF PLANS UNDER REVIEW:	11/08/2011
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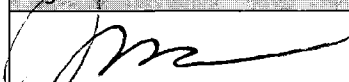
PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
<ul style="list-style-type: none"> - Proposed project includes demolition and new construction of nine dwelling units - 190 Russ Street was constructed in 1938. - Assigned a CHRSC of "6Z", as part of the South of Market Historic Resource Survey, which was adopted by the Historic Preservation Commission in December 2010. 	

PRESERVATION TEAM REVIEW:				
Historic Resource per CEQA		<input type="radio"/> Yes	<input checked="" type="radio"/> No *	<input type="radio"/> N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 1 - Event:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Criterion 2 -Persons:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 2 -Persons:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Criterion 3 - Architecture:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 3 - Architecture:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Criterion 4 - Info. Potential:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 4 - Info. Potential:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Period of Significance:	n/a	Period of Significance:	n/a	
		<input type="radio"/> Contributor <input checked="" type="radio"/> Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A
CEQA Material Impairment:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Needs More Information:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Requires Design Revisions:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Defer to Residential Design Team:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:
<p>190 Russ Street was evaluated as part of the South of Market Historic Resource Survey, and was assigned a California Historic Resource Status Code of "6Z," which designates the subject property as "determined ineligible for NR, CR or Local Designation through survey evaluation." Therefore, 190 Russ Street is not a historic resource for the purposes of the California Environmental Quality Act (CEQA).</p> <p>190 Russ Street directly abuts an eligible historic district, the Western SoMa Light Industrial and Residential Historic District, which was identified as part of the South of Market Historic Resource Survey. 190 Russ Street is located outside of the district boundaries, and does not contribute to the district's significance or history. The proposed demolition and new construction of a six-story, apartment building would not have any impacts upon this adjacent district, since it is located outside of the district boundaries and is of a height and scale comparable with some existing buildings in the eligible historic district, which range in height from two-to-six-stories tall. Therefore, the proposed project at 190 Russ Street would not have any off-site historic resource impacts, as defined by CEQA.</p>

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	2/4/14

IMAGES



190 Russ Street
(Source: Google Maps, April 2011; Accessed February 4, 2014)