



# SAN FRANCISCO PLANNING DEPARTMENT

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## Notice of Preparation of an Environmental Impact Report and Notice of Public Scoping Meeting

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*Date:* May 17, 2018  
*Case No.:* **2016.012545ENV**  
*Project Title:* **4840/4950 Mission Street Project**  
*Zoning:* NCD Excelsior Outer Mission Neighborhood Commercial District  
RH-2 Residential-House, Two Family District  
RH-1 Residential-House, One Family District  
40-X Height and Bulk District  
*Block/Lot:* 6959/019, 025, 026, 031  
*Lot Size:* 151,700 square feet  
*Project Sponsors* Marc Babsin, Emerald Fund, Inc. for  
National Electrical Benefit Fund  
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The San Francisco Planning Department has prepared this Notice of Preparation (NOP) of an Environmental Impact Report (EIR) in connection with the project listed above. The purpose of the EIR is to provide information about the potential significant physical environmental effects of the proposed project, to identify possible ways to minimize the project's significant adverse effects, and to describe and analyze possible alternatives to the proposed project. The San Francisco Planning Department is issuing this NOP to inform the public and responsible and interested agencies about the proposed project and the intent to prepare an EIR. This NOP is also available online at: <http://www.sf-planning.org/sfceqadocs>. The Planning Department also hereby gives notice of a public scoping meeting on this project.

### PROJECT OVERVIEW

The 4840/4950 Mission Street project (proposed project) is in San Francisco's Outer Mission/Excelsior neighborhood, encompassing the site of the Valente Marini Perata Funeral Home and the existing Safeway, at 4840 and 4950 Mission Street. The National Electrical Benefit Fund (a union pension fund) and BRIDGE Housing Corporation, the project sponsors, propose to demolish the existing buildings and associated surface parking lots on the project site to construct a six- to seven-story mixed-use building at 4840 Mission Street that would reach a maximum height of 84 feet, and two four- to six-story mixed-use

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structures sharing a common garage and foundation at 4950 Mission Street. The larger of the latter two structures would reach a maximum of 69 feet in height.

The proposed project would result in the phased development of three mixed-use buildings on an approximately 151,700-square-foot site (Assessor's Block 6959, Lot 019, 025, 026, and 031) located at 4840 Mission Street (phase I) and 4950 Mission Street (phase II). The three proposed buildings would total approximately 715,800 gross square feet, including below-grade parking. They would include 428 dwelling units, including 175 affordable units and 253 market-rate units; a replacement Safeway grocery store; a health center; other ground-floor retail and neighborhood services; and an underground parking garage. The proposed 4840 Mission Street building would be a maximum of 79 feet in height at the roofline along Mission Street. Due to the slope of the site, the building would be a maximum of 84 feet along Alemany Boulevard with the upper five floors set back approximately 30 feet from the Alemany Boulevard property line. The proposed buildings at 4950 Mission Street would be a maximum of 69 feet in height at the roofline along Mission Street and Alemany Boulevard. The upper four floors of the larger building would be set back approximately 25 to 52 feet from the Alemany Boulevard property line. Rooftop mechanical penthouses and elevator overruns (which are exempt from the measurement of building height under the planning code), would reach a height of 89 feet at 4840 Mission Street and 79 feet at 4950 Mission Street.

## PROJECT LOCATION

The project site is generally bounded by east-west running Onondaga Avenue to the north, north-south running Mission Street to the east, east-west running Seneca Avenue to the south, and north-south running Alemany Boulevard to the west. The site is perpendicular to Bertita Street, which runs north-south, and France Avenue and Oneida Avenue, which run east-west. The approximately 4-acre, rectangle-shaped project site is located on a developed city block at the border of the Outer Mission and Excelsior neighborhoods. As shown in **Figure 1**, the project site includes 4840 Mission Street and adjacent 4950 Mission Street.

**Figure 1** shows the location of the project site. **Figure 2** provides an aerial view of the site.

## EXISTING LAND USES AND SITE HISTORY

### Existing Site Characteristics and Adjacent Uses

Existing structures at the project site consist of the recently-vacated Valente Marini Perata Funeral Home and associated surface parking at 4840 Mission Street and the Safeway grocery store and associated surface parking at 4950 Mission Street. The project site has frontages on Mission Street, Alemany Boulevard and Bertita Street. It is surrounded by residential land uses to the north, southwest and, west; and mixed uses to the east and northeast.

## Zoning and Land Use Designations

The 4840 Mission Street project site is zoned Excelsior Outer Mission Neighborhood Commercial District (NCD), with a small segment along Alemany Boulevard zoned Residential-House, One Family (RH-1). The 4950 Mission Street project site is also zoned Excelsior Outer Mission NCD, with a small segment

along Alemany Boulevard zoned RH-1 and Residential-House, Two Family (RH-2). The project site is located within the 40-X Height and Bulk District with a 5-foot active ground-floor height bonus available in the NCD zone. The project site has a combined permitted commercial floor area ratio of 3.6 to 1 or 525,000 square feet of allowable commercial space. The permitted dwelling unit density for the project site without a planned unit development approval is 1 unit per 600 square feet of lot area in the NCD zone, one unit per 1,500 square feet of lot area in the RH-2 zone, and one unit per 3,000 square feet of lot area in the RH-1 zone.

## Summary of Site Conditions

The two properties that compose the project site vary in current use. Business operations of Valente Marini Perata Funeral Home, at 4840 Mission Street, ceased in July 2017. The currently vacant two-story, 30,500-square-foot building was built in 1926. A 98-space surface parking lot surrounds the building to the south and west. The topography of the site slopes gradually downward from Mission Street towards Alemany Boulevard. Four on-street parking spaces are located on the Mission Street frontage and unmarked street parking spaces are located along Alemany Boulevard.

The Safeway grocery store at 4950 Mission Street is located immediately adjacent to the 4840 Mission Street parking lot to the southwest and is open from 6 a.m. to 12 a.m. daily. A 119-space surface parking lot and loading area for Safeway deliveries serves the store to the south of the building. The existing 36,000-square-foot, one-story building was built in 1980. The topography of the site is generally level, and the project site slopes gradually downward from Mission Street towards Alemany Boulevard. There are 11 on-street parking spaces on the Mission Street frontage and unmarked parking along Alemany Boulevard, to the rear of the project site.

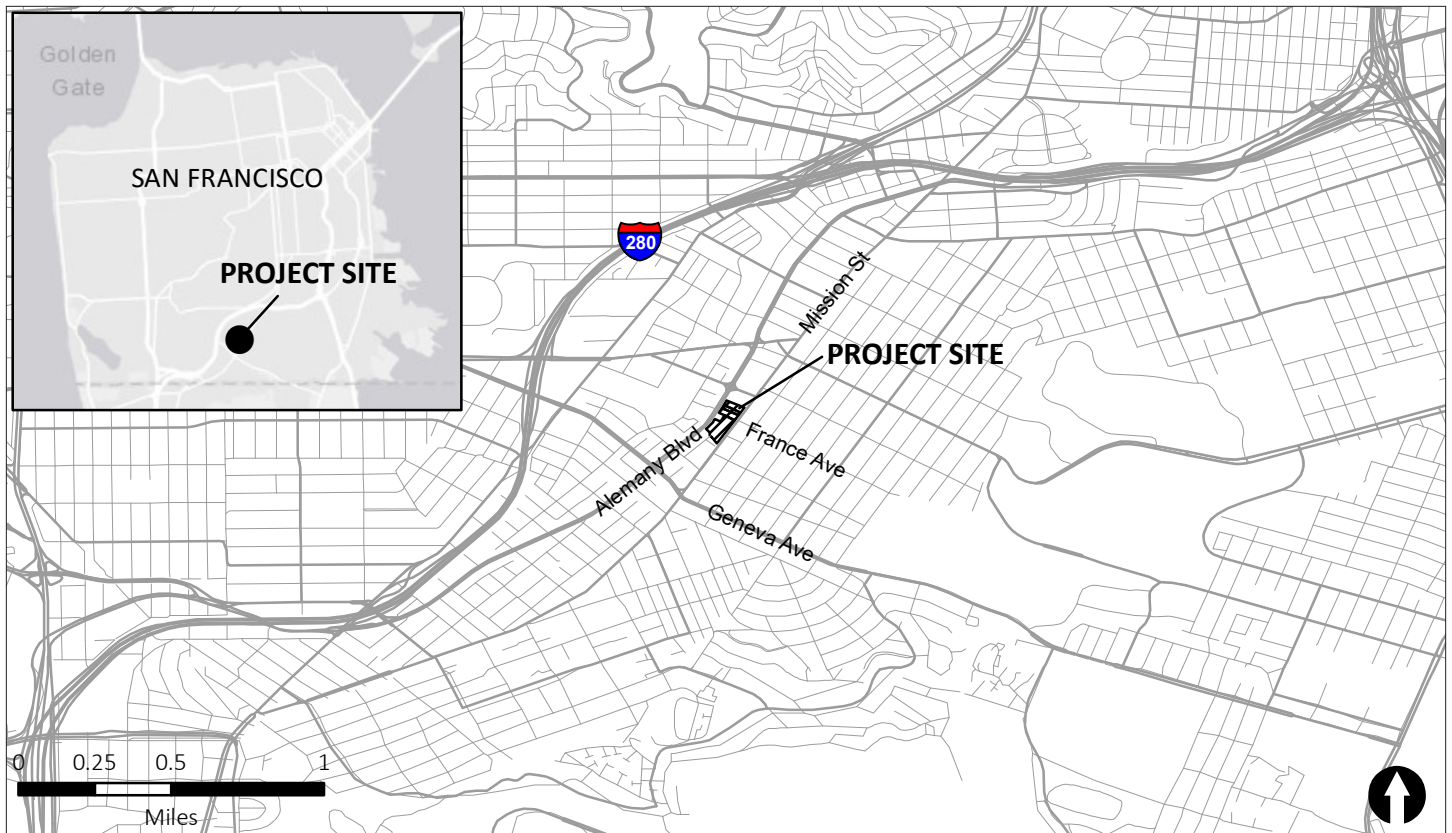
Multiple transit lines service the immediate project site, including Muni buses and Muni Metro light rail lines and Bay Area Rapid Transit (BART) lines. Eight Muni bus lines are accessible within one-half mile of the project site. Three Muni Metro lines are located approximately 0.7 miles from the project site. The Balboa Park BART station is also approximately 0.7 miles from the project site and serves four BART lines, providing regional connectivity.

## Historic Resources

The Valente Marini Perata Funeral Home building at 4840 Mission Street qualifies for listing in the California Register of Historic Resources as a significant example of Midcentury Modern commercial architecture in San Francisco.<sup>1</sup>

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<sup>1</sup> Architectural Resource Group, Inc. March, 2018. *4840 Mission Street Historic Resource Evaluation*. Page 27.



Source: PlaceWorks, 2018.

## 4840/4950 Mission Street Project

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FIGURE 1

## Project Location and Regional Vicinity Map





Source: PlaceWorks, 2018.

## 4840/4950 Mission Street Project

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FIGURE 2  
Project Site

## PROJECT CHARACTERISTICS AND COMPONENTS

The proposed project would demolish the existing Valente Marini Perata Funeral Home at 4840 Mission Street and the existing Safeway grocery store at 4950 Mission Street. One mixed-use building and one pair of mixed-use structures with a shared foundation and garage would be constructed over two phases of development, one at each site.

The development of 4840 Mission Street would occur first, and would include 175 affordable rental units located above and behind a new ground-floor Safeway grocery store that would be relocated from its current location at 4950 Mission Street. The new Safeway grocery store is proposed to operate 24 hours a day, pending approval by the San Francisco Planning Commission. The 4840 Mission Street site would also include the Mission Neighborhood Health Center on the second floor, a facility that would be relocated from its current location at 4434 Mission Street.

Construction at 4950 Mission Street would occur following completion of the 4840 Mission Street building, including completion of the new Safeway store, and demolition of the existing Safeway store. The 4950 Mission Street buildings would include 253 market-rate units, 13,500 total square feet of ground-floor neighborhood-serving retail space and publicly accessible plazas. The 4840 Mission Street residential units would be available for occupancy before completion of development at 4950 Mission Street.

**Table 1** provides a summary of square footages and unit counts of the proposed project components at both sites. **Figures 3 through 5** depict the proposed project plan and elevations.

**Table 1 Proposed Project Components**

Uses	4840 Mission Street New Construction	4950 Mission Street New Construction
Residential <sup>1</sup>	207,300 gross square footage (gsf)	288,900 gsf
Parking	57,500 gsf	84,400 gsf
Mission Neighborhood Health Center <sup>2</sup>	10,400 gsf	0 gsf
Commercial Retail/Grocery	53,800 gsf	13,500 gsf
<b>Total</b>	<b>329,000 gsf</b>	<b>386,800 gsf</b>
<b>Characteristics</b>		
Height <sup>3</sup>	79 to 84 feet	49 to 69 feet
No. of Stories	6 to 7 stories	4 to 6 stories
No. of Residential Units	<b>175</b>	<b>253</b>
Studio Units	13	0
One-Bedroom Units	63	151
Two-Bedroom Units	71	86
Three-Bedroom Units	28	16
No. of Vehicle Parking Spaces	126	204 to 278 <sup>4</sup>
No. of Off-Street Service Vehicle Loading Spaces	0	2
No. of Off-Street Freight Loading Spaces	2	0
No. of On-Street Freight and Passenger Loading Spaces	3	2
No. of class 1 Bicycle Parking Spaces	128	256
No. of class 2 Bicycle Parking Spaces	23	31

<sup>1</sup> Includes common space and circulation and utility area for residential use.

<sup>2</sup> Includes circulation and utility area for clinic use.

<sup>3</sup> Height does not include rooftop mechanical and elevator penthouses.

<sup>4</sup> Range of parking spaces due to the potential installation of parking stackers.

Note: These are preliminary estimates used for environmental review purposes and are subject to minor and more precise changes as the project is finalized for the construction phase. The square footage numbers have been rounded.

Source: National Electrical Benefit Fund, BRIDGE Housing Corporation, Mission Neighborhood Health Center, CJA, Van Meter Williams Pollack, February 7, 2018.





Source: National Electrical Benefit Fund, BRIDGE Housing, Mission Neighborhood Health Center, CJA, Van Meter Williams Pollack, May 9, 2018.

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FIGURE 3  
Proposed Overall Site Plan





MISSION STREET ELEVATION



ALEMANY BLVD. STREET ELEVATION

Source: National Electrical Benefit Fund, BRIDGE Housing, Mission Neighborhood Health Center, CJA, Van Meter Williams Pollack, January 5, 2018.

## 4840/4950 Mission Street Project

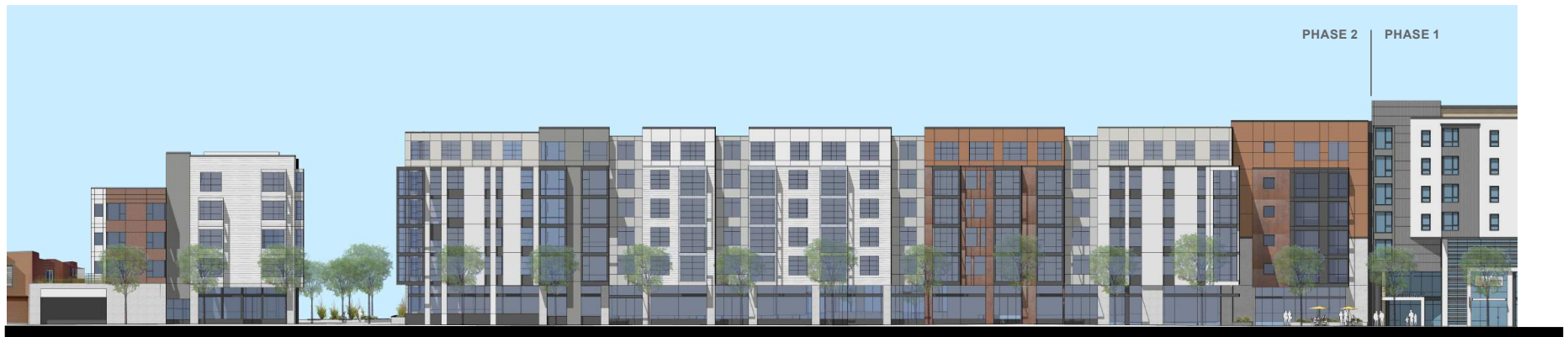
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ALEMANY BOULEVARD ELEVATION



BERTITA STREET ELEVATION



MISSION STREET ELEVATION

Source: National Electrical Benefit Fund, BRIDGE Housing, Mission Neighborhood Health Center, CJA, Van Meter Williams Pollack, January 5, 2018.

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FIGURE 5  
Proposed Phase II Elevations

## Open Space

The proposed project would include 42,900 square feet of publicly accessible open space and common open space reserved for use by residents, with 16,900 square feet constructed at 4840 Mission Street and 26,000 square feet constructed at 4950 Mission Street.

There would be four common open spaces on the second floor of the 4840 Mission Street building for use by residents: the central courtyard (approximately 7,800 square feet), west courtyard (approximately 3,300 square feet), north courtyard (approximately 3,500 square feet) and south courtyard (approximately 2,300 square feet). The Mission Neighborhood Health Center would also have about 800 square feet of dedicated open space that would not be considered common open space.

At 4950 Mission Street, both publicly accessible open space and common open space reserved for residents would be provided, all on the ground floor. These include the publicly accessible pedestrian plaza connecting Mission Street and Alemany Boulevard (approximately 10,000 square feet), the publicly accessible retail public plaza (approximately 1,600 square feet), as well as the south courtyard (approximately 9,100 square feet) and north courtyard (approximately 5,200 square feet), which are both accessible only to project residents. There would also be four private entries at the ground floor level on Alemany Boulevard that provide private open space for these four dwelling units, totaling approximately 400 square feet.

## Parking and Bicycle Facilities

Both 4840 Mission Street and 4950 Mission Street would include below-grade parking garages serving the various uses of each address. The garages would connect below grade to form a single garage.

The garage at 4840 Mission Street would be approximately 57,500-square-feet and would provide approximately 30 vehicle parking spaces for project residents, 93 vehicle parking spaces for the Safeway grocery store customers, and three car share spaces. The garage at 4950 Mission Street would be approximately 84,400-square-feet with from 204 to 278 vehicle parking spaces, the larger number dependent on the potential addition of parking stackers if warranted by resident parking demand. Approximately 153 of these spaces would be for residential use, six for car share, and 45 for the ground-floor retail uses and Safeway. Two service vehicle loading spaces would also be located in the garage. In addition, a shared parking system could be implemented upon completion of 4950 Mission Street. If implemented, commercial parking spaces in the 4950 Mission Street garage would be made available to residents and community members (shared parking users) on an hourly basis between the hours of 9 p.m. and 7 a.m., 7 days a week.

The proposed project would include a total of 384 secured class 1 bicycle parking spaces. At 4840 Mission Street, 128 secured class 1 bicycle parking spaces would be accommodated in double stacks located in a bike and repair lounge in the garage and on the ground floor at Mission Street near the residential lobby and the entrances to the Mission Neighborhood Health Center and the Safeway grocery store. The 4950 Mission Street development would accommodate 256 bikes in two bike storage rooms on the ground level. The project would also include 54 class 2 public bicycle parking spaces located on adjacent sidewalks and plazas.

## Streetscape Improvements

The project would implement a series of streetscape improvements, including improved public sidewalks along the Alemany Boulevard and Mission Street frontages of both buildings.

There would be a pedestrian plaza and a publicly-accessible mid-block passageway that would facilitate connectivity between neighborhoods. The mid-block pedestrian plaza and pedestrian passageway would connect Alemany Boulevard, Bertita Street, and Mission Street at the south end of the 4950 Mission Street site.

## Project Loading

On-street freight and passenger loading curb zones would be designated at both 4840 and 4950 Mission Street, subject to approval by the San Francisco Municipal Transportation Agency (SFMTA). These would include passenger loading zones near the health clinic and Safeway entrances, and near the 4950 Mission residential entrance along Mission Street. Additional passenger and vehicle delivery loading zones would be installed along Alemany Boulevard as part of the 4840 Mission Street development.

An off-street, below-grade loading dock for use by 18-wheel Safeway delivery trucks would be located in the 4840 Mission Street garage. Trucks would enter the 4840 Mission Street grocery store garage access ramp head-in from Mission Street. Trucks would then travel to the below-grade loading area, and then exit onto Alemany Boulevard, also heading forward.

## Landscape Improvements

Approximately 40 street trees would be planted along the Mission Street and Alemany Boulevard frontages of the proposed project, as well as approximately 25 additional trees within public open spaces at plazas and entry portals. Due to the project's phasing and infrastructure requirements, all existing trees and planting would be removed in the public right-of-way and streetscape and would be replaced for a continuous and unified streetscape and public realm.

## Foundation and Excavation

Construction activities at the project site would begin with demolition of the existing funeral home structure and removal of all existing hardscape at 4840 Mission Street. The demolition of 4950 Mission Street would occur after 4840 Mission Street construction is complete. An estimated 52,000 cubic yards of soil would be excavated from the project site to accommodate new foundations, utility connections, and an underground below-grade parking garage. Minor dewatering activity is expected from rain and groundwater at the elevator pits.

Both proposed building foundations would be either a mat slab or torque pile type. No pile driving is anticipated for the construction of 4840 or 4950 Mission Street. The parking garages and building foundations would require excavation to approximately 15 feet below existing grade.



## Construction Phasing and Schedule

The proposed project would be constructed in two phases. Phasing of the project would allow the existing Safeway to remain open throughout the phase I construction period and relocate into the 4840 Mission Street building before the existing store is demolished as part of phase II. Phase I would include demolition of the existing Valente Marini Perata Funeral Home and its associated parking lot followed by construction of the proposed 4840 Mission Street building. After the completion of construction at 4840 Mission Street, the existing Safeway would relocate into the new 4840 Mission Street building. Demolition of the existing Safeway building and parking lot and the construction of the 4950 Mission Street building would then commence.

Construction of the 4840/4950 Mission Street proposed project is anticipated to occur over a 40-month period. The construction period for 4840 Mission Street is anticipated to take approximately 17 months, with some overlapping construction stages. Demolition would take one month, excavation and shoring would take two months, foundation and below-grade construction would take two months, construction of base buildings would take up to nine months, and exterior and interior finishing would take five months.

Construction of 4950 Mission Street is anticipated to take approximately 23 months, with some overlapping construction stages. Demolition would take two months, excavation and shoring would take six months, foundation and below-grade construction would take six months, construction of base buildings would take six months, and exterior and interior finishing would take four months.

It is anticipated that construction operations would occur no earlier than 7 a.m. and no later than 8 p.m. on Mondays through Fridays and occasional Saturdays, unless special permission for construction hours outside these times is approved by the Director of the Department of Building Inspection.

## APPROVALS REQUIRED FOR THE PROPOSED PROJECT

### Planning Commission

- Certification of the EIR, adoption of CEQA findings, and adoption of a mitigation monitoring and reporting program.
- Recommendation to the Board of Supervisors of a Planning Code amendment to create a special use district to increase dwelling unit density to permit one unit per 345 square feet of lot area and to decrease required open space to 60 square feet of private open space or 80 square feet of common open space per unit.
- Recommendation to the Board of Supervisors of an amendment to the Zoning Map and Height and Bulk Map to map the special use district and change the height and bulk designation from 40-X to 85-X.
- Recommendation to the Board of Supervisors of a development agreement governing the phasing of the project and the location of all of the affordable units at 4840 Mission Street.

- Approval of conditional use authorization from the Planning Commission to permit development of a large lot (10,000 square feet and above), to permit non-residential use size in excess of 5,999 square feet, to permit a formula retail grocery store, and to permit the grocery store to include 24-hour operations.
- Approval of a planned unit development for configuration of rear yard, for a unit exposure exception for a small number of units, and for common open space dimensions.

#### **Board of Supervisors**

- Approval of Planning Code amendment to create a special use district to increase dwelling unit density to permit one unit per 345 square feet of lot area and to decrease required open space to 60 square feet of private open space or 80 square feet of common open space per unit.
- Approval of an amendment to the Zoning Map to map the special use district and an amendment to the Height and Bulk Map to change the height and bulk designation from 40-X to 85-X.
- Approval of a development agreement governing the phasing of the project and the location of all of the affordable dwelling units at 4840 Mission Street.

#### **Actions by Other City Departments**

Approval of proposed reconfiguration/removal of on-street parking spaces, new curb cuts, and proposed passenger/freight loading zones and bicycle facilities by the SFMTA.

- Approval of lane closures during demolition and construction by the SFMTA;
- Approval of demolition and building permits by the Department of Building Inspection (DBI).
- Approval of a stormwater control plan, landscape plan per the city's Water Efficient Irrigation Ordinance, changes to sewer laterals (connections to city sewer), and review of water budget application per the city's Non-Potable Water Ordinance by the San Francisco Public Utilities Commission (SFPUC).
- Approval of dewatering well permits, if dewatering is required, by SFPUC.
- Approval of proposed condominiums and tentative subdivision maps; recommendation to the San Francisco Board of Supervisors for approval of a final subdivision map by San Francisco Public Works (SFPW).
- Approval of Temporary Occupancy Permit(s) for sidewalk closures during demolition and construction by SFPW;
- Approval of permits for streetscape improvements in the public right-of-way, including curb cuts, by SFPW.
- Approval of a site mitigation plan, a health and safety plan, and a dust control plan by the San Francisco Department of Public Health (SFPDH).

## SUMMARY OF POTENTIAL ENVIRONMENTAL ISSUES

The proposed project could result in potentially significant environmental effects. The Planning Department will prepare an initial study (IS) and focused environmental impact report (EIR) to evaluate the physical environmental effects of the proposed project in accordance with the California Environmental Quality Act (CEQA). These studies will assess both project-specific and cumulative impacts for all topics. As required by CEQA, the EIR will further examine those issues identified in the IS as having potentially significant and unavoidable effects, identify mitigation measures, and analyze whether the proposed mitigation measures would reduce the environmental effect(s) to a less-than-significant level(s). The IS will be published as an appendix to the Draft EIR. The EIR also will evaluate a No Project Alternative, which will assume no change to the existing conditions on the project site, as well as additional project alternatives that could potentially reduce or avoid any significant environmental impacts associated with the proposed project.

It is anticipated that the EIR will include a focused assessment of impacts to historic architectural resources. Environmental impacts related to land use and land use planning, population and housing, cultural resources other than historic architectural resources, including tribal cultural resources, subsurface cultural (archeological) resources, and human remains, noise, air quality, greenhouse gas emissions, wind and shadow, recreation, transportation and circulation, utilities and service systems, public services, biological resources, geology and soils, paleontological resources, hydrology and water quality, hazards and hazardous materials, mineral and energy resources, and agricultural and forest resources are anticipated to be analyzed in the IS, unless significant impacts are identified that cannot be mitigated to a less-than-significant level, in which case, any such impacts analysis will be included in the EIR. The environmental issues to be addressed are described briefly below. The project meets all of the requirements of a transit-oriented infill development project under Division 13 (section 21099) of the Public Resources Code (PRC); therefore, aesthetics and parking shall not be considered in determining if the project has the potential to result in significant environmental effects.

### Land Use and Planning

The topic of Land Use and Planning will describe existing land uses on and near the project site and analyze whether the proposed project would physically divide an established community or result in land use conflicts within the Outer Mission/Excelsior neighborhood and vicinity.

### Population and Housing

The population and housing topic will analyze the potential for the proposed project to result in direct or indirect impacts related to population, employment and housing, and residential displacement.

### Cultural Resources

Two existing buildings are located on the project site. The Valente Marini Perata Funeral Home, located at 4840 Mission Street, is considered a historical resource for purposes of CEQA review, per CEQA Guidelines section 15064.5(a). The existing Safeway building is not a historical resource. The proposed project would demolish the historic funeral home and Safeway building. The historic significance of the existing funeral home building and the proposed project's impacts on the resource is the subject of a

*historic resources evaluation*, prepared by a qualified consultant, and a *historic resources evaluation response* prepared by the Planning Department. The EIR will summarize applicable portions of these evaluations, describe the historical resource on the project site, and identify potential impacts on the historic resource. The IS will analyze potential effects on tribal cultural resources, on subsurface cultural (archeological) resources, and on human remains.

## Transportation and Circulation

The proposed project would generate new traffic to and from the project site, as well as increases in transit ridership, pedestrian and bicycle activity, and loading demand. The transportation and circulation issues will be analyzed in accordance with the Planning Department's *Transportation Impact Analysis Guidelines for Environmental Review* (October 2002) and Planning Commission Resolution 19579 establishing vehicle miles traveled (VMT) as the appropriate transportation review standard. The IS will discuss transit conditions, VMT, traffic hazards, pedestrian and bicycle conditions, freight loading, emergency access, and construction-related transportation conditions; identify any significant impacts that could occur and identify appropriate mitigation measures that could reduce or eliminate those impacts. The IS transportation analysis will also evaluate the proposed project's contribution to cumulative effects of reasonably foreseeable development, transit improvements, and/or streetscape improvements in the project vicinity.

## Noise

The topic of noise will include analysis of noise compatibility standards for residential, retail, grocery store and office land uses, and discuss the long-term impacts of noise that could result from the proposed project. Short-term construction-related noise and vibration impacts also will be described, and the analysis will evaluate the potential for noise from the proposed project to adversely affect nearby sensitive land uses.

## Air Quality

The topic of air quality will include analysis of consistency of the proposed project with applicable air quality plans and standards, the potential for the proposed project to result in emissions of criteria air pollutants and other toxic air contaminants that may affect sensitive populations, as well as the potential for the proposed project to result in sources of odor. The air quality analysis will include quantification of both construction-related and operational air pollutant emissions.

## Greenhouse Gas Emissions

The topic of greenhouse gas emissions will include an analysis of the proposed project's consistency with the City's Greenhouse Gas Reduction Strategy and the degree to which the proposed project's greenhouse gas emissions could result in a significant effect on the environment.

## Wind and Shadow

The topic of wind will evaluate the potential of the project to alter wind in a manner that substantially affects public areas. Based on a preliminary shadow fan analysis prepared by the Planning Department,



no City parks or other publicly-accessible open space exists within the potential shadow area of the proposed project, and therefore no parks or open spaces would be affected by project shadow.

## **Recreation**

The topic of recreation will include an analysis of whether the proposed project could physically degrade existing parks, recreation facilities, and open space, or require the construction of new parks or recreational facilities that could have a physical effect on the environment.

## **Utilities and Service Systems**

The topic of utilities and service systems will include analysis of potable water and wastewater treatment capacity, and will discuss disposal of solid waste that may be generated by the proposed project. This topic will also include an assessment of whether the proposed project would be served by adequate water supply, wastewater treatment, stormwater, and solid waste disposal facilities, and whether the project would require the construction of new or modified utilities that could result in adverse environmental effects.

## **Public Services**

The topic of public services will include analysis of whether the proposed project would require new or physically altered public services facilities (e.g., schools, police and fire protection, etc.), the construction of which could cause significant impacts on the physical environment.

## **Biological Resources**

The topic of biological resources will include analysis of any substantial adverse effect on important biological resources or habitats, such as the movement of native resident or migratory bird species.

## **Geology and Soils**

The topic of geology and soils will include an analysis related to the susceptibility of the project site to seismic activity, liquefaction, landslides, erosion, soil stability, and risks to life or property. The analysis will also explain whether or not the proposed project would substantially change the topography or any unique geologic or physical features of the site, or directly or indirectly destroy a unique paleontological resource or site.

## **Hydrology and Water Quality**

The topic of hydrology and water quality will assess the potential for the proposed project to violate water quality standards or waste discharge requirements or result in adverse effects to groundwater supplies. The analysis will also consider the degree to which the proposed project could affect drainage patterns or create water runoff that could affect stormwater drainage systems. Finally, the analysis will consider the potential of the project to place housing within a flood hazard area.

## Hazards and Hazardous Materials

The topic of hazards and hazardous materials will analyze the potential for the proposed project to create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, or the emission or release of hazardous material into soils or groundwater, or interfere with an emergency response plan.

## Mineral and Energy Resources

The topic of mineral and energy resources will include analysis of potential project impacts on existing mineral resources, and on local and regional energy supplies. This section will summarize the proposed project's compliance with existing energy standards, and energy use efficiencies.

## Agricultural and Forest Resources

The topic of agricultural and forest resources will include analysis of potential project impacts on existing agricultural and forest resources.

## Other CEQA Issues

The IS and EIR analyses will identify feasible mitigation measures intended to lessen or reduce significant environmental impacts of the proposed project, and the EIR will list any significant impacts that have been determined to be unavoidable.

## Alternatives

Pursuant to CEQA and the state CEQA Guidelines section 15126.6, the EIR will analyze a range of alternatives that would reduce or avoid one or more significant environmental impacts identified in the EIR, including a No Project Alternative, which will assume no change to the existing physical conditions on the project site, and one or more alternatives that preserve all or most of the historic resource located at 4840 Mission Street.

## FINDING

**This project could have a significant effect on the environment and a focused environmental impact report will be prepared.** This determination is based upon the criteria of the state CEQA Guidelines, sections 15064 (Determining Significant Effects) and 15065 (Mandatory Findings of Significance), and upon the magnitude and nature of proposed project construction and operations as described in the above project description.

## PUBLIC SCOPING PROCESS

A public scoping meeting will be held to receive oral comments concerning the scope of the EIR. On May 30, 2018, the project sponsor will hold an open house from 5:30 to 6:30 p.m. at Balboa High School's Green Room (Room 152) at 1000 Cayuga Avenue. This will be immediately followed by the formal public scoping meeting from 6:30 to 8:00 p.m. hosted by the Planning Department. The purpose of the public scoping meeting is to receive comments on the scope and content of the EIR. To request a language interpreter or to accommodate persons with disabilities at the scoping meeting, please contact the staff

contact listed above at least 72 hours in advance of the meeting. Written comments will also be accepted at this meeting and until 5:00 p.m. on June 25, 2018. Written comments should be sent to **Elizabeth White**, EIR Coordinator, San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103 or emailed to [elizabeth.white@sfgov.org](mailto:elizabeth.white@sfgov.org).

Members of the public are not required to provide personal identifying information when they communicate with the Planning Commission or the Planning Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

May 17, 2018  
Date

Lisa Gibson  
Lisa Gibson, Environmental Review Officer