



# SAN FRANCISCO PLANNING DEPARTMENT

## Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

*Date:* June 29, 2015  
*Case No.:* 2013.1305E  
*Project Title:* 1532 Howard Street  
*Zoning/Plan Area:* WMUG (Western South of Market Area [WSoMa]  
Mixed Use General District  
55-X Height and Bulk District  
Western SOMA Community Plan  
  
*Block/Lot:* 3511/015  
*Lot Size:* 1,930 square feet (approximately 0.044 acres)  
*Project Sponsor:* Amir Alfifi; SIA Consulting Corporation – (415) 922-0200  
*Staff Contact:* Chris Thomas, (415) 575-9036, Christopher.Thomas@sfgov.org

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### PROJECT DESCRIPTION

The proposed project involves the demolition of an existing one-story 1,650-square-foot (sf) building and construction of a new six-story, 55-foot tall (62-feet-tall with elevator shaft), approximately 9,000-gross-square-foot (gsf) building consisting of 15 Single Room Occupancy (SRO) dwelling units, two common roof decks (at and on top of the sixth floor) totaling about 750 sf, and a 450-sf common rear yard with eight Class 1 bicycle spaces. The proposed project would not include off-street vehicular parking or a curb cut for vehicular access. Primary access would be via a lobby entry on Howard Street.

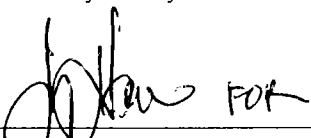
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### EXEMPT STATUS

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

### DETERMINATION

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

  
\_\_\_\_\_  
SARAH B. JONES  
Environmental Review Officer

6/26/15  
\_\_\_\_\_  
Date

cc: Amir Afifi, Project Sponsor  
Rich Sucre, Current Planner  
Supervisor Jane Kim, District 6

Virna Byrd, M.D.F.  
Exemption/Exclusion File  
Historic Preservation Dist. List

## PROJECT DESCRIPTION (continued)

Construction of the proposed building would involve soil disturbance over the entire 1,930-sf and largely level project site, with approximately two feet of below-grade excavation for the foundation and drilling up to 16 feet below-grade for the required piers to anchor the foundation.

## PROJECT APPROVAL

The proposed project would require approval of permits by the Department of Building Inspection for the demolition of the existing building and construction of the proposed project. The project is subject to Section 312 of the Planning Code, which requires neighborhood notification for projects proposing building expansion and new construction in a Mixed Use zoning district. 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 the Department of Building Inspection is the Approval Action. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

## COMMUNITY PLAN EXEMPTION OVERVIEW

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

The 1532 Howard Street site is located in the Western SoMa Community Plan area. This determination evaluates the potential project-specific environmental effects of the 1532 Howard Street project described above, and incorporates by reference information contained in the Programmatic EIR for the Western SoMa Community Plan, Rezoning of Adjacent Parcels, and 350 Eighth Street Project (Western SoMa PEIR).<sup>1</sup> Project-specific studies have been prepared for the proposed project to determine if the project would result in any significant environmental impacts that were not identified in the Western SoMa PEIR.

The Western SoMa PEIR included analyses of the following environmental issues: land use; aesthetics; population and housing; cultural and paleontological resources; transportation and circulation; noise and

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<sup>1</sup> San Francisco Planning Department, Western SoMa Community Plan, Rezoning of Adjacent Parcels, and 350 Eighth Street Project Final Environmental Impact Report (PEIR), Planning Department Case Nos. 2008.0877E and 2007.1035E, State Clearinghouse No. 2009082031, certified December 6, 2012. Available online at: <http://www.sf-planning.org/index.aspx?page=1893>, accessed July 11, 2014.

vibration; air quality; greenhouse gas emissions; wind and shadow; recreation; public services, utilities, and service systems; biological resources; geology and soils; hydrology and water quality; hazards and hazardous materials; mineral and energy resources; and agricultural and forest resources.

As a result of the Western SoMa rezoning process, the project site has been rezoned to the Western South of Market Area Mixed-Use General (WMUG) District and the 55-X Height and Bulk District. Pursuant to Section 844 of the Planning Code, the WMUG District is “designed to maintain and facilitate the growth and expansion of small-scale light industrial, wholesale distribution, arts production and performance/exhibition activities, general commercial and neighborhood-serving retail and personal service activities while protecting existing housing and encouraging the development of housing at a scale and density compatible with the existing neighborhood. Housing is encouraged over ground floor commercial and production, distribution, and repair uses, and new residential or mixed use developments are encouraged to provide as much mixed-income family housing as possible.” The proposed SRO project is consistent with uses permitted within the WMUG District.

Individual projects that could occur in the future under the Western SoMa Community Plan will undergo project-level environmental evaluation to determine if they would result in further impacts specific to the development proposal, the site and the time of development, and to assess whether additional environmental review would be required. This determination concludes that the proposed project at 1532 Howard Street is encompassed within and consistent with analysis in the Western SoMa PEIR. This determination also finds that the Western SoMa PEIR adequately anticipated and described the impacts of the proposed 1532 Howard Street project, and identified the mitigation measures applicable to the project. The proposed project is also consistent with the zoning controls and the provisions of the Planning Code applicable to the project site.<sup>2,3</sup> Therefore, no further CEQA evaluation for the 1532 Howard Street project is required. In conclusion, the Western SoMa PEIR and this Certificate of Exemption for the proposed project comprise the full and complete CEQA evaluation necessary for the proposed project.

## PROJECT SETTING

The existing building, originally constructed in 1907, most recently contained a restaurant and has been vacant since July 2012. The project site is within a fully developed block in San Francisco’s South of Market (SoMa) neighborhood, bounded by Natoma Street to the northwest, 11th Street to the northeast, Howard Street to the southeast, and Lafayette Street to the southwest. This block is largely characterized by two- to five-story residential buildings, along with scattered warehouse, commercial and retail structures of varying ages and architectural design. To the south of the project site (1538 Howard Street) is a three-story over garage, wood frame residential building, while to the north (1530 Howard Street) is a one-story stucco building containing a market. The subject property backs up to two- and three-story wood-frame apartment buildings on Natoma Street. A surface parking lot is located across Howard Street from the project site, along with assorted one- to two-story industrial buildings to the north and south.

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<sup>2</sup> Adam Varat, San Francisco Planning Department, Community Plan Exemption Eligibility Determination, Citywide Planning Analysis, 1532 Howard Street, January 8, 2014. This document is on file and available for review as part of Case File No. 2013.1305E.

<sup>3</sup> Jeff Joslin, San Francisco Planning Department, Community Plan Exemption Eligibility Determination, Current Planning Analysis, 1532 Howard Street, April 14, 2015. This document is on file and available for review as part of Case File No. 2013.1305E.

Although the existing structure is not considered a historic resource, the project site is within the Western SoMa Light Industrial & Residential Historic District.<sup>4,5</sup> Category A residential structures are located in the immediate vicinity.

Beyond the block within which the project site is located, the local neighborhood is similarly characterized by a variety of residential, commercial and industrial buildings of varying ages, sizes and architectural styles. Many structures in the project vicinity, generally two to four stories in height, date from the 1907 to 1936 period when the greater South of Market area was developed. There are no parks, public or private schools, or medical facilities within 800 feet of the project site. The only religious land use is at St. Joseph's Church, located 750 feet to the north, at the corner of Howard and 10<sup>th</sup> Streets. The Arc of San Francisco, a service, education and career center for adults with developmental disabilities, is located about 120 feet to the north of the project site at 1500 Howard Street.

Nearby streets include Van Ness Avenue, about 250 feet to the south, and Mission and Market Streets, about 850 and 1,400 feet to the northwest, respectively. Regional vehicular access is provided by the U.S. Route 101 (Central Freeway) on- and off-ramps at Howard Street, approximately 1,200 feet to the south. The Civic Center Municipal Railway (Muni) and BART stations are about 3,800 feet to the north at Market and 8<sup>th</sup> Streets.

## POTENTIAL ENVIRONMENTAL EFFECTS

The proposed 1532 Howard Street project is in conformance with the height, use and density for the site described in the Western SoMa PEIR and would represent a small part of the growth that was forecast for the Western SoMa Community Plan. Thus, the project analyzed in the Western SoMa PEIR considered the incremental impacts of the proposed 1532 Howard Street project. As a result, the proposed project would not result in any new or substantially more severe impacts than were identified in the Western SoMa PEIR.

Significant and unavoidable impacts were identified in the Western SoMa PEIR for the following topics: historic resources, transportation and transit, noise, air quality, and shadow. The proposed project would not considerably contribute to significant and unavoidable historic resource impacts identified in the PEIR, as the project site and existing structure were determined to be ineligible for inclusion in national, state, or local historic registers and not identified as a historic resource through the Western SoMa Light Industrial and Residential Historic District survey. The existing structure was also determined to not be a contributor to the Western SoMa Light Industrial and Residential Historic District.<sup>6</sup>

Traffic and transit ridership generated by the project would not be significant and would not considerably contribute to the traffic and transit impacts identified in the Western SoMa PEIR. Consistent with noise mitigation measures in the Western SoMa PEIR and the Environmental Noise Study Report prepared for the proposed project,<sup>7</sup> mitigation measures would reduce the impact of ambient noise upon

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<sup>4</sup> Refer to:

[http://sf-planning.org/ftp/files/gis/SouthSoMa/Docs/2009-09-03\\_DPR523D- WesternSOMALightResident WithAppendix.pdf](http://sf-planning.org/ftp/files/gis/SouthSoMa/Docs/2009-09-03_DPR523D- WesternSOMALightResident WithAppendix.pdf).

<sup>5</sup> San Francisco Planning Department, South of Market Area Historic Resource Survey, adopted February 16, 2011 by the Historic Preservation Commission and available at <http://www.sf-planning.org/index.aspx?page=2530> (accessed March 2, 2015).

<sup>6</sup> Sucre, Richard, San Francisco Planning Department. *Preservation Team Review form, 1532 Howard Street*. March 19, 2015. This document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of the Case File No. 2013.1305E.

<sup>7</sup> Wilson Ihrig & Associates. *Environmental Noise Study Report 1532 Howard Street Residential Project San Francisco, California*. June 29, 2014. This report is available for review as part of Case No. 2013.1305E.

the residents of the proposed project to less than significant and would reduce the impact of construction noise upon the surrounding population to less than significant. The proposed project would not be a significant source of noise to surrounding sensitive uses.

The proposed project does not exceed the criteria air pollutant screening criteria established by the Bay Area Air Quality Management District May 2011 *CEQA Air Quality Guidelines* and would further be subject to the San Francisco Construction Dust Control Ordinance to minimize the effects of construction dust upon the surrounding population. The project site is with an Air Pollutant Exposure Zone and is subject to Public Health Code Article 38 requirements for a ventilation system to reduce the effects of toxic air contaminants upon the proposed project's future residents. The project sponsor submitted an initial an application for Article 38 compliance assessment to the Department of Public Health (DPH) on May 27, 2014. The proposed project is also subject to the Western SoMa PEIR Mitigation Measure M-AQ-7 (included as Project Mitigation Measure 6) that would reduce the effects of construction equipment exhaust upon the surrounding population to less than significant.

Finally, the proposed project would not shadow any public or private parks. Therefore, the proposed project would not contribute to the significant and unavoidable impacts to historic resources, transportation and transit, noise, air quality, and shadow that were identified in the Western SoMa PEIR.

The Western SoMa PEIR identified feasible mitigation measures to address significant impacts related to cultural and paleontological resources, transportation and circulation, noise and vibration, air quality, wind, biological resources, and hazards and hazardous materials. **Table 1** below lists the mitigation measures identified in the Western SoMa PEIR and states whether each measure would apply to the proposed project.

**Table 1 – Western SoMa PEIR Mitigation Measures**

Mitigation Measure	Applicability	Compliance
<b>D. Cultural and Paleontological Resources</b>		
M-CP-1a: Documentation of a Historical Resource	Not Applicable: site is not a historic resource or a contributor to the Western SoMa Light Industrial and Residential Historic District.	N/A
M-CP-1b: Oral Histories	Not Applicable: site is not a historic resource or a contributor to the Western SoMa Light Industrial and Residential Historic District.	N/A
M-CP-1c: Interpretive Program	Not Applicable: site is not a historic resource or a contributor to the Western SoMa Light Industrial and Residential Historic District.	N/A
M-CP-4a: Project-Specific Preliminary	Applicable: project involves	Preliminary Archeological

Mitigation Measure	Applicability	Compliance
Archeological Assessment	excavation 16 feet below ground surface (for piers).	Assessment conducted by Planning Department. <sup>8</sup>
M-CP-4b: Procedures for Accidental Discovery of Archeological Resources	Applicable: Preliminary Archeological Assessment determined that accidental discovery mitigation measures are required.	Sponsor must comply with Project Mitigation Measure 3 requiring distribution of ALERT sheets to all project contractors.
M-CP-7a: Protect Historical Resources from Adjacent Construction Activities	Applicable: adjacent historic resources are within 25 feet of the project site.	Sponsor must comply with Project Mitigation Measure 1 requiring measures to protect historic resources within 25 feet of the project site.
M-CP-7b: Construction Monitoring Program for Historical Resources	Applicable: adjacent historic resources are within 25 feet of the project site.	Sponsor must comply with project Mitigation Measure 2 requiring monitoring of historic resources within 25 feet of the project site.
<b>E. Transportation and Circulation</b>		
M-TR-1c: Traffic Signal Optimization (8 <sup>th</sup> /Harrison/I-80 WB off-ramp)	Not Applicable: plan level mitigation to be implemented by San Francisco Municipal Transportation Agency.	N/A
M-TR-4: Provision of New Loading Spaces on Folsom Street	Not Applicable: project would not remove loading spaces along Folsom (or Howard) Street.	N/A
M-C-TR-2: Impose Development Impact Fees to Offset Transit Impacts	Not Applicable: transit ridership generated by project would not considerably contribute to cumulative transit impact.	N/A
<b>F. Noise and Vibration</b>		
M-NO-1a: Interior Noise Levels for Residential Uses	Not Applicable: M-NO-1a applies to projects not already subject to Title 24	N/A

<sup>8</sup> Randall Dean, San Francisco Planning Department. *Environmental Planning Preliminary Archeological Review: 1532 Howard Street*. February 6, 2015. This document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of the Case File No. 2013.1305E.

Mitigation Measure	Applicability	Compliance
	interior noise standards. The proposed project would be subject to Title 24 interior noise standards.	
M-NO-1b: Siting of Noise-Sensitive Uses	Applicable: project would site noise-sensitive use along a noisy street and is subject to Title 24 interior noise standards.	Project sponsor has submitted a Noise Study demonstrating that Title 24 standards can be met. <sup>9</sup>
M-NO-1c: Siting of Noise-Generating Uses	Not Applicable: project is not proposing a noise-generating use.	N/A
M-NO-1d: Open Space in Noisy Environments	Applicable: project includes open space in a noisy environment.	Sponsor must comply with Mitigation Measure 4 which requires, through the building permit review process, that adequate shielding be employed.
M-NO-2a: General Construction Noise Control Measures	Applicable: project includes construction in a noisy environment.	Sponsor must comply with Project Mitigation Measure 5 requiring a variety of measures to minimize construction noise.
M-NO-2b: Noise Control Measures During Pile Driving	Not Applicable: project would not include pile-driving activities.	N/A
<b>G. Air Quality</b>		
M-AQ-2: Transportation Demand Management Strategies for Future Development Projects	Not Applicable: project would not generate more than 3,500 daily vehicle trips.	N/A
M-AQ-3: Reduction in Exposure to Toxic Air Contaminants for New Sensitive Receptors	Not Applicable: project site is in an air Pollution Exposure Zone but M-AQ-3 is preempted by Article 38 of the Health Code.	Compliance with Health Code Article 38 provisions for ventilation systems will reduce exposure to toxic air contaminants to less than significant.
M-AQ-4: Siting of Uses that Emit PM <sub>2.5</sub> or	Not Applicable: The project would not include	N/A

<sup>9</sup> Wilson Ihrig & Associates. *Environmental Noise Study Report 1532 Howard Street Residential Project San Francisco, California*. June 29, 2014. This report is available for review as part of Case No. 2013.1305E.

Mitigation Measure	Applicability	Compliance
other DPM and Other TACs	commercial, industrial or other uses that would generate diesel or other Toxic Air Contaminants.	
M-AQ-6: Construction Emissions Minimization Plan for Criteria Air Pollutants	Not Applicable: project would not exceed the standards for criteria air pollutants.	N/A
M-AQ-7: Construction Emissions Minimization Plan for Health Risks and Hazards	Applicable: project includes construction in the Air Pollutant Exposure Zone.	Sponsor must comply with Project Mitigation Measure 6 requiring several construction equipment emissions minimization measures.
<b>I. Wind and Shadow</b>		
M-WS-1: Screening-Level Wind Analysis and Wind Testing	Not Applicable: project would not exceed 80 feet in height.	N/A
<b>L. Biological Resources</b>		
M-BI-1a: Pre-Construction Special-Status Bird Surveys	Applicable: project includes building demolition.	Sponsor must comply with Mitigation Measure 7 requiring a pre-construction special-status bird survey.
M-BI-1b: Pre-Construction Special-Status Bat Surveys	Applicable: project includes building demolition.	Sponsor must comply with Mitigation Measure 8 requiring a pre-construction special-status bat survey.
<b>O. Hazards and Hazardous Materials</b>		
M-HZ-2: Hazardous Building Materials Abatement	Applicable: project includes demolition of a pre-1970s building.	Sponsor must comply with Mitigation Measure 9 requiring proper disposal of hazardous materials.
M-HZ-3: Site Assessment and Corrective Action	Not Applicable: superseded by Health Code Article 22A (Maher Ordinance)	Compliance with Health Code Article 22A will reduce potential hazards related to site contamination to less than significant.

Note: N/A = Not Applicable



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

## PUBLIC NOTICE AND COMMENT

A "Notification of Project Receiving Environmental Review" was mailed on February 12, 2015 to adjacent occupants and owners of properties within 300 feet of the project site. The comment period was from February 12 to February 26, 2015, during which three phone calls and three emails were received. Overall, concerns and issues raised by the public in response to the notice were taken into consideration and incorporated in the environmental review as appropriate for CEQA analysis.

Two phone callers expressed concern regarding the purportedly transient nature of SRO tenants, parking and traffic. One email requested project drawings and later expressed support for the proposed project in a phone call. Concerns expressed in the other email included a lack of parking for future project residents, traffic congestion, and shadowing of nearby residences and yards by the proposed building.

In regards to parking, and as discussed in the CPE Checklist Topic 4, the proposed project meets the criteria for an infill project and, pursuant to Public Resources Code Section 21099(d), "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." Further, and pursuant to Planning Code Section 151.1, projects located in the WMUG zoning district are not required to provide any off-street parking spaces.

Traffic congestion was also discussed in the CPE Checklist Topic 4 and, due to the low rate of vehicle trip generation estimated for the proposed project, was determined to be a less-than-significant impact.

Shadowing of adjacent properties is noted in the CPE Checklist Topic 8. The proposed project would not cast a shadow on any public or private park but would, at certain times of the day and year, cast shadows on nearby properties. As noted in the CPE Checklist, although occupants of nearby properties may regard the increase in shadow as undesirable, the limited increase in shading of private properties as a result of the proposed project would not be considered a significant impact under CEQA.

Additionally, concerns were expressed regarding the effects upon local neighborhood stability and quality of life that could result from the purported transient nature of SRO tenants. Such a potential issue is a social effect and would not result in a physical impact upon the environment and therefore is not a topic considered under CEQA.

The proposed project would not result in significant adverse environmental impacts associated with the issues identified by the public beyond those identified in the Western SoMa PEIR.

## CONCLUSION

As summarized above and further discussed in the CPE Checklist<sup>10</sup>:

1. The proposed project is consistent with the development density established for the project site in the Western SoMa Community Plan;

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<sup>10</sup> The CPE Checklist is available for review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, in Case File No. 2013.1305E.

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

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

<b>MONITORING AND REPORTING PROGRAM</b>				
<b>Adopted Mitigation Measures</b>	<b>Responsibility for Implementation</b>	<b>Mitigation Schedule</b>	<b>Monitoring/ Reporting Responsibility</b>	<b>Monitoring Schedule</b>
<p><b><u>Project Mitigation Measure 1 – Protect Historical Resources from Adjacent Construction Activities (Western SoMa PEIR Mitigation Measure M-CP-7a).</u></b> The project sponsor shall incorporate into construction specifications for the proposed project a requirement that the construction contractor(s) use all feasible means to avoid damage to adjacent and nearby historic buildings. Such methods may include maintaining a safe distance between the construction site and the historic buildings at 1538-1542 Howard Street) and west 83 Lafayette Street, using construction techniques that reduce vibration, appropriate excavation shoring methods to prevent movement of adjacent structures, and providing adequate security to minimize risks of vandalism and fire.</p>	<p>Project sponsor; contractor; and Planning Department’s Environmental Review Officer.</p>	<p>Prior to any demolition or construction activities.</p>	<p>Project Sponsor; contractor.</p>	<p>Considered complete upon Environmental Review officer’s (ERO) approval of construction specifications.</p>
<p><b><u>Project Mitigation Measure 2 – Construction Monitoring Program for Historical Resources (Western SoMa PEIR Mitigation Measure M-CP-7b).</u></b> The project sponsor shall undertake a monitoring program to minimize damage to adjacent historic buildings and to ensure that any such damage is documented and repaired. The monitoring program, which shall apply 25 feet of adjacent historic buildings, shall include the following components. Prior to the start of any ground-disturbing activity, the project sponsor shall engage a historic architect or qualified</p>	<p>Project sponsor, contractor, and qualified historic preservation professional, and Planning Department’s Environmental Review</p>	<p>Prior to the start of demolition, earth moving, or construction activity proximate to a designated historical resource.</p>	<p>Planning Department Preservation Technical Specialist shall review and approve construction monitoring program.</p>	<p>Considered complete upon submittal to ERO of post-construction report on construction monitoring program and effects, if any, on</p>

**MONITORING AND REPORTING PROGRAM**

<b>Adopted Mitigation Measures</b>	<b>Responsibility for Implementation</b>	<b>Mitigation Schedule</b>	<b>Monitoring/ Reporting Responsibility</b>	<b>Monitoring Schedule</b>
<p>historic preservation professional to undertake a preconstruction survey of historical resource(s) identified by the Planning Department within 125 feet of planned construction to document and photograph the buildings' existing conditions. Based on the construction and condition of the resource(s), the consultant shall also establish a maximum vibration level that shall not be exceeded at each building, based on existing condition, character-defining features, soils conditions, and anticipated construction practices (a common standard is 0.2 inch per second, peak particle velocity). To ensure that vibration levels do not exceed the established standard, the project sponsor shall monitor vibration levels at each structure and shall prohibit vibratory construction activities that generate vibration levels in excess of the standard. Should vibration levels be observed in excess of the standard, construction shall be halted and alternative techniques put in practice, to the extent feasible. The consultant shall conduct regular periodic inspections of each building during ground-disturbing activity on the project site. Should damage to either building occur, the building(s) shall be remediated to its pre-construction condition at the conclusion of ground-disturbing activity on the site.</p>	Officer.			proximately historical resources.

**MONITORING AND REPORTING PROGRAM**

Adopted Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Schedule
<p><b><u>Project Mitigation Measure 3 – Procedures for Accidental Discovery of Archeological Resources (Western SoMa PEIR Mitigation Measure M-CP-4b).</u></b> The following mitigation measure is required to avoid any potential adverse effect from the proposed project on accidentally discovered buried or submerged historical resources as defined in CEQA Guidelines Section 15064.5(a)(c). The project sponsor shall distribute the San Francisco Planning Department archeological resource “ALERT” sheet to the project prime contractor; to any project subcontractor (including demolition, excavation, grading, foundation, pile driving, etc. firms); and to utilities firms involved in soils-disturbing activities within the project site. Prior to any soils-disturbing activities being undertaken, each contractor is responsible for ensuring that the “ALERT” sheet is circulated to all field personnel, including machine operators, field crew, pile drivers, and supervisory personnel. The project sponsor shall provide the ERO with a signed affidavit from the responsible parties (prime contractor, subcontractor(s), and utilities firms) to the ERO confirming that all field personnel have received copies of the “ALERT” sheet.</p>	<p>Project sponsor, contractor, Planning Department’s archeologist or qualified archaeological consultant, and Planning Department’s Environmental Review Officer.</p>	<p>Prior to issuance of any permit for soil-disturbing activities and during construction.</p>	<p>Environmental Review Officer, sponsor and sponsor’s archeologist.</p>	<p>Considered complete upon ERO’s approval of FARR.</p>

Should any indication of an archeological resource be encountered during any soils-disturbing activity of the project, the project head foreman and/or project sponsor shall immediately notify the ERO and shall immediately suspend any soils-disturbing activities in the vicinity of the discovery until the ERO has determined what additional measures should be undertaken.

**MONITORING AND REPORTING PROGRAM**

<b>Adopted Mitigation Measures</b>	<b>Responsibility for Implementation</b>	<b>Mitigation Schedule</b>	<b>Monitoring/ Reporting Responsibility</b>	<b>Monitoring Schedule</b>
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If the ERO determines that an archeological resource may be present within the project site, the project sponsor shall retain the services of an archeological consultant from the pool of qualified archeological consultants maintained by the San Francisco Planning Department archeologist. The archeological consultant shall advise the ERO as to whether the discovery is an archeological resource, retains sufficient integrity, and is of potential scientific/historical/cultural significance. If an archeological resource is present, the archeological consultant shall identify and evaluate the archeological resource. The archeological consultant shall make a recommendation as to what action, if any, is warranted. Based on this information, the ERO may require, if warranted, specific additional measures to be implemented by the project sponsor.

Measures might include preservation in situ of the archeological resource, an archeological monitoring program, or an archeological testing program. If an archeological monitoring program or archeological testing program is required, it shall be consistent with the Environmental Planning (EP) division guidelines for such programs. The ERO may also require that the project sponsor immediately implement a site security program if the archeological resource is at risk from vandalism, looting, or other damaging actions.

The project archeological consultant shall submit a Final

**MONITORING AND REPORTING PROGRAM**

<b>Adopted Mitigation Measures</b>	<b>Responsibility for Implementation</b>	<b>Mitigation Schedule</b>	<b>Monitoring/ Reporting Responsibility</b>	<b>Monitoring Schedule</b>
<p>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 monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the final report.</p> <p>Copies of the Draft FARR shall be sent to the ERO for review and approval. Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The EP division of the San Francisco Planning Department shall receive one bound copy, one unbound copy, and one unlocked, searchable PDF copy on a 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 from that presented above.</p>	<p>Project sponsor, architect, acoustical consultant, and</p>	<p>Design measures to be incorporated into project</p>	<p>Planning Department and Department of Building Inspection.</p>	<p>Considered complete upon approval of final construction</p>
<p><b><u>Project Mitigation Measure 4 – Open Space in Noisy Environments (Western SoMa PEIR Mitigation Measure M-NO-1d).</u></b> To minimize ambient noise effects on users of the outdoor decks on and on top of the sixth floor, the</p>				

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<p>project sponsor shall, consistent with the recommendations of the June 26, 2014 Environmental Noise Study Report prepared for this project by Wilson Ihrig and Associates, install a minimum two- foot-high solid barrier, with a surface weight of not less than 4 lbs/sf in addition to the 30 inch, 1-hour rated parapet proposed for both outdoor decks.</p>	<p>construction contractor.</p>	<p>design and evaluated in environmental/ building permit review.</p>		<p>drawing set.</p>
<p><b><u>Project Mitigation Measure 5 - General Construction Noise Control Measures (Western SoMa PEIR Mitigation Measure M-NO-2a).</u></b> To ensure that project noise from construction activities is minimized to the maximum extent feasible, the project sponsor shall undertake the following:</p> <ul style="list-style-type: none"> <li>• Require the general contractor to ensure that equipment and trucks used for project construction use the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically attenuating shields or shrouds, wherever feasible).</li> <li>• Require the general contractor to locate stationary noise sources (such as compressors) as far from adjacent or nearby sensitive receptors as possible, to muffle such noise sources, and to construct barriers around such sources and/or the construction site, which could reduce construction noise by as much as 5 dBA. To further reduce</li> </ul>	<p>Project sponsor and construction contractor(s).</p>	<p>During construction period.</p>	<p>Project sponsor to provide monthly noise reports during construction.</p>	<p>Considered complete upon final monthly report.</p>



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<p>noise, the contractor shall locate stationary equipment in pit areas or excavated areas, if feasible.</p> <ul style="list-style-type: none"> <li>Require the general contractor to use impact tools (e.g., jack hammers, pavement breakers, and rock drills) that are hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. Where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used, along with external noise jackets on the tools, which could reduce noise levels by as much as 10 dBA.</li> <li>Include noise control requirements in specifications provided to construction contractors. Such requirements could include, but not be limited to: performing all work in a manner that minimizes noise to the extent feasible; undertaking the noisiest activities during times of least disturbance to surrounding residents and occupants, as feasible; and selecting haul routes that avoid residential buildings inasmuch as such routes are otherwise feasible.</li> <li>Submit to the San Francisco Planning Department and Department of Building Inspection a list of measures to respond to and track complaints pertaining to construction noise. These measures</li> </ul>				

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<p>shall include: (1) a procedure and phone numbers for notifying the Department of Building Inspection, the Department of Public Health, and the Police Department (during regular construction hours and off-hours); (2) a sign posted on-site describing noise complaint procedures and a complaint hotline number that shall be answered at all times during construction; (3) designation of an on-site construction complaint and enforcement manager for the project; and (4) notification of neighboring residents and non-residential building managers within 300 feet of the project construction area at least 30 days in advance of extreme noise-generating activities (defined as activities generating noise levels of 90 dBA or greater) about the estimated duration of the activity.</p>				
<p><b><u>Project Mitigation Measure 6 – Construction Emissions Minimization Plan for Health Risks and Hazards (Western SoMa PEIR Mitigation Measure M-AQ-7).</u></b> To reduce the potential health risk resulting from project construction activities, the project sponsor shall develop a Construction Emissions Minimization Plan for Health Risks and Hazards designed to reduce health risks from construction equipment to less-than-significant levels.</p> <p>All requirements in the Construction Emissions Minimization Plan must be included in contract</p>	<p>Project sponsor, contractor(s).</p>	<p>Prior to issuance of a permit specified in Section 106A.3.2.6 of the Francisco Building Code.</p>	<p>Project Sponsor; contractor; certified mechanic; Planning Department.</p>	<p>Considered complete upon Environmental Planning Air Quality Specialist review and acceptance of Construction Minimization Plan.</p>

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specifications. The Construction Emissions Minimization Plan shall detail compliance with the following:

A. *Construction Emissions Minimization Plan.* Prior to issuance of a construction permit, the project sponsor shall submit a Construction Emissions Minimization Plan (Plan) to the ERO for review and approval by an Environmental Planning Air Quality Specialist. The Plan shall detail project compliance with the following requirements:

1. All off-road equipment greater than 25 horsepower (hp) and operating for more than 20 total hours over the entire duration of construction activities shall meet the following requirements:

- a) Where access to alternative sources of power are available, portable diesel engines shall be prohibited;
- b) All off-road equipment shall have:
  - i. Engines that meet or exceed either United States Environmental Protection Agency or California Air Resources Board (ARB) Tier 2 off-road emission standards, *and*
  - ii. Engines that are retrofitted with an ARB Level 3 Verified Diesel Emissions Control Strategy (VDECS).<sup>1</sup>

c) Exceptions:

<sup>1</sup>Equipment with engines meeting Tier 4 Interim or Tier 4 Final emission standards automatically meet this requirement, therefore a VDECS would not be required.

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<ul style="list-style-type: none"> <li>i. Exceptions to A(1)(a) <i>may</i> be granted if the project sponsor has submitted information providing evidence to the satisfaction of the ERO that an alternative source of power is limited or infeasible at the project site and that the requirements of this exception provision apply. Under this circumstance, the sponsor shall submit documentation of compliance with A(1)(b) for onsite power generation.</li>   <li>ii. Exceptions to A(1)(b)(ii) <i>may</i> be granted if the project sponsor has submitted information providing evidence to the satisfaction of the ERO that a particular piece of off-road equipment with an ARB Level 3 VDECS is: (1) technically not feasible, (2) would not produce desired emissions reductions due to expected operating modes, (3) installing the control device would create a safety hazard or impaired visibility for the operator, or (4) there is a compelling emergency need to use off-road equipment that are not retrofitted with an ARB Level 3 VDECS and the sponsor has submitted documentation</li> </ul>				

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to the ERO that the requirements of this exception provision apply. If granted an exception to A(1)(b)(ii), the project sponsor must comply with the requirements of A(1)(c)(iii).

- iii. If an exception is granted pursuant to A(1)(c)(ii), the project sponsor shall provide the next cleanest piece of off-road equipment as provided by the step down schedules in Table A1 below.

**TABLE A1  
OFF-ROAD EQUIPMENT COMPLIANCE STEP DOWN  
SCHEDULE\***

<b>Compliance Alternative</b>	<b>Engine Emission Standard</b>	<b>Emissions Control</b>
1	Tier 2	ARB Level 2 VDECS
2	Tier 2	ARB Level 1 VDECS
3	Tier 2	Alternative Fuel*

\*How to use the table. If the requirements of (A)(1)(b) cannot be met, then the project sponsor would need to meet Compliance Alternative 1. Should the project sponsor not be able to supply off-road equipment meeting Compliance Alternative 1, then Compliance Alternative 2 would need to be met. Should the project sponsor not be able to supply off-road equipment meeting Compliance Alternative 2, then Compliance Alternative 3 would need to be met.

\*\*Alternative fuels are not a VDECS

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<p>The project sponsor shall require the idling time for off-road and on-road equipment be limited to no more than <i>two</i> minutes, except as provided in exceptions to the applicable state regulations regarding idling for off-road and on-road equipment. Legible and visible signs shall be posted in multiple languages (English, Spanish, Chinese) in designated queuing areas and at the construction site to remind operators of the two minute idling limit.</p> <p>2. The project sponsor shall require that construction operators properly maintain and tune equipment in accordance with manufacturer specifications.</p> <p>3. The Plan shall include estimates of the construction timeline by phase with a description of each piece of off-road equipment required for every construction phase. Off-road equipment descriptions and information may include, but is not limited to: equipment type, equipment manufacturer, equipment identification number, engine model year, engine certification (Tier rating), horsepower, engine serial number, and expected fuel usage and hours of operation. For VDECS installed: technology type, serial number, make, model, manufacturer, ARB verification number level,</p>				

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and installation date and hour meter reading on installation date. For off-road equipment using alternative fuels, reporting shall indicate the type of alternative fuel being used.

4. The Plan shall be kept on-site and available for review by any persons requesting it and a legible sign shall be posted at the perimeter of the construction site indicating to the public the basic requirements of the Plan and a way to request a copy of the Plan. The project sponsor shall provide copies of Plan to members of the public as requested.

**Reporting.** Monthly reports shall be submitted to the ERO indicating the construction phase and off-road equipment information used during each phase including the information required in A(4). In addition, for off-road equipment using alternative fuels, reporting shall include actual amount of alternative fuel used.

Within six months of the completion of construction activities, the project sponsor shall submit to the ERO a final report summarizing construction activities. The final report shall indicate the start and end dates and duration of each construction phase. For each phase, the report shall include detailed information required in A(4). In addition, for off-road equipment using alternative fuels, reporting shall include actual amount of alternative fuel used.

Certification Statement and On-site Requirements. Prior to

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the commencement of construction activities, the project sponsor must certify (1) compliance with the Plan, and (2) all applicable requirements of the Plan have been incorporated into contract specifications.	Project Sponsor.	Within six months following completion of construction activities.	Project Sponsor, Planning Department.	Considered complete upon Air Quality specialist review and acceptance of Final Report.
<b><u>Project Mitigation Measure 7 – Pre-Construction Special-Status Bird Surveys (Western SoMa PEIR Mitigation Measure M-BI-1a).</u></b> Pre-construction special-status bird surveys shall be conducted by a qualified biologist between February 1 and August 15 if tree removal or building demolition is scheduled to take place during that period. If bird species protected under the Migratory Bird Treaty Act or the California Fish and Game Code are found to be nesting in or near any work area, an appropriate no-work buffer zone (e.g., 100 feet for songbirds) shall be designated by the biologist. Depending on the species involved, input from the California Department of Fish and Game (CDFG) and/or United States Fish and Wildlife Service (USFWS) may be warranted. As recommended by the biologist, no activities shall be conducted within the no-work buffer zone that could disrupt bird breeding. Outside of the breeding season (August 16 – January 31), or after young birds have fledged, as determined by the biologist, work activities may proceed. Special-status birds that establish nests during the construction period are considered habituated to such activity and no buffer shall be required, except as needed to avoid direct destruction of the nest, which	Project sponsor; qualified biologist; CDFG; USFWS.	Prior to issuance of demolition or building permits.	Project sponsor; qualified biologist; CDFG; USFWS.	Prior to issuance of demolition or building permits.



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would still be prohibited.				
<p><b><u>Project Mitigation Measure 8 – Pre-Construction Special-Status Bat Surveys (Western SoMa PEIR Mitigation Measure M-BI-1b)</u></b>. Prior to building demolition, a pre-construction special-status bat survey by a qualified bat biologist shall be conducted. If active day or night roosts are found, the bat biologist shall take actions to make such roosts unsuitable habitat prior building demolition. A no disturbance buffer shall be created around active bat roosts being used for maternity or hibernation purposes at a distance to be determined in consultation with the CDFG. Bat roosts initiated during construction are presumed to be unaffected, and no buffer would be necessary.</p>	Project sponsor; qualified biologist; CDFG; USFWS.	Prior to issuance of demolition or building permits.	Project sponsor; qualified biologist; CDFG.	Prior to issuance of demolition or building permits.
<p><b><u>Project Mitigation Measure 9 – Hazardous Building Materials Abatement (Western SoMa PEIR Mitigation Measure M-HZ-2)</u></b>. The project sponsor shall ensure that any equipment containing polychlorinated biphenyls (PCBs) or mercury, such as fluorescent light ballasts, are removed and properly disposed of according to applicable federal, state, and local laws prior to the start of demolition, and that any fluorescent light tube fixtures, which could contain mercury, shall be removed intact and properly disposed of. Any other hazardous materials identified, either before or during work, shall be abated according to applicable federal, state, and local laws.</p>	Project sponsor.	Prior to any demolition or construction activities.	Project sponsor; Planning Department.	Prior to any demolition or construction activities.