

# SAN FRANCISCO PLANNING DEPARTMENT

## Certificate of Determination COMMUNITY PLAN EVALUATION

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*Case No.:* 2013.1339E  
*Project Address:* 645-647 Valencia Street  
*Zoning:* Valencia St Neighborhood Commercial Transit (Valencia Street NCT)  
55-X Height and Bulk District  
*Block/Lot:* 3576/062  
*Lot Size:* 2,800 square feet  
*Plan Area:* Eastern Neighborhoods Area Plan (Mission Plan Area)  
*Project Sponsor:* Dennis Ring, 647 Valencia Street LLC, (415)-298-5133  
*Staff Contact:* Tania Sheyner, (415) 575-9127, Tania.Sheyner@sfgov.org

### PROJECT DESCRIPTION

The 645-647 Valencia Street Project (proposed project) would entail an addition/alteration to the existing two-story building currently occupying the site. The 2,800-square-foot (sf) project site, at the corner of Valencia and Sycamore Streets in the city's Mission District, is rectangular in shape and is currently occupied by a two-story, approximately 5,300-gross-square-foot (gsf) commercial building that contains a bar (Elbo Room). The existing building on the site was constructed in 1915.


(Continued on next page.)

### CEQA DETERMINATION

The project is eligible for streamlined environmental review per Section 15183 of the California Environmental Quality Act (CEQA) Guidelines and California Public Resources Code Section 21083.3.

### DETERMINATION

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

  
\_\_\_\_\_  
LISA M. GIBSON  
Acting Environmental Review Officer

12/6/16  
\_\_\_\_\_  
Date

cc: Dennis Ring, Project Sponsor; Supervisor David Campos, District 9; Rich Sucre, Current Planning Division; Virna Byrd, M.D.F.; Exemption/Exclusion File

## PROJECT DESCRIPTION (continued)

The proposed project would preserve the existing building façade and construct a three-story addition above the existing structure. The proposed project would remove the Elbo Room bar/music venue, while retaining the existing exterior walls and finishes. The resulting development would include approximately 10,500 gsf of mixed-use space, with ground-floor retail and parking uses, and residential units above. The building would be five stories tall, with an overall height of 55 feet (a 5-foot elevator overrun would rise above the roof). The ground floor would include approximately 600 gsf of retail space, 1,200 gsf of off-street parking with four vehicle parking spaces accessed by a new curb cut along Sycamore Street, and seven Class I bicycle parking spaces on the ground floor (in addition, three Class 2 bicycle parking space would be provided on the Valencia Street sidewalk. The building would contain seven dwelling units, totaling approximately 8,500 gsf, on floors two through five. The residential units would range from approximately 440 to 1,330 sf in size, and would have various layouts on each floor. Residential units would include one studio, three one-bedroom, two two-bedroom, and one three-bedroom unit. Open space for residents would be provided by private residential terraces on floors three and four (for two units, a total of approximately 880 sf) and a rooftop deck at the fifth floor (approximately 650 sf), serving unit number seven. No publicly accessible open space would be provided. The proposed building would be constructed on an approximately 2-foot-thick mat slab. The foundation would use cast in place piles, requiring pre-drilled holes, but would not require pile driving. The excavation for the foundation would require removing approximately 300 cubic yards of material. Excavation is anticipated to a depth of approximately 3 feet below ground surface (bgs), with a maximum of 7.6 feet bgs at elevator pits and car pits. Construction activities are anticipated to begin by the end of 2016, and would last approximately 16 months.

## PROJECT APPROVAL

The proposed project would require approval of grading and building permits by the Planning Department and Department of Building Inspection for project-related demolition, construction, and grading. The proposed project is subject to notification under Planning Code Section 312. If discretionary review before the Planning Commission is requested, the discretionary review decision constitutes the Approval Action for the proposed project. If no discretionary review is requested, the issuance of the building permit by the Department of Building Inspection constitutes the Approval Action for the proposed project. The Approval Action date establishes the start of the 30-day appeal period for this CEQA determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

## COMMUNITY PLAN EVALUATION OVERVIEW

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

discussed in the underlying EIR. Section 15183(c) specifies that if an impact is not peculiar to the parcel or to the proposed project, then an EIR need not be prepared for the project solely on the basis of that impact.

This determination evaluates the potential project-specific environmental effects of the 645-647 Valencia Street project described above, and incorporates by reference information contained in the Programmatic EIR for the Eastern Neighborhoods Rezoning and Area Plans (PEIR).<sup>1</sup> Project-specific studies were prepared for the proposed project to determine if the project would result in any significant environmental impacts that were not identified in the Eastern Neighborhoods PEIR.

After several years of analysis, community outreach, and public review, the Eastern Neighborhoods PEIR was adopted in December 2008. The Eastern Neighborhoods PEIR was adopted in part to support housing development in some areas previously zoned to allow industrial uses, while preserving an adequate supply of space for existing and future production, distribution, and repair (PDR) employment and businesses.

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

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

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

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<sup>1</sup> Planning Department Case No. 2004.0160E and State Clearinghouse No. 2005032048

<sup>2</sup> San Francisco Planning Department. Eastern Neighborhoods Rezoning and Area Plans Final Environmental Impact Report (FEIR), Planning Department Case No. 2004.0160E, certified August 7, 2008. Available online at: <http://www.sf-planning.org/index.aspx?page=1893>, accessed August 17, 2012.

<sup>3</sup> San Francisco Planning Department. San Francisco Planning Commission Motion 17659, August 7, 2008. Available online at: <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=1268>, accessed August 17, 2012.

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

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

As a result of the Eastern Neighborhoods rezoning process, the project site has been rezoned to the Valencia Street Neighborhood Commercial Transit (Valencia Street NCT) District. The Valencia Street NCT District is intended to promote a vibrant mix of uses while maintaining the characteristics of this formerly industrially-zoned area. It is also intended to serve as a buffer between residential districts and PDR districts in the Eastern Neighborhoods. The proposed project and its relation to PDR land supply and cumulative land use effects is discussed further in the Community Plan Evaluation (CPE) Initial Study, under Land Use. The 645-647 Valencia Street site, which is in the Mission District of the Eastern Neighborhoods, is in a 55-X height and bulk district, allowing building heights up to 55 feet.

Individual projects that could occur in the future under the Eastern Neighborhoods Rezoning and Area Plans will undergo project-level environmental evaluation to determine if they would result in further impacts specific to the development proposal, the site, and the time of development and to assess whether additional environmental review would be required. This determination concludes that the proposed project at 645-647 Valencia Street is consistent with and was encompassed within the analysis in the Eastern Neighborhoods PEIR, including the Eastern Neighborhoods PEIR development projections. This determination also finds that the Eastern Neighborhoods PEIR adequately anticipated and described the impacts of the proposed 645-647 Valencia Street Project, and identified the mitigation measures applicable to the 645-647 Valencia Street Project. The proposed project is also consistent with the zoning controls and the provisions of the Planning Code applicable to the project site.<sup>5,6</sup> Therefore, no further CEQA evaluation for the 645-647 Valencia Street Project is required. In sum, the Eastern Neighborhoods PEIR and this Certificate of Determination for the proposed project comprise the full and complete CEQA evaluation necessary for the proposed project.

## PROJECT SETTING

As noted previously, the project site is located at the corner of Valencia and Sycamore Streets in the city's Mission District. In the project vicinity, Valencia Street operates as a two-way arterial roadway, running north to south with one traffic lane in each direction. Sycamore Street operates as a one-way city street, running east to west. Street parking is available along both curbs on Valencia Street, and on the north side of Sycamore Street. Valencia Street also provides a Class II (designated and independent) bicycle lane in both directions. No bicycle lanes are along Sycamore Street.

Surrounding land uses primarily consist of commercial and residential buildings, generally ranging from two to five stories in height. The San Francisco Police Department Mission Police Station is directly west across Valencia Street from the project site. Along the western side of Valencia Street, the Mission Police Station occupies approximately the northern half of the block between 17th and 18th Streets. The

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<sup>5</sup> San Francisco Planning Department, Community Plan Exemption Eligibility Determination, Citywide Planning and Policy Analysis, 645-647 Valencia Street, July 26, 2016. This document (and all other documents cited in this report, unless otherwise noted), is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2013.1339E.

<sup>6</sup> San Francisco Planning Department, Community Plan Exemption Eligibility Determination, Current Planning Analysis, 645-647 Valencia Street, July 24, 2016.

remaining portion of the block along the western side of Valencia Street between 17th and 18th Streets is occupied by three- and four-story residential and mixed-use residential buildings. The eastern side of Valencia Street south of the 645-647 Valencia Street building, between 17th and 18th Streets is occupied by three-story mixed-use residential and retail/commercial buildings. The adjacent property to the south of the proposed project site, which contains an existing one-story building at 657 Valencia Street, is also proposed to be demolished and redeveloped with a five-story residential building, with restaurant uses on the ground floor. North of the project site, across Sycamore Street, is a single-story thrift shop and a five-story mixed-use residential/retail building. With the exception of the thrift shop across from the northern site frontage, Sycamore Street is occupied by three- and four-story residential buildings on both sides of the street. Entertainment venues, such as bars and music venues, are located in areas surrounding the site; however, with the exception of the Elbo Room located on the project site, none are in the immediate vicinity. No sensitive uses, such as schools and daycares, are located in the immediate vicinity of the project site. The project site and surrounding uses along Valencia Street are zoned as Valencia Street NCT District, and are within a 55-X height and bulk district. Other areas in the project vicinity are zoned as Residential Transit Oriented - Mission.

The project site is located near public transit, including the 16th Street and Mission Street Bay Area Rapid Transit (BART) station, approximately 0.2 mile northeast. Several San Francisco Municipal Transit Agency (Muni) bus routes operate in the area, including the 33-Ashbury/18th along 18th Street and Mission Street, 22-Fillmore along 16th Street, 14-Mission and 14R-Mission Rapid along Mission Street, 49-Van Ness/Mission along Mission Street, and the 55-16th Street along 16th Street.

The nearest parks include the Mission Playground and Pool, approximately 0.2 mile south on Valencia Street; Dearborn Community Garden, approximately 0.1 mile west; Kid Power Park, approximately 0.12 mile northeast; and Dolores Park, approximately 0.3 mile southwest.

## POTENTIAL ENVIRONMENTAL EFFECTS

The Eastern Neighborhoods PEIR included analyses of environmental issues including: land use; plans and policies; visual quality and urban design; population, housing, business activity, and employment (growth inducement); transportation; noise; air quality; parks, recreation and open space; shadow; archeological resources; historic architectural resources; hazards; and other issues not addressed in the previously issued initial study for the Eastern Neighborhoods Rezoning and Area Plans. The proposed 645-647 Valencia Street Project is in conformance with the height, use and density for the site described in the Eastern Neighborhoods PEIR and would represent a small part of the growth that was forecast for the Eastern Neighborhoods plan areas. Thus, the plan analyzed in the Eastern Neighborhoods PEIR considered the incremental impacts of the proposed 645-647 Valencia Street Project. As a result, the proposed project would not result in any new or substantially more severe impacts than were identified in the Eastern Neighborhoods PEIR.

Significant and unavoidable impacts were identified in the Eastern Neighborhoods PEIR for the following topics: land use, historic architectural resources, transportation and circulation, and shadow. The proposed project would not considerably contribute to land use impacts as the project would not lead to the loss of PDR space. The project site is currently zoned as Valencia Street NCT, and contains commercial uses. The proposed commercial and residential mixed use of the site would not convert any PDR space, and thus, the project would not result in any land use impacts. A Historic Resources Evaluation (HRE) and Historic Resources Evaluation Response (HRER) were completed for the project, and are discussed in the CPE Initial Study. The HRER found that the building at the site, constructed in

1915, was a historic resource due to its role in the history of lesbian, gay, bisexual, and transgender individuals in San Francisco. The proposed project would retain the existing building façade and would be designed and constructed in accordance with the Secretary of the Interior’s Standards for the Treatment of Historic Properties. Thus, the HRER determined that the proposed project would not cause a significant adverse impact upon a historic resource such that the significance of a historic resource would be materially impaired. Therefore, the proposed project would not contribute to the significant historic resource impact identified in the Eastern Neighborhoods PEIR, and no historic resource mitigation measures would apply to the proposed project. With respect to significant and unavoidable transportation impacts related to traffic and transit, project-generated vehicle and transit trips would not contribute considerably to significant and unavoidable cumulative traffic and transit impacts identified in the Eastern Neighborhoods PEIR, and would not result in a substantial portion of the overall additional traffic and transit volume anticipated to be generated by Plan Area projects. The proposed project would not contribute to significant and unavoidable shadow impacts because the proposed project would not result in net-new shadow on any nearby park.

The Eastern Neighborhoods PEIR identified feasible mitigation measures to address significant impacts related to noise, air quality, archeological resources, historical resources, hazardous materials, and transportation. **Table 1** below lists the mitigation measures identified in the Eastern Neighborhoods PEIR and states whether each measure would apply to the proposed project.

**Table 1 – Eastern Neighborhoods PEIR Mitigation Measures**

Mitigation Measure	Applicability	Compliance
<b>F. Noise</b>		
F-1: Construction Noise (Pile Driving)	Not Applicable: pile driving not proposed.	N/A
F-2: Construction Noise	Applicable: temporary construction noise from use of heavy equipment.	The project sponsor has agreed to develop and implement a set of noise attenuation measures during construction as part of Mitigation Measure F-2.
F-3: Interior Noise Levels	Not Applicable: CEQA generally no longer requires the consideration of the effects of existing environmental conditions on a proposed project’s future users or residents. Nevertheless, the proposed project would be required to meet interior noise standards in Title 24 of the State Building Code.	N/A

Mitigation Measure	Applicability	Compliance
F-4: Siting of Noise-Sensitive Uses	Not Applicable: CEQA generally no longer requires the consideration of the effects of existing environmental conditions on a proposed project's future users or residents.	N/A
F-5: Siting of Noise-Generating Uses	Not Applicable: The proposed project would not generate excessive ambient noise levels.	N/A
F-6: Open Space in Noisy Environments	Not Applicable: CEQA generally no longer requires the consideration of the effects of existing environmental conditions on a proposed project's future users or residents.	N/A
<b>G. Air Quality</b>		
G-1: Construction Air Quality	Not Applicable: The project site is not located within an identified Air Pollutant Exposure Zone.	N/A
G-2: Air Quality for Sensitive Land Uses	Not Applicable: Superseded by Article 38 requirements.	N/A
G-3: Siting of Uses that Emit Diesel Particulate Matter	Not Applicable: The proposed residential and commercial uses are not expected to emit substantial levels of DPM.	N/A
G-4: Siting of Uses that Emit other Toxic Air Contaminants	Not Applicable: The proposed residential and commercial uses are not expected to emit substantial levels of TACs	N/A
<b>J. Archeological Resources</b>		
J-1: Properties with Previous Studies	Not Applicable: The project site does not have any previous archaeological studies associated with it.	N/A

Mitigation Measure	Applicability	Compliance
J-2: Properties with no Previous Studies	Applicable: the project site is a property with no previous archaeological study.	The project site underwent a preliminary archaeological review, and the Planning Department’s Archaeologist determined that no significant adverse impacts on archaeological resources would occur with the project. Therefore, the project sponsor has complied with this mitigation measure.
J-3: Mission Dolores Archeological District	Not Applicable: The project site is not within the Mission Dolores Archeological District.	N/A
<b>K. Historical Resources</b>		
K-1: Interim Procedures for Permit Review in the Eastern Neighborhoods Plan area	Not Applicable: plan-level mitigation completed by Planning Department.	N/A
K-2: Amendments to Article 10 of the Planning Code Pertaining to Vertical Additions in the South End Historic District (East SoMa)	Not Applicable: plan-level mitigation completed by Planning Commission.	N/A
K-3: Amendments to Article 10 of the Planning Code Pertaining to Alterations and Infill Development in the Dogpatch Historic District (Central Waterfront)	Not Applicable: plan-level mitigation completed by Planning Commission.	N/A
<b>L. Hazardous Materials</b>		
L-1: Hazardous Building Materials	Applicable: Due to the age of the building, the potential exists for hazardous materials to be contained within the building structure.	The project sponsor would comply with hazardous building material abatement requirements, as detailed in Project Mitigation Measure 2.
<b>E. Transportation</b>		
E-1: Traffic Signal Installation	Not Applicable: automobile delay removed from CEQA analysis.	N/A



Mitigation Measure	Applicability	Compliance
E-2: Intelligent Traffic Management	Not Applicable: automobile delay removed from CEQA analysis.	N/A
E-3: Enhanced Funding	Not Applicable: automobile delay removed from CEQA analysis.	N/A
E-4: Intelligent Traffic Management	Not Applicable: automobile delay removed from CEQA analysis.	N/A
E-5: Enhanced Transit Funding	Not Applicable: plan level mitigation by SFMTA.	N/A
E-6: Transit Corridor Improvements	Not Applicable: plan level mitigation by SFMTA.	N/A
E-7: Transit Accessibility	Not Applicable: plan level mitigation by SFMTA.	N/A
E-8: Muni Storage and Maintenance	Not Applicable: plan level mitigation by SFMTA.	N/A
E-9: Rider Improvements	Not Applicable: plan level mitigation by SFMTA.	N/A
E-10: Transit Enhancement	Not Applicable: plan level mitigation by SFMTA.	N/A
E-11: Transportation Demand Management	Not Applicable: plan level mitigation by SFMTA.	N/A

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

## PUBLIC NOTICE AND COMMENT

A "Notification of Project Receiving Environmental Review" was mailed on December 4, 2014, to adjacent occupants and owners of properties within 300 feet of the project site. Comments on the proposed project (via phone calls and emails) were received during and after the comment period; issues raised are summarized below. 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. It is also noted that the project has been revised since the mailing of the Neighborhood Notification in that

demolition of the existing building is no longer being proposed. Rather, as noted previously, the proposed project would retain the existing building and add three stories on top of the building.

Public comments and concerns regarding the proposed project were as follows:

- Concerns were raised about lack of activation on the ground floor, blocking of views (public and private views), and prominence of rooftop features (associated with prior iteration of the proposed project).
- Concerns were raised about the historic importance of the existing building on the site and its contribution to the neighborhood character, both architecturally and socially, with protection of the existing building recommended.
- Concerns were raised by a non-profit organization located across Sycamore Street from the project site that construction of the proposed building has the potential to disrupt access to the donations receiving door of the non-profit (with donations being very important to the operations of the non-profit organization). Other concerns that were raised by this organization were construction-related dust and debris blowing onto the site of the non-profit organization.

These concerns were taken into consideration in the environmental review process and are addressed in the topical areas of the CPE Initial Study, as appropriate. The proposed project would not result in significant adverse environmental impacts associated with the issues identified by the public beyond those identified in the Eastern Neighborhoods PEIR.

## CONCLUSION

As summarized above and further discussed in the project-specific initial study<sup>7</sup>:

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

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

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<sup>7</sup> The CPE initial study is available for review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, in Case File No. 2013.1339E.

**MITIGATION MONITORING AND REPORTING PROGRAM**

Adopted Mitigation Measures	Responsibility for Implementation	MONITORING AND REPORTING PROGRAM			
		Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule
<b>MITIGATION MEASURES AGREED TO BY PROJECT SPONSOR</b>					
<b>NOISE</b>					
<p><i>Project Mitigation Measure 1 – Construction Noise (Eastern Neighborhoods Mitigation Measure F-2)</i></p> <p>The project sponsor shall develop a set of site-specific noise attenuation measures under the supervision of a qualified acoustical consultant. Prior to commencing construction, a plan for such measures shall be submitted to the Department of Building Inspection to ensure that maximum feasible noise attenuation will be achieved. These attenuation measures shall include as many of the following control strategies as feasible:</p> <ul style="list-style-type: none"> <li>• Erect temporary plywood noise barriers around a construction site, particularly where a site adjoins noise-sensitive uses;</li> <li>• Utilize noise control blankets on a building structure as the building is erected to reduce noise emission from the site;</li> <li>• Evaluate the feasibility of noise control at the receivers by temporarily improving the noise reduction capability of adjacent buildings housing sensitive uses;</li> <li>• Monitor the effectiveness of noise attenuation measures by taking noise measurements; and</li> <li>• Post signs on-site pertaining to permitted construction days and hours and complaint procedures and who to notify in the event of a problem, with telephone numbers listed.</li> </ul>	Project Sponsor / Construction Contractor(s)	Construction	Prepare and implement site-specific noise attenuation measures	Department of Building Inspection	Throughout the duration of construction

Adopted Mitigation Measures	Responsibility for Implementation	MONITORING AND REPORTING PROGRAM			Monitoring Schedule
		Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	
<b>HAZARDOUS MATERIALS</b>					
<i>Project Mitigation Measure 2 – Hazardous Building Materials (Eastern Neighborhoods Mitigation Measure L-1)</i>	Project Sponsor/ Construction Contractor(s)	Prior to and during construction activities	Proper disposal of materials containing PCBs, DEPH, or other hazardous materials	Project Sponsor/ Construction Contractor(s)	Prior to, and throughout the duration of construction
The project sponsors shall ensure that any equipment containing PCBs or DEPH, such as fluorescent light ballasts, are removed and properly disposed of according to applicable federal, state, and local laws prior to the start of renovation, and that any fluorescent light tubes, which could contain mercury, are similarly removed and properly disposed of. Any other hazardous materials identified, either before or during work, shall be abated according to applicable federal, state, and local laws.					