



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2014.0599E
 Project Address: 540-552 De Haro Street
 Zoning: UMU (Urban Mixed Use) Zoning District
 40-X Height and Bulk District
 Block/Lot: 4008/002
 Lot Size: 10,000 square feet
 Plan Area: Eastern Neighborhoods Area Plan
 Project Sponsor: Aaron Schlechter, (415) 988-1080
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PROJECT DESCRIPTION

The project site is located on a steeply sloped lot on the west side of De Haro Street between Mariposa and 18th streets in the Potrero Hill neighborhood. The project site is currently occupied by a 22-foot-tall, two-story, industrial building approximately 7,147 square feet in size with two off-street loading spaces. The existing building was constructed in 1975 and the present use of the building is motorcycle repair service. The proposed project involves the demolition of the existing building and construction of a 40-foot-tall (56-foot-tall with elevator and stair penthouses), four-story, 17-unit, residential building approximately 33,750 square feet in size. The proposed mix of units would be four one-bedroom units and 13 two-bedroom units. The proposed building would also include 16 parking spaces and 17 Class 1

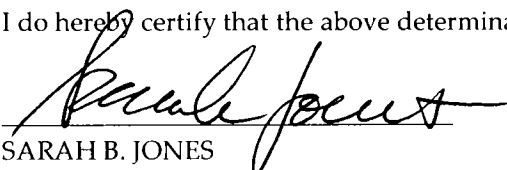
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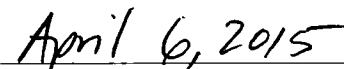
EXEMPT STATUS

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


 Date

cc: Aaron Schlechter, Project Sponsor
 Supervisor Malia Cohen, District 10
 Kimberly Durandet, Current Planning Division

Virna Byrd, M.D.F
 Exemption/Exclusion File

PROJECT DESCRIPTION (continued)

bicycle spaces at the partially below-grade ground floor level. Pedestrian and vehicular access would be from De Haro Street. The proposed project would include a 1,480-square-foot common roof deck at the 5th level, and five units would each have a private terrace, totaling approximately 1,340 square feet. During the approximately 12-month construction period, the proposed project would require up to approximately 32 feet of excavation below ground surface and 4,000 cubic yards of soil disturbance. The project site is located within the Showplace Square/Potrero Hill area of the Eastern Neighborhoods Plan Area.

PROJECT APPROVAL

The proposed project at 540-552 De Haro Street would require the following approvals:

Actions by the Planning Commission

- Approval of a Large Project Authorization from the Planning Commission is required per Planning Code Section 329 for the new construction of a building greater than 25,000 gross square feet.

Actions by other City Departments

- Approval of a Site Mitigation Plan from the San Francisco Department of Public Health prior to the commencement of any excavation work; and
- Approval of Building Permits from the Department of Building Inspections for demolition and new construction.

The Large Project Authorization hearing before the Planning Commission is the Approval Action for the project. 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.

This determination evaluates the potential project-specific environmental effects of the 540-552 De Haro Street project described above, and incorporates by reference information contained in the Programmatic

EIR for the Eastern Neighborhoods Rezoning and Area Plans (PEIR)¹. Project-specific studies were prepared for the proposed project to determine if the project would result in any significant environmental impacts that were not identified in the Eastern Neighborhoods PEIR.

After several years of analysis, community outreach, and public review, the Eastern Neighborhoods PEIR was adopted in December 2008. The Eastern Neighborhoods PEIR was adopted in part to support housing development in some areas previously zoned to allow industrial uses, while preserving an adequate supply of space for existing and future production, distribution, and repair (PDR) employment and businesses. The Eastern Neighborhoods PEIR also included changes to existing height and bulk districts in some areas, including the project site at 540-552 De Haro Street.

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

In December 2008, after further public hearings, the Board of Supervisors approved and the Mayor signed the Eastern Neighborhoods Rezoning and Planning Code amendments. New zoning districts 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.

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 from RH-2 (Residential, House, Two Family) to UMU (Urban Mixed Use) District. The UMU District is intended to promote a vibrant mix of uses and 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 Exemption (CPE) Checklist, under Land Use. The

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

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

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

540-552 De Haro Street project site, which is located in the Showplace Hill/Potrero Hill area of the Eastern Neighborhoods, was designated as a site with building up to 40 feet in height.

Individual projects that could occur in the future under the Eastern Neighborhoods Rezoning and Area Plans will undergo project-level environmental evaluation to determine if they would result in further impacts specific to the development proposal, the site, and the time of development and to assess whether additional environmental review would be required. This determination concludes that the proposed project at 540-552 De Haro Street is consistent with and was encompassed within the analysis in the Eastern Neighborhoods PEIR. This determination also finds that the Eastern Neighborhoods PEIR adequately anticipated and described the impacts of the proposed 540-552 De Haro Street project, and identified the mitigation measures applicable to the 540-552 De Haro Street project. The proposed project is also consistent with the zoning controls and the provisions of the Planning Code applicable to the project site.^{4,5} Therefore, no further CEQA evaluation for the 540-552 De Haro Street project is required. In sum, the Eastern Neighborhoods 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 project site is located on a steeply sloped lot on the block bounded by Mariposa Street to the north, De Haro Street to the east, 18th Street to the south, and Rhode Island Street to the west in the Potrero Hill neighborhood. The property immediately adjacent to the south contains seven one to two story, single-family and multi-family residential buildings with a total of 12 dwelling units that are arranged in a roughly u-shaped plan. The property immediately adjacent to the north consists of the St. Gregory Nyssen Episcopal Church (constructed in 1994) which is a visual landmark for the surrounding community due to its neo-Byzantine/Arts and Crafts design, and a two-story residential building (constructed in 1942) that is used by the church. The surrounding area around the project site is characterized by a mix of residential, industrial, and public uses in buildings ranging in height from one to three stories. The Anchor Steam Brewery is located across the street to the east of the project site, Jackson Playground is located approximately two blocks to the northeast, and the International Studies Academy High School is located one block to the south. All of the surrounding parcels are within the 40-X height and bulk district, while zoning districts in the vicinity of the project site include RH-2 (Residential House, Two Family), PDR-1-G (Production, Distribution, and Repair – General), UMU (Urban Mixed Use), and P (Public).

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 540-552 De Haro Street project is in conformance with the height, use and density for the site described in

⁴ Adam Varat, San Francisco Planning Department, Community Plan Exemption Eligibility Determination, Citywide Planning and Policy Analysis, 540-552 De Haro Street, March 6, 2015. This document, and other cited documents, are available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2014.0599.

⁵ Joslin, Jeff, San Francisco Planning Department, Community Plan Exemption Eligibility Determination, Current Planning Analysis, 540-552 De Haro Street, March 17, 2015.

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 540-552 De Haro 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 result in a loss of a 7,147-square-foot PDR building; however this PDR loss would not represent a considerable contribution to the significant unavoidable cumulative land use impact that was identified in the Eastern Neighborhoods PEIR because the former zoning district of RH-2 did not allow for PDR uses and because the project site is too small to contribute considerably. The proposed project would involve the demolition of a building (constructed in 1975) determined not to be a historic resource by Preservation staff. Traffic and transit ridership generated by the project would not considerably contribute to the traffic and transit impacts identified in the Eastern Neighborhoods PEIR. Based on the shadow fan analysis, the proposed building is not expected to shade any Planning Code Section 295 or non-Section 295 open spaces. The proposed project would shade nearby private property at levels commonly expected in urban areas.

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

Table 1 – Eastern Neighborhoods PEIR Mitigation Measures

Mitigation Measure	Applicability	Compliance
F. Noise		
F-1: Construction Noise (Pile Driving)	Not Applicable: pile driving not proposed.	N/A
F-2: Construction Noise	Applicable: temporary construction noise from use of heavy equipment.	The project sponsor has agreed to develop and implement a set of noise attenuation measures during construction.
F-3: Interior Noise Levels	Applicable: noise-sensitive uses where street noise exceeds 60 dBA.	The project sponsor has conducted and submitted a detailed analysis of noise reduction requirements.
F-4: Siting of Noise-Sensitive Uses	Applicable: noise-sensitive uses where street noise exceeds 60 dBA.	The project sponsor has conducted and submitted a detailed analysis of noise reduction requirements.
F-5: Siting of Noise-Generating Uses	Not Applicable: no noise-generating uses proposed (residential use only).	N/A

Mitigation Measure	Applicability	Compliance
F-6: Open Space in Noisy Environments	Applicable: new noise sensitive uses (dwelling units) proposed.	The project sponsor provided an environmental noise report that demonstrates that the proposed open space is adequately protected from the existing ambient noise levels.
G. Air Quality		
G-1: Construction Air Quality	Not Applicable: project would comply with the San Francisco Dust Control Ordinance.	N/A
G-2: Air Quality for Sensitive Land Uses	Not Applicable: project site is not in the Air Pollutant Exposure Zone.	N/A
G-3: Siting of Uses that Emit DPM	Not Applicable: proposed residential uses are not uses that would emit substantial levels of DPM.	N/A
G-4: Siting of Uses that Emit other TACs	Not Applicable: proposed residential land uses are not uses that would emit substantial levels of other TACs.	N/A
J. Archeological Resources		
J-1: Properties with Previous Studies	Not Applicable: project site does not contain any previous archaeological studies.	N/A
J-2: Properties with no Previous Studies	Applicable: project site is located in an area with no previous archaeological studies.	The requirements of this mitigation measure have been complied with as part of this environmental review process. No further mitigation is required.
J-3: Mission Dolores Archeological District	Not Applicable: project site is not located within the Mission Dolores Archeological District.	N/A
K. Historical Resources		
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	Not Applicable: plan-level mitigation completed by Planning	N/A

Mitigation Measure	Applicability	Compliance
to Vertical Additions in the South End Historic District (East SoMa)	Commission	
K-3: Amendments to Article 10 of the Planning Code Pertaining to Alterations and Infill Development in the Dogpatch Historic District (Central Waterfront)	Not Applicable: plan-level mitigation completed by Planning Commission	N/A
L. Hazardous Materials		
L-1: Hazardous Building Materials	Applicable: project involves demolition of an existing building.	The project sponsor has agreed to 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 demolition.
E. Transportation		
E-1: Traffic Signal Installation	Not Applicable: plan level mitigation by SFMTA	N/A
E-2: Intelligent Traffic Management	Not Applicable: plan level mitigation by SFMTA	N/A
E-3: Enhanced Funding	Not Applicable: plan level mitigation by SFMTA & SFTA	N/A
E-4: Intelligent Traffic Management	Not Applicable: plan level mitigation by SFMTA & Planning Department	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	N/A

Mitigation Measure	Applicability	Compliance
	mitigation by SFMTA	
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 January 21, 2015 to adjacent occupants and owners of properties within 300 feet of the project site. Overall, concerns and issues raised by the public in response to the notice were taken into consideration and incorporated in the environmental review as appropriate for CEQA analysis. Responses included the concerns shown in the bulleted list below. Text in italics indicates how the identified concerns have been addressed in this environmental document.

- **Commenters state that the size and density of the proposed project is out of character with the neighborhood, is not in conformity with the Showplace Square/Potrero Hill Area Plan, and should not be exempted from the EIR.** *As discussed in the Land Use and Land Use Planning section of the CPE Checklist, the proposed project is permitted in the UMU zoning district, would not exceed the 40-X height and bulk limit, and is consistent with the development density as envisioned in the Showplace Square/Potrero Hill Area Plan. The proposed project would not result in significant adverse environmental impacts beyond those identified in the Eastern Neighborhoods PEIR, and therefore the project is exempt from further environmental review.*
- **One commenter states that the proposed project would have a negative impact on the use of the adjacent church buildings.** *Impacts of the proposed project are discussed in the attached CPE Checklist under the relevant CEQA topic headings.*
- **Commenters state that proposed project has the potential to undermine adjacent building foundations as excavation for the existing two-story structure damaged adjacent buildings, and there is a naturally occurring spring in proximity to the site which causes continual problems with the church property.** *As discussed in the “Geology and Soils” section of the attached CPE Checklist, the project is required to conform to the San Francisco Building Code, which ensures the safety of all new construction in the City. In addition, a geotechnical report was prepared for the proposed project that found the project site to be suitable for the proposed development.*
- **Commenters state that the project will cast significant amounts of shade on private property, project shadow would impact physical and mental health, and the project requires a shadow study since it is over 50 feet tall.** *As discussed in the “Wind and Shadow” section of the attached CPE*

Checklist, shadows created by the proposed project would not exceed levels commonly expected in dense urban areas and 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. Based on the shadow fan analysis, the proposed building is not expected to shade any Planning Code Section 295 or non-Section 295 open spaces. While the overall height of the proposed building would exceed 40 feet, the Planning Code allows for certain roof-top exceptions (such as stair and elevator penthouses) from the height limit, and these allowable exceptions above 40 feet would not trigger Section 295.

- **Commenters state that project excavation of serpentine and construction dust would result in health impacts on neighborhood children and frequent church members and visitors.** *The potential impacts related to construction dust and serpentinite bedrock are discussed in the Air Quality and Hazard and Hazardous Materials sections of the attached CPE Checklist. The proposed project is required to comply with the Construction Dust Control Ordinance and the Asbestos Airborne Toxic Control Measure (ATCM) regulations that address potential impacts to the public and environment from exposure to naturally occurring chrysotile asbestos or fugitive dust generated during construction activities.*
- **One commenter states that the proposed project would have an impact on the historical character of the neighborhood.** *As discussed in the Cultural and Paleontological Resources section of the CPE Checklist, the 540-552 De Haro Street building is not individually eligible for listing in the California Register of Historic Resource and the project site is not located within a historic district.*
- **Commenters state their concerns regarding construction noise.** *As discussed in the "Noise" section of the CPE Checklist, implementation of Project Mitigation Measure 2 would reduce construction noise impacts to a less-than-significant level.*
- **One commenter expressed concerns about the cumulative impacts of the proposed project with other projects in the vicinity.** *The potential cumulative impacts of the proposed project and other projects in the area are discussed in the attached CPE Checklist under the relevant CEQA topic headings. The proposed project is within the development projected under the Eastern Neighborhoods Rezoning and Area Plans, and there would be no additional project-level or cumulative impacts beyond those analyzed in the Eastern Neighborhoods PEIR.*
- **Commenters state that traffic and parking are becoming major problems in the area, project construction and operational use of the proposed ground floor garage would create traffic congestion along De Haro Street, and there must be a comprehensive traffic flow improvement plan.** *The transportation impacts of the proposed project, including the potential for traffic hazards, are discussed in the Transportation and Circulation section of the attached CPE Checklist. The amount of new vehicle trips would not substantially increase traffic volumes and any unmet parking demand associated with the project would not materially affect the overall parking conditions in the project vicinity such that hazardous conditions or significant delays would be created. The proposed project is within the development projected under the Eastern Neighborhoods, and there would be no additional project-level or cumulative impacts beyond those analyzed in the Eastern Neighborhoods PEIR.*

Other non-environmental comments submitted include general project opposition and requests to receive future project updates. These comments have been noted in the project record, but do not pertain to CEQA environmental review topics. The proposed project would not result in significant adverse

environmental impacts associated with the issues identified by the public beyond those identified in the Eastern Neighborhoods PEIR.

CONCLUSION

As summarized above and further discussed in the CPE Checklist⁶:

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

⁶ The CPE Checklist is available for review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, in Case File No. 2014.0599E.

MITIGATION MONITORING AND REPORTING PROGRAM
 (Including the Text of the Mitigation Measures Adopted as Conditions of Approval)

MITIGATION MEASURES	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
NOISE				
<p><i>Project Mitigation Measure 2 – Construction Noise (Eastern Neighborhoods Mitigation Measure F-2)</i></p> <p>Where environmental review of a development project undertaken subsequent to the adoption of the proposed zoning controls determines that construction noise controls are necessary due to the nature of planned construction practices and the sensitivity of proximate uses, the Planning Director shall require that the sponsors of the subsequent development project develop a set of site-specific noise attenuation measures under the supervision of a qualified acoustical consultant. Prior to commencing construction, a plan for such measures shall be submitted to the Department of Building Inspection to ensure that maximum feasible noise attenuation will be achieved. These attenuation measures shall include as many of the following control strategies as feasible:</p> <ul style="list-style-type: none"> • Erect temporary plywood noise barriers around a construction site, particularly where a site adjoins noise-sensitive uses; • Utilize noise control blankets on a building structure as the building is erected to reduce noise emission from the site; • Evaluate the feasibility of noise control at the receivers by temporarily improving the noise reduction capability of adjacent buildings housing sensitive uses; • Monitor the effectiveness of noise attenuation measures by taking noise measurements; and • Post signs on-site pertaining to permitted construction days and hours and complaint procedures and who to notify in the event of a problem, with telephone numbers listed. 	<p>Project Sponsor along with Project Contractor of each subsequent development project undertaken pursuant to the Eastern Neighborhoods Rezoning and Area Plans Project.</p>	<p>During construction</p>	<p>Each Project Sponsor to provide Planning Department with monthly reports during construction period.</p>	<p>Considered complete upon receipt of final monitoring report at completion of construction.</p>
<p><i>Project Mitigation Measure 3 – Interior Noise Levels (Eastern Neighborhoods Mitigation Measure F-3)</i></p> <p>For new development including noise-sensitive uses located along streets with noise levels above 60 dBA (Ldn), as shown in EIR Figure 18, where such development is not already subject to the California Noise Insulation Standards in Title 24 of the California Code of Regulations, the project sponsor shall conduct a detailed analysis of noise reduction requirements.</p>	<p>Project Sponsor along with Project Contractor of each subsequent development project undertaken pursuant to the Eastern Neighborhoods</p>	<p>Design measures to be incorporated into project design and evaluated in environmental/building permit review, prior to</p>	<p>San Francisco Planning Department and the Department of Building Inspection</p>	<p>Considered complete upon approval of final construction drawing set.</p>

MITIGATION MONITORING AND REPORTING PROGRAM
(Including the Text of the Mitigation Measures Adopted as Conditions of Approval)

MITIGATION MEASURES	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
Such analysis shall be conducted by person(s) qualified in acoustical analysis and/or engineering. Noise insulation features identified and recommended by the analysis shall be included in the design, as specified in the San Francisco General Plan Land Use Compatibility Guidelines for Community Noise to reduce potential interior noise levels to the maximum extent feasible.	Rezoning and Area Plans Project.	issuance of a final building permit and certificate of occupancy		
<p><i>Project Mitigation Measure 4 – Siting of Noise-Sensitive Uses (Eastern Neighborhoods Mitigation Measure F-4)</i></p> <p>To reduce potential conflicts between existing noise-generating uses and new sensitive receptors, for new development including noise-sensitive uses, the Planning Department shall require the preparation of an analysis that includes, at a minimum, a site survey to identify potential noise-generating uses within 900 feet of, and that have a direct line-of-sight to, the project site, and including at least one 24-hour noise measurement (with maximum noise level readings taken at least every 15 minutes), prior to the first project approval action. The analysis shall be prepared by persons qualified in acoustical analysis and/or engineering and shall demonstrate with reasonable certainty that Title 24 standards, where applicable, can be met, and that there are no particular circumstances about the proposed project site that appear to warrant heightened concern about noise levels in the vicinity. Should such concerns be present, the Department may require the completion of a detailed noise assessment by person(s) qualified in acoustical analysis and/or engineering prior to the first project approval action, in order to demonstrate that acceptable interior noise levels consistent with those in the Title 24 standards can be attained.</p>	Project Sponsor along with Project Contractor of each subsequent development project undertaken pursuant to the Eastern Neighborhoods Rezoning and Area Plans Project.	Design measures to be incorporated into project design and evaluated in environmental/building permit review, prior to issuance of a final building permit and certificate of occupancy	San Francisco Planning Department and the Department of Building Inspection	Considered complete upon approval of final construction drawing set.
<p><i>Project Mitigation Measure 5 – Open Space in Noisy Environments (Eastern Neighborhoods Mitigation Measure F-6)</i></p> <p>To minimize effects on development in noisy areas, for new development including noise-sensitive uses, the Planning Department shall, through its building permit review process, in conjunction with noise analysis required pursuant to Mitigation Measure F-4, require that open space required under the Planning Code for such uses be protected, to the maximum feasible extent, from existing ambient noise levels that could prove annoying or disruptive to users of the open space. Implementation of this measure could</p>	Project Architect of each subsequent development project undertaken pursuant to the Eastern Neighborhoods Rezoning and Area Plans Project	Design measures to be incorporated into project design and evaluated in environmental/building permit review	San Francisco Planning Department and the Department of Building Inspection	Considered complete upon approval of final construction drawing set.

MITIGATION MONITORING AND REPORTING PROGRAM
 (Including the Text of the Mitigation Measures Adopted as Conditions of Approval)

MITIGATION MEASURES	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
<p>involve, among other things, site design that uses the building itself to shield on-site open space from the greatest noise sources, construction of noise barriers between noise sources and open space, and appropriate use of both common and private open space in multi-family dwellings, and implementation would also be undertaken consistent with other principles of urban design.</p>				
HAZARDOUS MATERIALS				
<p><i>Project Mitigation Measure 6 – Hazardous Building Materials (Eastern Neighborhoods Mitigation Measure L-1)</i></p> <p>The City shall condition future development approvals to require that the subsequent project sponsors 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.</p>	<p>Project Sponsor of each subsequent development project undertaken pursuant to the Eastern Neighborhoods Areas Plans and Rezoning</p>	<p>Prior to approval of each subsequent project, through Mitigation Plan.</p>	<p>Planning Department, in consultation with DPH; where Site Mitigation Plan is required, Project Sponsor or contractor shall submit a monitoring report to DPH, with a copy to Planning Department and DBI, at end of construction.</p>	<p>Considered complete upon approval of each subsequent project.</p>

