



GENERAL PLAN EVALUATION

FOR PROJECT CONSISTENT WITH 2022 HOUSING ELEMENT DEVELOPMENT DENSITY

<i>Case No.:</i>	2022-004172ENV, 2395 Sacramento Street
<i>Zoning:</i>	Residential Mixed-Low Density (RM-1) Use District 40-X Height & Bulk District
<i>Neighborhood:</i>	Pacific Heights
<i>Cultural District:</i>	Not applicable
<i>Block/Lot:</i>	0637/016 and 015
<i>Lot Size:</i>	15,105 square feet
<i>Project Sponsor:</i>	Eduardo Sagues, Gokovacandir, LLC, (203) 500-3766
<i>Property Owner:</i>	Gokovacandir, LLC
<i>Staff Contact:</i>	Kei Zushi – (628) 652-7495; kei.zushi@sfgov.org

A. Project Description

The 2395 Sacramento Street Project (project) would:

- Merge two existing lots into one lot;
- Adaptively reuse a 68-foot-tall, 24,850-gross-square-foot (gsf) city landmark building at 2395 Sacramento Street; and
- Construct two horizontal additions to the existing building: a six-story, approximately 68-foot-tall addition along Webster Street (Webster addition) and an approximately 78-foot-tall addition along Sacramento Street (Sacramento addition).

The project would increase the building area to 66,311 gsf and create 24 dwelling units.

The project site is in the Pacific Heights neighborhood at the southeast corner of Webster and Sacramento streets. The site consists of two adjacent lots, 015 and 016, on block 0637, which is bounded by Sacramento Street to the north, Buchanan Street to the east, California Street to the south, and Webster Street to the west. Lot 015 is a vacant 3,497-square-foot (sf) lot. Lot 016 covers 11,608 sf and is occupied by the existing building and a gated paved surface area. A children's playground structure is east of the building. The paved surface area can be accessed from a curb cut adjacent to the project site to the east. The project site frontage along Sacramento Street slopes at an average grade of 13.3 percent, with the eastern corner of the building at grade and a full floor higher than the westernmost elevation at the corner of Webster Street.

The existing building is three stories over a basement and an attic. It is currently used as an events venue. The existing building, San Francisco Landmark No. 115, was constructed in 1912 as the Cooper Medical College Health and Sciences Library.

The project would retain the majority of the north and west façades of the existing building. The Webster addition would be constructed within the vacant lot; the Sacramento addition would be constructed within the area east of the existing building. The Sacramento addition would be approximately 77.5 feet in height (87.5 feet to the top of the stair penthouse) and include seven levels of residential use over below-grade¹ parking (eight stories total). The proposed Webster addition would be 68 feet in height (72 feet to the top of the stair penthouse) and provide five levels of residential use above a garage, along with a rooftop deck (six stories total).² The building’s existing use as an events venue would change. Instead, the project would create 24 dwelling units, consisting of 4 four-bedroom units, 9 three-bedroom units, 10 two-bedroom units, and 1 one-bedroom unit.

The new garage would include 26 vehicle parking spaces and 38 class 1 bicycle spaces and be accessed from a 10-foot-wide curb cut along Webster Street. The project would include two 20-foot-long on-street passenger loading spaces in the public right-of-way along Webster Street, a new sidewalk bulb-out/extension at the corner of Webster and Sacramento streets, new street trees, and four class 2 bicycle parking spaces.

The proposed building would be supported on a mat foundation, requiring excavation to a maximum of approximately 27 feet below the ground surface and the removal of approximately 5,830 cubic yards of soil. The project does not propose pile driving or nighttime construction. Construction is anticipated to begin in summer 2027 and take approximately 21 months. Please see Table 1 for more details. Attachment A of this General Plan Evaluation shows the location of the project site, site and floor plans, elevations, and conceptual views of the proposed project.

Table 1: Project Description

	EXISTING	PROPOSED	NET CHANGE
GENERAL			
Number of Building(s)	1	1	0
Building Stories	3 stories	6 stories (Webster addition); 8 stories (Sacramento addition)	+3 additional floors (Webster addition); +5 additional floors (Sacramento addition)
Building Height (feet, inches)	67 feet, 10 inches	68 feet (Webster addition); 77 feet, 6 inches (Sacramento addition)	+10 feet at highest point
LAND USE			
Residential (gsf)	0	66,690	+66,690
Dwelling Units (total number)	0	24	+24
Cultural, Institutional, or Educational (gsf)	24,850 (events venue)	0	-24,850

¹ The parking would be partially below-grade. The garage entrance along Webster Street would be at grade, however since the parking would be located on the eastern portion of the site, due to the slope the parking would be below-grade.

² All building heights herein are as measured under Planning Code sections 260(a) and 260(b).

	EXISTING	PROPOSED	NET CHANGE
OTHER			
Sidewalk Width (feet)	15 feet on Webster Street; 15 feet on Sacramento Street	15 feet on Webster Street; 15 feet on Sacramento Street	None
Vehicular Parking Spaces	No onsite spaces; 1 short-term space along Sacramento Street	26 onsite spaces; no spaces along Sacramento Street	+26 additional onsite spaces; -1 on-street space along Sacramento Street
Freight & Passenger Loading Spaces	2 spaces (20 feet in length each) along Sacramento Street	2 spaces (20 feet in length each) along Webster Street	-2 spaces along Sacramento Street; +2 spaces along Webster Street
Driveway(s) Location(s)	0	1 on Webster Street	+1

gsf = gross square feet

State Density Bonus

Under Government Code section 65915, the state density bonus law, cities are required to grant density bonuses, waivers,³ concessions, and incentives⁴ when a developer of a housing project with five or more units makes at least 5 percent of those units affordable to very low-, low-, or moderate-income households (i.e., income between 50 and 120 percent of the area median income). The amount of the density bonus and the number of concessions and incentives varies, depending on the percentage of affordable units proposed and the level of affordability, and is based on a sliding scale; generally, however, state law requires cities to grant a density bonus of 5 to 50 percent, and up to four concessions and incentives, if a developer designates between 5 and 44 percent of the units as affordable units. In addition, project sponsors can request waivers from development standards if the standards physically preclude a project with the additional density or the concessions and incentives.

The proposed project would use the state density bonus law and request a waiver from the local height limit of 40 feet as well as reductions in the rear-yard requirement, the residential usable-open-space requirement, and the dwelling-unit exposure requirement. Local jurisdictions are required to adopt an ordinance to implement the state density bonus law. The City and County of San Francisco's (City's) State Density Bonus Law is the Individually Requested State Density Bonus Program in San Francisco Planning Code section 206.6 and Planning Director's Bulletin Number 6. The project's proposed bulk and density are consistent with that permitted for the project site in combination with use of the individually requested state density bonus.

³ The planning code currently regulates the physical dimensions of residential development through requirements that limit height and bulk or impose open space, rear yard, dwelling unit exposure, and other requirements that can preclude the ability to construct the project with the bonus density and the requested incentives. In accordance with state law, the City may not apply any development standards that preclude the construction of the project with the bonus density or incentives within the permitted building envelope, unless the City finds that the requested waiver 1) would have a specific adverse impact on health or safety, 2) would have an adverse impact on any property listed in the California Register of Historical Resources that cannot be mitigated, or 3) would be contrary to state or federal law.

⁴ Concessions and incentives mean (1) a reduction in site development standards or a modification of zoning requirements or architectural design requirements that exceeds the minimum building standards approved by the California Building Standards Commission, as provided in part 2.5 (commencing with section 18901) of division 13 of the Health and Safety Code, including, but not limited to, a reduction in setback and square footage requirements and the ratio of vehicular parking spaces that would otherwise be required that results in identifiable, financially sufficient, and actual cost reductions; (2) approval of mixed-use zoning in conjunction with the housing project if commercial, office, industrial, or other land uses will reduce the cost of the housing development and if the commercial, office, industrial, or other land uses are compatible with the housing project and the existing or planned development in the area where the proposed housing project will be located; or (3) other regulatory incentives or concessions proposed by the developer or the city, county, or city and county that result in identifiable, financially sufficient, and actual cost reductions (see Government Code section 65915).

Project Approvals

The approval action for the proposed project is the planning commission's approval of the Conditional Use Authorization pursuant to the planning code sections 253 and 303 to allow construction of a building that exceeds 50 feet of height within the RM-1 Zoning District. The approval action date establishes the start of the 30-day appeal period for a California Environmental Quality Act (CEQA) determination pursuant to section 31.04(h) of the San Francisco Administrative Code.

The proposed project would also require the following approvals:

Actions by the Historic Preservation Commission

- Approval of a certificate of appropriateness under the planning code article 10 for an individually designated landmark building (San Francisco City Landmark No. 115).

Actions by Other City Departments

- Public Works: Approval of a lot merger map, construction within the public right-of-way (e.g., curb cuts, bulb-outs, sidewalk extensions, new crosswalks, transformer vaults), an encroachment permit or a street improvement permit for streetscape improvements, and tree removal and installation permits.
- Department of Building Inspection: Approval of demolition permits for grading/excavation and site/building permits for new construction.
- Public Utilities Commission: Approval of stormwater management requirements for projects that disturb 5,000 sf of the ground area.
- Municipal Transportation Agency: Approval of street closure permits for construction in compliance with blue book requirements, if applicable; special traffic permits for temporary occupancy of streets and sidewalks during construction; and on-street passenger loading zones.
- Department of Public Health: Approval of soil analysis and mitigation and enhanced ventilation.

B. General Plan Evaluation Overview and Summary of Project's Environmental Effects

CEQA section 21083.3 and CEQA Guidelines section 15183 mandate 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 that are peculiar to the project or its site. CEQA Guidelines 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 offsite 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 proposed project is consistent with the development density established by the housing element. This general plan evaluation assesses this project's potential environmental effects and incorporates by reference information contained in the programmatic EIR for the San Francisco Housing Element 2022 Update EIR (Housing Element EIR or EIR).⁵

Summary of Project's Environmental Effects

The proposed project could significantly affect the environmental resource topic(s) checked below. However, the proposed project would not result in any new or substantially more severe impacts than those identified in the Housing Element EIR. The following pages present a more detailed checklist and discussion of the resource topics listed below.⁶

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> Air Quality | <input type="checkbox"/> Paleontological Resources | <input type="checkbox"/> Tribal Cultural Resources |
| <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Shadow | <input type="checkbox"/> Utilities and Service Systems |
| <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Transportation | <input type="checkbox"/> Wind |

⁵ Planning department case no. 2019-016230ENV and State Clearinghouse no. 2021060358. Available at https://sfplanning.org/environmental-review-documents?title=Housing+Element&field_environmental_review_categ_target_id=212&items_per_page=10.

⁶ The resource topics listed here reflect those topics evaluated further in this general plan evaluation. Refer to Section D, Evaluation of Environmental Effects, for more details.

Project-Specific Studies

Planning department staff members or consultants directed by planning department staff members prepared the following project-specific studies:⁷

- | | | |
|--|--|--|
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Noise | <input type="checkbox"/> Water Supply Assessment |
| <input checked="" type="checkbox"/> Archeology | <input checked="" type="checkbox"/> Shadow | <input checked="" type="checkbox"/> Wind |
| <input checked="" type="checkbox"/> Historic Resources | <input type="checkbox"/> Transportation | |

⁷ Project-specific studies prepared for the 2395 Sacramento Street project are available for review on the San Francisco Property Information Map, which can be accessed at <https://sfplanninggis.org/PIM/>. Individual files can be viewed by clicking on the Planning Applications link, clicking the “More Details” link under the project’s environmental case number 2022-004172ENV and then clicking on the “Related Documents” link.

C. Project Setting

Existing Site Vicinity

The project site is within the Pacific Heights neighborhood of San Francisco, near the Japantown and Upper Fillmore areas, and currently occupied by San Francisco Landmark No.115, which is a three-story building with a basement and an attic. A children's playground structure and parking area are east of the project site. The project site is directly across from Sutter Health's California Pacific Medical Center Pacific Heights Outpatient Center and two blocks west of Lafayette Park. East of the project site, on the same block, are multi-story residential uses; to the south is a three-unit residential building, followed by the historic Congregation Sherith Israel building, constructed in 1905. To the north is the aforementioned Sutter Health medical center, followed by dental and medical offices. To the west are residential buildings.

San Francisco Municipal Railway (Muni) Line 1, California, runs east-west along Sacramento Street, adjacent to the project site, with stops every 10 minutes. Muni Line 22, Fillmore, runs north-south along Fillmore Street, 500 feet (one block) west of the project site. California Street and Geary Boulevard are major roadways in the Pacific Heights neighborhood and approximately 200 feet (one block) and 1/3 mile south of the project site, respectively.

Cumulative Setting

CEQA Guidelines section 15130(b)(1) provides two methods for cumulative impact analysis: the "projections-based approach" and "list-based approach." This general plan evaluation employs both approaches, depending on which approach best suits the resource topic being analyzed. In accordance with CEQA Guidelines section 15183(j), if a significant cumulative impact was adequately discussed in the Housing Element EIR, further analysis of that cumulative impact is not required.

Projections-Based Approach

In general, a projections-based approach uses projections contained in a general plan or related planning document to evaluate the potential for cumulative impacts. This general plan evaluation uses projections in the Housing Element EIR for certain resource topics (e.g., transit delay, regional air pollution) to evaluate the potential for cumulative impacts.

List-Based Approach

In general, the list-based approach uses a list of projects producing closely related impacts that could combine with those of a proposed project to evaluate whether the project would have a potential significant cumulative impact. There are no reasonably foreseeable projects within the project vicinity (approximately 0.25 mile).⁸ Thus, this general plan evaluation does not use a list-based approach, and the potential for cumulative impacts for certain resource topics (e.g., shadow and wind) is not applicable, as described below.

⁸ This is an approximate distance to assess cumulative impacts using the list-based approach. Some resource topics may not require assessing cumulative impacts at this distance.

D. Evaluation of Environmental Effects

This section has two parts. The first part is the Approach to Analysis, which describes the approach for evaluating this project’s potential environmental effects, including reasons for excluding certain resource topics from further evaluation. The second part is the Resource Topics Evaluation, which provides an evaluation of this project’s potential environmental effects for remaining resource topics.

Approach to Analysis

This general plan evaluation assesses the proposed project’s individual and cumulative environmental effects to determine if such effects are adequately addressed in the Housing Element EIR or if additional environmental review is required in accordance with CEQA Guidelines section 15183. This general plan evaluation incorporates the Housing Element EIR by reference and, to assist the reader, also summarizes the physical environmental effects identified in that EIR. For each environmental topic, the corresponding EIR section is provided for reference; please refer to the Housing Element EIR for a detailed description of the methodology and analysis of each topic, including applicable regulations, screening criteria, significance criteria, and thresholds of significance.

In this general plan evaluation, a “development project” is a single future development project that would be consistent with the housing element; “future development” means multiple future development projects consistent with the housing element.

Each environmental resource topic discussion below is separated into two main analysis sections: Existing-Plus-Project Impacts and Cumulative Impacts. Each section is further divided into two columns:

- Housing Element EIR (left column), which summarizes the EIR findings for the environmental effects of future development; and
- Proposed Project (right column), which is this general plan evaluation’s analysis of the project-specific environmental effects of the development project identified on page 1. Where applicable, the evaluation cites project-specific studies where the reader can find more information.

For each resource topic, the two sections and columns are further divided into subcategories that correspond with the CEQA checklist questions. In some sections, the lettering of the checklist questions is not sequential because some checklist questions associated with resource topics are not evaluated further for the reasons explained below.

Where applicable, mitigation measures from the Housing Element EIR are identified under each environmental topic. Some mitigation measures from the Housing Element EIR were modified to reflect the specific characteristics of the project. The full text of any applicable mitigation measures is provided in Attachment B, Mitigation Monitoring and Reporting Program (MMRP). The level of significance of the impact is identified in parentheses at the end of the analysis for each subcategory (e.g., “*Less than Significant with Mitigation*”).

Resource Topics Not Evaluated Further

This general plan evaluation does not evaluate resource topics that the Housing Element EIR identified as not applicable or topics that would have no impact or a less-than-significant impact. This is because the EIR analysis determined that future development consistent with the housing element, such as the proposed project, would not have the potential to result in a significant physical environmental impact related to those

topics.⁹ These topics are summarized in Table 2: Summary of Housing Element EIR Impact Determinations by Topic, below. In addition, this general plan evaluation does not evaluate recreation, public services, and utilities and service systems (except for water supply) for two primary reasons. First, this general plan evaluation considers as necessary the construction-related impacts of localized utility and infrastructure connections and upgrades required to support the proposed project in other resource topic analyses (e.g., archeology, noise and vibration, air quality). Second, the proposed project would not require the construction of new public facilities such as parks, police and fire stations, libraries, or wastewater treatment plants. The Housing Element EIR identified significant impacts from the construction of such public facilities and identified mitigation measures to reduce impacts. Public service agencies constructing public facilities, not future development, would be responsible for implementing these mitigation measures.

Given these reasons, the proposed project would not have a peculiar impact, a significant impact not previously identified in the Housing Element EIR, or a more severe adverse significant impact due to substantial new information on these resource topics, and they are not evaluated here.

Table 2: Summary of Housing Element EIR Impact Determinations by Topic

Significance Determination	Resource Topic
Not Applicable or No Impact	Noise and Vibration (operational ground-borne vibration; airport/airstrip-related items); Utilities and Service Systems (natural gas facilities and separate sewer systems); Biological Resources (conservation plans); Geology and Soils (septic tanks or alternative wastewater disposal systems; unique geological features; fault rupture); Hazards and Hazardous Materials (airports; wildland fire); Agriculture and Forestry Resources; Mineral Resources; and Wildfire.
Less than Significant	Land Use and Planning; Aesthetics; Population and Housing; Transportation (hazards, accessibility, vehicle miles traveled [VMT], parking); Air Quality (air quality plan, operational criteria pollutants); Noise and Vibration (cumulative construction vibration); Greenhouse Gas Emissions; Recreation (increased use); Utilities and Service Systems (compliance with laws); Biological Resources; Geology and Soils (all except paleontological resources); Hydrology and Water Quality; Hazards and Hazardous Materials; and Energy.
Less than Significant with Mitigation	Cultural Resources (archeological resources, including human remains); Tribal Cultural Resources; Noise and Vibration (construction vibration, except cumulative); Air Quality (construction criteria pollutants); Recreation (construction or expansion); Utilities and Service Systems (electric power or telecommunications); Public Services; and Geology and Soils (paleontological resources).
Significant and Unavoidable with Mitigation	Cultural Resources (built-environment historical resources); Transportation (public transit, loading); Noise and Vibration (construction noise, operational noise); Air Quality (operational criteria air pollutants, toxic air contaminants); Wind; Shadow; and Utilities and Service Systems (wastewater or stormwater, wastewater treatment capacity).
Significant and Unavoidable	Transportation (construction) and Utilities and Service Systems (water supply).

⁹ For some of these resource topics, the Housing Element EIR determined that future development would result in less-than-significant impacts because of compliance with uniformly applied development policies or standards, such as federal, state, and local regulations. The proposed project would be subject to applicable regulations and would not result in a significant impact for these topics.

Resource Topics Evaluation

Cultural Resources

Would the project:

- a) Cause a substantial adverse change in the significance of a historical resource pursuant to section 15064.5, including those resources listed in article 10 or article 11 of the San Francisco Planning Code?
- b) Cause a substantial adverse change in the significance of an archeological resource pursuant to section 15064.5?
- c) Disturb any human remains, including those interred outside of formal cemeteries?

Existing-Plus-Project Impacts

Housing Element EIR

Built-Environment Historic Resources [EIR Impact CR-1, pp. 4.2-78 to 4.2-100]

Future development could cause a substantial adverse change in the significance of a historical resource. Mitigation measures M-CR-1a through M-CR-1l would reduce this significant impact. However, demolition of built-environment historic resources or alteration in an adverse manner could still occur because the design of future development is uncertain and it is unknown whether mitigation measures can be implemented. *(Significant and Unavoidable with Mitigation)*

Proposed Project

As discussed in the project's Historic Resource Evaluation Response Part 2, the proposed project would result in a significant impact on 2395 Sacramento Street and adjacent/offsite historical resources.¹⁰ EIR mitigation measure M-CR-1a: Avoid or Minimize Effects on Identified Built Environmental Resources was implemented during the review process to minimize impacts of prior versions of the project plans such as reducing overall massing, and reducing height of the connector, among other project modifications. Implementation of project mitigation measure 1 (EIR mitigation measure M-CR-1b) would implement best practices and construction monitoring for the protection of both on and offsite historic resources (2395 Sacramento Street, 2266 California Street, and 2018-2020 Webster Street). Implementation of project mitigation measure 2 (EIR mitigation measure M-CR-1d) would document historic features, project mitigation measure 3 (EIR mitigation measure M-CR-1f) would salvage, re-use, and interpret distinctive features, and project mitigation measure 4 (EIR mitigation measure M-CR-1g) would result in a public interpretive program. Combined, these measures would reduce the impact to less than significant. *(Less than Significant with Mitigation)*

Archeological Resources and Human Remains [EIR Impact CR-2, pp. 4.2-100 to 4.2-123]

Future development could cause a significant impact on archeological resources and human remains if they are encountered during construction activities. Mitigation measures M-CR-2a through M-CR-2d and M-

Construction activities associated with the proposed project would not damage significant archeological resources or human remains because the site is not in an area that is considered sensitive for archeological resources or human remains.¹¹ *(Less than Significant)*

¹⁰ San Francisco Planning Department, Historic Resource Evaluation Response, Part II: Project Evaluation, Record No. 2022-004172 ENV, 2395 Sacramento St., September 28, 2023.

¹¹ San Francisco Planning Department, Environmental Planning Preliminary Archeological Review (PAR) Memo, Record No. 2022-004172 ENV2395 Sacramento St., February 1, 2023.

Existing-Plus-Project Impacts

Housing Element EIR

TCR-1 would reduce these impacts. *(Less than Significant with Mitigation)*

Proposed Project

Cumulative Impacts

Housing Element EIR

Built-Environment Historic Resources [EIR Impact C-CR-1, pp. 4.2-124 to 4.2-125]

Future development could combine to result in a significant cumulative impact related to historical resources. A development project could contribute considerably to those impacts. Mitigation measures M-CR-1a through M-CR-1l would reduce those significant impacts. However, demolition of built-environment historic resources or alteration in an adverse manner could still occur. *(Significant and Unavoidable with Mitigation)*

Proposed Project

As discussed in the project's Historic Resource Evaluation Response, the project site is San Francisco City Landmark No. 115. The geographic scope, or cumulative study area, for cumulative historic architectural resource impacts includes the project site and two adjacent historic resources, 2018–2020 Webster Street and 2066 California. The project is not adjacent to an eligible historic district. There are no cumulative projects within the cumulative study area that could adversely affect the project or the two adjacent resources; therefore, no significant cumulative impact on the historic resources would occur. *(Less than Significant)*

Archeological Resources and Human Remains [EIR Impact C-CR-2, pp. 4.2-126 to 4.2-127]

Future development could combine to result in a significant cumulative impact related to archeological resources and human remains. A development project could contribute considerably to those impacts. Mitigation measures M-CR-2a through M-CR-2d and M-TCR-1 would reduce these impacts. *(Less than Significant with Mitigation)*

There are no cumulative projects in the vicinity that could combine with the proposed project to result in a significant cumulative impact on archeological resources and human remains. *(Less than Significant)*

Conclusion – Cultural Resources

The project would not have a peculiar impact, a significant impact not previously identified in the Housing Element EIR, or a more severe adverse significant impact due to substantial new information. Therefore, no additional environmental review is required for this topic.

Tribal Cultural Resources

Would the project:

- a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe and:
 - i) Listed or eligible for listing in the California Register of Historical Resources or in a local register of historical resources, as defined in Public Resources Code section 5020.1(k), or
 - ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in this subdivision, the lead agency shall consider the significance of the resource to a California Native American tribe.

Existing-Plus-Project Impacts

Housing Element EIR

Tribal Cultural Resources [EIR Impacts TCR-1 and TCR-2, pp. 4.3-20 to 4.2-25]

Future development could result in substantial adverse changes to archeological tribal cultural resources and non-archeological tribal cultural resources. Mitigation measures M-CR-2a through M-CR-2d and M-TCR-1 would reduce those impacts. *(Less than Significant with Mitigation)*

Proposed Project¹²

Based on the preliminary archeological review,¹³ the project site is not sensitive either for archeological tribal cultural resources or non-archeological tribal cultural resources as previously identified through Native American consultation. As such, the potential for project construction activities to encounter tribal cultural resources is low. *(Less than Significant)*

Cumulative Impacts

Housing Element EIR

Tribal Cultural Resources [EIR Impact C-TCR-1, pp. 4.3-26 to 4.3-27]

Future development could combine to result in significant cumulative impact related to tribal cultural resources. A development project could contribute considerably to those impacts. Mitigation measures M-CR-2a through M-CR-2d and M-TCR-1 would reduce those impacts. *(Less than Significant with Mitigation)*

Proposed Project

There are no cumulative projects in the vicinity that could combine with the proposed project to result in a significant cumulative impact on tribal cultural resources. *(Less than Significant Impact)*

Conclusion – Tribal and Cultural Resources

The project would not have a peculiar impact, a significant impact not previously identified in the Housing Element EIR, or a more severe adverse significant impact due to substantial new information. Therefore, no additional environmental review is required for this topic.

Transportation

Would the project:¹⁴

- a) Involve construction that would require a substantially extended duration or intensive activity, the effects of which would create potentially hazardous conditions for people walking, bicycling, or driving or public transit operations or interfere with emergency access or accessibility for people walking or bicycling or substantially delay public transit?
- b) Substantially delay public transit?
- c) Result in a loading deficit, the secondary effects of which would create potentially hazardous conditions for people walking, bicycling, or driving or substantially delay public transit?

¹² San Francisco Planning Department, Environmental Planning Preliminary Archeological Review (PAR) Memo, Record No. 2022-004172 ENV2395 Sacramento St., February 1, 2023.

¹³ San Francisco Planning Department, Environmental Planning Preliminary Archeological Review (PAR) Memo, Record No. 2022-004172 ENV2395 Sacramento St., February 1, 2023.

¹⁴ The checklist questions retain the original lettering from the Housing Element EIR. This general plan evaluation does not evaluate resource topics that the Housing Element EIR identifies as not applicable or topics that would have no impact or a less-than-significant impact.

Existing-Plus-Project Impacts

Housing Element EIR

Construction [EIR Impact TR-1, pp. 4.4-86 to 4.4-92]

The potential magnitude of future development could require a substantially extended duration or intense activity due to construction, and the secondary effects of that construction could create potentially hazardous conditions for people walking, bicycling, or driving or public transit operations or interfere with emergency access or accessibility for people walking or bicycling or substantially delay public transit. City regulations would apply to the construction of future development (e.g., San Francisco Municipal Transportation Agency (SFMTA) blue book regulations and Public Works code and construction work requirements), and no other measures to reduce impacts are known. *(Significant and Unavoidable)*

Public Transit Delay [EIR Impact TR-4, pp. 4.4-99 to 4.4-119]

Traffic generated by future development resulting from implementation of the housing element would substantially delay public transit. Some future development projects could contribute considerably to this significant impact. Mitigation measures M-TR-4a, M-TR-4b, and M-TR-4c would reduce the impact but not fully. Also, the feasibility of M-TR-4c is uncertain. *(Significant and Unavoidable with Mitigation)*

Loading [EIR Impact TR-6, pp. 4.4-124 to 4.4-130]

Future development could result in a loading deficit that could create potentially hazardous conditions for people walking, bicycling, or driving or potentially delay public transit. Mitigation measures M-TR-4b and M-TR-6 would reduce loading impacts. However, the feasibility and effectiveness of fully reducing the significant impact through mitigation measures M-TR-4b and M-TR-6 is uncertain. *(Significant and Unavoidable with Mitigation)*

Proposed Project¹⁵

Project construction would last approximately 21 months. During construction, temporary closures of the public right-of-way are not anticipated. Given the project site context and construction duration and magnitude, the project would not result in significant construction-related transportation effects. Further, the project would be subject to City regulations regarding construction activities. *(Less than Significant)*

The proposed project would generate approximately 11 peak-hour vehicle trips.¹⁶ This volume would be below 300 p.m. peak-hour vehicle trips and therefore would not result in significant transit delay. *(Less than Significant)*

During the average and peak period, the project's freight and delivery loading demand would represent one trip; passenger loading demand would also represent one trip.¹⁷ The project would provide two 20-foot-long loading spaces along Webster Street for both freight and passenger loading. Therefore, the project would meet the freight and delivery and passenger loading demand. *(Less than Significant)*

¹⁵ The project analysis was prepared in accordance with the San Francisco Planning Department's Transportation Impact Analysis Guidelines (February 2019). In addition, a transportation study determination request was prepared for the project, which includes more details. San Francisco Planning Department, Transportation Study Determination Request, Record No. 2022-004172ENV, 2395 Sacramento St., October 12, 2023.

¹⁶ San Francisco Planning Department, Travel Demand Distribution Application, Record No. 2022-004172 ENV2395 Sacramento St.

¹⁷ San Francisco Planning Department, Travel Demand Distribution Application, Record No. 2022-004172 ENV2395 Sacramento St.

Cumulative Impacts

Housing Element EIR

Construction [EIR Impact C-TR-1, pp. 4.4-132 to 4.4-133]

Future development could combine to result in significant construction-related transportation impacts. A development project could contribute considerably to those impacts. City regulations would apply to the construction of future development (e.g., SFMTA blue book regulations and Public Works code and construction work requirements), and no other measures to reduce impacts are known. *(Significant and Unavoidable)*

Proposed Project

There are no cumulative projects within the project block with construction schedules that have the potential to overlap with the project's construction activities. Therefore, no significant cumulative impact would occur. *(Less than Significant)*

Public Transit Delay [EIR Impact C-TR-3, pp. 4.4-134 to 4.4-135]

Future development could combine to substantially delay public transit. A development project could contribute considerably to those impacts. Mitigation measures M-TR-4a, M-TR-4b, and M-TR-4c would reduce cumulative transit delay impacts. However, the feasibility and effectiveness of M-TR-4a, M-TR-4b, and M-TR-4c in fully reducing the significant impact is uncertain. *(Significant and Unavoidable with Mitigation)*

No public transit routes within the project vicinity are projected to result in significant cumulative transit delay impacts. *(Less than Significant)*

Loading [EIR Impact C-TR-4, p. 4.4-135]

Future development could combine to result in significant cumulative loading impacts. A development project could contribute considerably to those impacts. Mitigation measures M-TR-4b and M-TR-6 would reduce loading impacts. However, the feasibility and effectiveness of fully reducing the significant impact through mitigation measures M-TR-4b and M-TR-6 is uncertain. *(Significant and Unavoidable with Mitigation)*

There are no cumulative projects in the vicinity that could combine with the proposed project to result in a significant cumulative impact on loading. *(Less than Significant)*

Conclusion – Transportation

The project would not have a peculiar impact, a significant impact not previously identified in the Housing Element EIR, or a more severe adverse significant impact due to substantial new information. Therefore, no additional environmental review is required for this topic.

Noise and Vibration

Would the project:

- a) Generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies?
- b) Generate excessive ground-borne vibration or ground-borne noise levels?

Existing-Plus-Project Impacts

Housing Element EIR

Construction Noise [EIR Impact NO-1, pp. 4.5-31 to 4.5-41]

The EIR identified screening criteria for future development that would generally not result in significant construction noise impacts. The screening criteria are:

- Use of standard construction equipment that would comply with section 2907 of the noise ordinance and would not include the use of impact equipment (e.g., hoe rams or pile drivers) that would affect one or more sensitive receptors for a period of 14 days or more within a 90-day period;
- New construction would have a building height of less than 85 feet;
- Demolition, site preparation, excavation, foundation work, and shoring would occur for less than 12 months; and
- Night work would occur for no more than three consecutive nights or up to nine nights within a 90-day period.

A development project that does not meet all the screening criteria could require construction activities that could generate a substantial temporary or permanent increase in ambient noise levels in excess of standards established by the general plan or noise ordinance or applicable standards of other agencies. Mitigation measure M-NO-1 would reduce this construction noise impact. *(Less than Significant with Mitigation)*

Construction Vibration [EIR Impact NO-3, pp. 4.5-54 to 4.5-63]

Construction of future development could generate excessive ground-borne vibration from the use of vibration-generating equipment in proximity to adjacent buildings and structures or vibration-sensitive equipment. Mitigation measures M-NO-3a and M-NO-3b would reduce construction vibration impacts. *(Less than Significant with Mitigation)*

Proposed Project

The proposed project would meet the screening criteria, and therefore, construction of the proposed project would not generate a substantial increase in noise. *(Less than Significant)*

Construction of the proposed project would require the use of the following vibration-generating construction equipment: caisson drilling and bore/drill rigs. The construction vibration level would be approximately 1.0 inch/second at the nearest existing historic building, 2018 Webster Street, which would be 5 feet south of project construction activities. The construction vibration level would be 0.07 inch/second at the historic building at 2266 California Street (Congregation Sherith Israel), which would be approximately 30 feet south of project construction activities. At 2329 Sacramento Street, there is an older residential structure that would be approximately 5 feet east of project construction activities; the construction vibration level would also be 1.0 inch/second at this building. In general, older/historic buildings (2018 Webster Street and 2266 California Street) have a damage threshold of 0.25 inch/second

Existing-Plus-Project Impacts

Housing Element EIR

Proposed Project

for continuous or frequent vibration sources, and older residential structures (2329 Sacramento Street) have a damage threshold of 0.30 inch/second for continuous or frequent vibration sources. Consequently, the project's construction vibration level of 1.0 inch/second at 2018 Webster Street and 2329 Sacramento Street could exceed the damage thresholds of 0.25 and 0.30 inch/second, respectively. Project mitigation measure 5 (EIR mitigation measure M-NO-3a) would reduce this impact on the surrounding buildings. *(Less than Significant with Mitigation)*

Operational Noise [EIR Impact NO-2, pp. 4.5-41 to 4.5-54]

The EIR identified screening criteria for future development that would generally not result in significant operational noise impacts. Under the screening criteria, a development project would not:

- Result in a doubling of the baseline number of vehicular trips per day
- Have an occupied floor greater than 75 feet¹⁸
- Include more than two backup generators

A development project that does not meet all the screening criteria could generate a substantial temporary or permanent increase in ambient noise levels in excess of standards established by the general plan or noise ordinance or applicable standards of other agencies. Mitigation measures M-TR-4a and M-NO-2 would reduce operational noise impacts. However, the feasibility and effectiveness of fully reducing the significant impact through M-TR-4a is uncertain. *(Significant and Unavoidable with Mitigation)*

The proposed project would meet the screening criteria. Therefore, the project would not result in a significant operational noise impact. *(Less than Significant)*

Cumulative Impacts

Housing Element EIR

Proposed Project

Construction Noise [EIR Impact C-NO-1, pp. 4.5-64 to 4.5-66]

Future development could combine to result in significant construction noise impacts. A development project could contribute considerably to those impacts. Mitigation measure M-NO-1 would reduce construction noise impacts. However, it is possible that multiple projects could be constructed simultaneously or consecutively in proximity to one another, which could

There are no cumulative projects within 900 feet of the project site. Therefore, no significant cumulative impact would occur. *(Less than Significant)*

¹⁸ New construction where the occupied floor level is 75 feet or greater generally requires larger heating, ventilation, and air-conditioning (HVAC) mechanical systems; therefore, such projects require a noise study to assess whether noise from these systems would increase the ambient noise environment.

Cumulative Impacts

Housing Element EIR

increase the frequency and duration of high noise levels resulting from construction activities than would otherwise occur with only one project under construction. *(Significant and Unavoidable with Mitigation)*

Operational Noise [EIR Impact C-NO-2, pp. 4.5-66 to 4.5-67]

Future development is required to comply with planning code section 141¹⁹ regulations that require mechanical equipment to be screened from view; thus, multiple heating, ventilation, and air-conditioning (HVAC) systems operating in the same area would not result in a substantial increase in noise above an HVAC system from a single building. *(Less than Significant)*

Therefore, the cumulative operational analysis focuses on traffic noise. Operation of future development could combine to generate a substantial increase in ambient noise levels in excess of standards established by the local general plan or noise ordinance or applicable standards of other agencies. A development project could contribute considerably to such impact.

Mitigation measure M-TR-4a would reduce operational traffic noise impacts. However, the feasibility and effectiveness of fully reducing the significant impact through Mitigation measure M-TR-4a is uncertain. *(Significant and Unavoidable with Mitigation)*

Proposed Project

There are no cumulative projects within the surrounding vicinity or on adjacent streets that would combine with traffic noise from the proposed project. Therefore, no significant cumulative impact would occur. *(Less than Significant)*

Conclusion – Noise and Vibration

The project would not have a peculiar impact, a significant impact not previously identified in the Housing Element EIR, or a more severe adverse significant impact due to substantial new information. Therefore, no additional environmental review is required for this topic.

Air Quality

Would the project:²⁰

- a) Result in a cumulatively considerable net increase in any criteria pollutant for which the project region is non-attainment under an applicable federal, state, or regional ambient air quality standard?
- b) Expose sensitive receptors to substantial pollutant concentrations?

¹⁹ Planning code section 141 states that rooftop mechanical equipment and appurtenances to be used in the operation or maintenance of a building shall be screened from view.

²⁰ The checklist questions retain the original lettering from the Housing Element EIR. This general plan evaluation does not evaluate resource topics that the Housing Element EIR identified as not applicable or topics that would have no impact or a less-than-significant impact.

Existing-Plus-Project Impacts

Housing Element EIR

Criteria Pollutants (Construction)[EIR Impact AQ-3, pp. 4.6-48 to 4.6-54]

The EIR analyzed construction criteria pollutant emissions from a range of representative building types, finding that a development project approximately 240 feet tall with 495 dwelling units or less would not result in significant criteria pollutant emissions. However, construction of a larger development project could result in a cumulatively considerable net increase in non-attainment criteria pollutant emissions.²¹ Mitigation measure M-AQ-3 would reduce construction criteria pollutant impacts. *(Less than Significant with Mitigation)*

Health Risk [EIR Impact AQ-5, pp. 4.6-56 to 4.6-71]

Construction and operation of future development could expose sensitive receptors to substantial levels of fine particulate matter (PM_{2.5}) and toxic air contaminants (aka health risk). Mitigation measures M-AQ-3, M-TR-4a, and M-AQ-5 would reduce health risk impacts. However, feasibility and effectiveness of fully reducing the significant impact through M-TR-4a is uncertain. In addition, the precise air quality health risk impacts of future development at a plan level cannot be modeled. *(Significant and Unavoidable with Mitigation)*

Proposed Project

The proposed project would construct a 78-foot-tall building and include 24 dwelling units and, therefore, would not result in significant construction-related criteria pollutant emissions. *(Less than Significant)*

The proposed project would emit PM_{2.5} and other toxic air contaminants that result in health risks from the proposed project's construction activities and vehicular traffic.

The EIR analyzed construction and operational health risks that would result from a range of representative building types. The planning department screened the proposed project's characteristics and compared them to the characteristics of these representative building types and considered the proximity of sensitive receptors and existing health risks modeled in the citywide health risk assessment.²² The screening level analysis found that the proposed project could potentially result in a significant health risk impact. Project mitigation measure 6 (EIR mitigation measure M-AQ-3) would reduce this impact.²³ *(Less than Significant with Mitigation)*

Cumulative Impacts

Housing Element EIR

Health Risk [EIR Impact C-AQ-1, pp. 4.6-72 to 4.6-73]

Emissions from future development could combine to expose sensitive receptors to substantial levels of fine particulate matter (PM_{2.5}) and toxic air contaminants. A development project could result in a considerable

Proposed Project

There are no cumulative projects within approximately 1,000 feet of the project's maximally exposed sensitive receptor.²⁴ Therefore, cumulative health risks are identical to the project-level impact. As stated above, the project-level screening level analysis found that

- ²¹ No separate cumulative construction criteria pollutant impact analysis is provided because this a cumulative analysis. The air district's project-level criteria pollutant thresholds are based on levels below which new sources would not result in a cumulatively considerable net increase in non-attainment criteria pollutants.
- ²² San Francisco Department of Public Health and San Francisco Planning Department, San Francisco Citywide Health Risk Assessment: Technical Support Documentation, September 2020.
- ²³ San Francisco Planning Department, Air Quality Screening, Record No. 2022-004172 ENV2395 Sacramento St., June 27, 2023.
- ²⁴ Bay Area Air Quality Management District, 2022 California Environmental Quality Act Air Quality Guidelines, Appendix E: Recommended Methods for Screening and Modeling Local Risks and Hazards, available at: https://www.baaqmd.gov/~media/files/planning-and-research/ceqa/ceqa-guidelines-2022/appendix-e-recommended-methods-for-screening-and-modeling-local-risks-and-hazards_final.pdf?la=en, accessed September 7, 2023.

Cumulative Impacts

Housing Element EIR

contribution to those impacts. Mitigation measures M-AQ-3, M-TR-4a, and M-AQ-5 would reduce health risk impacts. However, the feasibility and effectiveness of fully reducing the significant impact through M-TR-4a is uncertain. In addition, the precise air quality health risk impacts of future development at a plan level cannot be modeled. *(Significant and Unavoidable with Mitigation)*

Proposed Project

the proposed project could potentially result in a significant health risk impact. Project mitigation measure 6 (EIR mitigation measure M-AQ-3) would reduce this impact. *(Less than Significant with Mitigation)*

Conclusion – Air Quality

The project would not have a peculiar impact, a significant impact not previously identified in the Housing Element EIR, or a more severe adverse significant impact due to substantial new information. Therefore, no additional environmental review is required for this topic.

Wind

Would the project:

- a) Create wind hazards in publicly accessible areas of substantial pedestrian use?

Existing-Plus-Project Impacts

Housing Element EIR

Wind [EIR Impact WI-1, pp. 4.7-9 to 4.7-13]

Future development would create wind hazards in publicly accessible areas of substantial pedestrian use. Mitigation measures M-WI-1a and M-WI-1b would reduce impacts. However, due to the uncertainty about the design of future development and whether wind baffling measures can be approved and implemented, the ability of mitigation measures to fully reduce impacts is uncertain. *(Significant and Unavoidable with Mitigation)*

Proposed Project

The proposed project's building height would be less than 85 feet in height and would not create a new wind hazard exceedance or aggravate an existing wind hazard exceedance.²⁵ *(Less than Significant)*

Cumulative Impacts

Housing Element EIR

Wind [EIR Impact C-WI-1, pp. 4.7-13 to 4.7-14]

Future development could combine to result in significant cumulative wind impacts. A development project could contribute considerably to those impacts. Mitigation measures M-WI-1a and M-WI-1b would reduce these impacts. Due to the uncertainty about the design of future development and whether wind baffling measures can be approved and implemented, the ability of mitigation measures to

Proposed Project

No applicable cumulative projects are within 1,500 feet of the project site. Therefore, no significant cumulative impact would occur. *(Less than Significant)*

²⁵ A qualitative wind assessment, prepared by CPP and dated December 22, 2022, and a supplemental report, prepared by CPP and dated October 12, 2023, conclude that the project would not result in any exceedances of the wind hazard criterion of 26 mph. Although these reports were not required for the project's wind impact analysis under CEQA, the reports conclusion supports the department's conclusion that the proposed project would not create a new wind hazard exceedance.

Cumulative Impacts

Housing Element EIR

fully reduce impacts is uncertain. *(Significant and Unavoidable with Mitigation)*

Proposed Project

Conclusion – Wind

The project would not have a peculiar impact, a significant impact not previously identified in the Housing Element EIR, or a more severe adverse significant impact due to substantial new information. Therefore, no additional environmental review is required for this topic.

Shadow

Would the project:

- a) Create new shadow that substantially and adversely affects the use and enjoyment of publicly accessible open spaces?

Existing-Plus-Project Impacts

Housing Element EIR

Shadow [EIR Impact SH-1, pp. 4.8-18 to 4.8-42]
Future development would create new shadow that would substantially and adversely affect the use and enjoyment of publicly accessible open spaces. Mitigation measure M-SH-1 would reduce shadow impacts. Due to uncertainty about the design of future development and whether shadow minimization measures can be approved and implemented, the ability of this mitigation measure to fully reduce impacts is uncertain. *(Significant and Unavoidable with Mitigation)*

Proposed Project

The proposed project's building would be 68 feet in height for the Webster addition and 77 feet, 6 inches in height for the Sacramento addition. As described in the preliminary shadow fan study,²⁶ the proposed project would not cast new shadow on publicly accessible open spaces. *(Less than Significant)*

Cumulative Impacts

Housing Element EIR

Shadow [EIR Impact C-SH-1, pp. 4.8-42 to 4.8-43]
Future development could combine to result in significant cumulative shadow impacts. A development project could contribute considerably to those impacts. Mitigation measure M-SH-1 would reduce shadow impacts. Due to uncertainty about the design of future development and whether shadow minimization measures can be approved and implemented, the ability of this mitigation measure to fully reduce impacts is uncertain. *(Significant and Unavoidable with Mitigation)*

Proposed Project

The proposed project would not cast new shadow on publicly accessible open spaces. Therefore, the proposed project would not combine with cumulative development to result in cumulative shadow impacts. *(No Impact)*

²⁶ San Francisco Planning Department, Preliminary Shadow Fan Study, 2395 Sacramento Street – 125 Feet in Height, Case No. 2022-004172ENV, 2022.

Conclusion – Shadow

The project would not have a peculiar impact, a significant impact not previously identified in the Housing Element EIR, or a more severe adverse significant impact due to substantial new information. Therefore, no additional environmental review is required for this topic.

Utilities and Service Systems

Would the project:

- a) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years? Require or result in the relocation of new or expanded water facilities, the construction or relocation of which could cause significant environmental effects?

Existing-Plus-Project Impacts

Housing Element EIR

Proposed Project

No single development project alone in San Francisco would require the development of new or expanded utility or service systems. Therefore, a separate project-only analysis is not provided for this topic. The project's contribution to citywide demand on utility and service systems is discussed in the Cumulative Conditions section below.

Cumulative Impacts

Housing Element EIR

Proposed Project

Water Supply [EIR Impact UT-1, pp. 4.9-14 to 4.9-28]

Sufficient water supplies would be available to serve projected growth under the housing element in normal, dry, and multiple dry years without implementation of the Bay Delta Plan Amendment. If the Bay Delta Plan Amendment is implemented, the San Francisco Public Utilities Commission would require rationing and could develop new or expanded water supply facilities to address shortfalls in single and multiple dry years. Environmental impacts related to new or expanded water supply facilities and increased rationing would occur. No mitigation measures were identified. *(Significant and Unavoidable)*

The proposed project is consistent with the development density established by the housing element but would contribute to the significant cumulative water supply impact identified in the EIR. However, the proposed project would not contribute considerably to the significant cumulative water supply impact due to the size of the proposed project. *(Less than Significant)*

Conclusion – Utilities and Service Systems

The project would not have a peculiar impact, a significant impact not previously identified in the Housing Element EIR, or a more severe adverse significant impact due to substantial new information. Therefore, no additional environmental review is required for this topic.

Paleontological Resources

Would the project:²⁷

- a) Directly or indirectly destroy a unique paleontological resource or site?

Existing-Plus-Project Impacts

Housing Element EIR

Paleontological Resources [EIR Impact GE-5, pp. 4.10-11 to 4.10-13]

Future development would have the potential to destroy unique paleontological resources or sites. Mitigation measure M-GE-5 would reduce this impact. *(Less than Significant with Mitigation)*

Proposed Project

There are no known unique paleontological resources at the site. Construction activities are not anticipated to encounter any below-grade paleontological resources. Therefore, the project would have no impact on paleontological resources. *(Less than Significant)*

Cumulative Impacts

Housing Element EIR

Paleontological Resources [EIR Impact C-GE-2, p 4.10-14]

Impacts associated with paleontological resources are generally site specific. In some circumstances, a development project could combine with adjacent projects to affect the same potential resource and result in a significant cumulative paleontological resource impact. Mitigation measure M-GE-5 would reduce these impacts. *(Less than Significant with Mitigation)*

Proposed Project

There are no cumulative projects adjacent to the project site. Therefore, the project would not have the potential to combine with effects of cumulative projects to result in significant cumulative impacts on paleontological resources. *(Less than Significant)*

Conclusion – Paleontological Resources

The project would not have a peculiar impact, a significant impact not previously identified in the Housing Element EIR, or a more severe adverse significant impact due to substantial new information. Therefore, no additional environmental review is required for this topic.

²⁷ The checklist question retains the original lettering from the Housing Element EIR.

E. Public Notice and Comment

A “Notification of Project Receiving Environmental Review” was mailed on April 11, 2023, to adjacent occupants and owners of properties within 300 feet of the project site, in Pacific Heights, and on citywide neighborhood group lists. The same notice was sent to the historic resources preservation group list on April 11, 2023. Three comments were received; they expressed concerns regarding the following physical environmental impacts: shadow, wind, pedestrian and vehicular safety along Webster Street, tree removal, runoff, operational noise, and telecommunications. 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.

F. Determination

As discussed in this general plan evaluation:

1. The proposed project is consistent with the development density established by the housing element;
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 Housing Element EIR;
3. The proposed project would not result in potentially significant offsite or cumulative impacts that were not identified in the Housing Element EIR;
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 Housing Element EIR was certified, would be more severe than those already analyzed and disclosed in the EIR; and
5. The project sponsor will undertake feasible mitigation measures specified in the Housing Element EIR to mitigate project-related significant impacts. See the attached MMRP (Attachment B) for the full text of required mitigation measures.

I do hereby certify that the project is eligible for streamlined environmental review per section 15183 of the CEQA Guidelines and CEQA section 21083.3.

Wade Wietgrafe for

Lisa Gibson
Environmental Review Officer

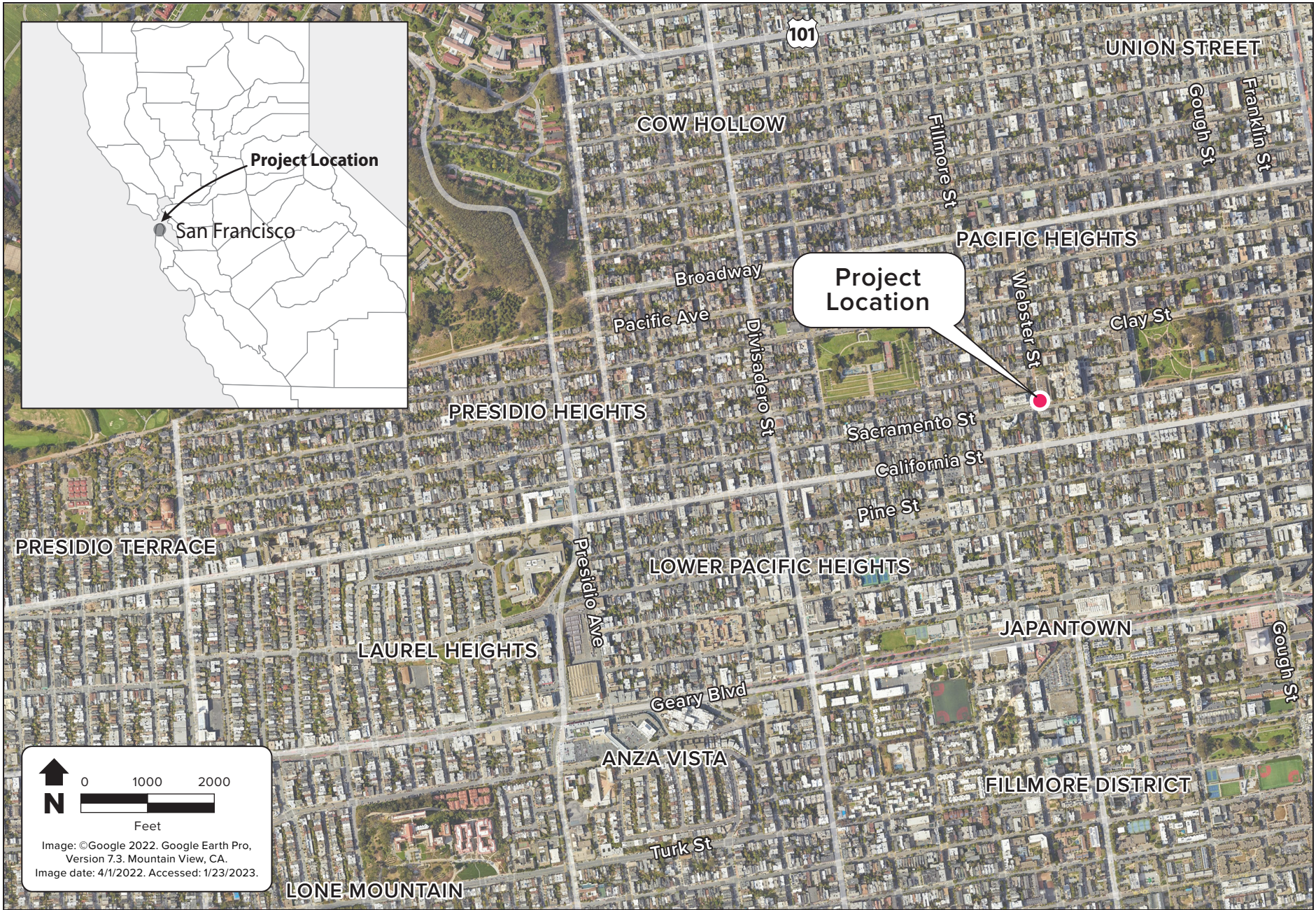
October 23, 2023

Date

Attachments

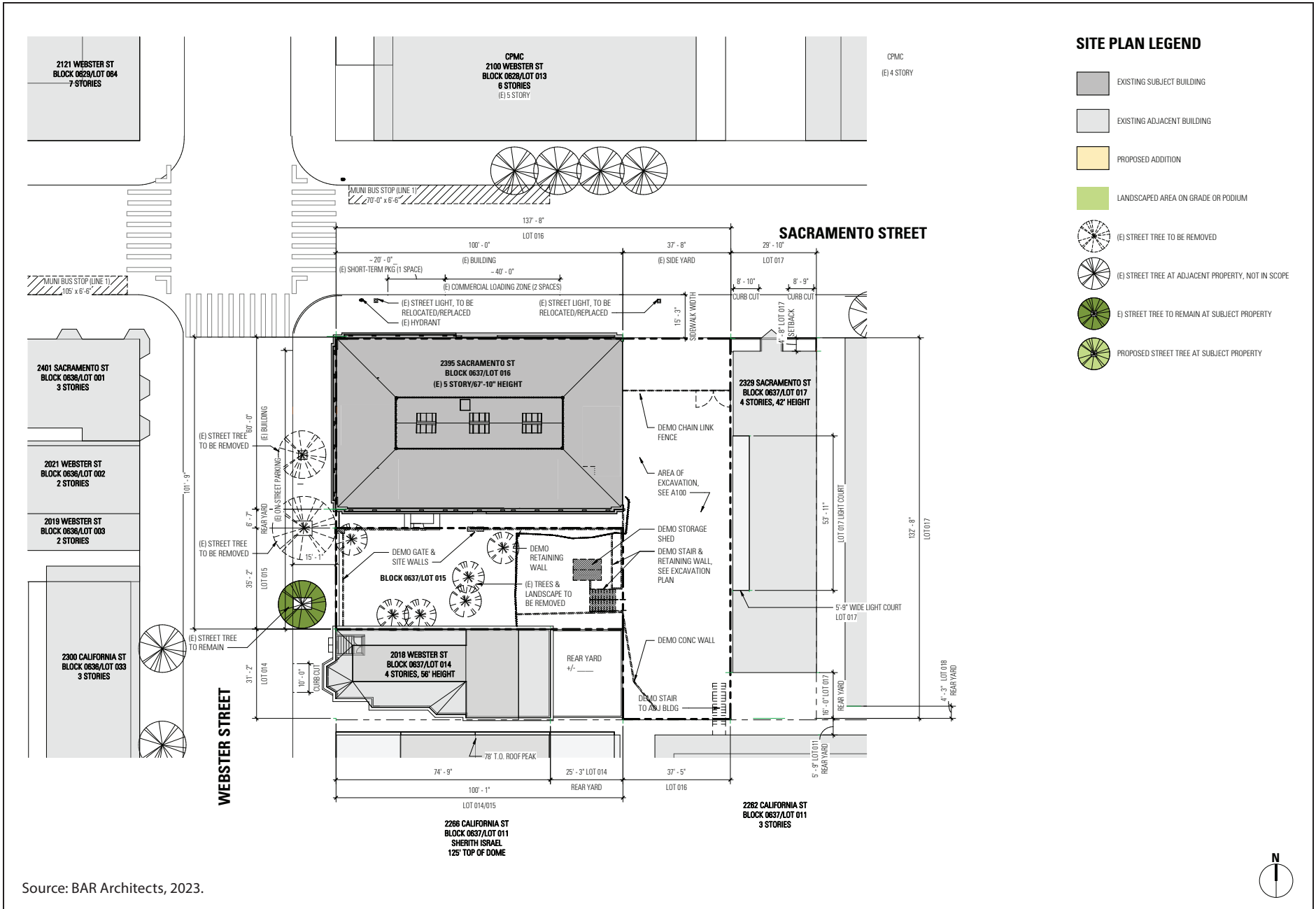
- A. Figures
- B. Mitigation Monitoring and Reporting Program

ATTACHMENT A: FIGURES



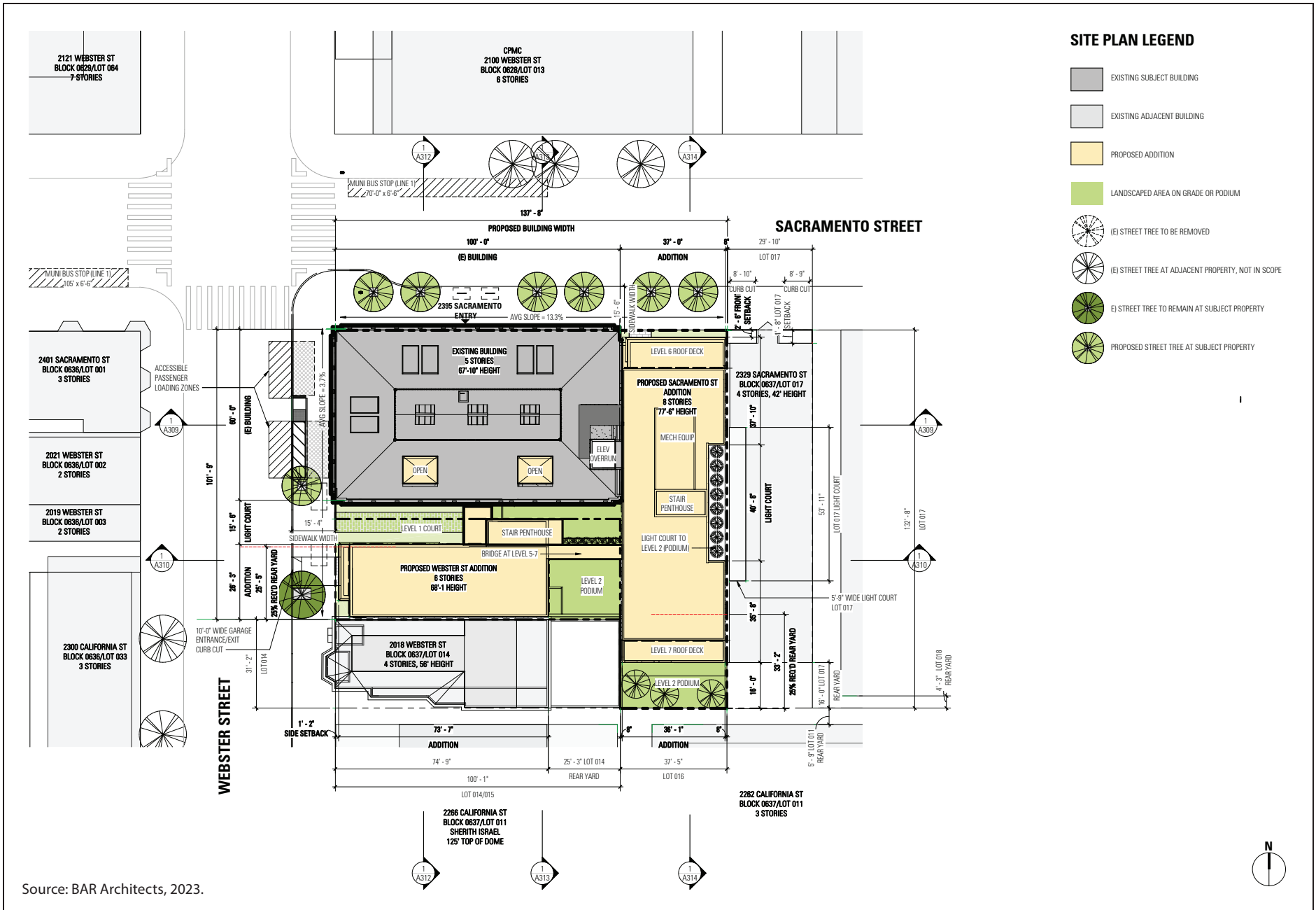
2395 Sacramento Street
Case No. 2022-004172ENV

Figure 1
Project Location



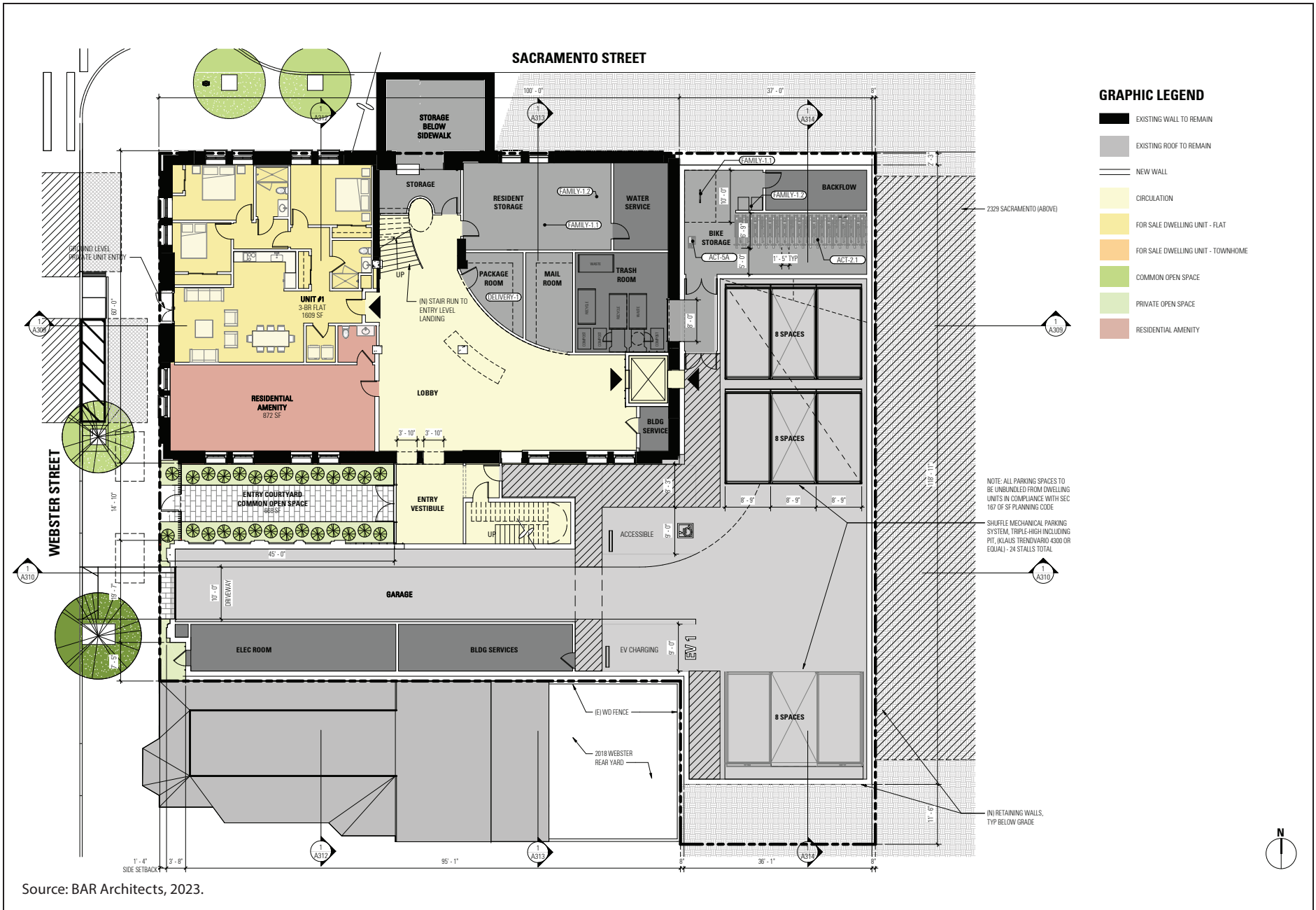
2395 Sacramento Street
Case No. 2022-004172ENV

Figure 2
Existing Site Plan



2395 Sacramento Street
Case No. 2022-004172ENV

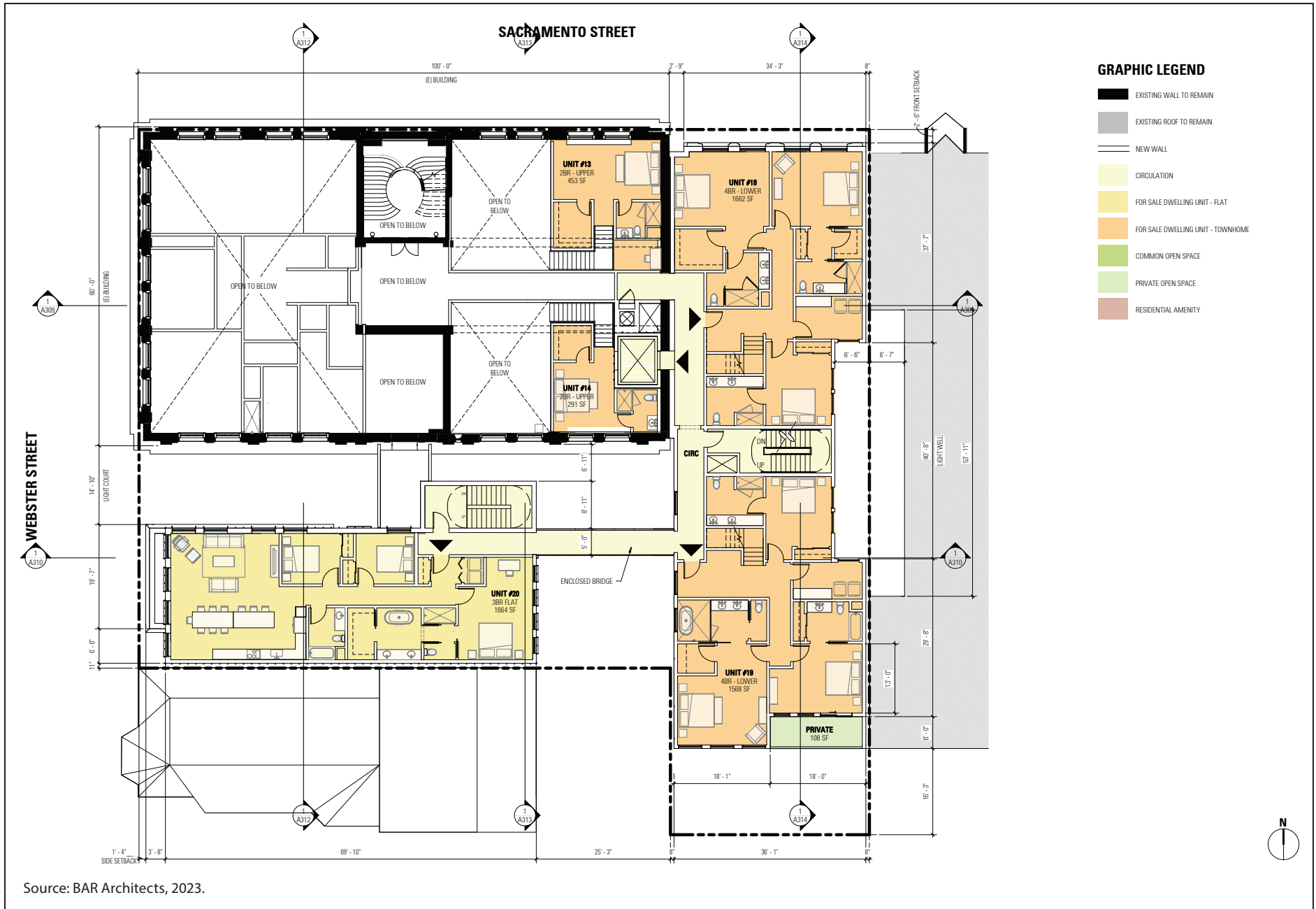
Figure 3
Proposed Site Plan





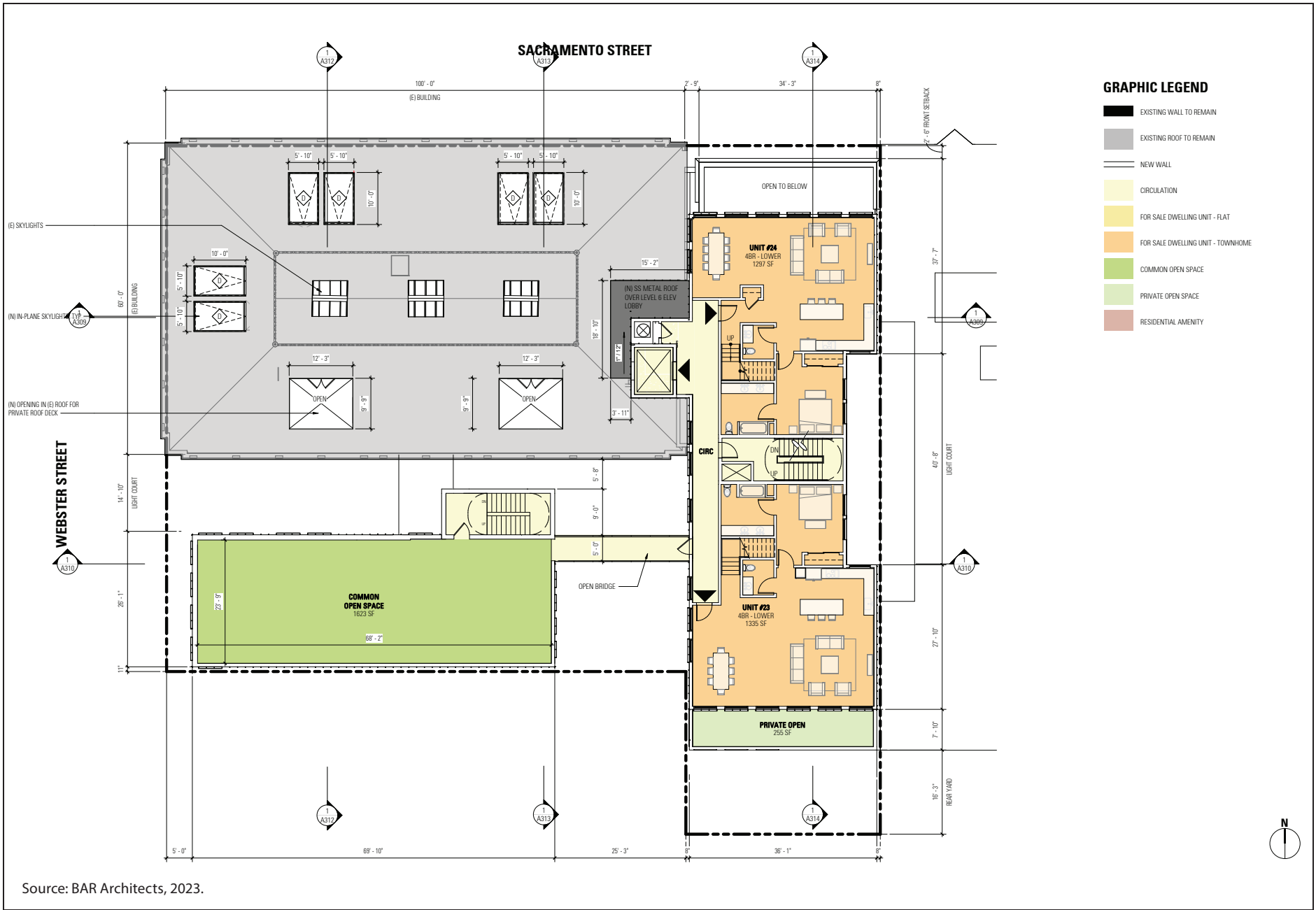
2395 Sacramento Street
Case No. 2022-004172ENV

Figure 5
Proposed Level 2 Plan



2395 Sacramento Street
Case No. 2022-004172ENV

Figure 6
Proposed Level 5 Plan



2395 Sacramento Street
Case No. 2022-004172ENV

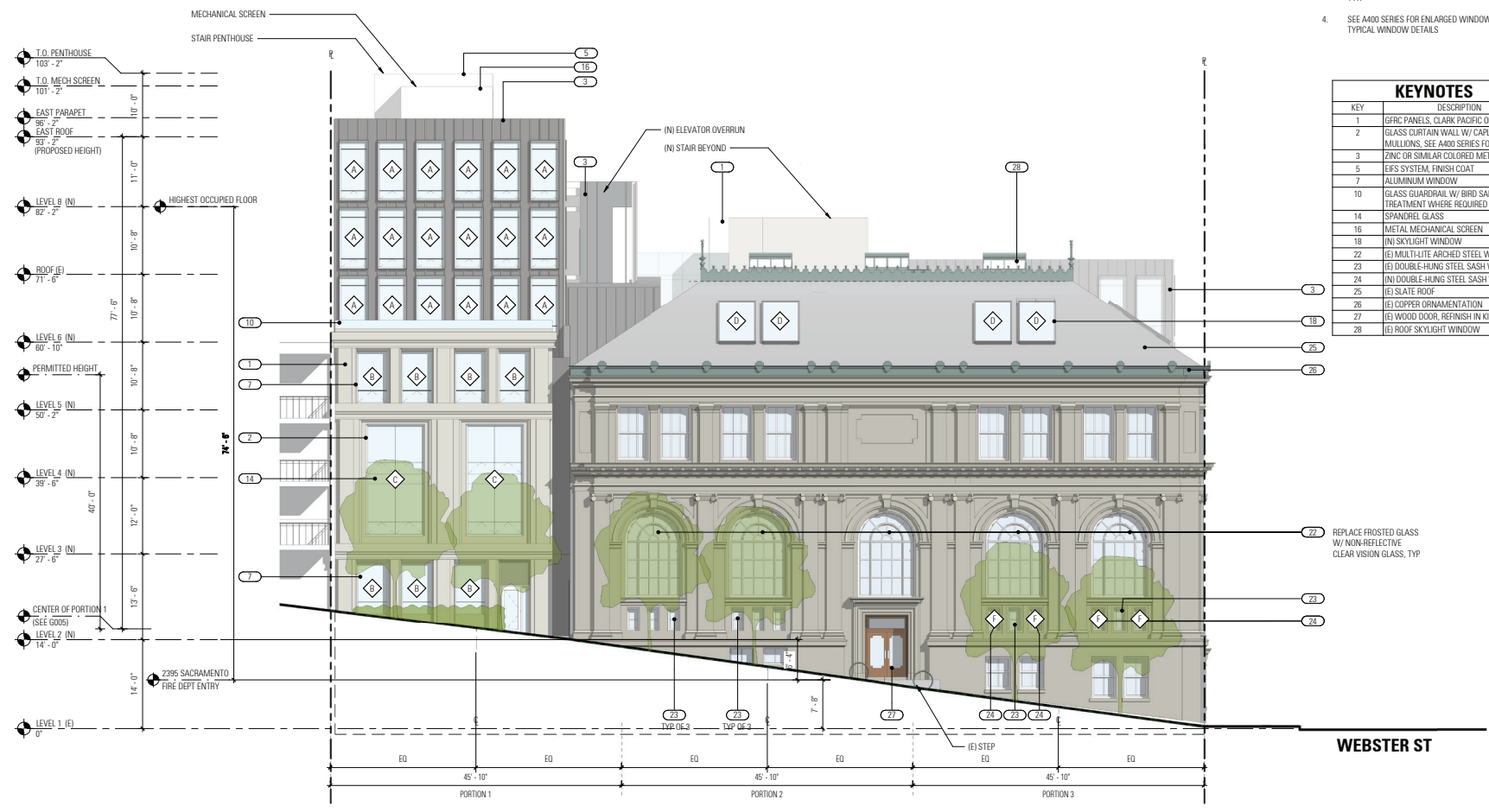
Figure 7
Proposed Level 7 Plan



PROPOSED ELEVATION NOTES:

1. SEE 6006 FOR BUILDING HEIGHT MEASUREMENT
2. BIRD-SAFE GLAZING TREATMENT WILL BE PROVIDED WHERE REQUIRED AT ALL EXTERIOR GLAZING
3. ROOFTOP MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW IN COMPLIANCE WITH PLANNING CODE SEC 141.
4. SEE A400 SERIES FOR ENLARGED WINDOW SCHEDULE & TYPICAL WINDOW DETAILS

KEYNOTES	
KEY	DESCRIPTION
1	GFRP PANELS, CLARK PACIFIC OR SIM.
2	GLASS CURTAIN WALL W/ CAPLESS MULLIONS. SEE A400 SERIES FOR DETAILS
3	ZINC OR SIMILAR COLORED METAL PANEL
5	EIFS SYSTEM, FINISH COAT
7	ALUMINUM WINDOW
10	GLASS GUARDRAIL W/ BIRD SAFE TREATMENT WHERE REQUIRED
14	SPANDREL GLASS
16	METAL MECHANICAL SCREEN
18	(N) SKYLIGHT WINDOW
22	(E) MULTI-LITE ARCHED STEEL WINDOWS
23	(E) DOUBLE-HUNG STEEL SASH WINDOW
24	(N) DOUBLE-HUNG STEEL SASH WINDOW
25	(E) SLATE ROOF
26	(E) COPPER ORNAMENTATION
27	(E) WOOD DOOR, REFINISH IN KIND
28	(E) ROOF SKYLIGHT WINDOW



Graphics ... 104514 (09-22-2023).JC

Source: BAR Architects, 2023.

2395 Sacramento Street
Case No. 2022-004172ENV

Figure 8
Proposed North Elevation – Sacramento Street



1. GFRP PANELS



2. WINDOW WALL SYSTEM



3. ZINC PANEL (OR SIM COLOR)



5. EIFS SYSTEM



7. ALUMINUM WINDOW



10. GLASS GUARDRAIL



13. METAL FENCE & GATE



18. SKYLIGHT WINDOW

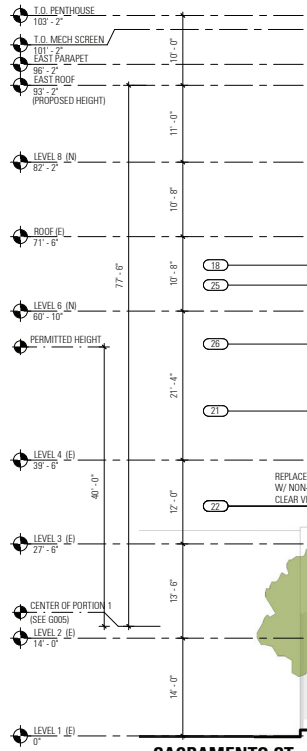
PROPOSED ELEVATION NOTES:

- SEE G006 FOR BUILDING HEIGHT MEASUREMENT
- BIRD-SAFE GLAZING TREATMENT WILL BE PROVIDED WHERE REQUIRED AT ALL EXTERIOR GLAZING
- ROOFTOP MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW IN COMPLIANCE WITH PLANNING CODE SEC 14.07.01.01
- SEE A400 SERIES FOR ENLARGED WINDOW SCHEDULE & TYPICAL WINDOW DETAILS

KEYNOTES

KEY	DESCRIPTION
1	GFRP PANELS, CLARK PACIFIC OR SIM
2	GLASS CURTAIN WALL W/ CAPLESS MULLIONS, SEE A400 SERIES FOR DETAILS
3	ZINC OR SIMILAR COLORED METAL PANEL
5	EIFS SYSTEM, FINISH COAT
7	ALUMINUM WINDOW
10	GLASS GUARDRAIL W/ BIRD SAFE TREATMENT WHERE REQUIRED
12	GARAGE DOOR
14	SPANDREL GLASS
16	METAL MECHANICAL SCREEN
18	(N) SKYLIGHT WINDOW
21	(E) COLUSA SANDSTONE
22	(E) MULTILITE ARCHING STEEL WINDOWS
23	(E) DOUBLE-HUNG STEEL SASH WINDOW
24	(N) DOUBLE-HUNG STEEL SASH WINDOW
25	(E) SLATE ROOF
26	(E) COPPER ORNAMENTATION
27	(E) WOOD DOOR, REFINISH IN KIND

ILLUSTRATIVE DIMENSIONS ONLY, HEIGHT MEASURED ALONG SACRAMENTO STREET, SEE G006 & A301b



Graphics ... 104514 (09-22-2023) JC

Source: BAR Architects, 2023.

2395 Sacramento Street
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Figure 9
Proposed West Elevation – Webster Street



Source: BAR Architects, 2023.

2395 Sacramento Street
Case No. 2022-004172ENV

Figure 10
Conceptual View from Sacramento Street



Graphics ... 104514 (09-22-2023) JC

Source: BAR Architects, 2023.

2395 Sacramento Street
Case No. 2022-004172ENV

Figure 11
Conceptual View from Webster Street

ATTACHMENT B: MITIGATION MONITORING AND REPORTING PROGRAM

AGREEMENT TO IMPLEMENT MITIGATION MONITORING AND REPORTING PROGRAM

Record No.: 2022-004172ENV
Project Title: 2395 Sacramento Street
BPA Nos: N/A
Zoning: Residential Mixed-Low Density (RM-1) Use District
 40-X Height and Bulk District

Block/Lot: 0637/016 and 015
Lot Size: 15,105 square feet
Project Sponsor: Eduardo Sagues, (203) 500-3766
Lead Agency: San Francisco Planning Department
Staff Contact: Kei Zushi, (628) 652-7495

The table below indicates when compliance with each mitigation measure must occur. Some mitigation measures span multiple phases. Substantive descriptions of each mitigation measure’s requirements are provided on the following pages in the Mitigation Monitoring and Reporting Program.

Adopted Mitigation Measure	Period of Compliance			Compliance with Mitigation Measure Completed?
	Prior to the Start of Construction*	During Construction**	Post-construction or Operational	
Project Mitigation Measure 1 (Modified Housing Element EIR Mitigation Measure M-CR-1b): Best Practices and Construction Monitoring Program for Historic Resources	X	X		
Project Mitigation Measure 2 (Modified Housing Element EIR Mitigation Measure M-CR-1d): Documentation	X			
Project Mitigation Measure 3 (Modified Housing Element EIR Mitigation Measure M-CR-1f): Salvage Plan	X	X		
Project Mitigation Measure 4 (Modified Housing Element EIR Mitigation Measure M-CR-1g): Interpretation	X	X		
Project Mitigation Measure 5 (Modified Housing Element EIR Mitigation Measure M-NO-3a): Protection of Adjacent Buildings/Structures and Vibration Monitoring During Construction	X	X		
Project Mitigation Measure 6 (Housing Element EIR Mitigation Measure M-AQ-3): Clean Construction Equipment	X			

NOTES:


* Prior to any ground disturbing activities at the project site.

** Construction is broadly defined to include any physical activities associated with construction of a development project including, but not limited to: site preparation, clearing, demolition, excavation, shoring, foundation installation, and building construction.

DS


I agree to implement the attached mitigation measure(s) as a condition of project approval.

DocuSigned by:


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10/19/2023

Property Owner or Legal Agent Signature

Date

Note to sponsor: Please contact CPC.EnvironmentalMonitoring@sfgov.org to begin the environmental monitoring process prior to the submittal of your building permits to the San Francisco Department Building Inspection.

MITIGATION MONITORING AND REPORTING PROGRAM

Adopted Mitigation Measure	Monitoring and Reporting Program ^a			
	Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Completion Criteria
MITIGATION MEASURES AGREED TO BY PROJECT SPONSOR				
CULTURAL RESOURCES				
<p>Project Mitigation Measure 1 (Modified Housing Element EIR Mitigation Measure M-CR-1b): Best Practices and Construction Monitoring Program for Historic Resources.</p> <p>Prior to the issuance of demolition, building, or site permits, the project sponsor shall incorporate into contract specifications a requirement that the contractor(s) use all feasible means to protect and avoid damage to onsite and adjacent historic resources as identified by the department, including, but not necessarily limited to, staging of equipment and materials so as to avoid direct damage, maintaining a buffer zone when possible between heavy equipment and historic resources, or covering the roof of adjacent structures to avoid damage from falling objects, subject to overall cooperation by owners of any such adjacent structures, where applicable. Specifications shall also stipulate that any damage incurred to historic resources as a result of construction activities shall be reported to the environmental review officer within three days. Prior to the issuance of demolition, building, or site permits, the project sponsor shall submit to the department preservation staff for review and approval, a list of measures to be included in contract specifications to avoid damage to historic resources.</p> <p>If damage to a historic resource occurs during construction, the project sponsor shall hire a qualified professional who meets the standards for history, architectural history, or architecture (as appropriate), as set forth by the Secretary of the Interior’s Professional Qualification Standards (36 Code of Federal Regulations, part 61). Damage incurred to the historic resource shall be repaired per the secretary’s standards in consultation with the qualified professional and department preservation staff. If directed by department preservation staff, the project sponsor shall engage a qualified preservation professional to undertake a monitoring</p>	Project sponsor, qualified historic professional	Prior to the issuance of demolition, building, or site permits for the list of measures to be included in contract specifications; during construction if damage to a historic resource occurs.	Planning Department (preservation and design staff)	Considered complete when Planning Department preservation staff approve a list of measures to be included in contract specifications to avoid damage to historic resources. If damage occurs, considered complete upon approval of repair to historic resource and/or monitoring plan by Planning Department preservation staff.

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<p>program to ensure that best practices are being followed. If monitoring is required, the qualified preservation professional shall prepare a monitoring plan to direct the monitoring program that shall be reviewed and approved by department preservation staff.</p>				
<p>Project Mitigation Measure 2 (Modified Housing Element EIR Mitigation Measure M-CR-1d): Documentation.</p> <p>Prior to the issuance of demolition, building, or site permits, the project sponsor shall submit to the department for review photographic and narrative documentation of the subject building, structure, object, material, and landscaping. Documentation shall focus on the elements of the property that the project proposes to demolish or alter. The documentation shall be funded by the project sponsor and undertaken by a qualified professional who meets the standards for history, architectural history, or architecture (as deemed appropriate by the department’s preservation staff), as set forth by the Secretary of the Interior’s Professional Qualification Standards (36 Code of Federal Regulations, part 61). The department’s preservation staff will determine the specific scope of the documentation depending upon the individual property’s character-defining features and reasons for significance. The documentation scope shall be reviewed and approved by the department prior to any work on the documentation. A documentation package shall consist of the required forms of documentation and shall include a summary of the historic resource and an overview of the documentation provided. The types and level of documentation will be determined by department staff and may include any of the following formats:</p> <ul style="list-style-type: none"> • <i>HABS/HALS-Like Measured Drawings</i> –A set of Historic American Building/Historic American Landscape Survey-like (HABS/HALS-like) measured drawings that depict the existing size, scale, and dimension of the subject property. The department’s preservation staff will accept the original architectural drawings or an as-built set of architectural drawings (plan, section, elevation, etc.). The department’s preservation staff will assist the consultant in determining the appropriate level of measured drawings. A cover sheet may be required that describes the historic significance of the property. • <i>HABS/HALS-Like Photographs</i> – Digital photographs of the interior and the exterior of the subject property. Large-format negatives are not required. The scope of the digital photographs shall be reviewed by the department’s preservation staff for concurrence, and all digital photography shall be 	Project sponsor, qualified historic consultant	Prior to the issuance of demolition, building, or site permits	Planning Department preservation staff	Considered complete upon distribution by the project sponsor of completed documentation approved by Planning Department preservation staff

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<p>conducted according to current National Park Service standards. The photography shall be undertaken by a qualified professional with demonstrated experience in HABS photography.</p> <ul style="list-style-type: none"> <p><i>HABS/HALS-Like Historical Report</i> – If the department determines that existing survey information or historic resource evaluations of a property do not sufficiently document the historic resources’ significant associations, a written historical narrative and report shall be provided in accordance with the HABS/HALS Historical Report Guidelines. The written history shall follow an outline format that begins with a statement of significance supported by the development of the architectural and historical context in which the structure was built and subsequently evolved. The report shall also include architectural description and bibliographic information.</p> <p><i>Print-on-Demand Book</i> – The Print-on-Demand book shall be made available to the public for distribution by the project sponsor. The project sponsor shall make the content from the historical report, historical photographs, HABS photography, measured drawings, and field notes available to the public through a preexisting print-on-demand book service. This service will print and mail softcover books containing the aforementioned materials to members of the public who have paid a nominal fee. The project sponsor shall not be required to pay ongoing printing fees once the book has been made available through the service.</p> <p><i>Digital Recordation</i> – In coordination with the department’s preservation staff, the project sponsor may be required to prepare some other form of digital recordation of the historic resource. The most commonly requested digital recordation is video documentation but other forms of digital recordation, include 3D laser scan models or 3D virtual tours, Gigapan/Matterpoint or other high-resolution immersive panoramic photography, time-lapse photography, photogrammetry, audio/olfactory recording, or other ephemeral documentation of the historic resource may be required. The purpose of these digital records is to supplement other recordation measures and enhance the collection of reference materials that would be available to the public and inform future research. This digital recordation could also be incorporated into the public interpretation program. Digital recordation shall be conducted by individuals with demonstrated experience in the requested type of digital recordation. If</p> 				

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<p>video documentation is required, it shall be conducted by a professional videographer with experience recording architectural resources. The professional videographer shall provide a storyboard of the proposed video recordation for review and approval by the department's preservation staff.</p> <ul style="list-style-type: none"> The project sponsor, in consultation with the department, shall conduct outreach to determine which repositories may be interested in receiving copies of the documentation. Potential repositories include but are not limited to, the San Francisco Public Library, the Environmental Design Library at the University of California, Berkeley, the Northwest Information Center, San Francisco Architectural Heritage, the California Historical Society, and Archive.org. The final approved documentation shall be provided in electronic form to the department and the interested repositories. The department will make electronic versions of the documentation available to the public for their use at no charge. The professional(s) shall submit the completed documentation for review and approval by the department's preservation staff. All documentation must be reviewed and approved by the department prior to the issuance of any demolition, building or site permit is approved for the proposed project. 				
<p>Project Mitigation Measure 3 (Modified Housing Element EIR Mitigation Measure M-CR-1f): Salvage Plan.</p> <p>Prior to the issuance of demolition, building, or site permits that would remove character-defining features of the project that would have a significant impact, the project sponsor shall consult with the department's preservation staff as to whether any such features may be salvaged, in whole or in part, during demolition or alteration. The project sponsor shall make a good faith effort to salvage and protect materials of historical interest to be used as part of the interpretative program (if required), incorporated into the architecture of the new building that will be constructed on the site, or offered to non-profit or cultural affiliated groups. If this proves infeasible, the sponsor shall attempt to donate significant character-defining features or features of interpretative or historical interest to a historical organization or other educational or artistic group. The project sponsor shall prepare a salvage plan for review and approval by the department's preservation staff prior to issuance of any site demolition permit. The salvage plan shall focus on salvage of architectural features, such as chandeliers and bookshelves as well as other character-defining</p>	Project sponsor, qualified historic consultant	Prior to the issuance of demolition, building, or site permits; prior to issuance of an occupancy permit for completed implementation of the salvage plan.	Planning Department preservation staff	Considered complete when Planning Department preservation staff approve the salvage plan and confirms project sponsor has completed all actions identified in the salvage plan

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features and features of historical interest. Additionally, the salvage plan shall include specifications for the removal and salvage of the Reading Room murals by a qualified art conservator and shall also include coordination and consultation with interested tribal groups and gather input on future treatment of the murals, including, but not limited to, public interpretation, donation to a non-profit or cultural association, or sale to a private entity.				
<p>Project Mitigation Measure 4 (Modified Housing Element EIR Mitigation Measure M-CR-1g): Interpretation.</p> <p>The project sponsor shall facilitate the development of a public interpretive program focused on the history of the project site, its identified historic resources, and its significant historic context. The interpretive program should be developed and implemented by a qualified design professional with demonstrated experience in displaying information and graphics to the public in a visually interesting manner, as well as a professionally qualified historian or architectural historian, or community group approved by the department. Through consultation with department preservation staff, coordination with local artists should occur. The primary goal of the program is to educate visitors and future residents about the property’s historical themes, associations, and lost contributing features within broader historical, social, and physical landscape contexts.</p> <p>The interpretive program shall be initially outlined in an interpretive plan subject to review and approval by the department’s preservation staff prior to approval of demolition, building, or site permits for the project. The plan shall include the general parameters of the interpretive program including the substance, media, and other elements of the interpretative program. The interpretive program shall include within publicly accessible areas of the project site permanent display(s) of interpretive materials concerning the history and design features of the affected historic resource, including both the site as a whole and the individual contributing buildings and features. The display shall be placed in a prominent, public setting within, on the exterior of, or in the vicinity of newly constructed buildings or other features within the project site. The interpretive material(s) shall be made of durable all-weather materials and may also include digital media in addition to a permanent display. The interpretive material(s) shall be of high quality and installed to allow for high public visibility. Content developed for other mitigation measures, as applicable, including the documentation programs, may be used to inform and</p>	Project sponsor, qualified design professional, qualified historian or architectural historian, or community group	Prior to approval of demolition, building, or site permits for interpretation plan; prior to issuance of an occupancy permit for installation and maintenance of interpretation program	Planning Department preservation staff	Considered complete when Planning Department preservation staff approve the installation of interpretation program; maintenance of interpretation program ongoing

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<p>provide content for the interpretive program. The interpretive program may also incorporate video documentation completed under project mitigation measure 3 (modified EIR mitigation measure M-CR-1f, Documentation), as applicable to provide a narrated video that describes the materials, construction methods, current condition, historical use, historic context and cultural significance of the historic resource.</p> <p>The detailed content, media, and other characteristics of such an interpretive program shall be coordinated and approved by the department’s preservation staff. The final components of the public interpretation program shall be constructed and an agreed upon schedule for their installation and a plan for their maintenance shall be finalized prior to issuance of a Temporary Certificate of Occupancy.</p> <p>The interpretive program shall be developed in coordination with the other interpretative programs as relevant, such as interpretation required under archeological resource mitigation measures and tribal cultural resource mitigation measures, Native American land acknowledgments, or other public interpretation programs.</p> <p>The department will also ensure that any information gathered through the interpretative program development is integrated with SF Survey and Citywide historic context statement summarized above.</p>				
NOISE AND VIBRATION				
<p>Project Mitigation Measure 5 (Modified Housing Element EIR Mitigation Measure M-NO-3a): Protection of Adjacent Buildings/Structures and Vibration Monitoring During Construction.</p> <p>This mitigation measure applies to the existing historic building at 2018 Webster Street and 2329 Sacramento Street (“Affected Buildings”). Prior to issuance of any demolition or building permit, the project sponsor shall submit a project-specific Pre-construction Survey and Vibration Management and Monitoring Plan to the ERO or the ERO’s designee for approval. The plan shall identify all feasible means to avoid damage to the Affected Buildings. The project sponsor shall ensure that the following requirements of the Pre-Construction Survey and Vibration Management and Monitoring Plan are included in contract specifications, as necessary.</p>	<p>Project sponsor, qualified historic preservation professional (for effects on historic buildings and/or structures) and/or structural engineer (for effects on historic and non-historic buildings and/or structures)</p>	<p>Prior to issuance of any demolition, building, or site permit and monitoring and reporting throughout construction, as necessary</p>	<p>Planning Department</p>	<p>Considered complete when the final Vibration Monitoring Results Report is approved by the Environmental Review Officer and following completion of all construction activities (including repairs of adjacent buildings damaged during construction)</p>

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<p>Pre-construction Survey. Prior to the start of any ground-disturbing activity, the project sponsor shall engage a consultant to undertake a pre-construction survey of the Affected Buildings, as the pre-construction survey is described below.</p> <p>Because two of the Affected Buildings are historic, the project sponsor shall engage a qualified historic preservation professional and a structural engineer or other professional with similar qualifications to undertake a pre-construction survey of the Affected Buildings. The pre-construction survey shall include descriptions and photograph of the Affected Buildings including all façades, roofs, and details of the character-defining features that are visible from public rights-of-way that could be damaged during construction, and shall document existing damage, such as cracks and loose or damaged features (as allowed by property owners). The report shall also include pre-construction diagrams (subject to an extent to the adjacent owner’s consent) that record the pre-construction condition of the building and identify cracks and other features to be monitored during construction. The qualified historic preservation professional shall be the lead author of the pre-construction survey since historic buildings and/or structures could be affected by the project. The pre-construction survey shall be submitted to the ERO for review and approval prior to the start of vibration-generating construction activity.</p> <p>Vibration Management and Monitoring Plan. The project sponsor shall undertake a monitoring plan to avoid or reduce project-related construction vibration damage to the Affected Buildings to ensure that any such damage is documented and repaired. Prior to issuance of any demolition or building permit, the project sponsor shall submit the Plan to the ERO for review and approval.</p> <p>The Vibration Management and Monitoring Plan shall include, at a minimum, the following components, as applicable:</p> <ul style="list-style-type: none"> • Maximum Vibration Level. Based on the anticipated construction and condition of the Affected Buildings, a qualified acoustical/vibration consultant in coordination with a structural engineer (or professional with similar qualifications) and a qualified historic preservation professional, shall establish a maximum vibration level that shall not be exceeded at the Affected Buildings, based on existing conditions, character-defining features, soil conditions, and anticipated construction practices (a peak particle velocity [PPV] of 0.25 inch per second for historic and some old buildings). 				

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<ul style="list-style-type: none"> ● Vibration-generating Equipment. The plan shall identify all vibration-generating equipment to be used during construction (including, but not limited to, site preparation, clearing, demolition, excavation, shoring, foundation installation, and building construction). ● Alternative Construction Equipment and Techniques. The plan shall identify potential alternative equipment and techniques that could be implemented if construction vibration levels are observed in excess of the established standard (e.g., smaller, lighter equipment could be used in some cases). ● Buffer Distances. The plan shall identify buffer distances to be maintained based on vibration levels and site constraints between the operation of vibration-generating construction equipment and the Affected Buildings to avoid damage to the extent possible. ● Vibration Monitoring. The plan shall identify the method and equipment for vibration monitoring to ensure that construction vibration levels do not exceed the established standards identified in the plan. <ul style="list-style-type: none"> – Should construction vibration levels be observed in excess of the standards established in the plan, the contractor(s) shall halt construction and put alternative construction techniques identified in the plan into practice, to the extent feasible. – The qualified historic preservation professional shall inspect the Affected Buildings (as allowed by property owners) in the event the construction activities exceed the vibration levels identified in the plan. – The historic preservation professional shall submit monthly reports to the ERO during vibration-inducing activity periods that identify and summarize any vibration level exceedances and describe the actions taken to reduce vibration. – Following incorporation of the alternative construction techniques and/or planning department review of the damage report, vibration monitoring shall recommence to ensure that vibration levels at the Affected Buildings are not exceeded. ● Periodic Inspections. The plan shall identify the intervals and parties responsible for periodic inspections. The qualified historic preservation professional shall 				

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<p>conduct regular periodic inspections of the Affected Buildings (as allowed by property owners) during vibration-generating construction activity on the project site. The plan will specify how often inspections shall occur.</p> <ul style="list-style-type: none"> Repair Damage. The plan shall also identify provisions to be followed should damage to the Affected Buildings occur due to construction-related vibration. The building shall be remediated to their pre-construction condition (as allowed by property owners) at the conclusion of vibration-generating activity on the site. Should damage occur to the Affected Buildings, the building shall be restored to its pre-construction condition in consultation with the qualified historic preservation professional and planning department preservation staff. <p>Vibration Monitoring Results Report. After construction is complete the project sponsor shall submit to the ERO a final report from the qualified historic preservation professional. The report shall include, at a minimum, collected monitoring records, building and/or structure condition summaries, descriptions of all instances of vibration level exceedance, identification of damage incurred due to vibration, and corrective actions taken to restore damaged buildings and structures. The ERO shall review and approve the Vibration Monitoring Results Report.</p>				
AIR QUALITY				
<p>Project Mitigation Measure 6 (Housing Element EIR Mitigation Measure M-AQ-3): Clean Construction Equipment.</p> <p>The project sponsor shall comply with the following:</p> <p>A. Engine Requirements:</p> <ol style="list-style-type: none"> All off-road equipment greater than 25 horsepower and operating for more than 20 total hours over the entire duration of construction activities shall have engines that meet or exceed either U.S. EPA or air resources board Tier 4 Final off-road emission standards. Where access to alternative sources of power are available, portable diesel engines shall be prohibited. Diesel engines, whether for off-road or on-road equipment, shall not be left idling for more than two minutes at any location, except as provided in exceptions to the applicable state regulations regarding idling for off-road and on-road equipment (e.g., traffic conditions, safe operating conditions). The 	Project sponsor	<p>Prior to issuance of demolition, building, or site permits project sponsor to submit:</p> <ol style="list-style-type: none"> Construction emissions minimization plan for review and approval, and Signed certification statement 	Planning Department	<p>Considered complete upon Environmental Review Officer review and acceptance of construction emissions minimization plan, implementation of the plan, and submittal of final report summarizing use of construction equipment pursuant to the plan</p>

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	Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Completion Criteria
<p>project sponsor shall post legible and visible signs in English, Spanish, and Chinese in designated queuing areas and at the construction site to remind operators of the two-minute idling limit. If the majority of the project sponsor’s construction staff speak a language other than these, then the signs shall be posted in that language as well.</p> <p>4. The project sponsor shall instruct construction workers and equipment operators on the maintenance and tuning of construction equipment and require that such workers and operators properly maintain and tune equipment in accordance with manufacturers’ specifications.</p> <p>5. Any other best available technology in the future may be included, provided that the project sponsor submits documentation to the department demonstrating that (1) the technology would result in emissions reductions and (2) it would not increase other pollutant emissions or result in other additional impacts, such as noise. This may include new alternative fuels or engine technology for off-road or other construction equipment (such as electric or hydrogen fuel cell equipment) that is not available as of 2022.</p> <p>B. Waivers:</p> <p>The environmental review officer (ERO) may waive the requirement of subsection (A)(2) regarding an alternative source of power if an alternative source is limited or infeasible at the project site. If the ERO grants the waiver, the project sponsor must submit documentation that the equipment used for onsite power generation meets the engine requirements of subsection (A)(1).</p> <p>The ERO may waive the equipment requirements of subsection (A)(1) if a particular piece of Tier 4 Final off-road equipment is technically not feasible, the equipment would not produce the desired emissions reduction because of expected operating modes, or a compelling emergency requires the use off-road equipment that is not Tier 4 compliant. In seeking an exception, the project sponsor shall demonstrate that the project shall use the cleanest piece of construction equipment available and feasible and submit documentation that average daily construction emissions of ROG, NOx, PM2.5 would not exceed 54 pounds per day, and PM10 emissions would not exceed 82 pounds per day.</p> <p>C. Construction Emissions Minimization Plan:</p>				

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<p>Before starting onsite construction activities, the project sponsor shall submit a Construction Emissions Minimization Plan (Plan) to the ERO for review and approval. The Plan shall state, in reasonable detail, how the project sponsor will meet the engine requirements of Section A.</p> <ul style="list-style-type: none"> 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. The description 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 use and hours of operation. For off-road equipment using alternative fuels, the description shall also specify the type of alternative fuel being used. The project sponsor shall ensure that all applicable requirements of the Plan have been incorporated into the project sponsor's contract specifications. The Plan shall include a certification statement that the project sponsor agrees to comply fully with the Plan. The project sponsor shall make the Plan available to the public for review onsite during working hours. The project sponsor shall post at the construction site a legible and visible sign summarizing the Plan. The sign shall also state that the public may ask to inspect the Plan for the project at any time during working hours and shall explain how to request to inspect the Plan. The project sponsor shall post at least one copy of the sign in a visible location on each side of the construction site facing a public right-of-way. <p>D. Monitoring:</p> <ul style="list-style-type: none"> After start of construction activities, the project sponsor shall submit reports every six months to the ERO documenting compliance with the Plan. After completion of construction activities and prior to receiving a final certificate of occupancy, the project sponsor shall submit to the ERO a final report summarizing construction activities, including the start and end dates, duration of each construction phase, and the specific information required in the Plan. 				

Adopted Mitigation Measure	Monitoring and Reporting Program ^a			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria

NOTES:

^a Definitions of MMRP Column Headings:

Adopted Mitigation and Improvements Measures: Full text of the mitigation measure(s) copied verbatim from the final CEQA document.

Implementation Responsibility: Entity who is responsible for implementing the mitigation measure. Project sponsor for a future development project consistent with the housing element update may also include the project's sponsor's contractor/consultant.

Mitigation Schedule: Identifies milestones for when the actions in the mitigation measure need to be implemented. Occupancy permit may refer to a temporary certificate and/or a final permit.

Monitoring/Reporting Responsibility: Identifies who is responsible for monitoring compliance with the mitigation measure and any reporting responsibilities. In most cases it is the planning department that is responsible for monitoring compliance with the mitigation measure. If a department or agency other than the planning department is identified as responsible for monitoring, there should be an expressed agreement between the planning department and that other department/agency. In most cases the project sponsor of the future development project consistent with the housing element update, their contractor, or their consultant is responsible for any reporting requirements.

Monitoring Actions/Completion Criteria: Identifies the milestone at which the mitigation measure is considered complete. This may also identify requirements for verifying compliance.