

File No. 201166

Committee Item No. _____

Board Item No. 45

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date: _____

Board of Supervisors Meeting

Date: October 20, 2020

Cmte Board

- Motion
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- Department/Agency Cover Letter and/or Report
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OTHER

- Public Works Order No. 203513
- Planning Department Map Decision - 11/17/2017
- Tax Certificates
- Final Maps
- _____
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- _____
- _____
- _____

Prepared by: Jocelyn Wong

Date: October 16, 2020

Prepared by: _____

Date: _____

1 [Final Map 9295 - 333-12th Street]

2

3 **Motion approving Final Map No. 9295, a 200 residential unit condominium project,**
4 **located at 333-12th Street, being a merger and two lot subdivision of Assessor’s**
5 **Parcel Block No. 3521, Lot Nos. 022 and 055; and adopting findings pursuant to the**
6 **General Plan, and the eight priority policies of Planning Code, Section 101.1.**

7

8 MOVED, That the certain map entitled “FINAL MAP 9295”, a 200 residential unit
9 condominium project, located at 333-12th Street, being a merger and two lot subdivision of
10 Assessor’s Parcel Block No. 3521, Lot Nos. 022 and 055, comprising four sheets, approved
11 August 24, 2020, by Department of Public Works Order No. 203513, is hereby approved and
12 said map is adopted as an Official Final Map 9295; and, be it

13 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
14 and incorporates by reference herein as though fully set forth the findings made by the
15 Planning Department, by its letter dated November 17, 2017, that the proposed subdivision is
16 consistent with the General Plan, and the eight priority policies of Planning Code, Section
17 101.1; and, be it

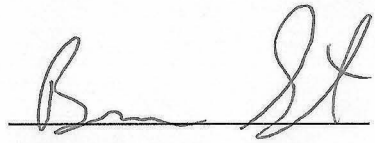
18 FURTHER MOVED, That the San Francisco Board of Supervisors hereby authorizes
19 the Director of the Department of Public Works to enter all necessary recording information on
20 the Final Map and authorizes the Clerk of the Board of Supervisors to execute the Clerk’s
21 Statement as set forth herein; and, be it

22 FURTHER MOVED, That approval of this map is also conditioned upon compliance by
23 the subdivider with all applicable provisions of the San Francisco Subdivision Code and
24 amendments thereto.

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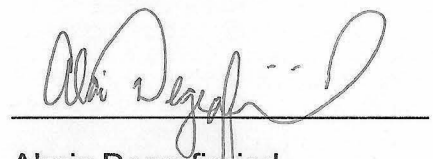
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DESCRIPTION APPROVED:



Bruce R. Storrs, PLS
City and County Surveyor

RECOMMENDED:



Alaric Degrafinried
Acting Director of Public Works



San Francisco Public Works
General – Director’s Office
City Hall, Room 348
1 Dr. Carlton B. Goodlett Place, S.F., CA 94102
(415) 554-6920 www.SFPublicWorks.org

Public Works Order No: 203513

**CITY AND COUNTY OF SAN FRANCISCO
SAN FRANCISCO PUBLIC WORKS**

APPROVING FINAL MAP 9295, 333 12TH STREET, A 200 UNIT RESIDENTIAL CONDOMINIUM PROJECT, BEING A MERGER AND TWO LOT SUBDIVISION OF LOTS 022 & 055 IN ASSESSORS BLOCK NO. 3521 (OR ASSESSORS PARCEL NUMBERS 3521-022 & 3521-055). [SEE MAP]

A 200 UNIT RESIDENTIAL CONDOMINIUM PROJECT

The City Planning Department in its letter dated NOVEMBER 17, 2017 stated that the subdivision is consistent with the General Plan and the Priority Policies of City Planning Code Section 101.1.

The Director of Public Works, the Advisory Agency, acting in concurrence with other City agencies, has determined that said Final Map complies with all subdivision requirements related thereto. Pursuant to the California Subdivision Map Act and the San Francisco Subdivision Code, the Director recommends that the Board of Supervisors approve the aforementioned Final Map.

Transmitted herewith are the following:

1. One (1) paper copy of the Motion approving said map – one (1) copy in electronic format.
2. One (1) mylar signature sheet and one (1) paper set of the “Final Map 9295”, comprising 4 sheets.
3. One (1) copy of the Tax Certificate from the Office of the Treasurer and Tax Collector certifying that there are no liens against the property for taxes or special assessments collected as taxes.
4. One (1) copy of the letter dated NOVEMBER, 17, 2017, from the City Planning Department stating the subdivision is consistent with the General Plan and the Priority Policies set forth in City Planning Code Section 101.1.

It is recommended that the Board of Supervisors adopt this legislation.

RECOMMENDED:

APPROVED:

X

DocuSigned by:

Bruce Storrs

Storrs, Bruce^{97ABC41507B0494...}
City & County Surveyor

X

DocuSigned by:

Alan Degrafinried

Degrafinried, Alan^{18179336C84404A5...}
Acting Director



TENTATIVE MAP DECISION

Date: June 21, 2017

Department of City Planning
 1650 Mission Street, Suite 400
 San Francisco, CA 94103

Attention: Mr. Scott F. Sanchez

Project ID: 9295			
Project Type: A Merger and 2 Lot subdivision and 200 Residential Units New Construction Condominium Project			
Address#	StreetName	Block	Lot
329 - 333	12TH ST	3521	022
351	12TH ST	3521	055
Tentative Map Referral			

Attention: Mr. Scott F. Sanchez

Please review and respond to this referral within 30 days in accordance with the Subdivision Map Act.

Sincerely,

 James Ryan
 2017.06.21 16:42:15 -08'00'

for, Bruce R. Storrs, P.L.S.
 City and County Surveyor

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code. On balance, the Tentative Map is consistent with the General Plan and the Priority Policies of Planning Code Section 101.1 based on the attached findings. The subject referral is exempt from California Environmental Quality Act (CEQA) environmental review as categorically exempt Class 15183, CEQA Determination Date 11.18.16, based on the attached checklist.

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code subject to the attached conditions.

The subject Tentative Map has been reviewed by the Planning Department and does not comply with applicable provisions of the Planning Code due to the following reason(s):

PLANNING DEPARTMENT

Signed Esmeralda Jardines Digitally signed by Esmeralda Jardines
 DN: cn=Esmeralda Jardines, o=City and County of San Francisco, ou=City Planning, ou=Department of City Planning, email=Esmeralda.Jardines@sf.gov, c=US
 Date: 2017.11.17 16:26:49 -08'00'

Date November 17, 2017

Planner's Name Esmeralda Jardines
 for, Scott F. Sanchez, Zoning Administrator



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination COMMUNITY PLAN EVALUATION

Case No.: 2015-004109ENV
 Project Title: 333 12th Street
 Zoning/Plan Area: WSoMa Mixed Use-General (WMUG)
 55/65-X Height/Bulk District
 Western SoMa Community Plan Area
 Block/Lot: 3521/022
 Lot Size: 29,424 square feet
 Project Sponsor: Zac Shore, Panoramic Interests, (415) 701-7002
 Staff Contact: Jeanie Poling, (415) 575-9072
 jeanie.poling@sfgov.org

1650 Mission St.
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 CA 94103-2479

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 415.558.6377

PROJECT DESCRIPTION

The 333 12th Street project (proposed project) site is on 12th Street, on the block surrounded by 12th, Folsom, Norfolk, and Harrison Streets, in the South of Market neighborhood in the Western SoMa Plan Area. The proposed project would demolish a one-story 21,630-square-foot (sf) commercial building and surface parking lot and construct a 79-foot-tall residential building (96 feet with elevator penthouse) containing 200 "micro" dwelling units (110,938 gross square feet of residential use) in two eight-story wings. The project would take advantage of the state density bonus law (California Government Code Sections 65915-65918), which allows waivers and concessions from local development standards for projects. Under the state density bonus law, the project would seek concessions for rear yard, dwelling unit exposure, and open space for the new dwelling units, and would also seek a waiver to increase the permitted height of the new building by two stories or 21 feet (the height district allows 55 feet, and 65 feet with conditional use authorization). (Continued on next page.)

CEQA DETERMINATION

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

DETERMINATION

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


 LISA M. GIBSON
 Acting Environmental Review Officer

11/18/16
 Date

cc: Zac Shore, Project Sponsor
 Rich Sucre, Current Planner
 Supervisor Jane Kim, District 6

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

PROJECT DESCRIPTION (continued)

Parcel 22 (22,787 sf) contains a one-story 21,630 sf commercial building, and parcel 55 (6,637 sf) contains a surface parking lot. The project would involve a lot line adjustment such that parcel 22 would increase to 25,853 sf and be developed. Parcel 55 would decrease to 3,571 sf and would not be part of the proposed development and would remain a surface parking lot.

The proposed building would encompass the entire adjusted parcel and consist of two eight-story wings with 3,978 sf of common open space in between, and 5,607 sf of common open space on the roof. The west wing would front 12th Street and the east wing would front Norfolk Street, and a lobby/elevator corridor would connect the two wings along the north side of the property.¹ Individual private decks would front both Norfolk Street and 12th Street. The ground (“garden”) level would be 6 to 7 feet below grade. The total building height with the elevator penthouse would be 96 feet.

The project would contain 200 dwelling units, consisting six one-bedroom units, 94 two-bedroom units, and 100 two-bedroom-plus units,² dispersed over all eight levels of the two wings of the building. The average size of a one-bedroom unit would be 360 sf, the average two-bedroom unit would be 437 sf, and the average two-bedroom-plus unit would be 677 sf. The proposed project would include 125 Class 1 bicycle parking spaces at the garden and ground floor levels. The project would provide no private vehicle parking.

In compliance with inclusionary affordable housing requirements in effect on January 12, 2016, the project would include 21 on-site affordable dwelling units, which is 14.5 percent of 148 dwelling units of the base project.³

Along the project’s 12th Street frontage, two new car-share spaces would be located between two new bulb-outs, and a 40-foot-long commercial loading zone would be located along the north end of the project site. The 18-foot-wide 12th Street sidewalk would include new street tree plantings. Along the project’s Norfolk Street frontage the 5-foot-wide sidewalk would be increased to 6 feet 9 inches to accommodate accessibility needs and still allow emergency vehicles to access Norfolk.

Construction of the currently proposed project would occur over approximately 18 months. Construction equipment to be used would include pile drivers, excavation machines, and a tower crane. The total amount of excavation for the project would be approximately 7,800 cubic yards of soil to a maximum depth of 12 feet, with shoring to protect adjacent properties to reach a depth of 18 feet.

PROJECT APPROVAL

The proposed project is subject to conditional use authorization from the Planning Commission, which is the *approval action* for the project. The approval action date establishes the start of the 30-day appeal

¹ This document uses the convention that 12th Street runs north/south even though it actually runs northwest/southeast.

² Two-bedroom-plus units would have two bedrooms plus two bonus rooms that could be used as a den or living room.

³ The “base project” describes the maximum density permitted under the Planning Code without the State Density Bonus. See page 16 of the initial study for a discussion of the State Density Bonus.

period for this CEQA determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

COMMUNITY PLAN EVALUATION OVERVIEW

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

This determination evaluates the potential project-specific environmental effects of the 333 12th Street project described above, and incorporates by reference information contained in the Programmatic EIR for the Western SoMa Community Plan, Rezoning of Adjacent Parcels, and 350 Eight Street Project (Western SoMa Community Plan PEIR).⁴ Project-specific studies were prepared for the proposed project to determine if the project would result in any significant environmental impacts that were not identified in the Western SoMa PEIR.

The Western SoMa PEIR included analyses of the following environmental issues: land use; aesthetics; population and housing; cultural and paleontological resources; transportation and circulation; noise and vibration; air quality; greenhouse gas emissions; wind and shadow; recreation; public services, utilities, and service systems; biological resources; geology and soils; hydrology and water quality; hazards and hazardous materials; mineral and energy resources; and agricultural and forest resources.

The 333 12th Street project site is located in the Western SoMa Community Plan Area. As a result of the Western SoMa rezoning process, the project site was rezoned from a 50-X height/bulk district and a Service/Light Industrial/Residential (SLR) district to a 55/65-X height/bulk district and a WSoMa Mixed Use-General (WMUG) district. The WMUG zoning is designed to maintain and facilitate the growth and expansion of small-scale light industrial, wholesale distribution, arts production and performance/exhibition activities, general commercial and neighborhood-serving retail and personal service activities while protecting existing housing and encouraging the development of housing at a scale and density compatible with the existing neighborhood. The proposed residential use is consistent with uses permitted within the WMUG district.

⁴ Planning Department Case Nos. 2008.0877E and 2007.1035E, State Clearinghouse No. 2009082031. Available at <http://sf-planning.org/area-plan-eirs>.

Individual projects that could occur in the future under the Western SoMa Community Plan undergo project-level environmental evaluation to determine if they would result in further impacts specific to the development proposal, the site, and the time of development, and to assess whether additional environmental review would be required. This determination concludes that the proposed project at 333 12th Street is consistent with and was encompassed within the analysis in the Western SoMa PEIR. This determination also finds that the Western SoMa PEIR adequately anticipated and described the impacts of the proposed 333 12th Street project, and identified the mitigation measures applicable to the project. The proposed project is also consistent with the zoning controls and the provisions of the Planning Code applicable to the project site.^{5,6} Therefore, no further CEQA evaluation for the 333 12th Street project is required. In sum, the Western SoMa PEIR and this certificate of determination and accompanying initial study for the proposed project comprise the full and complete CEQA evaluation necessary for the proposed project.

PROJECT SETTING

The project site is located in the South of Market neighborhood on the block bounded by 12th Folsom, Norfolk, and Harrison streets. All properties within the subject block are within the 55-X and 55/65-X height/bulk districts and are zoned Western SoMa Mixed Use General (WMUG). Across 12th Street from the property is a Residential Enclave-Mixed (RED-MX) district and 45-X height/bulk district.

The project site is surrounded by commercial, light industrial, and residential uses, with building heights generally ranging from one to four stories. Two-way vehicle traffic runs along the 40-foot-wide 12th Street in front of the project site. At the south end of the subject block, approximately 50 feet from the project site, is 1532 Harrison Street, an approved seven-story project that will contain 136 dwelling units over ground-floor commercial use.⁷ A pedestrian plaza, Eagle Plaza, which will convert 13,500 sf of 12th Street into a pedestrian plaza, is expected to be in place after 1532 Harrison Street is occupied. On the opposite (west) side of 12th Street along the project block are two- to four-story residences and live/work buildings and the Eagle Tavern, across from the 1532 Harrison Street development site.

The project site is bound on the east side by Norfolk Street, a 25-foot-wide one-way northbound street. Buildings across Norfolk Street from the subject block include two- to four-story commercial and live/work buildings.

⁵ San Francisco Planning Department. Community Plan Exemption Eligibility Determination, Citywide Planning Analysis. 333 12th Street, October 13, 2016. This document (and all other documents cited in this report, unless otherwise noted) is on file and available for review as part of Case File No. 2015-004109ENV.

⁶ San Francisco Planning Department, Community Plan Exemption Eligibility Determination, Current Planning, November 3, 2016.

⁷ Approved by the San Francisco Planning Commission on October 8, 2015 (Motion No. 19488, Case No. 2013.1390CUA). Occupancy is anticipated in early 2020.

POTENTIAL ENVIRONMENTAL EFFECTS

The proposed 333 12th Street project includes a height increase of two stories (21 feet) above the height limit for the 55/65-X height and bulk district under the state density bonus law. Consistent with the state density bonus law, the planning department determined that the proposed project is in conformance with the height, use and density for the site described in the Western SoMa PEIR. The proposed project would represent a small part of the growth that was forecast for the Western SoMa Community Plan. Thus, the project analyzed in the Western SoMa PEIR considered the incremental impacts of the proposed 333 12th Street project.

Significant and unavoidable impacts were identified in the Western SoMa PEIR for the following topics: historic resources, transportation and circulation, noise, air quality, and shadow. The Western SoMa PEIR identified feasible mitigation measures to address significant impacts related to cultural and paleontological resources, transportation and circulation, noise and vibration, air quality, wind, biological resources, and hazards and hazardous materials.

Table 1 lists the mitigation measures identified in the Western SoMa PEIR and states whether each measure would apply to the proposed project.

Table 1 – Western SoMa PEIR Mitigation Measures

Mitigation Measure	Applicability	Compliance
D. Cultural and Paleontological Resources		
M-CP-1a: Documentation of a Historical Resource	Not applicable: site is not a historic resource and is not located in a historic district.	Not applicable.
M-CP-1b: Oral Histories	Not applicable: site is not a historic resource and is not located in a historic district.	Not applicable.
M-CP-1c: Interpretive Program	Not applicable: site is not a historic resource and is not located in a historic district.	Not applicable.
M-CP-4a: Project-Specific Preliminary Archeological Assessment	Applicable: soil disturbing activities proposed.	The project sponsor shall retain an archeological consultant, submit an archeological testing plan (ATP) to the Environmental Review Officer (ERO) for review, implement the ATP prior to soil disturbance, and, as needed, implement an archeological monitoring program (AMP) with all soil-disturbing activities. The project sponsor and archeologist shall notify and mitigate the finding of any archeological resource in coordination with the ERO.

Mitigation Measure	Applicability	Compliance
M-CP-4b: Procedures for Accidental Discovery of Archeological Resources	Not applicable: negated by implementation of M-CP-4a.	Not applicable.
M-CP-7a: Protect Historical Resources from Adjacent Construction Activities	Applicable: nearby historic resources are present.	The project sponsor shall incorporate into construction specifications a requirement that the construction contractor(s) use all feasible means to avoid damage to nearby historic buildings.
M-CP-7b: Construction Monitoring Program for Historical Resources	Applicable: nearby historic resources present.	The project sponsor shall undertake a monitoring program to minimize damage to nearby historic buildings and to ensure that any such damage is documented and repaired. Prior to the start of any ground-disturbing activity, the project sponsor shall engage a historic architect or qualified historic preservation professional to undertake a pre-construction survey of buildings at 1539-1585 Folsom Street to document and photograph the buildings' existing conditions.
E. Transportation and Circulation		
M-TR-1c: Traffic Signal Optimization (8 th /Harrison/I-80 WB off-ramp)	Not applicable: automobile delay removed from CEQA analysis.	Not applicable.
M-TR-4: Provision of New Loading Spaces on Folsom Street	Not applicable: project would not remove loading spaces along Folsom Street.	Not applicable.
M-C-TR-2: Impose Development Impact Fees to Offset Transit Impacts	Not applicable: superseded by Transportation Sustainability Fee	Not applicable.
F. Noise and Vibration		
M-NO-1a: Interior Noise Levels for Residential Uses	Not applicable: impacts of the environment on the project no longer a CEQA topic.	Not applicable.
M-NO-1b: Siting of Noise-Sensitive Uses	Not applicable: impacts of the environment on the project no longer a CEQA topic.	Not applicable.
M-NO-1c: Siting of Noise-Generating Uses	Not applicable: project is not proposing a noise-generating use.	Not applicable.

Mitigation Measure	Applicability	Compliance
M-NO-1d: Open Space in Noisy Environments	Not applicable: impacts of the environment on the project no longer a CEQA topic.	Not applicable.
M-NO-2a: General Construction Noise Control Measures	Applicable: project includes construction activities.	The project sponsor shall require the general contractor to ensure that equipment and trucks used for project construction use the best available noise control techniques; locate stationary noise sources as far from adjacent or nearby sensitive receptors as possible; use hydraulically or electrically powered impact tools; and include noise control requirements in specifications to construction contractors. The project sponsor shall submit to the San Francisco Planning Department and Department of Building Inspection (DBI) a list of measures to respond to and track complaints pertaining to construction noise.
M-NO-2b: Noise Control Measures During Pile Driving	Applicable: project includes pile-driving activities.	Site-specific noise attenuation measures shall be completed under the supervision of a qualified acoustical consultant. The project sponsor shall require the construction contractor to erect temporary plywood noise barriers along the project boundaries, implement “quiet” pile-driving technology, monitor the effectiveness of noise attenuation measures by taking noise measurements, and limit pile-driving activity to result in the least disturbance to neighboring uses.

Mitigation Measure	Applicability	Compliance
G. Air Quality		
M-AQ-2: Transportation Demand Management Strategies for Future Development Projects	Not applicable: project would not generate more than 3,500 daily vehicle trips.	Not applicable, but project could be subject to the Transportation Demand Management Ordinance if effective at the time of project approval.
M-AQ-3: Reduction in Exposure to Toxic Air Contaminants for New Sensitive Receptors	Not applicable: superseded by Health Code Article 38.	Not applicable.
M-AQ-4: Siting of Uses that Emit PM _{2.5} or other DPM and Other TACs	Not applicable: project-related construction and operation would not introduce substantial emissions.	Not applicable.
M-AQ-6: Construction Emissions Minimization Plan for Criteria Air Pollutants	Not applicable: project does not exceed the BAAQMD screening criteria.	Not applicable.
M-AQ-7: Construction Emissions Minimization Plan for Health Risks and Hazards	Applicable: project includes construction in an area of poor air quality.	The project sponsor shall undertake a project-specific construction health risk analysis to be performed by a qualified air quality specialist for diesel powered and other applicable construction equipment using the methodology recommended by the Bay Area Air Quality Management District (BAAQMD) and/or the San Francisco Planning Department.
I. Wind and Shadow		
M-WS-1: Screening-Level Wind Analysis and Wind Testing	Applicable: project including elevator penthouse would exceed 80 feet in height.	Completed as part of environmental review. Screening-level analysis determined no significant wind impact.
L. Biological Resources		
M-BI-1a: Pre-Construction Special-Status Bird Surveys	Applicable: project includes removal of trees and demolition of a building.	Pre-construction special-status bird surveys shall be conducted by a qualified biologist between February 1 and August 15 if tree removal or building demolition is scheduled to take place during that period.
M-BI-1b: Pre-Construction Special-Status Bat Surveys	Applicable: project includes removal of a building that will be vacant and may include habitat for roosting bats.	Pre-construction special-status bat surveys shall be conducted by a qualified bat biologist

Mitigation Measure	Applicability	Compliance
O. Hazards and Hazardous Materials		
M-HZ-2: Hazardous Building Materials Abatement	Applicable: project includes demolition of a pre-1970s building.	Hazardous building materials must be identified and removed prior to the issuance of demolition or building permits.
M-HZ-3: Site Assessment and Corrective Action	Not applicable: superseded by Health Code Article 22A (Maher Ordinance).	Not applicable.

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

PUBLIC NOTICE AND COMMENT

A “Notification of Project Receiving Environmental Review” was mailed on May 25, 2016, to adjacent occupants and owners of properties within 300 feet of the project site and to community groups and other interested parties. Concerns and issues raised by the public in response to the notice were taken into consideration and incorporated in the environmental review as appropriate for CEQA analysis. Two commenters expressed interested in the project (one in favor and one opposed) and requested notification when the environmental document is published. Another commenter opposed the project and expressed concerns about its height and density, lack of parking, and noise complaints about existing nearby entertainment uses from the project’s future residents. These issues are addressed in the initial study under Changes in the Regulatory Environment, Land Use and Land Use Planning, Transportation and Circulation, and Noise.⁸

CONCLUSION

As summarized above and further discussed in the project-specific initial study:⁹

1. The proposed project is consistent with the development density established for the project site in the Western SoMa Community Plan;
2. The proposed project would not result in effects on the environment that are peculiar to the project or the project site that were not identified as significant effects in the Western SoMa PEIR;
3. The proposed project would not result in potentially significant off-site or cumulative impacts that were not identified in the Western SoMa PEIR;
4. The proposed project would not result in significant effects, which, as a result of substantial new information that was not known at the time the Western SoMa PEIR was certified, would be more severe than were already analyzed and disclosed in the PEIR; and

⁸ The initial study is available for review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, in Case File No.2015-004109ENV.

⁹ Ibid.

5. The project sponsor will undertake feasible mitigation measures specified in the Western SoMa PEIR to mitigate project-related significant impacts.

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

EXHIBIT ____:

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

Mitigation or Improvement Measure	Responsibility for Implementation	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Schedule
MITIGATION MEASURES				
Cultural and Paleontological Resources				
<p><u>Project Mitigation Measure 1 - Protect Historical Resources from Adjacent Construction Activities (Mitigation Measure M-CP-7a of the Western SoMa PEIR)</u></p> <p>The project sponsor shall incorporate into construction specifications for the proposed project a requirement that the construction contractor(s) use all feasible means to avoid damage to adjacent and nearby historic buildings. Such methods may include maintaining a safe distance between the construction site and the historic buildings at 1539–1585 Folsom Street, using construction techniques that reduce vibration, appropriate excavation shoring methods to prevent movement of adjacent structures, and providing adequate security to minimize risks of vandalism and fire.</p>	Project sponsor and contractor.	Prior to issuance of building permit.	Planning Department Preservation Technical Specialist.	Considered complete upon Planning Department’s approval of construction specifications.
<p><u>Project Mitigation Measure 2 - Construction Monitoring Program for Historical Resources (Mitigation Measure M-CP-7b of the Western SoMa PEIR)</u></p> <p>The project sponsor shall undertake a monitoring program to minimize damage to adjacent historic buildings and to ensure that any such damage is documented and repaired. The monitoring program, which shall apply within 100 feet, shall include the following components. Prior to the start of any ground-disturbing activity, the project sponsor shall engage a historic architect or qualified historic preservation professional to undertake a pre-construction survey of 1539–1585 Folsom Street to document and photograph the buildings’ existing conditions. Based on the construction and condition of the resource(s), the consultant shall also establish a maximum vibration level that shall not be exceeded at each building, based on existing condition, character-defining features, soils conditions, and anticipated construction practices (a common standard is 0.2 inch per second, peak particle velocity). To ensure that vibration levels do not exceed the established standard, the project sponsor shall monitor vibration levels at each structure and shall prohibit vibratory construction activities that generate vibration levels in excess of the standard.</p> <p>Should vibration levels be observed in excess of the standard, construction shall be halted and alternative construction techniques put in practice, to the extent feasible. (For example, pre-drilled piles could be substituted for driven piles, if feasible based on soils conditions; smaller, lighter equipment might be able to be used in some cases.) The consultant shall conduct regular periodic inspections of each building during ground-disturbing activity on the project site. Should damage to either building occur, the building(s) shall be remediated to its pre-construction condition at the conclusion of ground-disturbing activity on the site.</p>	Project sponsor, contractor, and qualified historic preservation professional.	Prior to the start of demolition, earth moving, or construction activity proximate to a designated historical resource.	Planning Department Preservation Technical Specialist.	Considered complete upon submittal to Planning Department of post-construction report on construction monitoring program and effects, if any, on proximately historical resources.
<p><u>Project Mitigation Measure 3: Archeological Testing Program (Mitigation Measure M-CP-4a in the PEIR)</u></p> <p>Based on a reasonable presumption that archeological resources may be present within the</p>	Project sponsor, Planning Department’s archeologist, or qualified consultant.	Prior to issuance of building permit and during construction.	Planning Department’s ERO or archeologist or qualified archeological consultant.	Considered complete upon approval of PAR or PASS by Planning Department’s ERO or

Mitigation Monitoring and Reporting Program

Mitigation or Improvement Measure	Responsibility for Implementation	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Schedule
<p>project site, the following measures shall be undertaken to avoid any potentially significant adverse effect from the proposed project on buried or submerged historical resources. The project sponsor shall retain the services of an archaeological consultant from the rotational Department Qualified Archaeological Consultants List (QACL) maintained by the Planning Department archeologist. The project sponsor shall contact the Department archeologist to obtain the names and contact information for the next three archeological consultants on the QACL. The archeological consultant shall undertake an archeological testing program as specified herein. In addition, the consultant shall be available to conduct an archeological monitoring and/or data recovery program if required pursuant to this measure. The archeological consultant's work shall be conducted in accordance with this measure at the direction of the Environmental Review Officer (ERO). All plans and reports prepared by the consultant as specified herein shall be submitted first and directly to the ERO for review and comment, and shall be considered draft reports subject to revision until final approval by the ERO. Archeological monitoring and/or data recovery programs required by this measure could suspend construction of the project for up to a maximum of four weeks. At the direction of the ERO, the suspension of construction can be extended beyond four weeks only if such a suspension is the only feasible means to reduce to a less than significant level potential effects on a significant archeological resource as defined in CEQA Guidelines Sect. 15064.5 (a) and (c).</p> <p><i>Consultation with Descendant Communities:</i> On discovery of an archeological site¹ associated with descendant Native Americans, the Overseas Chinese, or other potentially interested descendant group an appropriate representative² of the descendant group and the ERO shall be contacted. The representative of the descendant group shall be given the opportunity to monitor archeological field investigations of the site and to offer recommendations to the ERO regarding appropriate archeological treatment of the site, of recovered data from the site, and, if applicable, any interpretative treatment of the associated archeological site. A copy of the Final Archaeological Resources Report shall be provided to the representative of the descendant group.</p> <p><i>Archeological Testing Program.</i> The archeological consultant shall prepare and submit to the ERO for review and approval an archeological testing plan (ATP). The archeological testing program shall be conducted in accordance with the approved ATP. The ATP shall identify the property types of the expected archeological resource(s) that potentially could be adversely affected by the proposed project, the testing method to be used, and the locations recommended for testing. The purpose of the archeological testing program will be to determine to the extent possible the presence or absence of archeological resources and to identify and to evaluate whether any archeological resource encountered on the site constitutes an historical resource under CEQA.</p> <p>At the completion of the archeological testing program, the archeological consultant shall submit a written report of the findings to the ERO. If based on the archeological testing program the archeological consultant finds that significant archeological resources may be present, the ERO in consultation with the archeological consultant shall determine if</p>				<p>archeologist.</p>

¹ The term "archeological site" is intended here to minimally include any archeological deposit, feature, burial, or evidence of burial.

² An "appropriate representative" of the descendant group is here defined to mean, in the case of Native Americans, any individual listed in the current Native American Contact List for the City and County of San Francisco maintained by the California Native American Heritage Commission and in the case of the Overseas Chinese, the Chinese Historical Society of America. An appropriate representative of other descendant groups should be determined in consultation with the Department archeologist.

Mitigation Monitoring and Reporting Program

Mitigation or Improvement Measure	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
<p>additional measures are warranted. Additional measures that may be undertaken include additional archeological testing, archeological monitoring, and/or an archeological data recovery program. No archeological data recovery shall be undertaken without the prior approval of the ERO or the Planning Department archeologist. If the ERO determines that a significant archeological resource is present and that the resource could be adversely affected by the proposed project, at the discretion of the project sponsor either:</p> <p>A) The proposed project shall be re-designed so as to avoid any adverse effect on the significant archeological resource; or</p> <p>B) A data recovery program shall be implemented, unless the ERO determines that the archeological resource is of greater interpretive than research significance and that interpretive use of the resource is feasible.</p> <p><i>Archeological Monitoring Program.</i> If the ERO in consultation with the archeological consultant determines that an archeological monitoring program shall be implemented the archeological monitoring program shall minimally include the following provisions:</p> <ul style="list-style-type: none"> • The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the AMP reasonably prior to any project-related soils disturbing activities commencing. The ERO in consultation with the archeological consultant shall determine what project activities shall be archeologically monitored. In most cases, any soils-disturbing activities, such as demolition, foundation removal, excavation, grading, utilities installation, foundation work, driving of piles (foundation, shoring, etc.), site remediation, etc., shall require archeological monitoring because of the risk these activities pose to potential archaeological resources and to their depositional context; • The archeological consultant shall advise all project contractors to be on the alert for evidence of the presence of the expected resource(s), of how to identify the evidence of the expected resource(s), and of the appropriate protocol in the event of apparent discovery of an archeological resource; • The archeological monitor(s) shall be present on the project site according to a schedule agreed upon by the archeological consultant and the ERO until the ERO has, in consultation with project archeological consultant, determined that project construction activities could have no effects on significant archeological deposits; • The archeological monitor shall record and be authorized to collect soil samples and artifactual/ecofactual material as warranted for analysis; • If an intact archeological deposit is encountered, all soils-disturbing activities in the vicinity of the deposit shall cease. The archeological monitor shall be empowered to temporarily redirect demolition/excavation/pile driving/construction activities and equipment until the deposit is evaluated. If in the case of pile driving activity (foundation, shoring, etc.), the archeological monitor has cause to believe that the pile driving activity may affect an archeological resource, the pile driving activity shall be terminated until an appropriate evaluation of the resource has been made in consultation with the ERO. The archeological consultant shall immediately notify the ERO of the encountered archeological deposit. The archeological consultant shall make a reasonable effort to assess the identity, integrity, and significance of the encountered archeological deposit, and present the findings of this assessment to the ERO. <p><i>Archeological Data Recovery Program.</i> The archeological data recovery program shall be conducted in accord with an archeological data recovery plan (ADRP). The archeological</p>				

Mitigation Monitoring and Reporting Program

Mitigation or Improvement Measure	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
<p>consultant, project sponsor, and ERO shall meet and consult on the scope of the ADRP prior to preparation of a draft ADRP. The archeological consultant shall submit a draft ADRP to the ERO. The ADRP shall identify how the proposed data recovery program will preserve the significant information the archeological resource is expected to contain. That is, the ADRP will identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. Data recovery, in general, should be limited to the portions of the historical property that could be adversely affected by the proposed project. Destructive data recovery methods shall not be applied to portions of the archeological resources if nondestructive methods are practical.</p> <p>The scope of the ADRP shall include the following elements:</p> <ul style="list-style-type: none"> • <i>Field Methods and Procedures.</i> Descriptions of proposed field strategies, procedures, and operations. • <i>Cataloguing and Laboratory Analysis.</i> Description of selected cataloguing system and artifact analysis procedures. • <i>Discard and Deaccession Policy.</i> Description of and rationale for field and post-field discard and deaccession policies. • <i>Interpretive Program.</i> Consideration of an on-site/off-site public interpretive program during the course of the archeological data recovery program. • <i>Security Measures.</i> Recommended security measures to protect the archeological resource from vandalism, looting, and non-intentionally damaging activities. • <i>Final Report.</i> Description of proposed report format and distribution of results. • <i>Curation.</i> Description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities. <p><i>Human Remains and Associated or Unassociated Funerary Objects.</i> The treatment of human remains and of associated or unassociated funerary objects discovered during any soils disturbing activity shall comply with applicable State and Federal laws. This shall include immediate notification of the Coroner of the City and County of San Francisco and in the event of the Coroner's determination that the human remains are Native American remains, notification of the California State Native American Heritage Commission (NAHC) who shall appoint a Most Likely Descendant (MLD) (Pub. Res. Code Sec. 5097.98). The archeological consultant, project sponsor, ERO, and MLD shall have up to but not beyond six days of discovery to make all reasonable efforts to develop an agreement for the treatment of human remains and associated or unassociated funerary objects with appropriate dignity (CEQA Guidelines. Sec. 15064.5(d)). The agreement should take into consideration the appropriate excavation, removal, recordation, analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects. Nothing in existing State regulations or in this mitigation measure compels the project sponsor and the ERO to accept recommendations of an MLD. The archeological consultant shall retain possession of any Native American human remains and associated or unassociated burial objects until completion of any scientific analyses of the human remains or objects as specified in the treatment agreement if such as agreement has been made or, otherwise, as determined by the archeological consultant</p>				

Mitigation Monitoring and Reporting Program

Mitigation or Improvement Measure	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
<p>and the ERO.</p> <p><i>Final Archeological Resources Report.</i> The archeological consultant shall submit a Draft Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describes the archeological and historical research methods employed in the archeological testing/monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the final report.</p> <p>Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Environmental Planning division of the Planning Department shall receive one bound, one unbound and one unlocked, searchable PDF copy on CD of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest in or the high interpretive value of the resource, the ERO may require a different final report content, format, and distribution than that presented above.</p>				
Noise				
<p><u>Project Mitigation Measure 4 - General Construction Noise Control Measures (Mitigation Measure M-NO-2a of the Western SoMa PEIR)</u></p> <p>To ensure that project noise from construction activities is minimized to the maximum extent feasible, the sponsor of a subsequent development project shall undertake the following:</p> <ul style="list-style-type: none"> • The sponsor of a subsequent development project shall require the general contractor to ensure that equipment and trucks used for project construction use the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds, wherever feasible). • The sponsor of a subsequent development project shall require the general contractor to locate stationary noise sources (such as compressors) as far from adjacent or nearby sensitive receptors as possible, to muffle such noise sources, and to construct barriers around such sources and/or the construction site, which could reduce construction noise by as much as 5 dBA. To further reduce noise, the contractor shall locate stationary equipment in pit areas or excavated areas, if feasible. • The sponsor of a subsequent development project shall require the general contractor to use impact tools (e.g., jack hammers, pavement breakers, and rock drills) that are hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. Where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used, along with external noise jackets on the tools, which could reduce noise levels by as much as 10 dBA. • The sponsor of a subsequent development project shall include noise control requirements in specifications provided to construction contractors. Such requirements could include, but not be limited to: performing all work in a manner that minimizes noise 	Project sponsor and construction contractor.	During construction period.	Planning Department and Department of Building Inspection.	Considered complete upon completion of construction.

Mitigation Monitoring and Reporting Program

Mitigation or Improvement Measure	Responsibility for Implementation	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Schedule
<p>to the extent feasible; undertaking the noisiest activities during times of least disturbance to surrounding residents and occupants, as feasible; and selecting haul routes that avoid residential buildings inasmuch as such routes are otherwise feasible.</p> <ul style="list-style-type: none"> • Prior to the issuance of each building permit, along with the submission of construction documents, the sponsor of a subsequent development project shall submit to the San Francisco Planning Department and Department of Building Inspection (DBI) a list of measures to respond to and track complaints pertaining to construction noise. These measures shall include: (1) a procedure and phone numbers for notifying DBI, the Department of Public Health, and the Police Department (during regular construction hours and off-hours); (2) a sign posted on-site describing noise complaint procedures and a complaint hotline number that shall be answered at all times during construction; (3) designation of an on-site construction complaint and enforcement manager for the project; and (4) notification of neighboring residents and non-residential building managers within 300 feet of the project construction area at least 30 days in advance of extreme noise-generating activities (defined as activities generating noise levels of 90 dBA or greater) about the estimated duration of the activity. 				
<p><u>Project Mitigation Measure 5 – Noise Control Measures During Pile Driving (Mitigation Measure M-NO-2b of the Western SoMa PEIR)</u></p> <p>For individual projects within the Draft Plan Area and Adjacent Parcels that require pile driving, a set of site-specific noise attenuation measures shall be completed under the supervision of a qualified acoustical consultant. These attenuation measures shall include as many of the following control strategies as feasible:</p> <ul style="list-style-type: none"> • The sponsor of a subsequent development project shall require the construction contractor to erect temporary plywood noise barriers along the boundaries of the project site to shield potential sensitive receptors and reduce noise levels by 5 to 10 dBA, although the precise reduction is a function of the height and distance of the barrier relative to receptors and noise source(s); • The sponsor of a subsequent development project shall require the construction contractor to implement “quiet” pile-driving technology (such as pre-drilling of piles, sonic pile drivers, and the use of more than one pile driver to shorten the total pile driving duration), where feasible, in consideration of geotechnical and structural requirements and conditions; • The sponsor of a subsequent development project shall require the construction contractor to monitor the effectiveness of noise attenuation measures by taking noise measurements; and • The sponsor of a subsequent development project shall require that the construction contractor limit pile-driving activity to result in the least disturbance to neighboring uses. <p>Additionally, if pile driving would occur within proximity to historical resources, project sponsors would be required to incorporate Mitigation Measures M-CP-7a, Protect Historical Resources from Adjacent Construction Activities, (Project Mitigation Measure 1, above) and Mitigation Measure M-CP-7b, Construction Monitoring Program for Historical Resources (Project Mitigation Measure 2, above).</p>	<p>Project sponsor and construction contractor.</p>	<p>Prior to issuance of building permit/ during construction.</p>	<p>Planning Department and Department of Building Inspection.</p>	<p>Considered complete upon completion of pile driving.</p>

Air Quality				
<p><u>Project Mitigation Measure 6 – Construction Emissions Minimization Plan for Health Risks and Hazards (Mitigation Measure M-AQ-7 of the Western SoMa PEIR)</u></p> <p>To reduce the potential health risk resulting from project construction activities, the project sponsor of each development project in the Draft Plan Area and on the Adjacent Parcels shall undertake a project-specific construction health risk analysis to be performed by a qualified air quality specialist, as appropriate and determined by the Environmental Planning Division of the San Francisco Planning Department, for diesel-powered and other applicable construction equipment, using the methodology recommended by the Bay Area Air Quality Management District (BAAQMD) and/or the San Francisco Planning Department. If the health risk analysis determines that construction emissions would exceed health risk significance thresholds identified by the BAAQMD and/or the San Francisco Planning Department, the project sponsor shall develop a Construction Emissions Minimization Plan for Health Risks and Hazards designed to reduce health risks from construction equipment to less-than-significant levels.</p> <p>All requirements in the Construction Emissions Minimization Plan must be included in contract specifications.</p>	Project sponsor and construction contractor.	Prior to issuance of building permit for any demolition or construction activities.	Planning Department ERO or air quality technical specialist.	Considered complete upon approval of Construction Emissions Minimization Plan by ERO or air quality technical specialist
Biological Resources				
<p><u>Project Mitigation Measure 7 –Pre-Construction Special-Status Bird Surveys (M-BI-1a of the Western SoMa PEIR)</u></p> <p>Conditions of approval for building permits issued for construction within the Draft Plan Area or on the Adjacent Parcels shall include a requirement for pre-construction special-status bird surveys when trees would be removed or buildings demolished as part of an individual project. Pre-construction special-status bird surveys shall be conducted by a qualified biologist between February 1 and August 15 if tree removal or building demolition is scheduled to take place during that period. If bird species protected under the Migratory Bird Treaty Act or the California Fish and Game Code are found to be nesting in or near any work area, an appropriate no-work buffer zone (e.g., 100 feet for songbirds) shall be designated by the biologist. Depending on the species involved, input from the California Department of Fish and Game (CDFG) and/or United States Fish and Wildlife Service (USFWS) may be warranted. As recommended by the biologist, no activities shall be conducted within the no-work buffer zone that could disrupt bird breeding. Outside of the breeding season (August 16 – January 31), or after young birds have fledged, as determined by the biologist, work activities may proceed. Special-status birds that establish nests during the construction period are considered habituated to such activity and no buffer shall be required, except as needed to avoid direct destruction of the nest, which would still be prohibited.</p>	Project sponsor.	Prior to issuance of demolition permit or building permit when trees would be removed.	Planning Department.	Prior to issuance of demolition or building permits.

Mitigation Monitoring and Reporting Program

<p>Project Mitigation Measure 8 – Pre-Construction Special-Status Bat Survey (Mitigation Measure M-BI-1b of the Western SoMa PEIR)</p> <p>A pre-construction special-status bat survey shall be conducted by a qualified bat biologist when large trees (those with trunks over 12 inches in diameter) are to be removed, or vacant buildings or buildings used seasonally or not occupied, especially in the upper stories, are to be demolished. If active day or night roosts are found, the bat biologist shall take actions to make such roosts unsuitable habitat prior to tree removal or building demolition. A no-disturbance buffer shall be created around active bat roosts being used for maternity or hibernation purposes at a distance to be determined in consultation with the California Department of Fish and Game. Bat roosts initiated during construction are presumed to be unaffected, and no buffer would be necessary.</p>	Project sponsor.	Prior to issuance of demolition permit.	Planning Department.	Prior to issuance of demolition or building permits.
<p>Hazards and Hazardous Materials</p>				
<p>Project Mitigation Measure 9 -- Hazardous Building Materials Abatement (M-HZ-2 of the Western SoMa PEIR)</p> <p>The City shall condition future development approvals to require that the subsequent project sponsors ensure that any equipment containing polychlorinated biphenyls (PCBs) or mercury, such as fluorescent light ballasts, are removed and properly disposed of according to applicable federal, state, and local laws prior to the start of renovation, and that any fluorescent light tube fixtures, which could contain mercury, are similarly removed intact and properly disposed of. Any other hazardous materials identified, either before or during work, shall be abated according to applicable federal, state, and local laws.</p>	Project sponsor.	Prior to issuance of demolition or building permit.	Planning Department.	Prior to issuance of demolition or building permits.
<p>IMPROVEMENT MEASURES</p>				
<p>Transportation</p>				
<p><u>Project Improvement Measure TR-1: Implement Transportation Demand Management Measures</u></p> <p>TR-1(a): Identify TDM Coordinator: The project sponsor should identify a TDM coordinator for the project site. The TDM coordinator is responsible for the implementation and ongoing operation of all other TDM measures included in the proposed project. The TDM coordinator may be a brokered service through an existing transportation management association (e.g. the Transportation Management Association of San Francisco (TMA SF)), or the TDM coordinator may be an existing staff member (e.g., property manager); the TDM coordinator does not have to work full-time at the project site. The TDM coordinator would be the single point of contact for all transportation-related questions from building occupants and City staff. The TDM coordinator would provide TDM training to other building staff about the transportation amenities and options available at the project site and nearby.</p>	Project sponsor.	Ongoing	Project sponsor, building manager, Planning Department.	Ongoing.

Mitigation Monitoring and Reporting Program

<p>TR-1(b): Provide Transportation and Trip Planning Information to Building Occupants:</p> <ul style="list-style-type: none"> • Move-in packet: Provide a transportation insert for the move-in packet that includes information on transit service (local and regional, schedules and fares), where transit passes could be purchased, the 511 Regional Rideshare Program and nearby bike and car-share programs, and where to find additional web-based alternative transportation materials (e.g., NextMuni phone app). This move-in packet should be continuously updated as local transportation options change, and the packet should be provided to each new building occupant. Provide Muni maps, and San Francisco Bicycle and Pedestrian maps upon request. • Posted and Real-time Information: A local map and real-time transit information should be installed on site in a prominent and visible location, such as within a building lobby. The local map should clearly identify transit, bicycle, and key pedestrian routes, and also depict nearby destinations and commercial corridors. Real-time transit information via NextMuni and/or regional transit data should be displayed on a digital screen. 				
<p>TR-1(c): Allow City Access for Data Collection: As part of an ongoing effort to quantify the efficacy of TDM measures in general, City staff may need to access the project site (including the garage) to perform trip counts, and/or intercept surveys and/or other types of data collection. Any on-site activity would require sponsor or property management approval and be coordinated through the TDM coordinator. The building sponsor or a contracted transportation brokerage service (e.g. TMA) should be responsible for administering periodic tenant surveys as part of an ongoing program monitoring effort.</p> <p>TR-1(d): Implement Bicycle Measures:</p> <ul style="list-style-type: none"> • Parking: The project sponsor should increase the number of on-site secured bicycle parking beyond Planning Code requirements and/or provide additional bicycle facilities in the public right-of-way in on public right-of-way locations adjacent to or within a quarter mile of the project site (e.g., sidewalks, on-street parking spaces). • Bay Area Bike Share: Project sponsor should cooperate with the San Francisco Municipal Transportation Agency, San Francisco Public Works, and/or Bay Area Bike Share (agencies) and allow installation of a bike share station in the public right-of-way along the project's frontage. <p>TR-1(e): Provide Bicycle Signage. The project sponsor should provide signage indicating the location of on-site bicycle parking facilities.</p>				
<p><u>Improvement Measure TR-2: Coordination of Move-in/Move-Out Operations and Large Deliveries</u></p> <p>To avoid blockages and reduce conflicts along 12th and Norfolk Streets during loading activities, the project sponsor or building manager should contact the San Francisco Municipal Transportation Agency or the local 311 service to reserve curb parking prior to loading activities or large deliveries.</p>	<p>Project sponsor or building manager, San Francisco Municipal Transportation Agency</p>	<p>Ongoing</p>	<p>Project sponsor or building manager, San Francisco Municipal Transportation Agency, San Francisco Public Works</p>	<p>Ongoing</p>

Mitigation Monitoring and Reporting Program

<p><u>Improvement Measure TR-3: Construction Traffic Management Plan</u></p> <p>The project sponsor should develop and implement a construction management plan (CMP) addressing transportation-related circulation, access, staging, and hours for deliveries. The CMP should include, but not be limited to, the following additional measures:</p> <ul style="list-style-type: none"> • Identify ways to reduce construction worker vehicle-trips through transportation demand management programs and methods to manage construction worker parking demands, including encouraging and rewarding alternate modes of transportation (transit, walk, bicycle, etc.), carpooling, or providing shuttle service from nearby off-street parking facility. • Identify ways to consolidate truck delivery trips, minimizing delivery trips. • Require consultation with the surrounding community, including business and property owners near the project site, to assist coordination of construction traffic management strategies as they relate to the needs of other users adjacent to the project site. • Develop a public information plan to provide adjacent residents and businesses with regularly updated information regarding project construction activities and duration, peak construction vehicle activities, (e.g. concrete pours), and lane closures, and provide a construction management contact who will log and address community concerns. 	<p>Project sponsor or contractor</p>	<p>Prior to and during construction</p>	<p>Project sponsor, San Francisco Municipal Transportation Agency</p>	<p>CMP considered complete upon approval of CMP by San Francisco Municipal Transportation Agency; obligation complete at completion of construction.</p>
<p><u>Improvement Measure TR-4: Limited Delivery Time</u></p> <p>The project sponsor should restrict deliveries and truck trips to the project site during peak hours (generally 7:00 to 9:00 a.m. and 4:00 to 6:00 p.m.)</p>	<p>Project sponsor or contractor</p>	<p>During construction</p>	<p>Project sponsor</p>	<p>Considered complete at completion of construction.</p>



SAN FRANCISCO PLANNING DEPARTMENT

Initial Study – Community Plan Evaluation

Case No.: 2015-004109ENV
Project Title: 333 12th Street
Zoning/Plan Area: WSoMa Mixed Use-General (WMUG)
55/65-X Height/Bulk District
Western SoMa Community Plan Area
Block/Lot: 3521/022
Lot Size: 29,946 square feet
Project Sponsor: Zac Shore, Panoramic Interests, (415) 701-7002
Staff Contact: Jeanie Poling, (415) 575-9072
jeanie.poling@sfgov.org

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PROJECT DESCRIPTION:

The 333 12th Street project (proposed project) site is on 12th Street, on the block surrounded by 12th, Folsom, Norfolk, and Harrison Streets, in the South of Market neighborhood in the Western SoMa Plan Area. The proposed project would demolish a one-story 21,630-square-foot (sf) commercial building and surface parking lot and construct a 79-foot-tall (96 feet with elevator penthouse) residential building containing 200 “micro” dwelling units (110,998 gross square feet of residential use) in two eight-story wings. The project would take advantage of the state density bonus law (California Government Code sections 65915-65918), which allows waivers and concessions from local development standards for projects. Under the state density bonus law, the project would seek concessions for rear yard, dwelling unit exposure, and open space for the new dwelling units, and would also seek a waiver to increase the permitted height of the new building by two stories or 21 feet (the height district allows 55 feet, and 65 feet with conditional use authorization). **Figure 1** (page 3) shows the location of the project site within the Western SoMa Community Plan.

Parcel 22 (22,787 sf) contains a one-story commercial building, and parcel 55 (6,637 sf) contains a surface parking lot. The project would involve a lot line adjustment such that parcel 22 would increase to 25,853 sf and be developed. Parcel 55 would decrease to 3,571 sf and would not be part of the proposed development and would remain a surface parking lot.

The proposed building would encompass the entire adjusted parcel and consist of two eight-story wings with 3,978 sf of common open space in between, and 5,607 sf of common open space on the roof. The west wing would front 12th Street and the east wing would front Norfolk Street. A lobby/elevator corridor would connect the two wings along the north side of the property.¹ Individual private decks would front both Norfolk Street and 12th Street. The ground (“garden”) level would be 6 to 7 feet below grade.

¹ This document uses the convention that 12th Street runs north/south even though it actually runs northwest/southeast. This is the same convention used in the Western SoMa Program Environmental Impact Report.

The project would contain 200 dwelling units, consisting six one-bedroom units, 94 two-bedroom units, and 100 two-bedroom-plus units,² dispersed over all eight levels of the two wings of the building. The average size of a one-bedroom unit would be 360 sf, the average two-bedroom would be 437 sf, and the average two-bedroom-plus unit would be 677 sf. The proposed project would include 125 Class 1 bicycle parking spaces at the garden and ground floor levels.

In compliance with inclusionary affordable housing requirements in effect on January 12, 2016, the project would include 21 on-site affordable dwelling units, which is 14.5 percent of 148 dwelling units of the base project.³

The project would not include any on-site vehicle parking. Along the project's 12th Street frontage, two new car-share spaces would be located between two new bulb-outs, and a 40-foot-long commercial loading zone would be located along the north end of the project site. The 18-foot-wide 12th Street sidewalk would include new street tree plantings. Along the project's Norfolk Street frontage the 5-foot-wide sidewalk would be increased to 6 feet 9 inches to accommodate accessibility needs and still allow emergency vehicles to access Norfolk.

Construction of the currently proposed project would occur over approximately 18 months. Construction equipment to be used would include pile drivers, excavation machines, and a tower crane. The total amount of excavation for the project would be approximately 7,800 cubic yards of soil to a maximum depth of 12 feet. Shoring along adjacent private properties would be driven to a depth of 18 feet.

Figures 2 through 11 (pages 4 through 13) show the proposed project's plans, elevations and section.

PROJECT APPROVALS

The proposed project would require the following approvals:

- **Conditional Use Authorization** (Planning Commission)
- **Demolition, Site, and Building Permits** (Department of Building Inspection)
- **Lot Line Adjustment** and **Street Improvement Permit** (Public Works Bureau of Street Use and Mapping)
- **Dust Control Plan** and **Site Mitigation Plan** (Department of Public Health)
- **Stormwater Management Plan** (San Francisco Public Utilities Commission)

The proposed project is subject to conditional use authorization from the Planning Commission, which is the approval action for the project. The approval action date establishes the start of the 30-day appeal period for this CEQA determination pursuant to section 31.04(h) of the San Francisco Administrative Code.

² Two-bedroom-plus units would have two bedrooms plus two bonus rooms that could be used as a den or living room.

³ The "base project" describes the maximum density permitted under the Planning Code without the State Density Bonus. See page 16 for a discussion of the State Density Bonus.

Figure 1. Project Site Location

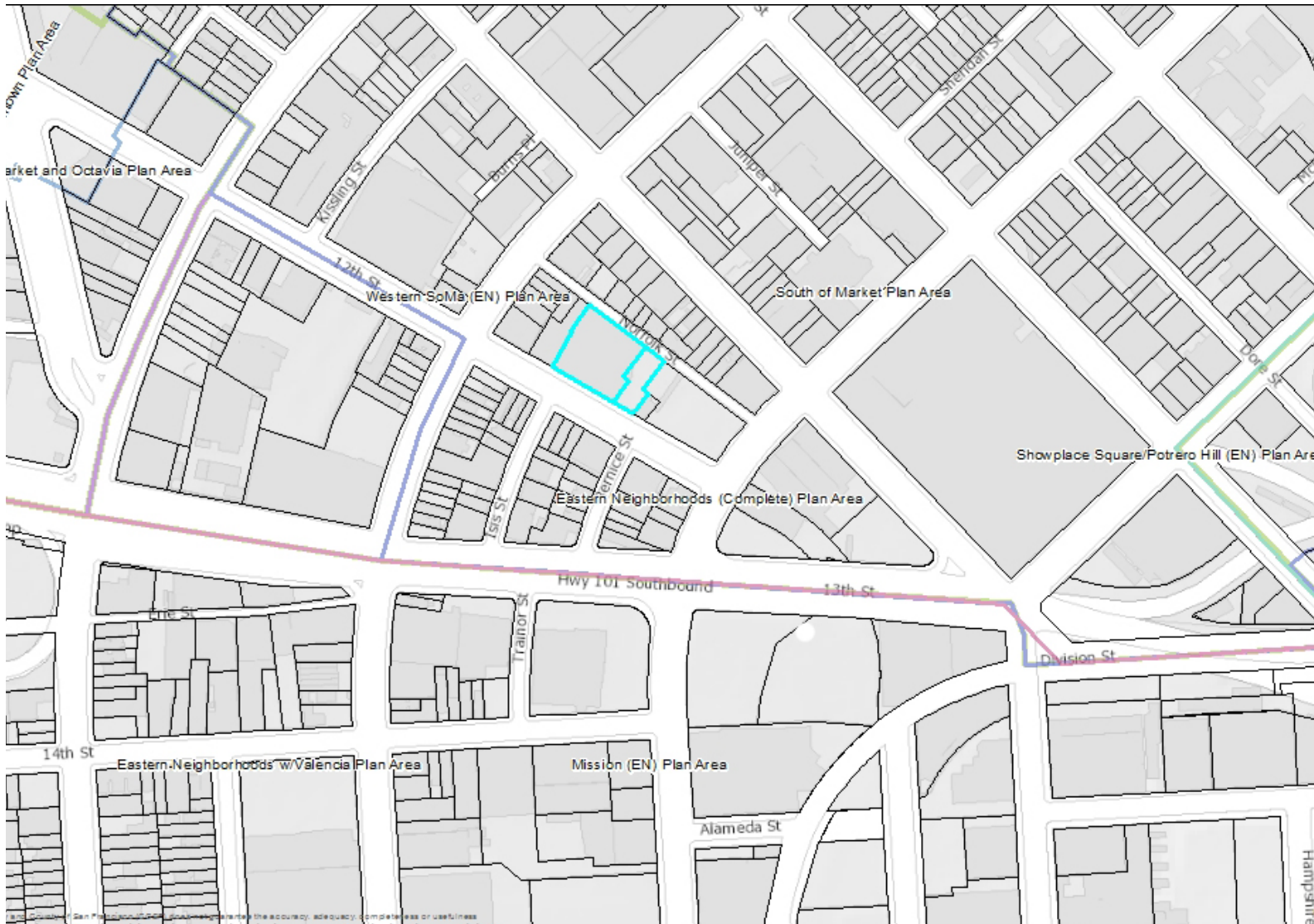


Figure 3. First Floor

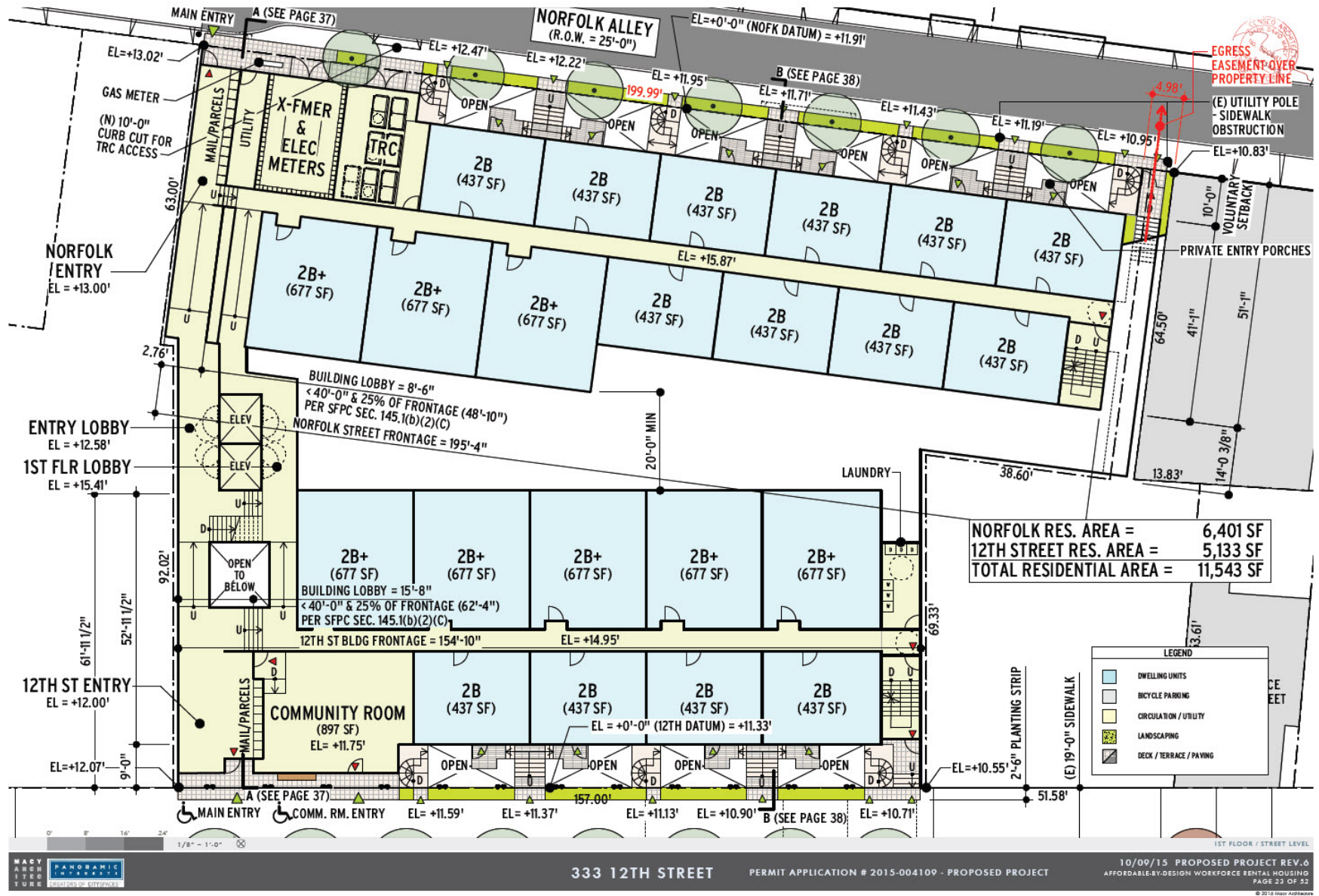


Figure 4. Second Floor

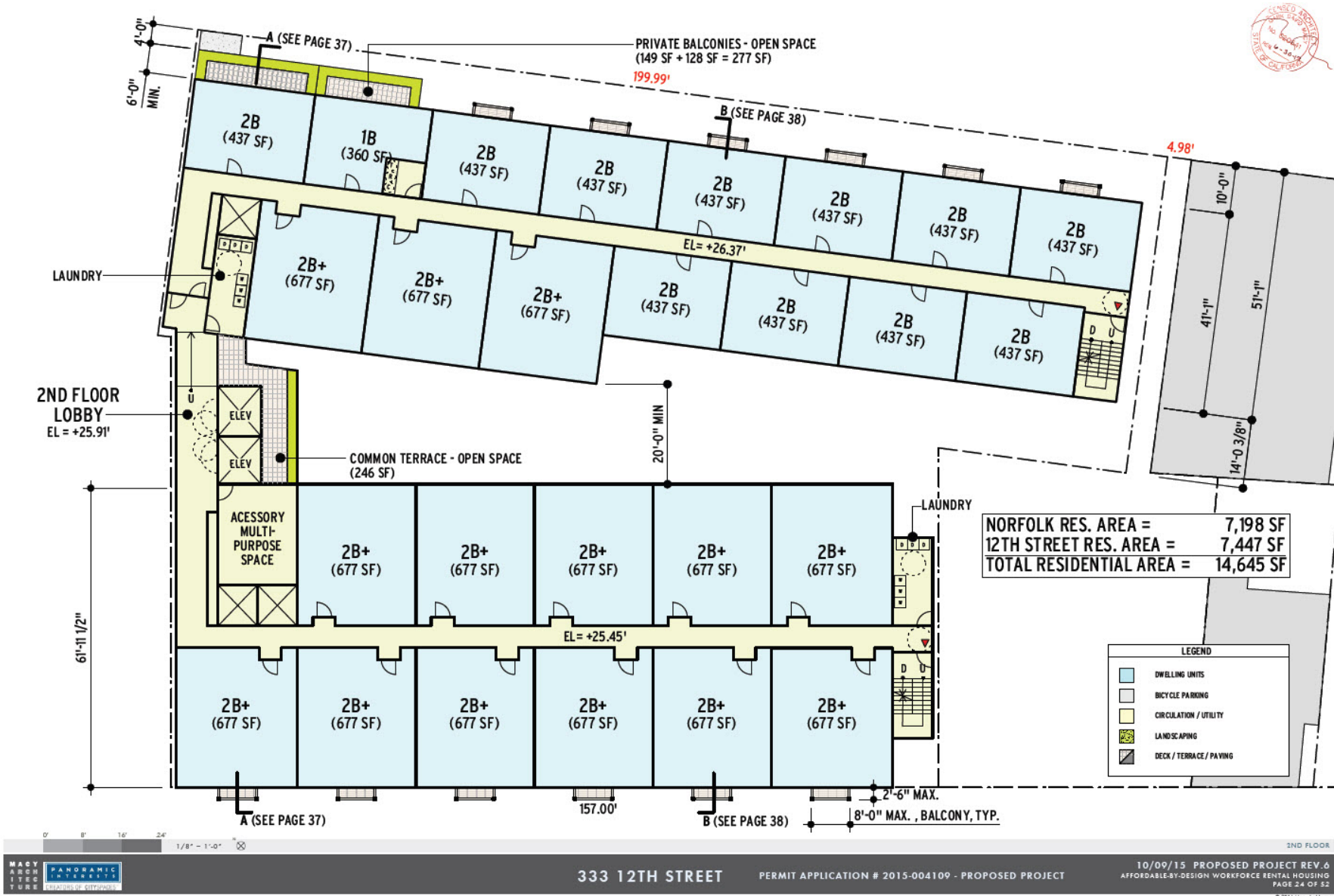
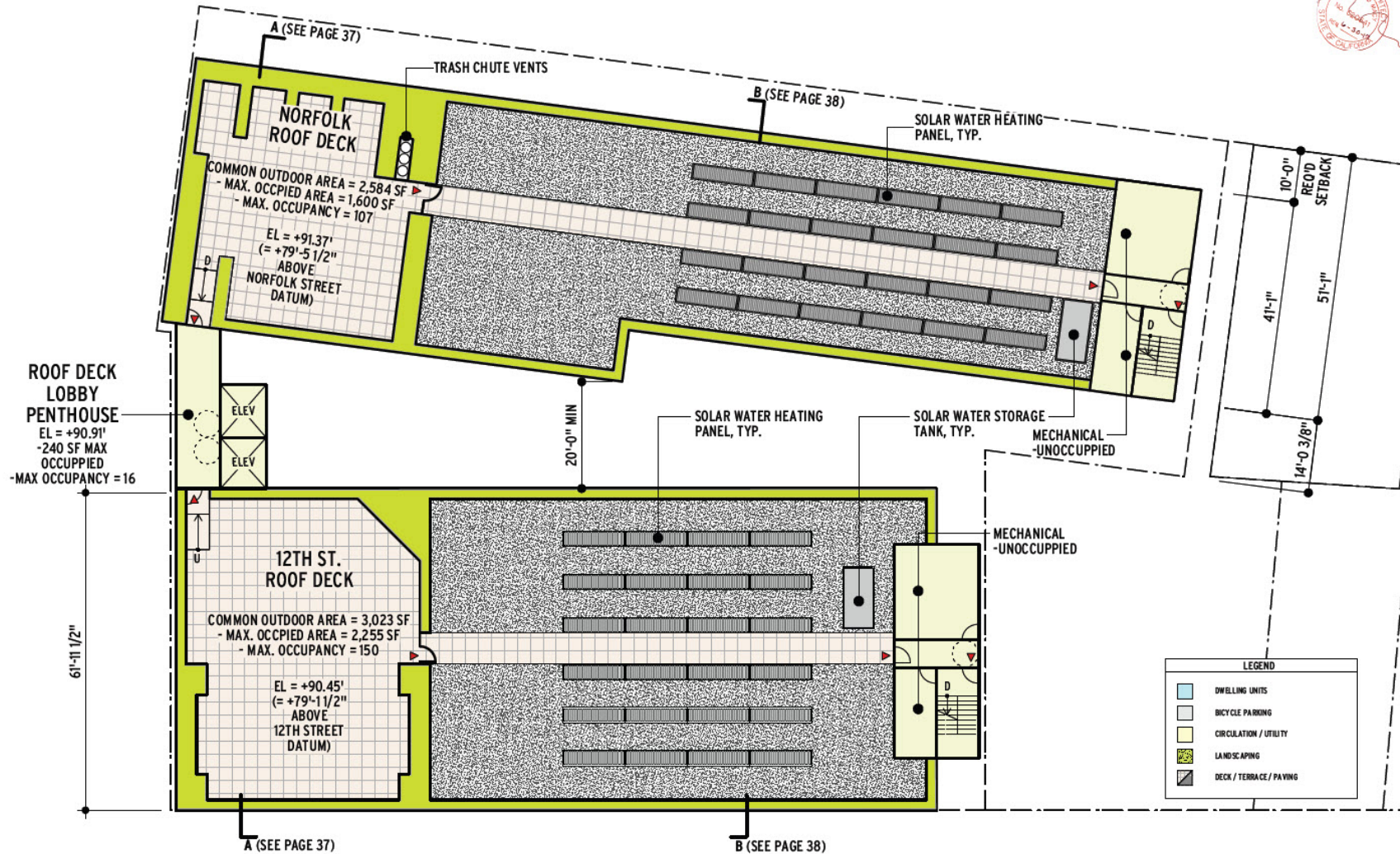


Figure 5. Third Floor (Typical Upper Floor)

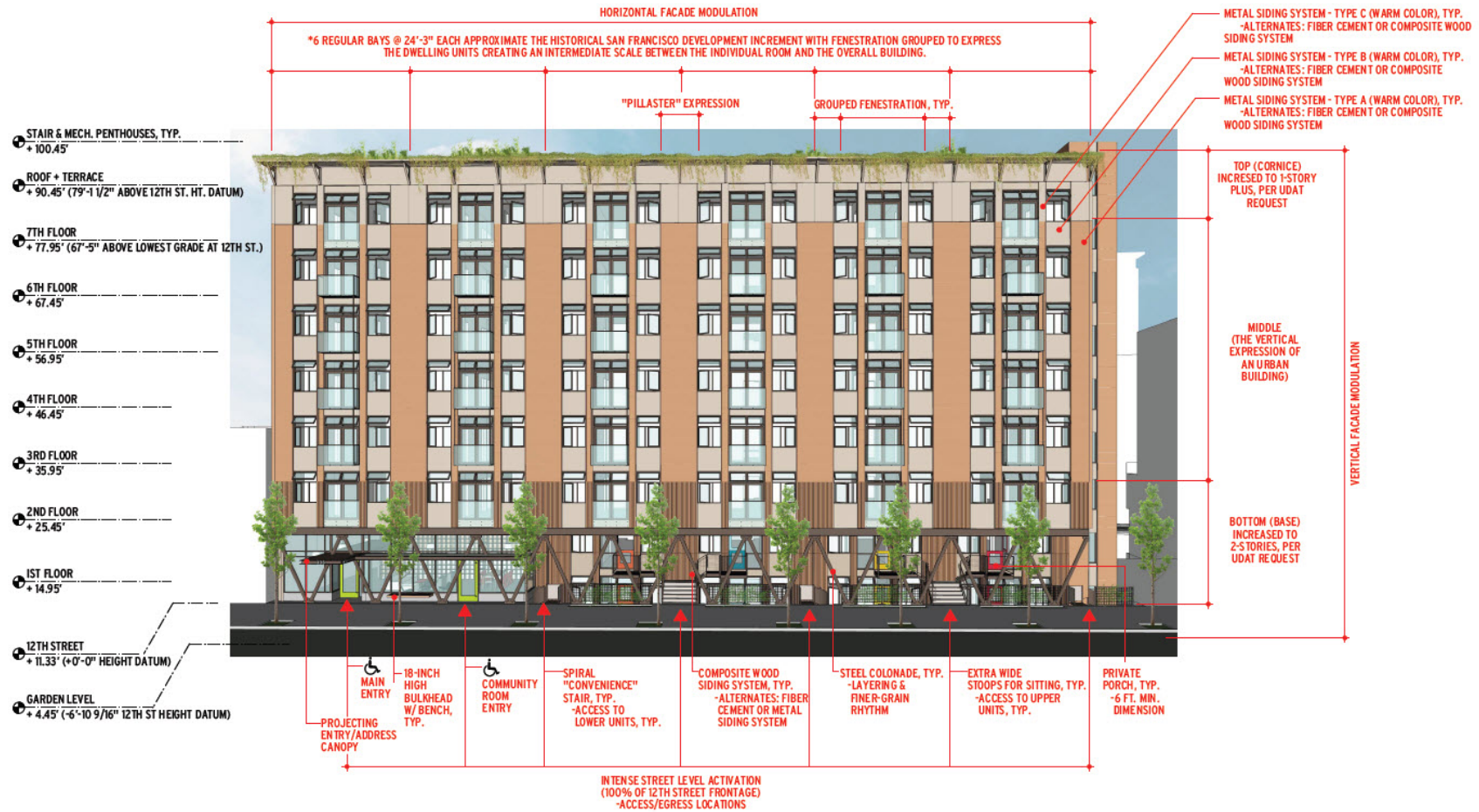


Figure 6. Roof Plan



ROOF LEVEL
 10/09/15 PROPOSED PROJECT REV.6
 AFFORDABLE-BY-DESIGN WORKFORCE RENTAL HOUSING
 PAGE 20 OF 52
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Figure 7. West (12th Street) Elevation



0' 8' 16' 24' 1/8" = 1'-0"

12TH STREET ELEVATION (WEST), WITH CHEVRON BRACES

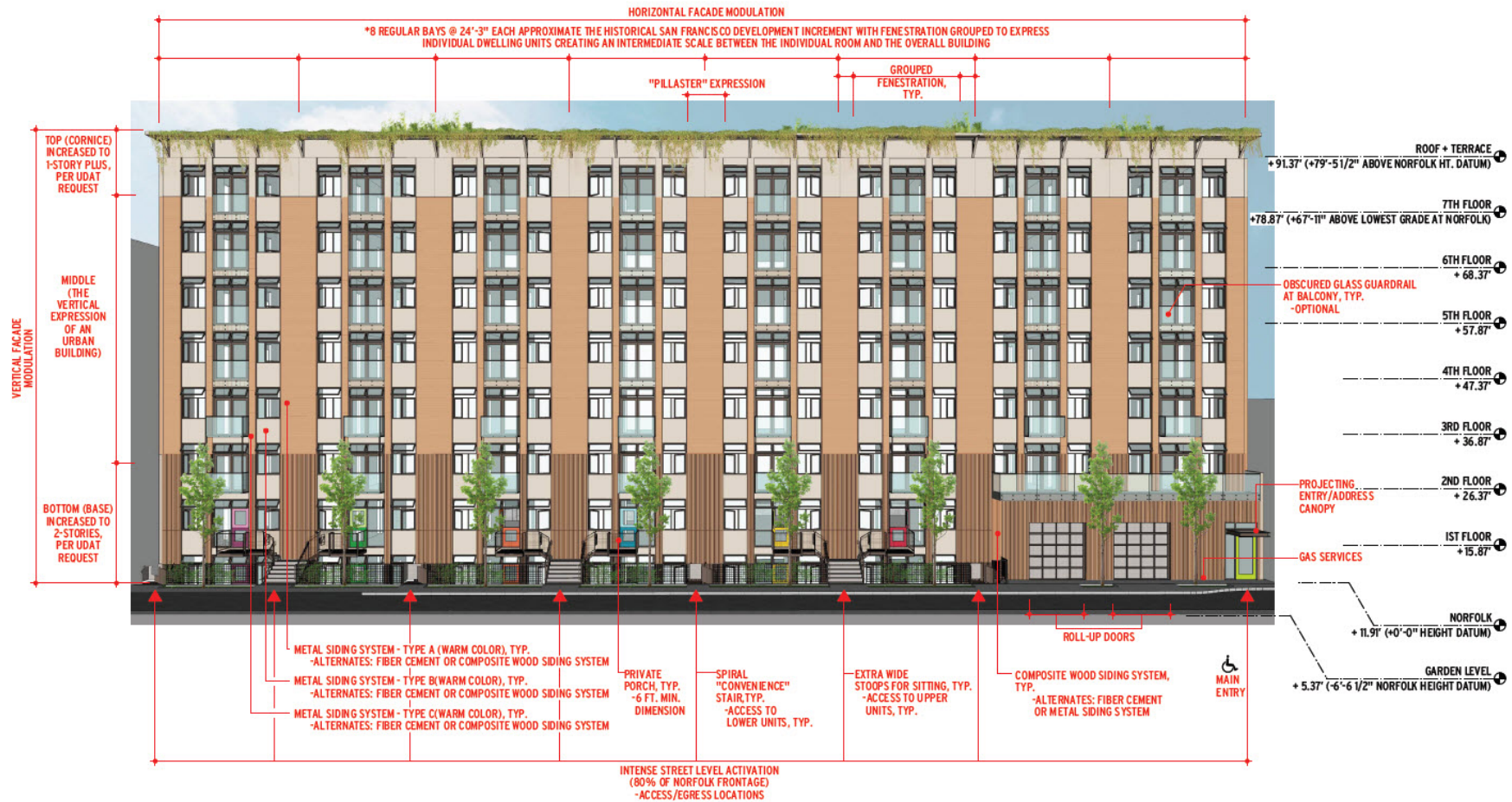
10/09/15 PROPOSED PROJECT REV.6
AFFORDABLE-BY-DESIGN WORKFORCE RENTAL HOUSING
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333 12TH STREET PERMIT APPLICATION # 2015-004109 - PROPOSED PROJECT

MACY ARCHITECTURE PANORAMIC INTEREST COMMUNITARIAN

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Figure 8. East (Norfolk Street) Elevation



0' 8' 16' 24' 1/8" = 1'-0"

MACY ARCHITECTURE PANORAMIC INTERIORS

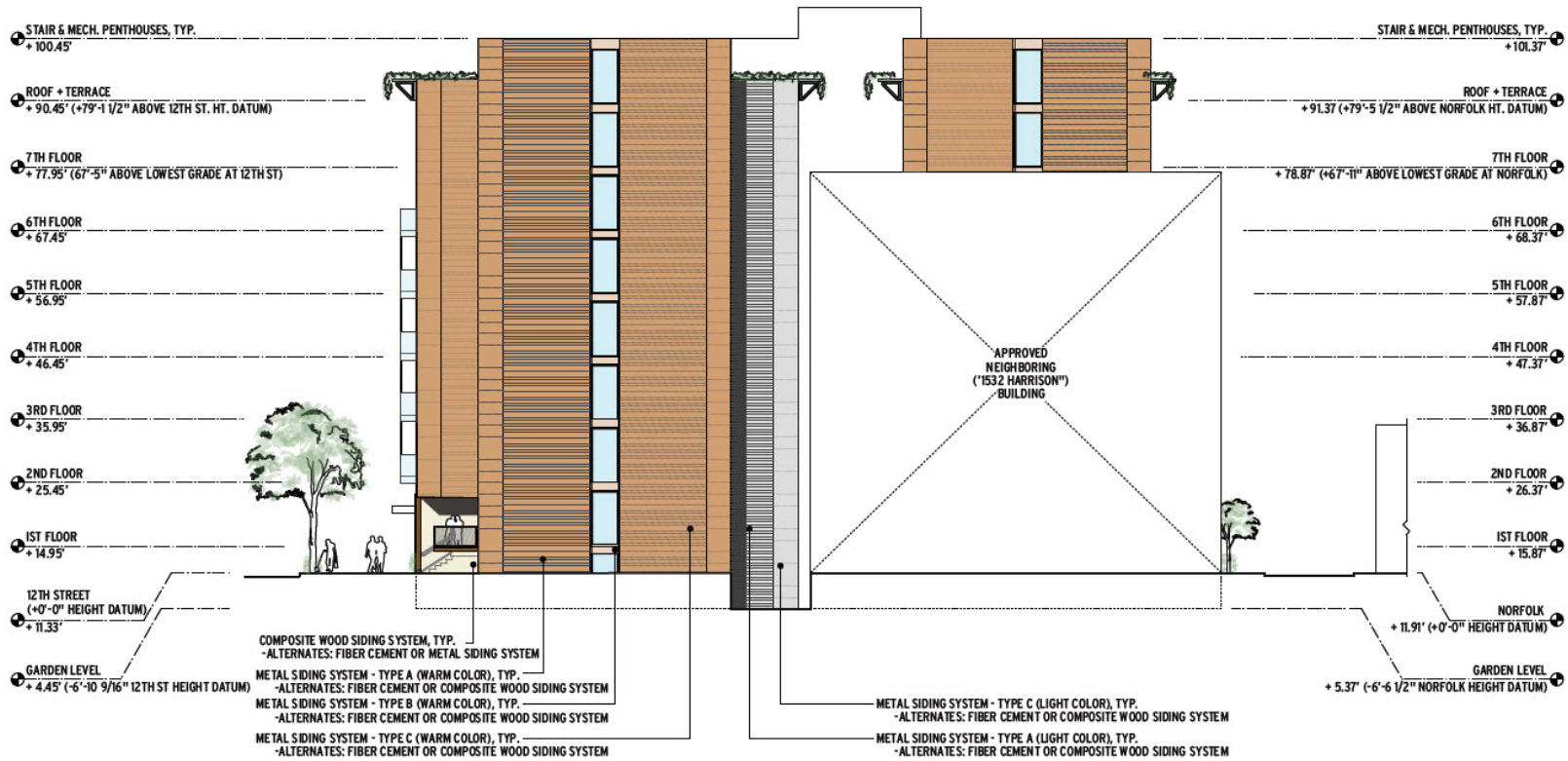
333 12TH STREET PERMIT APPLICATION # 2015-004109 - PROPOSED PROJECT

NORFOLK ELEVATION (EAST)

10/09/15 PROPOSED PROJECT REV.6 AFFORDABLE-BY-DESIGN WORKFORCE RENTAL HOUSING PAGE 23 OF 52

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Figure 9. South Elevation



0' 8' 16' 24' 1/8" = 1'-0"

MARY ARCH TYPE TUBE
PANORAMIC
REARERS OF CITYPLANES

333 12TH STREET

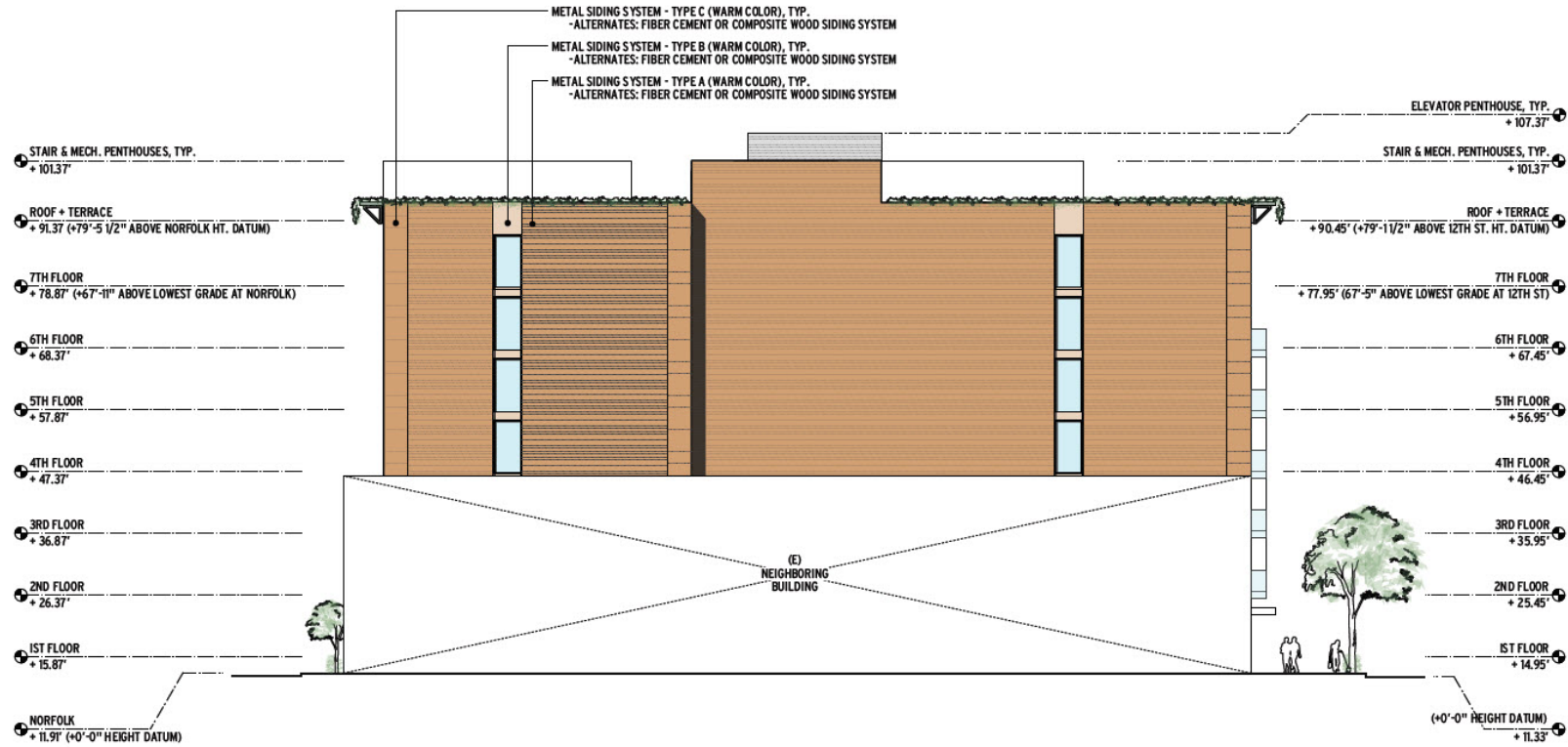
PERMIT APPLICATION # 2015-004109 - PROPOSED PROJECT

10/09/15 PROPOSED PROJECT REV. 6
AFFORDABLE-BY-DESIGN WORKFORCE RENTAL HOUSING
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SOUTH ELEVATION

© 2014 Mady Architecture

Figure 10. North Elevation



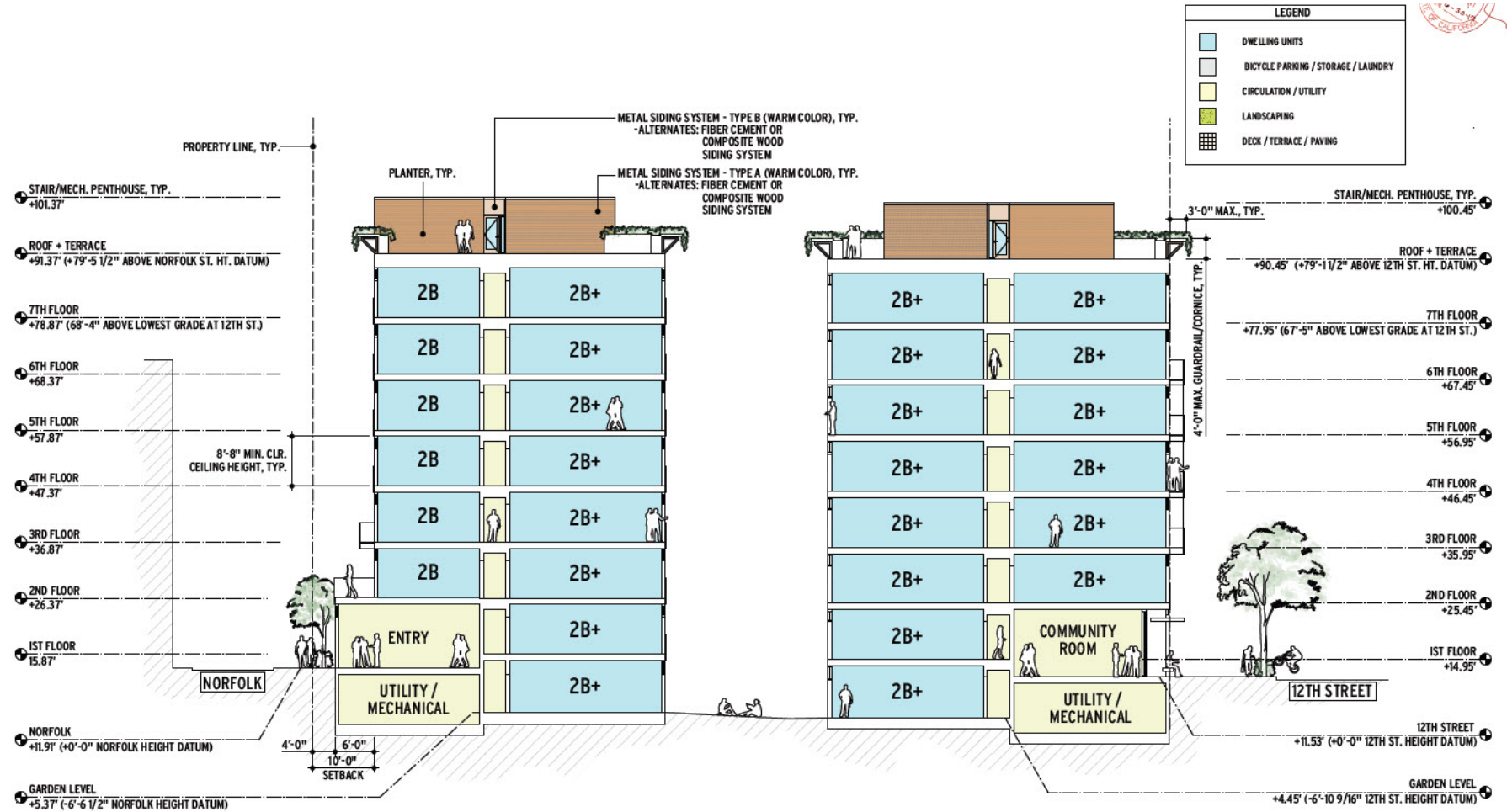
333 12TH STREET

PERMIT APPLICATION # 2015-004109 - PROPOSED PROJECT

10/09/15 PROPOSED PROJECT REV.6
AFFORDABLE-BY-DESIGN WORKFORCE RENTAL HOUSING
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Figure 11. Section



MACY ARCHITECTURE PANORAMIC ARCHITECTURE
 333 12TH STREET PERMIT APPLICATION # 2015-004109 - PROPOSED PROJECT
 10/09/15 PROPOSED PROJECT REV. 6 AFFORDABLE-BY-DESIGN WORKFORCE RENTAL HOUSING PAGE 37 OF 52
 SECTION 'A-A'

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EVALUATION OF ENVIRONMENTAL EFFECTS:

This initial study evaluates whether the environmental impacts of the proposed project are addressed in the programmatic environmental impact report for the Western SoMa Community Plan, Rezoning of Adjacent Parcels, and 350 Eighth Street Project (Western SoMa PEIR).⁴ The initial study considers whether the proposed project would result in significant impacts that: (1) are peculiar to the project or project site; (2) were not identified as significant project-level, cumulative, or off-site effects in the PEIR; or (3) are previously identified significant effects, which as a result of substantial new information that was not known at the time that the Western SoMa PEIR was certified, are determined to have a more severe adverse impact than discussed in the PEIR. Such impacts, if any, will be evaluated in a project-specific mitigated negative declaration or environmental impact report. If no such topics are identified, no further environmental review shall be required for the project beyond that provided in the Western SoMa PEIR and this project-specific initial study in accordance with Public Resources Code section 21083.3 and CEQA Guidelines section 15183.

Mitigation measures identified in the PEIR are discussed under each topic area, and measures that are applicable to the proposed project are listed at the end of this document.

The Western SoMa PEIR identified significant impacts related to cultural and paleontological resources, transportation and circulation, wind and shadow, noise and vibration, air quality, biological resources, and hazards and hazardous materials. Additionally, the PEIR identified significant cumulative impacts related to cultural and paleontological resources, transportation and circulation, noise air quality, and shadow. Aside from shadow, mitigation measures were identified for all the above impacts and reduced these impacts to less than significant except for those related to cultural and paleontological resources (cumulative impacts from demolition of historic resources); transportation (program-level and cumulative traffic impacts at three intersections; and cumulative transit impacts on several San Francisco Municipal Transportation Agency (Muni) lines); air quality (program-level toxic air contaminants (TACs) and fine particulate matter (PM_{2.5}) pollutant impacts, program-level and cumulative criteria air pollutant impacts); and noise (cumulative noise impacts). No mitigation measures were identified for shadow impacts, which were determined to be significant and unavoidable.

CHANGES IN THE REGULATORY ENVIRONMENT

Since the certification of the Western SoMa PEIR in 2012, several new policies, regulations, statutes, and funding measures have been adopted, passed, or are underway that affect the physical environment and/or environmental review methodology for projects in the Western SoMa Plan Area. As discussed in each topic area referenced below, these policies, regulations, statutes, and funding measures have implemented or will implement mitigation measures or further reduce less-than-significant impacts identified in the PEIR:

⁴ San Francisco Planning Department. 2012. Western SoMa Community Plan, Rezoning of Adjacent Parcels, and 350 Eighth Street Project Final Environmental Impact Report (PEIR). Planning Department Case Nos. 2008.0877E and 2007.1035E, State Clearinghouse No. 2009082031. Certified December 6, 2012. Available at <http://sf-planning.org/area-plan-eirs>.

- Assembly Bill 2501, effective September 2, 2016, amended Government Code section 65915 to require local government to adopt procedures and timelines for processing a density bonus application, and to require the local government to bear the burden of proof for the denial of a requested concession or incentive (see “State Density Bonus” below).
- State statute regarding aesthetics and parking impacts, effective January 2014, and state statute and Planning Commission resolution regarding automobile delay, and vehicle miles traveled (VMT), effective March 2016 (see “-Aesthetics and Parking” and “Automobile Delay and Vehicle Miles Traveled” below);
- Transit Effectiveness Project (aka “Muni Forward”) adoption in March 2014, Vision Zero adoption by various City agencies in 2014, Proposition A and B passage in November 2014, the Transportation Sustainability Program process, and state statute and Planning Commission resolution regarding automobile delay, and vehicle miles traveled (VMT) effective March 2016 (see “Transportation” below);
- San Francisco ordinance establishing Enhanced Ventilation Required for Urban Infill Sensitive Use Developments, Health Code section 38 amended December 2014 (see “Air Quality” below); and
- San Francisco Recreation and Open Space Element of the General Plan, adopted April 2014 (see “Recreation” below); and
- Health Code Article 22A (“Maher Ordinance”), amended August 2013 (see “Hazardous Materials” below).

State Density Bonus

Under Government Code section 65915, the state density bonus law, cities are required to grant density bonuses, waivers from development standards,⁵ and concessions and incentives⁶ when a developer of a housing project of five or more units includes at least 5 percent of those units as housing units affordable to moderate, low, or very low income households (between 50 and 120 percent of area median income).⁷ The amount of the density bonus and the number of concessions and incentives varies depending on the

⁵ “Development standard” includes a site or construction condition, including but not limited to a height limitation, a setback requirement, a floor area ratio, an onsite open-space requirement, or a parking ratio that applies to a residential development pursuant to any ordinance, general plan element, specific plan, charter, or other local condition, law, policy, resolution, or regulation. (See Government Code section 65915(0)(1)).

⁶ Concessions and incentives mean: (1) a reduction in site development standards or a modification of zoning requirements or architectural design requirements that exceed 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 in 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.)

⁷ See generally, Government Code section 65915 et seq.

percentage of affordable units proposed and the level of affordability; generally, however, state law requires that cities grant between 7 to 35 percent density bonus, and up to three concessions and incentives, if a developer provides between 5 and 40 percent affordable units. Additionally, project sponsors are able to request waivers from development standards if the development standards physically preclude the project with the additional density or with the concessions and incentives.⁸ State law requires that rental units be affordable for a term of no less than 55 years, and that ownership units be affordable to at least the first buyer through a shared equity agreement.⁹ Local jurisdictions are required to adopt an ordinance implementing the state density bonus law; however, absent an ordinance, local jurisdictions are still required to comply with the law.¹⁰

Aesthetics and Parking

In accordance with CEQA section 21099 – Modernization of Transportation Analysis for Transit Oriented Projects – aesthetics and parking shall not be considered in determining if a project has the potential to result in significant environmental effects, provided the project meets all of the following three criteria:

- a) The project is in a transit priority area.
- b) The project is on an infill site.
- c) The project is residential, mixed-use residential, or an employment center.

The proposed project meets each of the above three criteria and, thus, this initial study does not consider aesthetics or parking in determining the significance of project impacts under CEQA.¹¹ Project design details, including parking, are included in the project description.

Automobile Delay and Vehicle Miles Traveled

CEQA section 21099(b)(1) requires that the State Office of Planning and Research (OPR) develop revisions to the CEQA Guidelines establishing criteria for determining the significance of transportation impacts of projects that “promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses.” CEQA section 21099(b)(2) states that upon certification of the revised guidelines for determining transportation impacts pursuant to section 21099(b)(1), automobile delay, as described solely by level of service or similar measures of vehicular capacity or traffic congestion shall not be considered a significant impact on the environment under CEQA.

In January 2016, OPR published for public review and comment the Revised Proposal on Updates to the CEQA Guidelines on Evaluating Transportation Impacts in CEQA,¹² recommending that transportation

⁸ See Government Code section 65915(e).

⁹ See Government Code section 65915(c)(1) and (2).

¹⁰ See Government Code section 65915(a).

¹¹ San Francisco Planning Department, Eligibility Checklist: CEQA section 21099 – Modernization of Transportation Analysis, 333 12th Street, March 17, 2016. This document (and all other documents cited in this report, unless otherwise noted) is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400 as part of Case File No. 2015-004109ENV.

impacts for projects be measured using a vehicle miles traveled (VMT) metric. On March 3, 2016, in anticipation of the future certification of the revised CEQA Guidelines, the San Francisco Planning Commission adopted OPR's recommendation to use the VMT metric instead of automobile delay to evaluate the transportation impacts of projects (Resolution 19579). (Note: the VMT metric does not apply to the analysis of project impacts on non-automobile modes of travel such as riding transit, walking, and bicycling.) Therefore, impacts and mitigation measures from the Western SoMa PEIR associated with automobile delay are not discussed in this initial study, including PEIR Mitigation Measure M-TR-1c: Traffic Signal Optimization (8th/Harrison/I-80 WB off-ramp). Instead, a VMT impact analysis is provided in the Transportation section.

<u>Topics:</u>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
1. LAND USE AND LAND USE PLANNING— Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial impact upon the existing character of the vicinity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Western SoMa Community Plan implemented new policies and controls for land use, urban form, building height and design, street networks, and open space with the overarching goal to maintain the mixed-use character of the plan area and preserve existing housing while promoting new residential and resident-serving uses (including affordable housing). The plan also called for transportation control measures to support high-density growth, such as improvements to public transportation, bicycle, and pedestrian facilities and to encourage residents and employees to reduce private vehicle use. New height limits were intended to encourage commercial and ground-level retail development. The community plan changed the area's prevailing 50-X height and bulk district (including the 333 12th Street project site) to a combination of 55/65-X height and bulk districts, which allows 55 feet in height, and 65 feet with conditional use authorization. Under the Western SoMa Community Plan, the Western SoMa Mixed Use-General (WMUG) zoning district, in which the project site is located, replaced the Service/Light Industrial/Residential (SLR) use district. WMUG zoning supports a flexible mix of smaller neighborhood-serving, commercial, institutional, and industrial/PDR uses. All types of residential uses are permitted, some requiring conditional use authorization. New residential developments are encouraged to provide as much mixed-income family housing as possible.

¹² The Governor's Office of Planning and Research. "Updating the Analysis of Transportation Impacts Under CEQA." Available at <
https://www.opr.ca.gov/docs/Final_Preliminary_Discussion_Draft_of_Updates_Implementing_SB_743_080614.pdf

The Western SoMa PEIR determined that adoption of the Western SoMa Community Plan would not result in a significant impact related to land use and would not result in a cumulative loss of production, distribution, and repair (PDR) uses. The PEIR anticipated additional population and that future development under the Western SoMa Community Plan would result in more cohesive neighborhoods and would include more clearly defined residential, commercial, and industrial areas. No land use mitigation measures were identified in the PEIR.

The Current Planning and Citywide divisions of the Planning Department determined that the project is consistent with the San Francisco Planning Code, General Plan, and WMUG zoning, and that the project's height, bulk, and density are consistent with that permitted under the state density bonus law.^{13, 14}

The project would not physically divide an established community, conflict with applicable land use regulations, or have a substantial impact upon the existing character of the vicinity. For these reasons, implementation of the proposed project would not result in significant impacts that were not identified in the Western SoMa PEIR related to land use and land use planning.

<u>Topics:</u>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
2. POPULATION AND HOUSING—				
Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing units or create demand for additional housing, necessitating the construction of replacement housing?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

One of the objectives of the Western SoMa Community Plan was to identify appropriate locations for housing to meet the citywide demand for additional housing. The Western SoMa PEIR concluded that an increase in population in the plan area is expected to occur as a secondary effect of the rezoning and that any population increase would not, in itself, result in adverse physical effects but would serve to advance key City policy objectives, such as providing housing in appropriate locations next to Downtown and other employment generators and furthering the City's Transit First policies. It was anticipated that the rezoning would result in an increase in both housing development and population throughout the community plan area. The Western SoMa PEIR determined that the anticipated increase in population

¹³ San Francisco Planning Department, Community Plan Exemption Eligibility Determination, Citywide Planning, 333 12th Street. October 13, 2016.

¹⁴ San Francisco Planning Department, Community Plan Exemption Eligibility Determination, Current Planning, November 3, 2016.

and density would not result in significant adverse physical effects on the environment. No mitigation measures related to population and housing were identified in the Western SoMa PEIR.

The proposed residential building would contain 200 dwelling units (110,938 gross square feet of residential use). Approximately 442 residents would be added the site and 45 jobs would be displaced from demolition of the existing 21,630 sf commercial building.¹⁵ These direct effects of the proposed project on population and housing are within the scope of the population growth anticipated under the Western SoMa Community Plan, and were evaluated in the Western SoMa PEIR.

For the above reasons, the proposed project would not result in significant impacts on population and housing that were not identified in the Western SoMa PEIR.

<u>Topics:</u>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
3. CULTURAL AND PALEONTOLOGICAL RESOURCES—Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5, including those resources listed in Article 10 or Article 11 of the San Francisco Planning Code?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Historic Architectural Resources

Pursuant to CEQA Guidelines sections 15064.5(a)(1) and 15064.5(a)(2), historical resources are buildings or structures that are listed, or are eligible for listing, in the California Register of Historical Resources or are identified in a local register of historical resources, such as Articles 10 and 11 of the San Francisco Planning Code. The Western SoMa PEIR identified significant and unavoidable impacts related to causing a substantial adverse change in the significance of a historic resource through demolition.

The project would demolish an existing single-story building constructed in 1950. The existing building and adjacent vacant lot were evaluated as part of the South of Market Area Historic Resource Survey. Based on this survey, the existing building and vacant lot were each assigned a California Historic Resource Status Code of 6Z, which defines the properties as “ineligible for [National Register], [California Register], or local designation through survey evaluation.” Therefore, the existing building and vacant lot are not considered to be historic resources for purposes of CEQA. As such, the project would not result in

¹⁵ Estimate of residents is based on an average household size of 2.21 persons per household in the 2010 Census Tract 177, where the project is located. Estimate of existing on-site commercial employment provided by the project sponsor on October 11, 2016.

the demolition or alteration of any historic resource and would not contribute to the significant historic resource impact identified in the Western SoMa PEIR.

The Western SoMa PEIR anticipated that project-specific construction activity could result in substantial damage to adjacent properties identified as historic resources. PEIR Mitigation Measures M-CP-7a (Protect Historical Resources from Adjacent Construction Activities) and M-CP-7b (Construction Monitoring Program for Historical Resources) require project sponsors, in consultation with the Planning Department, to determine whether historic buildings are within 100 feet (if pile driving is proposed) or 25 feet (if heavy equipment is proposed) of a construction site. If yes, the project sponsor must ensure that contractors use all feasible means to avoid damage to those historic buildings during demolition and construction (PEIR Mitigation Measure M-CP-7a), and undertake a monitoring program to ensure that any such damage is documented and repaired (PEIR Mitigation Measure M-CP-7b). Pile driving would occur during construction of the proposed project, and four buildings have been identified as historic resources along the south side of Folsom Street between 12th and Norfolk Streets (1539-1585 Folsom Street), within 100 feet of the project site. Accordingly and pursuant to PEIR Mitigation Measure M-CP-7a and PEIR Mitigation Measure M-CP-7b (identified as **Project Mitigation Measures 1** and **2** on page 47), the project sponsor shall:

- Incorporate into construction specifications a requirement that contractors use all feasible means to avoid damage to the structures at 1539-1585 Folsom Street, including construction techniques that reduce vibration, appropriate excavation shoring methods, and adequate security to minimize risks of vandalism and fire; and
- Prepare and implement a monitoring program to minimize damage to adjacent historic buildings and to ensure that any such damage is documented and repaired.

With implementation of Project Mitigation Measures 1 and 2, the proposed project would not contribute to construction-related historic architectural resource impacts.

For these reasons, the proposed project would not result in significant impacts on historic architectural resources that were not identified in the Western SoMa Community Plan PEIR.

Archeological Resources

The Western SoMa PEIR determined that implementation of the Western SoMa Community Plan could result in significant impacts on archeological resources and identified two mitigation measures that would reduce these potential impacts to a less than-significant level. Western SoMa PEIR Mitigation Measure M-CP-4a: Project-Specific Preliminary Archeological Assessment and M-CP-4b: Procedures for Accidental Discovery of Archeological Resources apply to projects involving any soils-disturbing or soils-improving activities including excavation to a depth of 5 or more feet below grade.

The project would involve excavation to a depth of 12 feet below grade. Therefore, Mitigation Measure M-CP-4a would apply to the project. The archeological testing program required as part of Mitigation Measure M-CP-4a, as discussed below, would nullify the need for an accidental discovery program; therefore, Mitigation Measure M-CP-4b would not apply to the project.

As part of project implementation of Mitigation Measure M-CP-4a, the Planning Department’s archeologists conducted a preliminary archeology review of the project site and the proposed project.¹⁶ The review determined that the potential of the project to adversely affect archeological resources would be avoided by implementing one of the Planning Department’s standard archeological mitigation measures (archeological testing). Therefore, in accordance with Mitigation Measure M-CP-4a (**Project Mitigation Measure 3** on page 48), the project sponsor would be required to retain the services of an archaeological consultant from the rotational department qualified archaeological consultants list maintained by the Planning Department archeologists, and the selected archeological consultant would be required to undertake an archeological testing program. The project would not result in significant impacts related to archeological resources with implementation of this mitigation measure.

For the reasons above, the proposed project would not result in significant impacts on cultural resources that were not identified in the Western SoMa PEIR.

<u>Topics:</u>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
4. TRANSPORTATION AND CIRCULATION— Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels, obstructions to flight, or a change in location, that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

¹⁶ San Francisco Planning Department, *Preliminary Archeological Review, 333 12th Street, May 27, 2016.*

The Western SoMa PEIR did not evaluate vehicle miles traveled (VMT) or the potential for induced automobile travel; however, the analysis below evaluates the project's transportation effects using the VMT metric.

The Western SoMa PEIR anticipated that growth resulting from the zoning changes could result in significant cumulative impacts on transit ridership, and identified a transportation mitigation measure, which is described further below. Even with mitigation, however, it was anticipated that the significant adverse cumulative impact on transit lines could not be fully mitigated. Thus, this impact was found to be significant and unavoidable.

The Western SoMa PEIR anticipated that adoption of the Western SoMa Community Plan could result in significant impacts on loading, and identified two loading mitigation measures. M-TR-4 would reduce loading impacts along Folsom Street to a less-than-significant level. The PEIR did not identify any mitigation measures for loading impacts along 12th Street, and the impact was determined to be significant and unavoidable. The 333 12th Street project would not remove any existing loading zones; thus, these impacts and mitigation measure M-TR-4 would not apply to the proposed project.

The Western SoMa PEIR anticipated that growth resulting from the zoning changes would not result in significant impacts related to pedestrians, bicyclists, emergency access, or construction traffic. As the proposed project is consistent with the development density established under the Western SoMa Community Plan, there would be no additional impacts on pedestrians, bicyclists, loading, emergency access, or construction traffic beyond those analyzed in the PEIR. Project-specific loading and construction issues are discussed in more detail below.

The project site is not located within an airport land use plan area, or in the vicinity of a private airstrip. Therefore, the Community Plan Exemption Checklist topic 4c is not applicable.

Vehicle Miles Traveled (VMT) Analysis

Many factors affect travel behavior. These factors include density, diversity of land uses, design of the transportation network, access to regional destinations, distance to high-quality transit, development scale, demographics, and transportation demand management. Typically, low-density development at great distance from other land uses, located in areas with poor access to non-private vehicular modes of travel, generate more automobile travel compared to development located in urban areas, where a higher density, mix of land uses, and travel options other than private vehicles are available.

Given these travel behavior factors, San Francisco has a lower VMT ratio than the nine-county San Francisco Bay Area region. In addition, some areas of the city have lower VMT ratios than other areas of the city. These areas of the city can be expressed geographically through transportation analysis zones (TAZs). Transportation analysis zones are used in transportation planning models for transportation analysis and other planning purposes. The zones vary in size from single city blocks in the downtown core, multiple blocks in outer neighborhoods, to even larger zones in historically industrial areas like the Hunters Point Shipyard.

The San Francisco County Transportation Authority (Transportation Authority) uses the San Francisco Chained Activity Model Process (SF-CHAMP) to estimate VMT by private automobiles and taxis for different land use types. Travel behavior in SF-CHAMP is calibrated based on observed behavior from

the California Household Travel Survey 2010-2012, Census data regarding automobile ownership rates and county-to-county worker flows, and observed vehicle counts and transit boardings. SF-CHAMP uses a synthetic population, which is a set of individual actors that represents the Bay Area's actual population, who make simulated travel decisions for a complete day. The Transportation Authority uses tour-based analysis for office and residential uses, which examines the entire chain of trips over the course of a day, not just trips to and from the project as opposed to entire chain of trips. A trip-based approach, as opposed to a tour-based approach, is necessary for retail projects because a tour is likely to consist of trips stopping in multiple locations, and the summarizing of tour VMT to each location would overestimate VMT.^{17,18}

For residential development, the existing regional average daily VMT per capita is 17.2.¹⁹ Average daily VMT for all three land uses is projected to decrease in future 2040 cumulative conditions. Refer to Table 1: Daily Vehicle Miles Traveled, which includes the TAZ in which the project site is located, 589.

Table 1: Daily Vehicle Miles Traveled

Land Use	Existing			Cumulative 2040		
	Bay Area Regional Average	Bay Area Regional Average minus 15%	TAZ 589	Bay Area Regional Average	Bay Area Regional Average minus 15%	TAZ 589
Households (Residential)	17.2	14.6	3.5	16.1	13.7	2.9

A project would have a significant effect on the environment if it would cause substantial additional VMT. The State Office of Planning and Research's (OPR) Revised Proposal on Updates to the CEQA Guidelines on Evaluating Transportation Impacts in CEQA ("proposed transportation impact guidelines") recommends screening criteria to identify types, characteristics, or locations of projects that would not result in significant impacts to VMT. If a project meets screening criteria, then it is presumed that VMT impacts would be less than significant for the project and a detailed VMT analysis is not required. Map-based screening is used to determine if a project site is located within a TAZ that exhibits low levels of VMT; Small projects are projects that would generate fewer than 100 vehicle trips per day; and the proximity to transit stations criterion includes projects that are within a half mile of an existing major transit stop, have a floor area ratio of greater than or equal to 0.75, vehicle parking that is less than or equal to that required or allowed by the Planning Code without conditional use authorization, and are consistent with the applicable sustainable communities strategy.

Table 1 identifies the regional VMT, 15 percent below the regional average VMT, and the VMT in the TAZ in which the project site is located. In TAZ 589, the existing average daily household VMT per capita

¹⁷ To state another way: a tour-based assessment of VMT at a retail site would consider the VMT for all trips in the tour, for any tour with a stop at the retail site. If a single tour stops at two retail locations, for example, a coffee shop on the way to work and a restaurant on the way back home, then both retail locations would be allotted the total tour VMT. A trip-based approach allows us to apportion all retail-related VMT to retail sites without double-counting.

¹⁸ San Francisco Planning Department, Executive Summary: Resolution Modifying Transportation Impact Analysis, Appendix F, Attachment A, March 3, 2016.

¹⁹ Includes the VMT generated by the households in the development.

is 3.5. The TAZ 589 VMT average is more than 15 percent below the existing regional VMT average of 17.2, and the proposed project would not result in substantial additional VMT.²⁰ Table 1 also identifies the future 2040 regional average VMT, 15 percent below the regional average VMT, and the VMT in TAZ 589, in which the project is located. In TAZ 589, the future 2040 average daily household VMT per capita is 2.9. This average is more than 15 percent below the future 2040 regional VMT average of 16.1, and the proposed project would not result in substantial additional VMT.²¹ Furthermore, as discussed under "Changes in the Regulatory Environment, Aesthetics and Parking," above, parking impacts of a residential project on an infill site located within a transit priority area shall not be considered a significant impact on the environment. Therefore, the proposed project would not cause substantial additional VMT and impacts would be less than significant.

Although the proposed project would have less-than-significant impacts on VMT, **Improvement Measure TR-1: Implement Transportation Demand Management Measures** on page 54 is recommended for implementation to reduce project-generated VMT.

Trip Generation

The proposed project involves construction of a residential building containing 200 dwelling units (110,998 gross sf of residential use). The residential units would be comprised of six one-bedroom units, 94 two-bedroom units, and 100 two-bedroom-plus units dispersed over all eight levels of the two wings of the eight-story building. The project would provide 125 Class 1 bicycle parking spaces and no private vehicle parking spaces. Two new car-share spaces would be located in front of the project site along the 12th Street right-of-way.

Localized trip generation of the proposed project was calculated using a trip-based analysis and information in the *2002 Transportation Impacts Analysis Guidelines for Environmental Review* (SF Guidelines) developed by the San Francisco Planning Department as detailed in the transportation impact study prepared for the proposed project.²² The proposed project would generate an estimated 1,985 person trips (inbound and outbound) on a weekday daily basis, consisting of 643 person trips by auto, 862 transit trips, 189 walking trips and 291 trips by other modes. During the p.m. peak hour, the proposed project would generate an estimated 344 person trips, consisting of 112 person trips by auto (104 vehicle trips accounting for vehicle occupancy data for this Census Tract), 150 transit trips, 32 walk trips, and 50 trips by other modes.

Transit

Western SoMa Mitigation Measure M-C-TR-2: Impose Development Impact Fees to Offset Transit Impacts was adopted to address significant transit impacts. Subsequently, as part of the Transportation Sustainability Program the San Francisco Board of Supervisors approved amendments to the San Francisco Planning Code, referred to as the Transportation Sustainability Fee (Ordinance 200-154,

²⁰ San Francisco Planning Department, Eligibility Checklist for CEQA section 21099: Modernization of Transportation Analysis, 333 12th Street, March 17, 2016.

²¹ *Ibid.*

²² Stantec Consulting Services, 333 12th Street Transportation Impact Study, November 16, 2016.

effective December 25, 2015).²³ The Transportation Sustainability Fee updated, expanded, and replaced the prior Transit Impact Development Fee.

The SFMTA is implementing the Transit Effectiveness Project (TEP), which was approved by the SFMTA Board of Directors in March 2014). The TEP (now called Muni Forward) includes system-wide review, evaluation, and recommendations to improve service and increase transportation efficiency. Service improvements in the Western SoMa community plan area include travel time reduction measures for the 14 Mission and 14 Mission Rapid route and the addition of the 49 Van Ness/Mission Rapid service.

The project site is located within a half mile of approximately 12 Muni transit lines that operate at a frequency of at least every 15 minutes during the a.m. and p.m. peak periods. Four of these lines (9 San Bruno, the 9R San Bruno Rapid, the 12 Folsom-Pacific, and the 47 Van Ness) stop one block from the project site, at Harrison and 11th streets. Given the wide availability of nearby transit, the addition of 112 p.m. peak hour transit trips would be accommodated by existing capacity. Accordingly, the proposed project would not result in unacceptable levels of transit service or cause a substantial increase in delays or operating costs such that significant adverse impacts in transit service could result.

The Western SoMa Community Plan PEIR identified less-than-significant impacts relating to exceedance of the capacity utilization standards for Muni lines or regional transit providers, or a substantial increase in delays or operating costs. However, the Western SoMa Community Plan PEIR identified significant cumulative (2030) transit impacts for the "Other Lines" corridor, which includes the J Church, 10 Townsend, 12 Folsom-Pacific, 19 Polk, and 27 Bryant routes within the southeast screenline related to additional programmatic growth. The Western SoMa PEIR identified Mitigation Measure M-C-TR-2 to impose development impact fees. Even with this mitigation, however, the cumulative transit impact of development within the Western SoMa plan area was found to be significant and unavoidable, and a statement of overriding considerations related to this impact was adopted as part of the PEIR certification and community plan approval. The proposed project's 150 p.m. peak hour transit trips would represent a 1 percent contribution to the northeast corridor Muni screenline and 0 percent contribution to all other Muni corridors and regional transit carriers. As such, the proposed project would not make a cumulatively considerable contribution to the unacceptable levels of cumulative transit service identified in the Western SoMa PEIR. Mitigation Measure M-C-TR-2 is, therefore, not applicable to the proposed project. However, as discussed above, the proposed project would be subject to the Transportation Sustainability Fee.

Loading

The project is expected to generate approximately three daily truck trips, anticipated as small delivery trucks and vans and large and small moving vans for residential move-in and move-out activities. This loading demand would be expected to be accommodated by the proposed on-street loading zone on 12th Street, or the existing 34-foot-long commercial vehicle loading zone on the east side of 12th Street immediately north of the project site. Therefore, impacts related to loading would be less than significant. To further reduce less-than-significant impacts related to loading, **Improvement Measure TR-2: Coordination of Move-in/Move-Out Operations and Large Deliveries** (see page 55) is

²³ Two additional files were created at the Board of Supervisors for TSF regarding hospitals and health services, grandfathering, and additional fees for larger projects: see Board file nos. 151121 and 151257.

recommended to enforce appropriate loading procedures to avoid any blockages along 12th and Norfolk streets during loading activities and to reduce any potential conflicts between delivery vehicles, movers and other users of adjacent roadways (e.g., transit vehicles, bicyclists), and pedestrians walking along these adjacent streets.

Construction

Construction associated with the proposed project would generate a maximum of four truck trips per day in addition to up to 18 vehicle-trips by construction workers per day, depending on the construction phase. It is anticipated that the addition of the worker-related vehicle- or transit-trips would not substantially affect transportation conditions, as any impacts on local intersections or the transit network would be similar to, or less than, those associated with the proposed project. Construction workers who drive to the site would cause a temporary spike in parking demand. Construction workers would likely utilize on-street parking available in the vicinity of the project site or park in the SoMa Hub Parking Garage, located at 244 12th Street, approximately 650 feet from the proposed project site. Throughout the construction period, there would be a flow of construction-related trucks into and out of the project site. The impact of construction truck traffic would be a temporary lessening of the capacities of local streets due to the slower movement and larger turning radii of trucks, which could affect traffic operations.

Overall, the construction-related transportation impacts for the proposed project would be less than significant because they are temporary and intermittent in nature and limited in its effects. Nevertheless, **Improvement Measures TR-3: Construction Management** and **TR-4: Limited Delivery Time** (see pages 55-56) are recommended to reduce potential conflicts between construction activities and pedestrians, transit, and autos.

Conclusion

For the above reasons, the proposed project would not result in significant impacts that were not identified in the Western SoMa Community Plan PEIR related to transportation and circulation and would not contribute considerably to cumulative transportation and circulation impacts that were identified in the Western SoMa PEIR. No mitigation would be warranted.

<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
5. NOISE—Would the project:				
a) Result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<u>Topics:</u>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
d) Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan area, or, where such a plan has not been adopted, in an area within two miles of a public airport or public use airport, would the project expose people residing or working in the area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project located in the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Be substantially affected by existing noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Western SoMa PEIR determined that implementation of the Western SoMa Community Plan would result in significant noise impacts during construction activities and due to conflicts between noise-sensitive uses in proximity to traffic-generated noise levels along major streets throughout the plan area. The Western SoMa PEIR identified six noise mitigation measures, three of which may be applicable to subsequent development projects.²⁴ These mitigation measures would reduce noise impacts from construction and noisy land uses to less-than-significant levels.

The proposed project would be subject to the following interior noise standards, which are described for informational purposes. The California Building Standards Code (Title 24) establishes uniform noise insulation standards. The Title 24 acoustical requirement for residential structures is incorporated into section 1207 of the San Francisco Building Code and requires these structures be designed to prevent the intrusion of exterior noise so that the noise level with windows closed, attributable to exterior sources, shall not exceed 45 dBA in any habitable room. Title 24 allows the project sponsor to choose between a prescriptive or performance-based acoustical requirement for non-residential uses. Both compliance methods require wall, floor/ceiling, and window assemblies to meet certain sound transmission class or outdoor-indoor sound transmission class ratings to ensure that adequate interior noise standards are achieved. In compliance with Title 24, the Department of Building Inspection (DBI) would review the final building plans to ensure that the building wall, floor/ceiling, and window assemblies meet Title 24

²⁴ Western SoMa PEIR Mitigation Measures M-NO-1a, M-NO-1b, and M-NO-1d address the siting of sensitive land uses in noisy environments. In a decision issued on December 17, 2015, the California Supreme Court held that CEQA does not generally require an agency to consider the effects of existing environmental conditions on a proposed project's future users or residents except where a project or its residents may exacerbate existing environmental hazards (*California Building Industry Association v. Bay Area Air Quality Management District*, December 17, 2015, Case No. S213478. Available at: <<http://www.courts.ca.gov/opinions/documents/S213478.PDF>>). As noted above, the Western SoMa PEIR determined that incremental increases in traffic-related noise attributable to implementation of the Western SoMa Community Plan would be less than significant, and thus would not exacerbate the existing noise environment. Therefore, Western SoMa PEIR Mitigation Measures M-NO-1a, M-NO-1b, and M-NO-1d are not applicable. Nonetheless, for all noise sensitive uses, the general requirements for adequate interior noise levels of Mitigation Measures M-NO-1a, M-NO-1b are met by compliance with the acoustical standards required under the California Building Standards Code (California Code of Regulations Title 24).

acoustical requirements. If determined necessary by DBI, a detailed acoustical analysis of the exterior wall and window assemblies may be required.

Mitigation Measure M-NO-1c: Siting of Noise-Generating Uses requires a noise analysis for new development including commercial, industrial, or other uses that would be expected to generate noise levels in excess of ambient noise in the project vicinity in order to reduce potential conflicts between existing sensitive receptors and new noise-generating uses. The proposed residential development would not include uses that would be expected to generate noise levels in excess of ambient noise in the project vicinity. Therefore, Mitigation Measure M-NO-1c would not apply to the proposed project.

Mitigation Measures M-NO-2a: General Construction Noise Control Measures and M-NO-2b: Noise Control Measures during Pile Driving require implementation of noise controls during construction in order to reduce construction-related noise impacts. The proposed project would involve construction of an eight-story residential building and, therefore, would contribute to construction-related noise impacts. The project would be subject to Mitigation Measures M-NO-2a—detailed under **Project Mitigation Measure 4** on page 51—in order to reduce these impacts to a less-than-significant level. Project construction will require pile driving and could potentially result in vibration effects typically generated by pile-driving activities; thus, Mitigation Measure M-NO-2b would apply to the proposed project and is included as **Project Mitigation Measure 5** on page 52, and would reduce the construction noise and vibration impacts to less-than-significant levels.

In addition, all construction activities for the proposed project (occurring over the course of approximately 18 months) would be subject to the San Francisco Noise Ordinance (Article 29 of the San Francisco Police Code). The noise ordinance requires that construction work be conducted in the following manner: (1) noise levels of construction equipment, other than impact tools, must not exceed 80 dBA²⁵ (L_{dn} ²⁶) at a distance of 100 feet from the source (the equipment generating the noise); (2) impact tools must have intake and exhaust mufflers that are approved by the Director of the Department of Public Works (DPW) or the Director of DBI to best accomplish maximum noise reduction; and (3) if the noise from the construction work exceeds the ambient noise levels at the site property line by 5 dBA, the work must not be conducted between 8:00 p.m. and 7:00 a.m. unless the Director of DPW authorizes a special permit for conducting the work during that period.

The Department of Building Inspection is responsible for enforcing the noise ordinance for private construction projects during normal business hours (8:00 a.m. to 5:00 p.m.). The Police Department is responsible for enforcing the noise ordinance during all other hours. Nonetheless, during the construction period for the proposed project, occupants of the nearby properties could be disturbed by construction noise. Construction noise could interfere with indoor activities in nearby residences and other businesses near the project site and may be considered an annoyance by occupants of nearby

²⁵ The dBA, or A-weighted decibel, refers to a scale of noise measurement that approximates the range of sensitivity of the human ear to sounds of different frequencies. On this scale, the normal range of human hearing extends from about 0 dBA to about 140 dBA. A 10-dBA increase in the level of a continuous noise represents a perceived doubling of loudness.

²⁶ The L_{dn} is the L_{eq} , or Energy Equivalent Level, of the A-weighted noise level over a 24-hour period with a 10 dB penalty applied to noise levels between 10:00 p.m. to 7:00 a.m. The L_{eq} is the level of a steady noise which would have the same energy as the fluctuating noise level integrated over the time period of interest.

properties. The increase in noise in the project area during project construction would not be considered a significant impact of the proposed project because the construction noise would be temporary (approximately 18 months), intermittent, and restricted in occurrence and level, and because the contractor would be subject to the noise ordinance. Compliance with the noise ordinance would reduce any construction-related noise effects on nearby residences to the greatest extent feasible.

In May 2015, in recognition of both the potential noise effects on nearby residences from places of entertainment (e.g., nightclubs and bars with live music and/or disc jockeys) and of the cultural and economic importance to the City of places of entertainment, the Board of Supervisors passed, and the Mayor signed into law, Ordinance 70-15, which made amendments to the San Francisco Building, Administrative, Planning, and Police Codes that require attenuation of exterior noise for new residential structures and acoustical analysis; to require consultation between the Planning Department and the Entertainment Commission regarding proposed residential uses within 300 feet of places of entertainment, including notifying a potential residential project sponsor if there are nearby places of entertainment; to allow the Entertainment Commission to conduct a hearing, attended by the residential project sponsor, on such a project and to provide comments and recommendations to the Planning Department regarding the project; to require the Planning Department to consider noise issues in reviewing the project, to preclude a place of entertainment from being declared a public or private nuisance on the basis of noise for residents of residential structures developed since 2005; and to require disclosure to residential renters and buyers of potential noise and other inconveniences associated with nearby places of entertainment. The project site is within 300 feet of several places of entertainment and thus would be subject to the noise and notification requirements of Ordinance 70-15.

The project site is not located within an airport land use plan area, within two miles of a public airport, or in the vicinity of a private airstrip. Therefore, initial study topics 5e and 5f are not applicable.

For the above reasons, the proposed project would not result in significant noise impacts that were not identified in the Western SoMa PEIR.

<u>Topics:</u>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
6. AIR QUALITY—Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal, state, or regional ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<u>Topics:</u>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Western SoMa PEIR identified significant and unavoidable impacts related to violation of an air quality standard, uses that emit diesel particulate matter (DPM), and construction emissions. The Western SoMa PEIR identified five mitigation measures that would help reduce air quality impacts; however, they would not be able to reduce these impacts to a less-than-significant level.

Construction Dust Control

To reduce construction dust impacts, the San Francisco Board of Supervisors approved a series of amendments to the San Francisco Building and Health Codes, generally referred to as the Construction Dust Control Ordinance (Ordinance 176-08, effective July 30, 2008). The intent of the Construction Dust Control Ordinance is to reduce the quantity of fugitive dust generated during site preparation, demolition, and construction work in order to protect the health of the general public and of on-site workers, minimize public nuisance complaints, and avoid orders to stop work by DBI. Project-related construction activities would result in construction dust, primarily from ground-disturbing activities. The proposed project would disturb less than a half of an acre. Therefore, in compliance with the Construction Dust Control Ordinance, the project sponsor and contractor responsible for construction activities at the project site would be required to control construction dust on the site through a combination of watering disturbed areas, covering stockpiled materials, sweeping streets and sidewalks, and other measures. Compliance with the regulations and procedures set forth by the San Francisco Dust Control Ordinance would ensure that construction dust impacts would not be significant.

Criteria Air Pollutants

The Bay Area Air Quality Management District’s (BAAQMD) CEQA Air Quality Guidelines (Air Quality Guidelines) provide screening criteria for determining whether a project’s criteria air pollutant emissions would violate an air quality standard, contribute to an existing or projected air quality violation, or result in a cumulatively considerable net increase in criteria air pollutants. Pursuant to the Air Quality Guidelines, projects that meet the screening criteria do not have a significant impact related to criteria air pollutants. The project proposes 200 dwelling units, which is below the Air Quality Guidelines’ construction and operational screening criteria for criteria air pollutants.²⁷ Therefore, the project would not have a significant impact related to criteria air pollutants, and a detailed air quality assessment is not required.

Mitigation Measure M-AQ-2: Transportation Demand Management Strategies for Future Development Projects is required for projects generating more than 3,500 vehicle trips resulting in excessive criteria pollutant emissions. The proposed project would generate approximately 643 daily vehicle trips.²⁸ Therefore, Mitigation Measure M-AQ-2 would not apply to the proposed project.

²⁷ Bay Area Air Quality Management District. CEQA Air Quality Guidelines. Updated May 2011, Table 3-1.

²⁸ Stantec Consulting Services, 333 12th Street Transportation Impact Study, November 16, 2016.

Health Risk

Subsequent to certification of the Western SoMa PEIR, the San Francisco Board of Supervisors approved a series of amendments to the San Francisco Building and Health Codes, referred to as the Enhanced Ventilation Required for Urban Infill Sensitive Use Developments, or Health Code Article 38 (amended December 8, 2014) (Article 38). The purpose of Article 38 is to protect the public health and welfare by establishing an Air Pollutant Exposure Zone and imposing an enhanced ventilation requirement for all urban infill sensitive use developments within the Air Pollutant Exposure Zone. The Air Pollutant Exposure Zone as defined in Article 38 are areas that, based on modeling of all known air pollutant sources, exceed health protective standards for cumulative PM_{2.5} concentration, cumulative excess cancer risk, and incorporates health vulnerability factors and proximity to freeways. Projects within the Air Pollutant Exposure Zone, such as the proposed project, require special consideration to determine whether the project's activities would expose sensitive receptors to substantial air pollutant concentrations or add emissions to areas already adversely affected by poor air quality.

Construction

Mitigation Measures M-AQ-6: Construction Emissions Minimization Plan for Criteria Air Pollutants and M-AQ-7: Construction Emissions Minimization Plan for Health Risks and Hazards require projects to maintain and operate construction equipment so as to minimize exhaust emissions of particulates and other pollutants. For projects with construction activities located in an Air Pollutant Exposure Zone, Mitigation Measures M-AQ-6 and M-AQ-7 require submittal of a Construction Emissions Minimization Plan to the Environmental Review Officer for review and approval. Construction activities from the proposed project would result in DPM and other TACs from equipment exhaust, construction-related vehicular activity, and construction worker automobile trips.

Construction of the proposed project would last approximately 18 months, and diesel-generating equipment would be used for the duration of construction. Because project construction would generate criteria air pollutant emissions below applicable thresholds, Mitigation Measure M-AQ-6 would not apply to the proposed project. Nonetheless, the project site is located within an identified Air Pollutant Exposure Zone; therefore, Mitigation Measure M-AQ-7 would apply to the proposed project. Mitigation Measure M-AQ-7 is detailed in **Project Mitigation Measure 6** on page 53. Compliance with this mitigation measure would result in less-than-significant air quality impacts from project-related construction vehicles and equipment.

Sensitive Land Uses

For sensitive-use projects within the Air Pollutant Exposure Zone as defined by Article 38, the ordinance requires that the project sponsor submit an Enhanced Ventilation Proposal for approval by the Department of Public Health (DPH) that achieves protection from PM_{2.5} (fine particulate matter) equivalent to that associated with a Minimum Efficiency Reporting Value 13 filtration. DBI will not issue a building permit without written notification from the Director of the DPH that the applicant has an approved Enhanced Ventilation Proposal.

The proposed project is within the Air Pollutant Exposure Zone; therefore, in compliance with Article 38, the project sponsor submitted an initial application to the DPH.²⁹ The regulations and procedures set forth in Article 38 would ensure that exposure to sensitive receptors would not be significant. These requirements supersede the provisions of PEIR Mitigation Measure M-AQ-3: Reduction in Exposure to Toxic Air Contaminants for New Sensitive Receptors. Therefore, PEIR Mitigation Measure M-AQ-3 is not applicable to the proposed project, and impacts related to siting new sensitive land uses would be less than significant through compliance with Article 38.

Siting New Sources

Mitigation Measure M-AQ-4: Siting of Uses that Emit PM2.5 or DPM and Other TACs involves the siting of commercial, industrial, or other uses that emit TACs as part of everyday operations. The project proposes construction of an eight-story residential building containing 200 dwelling units. The project would not generate more than 10,000 vehicle trips or 1,000 truck trips per day or include a new stationary source, such as a diesel emergency generator, that would emit TACs as part of everyday operations. The project site is located within an identified Air Pollutant Exposure Zone and would result in an increase in construction- and operational-related criteria air pollutants, including from the generation of daily vehicle trips and energy demand. The proposed project is below the screening criteria provided in the Air Quality Guidelines for construction- and operational-related criteria air pollutants. Thus, the ambient health risk to sensitive receptors from air pollutants is not considered substantial. Therefore, Mitigation Measure M-AQ-4 is not applicable to the proposed project.

For the above reasons, the proposed project would not result in significant impacts on air quality that were not identified in the Western SoMa PEIR.

<u>Topics:</u>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
7. GREENHOUSE GAS EMISSIONS—Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The BAAQMD has prepared guidelines and methodologies for analyzing GHGs. These guidelines are consistent with CEQA Guidelines sections 15064.4 and 15183.5, which address the analysis and determination of significant impacts from a proposed project’s GHG emissions and allow for projects that are consistent with an adopted GHG reduction strategy to conclude that the project’s GHG impact is less

²⁹ San Francisco Department of Public Health, Application for Article 38 Compliance Assessment for 333 12th Street, February 22, 2016.

than significant. San Francisco's Strategies to Address Greenhouse Gas Emissions³⁰ presents a comprehensive assessment of policies, programs, and ordinances that collectively represent San Francisco's GHG reduction strategy in compliance with the BAAQMD and CEQA guidelines. These GHG reduction actions have resulted in a 23.3 percent reduction in GHG emissions in 2012 compared to 1990 levels,³¹ exceeding the year 2020 reduction goals outlined in the BAAQMD's 2010 Clean Air Plan,³² Executive Order S-3-05,³³ and Assembly Bill 32 (also known as the Global Warming Solutions Act).^{34,35} In addition, San Francisco's GHG reduction goals are consistent with, or more aggressive than, the long-term goals established under Executive Orders S-3-05³⁶ and B-30-15.^{37,38} Therefore, projects that are consistent with San Francisco's GHG Reduction Strategy would not result in GHG emissions that would have a significant effect on the environment and would not conflict with state, regional, and local GHG reduction plans and regulations.

The proposed project would increase the intensity of use of the site by demolishing a one-story commercial building and surface parking lot and constructing an eight-story building containing 200 dwelling units. Therefore, the proposed project would contribute to annual long-term increases in GHGs as a result of increased vehicle trips (mobile sources) and residential and commercial operations that result in an increase in energy use, water use, wastewater treatment, and solid waste disposal. Construction activities would also result in temporary increases in GHG emissions.

The proposed project would be subject to regulations adopted to reduce GHG emissions as identified in the GHG reduction strategy. As discussed below, compliance with the applicable regulations would

³⁰ San Francisco Planning Department, Strategies to Address Greenhouse Gas Emissions in San Francisco, November 2010. Available at http://sfmea.sfplanning.org/GHG_Reduction_Strategy.pdf, accessed October 13, 2016.

³¹ ICF International, Technical Review of the 2012 Community-wide Inventory for the City and County of San Francisco, January 21, 2015.

³² Bay Area Air Quality Management District, Clean Air Plan, September 2010. Available at: <http://www.baaqmd.gov/plans-and-climate/air-quality-plans/current-plans>. Accessed October 13, 2016.

³³ Office of the Governor, Executive Order S-3-05, June 1, 2005. Available at <https://www.gov.ca.gov/news.php?id=1861>, accessed October 13, 2016.

³⁴ California Legislative Information, Assembly Bill 32, September 27, 2006. Available at http://www.leginfo.ca.gov/pub/05-06/bill/asm/ab_0001-0050/ab_32_bill_20060927_chaptered.pdf, accessed October 13, 2016.

³⁵ Executive Order S-3-05, Assembly Bill 32, and the Bay Area 2010 Clean Air Plan set a target of reducing GHG emissions to below 1990 levels by year 2020.

³⁶ Executive Order S-3-05 sets forth a series of target dates by which statewide emissions of GHGs need to be progressively reduced, as follows: by 2010, reduce GHG emissions to 2000 levels (approximately 457 million MTCO₂E); by 2020, reduce emissions to 1990 levels (approximately 427 million MTCO₂E); and by 2050 reduce emissions to 80 percent below 1990 levels (approximately 85 million MTCO₂E).

³⁷ Office of the Governor, Executive Order B-30-15, April 29, 2015. Available at <https://www.gov.ca.gov/news.php?id=18938>, accessed October 13, 2016. Executive Order B-30-15 sets a state GHG emissions reduction goal of 40 percent below 1990 levels by the year 2030.

³⁸ San Francisco's GHG reduction goals are codified in section 902 of the Environment Code and include: (i) by 2008, determine City GHG emissions for year 1990; (ii) by 2017, reduce GHG emissions by 25 percent below 1990 levels; (iii) by 2025, reduce GHG emissions by 40 percent below 1990 levels; and by 2050, reduce GHG emissions by 80 percent below 1990 levels.

reduce the project's GHG emissions related to transportation, energy use, waste disposal, and conservation.

Compliance with the City's transportation management programs, transportation sustainability fee, and bicycle parking and car sharing requirements would reduce the proposed project's transportation-related emissions. These regulations reduce GHG emissions from single-occupancy vehicles by promoting the use of alternative transportation modes with zero or lower GHG emissions on a per capita basis.

The project would be required to comply with the energy efficiency requirements of the City's Green Building Requirements and would meet and exceed the GreenPoint rated system. The project would also comply with San Francisco's Stormwater Management Ordinance, Green Building requirements for water use reduction, the Residential Energy Conservation Ordinance, and the Water Efficient Irrigation Ordinance, thereby reducing the proposed project's energy-related GHG emissions.³⁹

The project's waste-related emissions would be reduced through compliance with the City's Recycling and Composting Ordinance and Demolition Debris Recovery Ordinance, which would reduce the amount of materials sent to a landfill, reducing GHGs emitted by landfill operations. These regulations also promote reuse of materials, conserving their embodied energy,⁴⁰ and reducing the energy required to produce new materials.

Compliance with the City's street tree planting requirements would serve to increase carbon sequestration. Compliance with regulations requiring low-emitting finishes would reduce volatile organic compounds (VOCs).⁴¹ Thus, the proposed project was determined to be consistent with San Francisco's GHG reduction strategy.⁴²

For the above reasons, the project's GHG emissions would not conflict with state, regional, and local GHG reduction plans and regulations, and the project's contribution to GHG emissions would not be cumulatively considerable or generate GHG emissions, either directly or indirectly, that would have a significant impact on the environment. Therefore, the project would result in a less-than-significant impact with respect to GHG emissions. The proposed project would not result in significant impacts that were not identified in the Western SoMa PEIR and no mitigation measures are necessary.

³⁹ Compliance with water conservation measures reduce the energy (and GHG emissions) required to convey, pump and treat water required for the project.

⁴⁰ Embodied energy is the total energy required for the extraction, processing, manufacture and delivery of building materials to the building site.

⁴¹ While not a GHG, VOCs are precursor pollutants that form ground level ozone. Increased ground level ozone is an anticipated effect of future global warming that would result in added health effects locally. Reducing VOC emissions would reduce the anticipated local effects of global warming.

⁴² San Francisco Planning Department, Compliance Checklist Table for Greenhouse Gas Analysis: Table 1. Private Development Projects, 333 12th Street, September 21, 2016.

<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
8. WIND AND SHADOW—Would the project:				
a) Alter wind in a manner that substantially affects public areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create new shadow in a manner that substantially affects outdoor recreation facilities or other public areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Wind

The Western SoMa PEIR determined that implementation of the Western SoMa Community Plan would have a potentially significant impact related to the alteration of wind in a manner that would substantially affect public areas. However, the PEIR determined that this impact could be reduced to a less-than-significant level with implementation of Mitigation Measure M-WS-1: Screening-Level Wind Analysis and Wind Testing, which would require a wind analysis for any new structures within the plan area that have a proposed height of 80 feet or taller. The proposed building including the elevator penthouse would be 96 feet in height; thus in compliance with Mitigation Measure M-WS-1, a screening-level wind analysis was conducted.⁴³

The screening-level wind analysis considered existing conditions and proposed development near the project site, including the local street grid, widths, and orientation. Four wind tunnel tests in the south of Market area were reviewed to compare the project site to other sites. The technical memo concluded that the proposed 79-foot-tall building would divert some of the predominant approaching winds directly onto adjacent sidewalks but that with the exception of an area on the 12th Street sidewalk, wind speeds along the surrounding sidewalks would not be expected to result in noticeable changes due to the project. The building would likely result in changes of ±2 mph (or less) in the 10 percent exceeded wind speeds that occur on nearby sidewalks.

The analysis concluded that the proposed project would not cause a new wind hazard or aggravate an existing hazard. There is no reason to conclude that modification of the design of the project would improve the existing wind conditions that now occur in the vicinity of the project site. Thus, wind tunnel testing of the project is not warranted.

For the above reasons, the proposed project is not anticipated to cause significant impacts that were not identified in the Western SoMa PEIR related to wind.

Shadow

The Western SoMa PEIR determined that implementation of the Plan and Rezoning of the Adjacent Parcels would have a significant and unavoidable impact related to the creation of new shadows in a manner that would substantially affect outdoor recreation facilities or other public areas. No mitigation measures were identified in the PEIR.

⁴³ Charles Bennett, ESA, Technical Memorandum, Potential Wind Effects of Proposed Residential Project, 333 12th Street Development, San Francisco, California. November 10, 2016.

Planning Code section 295 generally prohibits new buildings that would cast new shadow on open space that is under the jurisdiction of the San Francisco Recreation and Parks Department between one hour after sunrise and one hour before sunset, at any time of the year, unless that shadow would not result in a significant adverse effect on the use of the open space. The proposed project would construct a building 79 feet in height with an elevator penthouse that rises to 96 feet in height). To determine whether the proposed project would conform to section 295, the Planning Department conducted a preliminary shadow fan analysis, which determined that the project would not cast shadows on any public open spaces or recreational resources, including but not limited to parks under the jurisdiction of the San Francisco Recreation and Parks Department and the approved Eagle Plaza, a 175-foot-long linear pedestrian plaza along 12th Street starting about 50 feet to the south of the project site.⁴⁴ Therefore, the project would not contribute to the significant shadow impact identified in the Western SoMa Community Plan PEIR.

For the above reasons, the proposed project is not anticipated to cause significant impacts that were not identified in the Western SoMa Community Plan PEIR related to shadow.

<u>Topics:</u>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
9. RECREATION—Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Physically degrade existing recreational resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Western SoMa PEIR determined that implementation of the Western SoMa Community Plan would not result in substantial or accelerated deterioration of existing recreational resources or require the construction or expansion of recreational facilities that may have an adverse effect on the environment. No mitigation measures were identified in the PEIR.

The Recreation and Open Space Element (ROSE) of the San Francisco General Plan was updated in April 2014. Policy 2.1 of the ROSE prioritizes acquisition of open space in high needs areas, and the Western SoMa neighborhood is recognized in the ROSE as a high needs area. Policy 2.11 of the ROSE encourages that privately developed residential open spaces, including common spaces, in the downtown and multi-family zoning districts be increased.

The proposed project would include over 11,000 sf of open space, including common open space between the two wings of the building and on the roof of both wings, and private open space for individual units.

⁴⁴ San Francisco Planning Department, 333 12th Street Shadow Fan, November 14, 2016.

Furthermore, beginning 50 feet south of the project site, 175 linear feet of the 12th Street roadway will be converted into “Eagle Plaza,” a public pedestrian plaza. Eagle Plaza is anticipated to be completed in early 2020, about a year after the 333 12th Street project is expected to be occupied. With the addition of both on-site open space and new public open space in the project vicinity, the population increase resulting from the proposed project would not lead to the physical deterioration of existing recreational facilities nor require construction of new or expansion of existing facilities that could have a significant adverse impact on the environment.

As the proposed project would not degrade recreational facilities and is within the development projected under the Western SoMa Community Plan, there would be no additional impacts on recreation beyond those analyzed in the Western SoMa PEIR.

<u>Topics:</u>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
10. UTILITIES AND SERVICE SYSTEMS—Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supply available to serve the project from existing entitlements and resources, or require new or expanded water supply resources or entitlements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider that would serve the project that it has inadequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Western SoMa PEIR determined that the anticipated increase in population in the plan area would not result in a significant impact to the provision of water, wastewater collection and treatment, and solid waste collection and disposal. No mitigation measures were identified in the PEIR.

As the proposed project is consistent with the development density established under the Western SoMa Community Plan, there would be no additional impacts on utilities and service systems beyond those analyzed in the Western SoMa PEIR.

<u>Topics:</u>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
11. PUBLIC SERVICES—Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of, or the need for, new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any public services such as fire protection, police protection, schools, parks, or other services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Western SoMa PEIR determined that the anticipated increase in population in the community plan area would not result in a significant impact to public services, including fire protection, police protection, and public schools. No mitigation measures were identified in the PEIR.

As the proposed project is consistent with the development density established under the Western SoMa Community Plan, there would be no additional impacts on public services beyond those analyzed in the Western SoMa PEIR.

<u>Topics:</u>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
12. BIOLOGICAL RESOURCES—Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<u>Topics:</u>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

As discussed in the Western SoMa PEIR, the community plan area is almost fully developed with buildings and other improvements such as streets and parking lots. Most of the community plan area consists of structures that have been industrial uses for many years. As a result, landscaping and other vegetation is sparse, except for a few parks. Because future development projects in the Western SoMa community plan area would largely consist of new construction of mixed uses in these heavily built-out former industrial neighborhoods, vegetation loss or disturbance of wildlife other than common urban species would be minimal. Therefore, the Western SoMa PEIR concluded that implementation of the community plan would not result in any significant effects related to riparian habitat, wetlands, movement of migratory species, local policies or ordinances protecting biological resources, or habitat conservation plans.

The Western SoMa PEIR determined that the community plan would result in significant but mitigable impacts on special-status birds and bats that may be nesting in trees or roosting in buildings that are proposed for removal/demolition as part of an individual project. As identified in the PEIR, Mitigation Measure M-BI-1a, Pre-Construction Special-Status Bird Surveys, and M-BI-1b, Pre-Construction Special-Status Bat Surveys would reduce these impacts to less-than-significant levels.

PEIR Mitigation Measure M-BI-1a requires that building permits issued for construction of projects within the community plan area include conditions of approval requiring pre-construction special-status bird surveys when trees would be removed or buildings would be demolished. The proposed project is subject to PEIR Mitigation Measure M-BI-1a, identified as **Project Mitigation Measure 7** on page 53, which requires pre-construction special-status bird surveys to be conducted by a qualified biologist between February 1 and August 15 if tree removal or building demolition is scheduled to take place during that period.

PEIR Mitigation Measure M-BI-1b requires pre-construction special-status bat surveys by a qualified bat biologist when large trees (those with trunks over 12 inches in diameter) are to be removed, or when vacant buildings or buildings used seasonally or not occupied, especially in the upper stories, are to be demolished. The proposed project would not involve removal of large trees but would involve demolition of a building that is expected to be vacant for three months prior to demolition. Thus, PEIR Mitigation Measure M-BI-1b would apply to the proposed project and is included as **Project Mitigation Measure 8** on page 54. Implementation of this mitigation measure would reduce impacts on bats to a less-than-significant level.

As the proposed project includes the mitigation measures discussed above and is within the scope of development projected under the Western SoMa Community Plan, there would be no additional impacts on biological resources beyond those analyzed in the Western SoMa PEIR.

<u>Topics:</u>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
13. GEOLOGY AND SOILS—Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Change substantially the topography or any unique geologic or physical features of the site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Western SoMa PEIR concluded that implementation of the community plan would indirectly increase the population that would be subject to an earthquake, including seismically induced ground shaking, liquefaction, and landslides. The PEIR also noted that new development is generally safer than comparable older development due to improvements in building codes and construction techniques. Compliance with applicable codes and recommendations made in project-specific geotechnical analyses would not eliminate earthquake risk, but would reduce them to an acceptable level, given the seismically active characteristics of the Bay Area. Therefore, the PEIR concluded that the project would not result in significant impacts related to geological hazards. No mitigation measures were identified in the PEIR.

The project would be required to conform to the San Francisco Building Code, which ensures the safety of all new construction in the city. Therefore, potential damage to structures from geologic hazards such as liquefaction hazards and seismic stability of the project site would be addressed through the DBI requirement for a geotechnical or other subsurface report and review of the building permit application

pursuant to its implementation of the building code. A geotechnical investigation was prepared for the proposed project which provided recommendations for building design.⁴⁵ The geotechnical report notes that the site is underlain by potentially liquefiable soil at depths between 5 and 22 feet and anticipates excavation to range from 9 to 12 feet below ground surface. The report recommends that a structural engineer/civil engineer knowledgeable in excavation support design a shoring system that is required along adjacent private properties. (The shoring will be installed with pile drivers; the vertical steel beams and plate shoring will be left in place after shotcrete walls are poured.⁴⁶) The geotechnical report states that the proposed below-grade level may be supported on a stiffened mat foundation that is underlain by waterproofing and designed to resist hydrostatic uplift pressures. The report concluded that the site can be developed as planned, provided the recommendations presented in the report are incorporated into the project plans and specifications and properly implemented during construction. The primary geotechnical concerns at the project site are relatively shallow groundwater relative to the proposed excavation depth, and the potential for up to 1-1/2 inches of seismically induced settlement due to liquefaction. The proposed project would comply with the recommendations of this geotechnical review by incorporating the recommendations into the final building design subject to DBI review.

In light of the above, the proposed project would not result in significant impacts related to geology and soils that were not identified in the Western SoMa PEIR, and no mitigation measures are necessary.

<u>Topics:</u>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
14. HYDROLOGY AND WATER QUALITY—Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

⁴⁵ Rockridge Geotechnical, Final Geotechnical Investigation, Proposed Residential Building, 333 12th Street, San Francisco, California, April 14, 2016.

⁴⁶ Zac Shore, Panoramic Interests, email to Jeanie Poling, November 4, 2016.

<u>Topics:</u>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other authoritative flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Expose people or structures to a significant risk of loss, injury or death involving inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Western SoMa PEIR determined that the anticipated increase in population would not result in a significant impact to hydrology and water quality, including the combined sewer system and the potential for combined sewer outflows. No mitigation measures were identified in the PEIR.

The project site is entirely covered by impervious surfaces, and the proposed building and courtyard areas would fully occupy the project site. As a result, the proposed project would not result in an increase in the amount of impervious surface area on the site or an increase the amount of runoff and drainage from the project site. In accordance with the Stormwater Management Ordinance (Ordinance No. 83-10), the project sponsor would be required to incorporate into the project low-impact design approaches and stormwater management systems identified in the Stormwater Design Guidelines. Through compliance with the Stormwater Management Ordinance, the proposed project would not adversely affect runoff and drainage.

For the above reasons, the proposed project would not result in any significant impacts related to hydrology and water quality that were not identified in the Western SoMa PEIR.

<u>Topics:</u>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
15. HAZARDS AND HAZARDOUS MATERIALS— Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<u>Topics:</u>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Western SoMa PEIR identified less-than-significant impacts related to the routine transport, use, or disposal of hazardous materials, the potential for the community plan and subsequent development projects within the community plan area to interfere with an adopted emergency response plan, and the potential for subsequent projects to expose people or structures to a significant risk with respect to fires.

The Western SoMa PEIR identified potentially significant impacts related to hazardous building materials and determined that PEIR Mitigation Measure M-HZ-2, Hazardous Building Materials Abatement, would reduce these impacts to a less-than-significant level. The proposed project would involve demolition of a building constructed in 1950; therefore Mitigation Measure M-HZ-2 (**Project Mitigation Measure 9** on page 54) would apply to the proposed project.

The Western SoMa PEIR identified potentially significant impacts related to exposing the public or the environment to unacceptable levels of hazardous materials as a result of subsequent projects within the plan area. The PEIR determined that Mitigation Measure M-HZ-3: Site Assessment and Corrective Action would reduce these impacts to a less-than-significant level.

Subsequent to the FEIR certification, the San Francisco Board of Supervisors amended Health Code Article 22A, which is administered and overseen by the Department of Public Health (DPH) and is also known as the Maher Ordinance. Amendments to the Maher Ordinance became effective August 24, 2013, and require sponsors of projects that disturb more than 50 cubic yards of soil to retain the services of a qualified professional to prepare a Phase I environmental site assessment (ESA) that meets the requirements of Health Code section 22.A.6. Mitigation Measure M-HZ-3 of the Western SoMa PEIR

related to contaminated soil and groundwater is therefore superseded by the Maher Ordinance and, accordingly, does not apply to the proposed project.

A Phase I ESA was prepared for the project to assess the potential for site contamination and level of exposure risk associated with the project.⁴⁷ According to the Phase I ESA, the site was originally located at or near the shoreline of Mission Bay, an area that was extensively filled for commercial and industrial development beginning in approximately the 1870s. The site was developed with multiple residential structures by at least the 1880s and changed to commercial/industrial use by 1931. Previous on-site operations included plaster works, bottling works and warehousing, electrical supplies warehousing, and an automobile service shop.

The Phase I ESA revealed no evidence of known hazardous material contamination. Absent further information regarding the specific nature of fill material, historical chemical use, chemical handling practices, and associated wastes, however, the Phase I ESA cannot rule out the possibility that spills or releases of chemicals or petroleum products may have adversely affected the soil and groundwater conditions at the site.⁴⁸ In compliance with the Maher Ordinance, the project sponsor submitted an initial Maher Application to DPH.⁴⁹

The Maher Ordinance requires that, if the project site has a record of hazardous substances in the ground or soil water, a work plan be submitted to DPH, including soil and groundwater sampling. If concerns are identified during sampling and testing, a site mitigation plan may be required as part of approval by DPH for issuance of an approval to commence the project. The Department of Public Health issued a letter approving the Phase I ESA and requesting that a Phase 2 Site Characterization Report and Work Plan be submitted to DPH.⁵⁰ The sampling and analysis should include testing of the soil, groundwater, and soil vapor. Contingent up the submitted documentation and analytical reports, a site mitigation plan and a dust control plan must be developed and submitted to DPH. These plans must be approved by DPH prior to issuance of any building permit.

Through compliance with the Maher Ordinance, the proposed project would not result in significant impacts that were not identified in the Western SoMa PEIR related to hazardous soil and/or groundwater. Therefore, the proposed project would not result in significant impacts related to hazards or hazardous materials that were not identified in the Western SoMa PEIR.

⁴⁷ Environ, Phase I Environmental Site Assessment Report, 333 and 351 Street, San Francisco, California, April 3, 2015.

⁴⁸ The Maher Map identifies sites that are known or suspected to contain contaminated soil and/or groundwater.

⁴⁹ San Francisco Department of Public Health, Maher Ordinance Application, 333 12th Street, received September 29, 2015.

⁵⁰ San Francisco Department of Public Health, Environmental Health, Phase 1 Environmental Site Assessment Approval, Residential Development, 333 12th Street, San Francisco, EHB-SAM No. –SMED: 1325, November 16, 2016.

<u>Topics:</u>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
16. MINERAL AND ENERGY RESOURCES— Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Encourage activities which result in the use of large amounts of fuel, water, or energy, or use these in a wasteful manner?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Western SoMa PEIR determined that the community plan would facilitate the construction of both new residential units and commercial buildings. Development of these uses would not result in the use of large amounts of fuel, water, or energy in a wasteful manner or in the context of energy use throughout the city and region. The energy demand for individual buildings would be typical for such projects and would meet, or exceed, current state and local codes and standards concerning energy consumption, including Title 24 of the California Code of Regulations enforced by DBI. The community plan area does not include any natural resources routinely extracted and the rezoning does not result in any natural resource extraction programs. Therefore, the Western SoMa PEIR concluded that implementation of the community plan would not result in a significant impact on mineral and energy resources. No mitigation measures were identified in the PEIR.

As the proposed project is consistent with the development density established under the Western SoMa Community Plan, there would be no additional impacts on mineral and energy resources beyond those analyzed in the Western SoMa PEIR.

<u>Topics:</u>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
17. AGRICULTURE AND FOREST RESOURCES— Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)) or timberland (as defined by Public Resources Code Section 4526)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<u>Topics:</u>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Western SoMa PEIR determined that no agricultural or forest resources exist in the community plan area; therefore, the Western SoMa Community Plan would have no effect on agricultural and forest resources. No mitigation measures were identified in the PEIR.

As the proposed project is consistent with the development density established under the Western SoMa Community Plan, there would be no additional impacts on agriculture and forest resources beyond those analyzed in the Western SoMa PEIR.

MITIGATION MEASURES

Project Mitigation Measure 1 - Protect Historical Resources from Adjacent Construction Activities (Mitigation Measure M-CP-7a of the Western SoMa PEIR)

The project sponsor shall incorporate into construction specifications for the proposed project a requirement that the construction contractor(s) use all feasible means to avoid damage to adjacent and nearby historic buildings. Such methods may include maintaining a safe distance between the construction site and the historic buildings at 1539–1585 Folsom Street, using construction techniques that reduce vibration, using appropriate excavation shoring methods to prevent movement of adjacent structures, and providing adequate security to minimize risks of vandalism and fire.

Project Mitigation Measure 2 - Construction Monitoring Program for Historical Resources (Mitigation Measure M-CP-7b of the Western SoMa PEIR)

The project sponsor shall undertake a monitoring program to minimize damage to adjacent historic buildings and to ensure that any such damage is documented and repaired. The monitoring program, which shall apply within 100 feet, shall include the following components. Prior to the start of any ground-disturbing activity, the project sponsor shall engage a historic architect or qualified historic preservation professional to undertake a pre-construction survey of 1539–1585 Folsom Street to document and photograph the buildings' existing conditions. Based on the construction and condition of the resource(s), the consultant shall also establish a maximum vibration level that shall not be exceeded at each building, based on existing condition, character-defining features, soils conditions, and anticipated construction practices (a common standard is 0.2 inch per second, peak particle velocity). To ensure that vibration levels do not exceed the established standard, the project sponsor shall monitor vibration levels at each structure and shall prohibit vibratory construction activities that generate vibration levels in excess of the standard.

Should vibration levels be observed in excess of the standard, construction shall be halted and alternative construction techniques put in practice, to the extent feasible. (For example, pre-drilled piles could be

substituted for driven piles, if feasible based on soils conditions; smaller, lighter equipment might be able to be used in some cases.) The consultant shall conduct regular periodic inspections of each building during ground-disturbing activity on the project site. Should damage to either building occur, the building(s) shall be remediated to its pre-construction condition at the conclusion of ground-disturbing activity on the site.

Project Mitigation Measure 3 – Archeological Testing Program (Mitigation Measure M-CP-4a of the Western SoMa PEIR)

Based on a reasonable presumption that archeological resources may be present within the project site, the following measures shall be undertaken to avoid any potentially significant adverse effect from the proposed project on buried or submerged historical resources. The project sponsor shall retain the services of an archaeological consultant from the rotational Department Qualified Archaeological Consultants List (QACL) maintained by the Planning Department archaeologist. The project sponsor shall contact the Department archeologist to obtain the names and contact information for the next three archeological consultants on the QACL. The archeological consultant shall undertake an archeological testing program as specified herein. In addition, the consultant shall be available to conduct an archeological monitoring and/or data recovery program if required pursuant to this measure. The archeological consultant's work shall be conducted in accordance with this measure at the direction of the Environmental Review Officer (ERO). All plans and reports prepared by the consultant as specified herein shall be submitted first and directly to the ERO for review and comment, and shall be considered draft reports subject to revision until final approval by the ERO. Archeological monitoring and/or data recovery programs required by this measure could suspend construction of the project for up to a maximum of four weeks. At the direction of the ERO, the suspension of construction can be extended beyond four weeks only if such a suspension is the only feasible means to reduce to a less than significant level potential effects on a significant archeological resource as defined in CEQA Guidelines Sect. 15064.5 (a) and (c).

Consultation with Descendant Communities: On discovery of an archeological site⁵¹ associated with descendant Native Americans, the Overseas Chinese, or other potentially interested descendant group an appropriate representative⁵² of the descendant group and the ERO shall be contacted. The representative of the descendant group shall be given the opportunity to monitor archeological field investigations of the site and to offer recommendations to the ERO regarding appropriate archeological treatment of the site, of recovered data from the site, and, if applicable, any interpretative treatment of the associated archeological site. A copy of the Final Archaeological Resources Report shall be provided to the representative of the descendant group.

⁵¹ By the term "archeological site" is intended here to minimally include any archeological deposit, feature, burial, or evidence of burial.

⁵² An "appropriate representative" of the descendant group is here defined to mean, in the case of Native Americans, any individual listed in the current Native American Contact List for the City and County of San Francisco maintained by the California Native American Heritage Commission and in the case of the Overseas Chinese, the Chinese Historical Society of America. An appropriate representative of other descendant groups should be determined in consultation with the Department archeologist.

Archeological Testing Program. The archeological consultant shall prepare and submit to the ERO for review and approval an archeological testing plan (ATP). The archeological testing program shall be conducted in accordance with the approved ATP. The ATP shall identify the property types of the expected archeological resource(s) that potentially could be adversely affected by the proposed project, the testing method to be used, and the locations recommended for testing. The purpose of the archeological testing program will be to determine to the extent possible the presence or absence of archeological resources and to identify and to evaluate whether any archeological resource encountered on the site constitutes an historical resource under CEQA.

At the completion of the archeological testing program, the archeological consultant shall submit a written report of the findings to the ERO. If based on the archeological testing program the archeological consultant finds that significant archeological resources may be present, the ERO in consultation with the archeological consultant shall determine if additional measures are warranted. Additional measures that may be undertaken include additional archeological testing, archeological monitoring, and/or an archeological data recovery program. No archeological data recovery shall be undertaken without the prior approval of the ERO or the Planning Department archeologist. If the ERO determines that a significant archeological resource is present and that the resource could be adversely affected by the proposed project, at the discretion of the project sponsor either:

- A) The proposed project shall be re-designed so as to avoid any adverse effect on the significant archeological resource; or
- B) A data recovery program shall be implemented, unless the ERO determines that the archeological resource is of greater interpretive than research significance and that interpretive use of the resource is feasible.

Archeological Monitoring Program. If the ERO in consultation with the archeological consultant determines that an archeological monitoring program shall be implemented the archeological monitoring program shall minimally include the following provisions:

- The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the AMP reasonably prior to any project-related soils disturbing activities commencing. The ERO in consultation with the archeological consultant shall determine what project activities shall be archeologically monitored. In most cases, any soils- disturbing activities, such as demolition, foundation removal, excavation, grading, utilities installation, foundation work, driving of piles (foundation, shoring, etc.), site remediation, etc., shall require archeological monitoring because of the risk these activities pose to potential archaeological resources and to their depositional context;
- The archeological consultant shall advise all project contractors to be on the alert for evidence of the presence of the expected resource(s), of how to identify the evidence of the expected resource(s), and of the appropriate protocol in the event of apparent discovery of an archeological resource;
- The archeological monitor(s) shall be present on the project site according to a schedule agreed upon by the archeological consultant and the ERO until the ERO has, in consultation with project archeological consultant, determined that project construction activities could have no effects on significant archeological deposits;

- The archeological monitor shall record and be authorized to collect soil samples and artifactual/ecofactual material as warranted for analysis;
- If an intact archeological deposit is encountered, all soils-disturbing activities in the vicinity of the deposit shall cease. The archeological monitor shall be empowered to temporarily redirect demolition/excavation/pile driving/construction activities_and equipment until the deposit is evaluated. If in the case of pile driving activity (foundation, shoring, etc.), the archeological monitor has cause to believe that the pile driving activity may affect an archeological resource, the pile driving activity shall be terminated until an appropriate evaluation of the resource has been made in consultation with the ERO. The archeological consultant shall immediately notify the ERO of the encountered archeological deposit. The archeological consultant shall make a reasonable effort to assess the identity, integrity, and significance of the encountered archeological deposit, and present the findings of this assessment to the ERO.

Whether or not significant archeological resources are encountered, the archeological consultant shall submit a written report of the findings of the monitoring program to the ERO.

Archeological Data Recovery Program. The archeological data recovery program shall be conducted in accord with an archeological data recovery plan (ADRP). The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the ADRP prior to preparation of a draft ADRP. The archeological consultant shall submit a draft ADRP to the ERO. The ADRP shall identify how the proposed data recovery program will preserve the significant information the archeological resource is expected to contain. That is, the ADRP will identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. Data recovery, in general, should be limited to the portions of the historical property that could be adversely affected by the proposed project. Destructive data recovery methods shall not be applied to portions of the archeological resources if nondestructive methods are practical.

The scope of the ADRP shall include the following elements:

- *Field Methods and Procedures.* Descriptions of proposed field strategies, procedures, and operations.
- *Cataloguing and Laboratory Analysis.* Description of selected cataloguing system and artifact analysis procedures.
- *Discard and Deaccession Policy.* Description of and rationale for field and post-field discard and deaccession policies.
- *Interpretive Program.* Consideration of an on-site/off-site public interpretive program during the course of the archeological data recovery program.
- *Security Measures.* Recommended security measures to protect the archeological resource from vandalism, looting, and non-intentionally damaging activities.
- *Final Report.* Description of proposed report format and distribution of results.

- *Curation.* Description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities.

Human Remains and Associated or Unassociated Funerary Objects. The treatment of human remains and of associated or unassociated funerary objects discovered during any soils disturbing activity shall comply with applicable State and Federal laws. This shall include immediate notification of the Coroner of the City and County of San Francisco and in the event of the Coroner's determination that the human remains are Native American remains, notification of the California State Native American Heritage Commission (NAHC) who shall appoint a Most Likely Descendant (MLD) (Pub. Res. Code Sec. 5097.98). The archeological consultant, project sponsor, ERO, and MLD shall have up to but not beyond six days of discovery to make all reasonable efforts to develop an agreement for the treatment of human remains and associated or unassociated funerary objects with appropriate dignity (CEQA Guidelines. Sec. 15064.5(d)). The agreement should take into consideration the appropriate excavation, removal, recordation, analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects. Nothing in existing State regulations or in this mitigation measure compels the project sponsor and the ERO to accept recommendations of an MLD. The archeological consultant shall retain possession of any Native American human remains and associated or unassociated burial objects until completion of any scientific analyses of the human remains or objects as specified in the treatment agreement if such as agreement has been made or, otherwise, as determined by the archeological consultant and the ERO.

Final Archeological Resources Report. The archeological consultant shall submit a Draft Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describes the archeological and historical research methods employed in the archeological testing/monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the final report.

Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Environmental Planning division of the Planning Department shall receive one bound, one unbound and one unlocked, searchable PDF copy on CD of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest in or the high interpretive value of the resource, the ERO may require a different final report content, format, and distribution than that presented above.

Project Mitigation Measure 4 - General Construction Noise Control Measures (Mitigation Measure M-NO-2a of the Western SoMa PEIR)

To ensure that project noise from construction activities is minimized to the maximum extent feasible, the sponsor of a subsequent development project shall undertake the following:

- The sponsor of a subsequent development project shall require the general contractor to ensure that equipment and trucks used for project construction use the best available noise control techniques

(e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds, wherever feasible).

- The sponsor of a subsequent development project shall require the general contractor to locate stationary noise sources (such as compressors) as far from adjacent or nearby sensitive receptors as possible, to muffle such noise sources, and to construct barriers around such sources and/or the construction site, which could reduce construction noise by as much as 5 dBA. To further reduce noise, the contractor shall locate stationary equipment in pit areas or excavated areas, if feasible.
- The sponsor of a subsequent development project shall require the general contractor to use impact tools (e.g., jack hammers, pavement breakers, and rock drills) that are hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. Where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used, along with external noise jackets on the tools, which could reduce noise levels by as much as 10 dBA.
- The sponsor of a subsequent development project shall include noise control requirements in specifications provided to construction contractors. Such requirements could include, but not be limited to: performing all work in a manner that minimizes noise to the extent feasible; undertaking the noisiest activities during times of least disturbance to surrounding residents and occupants, as feasible; and selecting haul routes that avoid residential buildings inasmuch as such routes are otherwise feasible.
- Prior to the issuance of each building permit, along with the submission of construction documents, the sponsor of a subsequent development project shall submit to the San Francisco Planning Department and Department of Building Inspection (DBI) a list of measures to respond to and track complaints pertaining to construction noise. These measures shall include: (1) a procedure and phone numbers for notifying DBI, the Department of Public Health, and the Police Department (during regular construction hours and off-hours); (2) a sign posted on-site describing noise complaint procedures and a complaint hotline number that shall be answered at all times during construction; (3) designation of an on-site construction complaint and enforcement manager for the project; and (4) notification of neighboring residents and non-residential building managers within 300 feet of the project construction area at least 30 days in advance of extreme noise-generating activities (defined as activities generating noise levels of 90 dBA or greater) about the estimated duration of the activity.

Project Mitigation Measure 5 – Noise Control Measures During Pile Driving (Mitigation Measure M-NO-2b of the Western SoMa PEIR)

For individual projects within the Draft Plan Area and Adjacent Parcels that require pile driving, a set of site-specific noise attenuation measures shall be completed under the supervision of a qualified acoustical consultant. These attenuation measures shall include as many of the following control strategies as feasible:

- The sponsor of a subsequent development project shall require the construction contractor to erect temporary plywood noise barriers along the boundaries of the project site to shield potential sensitive

receptors and reduce noise levels by 5 to 10 dBA, although the precise reduction is a function of the height and distance of the barrier relative to receptors and noise source(s);

- The sponsor of a subsequent development project shall require the construction contractor to implement “quiet” pile-driving technology (such as pre-drilling of piles, sonic pile drivers, and the use of more than one pile driver to shorten the total pile driving duration), where feasible, in consideration of geotechnical and structural requirements and conditions;
- The sponsor of a subsequent development project shall require the construction contractor to monitor the effectiveness of noise attenuation measures by taking noise measurements; and
- The sponsor of a subsequent development project shall require that the construction contractor limit pile-driving activity to result in the least disturbance to neighboring uses.

Additionally, because pile driving would occur within proximity to historical resources, the project sponsors would be required to incorporate Mitigation Measures M-CP-7a, Protect Historical Resources from Adjacent Construction Activities (Project Mitigation Measure 1, on page 47) and Mitigation Measure M-CP-7b, Construction Monitoring Program for Historical Resources (Project Mitigation Measure 2, on page 47).

Project Mitigation Measure 6 – Construction Emissions Minimization Plan for Health Risks and Hazards (Mitigation Measure M-AQ-7 of the Western SoMa PEIR)

To reduce the potential health risk resulting from project construction activities, the project sponsor of each development project in the Plan Area and on the Adjacent Parcels shall undertake a project-specific construction health risk analysis to be performed by a qualified air quality specialist, as appropriate and determined by the Environmental Planning Division of the San Francisco Planning Department, for diesel-powered and other applicable construction equipment, using the methodology recommended by the Bay Area Air Quality Management District (BAAQMD) and/or the San Francisco Planning Department. If the health risk analysis determines that construction emissions would exceed health risk significance thresholds identified by the BAAQMD and/or the San Francisco Planning Department, the project sponsor shall develop a Construction Emissions Minimization Plan for Health Risks and Hazards designed to reduce health risks from construction equipment to less-than-significant levels.

All requirements in the Construction Emissions Minimization Plan must be included in contract specifications.

Project Mitigation Measure 7 – Pre-Construction Special-Status Bird Surveys (Mitigation Measure M-BI-1a of the Western SoMa PEIR)

Conditions of approval for building permits issued for construction within the Draft Plan Area or on the Adjacent Parcels shall include a requirement for pre-construction special-status bird surveys when trees would be removed or buildings demolished as part of an individual project. Pre-construction special-status bird surveys shall be conducted by a qualified biologist between February 1 and August 15 if tree removal or building demolition is scheduled to take place during that period. If bird species protected under the Migratory Bird Treaty Act or the California Fish and Game Code are found to be nesting in or near any work area, an appropriate no-work buffer zone (e.g., 100 feet for songbirds) shall be designated

by the biologist. Depending on the species involved, input from the California Department of Fish and Game (CDFG) and/or United States Fish and Wildlife Service (USFWS) may be warranted. As recommended by the biologist, no activities shall be conducted within the no-work buffer zone that could disrupt bird breeding. Outside of the breeding season (August 16 – January 31), or after young birds have fledged, as determined by the biologist, work activities may proceed. Special-status birds that establish nests during the construction period are considered habituated to such activity and no buffer shall be required, except as needed to avoid direct destruction of the nest, which would still be prohibited.

Project Mitigation Measure 8 – Pre-Construction Special-Status Bat Survey (Mitigation Measure M-BI-1b of the Western SoMa PEIR)

A pre-construction special-status bat survey shall be conducted by a qualified bat biologist when large trees (those with trunks over 12 inches in diameter) are to be removed, or vacant buildings or buildings used seasonally or not occupied, especially in the upper stories, are to be demolished. If active day or night roosts are found, the bat biologist shall take actions to make such roosts unsuitable habitat prior to tree removal or building demolition. A no-disturbance buffer shall be created around active bat roosts being used for maternity or hibernation purposes at a distance to be determined in consultation with the California Department of Fish and Game. Bat roosts initiated during construction are presumed to be unaffected, and no buffer would be necessary.

Project Mitigation Measure 9 – Hazardous Building Materials Abatement (M-HZ-2 of the Western SoMa PEIR)

The City shall condition future development approvals to require that the subsequent project sponsors ensure that any equipment containing polychlorinated biphenyls (PCBs) or mercury, such as fluorescent light ballasts, are removed and properly disposed of according to applicable federal, state, and local laws prior to the start of renovation, and that any fluorescent light tube fixtures, which could contain mercury, are similarly removed intact and properly disposed of. Any other hazardous materials identified, either before or during work, shall be abated according to applicable federal, state, and local laws.

Improvement Measure TR-1: Implement Transportation Demand Management Measures

TR-1(a): Identify TDM Coordinator: The project sponsor should identify a TDM coordinator for the project site. The TDM coordinator is responsible for the implementation and ongoing operation of all other TDM measures included in the proposed project. The TDM coordinator may be a brokered service through an existing transportation management association (e.g. the Transportation Management Association of San Francisco (TMASF)), or the TDM coordinator may be an existing staff member (e.g., property manager); the TDM coordinator does not have to work full-time at the project site. The TDM coordinator would be the single point of contact for all transportation-related questions from building occupants and City staff. The TDM coordinator would provide TDM training to other building staff about the transportation amenities and options available at the project site and nearby.

TR-1(b): Provide Transportation and Trip Planning Information to Building Occupants:

- **Move-in packet:** Provide a transportation insert for the move-in packet that includes information on transit service (local and regional, schedules and fares), where transit passes could be purchased, the 511 Regional Rideshare Program and nearby bike and car-share programs, and where to find

additional web-based alternative transportation materials (e.g., NextMuni phone app). This move-in packet should be continuously updated as local transportation options change, and the packet should be provided to each new building occupant. Provide Muni maps, and San Francisco Bicycle and Pedestrian maps upon request.

- **Posted and Real-time Information:** A local map and real-time transit information should be installed on site in a prominent and visible location, such as within a building lobby. The local map should clearly identify transit, bicycle, and key pedestrian routes, and also depict nearby destinations and commercial corridors. Real-time transit information via NextMuni and/or regional transit data should be displayed on a digital screen.

TR-1(c): Allow City Access for Data Collection: As part of an ongoing effort to quantify the efficacy of TDM measures in general, City staff may need to access the project site (including the garage) to perform trip counts, and/or intercept surveys and/or other types of data collection. Any on-site activity would require sponsor or property management approval and be coordinated through the TDM coordinator. The building sponsor or a contracted transportation brokerage service (e.g. TMA) should be responsible for administering periodic tenant surveys as part of an ongoing program monitoring effort.

TR-1(d): Implement Bicycle Measures:

- **Parking:** The project sponsor should increase the number of on-site secured bicycle parking beyond Planning Code requirements and/or provide additional bicycle facilities in the public right-of-way in on public right-of-way locations adjacent to or within a quarter mile of the project site (e.g., sidewalks, on-street parking spaces).
- **Bay Area Bike Share:** Project sponsor should cooperate with the San Francisco Municipal Transportation Agency, San Francisco Department of Public Works, and/or Bay Area Bike Share (agencies) and allow installation of a bike share station in the public right-of-way along the project's frontage.

TR-1(e): Provide Bicycle Signage. The project sponsor should provide signage indicating the location of on-site bicycle parking facilities.

Improvement Measure TR-2: Coordination of Move-in/Move-Out Operations and Large Deliveries

To avoid blockages and reduce conflicts along 12th and Norfolk Streets during loading activities, the project sponsor or building manager should contact SFMTA or the local 311 service to reserve curb parking prior to loading activities or large deliveries.

Improvement Measure TR-3: Construction Traffic Management Plan

The project sponsor or contractor should develop and implement a construction management plan (CMP) addressing transportation-related circulation, access, staging, and hours for deliveries. The CMP should include, but not be limited to, the following additional measures:

- Identify ways to reduce construction worker vehicle-trips through transportation demand management programs and methods to manage construction worker parking demands,

including encouraging and rewarding alternate modes of transportation (transit, walk, bicycle, etc.), carpooling, or providing shuttle service from nearby off-street parking facility.

- Identify ways to consolidate truck delivery trips, minimizing delivery trips.
- Require consultation with the surrounding community, including business and property owners near the project site, to assist coordination of construction traffic management strategies as they relate to the needs of other users adjacent to the project site.
- Develop a public information plan to provide adjacent residents and businesses with regularly updated information regarding project construction activities and duration, peak construction vehicle activities, (e.g. concrete pours), and lane closures, and provide a construction management contact who will log and address community concerns.

Improvement Measure TR-4: Limited Delivery Time

The project sponsor should restrict deliveries and truck trips to the project site during peak hours (generally 7:00 to 9:00 a.m. and 4:00 to 6:00 p.m.).



TAX CERTIFICATE

I, David Augustine, Tax Collector of the City and County of San Francisco, State of California, do hereby certify, pursuant to the provisions of California Government Code Section 66492 et. seq., that according to the records of my office regarding the subdivision identified below:

There are no liens for unpaid City & County property taxes or special assessments collected as taxes, except taxes or assessments not yet payable.

The City and County property taxes and special assessments which are a lien, but not yet due, including estimated taxes, have been paid.

Block: **3521**

Lot: **022**

Address: **333 12TH ST**

David Augustine, Tax Collector

Dated **September 11, 2020** this certificate is valid for the earlier of 60 days from **September 11, 2020** or **December 31, 2020**. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector at tax.certificate@sfgov.org to obtain another certificate.



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The City and County property taxes and special assessments which are a lien, but not yet due, including estimated taxes, have been paid.

Block: **3521**

Lot: **055**

Address: **351 12TH ST**

David Augustine, Tax Collector

Dated **October 09, 2020** this certificate is valid for the earlier of 60 days from **October 09, 2020** or **December 31, 2020**. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector at tax.certificate@sfgov.org to obtain another certificate.

OWNER'S STATEMENT

WE HEREBY CERTIFY THAT WE ARE THE ONLY PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LANDS SUBDIVIDED AND SHOWN ENCLOSED WITHIN THE BOUNDARY LINES UPON THIS MAP AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP ENTITLED "FINAL MAP 9295".

CITY GARDENS 333 LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: [Signature]
NAME: Zac Shore aka Zachary Shore
TITLE: Authorized Signatory

OWNER'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA }
COUNTY OF SAN FRANCISCO

ON August 27, 2019 BEFORE ME
Kyle Devin Eisenberg, Notary Public PERSONALLY
APPEARED ZACHARY SHORE

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL
SIGNATURE: [Signature]
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2258120

MY COMMISSION EXPIRES: 05/10/2022
COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO

BENEFICIARY'S STATEMENT

THE UNDERSIGNED, AS BENEFICIARY UNDER THE DEED OF TRUST RECORDED APRIL 11, 2018, INSTRUMENT NO. 2018-K599926 OF OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA, DOES HEREBY JOIN IN AND CONSENT TO THE EXECUTION OF THE FOREGOING OWNER'S STATEMENT AND TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP.

PACIFIC WESTERN BANK, A CALIFORNIA STATE-CHARTERED BANK

BY: [Signature]
NAME: KEVIN REES
TITLE: SVP PORTFOLIO MANAGER

BENEFICIARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF ~~CALIFORNIA~~ ^{Maryland} }
COUNTY OF ~~Montgomery~~

ON September 6, 2019 BEFORE ME
Wanda Yvette Thomas, Notary Public PERSONALLY
APPEARED Kevin Rees, SVP Portfolio Manager

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
Maryland MD
WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: Wanda Yvette Thomas
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: _____
MY COMMISSION EXPIRES: May 30, 2020
COUNTY OF PRINCIPAL PLACE OF BUSINESS: Prince George's

CLERK'S STATEMENT

I, ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, HEREBY STATE THAT SAID BOARD OF SUPERVISORS BY ITS MOTION NO. _____ ADOPTED _____, 20____, APPROVED THIS MAP ENTITLED, "FINAL MAP 9295".

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY HAND AND CAUSED THE SEAL OF THIS OFFICE TO BE AFFIXED.

BY: _____ DATE: _____
CLERK OF THE BOARD OF SUPERVISORS
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

CITY AND COUNTY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

BRUCE R. STORRS, CITY AND COUNTY SURVEYOR
CITY AND COUNTY OF SAN FRANCISCO

BY: [Signature] DATE: SEPTEMBER 19 2019
BRUCE STORRS L.S. NO. 6914



SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF PANORAMIC INTERESTS IN FEBRUARY 2017. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE SEPTEMBER 2020, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

BY: [Signature] DATE: 8/22/19
JACQUELINE LUK, P.L.S. 8934



TAX STATEMENT

I, ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE SUBDIVIDER HAS FILED A STATEMENT FROM THE TREASURER AND TAX COLLECTOR OF THE CITY AND COUNTY OF SAN FRANCISCO, SHOWING THAT ACCORDING TO THE RECORDS OF HIS OR HER OFFICE THERE ARE NO LIENS AGAINST THIS SUBDIVISION OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES.

DATED THIS: _____ DAY OF _____, 20____

CLERK OF THE BOARD OF SUPERVISORS
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

APPROVALS

THIS MAP IS APPROVED THIS 24th DAY OF August, 2020
BY ORDER NO. 203513

BY: [Signature] DATE: October 1, 2020
MOHAMMED NURU - ALARIC DEGRAFINRIED
DIRECTOR OF PUBLIC WORKS AND ADVISORY AGENCY
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

APPROVED AS TO FORM

DENNIS J. HERRERA, CITY ATTORNEY

BY: [Signature]
DEPUTY CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO

BOARD OF SUPERVISOR'S APPROVAL

ON _____, 20____, THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED MOTION NO. _____, A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD OF SUPERVISORS IN FILE NO. _____

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20____, AT _____ M. IN BOOK _____ OF FINAL MAPS, AT PAGE _____, AT THE REQUEST OF PANORAMIC INTERESTS.

SIGNED: _____
COUNTY RECORDER
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

FINAL MAP 9295

A 200 RESIDENTIAL UNIT CONDOMINIUM PROJECT, BEING A MERGER AND TWO LOT SUBDIVISION OF PARCELS ONE THROUGH SEVEN AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JANUARY 6, 2017 AS DOCUMENT NO. 2017-K392462, SAN FRANCISCO COUNTY RECORDS; ALSO BEING A PORTION OF MISSION BLOCK NO. 9.

CITY AND COUNTY OF SAN FRANCISCO
CALIFORNIA
LUK AND ASSOCIATES
738 ALFRED NOBEL DRIVE
HERCULES, CALIFORNIA 94547
AUGUST 2019

FINAL MAP CONDOMINIUM NOTES

1. THIS MAP IS THE SURVEY MAP PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4120 AND 4285. THIS CONDOMINIUM PROJECT IS LIMITED TO 200 DWELLING UNITS.
2. ALL INGRESS(ES), EGRESS(ES), PATH(S) OF TRAVEL, FIRE/EMERGENCY EXIT(S) AND EXITING COMPONENTS, EXIT PATHWAY(S) AND PASSAGEWAY(S), STAIRWAY(S), CORRIDOR(S), ELEVATOR(S), AND COMMON USE ACCESSIBLE FEATURE(S) AND FACILITIES SUCH AS RESTROOMS THAT THE BUILDING CODE REQUIRES FOR COMMON USE SHALL BE HELD IN COMMON UNDIVIDED INTEREST.
3. UNLESS SPECIFIED OTHERWISE IN THE GOVERNING DOCUMENTS OF A CONDOMINIUM HOMEOWNERS' ASSOCIATION, INCLUDING ITS CONDITIONS, COVENANTS, AND RESTRICTIONS, THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE, IN PERPETUITY, FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF:
 - (i) ALL GENERAL USE COMMON AREA IMPROVEMENTS; AND
 - (ii) ALL FRONTING SIDEWALKS, ALL PERMITTED OR UNPERMITTED PRIVATE ENCROACHMENTS AND PRIVATELY MAINTAINED STREET TREES FRONTING THE PROPERTY, AND ANY OTHER OBLIGATION IMPOSED ON PROPERTY OWNERS FRONTING A PUBLIC RIGHT-OF-WAY PURSUANT TO THE PUBLIC WORKS CODE OR OTHER APPLICABLE MUNICIPAL CODES
4. IN THE EVENT THE AREAS IDENTIFIED IN (3)(ii) ARE NOT PROPERLY MAINTAINED, REPAIRED, AND REPLACED ACCORDING TO THE CITY REQUIREMENTS, EACH HOMEOWNER SHALL BE RESPONSIBLE TO THE EXTENT OF HIS/HER PROPORTIONATE OBLIGATION TO THE HOMEOWNERS' ASSOCIATION FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF THOSE AREAS. FAILURE TO UNDERTAKE SUCH MAINTENANCE, REPAIR, AND REPLACEMENT MAY RESULT IN CITY ENFORCEMENT AND ABATEMENT ACTIONS AGAINST THE HOMEOWNERS' ASSOCIATION AND/OR THE INDIVIDUAL HOMEOWNERS, WHICH MAY INCLUDE, BUT NOT BE LIMITED TO IMPOSITION OF A LIEN AGAINST THE HOMEOWNER'S PROPERTY.
5. APPROVAL OF THIS MAP SHALL NOT BE DEEMED APPROVAL OF THE DESIGN, LOCATION, SIZE, DENSITY OR USE OF ANY STRUCTURE(S) OR ANCILLARY AREAS OF THE PROPERTY ASSOCIATED WITH STRUCTURES, NEW OR EXISTING, WHICH HAVE NOT BEEN REVIEWED OR APPROVED BY APPROPRIATE CITY AGENCIES NOR SHALL SUCH APPROVAL CONSTITUTE A WAIVER OF THE SUBDIVIDER'S OBLIGATION TO ABATE ANY OUTSTANDING MUNICIPAL CODE VIOLATIONS. ANY STRUCTURES CONSTRUCTED SUBSEQUENT TO APPROVAL OF THIS FINAL MAP SHALL COMPLY WITH ALL RELEVANT MUNICIPAL CODES, INCLUDING BUT NOT LIMITED TO THE PLANNING, HOUSING AND BUILDING CODES, IN EFFECT AT THE TIME OF ANY APPLICATION FOR REQUIRED PERMITS.
6. BAY WINDOWS, FIRE ESCAPES AND OTHER ENCROACHMENTS (IF ANY SHOWN HEREON, THAT EXIST, OR THAT MAY BE CONSTRUCTED) ONTO OR OVER 12TH STREET OR NORFOLK STREET ARE PERMITTED THROUGH AND ARE SUBJECT TO THE RESTRICTIONS SET FORTH IN THE BUILDING CODE AND PLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO. THIS MAP DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH ENCROACHMENT AREAS TO THE CONDOMINIUM UNIT OWNER(S).
7. SIGNIFICANT ENCROACHMENTS, TO THE EXTENT THEY WERE VISIBLE AND OBSERVED, ARE NOTED HEREON. HOWEVER, IT IS ACKNOWLEDGED THAT OTHER ENCROACHMENTS FROM/ONTO ADJOINING PROPERTIES MAY EXIST OR BE CONSTRUCTED. IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUES THAT MAY ARISE FROM ANY ENCROACHMENTS WHETHER DEPICTED HEREON OR NOT. THIS MAP DOES NOT PURPORT TO CONVEY ANY OWNERSHIP INTEREST IN AN ENCROACHMENT AREA TO ANY PROPERTY OWNER.

FINAL MAP GENERAL NOTES

1. NOTICE OF SPECIAL RESTRICTIONS RECORDED MAY 15, 2017, INSTRUMENT NO. 2017-K450347 OF OFFICIAL RECORDS, UNDER THE CITY PLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO UPON THE TERMS AND CONDITIONS CONTAINED THEREIN, AFFECT THE SUBJECT PROPERTY. THE RESTRICTIONS CONSIST OF CONDITIONS ATTACHED TO THE LARGE PROJECT AUTHORIZATION APPLICATION NO. 2015-004109CUA APPROVED BY THE PLANNING COMMISSION ON DECEMBER 8, 2016, AS SET FORTH IN PLANNING COMMISSION MOTION NO. 19818. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF SAID RECORDED DOCUMENT.
2. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF THE DECLARATION OF USE RECORDED APRIL 24, 2018 AS DOCUMENT NO. 2018-K605103 OF OFFICIAL RECORDS, FOR MINOR SIDEWALK ENCROACHMENT PERMIT 17MSE-0519, FOR THE ENCROACHMENT OF A SHORING SYSTEM ON NORFOLK AND 12TH STREET WITH SOLDIER BEAMS SPACED APPROXIMATELY 8 FEET ON CENTER.
3. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF THE SHORING, UNDERPINNING AND TIE-BACK AGREEMENT EXECUTED BY CITYSPACES 333 LLC, A DELAWARE LIMITED LIABILITY COMPANY AND N & B SOMA PROPERTIES, A CALIFORNIA LIMITED LIABILITY COMPANY, RECORDED APRIL 25, 2018 AS DOCUMENT NO. 2018-K607005 OF OFFICIAL RECORDS, WHICH PROVIDES FOR INSTALLATION OF SHORING ON THE ADJACENT PROPERTY COMMONLY KNOWN AS 305 12TH STREET.
4. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF THE PERMANENT POST-CONSTRUCTION STORMWATER CONTROL MAINTENANCE AGREEMENT, EXECUTED BY SFPUC AND PANORAMIC INTERESTS, CITY GARDENS 333 LLC, RECORDED JUNE 15, 2018 AS DOCUMENT NO. 2018-K626597 OF OFFICIAL RECORDS, WHICH REQUIRES THE PROPERTY OWNER TO INSTALL AND MAINTAIN THE STORMWATER CONTROLS IN ACCORDANCE WITH THE SFPUC-APPROVED FINAL STORMWATER CONTROL PLAN.
5. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF THE DECLARATION OF USE LIMITATION RECORDED JULY 30, 2018 AS DOCUMENT NO. 2018-K646829 OF OFFICIAL RECORDS, REQUIRING OPENINGS IN THE BUILDING AT 333 12TH STREET TO BE CLOSED OFF OR PROTECTED IN THE EVENT THAT THE PROPERTY LOCATED AT 351 12TH STREET IS IMPROVED SUCH THAT THE OPENINGS NO LONGER COMPLY WITH BUILDING CODE.
6. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF THE DECLARATION OF USE RECORDED AUGUST 20, 2018 AS DOCUMENT NO. 2018-K657231 OF OFFICIAL RECORDS, WHICH GRANTS REVOCABLE PERMISSION FOR THE PLACEMENT OF A VAULT IN THE PUBLIC RIGHT-OF-WAY PER VAULT PERMIT 17V-0036.
7. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF THE DECLARATION OF USE RECORDED OCTOBER 15, 2018 AS DOCUMENT NO. 2018-K682894 OF OFFICIAL RECORDS, FOR MINOR SIDEWALK ENCROACHMENT PERMIT 17MSE-0346, FOR THE ENCROACHMENT OF NEW IRRIGATION LINES IN THE LANDSCAPED AREAS ON 12TH AND NORFOLK STREET, AND NEW LEANING RAILS IN THE SIDEWALK FURNISHING ZONE ON 12TH STREET.
8. NOTICE OF SPECIAL RESTRICTIONS RECORDED FEBRUARY 28, 2019, INSTRUMENT NO. 2019-K737863 OF OFFICIAL RECORDS, UNDER THE CITY PLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO UPON THE TERMS AND CONDITIONS CONTAINED THEREIN, AFFECT THE SUBJECT PROPERTY. THE RESTRICTIONS CONSIST OF CONDITIONS ATTACHED TO THE LARGE PROJECT AUTHORIZATION APPLICATION NO. 2015-004109CUA APPROVED BY THE PLANNING COMMISSION ON DECEMBER 8, 2016, AS SET FORTH IN PLANNING COMMISSION MOTION NO. 19818, AND IDENTIFY THE SPECIFIC UNITS THAT HAVE BEEN DESIGNATED AS AFFORDABLE TO SATISFY THE INCLUSIONARY AFFORDABLE HOUSING REQUIREMENTS. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF SAID RECORDED DOCUMENT.
9. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF THE DECLARATION OF USE RECORDED MARCH 25, 2019 AS DOCUMENT NO. 2019-K747018 OF OFFICIAL RECORDS, FOR MINOR SIDEWALK ENCROACHMENT PERMIT 18MSE-0801, FOR THE ENCROACHMENT OF A SEWER BACKWATER VALVE AND STANDARD UTILITY BOX ADJACENT TO THE PROPERTY LINE ON 12TH STREET AND FIRE SPRINKLER UNDERGROUND PIPING WITH FLEXTEND SETTLEMENT JOINT ON NORFOLK STREET.
10. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF THE DECLARATION OF USE RECORDED MARCH 25, 2019 AS DOCUMENT NO. 2019-K747019 OF OFFICIAL RECORDS, FOR SPECIAL SIDEWALK PERMIT 17SW-0026, FOR THE INSTALLATION OF PAVERS IN THE FURNISHING ZONE.
11. THIS PROJECT WILL INCLUDE A TOTAL OF 27 BELOW MARKET RATE RESIDENTIAL UNITS.

THE PROPOSED ASSESSOR PARCEL NUMBERS SHOWN HEREON ARE FOR INFORMATIONAL USE ONLY AND SHOULD NOT BE RELIED ON FOR ANY OTHER PURPOSE.

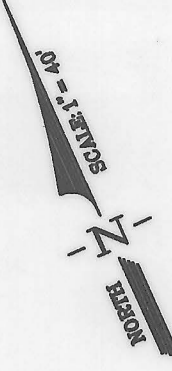
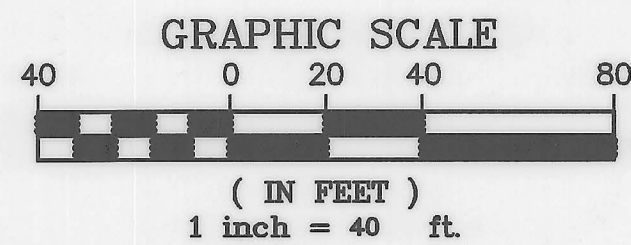
LOT	ASSESSOR PARCEL NUMBER
1	3521-095
2	3521-096

LOT	UNIT NO.	ASSESSOR PARCEL NUMBER
1	001 - 726	3521-097 THRU 296

FINAL MAP 9295

A 200 RESIDENTIAL UNIT CONDOMINIUM PROJECT, BEING A MERGER AND TWO LOT SUBDIVISION OF PARCELS ONE THROUGH SEVEN AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JANUARY 6, 2017 AS DOCUMENT NO. 2017-K392462, SAN FRANCISCO COUNTY RECORDS; ALSO BEING A PORTION OF MISSION BLOCK NO. 9.

CITY AND COUNTY OF SAN FRANCISCO
 CALIFORNIA
 LUK AND ASSOCIATES
 738 ALFRED NOBEL DRIVE
 HERCULES, CALIFORNIA 94547
 AUGUST 2019



MAP NOTES

1. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.
2. BASIS OF SURVEY IS THE MONUMENT LINE ON 12TH STREET BETWEEN HARRISON AND FOLSOM STREET AS SHOWN ON THE CITY AND COUNTY OF SAN FRANCISCO MONUMENT MAP NO. 283, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
3. THIS SHEET SHOWS THE EXISTING PROPERTY LINES TO BE REMOVED AND RESUBDIVIDED. SEE SHEET 4 FOR NEW PROPERTY LINE DIMENSIONS.

LEGEND

	EXTERIOR BOUNDARY OF SUBJECT PARCEL
	EXISTING ASSESSOR'S PARCEL LINE
	EXISTING INTERIOR LOT LINE
	MONUMENT LINE
	ADJOINER LOT LINE
	RIGHT OF WAY LINE
	FACE OF CURB
	TIE LINE
	MEASURED DISTANCE
	RECORD DISTANCE PER RECORD REFERENCE MEAS.
	TOTAL
	ASSESSOR'S PARCEL NUMBER
	FOUND
	SEARCHED FOR, NOT FOUND
	0.04' NORTH OF PROPERTY LINE
	BUILDING CORNER
	DISTANCE FROM MONUMENT LINE TO MONUMENT LINE
	DISTANCE FROM MONUMENT TO MONUMENT
	FOUND MONUMENTS AS NOTED
	MONUMENTS SEARCHED FOR, NOT FOUND

RECORD REFERENCES

- (1) 72 CM 59-63, RECORDED 1/23/2002, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.
- (2) 83 CM 4-6, RECORDED 9/29/2003, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.
- (3) Y MAPS 42, RECORDED 4/10/1990, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.
- (4) MONUMENT MAP NO. 283, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- (5) 49 CM 54-57, RECORDED 4/5/1996, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.
- (6) 53 CM 164-169, RECORDED 7/14/1997, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.
- (7) 42 PM 77-78, RECORDED 5/22/1995, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.
- (8) 42 PM 23, RECORDED 2/1/1994, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.
- (9) GRANT DEED, RECORDED 1/6/2017, DOCUMENT NO. 2017-K392462, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.
- (10) 48 CM 54-57, RECORDED 12/26/1995, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.
- (11) 39 CM 111-114, RECORDED 4/12/1993, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.
- (12) 67 CM 101-106, RECORDED 4/20/2001, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.
- (13) 32 PM 62, RECORDED 2/11/1986, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.
- (14) AA MAPS 151, RECORDED 4/15/2004, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.
- (15) 74 CM 114-116, RECORDED 6/11/2002, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.
- (16) MONUMENT MAP NO. 260, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- (17) MONUMENT MAP NO. 284, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- (18) MAP OF A PORTION OF THE MISSION DISTRICT, APPROVED MAY 1914, ON FILE AS B-18, IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.

FINAL MAP 9295

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CITY AND COUNTY OF SAN FRANCISCO
CALIFORNIA

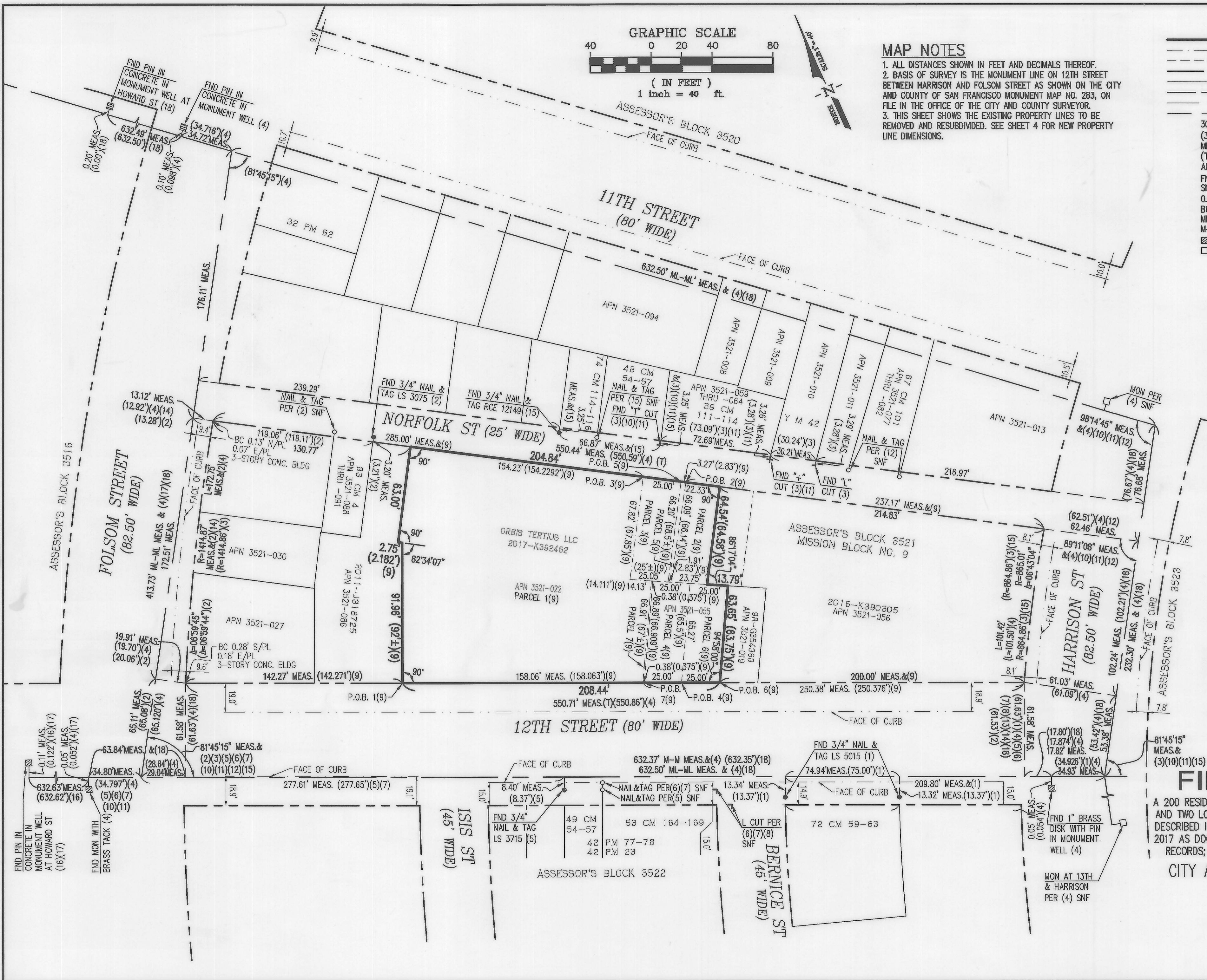
LUK AND ASSOCIATES
738 ALFRED NOBEL DRIVE
HERCULES, CALIFORNIA 94547

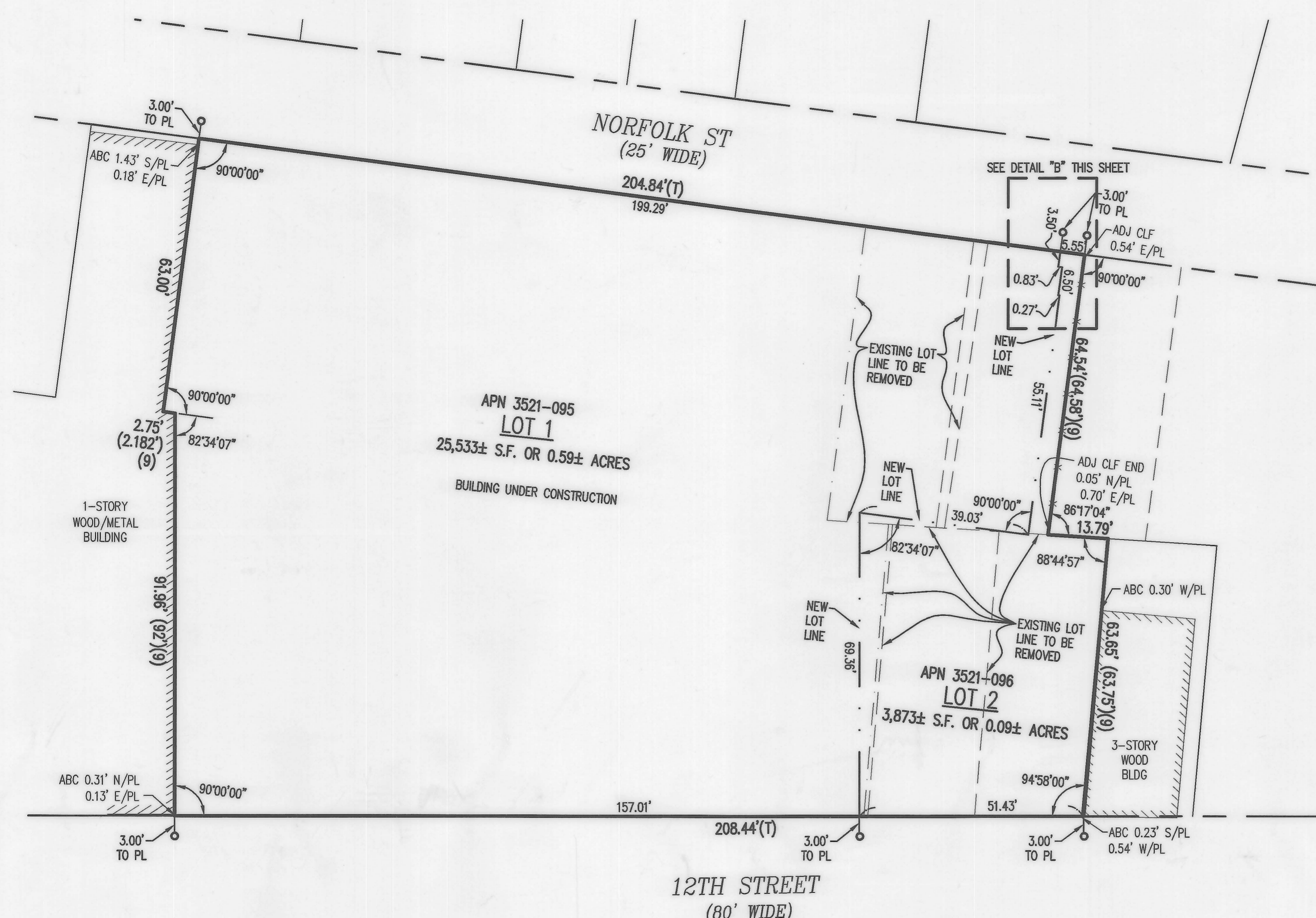
AUGUST 2019

SHEET 3 OF 4 SHEETS

APN 3521-022 & 3521-055 333 12TH STREET

PLOT DATE: 10/0/9



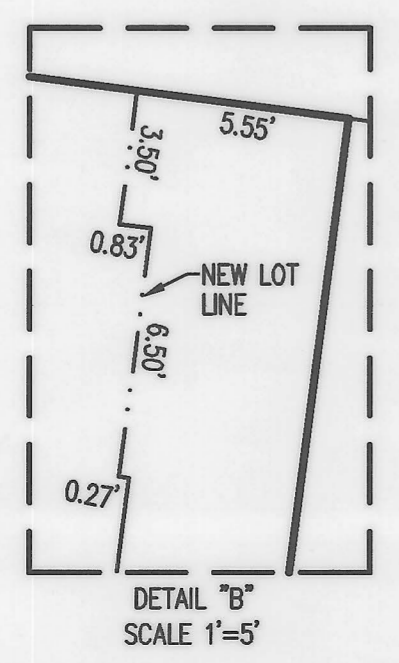
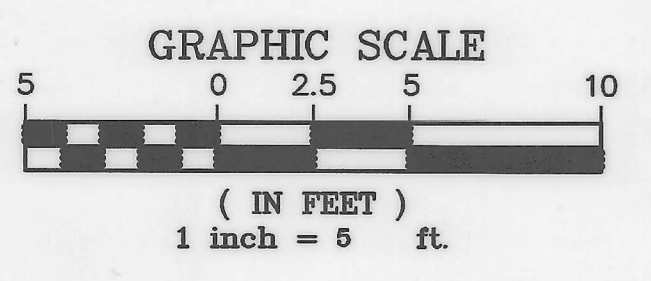
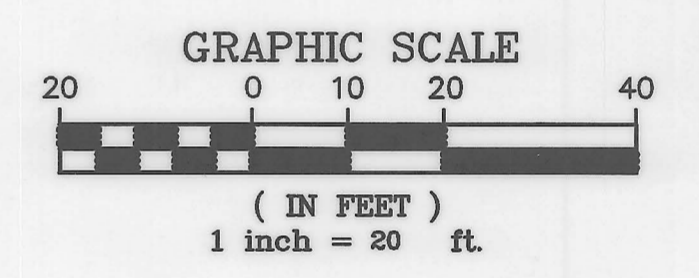


LEGEND

	EXTERIOR BOUNDARY OF SUBJECT PARCEL
	EXISTING ASSESSOR'S PARCEL LINE TO BE REMOVED
	EXISTING INTERIOR LOT LINE TO BE REMOVED
	NEW PROPERTY LINE
	ADJOINER LOT LINE
	RIGHT OF WAY LINE
	MEASURED DISTANCE
30.04'	RECORD DISTANCE PER RECORD REFERENCE
(30.00')(1)	MEASURED
MEAS.	MEASURED
(T)	TOTAL
○	3/4" BRASS NAIL TAG PLS 8934 SET AT 3'
	PROPERTY LINE EXTENSION
0.04' N/PL	0.04' NORTH OF PROPERTY LINE
ABC	ADJACENT BUILDING CORNER
ADJ	ADJACENT
CLF	CHAINLINK FENCE
PL	PROPERTY LINE

FIELD SURVEY COMPLETION

THE SURVEY FOR THIS MAP WAS COMPLETED ON 10/1/19. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HERE EXISTING AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED.



FINAL MAP 9295

A 200 RESIDENTIAL UNIT CONDOMINIUM PROJECT, BEING A MERGER AND TWO LOT SUBDIVISION OF PARCELS ONE THROUGH SEVEN AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JANUARY 6, 2017 AS DOCUMENT NO. 2017-K392462, SAN FRANCISCO COUNTY RECORDS; ALSO BEING A PORTION OF MISSION BLOCK NO. 9.

CITY AND COUNTY OF SAN FRANCISCO
 CALIFORNIA
 LUK AND ASSOCIATES
 738 ALFRED NOBEL DRIVE
 HERCULES, CALIFORNIA 94547
 AUGUST 2019

From: [Mapping, Subdivision \(DPW\)](#)
To: [BOS Legislation, \(BOS\)](#)
Cc: [Spitz, Jeremy \(DPW\)](#); [YANG, AUSTIN \(CAT\)](#); [PETERSON, ERIN \(CAT\)](#); [MARQUEZ, JENINE \(CAT\)](#); [SKELLEN, LAUREN \(CAT\)](#); [Suskind, Suzanne \(DPW\)](#); [Crooms, Michael \(DPW\)](#); [Ryan, James \(DPW\)](#); [Storrs, Bruce \(DPW\)](#); [Pon, Jeanne \(DPW\)](#); [Lew, Lisa \(BOS\)](#); [Hennessy, Cathal \(DPW\)](#); [True, Judson \(DPW\)](#)
Subject: PID:9295 BOS Final Map Submittal
Date: Monday, October 5, 2020 10:06:03 AM
Attachments: [Order203513.docx.pdf](#)
[Summary.pdf](#)
[9295 Motion 20190917.doc](#)
[9295 SIGNED MOTION 20201005.pdf](#)
[9295 DCP Approval 20171121.pdf](#)
[9295 SIGNED MYLAR 20201005.pdf](#)
[9295 TAX CERT \(022\) 20200911.pdf](#)
[9295 TAX CERT 3521-055 20200814.pdf](#)

To: Board of Supervisors,

The following map is being forwarded to you for your information, as this map will be in front of you for approval at the October 20, 2020 meeting.

Please view link below which hold the documents for review:

RE: Final Map Signature for 329-333 12th Street & 351 12th Street, PID: 9295

Regarding: BOS Approval for Final Map

APN: 3521/022 & 055

Project Type: Merger and 2 Lot Subdivision and 200 Residential Units New Condominium

See attached documents:

- PDF of signed DPW Order and DocuSign Summary
- Word document of Motion
- PDF of signed Mylar map
- PDF of DCP Approval
- PDF of current Tax Certificate

If you have any questions regarding this submittal please feel free to contact Bruce Storrs at 415.554.5833 or by email at bruce.storrs@sfdpw.org.

Kind regards,

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