

SAN FRANCISCO RECREATION AND PARK COMMISSION

RESOLUTION NO. 1104-023

RESOLUTION ADOPTING ENVIRONMENTAL FINDINGS, APPROVING THE JOE DIMAGGIO PLAYGROUND/NORTH BEACH PUBLIC LIBRARY MASTER PLAN, INCLUDING CONSTRUCTION OF THE NEW NORTH BEACH LIBRARY ON 701 LOMBARD STREET AND A PORTION OF MASON STREET AS PROPOSED FOR VACATION, APPROVING DEMOLITION OF THE EXISTING NORTH BEACH LIBRARY, AGREEING TO AN INTERDEPARTMENTAL TRANSFER OF MASON STREET FROM DEPARTMENT OF PUBLIC WORKS TO RECREATION AND PARK DEPARTMENT UPON THE EFFECTIVE DATE OF THE STREET VACATION; MAKING VARIOUS RECOMMENDATIONS TO THE BOARD OF SUPERVISORS IN RELATION TO THE PROJECT, AND AUTHORIZING OTHER OFFICIAL ACTS IN CONNECTION WITH THE PROJECT.

WHEREAS, On November 7, 2000, the voters of the City and County of San Francisco ("City") passed Proposition A, "Branch Library Facilities Improvement Bonds, 2000" for general obligation bonds in the amount of \$105,865,000 for the acquisition, renovation and construction of branch libraries and other library facilities; and

WHEREAS, On November 6, 2007, the voters passed Proposition D, "Library Preservation Fund," authorizing the City to issue revenue bonds to raise additional funding to complete renovation and/or building of all of the branch libraries under the Branch Library Improvement Program ("BLIP"); and

WHEREAS, The priorities of the BLIP include reducing seismic risk, meeting modern technological needs and current code requirements, complying with the Americans with Disabilities Act (ADA) and improving public service; and

WHEREAS, The San Francisco Public Library has operated the North Beach Branch Library since 1959 on a City-owned parcel under the jurisdiction of the Recreation and Park Commission, located at 2000 Mason Street, in the

western section of the Joe DiMaggio Playground and bounded by Mason Street and Columbus Avenue; and

WHEREAS, The current library located at 2000 Mason Street is inadequate to meet the needs of the neighborhood it is intended to serve; and

WHEREAS, At a meeting of the San Francisco Public Library Commission ("Library Commission") held on March 1, 2007, the Library Commission voted to expand the project scope for the North Beach Branch Library from a renovation to a new building; and

WHEREAS, In March 2008, the Library and the Recreation and Park Departments engaged in a joint master planning process to determine the preferred location for a new library and improved park and recreation amenities in the Joe DiMaggio Playground; and

WHEREAS, As part of the master planning process, a series of community master planning workshops for the Joe DiMaggio Playground and North Beach Branch Library were held on May 28, July 25 and August 18, 2008, to present and discuss potential locations and layouts for the new library and long-range park improvements; and

WHEREAS, At a public hearing of the Library Commission held on September 4, 2008 and the Recreation and Park Commission held on September 18, 2008, the Commissions determined that the triangle property located at 701 Lombard Street is the preferred location for a new two-story North Beach Library, as set forth in the final Master Plan Report ("Master Plan Report"), a copy of which is on file with the Commission and incorporated herein by reference; and

WHEREAS, At said hearings, the Library Commission and Recreation and Park Commission adopted Resolution No. 2008-03 and Resolution No. 0809-018, respectively, endorsing the project as contemplated in the Master Plan

Report and directing City staff to undertake environmental review of the project; and

WHEREAS, The new two-story library design at 701 Lombard Street, as set forth in the Master Plan Report, shall accommodate the collections and public service functions for adult, teen and children's services on the ground level and a community meeting room with after-hours access on the second floor; and

WHEREAS, By closing one block of Mason Street between Lombard Street and Columbus Avenue and constructing a new branch library at 701 Lombard, the residents of North Beach will gain approximately 12,000 square feet of new open space in one of San Francisco's densest neighborhoods, an identified "high needs area" for the addition of Open Space in the City's General Plan; and

WHEREAS, The Master Plan contemplates design of a reorganized Joe DiMaggio Playground, where a new library is sited at 701 Lombard, the majority of the former Mason Street is available for park purposes and the site of the former library upon its demolition is available to make existing park uses more efficient; and

WHEREAS, The Master Plan increases the park's open space by 20 percent to accommodate an expanded and improved children's play area which will meet new safety requirements, adds new features such as games and picnic tables, and provide additional landscaping and seating through out the expanded park, and

WHEREAS, A unified site design increases park safety by placing the children's playground away from the street and related traffic at the park's edge, enhancing playground visibility and supervision from the clubhouse and other park areas, and

WHEREAS, The new park layout strengthens connectivity, both visually and functionally by rearranging the bocce, tennis courts and the children's play area and adjusting the grades in these areas, the entire park is unified with improved site circulation and visibility, and

WHEREAS, The Master Plan increases public open space and integrates park and library uses consistent with Objective 2 of the Recreation and Open Space Element of the General Plan (Policies 2.1, 2.2, 2.4) that aims to develop and maintain a diversified and balanced citywide system of high quality public open space, and

WHEREAS, The Planning Commission, on April 21, 2011, by Motion No. 18321, certified the Final Environmental Impact Report for the North Beach Public Library and Joe DiMaggio Playground Master Plan Project ("FEIR") in compliance with the California Environmental Quality Act ("CEQA"), Public Resources Code §§ 21000 *et seq.*, 14 California Code of Regulations Sections 15000 *et seq.*, (the "CEQA Guidelines"), and under Chapter 31 of the San Francisco Administrative Code. Said Motion and this document are incorporated herein by reference; and

WHEREAS, On April 21, 2011, the Planning Commission adopted Motion No. 18322 concerning environmental findings, including a rejection of alternatives, adoption of a statement of overriding benefit, and adoption of a mitigation monitoring and reporting program, in compliance with local and State law. Said findings included 4 recommended improvement measures for the project. Said Motion and the accompanying findings are incorporated herein by reference; and

WHEREAS, On April 21, 2011, the Planning Commission adopted Motion No. 18323 making findings of consistency with the General Plan and the eight priority policies of Planning code Section 101.1 for rezoning of 701 Lombard

Street and the proposed Street Vacation of one block of Mason Street between Lombard Street and Columbus Avenue for the purposes of implementing the North Beach Public Library and Joe DiMaggio Playground Master Plan and including recommended conditions for inclusion as part of the finding of consistency with the General Plan. Said Motion is incorporated herein by reference;

WHEREAS, On April 21, 2011, the Planning Commission adopted Resolution No. 18324 recommending amending the zoning designation for 701 Lombard Street from North Beach Neighborhood Commercial District and 40-X Height and Bulk Districts to Public and Open Space Height and Bulk District for the new North Beach Branch Library along with other related zoning changes. Said Resolution is incorporated herein by reference; and

WHEREAS, No substantial new information or any of the other conditions as set forth in CEQA Guideline Section 15162 exist that would result in the need to prepare a subsequent or supplemental EIR; and

WHEREAS, On April 25, 2011, at a duly noticed joint hearing with the Library Commission and Recreation and Park Commission, the Library Commission adopted Resolution No. 2011-03 concerning its approval of the construction of a new library at 701 Lombard and partially in the former Mason Street, demolition of the existing library at 2000 Lombard, and other related actions. Said Resolution is incorporated herein by reference; and

WHEREAS, The Recreation and Park Department prepared proposed Findings, as required by CEQA, regarding the alternatives, mitigation measures, and significant environmental impacts analyzed in the FEIR and overriding considerations for approving the preferred Master Plan, including all the actions listed in Attachment A, a proposed Mitigation Monitoring and Reporting Program, attached as Exhibit 1 to Attachment A, and recommended improvement

measures attached as Exhibit 2 to Attachment A that would be conditions of the project; and

WHEREAS, The abovementioned Attachment A and all its Exhibits (the "CEQA Findings") along with the FEIR and other project documents and materials were made available to the public and this Commission for review and consideration in the Commission's files; now, therefore, be it

RESOLVED, That the Recreation and Park Commission adopts the CEQA findings, including its mitigation measures and statement of overriding considerations among other approvals, for purposes of the actions set forth herein and agrees to make improvement measures I-TR-1 and I-TR-2, as shown on Exhibit 2 of the CEQA Findings, conditions of this project approval; and be it

FURTHER RESOLVED, That the Recreation and Park Commission agrees to the recommended conditions for inclusion as part of the finding of consistency with the General Plan as indicated in Planning Commission Motion No. 18323, Exhibit A. Said Motion is incorporated herein by reference; and be it

FURTHER RESOLVED, That the Recreation and Park Commission approves the Joe DiMaggio Playground/North Beach Public Library Master Plan. The Master Plan encompasses authorization to the Library Commission to build the new North Beach Branch Library project, including, but not limited to the design and construction of a new two-story library at 701 Lombard Street and on a portion of Mason Street as proposed for vacation, associated site improvements, the demolition of the existing North Beach Branch Library at 2000 Mason Street, and all permits, approvals, and financing necessary to implement these and related actions for the North Beach Library. The Master Plan also includes reorganization and modification of the uses of Joe DiMaggio Playground, improvements to the former Mason Street not occupied by the proposed library, and related site preparation, excavation, and construction to

implement the Master Plan. (These actions are collectively referred to as the "Project"); and be it

FURTHER RESOLVED, That the Recreation and Park Commission authorizes the Library Commission to locate, build, and take all actions necessary to construct the new North Beach Library at the site of 701 Lombard, as generally shown in the Master Plan, to keep the existing library at 2000 Mason Street open to the public until such time that construction of a new library at 701 Lombard Street is completed and a new library is opened to the public, and to demolish the existing Library at 2000 Lombard; and be it

FURTHER RESOLVED, That the Recreation and Park Commission designates the site at 701 Lombard and a portion of former Mason Street as set forth in the Master Plan as the area for the North Beach Library; and be it

FURTHER RESOLVED, That the Recreation and Park Commission agrees to accept the interdepartmental transfer of the portion of Mason Street between Lombard Street and Columbus Avenue to be vacated as set forth in the Street Vacation Ordinance. Said Ordinance is incorporated herein by reference; and be it and be it

FURTHER RESOLVED, That the Recreation and Park Commission hereby designates 701 Lombard Street and the portion of Mason Street to be vacated as part of the Joe DiMaggio Playground; and be it

FURTHER RESOLVED, That the Recreation and Park Commission urges the San Francisco Board of Supervisors to amend the zoning designation for 701 Lombard Street from North Beach Neighborhood Commercial District and 40-X Height and Bulk Districts to Public and Open Space Height and Bulk District for the new North Beach Branch Library and approve the street vacation of the one block of Mason Street between Lombard Street and Columbus Avenue for the purposes of implementing the North Beach Public Library and Joe DiMaggio

Playground Master Plan and interdepartmental transfer of the former Mason Street to the Recreation and Park Commission all as set forth in the Street Vacation Ordinance; and be it

FURTHER RESOLVED, That the Recreation and Park Commission authorizes the Recreation and Park Department to take all actions necessary to implement the Project that are within the Commission's jurisdiction, including, but not limited to, signing a Memorandum of Understanding between the San Francisco Public Library and the Recreation and Parks Department to set expectations and outcomes regarding the design, operations, and funding of improvements to the expanded Joe DiMaggio Playground spaces made available by the vacation of Mason Street; working with the Library staff to obtain permits and approvals necessary to construct the new North Beach Library and demolish the existing North Beach Branch Library; entering into a Memorandum of Understanding with the San Francisco Public Utilities Commission concerning underground utilities in the former Mason Street; seeking funding, grants, and other revenue sources to allow for the implementation of the Master Plan; and obtaining other needed approvals and authorizations, such as a lot line adjustment to merge 701 Lombard and the former Mason Street area; and, be it

Approved on April 25, 2011 by the following vote

Ayes	6
Noes	0
Absent	1



Margaret A. McArthur, Secretary
San Francisco Recreation and Park Commission

ATTACHMENT A
CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS OF THE
SAN FRANCISCO RECREATION AND PARK COMMISSION

I. PREAMBLE

In determining to approve those aspects of the North Beach Public Library and Joe DiMaggio Master Plan Project located at 701 Lombard Street and 2000 Mason Street (referred to herein as the "Project", the "Master Plan", or the "Master Plan Project") within its jurisdiction, the San Francisco Recreation and Park Commission ("Commission" or "City") makes and adopts the following findings of fact regarding the Project and mitigation measures based on substantial evidence in the whole record of this proceeding and pursuant to the California Environmental Quality Act, California Public Resources Code Sections 21000 et seq. ("CEQA"), the Guidelines for Implementation of CEQA, 14 California Code of Regulations Sections 15000 et seq. ("CEQA Guidelines"), and Chapter 31 of the San Francisco Administrative Code ("Chapter 31").

This document is organized as follows:

Section II provides a description of the proposed Master Plan Project, the environmental review process for the Project, the Commission actions to be taken, and the location of records.

Section III lists the Project's less-than significant impacts and sets forth findings as to the disposition of the mitigation measures proposed in the Final EIR ("FEIR"). Exhibit 1, attached, contains the Mitigation Monitoring and Reporting Program ("MMRP"), which provides a table setting forth each mitigation measure listed in the Draft Environmental Impact Report that is required to reduce or avoid a significant adverse impact. The Mitigation Monitoring and Reporting Program is required by CEQA Section 21081.6 and CEQA Guidelines Section 15091. Exhibit 1 also specifies the agency responsible for implementation of each measure, establishes monitoring actions and a monitoring schedule. Exhibit 2 contains recommended measures that would improve the project but are not required to mitigate environmental impacts as identified in the FEIR.

Section IV identifies significant project-specific or cumulative impacts that would not be eliminated or reduced to an insignificant level by the mitigation measures listed in Exhibit 1.

Section V identifies the Project alternatives that were analyzed in the EIR and discusses the reasons for their rejection.

Section VI sets forth the Commission's Statement of Overriding Considerations pursuant to CEQA Guidelines Section 15093.

II. PROJECT DESCRIPTION AND PROCEDURAL BACKGROUND

a. Project Description

The project sponsors, the San Francisco Public Library ("SFPL") and San Francisco Recreation and Park Department ("SFRPD") propose to adopt the Master Plan Project. The Project area encompasses 701 Lombard Street, on the southeast corner of Lombard Street and Columbus Avenue (Assessor's Block 0074, Lot 001); a portion of the Mason Street roadway between Lombard Street and Columbus Avenue; and 2000 Mason (also known as 661 Lombard) Street, the entire block bounded by Lombard, Powell, and

Greenwich Streets and Columbus Avenue (Assessor's Block 0075, Lot 001). The Project proposes to demolish the existing North Beach Branch Library and construct a new library and upgrade recreational facilities at the Joe DiMaggio Playground.

Elements of the Project include a full street vacation of a 195-linear-foot portion of Mason Street; interdepartmental transfer of the former street area to the Recreation and Park Department; landscaping improvements in the former Mason Street right-of-way; construction of an 8,500-square-foot branch library on the 701 Lombard Street parcel and a portion of the former right-of-way; demolition of the existing branch library; excavation, renovation and reorganization of the playground features pursuant to the Master Plan's characteristics described in Chapter 2, Project Description, in the Final EIR; rezoning of 701 Lombard Street to Public Use and Open Space Height and Bulk district; and other related actions. The Project would result in a total net increase of approximately 3,200 sf of library floor area and about 12,010 sf of new open space. A Project variant, which was a partial street vacation of Mason Street, is not part of the Project at this time.

b. Environmental Review

On April 29, 2009, the Planning Department determined that an Environmental Impact Report ("EIR") was required and provided public notice of that determination by publication in a newspaper of general circulation.

On August 25, 2010, the Planning Department published the Draft Environmental Impact Report ("DEIR") and provided public notice in a newspaper of general circulation of the availability of the DEIR for public review and comment and of the date and time of the Planning Commission public hearing on the DEIR; this notice was mailed to the Planning Department's list of persons requesting such notice.

Notices of availability of the DEIR and of the date and time of the public hearing were posted near the project site by Planning Department staff on August 25, 2010.

On August 24, 2010, copies of the DEIR were mailed or otherwise delivered to a list of persons requesting it, to those noted on the distribution list in the DEIR, to adjacent property owners, and to government agencies, the latter both directly and through the State Clearinghouse.

Notice of Completion was filed with the State Secretary of Resources via the State Clearinghouse on August 24, 2010.

The San Francisco Planning Commission held a duly advertised public hearing on said DEIR on October 7, 2010 at which opportunity for public comment was given, and public comment was received on the DEIR. The period for acceptance of written comments ended on October 12, 2010.

The Planning Department prepared responses to comments on environmental issues received at the public hearing and in writing during the 48-day public review period for the DEIR, prepared revisions to the text of the DEIR in response to comments received or based on additional information that became available during the public review period, and corrected errors in the DEIR. This material was presented in a Draft Comments and Responses document, published on April 7, 2011, distributed to the Planning Commission and all parties who commented on the DEIR, and made available to others upon request at the Planning Department.

A Final Environmental Impact Report has been prepared by the Planning Department, consisting of the Draft Environmental Impact Report, any consultations and comments received during the review process, any additional information that became available, and the Summary of Comments and Responses all as required by law. Since publication of the DEIR, no new information of significance has become available that would require recirculation of the EIR under CEQA Guidelines Section 15088.5.

Project Environmental Impact Report files have been made available for review by this Commission and the public. These files are available for public review at the Planning Department at 1650 Mission Street, and are part of the record before this Commission.

On April 21, 2011, the Planning Commission reviewed and considered the Final Environmental Impact Report, certified said report as complete, and found that the contents of said report and the procedures through which the Final Environmental Impact Report was prepared, publicized, and reviewed complied with the provisions of CEQA, the CEQA Guidelines, and Chapter 31.

c. Commission Actions

The Commission, Recreation and Park Commission, and Board of Supervisors are currently considering various actions ("Actions") in furtherance of the Project, which include, but are not limited to the following:

- Adoption of these CEQA Findings, including a Statement of Overriding Considerations, Mitigation Measures, and the Mitigation Monitoring and Reporting Program (MMRP);
- Approval of a Street Vacation of the one block portion of Mason Street between Lombard Street and Columbus Avenue;
- Approval of an interdepartmental transfer of the former Mason Street from the Department of Public Works to the Recreation and Park Department;
- Approval of the North Beach Library and Joe DiMaggio Playground Master Plan, including expansion of the park onto the portion of Mason Street that is proposed for street vacation;
- Approval of a new North Beach Branch Library at 701 Lombard Street and partially on a portion of Mason Street proposed for street vacation;
- Demolition of the existing North Beach Branch Library on the Joe DiMaggio Playground at 2000 Mason Street;
- Rezoning of Assessor's Block 0074, Lot 001 (701 Lombard) from North Beach Neighborhood Commercial District ("North Beach NCD") to Public ("P") Use District, from 40-X to an Open Space ("OS") Height and Bulk district, and removing the lot from two special use districts.

d. Location of Records

The record upon which all findings and determinations related to the adoption of the Master Plan are based include the following:

- The EIR, and all documents referenced in or relied upon by the EIR;
- All information (including written evidence and testimony) provided by City staff to the Planning Commission relating to the EIR, the proposed approvals and entitlements, the Project, and the alternatives set forth in the EIR;

- All information (including written evidence and testimony) presented to the Planning Commission by the environmental consultant and subconsultants who prepared the EIR, or incorporated into reports presented to the Planning Commission;
- All information (including written evidence and testimony) presented to the City from other public agencies relating to the Project or the EIR;
- All applications, letters, testimony, and presentations presented to the City by the Project sponsor and its consultants in connection with the Project;
- All information (including written evidence and testimony) presented at any public hearing or workshop related to the Project and the EIR;
- The Mitigation Monitoring and Reporting Program (MMRP); and
- All other documents comprising the record pursuant to Public Resources Code Section 21167.6(e).

The public hearing transcript, a copy of all letters regarding the Final EIR received during the public review period, the administrative record, and background documentation for the Final EIR are located at the Planning Department, 1650 Mission Street, 4th Floor, San Francisco. The Planning Commission Secretary is the custodian of these documents and materials. The Library Commission Secretary is the custodian of Project documents and materials on file at the SFPL Main Library. The Recreation and Park Commission Secretary is the custodian of Project documents and materials on file at the Recreation and Park Department Headquarters in Golden Gate Park.

These findings are based upon substantial evidence in the entire record before the Commission. The references set forth in these findings to certain pages or sections of the EIR or responses to comments in the Final EIR are for ease of reference and are not intended to provide an exhaustive list of the evidence relied upon for these findings.

III. LESS-THAN-SIGNIFICANT IMPACTS AND FINDINGS REGARDING MITIGATION MEASURES

The Final EIR finds that implementation of the Master Plan would result in less-than-significant impacts in the following environmental topic areas: Land Use, Land Use Planning and Recreation; Aesthetics; Population and Housing; Cultural (Archeological and Paleontological) Resources; Transportation and Circulation; Noise; Air Quality; Greenhouse Gas Emissions; Wind and Shadow; Utilities and Service Systems; Public Services; Biological Resources; Hydrology and Water Quality; Hazards and Hazardous Materials; Mineral Resources; and Agricultural and Forestry Resources.

CEQA requires agencies to adopt mitigation measures that would avoid or substantially lessen a project's identified significant impacts or potential significant impacts if such measures are feasible. The findings in this section concern mitigation measures discussed in the Final EIR, presented in a Mitigation Monitoring and Reporting Program ("MMRP"), and attached as Exhibit 1 to these Findings, which shall be adopted as conditions of Project approval. The Final EIR includes a series of mitigation measures that have been identified that would eliminate or reduce to a less-than-significant level the Master Plan's potential environmental impacts of the Project listed in this section. All of the mitigation measures set forth in the Final EIR that are needed to reduce or avoid these significant adverse environmental impacts are contained in Exhibit 1. The Commission finds that the mitigation measures, as set forth in the Attached Exhibit 1 to this Resolution, are feasible and adopts these measures as conditions of Project approval.

a. Cultural Resources (Archeological Resources)

M-CP-1: According to the FEIR, there is a possibility, though not likely, that the proposed Project could affect CEQA-significant archeological resources or human remains through grading, excavation or other soils-disturbing activities. The project sponsors would distribute the Planning Department archeological resource "ALERT" sheet, which indicates the potential for underground resources to the project prime contractor; to any project subcontractor (including demolition, excavation, grading, foundation, pier drilling, etc. firms); or utilities firm involved in soils disturbing activities within the project site. Prior to any soils disturbing activities being undertaken each contractor is responsible for ensuring that the "ALERT" sheet is circulated to all field personnel including, machine operators, field crew, pier drillers, supervisory personnel, etc. If, during the activities listed above, the contractor(s) discover underground artifacts, said contractor(s) shall notify the Environmental Review Officer (ERO) and the ERO may implement any of the following measures: preservation in situ of the archeological resource or preparation of an archeological monitoring program or testing program. If an archeological monitoring program or archeological testing program is required, it shall be consistent with the Major Environmental Analysis (MEA) division guidelines for such programs. The ERO may also require that the project sponsors immediately implement a site security program if the archeological resource is at risk from vandalism, looting, or other damaging actions.

If human remains are discovered during project construction, all work shall be halted immediately within 50 feet of the discovery, the City shall be notified, and the County Coroner must be notified, according to Section 5097.98 of the State Public Resources Code and Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the coroner will notify the Native American Heritage Commission, and the procedures outlined in CEQA Section 15064.5(d) and (e) shall be followed.

The Commission finds that the foregoing mitigation measures are feasible and will mitigate the potential impacts of project construction on archeological resources to a less-than-significant level because the measure, which is adopted as a condition of project approval, provides adequate protection against any material damage to potential underground cultural resources that may exist on the project site(s).

b. Biological Resources

M-BI-1: The FEIR detailed the trees which may be removed as part of the implementation of the Master Plan, described the process for tree removal as well as pertinent regulations related thereto. In particular, the FEIR described the Migratory Bird Treaty Act of 1918 which protects migratory birds including any part, nest, or egg of such birds. As described in Measure M-BI-1, if active construction work is scheduled between September 1 and January 31, this measure is not required. If active construction work occurs during the breeding season, from February 1 through August 31, then a qualified biologist would conduct a preconstruction survey within 250 feet of the site two weeks prior to the start of construction to determine the presence of nesting birds. If active nests of protected birds are found during preconstruction surveys, a no-disturbance buffer will be created around active nests during the breeding season, or until it is determined that all young have fledged. If preconstruction surveys indicate that protected bird nests are inactive or potential habitat is unoccupied during the construction period, no further mitigation will be required.

The Commission finds that the foregoing mitigation measure is feasible and will mitigate the potential impacts of project construction on biological resources to a less-than-significant level by ensuring that

nesting birds and their fledglings are not adversely affected by proposed tree removal. These measures are adopted as a condition of project approval.

c. Hazardous Materials

M-HZ-1: The FEIR identifies the project site as being down-gradient from a property at 724-734 Lombard Street that is on the California State Department of Toxic Substance Control's Hazardous Waste Sites list. A gasoline leak was first reported on the 724-734 Lombard Street property in May 2006 and assessment is ongoing. While the EIR found the potential for hazardous materials in the soils at the project site to be low, it includes a measure that requires sponsors to sample, test, treat and dispose of any contaminated soil in accordance with state regulations should testing indicate the presence of contamination which may affect the site from adjacent locations.

M-HZ-2: The FEIR detailed the 701 Lombard Street parcel's history and disclosed that Underground Storage Tanks associated with the site's previous gas station use were removed in 1984. Soils borings were conducted and no evidence of hydrocarbon contamination or detectable residues of petroleum hydrocarbons were found. However, if, during pier drilling or site excavation, the construction contractor encounters underground storage tank(s) (USTs), the contractor shall halt work. The project sponsors shall apply for an Underground Storage Tank Removal Permit from the San Francisco Department of Public Health (DPH). All removal activities would be reviewed and approved by DPH prior to continuation of construction, excavation, or pier drilling.

The Commission finds that the foregoing mitigation measures are feasible and will mitigate the potential impacts of project construction related to hazardous materials to a less-than-significant level through review and oversight by the Department of Public Health. These measures are adopted as a condition of project approval.

d. MMRP

The attached Exhibit 1 contains the MMRP required by CEQA Section 21081.6 and CEQA Guidelines Section 15091. It provides a table setting forth each mitigation measure listed in the EIR that would reduce or eliminate potentially significant adverse impacts of the Project.

Exhibit 1 also specifies the party responsible for implementation of each measure, establishes monitoring actions, and a monitoring schedule. The Commission finds that the MMRP attached hereto as Exhibit 1 is designed to ensure compliance with, among other things, CEQA, the CEQA Guidelines, and Chapter 31 of the Administrative Code. The Commission further finds that the MMRP presents measures that are appropriate and feasible for adoption, and the MMRP is adopted and shall be implemented as set forth herein and in Exhibit 1 as a project condition. The Planning Commission, as part of its actions on April 21, 2011, recommended the adoption of four (4) improvement measures that would ameliorate less-than-significant impacts. These Improvement Measures are contained in Exhibit 2 to this Attachment. However, as set forth in the Commission Resolution, this Commission adopts only Improvement Measures I-TR-1 and I-TR-2 as project conditions.

IV. SIGNIFICANT IMPACTS THAT CANNOT BE AVOIDED OR REDUCED TO A LESS-THAN-SIGNIFICANT LEVEL

Based on substantial evidence in the whole record of these proceedings, the City finds that there are significant project-specific or cumulative impacts that would not be eliminated or reduced to an

insignificant level by the mitigation measures listed in Exhibit 1. The Final EIR identifies a significant and unavoidable adverse effect to cultural (historic architectural) resources related to the demolition of the existing branch library located at 2000 Mason Street. The Final EIR also indicates that implementation of the Master Plan Project would result in an adverse cumulative impact associated with the demolition of the branch library that is a contributor to a potential Multiple Property Listing.

The findings in this section concern mitigation measures discussed in the Final EIR, presented in a Mitigation Monitoring and Reporting Program ("MMRP"), and attached as Exhibit 1 to these Findings. These mitigation measures are adopted as conditions of project approval. The Final EIR includes a series of mitigation measures that have been identified that would reduce but not to a less-than-significant level the Master Plan Project's environmental impacts of the project listed in this section. All of the mitigation measures set forth in the Final EIR that are needed to reduce or avoid these significant adverse environmental impacts are contained in Exhibit 1. The Commission hereby adopts these mitigation measures, as set forth in the attached Exhibit 1 to this Resolution. The Commission finds that such measures are feasible and are adopted as conditions of project approval.

a. Cultural Resources (Historic Architectural Resources)

M-C-P-2: Documentation of the North Beach Branch Library shall be prepared in accordance with the guidelines established for the Level II Historic American Building Survey (HABS). Level II documentation shall include select existing drawings photographed with large-format negatives or photographically reproduced on Mylar. Photographs shall include exterior views and historic views of the existing library (some of which are available at the San Francisco History Center at the San Francisco Public Library) in accordance with *HABS/HAER Photograph Specifications and Guidelines*.

M-C-P-3: The Library Commission and Recreation and Parks Commission shall approve and fund installation of a permanent interpretative display at or near the site of the former North Beach Branch Library to discuss the history and significance of this branch. Components of this mitigation program shall include a permanent plaque or display within or near the proposed new library building. It shall contain historic photographs and/or plans, as well as descriptive text. Elements of the display could be developed from the HABS-level recordation. The design for the interpretive display shall be submitted to the HPC for review prior to final installation.

The Commission, based on information set forth in the administrative record and this Attachment A, finds that the foregoing mitigation measures are feasible, though these measures will not mitigate the direct and cumulative impacts related to the demolition of the existing branch library, considered an historic resource for purposes of environmental review, to less-than-significant levels. These measures nonetheless are adopted as a condition of project approval.

V. EVALUATION OF PROJECT ALTERNATIVES

a. Alternatives Analyzed in the FEIR

The FEIR analyzed four project alternatives: a "No Project Alternative", a "Preservation and Rehabilitation Alternative", a "Preservation and Southerly Expansion Alternative", and a "Three-story Library (701 Lombard Parcel) Alternative." The FEIR determined that these alternatives were potentially feasible, but did not necessarily meet the project sponsors' objectives. A brief description of each

alternative is provided below, followed by findings related to the rationale for the City's rejection of each alternative.

The Commission rejects the Alternatives set forth in the Final EIR and listed below because it finds, in addition to the reasons described below, elsewhere in these Findings, and in the administrative record, that there is substantial evidence, including evidence of economic, legal, social, technological, and other considerations under CEQA Guidelines 15091(a)(3), that make infeasible such alternatives. In making these determinations, the Commission is aware that CEQA defines "feasibility" to mean "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, legal, and technological factors."

No Project Alternative

Under the No Project Alternative, the project sites would remain in their existing conditions. The existing commercial parking lot use at 701 Lombard Street is assumed to continue to operate for the foreseeable future. The existing branch building at 2000 Mason Street would not be demolished, the adjacent Joe DiMaggio Playground would remain in its current configuration, Mason Street would not be vacated between Lombard Street and Columbus Avenue, and it would continue to accommodate vehicular traffic without restriction. Conditions described in detail for each environmental topic in the FEIR's Environmental Setting chapter would remain and none of the impacts associated with the Master Plan would occur.

The Commission rejects the No Project Alternative because it would not result in an expansion of library floor area or provide additional space for library programs or collections. The No Project Alternative would not increase accessibility, address existing accessibility or seismic safety deficiencies, nor would it incorporate energy-efficient upgrades or internal building system improvements. It also would not provide a technically upgraded facility on par with other branch libraries in the system. The No Project Alternative would not result in an increase in open space, nor would it enhance connectivity between park amenities or create an integrated recreational facility. All of the reasons stated herein provide sufficient independent grounds for rejecting this alternative.

Preservation and Rehabilitation Alternative

Under the Preservation and Rehabilitation Alternative, the existing branch library building would be renovated to meet existing State Historic Building Code requirements related to seismic stability. The library would also be renovated to meet current American's with Disability Act (ADA) accessibility requirements. Renovations would also include asbestos abatement, installation of new fire sprinklers, interior lighting, roof repair and construction of an elevator between the different building levels to the library's lowest level at the east of the stairway.

Under the Preservation and Rehabilitation Alternative, the FEIR assumes that the Joe DiMaggio Playground would not be renovated and its features would remain in their current state and present locations, though maintenance is expected to occur over time as needed. The 701 Lombard Street parcel would continue to function as a commercial parking lot, Mason Street would not be vacated between Lombard Street and Columbus Avenue, and it would continue to accommodate vehicular traffic without restriction.

The Commission rejects the Preservation and Rehabilitation Alternative because it would result in a reduction of usable library floor area between approximately 4 to 10 percent due to the circulation and access improvements that would be needed to comply with current ADA requirements. This alternative would continue library operation on four levels and would not fulfill the objective of having key library

program elements on one floor for efficient staffing and materials processing. These improvements would entail installation of either an interior or exterior elevator to accommodate vertical circulation between existing library levels for disabled persons. This alternative therefore would not meet the sponsor's objective to provide space to accommodate shelving for more books and other materials, increase programming space or to provide a program room. Further, the alternative is rejected because if the elevator were constructed on the eastern exterior of the library building, it would require a touchdown and circulation area at ground-level at the location of the playground's existing westernmost tennis court, and an exterior elevator would encroach on the court's play area and render it unusable. The FEIR states that initial test fit analyses indicate that a replacement court, based on standard dimensions of 120 feet by 60 feet, would be too large to be incorporated into the 701 Lombard parcel without closure and vacation of Mason Street, and any fencing around the relocated court would disrupt views along the Mason Street view corridor. This contrasts with the proposed Master Plan conditions, where no fencing in the former Mason Street public right-of-way is proposed. Finally, the branch would be closed for 12 to 18 months during renovations and would provide services out of a temporary bookmobile, in contrast to the more minimal (two-week) service interruptions during the move in period for the new library. This alternative would not result in an increase in open space nor would it enhance connectivity between park amenities or create an integrated recreational facility. All of the reasons stated herein provide sufficient independent grounds for rejecting this alternative.

Preservation and Southerly Expansion Alternative

Under the Preservation and Southerly Expansion Alternative, an approximately 4,300-square-foot, single-story addition would be built to the south and southeast of the existing branch building, in the location of the western portion of the children's play area and closed reading garden. In this alternative, a 1,960-square-foot outdoor children's reading garden would be located to the south of the addition, and a 3,560-square-foot renovated children's play area would be located east of the addition. The existing library entrance would be converted into an emergency exit and the new main entrance would be located along the southwestern façade of the addition, set back about eight feet from Columbus Avenue. The interior of the existing library would be renovated to meet current ADA and seismic requirements. An interior lift/elevator would be installed to allow for vertical circulation for disabled persons between library levels. Total publicly accessible floor area in the library would be 4,380 square feet, compared to about 4,055 square feet under the preferred branch scheme proposed as part of the Master Plan. Under this alternative, Mason Street would be vacated and closed to vehicular traffic. The 701 Lombard Street parcel would be renovated as a public recreational open space. The remainder of the Joe DiMaggio Playground would be renovated as per the Master Plan.

The Commission rejects the Preservation and Southerly Expansion Alternative because it would result in operation of an expanded library over four levels. The library's 13 percent increase in floor area would result in scattered staff areas and would require hiring additional staff to supervise program areas across multiple levels.

This alternative would require closure of the entirety of the existing children's play area during library construction, and would almost halve the size of the area upon completion, thereby eliminating about 4,525 square feet of that specific recreational program area. New open space at the 701 Lombard Street parcel would not be preferable or feasible for active recreational use, such as a playground, according to information presented during the Master Plan planning process. To use the site for active recreational use, the grade change across the site would require either filling along Lombard Street enclosed by a retaining wall, or excavation along Columbus Avenue and Mason Street supported by retaining walls

that could be as tall as 9 feet. Active recreational uses at this location could require additional fencing. This may block access to the street, creating a barrier between the sidewalk and the triangle parcel.

This alternative also would result in some restricted access between the library and some playground areas. Although the spaces would be merged with Joe DiMaggio Playground to create one contiguous block, access to recreational facilities east and west of the library would be provided at separate entrances, because the expanded library would prohibit east-west through-access between features. The ability to visually survey the park would be reduced under this scheme as compared to the Master Plan because the library building would occupy a large portion of the middle of the site if Mason Street is fully vacated and the vacated areas of 701 Lombard Street are fully used for open space. Nor would this alternative result in an increase in open space, even with the possible future incorporation of the 701 Lombard parcel, since the one-story new library horizontal expansion would occupy existing park open space. This alternative would not enhance connectivity between park amenities, create an integrated recreational facility, or increase open space. Finally, the existing branch library would be closed for 12 to 18 months during renovations and would provide services out of a temporary bookmobile, in contrast to the more minimal (two-week) service interruptions during the move-in period to the proposed new library. For the foregoing reasons, the Commission rejects this alternative. In addition, all of the reasons stated herein provide sufficient independent grounds for rejecting this alternative.

Three-story Library (701 Lombard Parcel) Alternative

Under the Three-story Library (701 Lombard Parcel) Alternative, a new branch library would be constructed at the 701 Lombard Street parcel without expansion or modification of its existing eastern lot line 19.5 feet eastward as proposed under Master Plan conditions. The branch library building would be three stories tall and would have a height of up to 40 feet. It would contain approximately 9,016 square feet of floor area – about 516 square feet larger than the branch library's floor area analyzed for the Master Plan and about 70 percent larger than the existing North Beach branch. The library's first floor would accommodate a total of about 4,023 square feet and include an approximately 500-square-foot teen area; approximately 944-square-foot children's area adjacent to a children's librarian desk in the central portion of the floor, and an elevator along the library's east (Mason Street) wall; a staff work room containing about 567 square feet of space; as well as two stair wells, mechanical and electrical closets, and restrooms. The library would have two entrances: one would be located along Columbus Avenue and the other on Mason Street.

The Commission rejects the Three-story Library (701 Lombard Parcel) Alternative because this alternative would not meet the objective to "develop a new branch that is cost effective to build and operate." With a third level, more square footage for additional stairs and elevators (as opposed to additional programming space) would be required and additional staffing would increase long-term operational costs. The alternative would not meet the objective of providing "key library program elements on one floor for the efficiency of staff and materials processing," which, according to SFPL, would result in a library that is not cost-effective to build and operate and lead to inefficient use of library staff and resources. Finally, the Three-story Library Alternative assumes that the existing branch building at 2000 Mason Street would be demolished. This alternative therefore would not avoid, reduce or eliminate the Master Plan's significant impact related to the demolition of a potential historic resource identified in this EIR, nor would it reduce, avoid or eliminate the Master Plan's considerable contribution to a cumulative impact related to the loss of the existing branch as a contributor to a potential multiple property listing. For the foregoing reasons, the Commission rejects this alternative. Further, all of the reasons stated herein provide sufficient independent grounds for rejecting this alternative.

b. Additional Alternatives Reviewed and Rejected in the FEIR

The FEIR analyzed six project alternatives that were rejected from further consideration. These alternatives included: a "Preservation and Northerly Expansion Alternative", an "Eastward Expansion Alternative", a "Vertical Expansion Alternative", an "Adaptive Reuse and New Library Building Alternative", a "Rooftop Playground Alternative" and "Off-site Location Alternatives."

As stated in DEIR Chapter 2, Project Description (pp. 25-68), the Master Planning process explored several design options for renovation, expansion, or relocation of the library. These options included construction of a new library at the southwest corner of Powell Street and Lombard Street, other locations within the multi-purpose hardscape area, as well as construction of a new library at the current location. The rebuild schemes included a replacement branch in the same footprint as the existing library, replacement in a reoriented footprint, replacement in a smaller footprint with a two-story library, or replacement in a smaller footprint with an underground level extending eastward beneath the area of the existing children's play area. An option of a new library fully within the Mason Street right-of-way was also explored. These options were discussed in community forums weighing various factors, including potential loss of recreational space(s), feasibility, cost, visitor accessibility, and library functionality.

The abovementioned alternatives were considered and rejected in the DEIR pp. 241-251. The alternatives focused primarily on the siting and design of the branch library; however, planning options and operational effects also were considered for the Joe DiMaggio Playground. These options were rejected from further consideration because they would require relocation or possibly elimination of existing playground elements, block view corridors, cover major utilities that require access, require that funding for park renovation be in place at the time of library construction or expansion, and / or require substantial additional funding for library construction. In addition, some design options would result in inefficient or challenging library operations.

Other design options were discussed in the DEIR or Comments and Responses document in more detail but also were ultimately rejected from further consideration. In response to numerous public comments on the DEIR to study the Northerly Expansion Alternative, the City provided additional analysis of this alternative in the Comments and Responses document. See AL-4 of the Comments and Responses document beginning at page 173. However, for the reasons provided in the DEIR and Comments and Responses document, this alternative remains rejected as infeasible. Similarly, an Eastward Expansion Alternative and a variant were presented as public comments on the DEIR. The City provided evaluation of these alternatives and stated the reasons for their rejection in Responses AL-1, AL-3 and AL-4 on pp. 151-168 of the Comments and Responses document. Since publication of the FEIR, no other feasible alternative considerably different from others previously analyzed has been presented that would clearly lessen the environmental impacts of the Master Plan. For the reasons set forth in the FEIR, these Findings, and elsewhere in the administrative record, the alternatives discussed in this section and any other alternatives raised during the public comment period are rejected as infeasible.

VI. STATEMENT OF OVERRIDING CONSIDERATIONS

The Commission finds that, notwithstanding the imposition of all feasible mitigation measures, significant impacts related to Historic Resources will remain significant and unavoidable and in accordance with CEQA Guidelines Section 15092(b)(2)(B), such remaining impacts are acceptable to the overriding considerations described below. In accordance with CEQA guidelines Section 15093, CEQA

Section 21081(b), and Chapter 31 of the San Francisco Administrative Code, the Commission hereby finds that each of the specific economic, legal, social, technological, and other considerations, and the benefits of the Project separately and independently outweigh these remaining significant, adverse impacts. The remaining significant adverse impacts identified are acceptable in light of each of these overriding considerations.

The Master Plan project would:

- provide a new North Beach Branch Library commensurate with other branch libraries in the San Francisco Public Library system.
- increase onsite open space by 20 percent over existing conditions, or roughly 12,000 square feet of programmed recreational open space in one of San Francisco's densest neighborhoods.
- affirm the neighborhood vision of a new library and expanded park developed through the involvement of hundreds of neighborhood residents who participated in master planning meetings and hearings.
- provide a high quality civic and cultural space for the surrounding community and members of the public through the configuration of the new library and the playground feature of Joe DiMaggio Playground with a connecting plaza visible with clear sight lines and access between the parks recreational facilities.
- allow the new library project to proceed independent of the timing or availability of funding for the park renovation portion of the Master Plan project.

Specifically in regard to the construction of a new library, the Master Plan Project would:

- construct a new 8,500-square-foot library for the residents of the North Beach, Russian Hill, and Chinatown neighborhoods, providing the community access to the San Francisco Public Library collection of books, media, periodicals, as well as public technology resources, literacy and arts programming, and research assistance.
- provide a new library that is 59 percent larger than the existing branch, and, consistent with the program standards of the Branch Library Improvement Program, accommodates significant space for books and materials in multiple languages, features a new designated teen area, a separate adult reading area and an expanded children's area with interactive learning features and contains a community room for library events and children's programs that will be open to the public for use after hours.
- provide an expanded Children's Area, a separate Teen Area, and a new program room available to all who visit and the more than 14 schools and childcare centers that serve the children and youth of the North Beach community and surrounding neighborhoods.
- construct a new seismically safe library for the North Beach community and surrounding neighborhoods that could serve as a disaster response hub for the neighborhood in the event of a City-wide disaster.

- construct a new library building that ensures full access to people with disabilities to the City's programs, activities, benefits, and facilities pursuant to the City's ADA Transition Plan and Uniform Physical Access Strategy. According to the Mayor's Office on Disability, the preservation alternatives considered in the EIR may not provide adequate ADA parity.
- make needed ADA access improvements that also provide ease of access for baby strollers, seniors and people of all ages and abilities.
- construct a building that achieves a Leadership in Energy and Environmental Design (LEED) rating of Silver or higher, as defined by the U.S. Green Building Council, thereby reducing the project's carbon footprint, maximizing the energy efficiency of the library, and furthering the City's Sustainability Plan.
- transform a parking lot on a major commercial corridor into a new public building that would accomplish the objective of increasing civic presence and visibility of the library from Columbus Avenue.
- create temporary construction jobs subject to the City's local hiring requirements that would provide employment opportunities for San Francisco residents, promote the City's role as a commercial center, and provide additional payroll tax revenues to City.
- promote Objective 3 of the Neighborhood Center Facilities Element of the General Plan (Policies 1-5) to assure that neighborhood residents have access to needed services and a focus for neighborhood activities. The building of a new library with flexible program spaces and a new community room, located midst multiple Recreation and Park facilities, is consistent with this goal.
- promote Objective 2 of the Community Safety Element of the General Plan (Policy 2.1) that aims to reduce structural and non-structural hazards to life safety, minimize property damage and resulting social, cultural and economic dislocations resulting from future disasters. Replacing the seismically hazardous existing library building with a new facility, which meets current building code standards for seismic safety, is consistent with this objective.
- promote Objective 6 of the Community Facilities Element of the General Plan (Principles 1-5), which states that public libraries provide an essential public service as follows: "Development of a public library system in San Francisco which will make adequate and efficient library service freely available to everyone within the City, and which will be in harmony with related public services facilities..." The San Francisco Public Library has provided library services to the North Beach community and adjacent neighborhoods since 1959 and the project would provide a seismically safe and accessible facility, in harmony with related public facilities in the Joe DiMaggio Playground, to continue this service.
- would demolish only one of the branch libraries designed by Appleton & Wolfard while the San Francisco Public Library is preserving and restoring six other examples of their work for future generations. On November 9, 2010, by a vote of 10-1, the Board of Supervisors voted down legislation to designate the building as a local landmark.

- help fulfill the goals of Proposition A, "Branch Library Facilities Improvement Bonds, 2000" overwhelmingly supported by San Francisco voters for general obligation bonds in the amount of \$105,865,000 for the acquisition, renovation and construction of branch libraries and other library facilities.
- meet the SFPL's objective to minimize or avoid disruption to library service while the proposed library is under construction, which none of the alternatives, other than the 3-story alternative, accomplish.

Specifically in regard to the expansion and reconfiguration of Joe DiMaggio Playground, the Master Plan Project would:

- add needed open space to North Beach and Chinatown communities, an identified "high needs area" for the addition of Open Space in the City's General Plan. As discussed in the Master Plan EIR, the area around the park is estimated to have approximately 0.45 acres of open space per 1000 residents, 95 percent below the city-wide average of 9 acres per 1000 residents. Many residents live in multi-unit buildings with limited or no open space such as yards and rely heavily or exclusively on public amenities such as parks.
- increase overall park open space to accommodate an expanded and improved children's play area which will meet new safety requirements, add new features such as games and picnic tables, and provide additional landscaping and seating throughout the expanded park.
- increase park safety through a unified site design, by placing the children's playground in a more central part of the park and moving it away from the street and related-traffic at the park's edge, enhancing playground visibility and supervision from the clubhouse and other park areas.
- improve the design of the park facilities and their arrangement on the site. By rearranging the bocce, tennis courts and the children's' play area and adjusting the grades in these areas, the entire park is unified with improved site circulation and visibility. This new park layout would strengthen connectivity, both visually and functionally.
- preserves current park features during the construction of the new library and allows for the reorganization of such features and uses in an optimal way once funding for park improvements is available.
- transforms one block of Mason Street from a street with vehicular traffic into public park space consistent with the City's Better Streets Plan.
- further a proper public purpose through vacation of Mason Street and interdepartmental transfer of the former roadway to the SFRPD that will preserve the subject area for park and recreational purposes, including but not solely limited to, construction of a library.
- strengthen the visual connection between the library and the park through the creation of a new plaza open space on Mason Street.
- promote Objective 2 of the Recreation and Open Space Element of the General Plan (Policies 2.1, 2.2, 2.4) that aims to develop and maintain a diversified and balanced citywide system of high

quality public open space. The Master Plan increases public open space and integrates park and library uses consistent with this objective.

Having considered the information included above as well as information in these Findings and elsewhere in the administrative record, the Commission finds, determines, and concludes that the project benefits of the Master Plan Project outweigh the unavoidable adverse environmental effects, and that the adverse environmental effects are therefore acceptable.

EXHIBIT 1:
MITIGATION MONITORING AND REPORTING PROGRAM
 (Including the Text of the Mitigation Measures Adopted as Conditions of Approval)

Mitigation Measures Adopted As Conditions of Approval	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
M-CP-1. Archeological Resources				
<p>The following mitigation measure is required to mitigate any potential adverse effect from the proposed project on accidentally discovered buried or submerged historical resources as defined in CEQA Guidelines Section 15064.5(a)(c).</p> <p>The project sponsors shall distribute the Planning Department archeological resource "ALERT" sheet to the project prime contractor; to any project subcontractor (including demolition, excavation, grading, foundation, pier drilling, etc. firms); or utilities firm involved in soils disturbing activities within the project site. Prior to any soils disturbing activities being undertaken each contractor is responsible for ensuring that the "ALERT" sheet is circulated to all field personnel including, machine operators, field crew, pier drillers, supervisory personnel, etc. The project sponsors shall provide the Environmental Review Officer (ERO) with a signed affidavit from the responsible parties (prime contractor, subcontractor(s), and utilities firm) to the ERO confirming that all field personnel have received copies of the Alert Sheet.</p>	Project sponsors.	Prior to any soil-disturbing activities.	Project sponsors to provide affidavit to the ERO, confirming that all field personnel have received copies of the "ALERT" Sheet.	Considered complete upon ERO receipt of affidavit.
<p>Should any indication of an archeological resource be encountered during any soils disturbing activity of the project, the project Head Foreman and/or project sponsors shall immediately notify the ERO and shall immediately suspend any soils disturbing activities in the vicinity of the discovery until the ERO has determined what additional measures should be undertaken.</p> <p>If the ERO determines that an archeological resource may be present within the project site, the project sponsors shall retain the services of a qualified archeological consultant. The archeological consultant shall advise the ERO as to whether the discovery is an archeological resource, retains sufficient integrity, and is of potential scientific/historical/cultural significance. If an archeological resource is present, the archeological consultant shall identify and evaluate the archeological resource. The archeological consultant shall make a recommendation as to what action, if any, is warranted. Based on this information, the ERO may require, if warranted, specific additional measures to be implemented by the project sponsors.</p>	Project sponsors, contractor(s), and archeologist.	During soil-disturbing activities.	ERO to prepare memorandum to file indicating results of consultation with archeologist.	Considered complete upon latter of ERO's drafting of memo or ERO's direction to implement further measures.

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Archeological Resources (cont'd.)				
Measures might include: preservation in situ of the archeological resource; an archeological monitoring program; or an archeological testing program. If an archeological monitoring program or archeological testing program is required, it shall be consistent with the Major Environmental Analysis (MEA) division guidelines for such programs. The ERO may also require that the project sponsors immediately implement a site security program if the archeological resource is at risk from vandalism, looting, or other damaging actions.	(see above)	(see above)	(see above)	(see above)
If human remains are discovered during project construction, all work shall be halted immediately within 50 feet of the discovery, the City shall be notified, and the County Coroner must be notified, according to Section 5097.98 of the State Public Resources Code and Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the coroner will notify the Native American Heritage Commission, and the procedures outlined in CEQA Section 15064.5(d) and (e) shall be followed.	Project sponsors, contractor(s), and archeologist.	During soil-disturbing activities.	ERO, county coroner.	Considered complete upon latter of ERO's drafting of memo or ERO's direction to implement further measures.
The project archeological consultant shall submit a Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describing the archeological and historical research methods employed in the archeological monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the final report.	Project sponsors and archeological consultant.	Following completion of any archeological field program.	ERO to review Draft FARR.	Considered complete upon ERO approval of Draft FARR.
Copies of the Draft FARR shall be sent to the ERO for review and approval. Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archeological 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 Major Environmental Analysis division of the Planning Department shall receive three copies of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest or interpretive value, the ERO may require a different final report content, format, and distribution than that presented above.	Project sponsors.	Upon ERO approval of Draft FARR.	Project sponsors to provide ERO with copies of transmittals of FARR distribution.	Considered complete upon receipt by ERO of evidence of distribution.

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M-CP-2. HABS-Level Recordation				
<p>Documentation of the North Beach Branch Library shall be prepared in accordance with the guidelines established for the Historic American Building Survey (HABS) Level II. Level II documentation shall include the following:</p> <p>(1) <i>Drawings:</i> Select existing drawings, where available, shall be photographed with large-format negatives or photographically reproduced on Mylar.</p> <p>(2) <i>Photographs:</i> Photographs with large-format negatives of exterior views shall be shot; photocopies with large-format negatives of select existing drawings or historic views, where available, shall be made. Several historic photographs of the North Beach Branch Library are available at the San Francisco History Center of the San Francisco Public Library. Photography shall follow the <i>HABS/HAER Photographs: Specifications and Guidelines</i>.</p> <p>(3) <i>Written Data:</i> The history and description of the building shall be recorded in text form. A report shall be prepared documenting the existing conditions of the North Beach Branch Library, as well as the overall history of the library in the context of San Francisco and American public libraries during the post-World War II era, including the other Appleton & Wolfard-designed libraries that contribute to the MPL. Much of the historical context prepared by the Carey & Co. report and HRER can be used for this task.</p>	<p>Project sponsors and historical resources consultant.</p>	<p>Prior to building demolition.</p>	<p>ERO.</p>	<p>Considered complete upon receipt by ERO and HPC of documentation.</p>
<p>Documentation of the North Beach Branch Library site shall be submitted to the following repositories:</p> <ul style="list-style-type: none"> • Documentation report and one set of photographs and negatives, original drawings, and/or measured drawings shall be submitted the History Room of the San Francisco Public Library. • Documentation report shall be submitted to the Northwest Information Center of the California Historical Resources Information Resources System. 	<p>Project sponsors and historical resources consultant.</p>	<p>Prior to building demolition.</p>	<p>ERO and HPC to review documentation prior to any permit issuance</p>	<p>Considered complete upon issuance of permits.</p>

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HABS-Level Recordation (cont'd.)				
<ul style="list-style-type: none"> Documentation report and xerographic copies of the photographs shall be submitted to the San Francisco Planning Department and HPC for review prior to issuance of any permit that may be required by the City and County of San Francisco for demolition of the North Beach Branch Library. 	(see above)	(see above)	(see above)	(see above)
M-CP-3. Interpretive Display				
The Library Commission and Recreation and Parks Commission shall approve and fund installation of a permanent interpretive display at or near the site of the former North Beach Branch Library to discuss the history and significance of this branch. Components of this mitigation program shall include a permanent plaque or display within or near the proposed new library building. It shall contain historic photographs and/or plans, as well as descriptive text. Elements of the display could be developed from the HABS-level recordation. The design for the interpretive display shall be submitted to the HPC for review prior to final installation.	Project sponsors and contractor(s).	Prior to opening of new library.	ERO to review.	Considered complete upon opening of library.
M-BI-1. Breeding Birds				
<p>If active construction work (i.e., demolition, ground clearing and grading, including removal of site vegetation) is scheduled to take place during the nonbreeding season (September 1 through January 31), no mitigation is required. If such construction activities are scheduled during the breeding season (February 1 through August 31), the following measures will be implemented to avoid and minimize impacts on nesting raptors and other protected birds:</p> <p>No more than two weeks before construction, a qualified wildlife biologist will conduct preconstruction surveys of all potential nesting habitat within 250 feet of the construction site where access is available.</p> <p>If active nests of protected birds are found during preconstruction surveys, a no-disturbance buffer will be created around active nests during the breeding season, or until it is determined that all young have fledged. Typical buffers include 250 feet for non-raptor nesting birds (e.g., shorebirds, waterfowl, and passerine birds). The size of these buffer zones and types of construction</p>	Project sponsors.	Feb 1 through August 31.	If demolition occurs outside of this period, require that sponsors hire a qualified wildlife biologist to complete avian surveys.	Sponsors to provide Environmental Review Officer (ERO) with avian survey prior to demolition.
Breeding Birds (cont'd.)				

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<p>activities restricted in these areas will be based on existing noise and human disturbance levels in the project area.</p> <p>If preconstruction surveys indicate that protected bird nests are inactive or potential habitat is unoccupied during the construction period, no further mitigation will be required.</p> <p>If construction commences during the nonbreeding season and continues into the breeding season, birds that nest adjacent to the project area could acclimate to construction activities. However, surveys of nesting sites will be conducted and no-disturbance buffer zones established around active nests as needed to prevent impacts on nesting birds and their young.</p>	(see above)	(see above)	(see above)	(see above)
M-HZ-1. Hazardous Materials (Soil and Groundwater Contaminated by Petroleum Hydrocarbons or Metals)				
<i>Step 1: Initial Determination of Presence of Contaminated Soils and Groundwater</i>				
<p>Prior to approval of a building permit for the proposed library (in Phase 1) or site permit for future playground improvements (in Phase 2), the project sponsors shall hire a consultant to prepare a soil and groundwater sampling plan that is to be approved by the Department of Public Health before work begins. The consultant will collect soil samples (borings) and groundwater samples from areas on the site in which soil would be disturbed, including both 701 Lombard Street (Phase 1) and the area beneath the existing children's playground (Phase 2). The consultant will test the soil and groundwater samples for petroleum hydrocarbons and metals. The consultant shall analyze the soil borings as discrete, not composite samples.</p> <p>The consultant shall prepare an initial report on the soil and groundwater testing for petroleum hydrocarbons that includes the results of the testing and a map that shows the locations of soils and groundwater tested.</p> <p>The project sponsors shall submit the initial report on the soil and groundwater testing to the Department of Public Health (DPH) and shall pay the applicable fee required by DPH to review the report pursuant to Section 31.47(c) of the San Francisco Administrative Code. DPH shall review the soil and groundwater testing report to determine whether the soil or groundwater on the project site is contaminated with petroleum hydrocarbons or metals at or above potentially hazardous levels.</p>	Project sponsors.	Prior to tree removal.	DPH to review soil testing report and advise ERO and Department of Building Inspection (DBI) if Site Mitigation Plan (SMP) is required.	Prior to issuance of grading or excavation permit. Considered complete upon receipt by DPH, ERO, and DBI of monitoring report.
Hazardous Materials (cont'd.)				

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Mitigation Measures Adopted As Conditions of Approval	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
<p>If DPH determines that the soils and groundwater on the project site are not contaminated with petroleum hydrocarbons at or above a potentially hazardous level, no further mitigation measures with regard to contaminated soils or groundwater on the site would be necessary.</p>	<p>(see above)</p>	<p>(see above)</p>	<p>(see above)</p>	<p>(see above)</p>
<p><i>Step 2: Determination of the Presence of Contaminated Soil During Pier Drilling</i></p> <p>Whether or not DPH determines, after review of the initial report, that the soils and groundwater on the project site are contaminated with petroleum hydrocarbons or metals at or above a potentially hazardous level, the consultant shall nonetheless remain on the project to test the materials brought to the surface during pier drilling. The consultant shall test these materials for petroleum hydrocarbons and metals. The consultant shall analyze the materials from each drilled pier location as discrete, not composite samples, and add these findings to a new, final report.</p> <p>The project sponsors shall submit the final report on the soil and groundwater testing, as well as the drilled pier material testing, to the Department of Public Health (DPH). DPH shall review the final report to determine whether the drilled pier material on the project site is contaminated with petroleum hydrocarbons at or above potentially hazardous levels.</p> <p>If DPH determines that the soils and groundwater on the project site, and the material brought to the surface during pier drilling, are not contaminated with petroleum hydrocarbons at or above a potentially hazardous level, no further mitigation measures with regard to contaminated soils or groundwater on the site would be necessary.</p>	<p>Project sponsors.</p>	<p>Prior to soil-disturbing activity.</p>	<p>DPH to review soil testing report and advise ERO and Department of Building Inspection (DBI) if Site Mitigation Plan (SMP) is required.</p>	<p>Prior to completion of pier drilling.</p> <p>Considered complete upon receipt by DPH, ERO, and DBI of monitoring report.</p>
<p><i>Step 3: Preparation of Site Mitigation Plan</i></p> <p>If, based on the results of the initial soil and/or groundwater tests conducted (Step 1, above), or based on the drilled pier material tests conducted (Step 2, above), DPH determines that the soils and/or groundwater on the project site are contaminated with petroleum hydrocarbons or metals at or above potentially hazardous levels, DPH shall determine whether preparation of a Site Mitigation Plan (SMP) is warranted. If such a plan is requested by DPH, the SMP shall include a discussion of the level of contamination of soils and/or</p>	<p>Project sponsors.</p>	<p>Upon DPH determination that SMP is required.</p>	<p>If SMP is required, project sponsors or contractor shall submit a monitoring report to DPH, with a copy to DBI and ERO, at end of construction.</p>	<p>Prior to issuance of certificate of occupancy.</p> <p>Considered complete upon receipt of monitoring report.</p>

**EXHIBIT 1:
 MITIGATION MONITORING AND REPORTING PROGRAM
 (Including the Text of the Mitigation Measures Adopted as Conditions of Approval)**

Mitigation Measures Adopted As Conditions of Approval	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
Hazardous Materials (cont'd.)				
<p>groundwater on the project site and mitigation measures for managing contaminated soils on the site, including, but not limited to: 1) the alternatives for managing contaminated soils on the site (e.g., encapsulation, partial or complete removal, treatment, recycling for reuse, or a combination); 2) the preferred alternative for managing contaminated soils on the site and a brief justification; 3) the specific practices to be used to handle, haul, and dispose of contaminated site soils; and 4) the specific practices to be used to handle, treat, and dispose of contaminated groundwater. The SMP shall be submitted to DPH for review and approval. A copy of the SMP shall be submitted to the Planning Department to become part of the case file.</p>	(see above)	(see above)	(see above)	(see above)
<p><i>Step 4: Handling, Hauling, Treatment, and Disposal of Contaminated Soils and Groundwater</i></p> <p>a) Specific work practices: If, based on the results of the tests conducted either prior to or during pier drilling, DPH determines that the soil or groundwater on the project site are contaminated with petroleum hydrocarbons at or above potentially hazardous levels, the construction contractor shall be alert for the presence of such soils during excavation and other construction activities on the site (detected through soil or groundwater odor or soil color and texture and results of on-site soil and groundwater testing), and shall be prepared to handle, profile (i.e., characterize), and dispose of such soils appropriately and to treat and dispose of such groundwater appropriately, as dictated by local, state, and federal regulations, including OSHA work practices, when such soils or groundwater are encountered on the site.</p> <p>(b) Dust suppression: Soils exposed during excavation for site preparation and project construction activities shall be kept moist throughout the time they are exposed, both during and after work hours.</p> <p>(c) Surface water runoff control: Where soils are stockpiled, visqueen or comparable plastic sheeting shall be used to create an impermeable liner, both beneath and on top of the soils, with a berm to contain any potential surface water runoff from the soil stockpiles.</p>	Project sponsors.	During construction.	Project sponsors to provide DPH with monitoring report following soil-disturbing construction period and final monitoring report at conclusion of building construction. Copies of reports to be provided to DBI and ERO.	Prior to issuance of certificate of occupancy. Considered complete upon receipt of monitoring report.
Hazardous Materials (cont'd.)				

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 MITIGATION MONITORING AND REPORTING PROGRAM
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Mitigation Measures Adopted As Conditions of Approval	Responsibility for Implementation (see above)	Mitigation Schedule (see above)	Monitoring/Report Responsibility (see above)	Status/Date Completed (see above)
<p>(d) Soil replacement: If necessary, clean fill or other suitable material(s) shall be used to bring portions of the project site, where contaminated soils have been excavated and removed, up to construction grade.</p> <p>(e) Handling, treatment, and disposal: Contaminated soils shall be hauled off the project site by waste hauling trucks appropriately certified with the State of California and adequately covered to prevent dispersion of the soils during transit, and shall be disposed of at a permitted hazardous waste disposal facility registered with the State of California.</p> <p>Contaminated groundwater shall be subject to requirements of the City's Industrial Waste Ordinance (Ordinance Number 199-77), requiring that groundwater meet specified water quality standards before it may be discharged into the sewer system.</p>				
<p><i>Step 5: Preparation of Closure/Certification Report</i></p> <p>After excavation and foundation construction activities are completed, the project sponsors shall prepare and submit a closure/certification report to DPH for review and approval. The closure/certification report shall include the mitigation measures in the SMP for handling and removing contaminated soils and groundwater from the project site, whether the construction contractor modified any of these mitigation measures, and how and why the construction contractor modified those mitigation measures.</p>	Project sponsors.	At completion of foundation.	Project sponsors to provide closure/certification report to DPH, with copy to DBI and ERO.	Prior to issuance of certificate of occupancy. Considered complete upon receipt of monitoring report.
M-HZ-2. Underground Storage Tanks				
<p>If, during pier drilling or site excavation, the construction contractor encounters underground storage tank(s) (USTs), the contractor shall halt work. The project sponsors shall apply for an Underground Storage Tank Removal Permit from the San Francisco Department of Public Health (DPH). All removal activities would be reviewed and approved by DPH prior to continuation of construction, excavation, or pier drilling.</p>	Project sponsors and construction contractor.	During excavation and pier drilling.	Project sponsors to apply for underground storage tank removal permit from DPH.	Prior to continuation of work. Considered complete upon approval by DPH.

**EXHIBIT 1:
 MITIGATION MONITORING AND REPORTING PROGRAM
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Improvement Measures Identified by Planning Staff (Exhibit 2)	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
<p>Transportation and Circulation</p> <p>I-TR-1: Traffic: The project sponsor would meet with SFMTA regarding the possibility of the removal of two westernmost on-street parking spaces on the north side of Lombard Street (between Columbus Avenue and Mason Street). The purpose of this measure would be to improve traffic operations and facilitate safe pedestrian crossings on Lombard Street with reduced vehicle queues at the Columbus Avenue / Lombard Street westbound approach. The additional queuing space would lessen the effects of peak-hour westbound queues that currently occur between Columbus Avenue and Mason Street on Lombard Street. The removal of these two parking spaces, in combination with the proposed project, would result in a net on-street parking deficit of eight spaces (or nine spaces if both Improvement Measures I-TR-1 and I-TR-2 were implemented).</p>	<p>Project sponsors and construction contractor.</p>	<p>Prior to the vacation of Mason Street</p>	<p>SFMTA</p>	<p>If spaces are removed, then upon completion of new lane striping and inspection by SFMTA. If space is not removed, upon disapproval of SFMTA.</p>
<p>I-TR-2: Traffic: The project sponsor would meet with SFMTA regarding the possibility of the removal of one westernmost on-street parking space on the south side of Lombard Street (between Columbus Avenue and Mason Street). The purpose of this measure would be to improve traffic operations. The removal of this parking space, in combination with the proposed project, would result in a net on-street parking deficit of seven spaces (or nine spaces if both Improvement Measures I-TR-1 and I-TR-2 were implemented).</p>	<p>Project sponsors and construction contractor.</p>	<p>Prior to the vacation of Mason Street</p>	<p>SFMTA</p>	<p>If space is removed, then upon completion of new lane striping and inspection by SFMTA. If space is not removed, upon disapproval of SFMTA.</p>
<p>I-TR-3: Pedestrian: The project sponsor would meet with SFMTA regarding the possibility of moving the existing Muni bus zone located on the northeast corner of Columbus Avenue at Greenwich Street (adjacent to the playground) to the north, using the curb space that would be created with the proposed closure of Mason Street. This action would remove the bus stop from the existing crosswalk (crossing Columbus Avenue), which currently bisects the bus stop. A 100-foot-long mid-block bus zone would have to be established, and the bus shelter relocated. Separating the crosswalk from the bus stop would improve pedestrian safety at this location.</p>	<p>Project sponsors and construction contractor.</p>	<p>After demolition of the existing library.</p>	<p>SFMTA to approve location and design of bus stop.</p>	<p>SMFTA designation of new stop location.</p>

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Improvement Measures Identified by Planning Staff (Exhibit 2)	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
<p>Transportation and Circulation (cont'd.)</p> <p>I-TR-4: Construction Period: Any construction traffic occurring between 7:00 a.m. and 9:00 a.m., or between 3:30 p.m. and 6:00 p.m., would coincide with peak-hour traffic and could temporarily impede traffic and transit flow, although it would not be considered a significant impact. The project sponsor would meet with SFMTA to discuss the possibility of limiting truck movements to the hours between 9:00 a.m. and 3:30 p.m. (or other times) to minimize disruption of the general traffic flow on adjacent streets during the a.m. and p.m. peak periods. The Project Sponsor and construction contractor(s) would meet with the Sustainable Streets Division of the SFMTA, the Fire Department, Muni, and the Planning Department to determine feasible measures to reduce traffic congestion, including potential transit disruption and pedestrian circulation impacts during construction of the project.</p>	<p>Project sponsors and construction contractor.</p>	<p>Throughout project construction.</p>	<p>SFMTA to approve times; San Francisco Police Department to monitor;</p>	<p>At end of construction of each phase of the project.</p>

Exhibit 2

Recommended Improvement Measures

The Planning Commission recommends that the Project Sponsor adopt these Improvement Measures as project conditions.

Whenever "Project Sponsor" is used in the following recommendations, the recommendation shall also mean any successor to the Project or other persons having an interest in the Project or underlying property.

Improvement Measures

The FEIR identified the following transportation improvement measures that could improve traffic operations and circulation at and around the project site. These measures are not required to reduce significant environmental impacts. These measures would, however, reduce the magnitude of less-than-significant effects.

1. **I-TR-1: Traffic:** The project sponsor would meet with SFMTA regarding the possibility of the removal of two westernmost on-street parking spaces on the north side of Lombard Street (between Columbus Avenue and Mason Street). The purpose of this measure would be to improve traffic operations and facilitate safe pedestrian crossings on Lombard Street with reduced vehicle queues at the Columbus Avenue / Lombard Street westbound approach. The additional queuing space would lessen the effects of peak-hour westbound queues that currently occur between Columbus Avenue and Mason Street on Lombard Street. The removal of these two parking spaces, in combination with the proposed project, would result in a net on-street parking deficit of eight spaces (or nine spaces if both Improvement Measures I-TR-1 and I-TR-2 were implemented).
2. **I-TR-2: Traffic:** The project sponsor would meet with SFMTA regarding the possibility of the removal of one westernmost on-street parking space on the south side of Lombard Street (between Columbus Avenue and Mason Street). The purpose of this measure would be to improve traffic operations. The removal of this parking space, in combination with the proposed project, would result in a net on-street parking deficit of seven spaces (or nine spaces if both Improvement Measures I-TR-1 and I-TR-2 were implemented).
3. **I-TR-3: Pedestrian:** The project sponsor would meet with SFMTA regarding the possibility of moving the existing Muni bus zone located on the northeast corner of Columbus Avenue at Greenwich Street (adjacent to the playground) to the north, using the curb space that would be created with the proposed closure of Mason Street. This action would remove the bus stop from the existing crosswalk (crossing Columbus Avenue), which currently bisects the bus stop. A 100-foot-long mid-block bus zone would have to be established, and the bus shelter relocated. Separating the crosswalk from the bus stop would improve pedestrian safety at this location.

4. **I-TR-4: Construction Period:** Any construction traffic occurring between 7:00 a.m. and 9:00 a.m., or between 3:30 p.m. and 6:00 p.m., would coincide with peak-hour traffic and could temporarily impede traffic and transit flow, although it would not be considered a significant impact. The project sponsor would meet with SFMTA to discuss the possibility of limiting truck movements to the hours between 9:00 a.m. and 3:30 p.m. (or other times) to minimize disruption of the general traffic flow on adjacent streets during the a.m. and p.m. peak periods. The Project Sponsor and construction contractor(s) would meet with the Sustainable Streets Division of the SFMTA, the Fire Department, Muni, and the Planning Department to determine feasible measures to reduce traffic congestion, including potential transit disruption and pedestrian circulation impacts during construction of the project.