



U.S. Department of Housing and Urban
Development
451 Seventh Street, SW
Washington, DC 20410
www.hud.gov
espanol.hud.gov

Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58

Project Information

Project Name: Casa-de-la-Misión

HEROS Number: 900000010011524

Project Location: 3001 24th St, San Francisco, CA 94110

Additional Location Information:

N/A

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The proposed project, Casa de la Misión, is the mixed-use development of 50 units of low-income housing for seniors and 1,900-2,500 square feet of commercial space. Development of the housing will include site acquisition, demolition of two existing structures and the construction of a six story structure. The 6,000 square foot ground floor will include a lobby, housing management office and non profit or retail space. The second through sixth floors will house 50 studio apartments including a staff unit. The site is located at 3001-3013 24th Street in San Francisco's Mission District.

Funding Information

Grant Number	HUD Program	Program Name	Funding Amount
B-15-MC-06-0016	CPD	Community Development Block Grants (CDBG) (Entitlement)	\$1,000,000.00
M15-MC0602-13	CPD	HOME Program	\$1,000,000.00

Estimated Total HUD Funded Amount: \$2,000,000.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$50,000,000.00

Mitigation Measures and Conditions [CFR 1505.2(c)]:

Summarized below are all mitigation measures adopted by the Responsible Entity to reduce, avoid or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project

contracts, development agreements and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure or Condition
Contamination and Toxic Substances	Phase II Environmental Site Assessment to be conducted and recommendations followed.
Noise Abatement and Control	Mitigation Measure 1. Title 24 of the California Code of Regulations establishes uniform noise insulation standards for residential projects. Residences must be designed to limit intruding noise to an interior CNEL (or DNL) of at least 45 dB. The San Francisco Department of Building Inspection (DBI) would review the final building plans to ensure that the building wall and floor/ceiling assemblies meet state standards regarding sound transmission. Compliance with this requirement would ensure that interior noise levels of the project residential units would meet the interior noise goal of HUD and the State of California.
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	Conduct Soil Survey
Hazards and Nuisances including Site Safety and Site-Generated Noise	Mitigation Measure 1. Construction activities of the Proposed Action shall comply with San Francisco Noise Ordinance (Article 29 of the Police Code). The ordinance requires that noise levels from individual pieces of construction equipment, other than impact tools, not exceed 80 dBA at a distance of 100 feet from the source. Impact tools, such as jackhammers and impact wrenches, must have both intake and exhaust muffled to the satisfaction of the Director of Public Works. Section 2908 of the Ordinance prohibits construction work between 8:00 p.m. and 7:00 a.m., if noise would exceed the ambient noise level by 5 dBA at the project property line, unless a special permit is authorized by the Director of Public Works.
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	Bird Nest Preconstruction Survey: The project sponsor for future onsite development shall retain a qualified biologist to conduct preconstruction breeding season surveys (approximately March 15 through August 30) of the project site and immediate vicinity during the same calendar year that construction is planned to begin, in consultation with the City and County of San Francisco and the California Department of Fish and Game. If phased construction procedures are planned for the

	<p>proposed project, the results of the survey would be valid only for the season during which it is conducted. Bird Nest Buffer Zone: The project sponsor, in consultation with the City and County of San Francisco and the California Department of Fish and Game, would delay construction in the vicinity of active bird nests on or next to the project site during the breeding season (approximately March 15 through August 30), while the nest is occupied with adults or young. If active nests are identified, construction would not occur within 500 feet of the nest. A qualified biologist would monitor the active nest until the young have fledged, until the biologist determines that the nest is no longer active, or if it is reasonable that construction is not disturbing nesting behavior. The buffer zone would be delineated by highly visible, temporary construction fencing.</p>
<p>Other Factors</p>	<p>A. As part of review processes mandated by the California Environmental Quality Act or by San Francisco ordinances, the Project Sponsor shall prepare, or cause to be prepared, documentation of the Balmy Avenue Murals for determination of eligibility as a historic resource and cultural resource in accordance to California and National Register Criteria. B. The work above will be carried out by a qualified art historian with expertise in the field of culturally significant murals. C. The selection of the qualified art historian will be subject to the approval of the San Francisco Planning Department.</p>
<p>Permits, reviews, and approvals</p>	<p>San Francisco Planning Department, California Environmental Quality Act Review San Francisco Planning Department, Zoning Administrator, rear yard modification per Planning code 134(e) Department of Building Inspection: Demolition, grading and building permits for the demolition of the existing buildings and construction of the new building San Francisco Public Works: Sidewalk permits for any modifications San Francisco Public Utilities Commission: Approval of any changes to sewer laterals.</p>

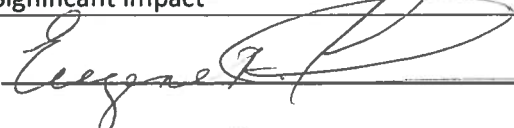
Mitigation Plan

See attached mitigation plan.

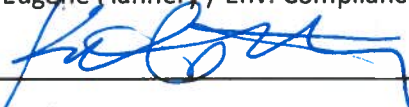
[Casa de la Mision Mitigation Monitoring Plan.docx](#)

Determination:

✓	Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.13] The project will not result in a significant impact on the quality of human environment
	Finding of Significant Impact

Preparer Signature:  Date: 8-4-16

Name / Title/ Organization: Eugene Flannery / Env. Compliance Manager / SAN FRANCISCO

Certifying Officer Signature:  Date: 8/5/16

Name/ Title: KATHA HARTLEY, DEP. DIR. MCHCD

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environment Review Record (ERR) for the activity / project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).