

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-		Community Development Block Grants	\$1,000,000.00
0016	CPD	(CDBG) (Entitlement)	
M15-MC0602-			\$1,000,000.00
13	CPD	HOME Program	

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	
Noise Abatement and Control	conducted and recommendations followed. 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	

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	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
8	reasonable that construction is not disturbing
	nesting behavior. The buffer zone would be delineated by highly visible, temporary construction fencing.
	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
Other Fasters	eligibility as a historic resource and cultural resource
Other Factors	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.
	San Francisco Planning Department, California
	Environmental Quality Act Review San Francisco
	Planning Department, Zoning Administrator, rear
	yard modification per Planning code 134(e)
Permits, reviews, and approvals	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.

# Mitigation Plan

See attached mitigation plan. Casa de la Mision Mitigation Monitoring Plan.docx

# **Determination:**

08/04/2016 19:01

# Casa-de-la-Misión

$\checkmark$	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: $^{\prime\prime}$ Eugene Flannery / Env. Compliance Manager / SAN FRANCISCO				
Certifying Officer Signature: VOJULO HORZLEDIE DEC DIE DATE: 8/5/16				
Name/	Title: KATHA HARTLEY, DEP. DIR. MONCO			

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).