



U.S. Department of Housing and Urban Development

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Environmental Review for Activity/Project that is Categorical Excluded Subject to Section 58.5 Pursuant to 24 CFR 58.35(a)

Project Information

Project Name: Consorcia Apartments

Responsible Entity: City and County of San Francisco, Mayor’s Office of Housing and Community Development

Grant Recipient (if different than Responsible Entity): Chinatown Community Development Center

State/Local Identifier:

Preparer: Flannery Eugene

Certifying Officer Name and Title: Eric D. Shaw, Director, Mayor’s Office of Housing and Community Development

Consultant (if applicable):

Direct Comments to: Eugene T. Flannery, Environmental Compliance Manager, MOHCD, One South Van Ness Avenue, 5th Floor, San Francisco, CA 94103

Project Location: APN 0191/016, 1204 Mason Street, San Francisco, CA 94108

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

The proposed project will include substantial rehabilitation activities including improvements to systems, common area and living spaces. Also included is a soft story retrofit to ensure seismic safety.

EXTERIOR REPAIRS
Repair/Replace sidewalk at Mason and Washington for commercial ADA access as required
Exterior work associated with soft-story retrofit including installation of grade beams
Repair roof as required
Replace structural support for new Solar Thermal system
Paint all exterior finish and trim
New power-assisted doors and hardware at storefronts
BUILDING SYSTEM IMPROVEMENTS
Install soft-story structural work, grade beams, bracing and shear walls
Repair dry rot and deficient framing
Replace with new panels and unit feeders where required; replace branch circuitry
Upgrade fire/life safety systems as required
Replace faucets, showerheads and toilets with water saving fixtures as required
Replace bathroom exhaust fans with higher horse power, time delay-controlled, energy efficient units

Install 'smart' DHW tank & circulation loop temp control
Repair water intrusion from Laundromat to boiler room
Replace and enclose all range hood flues
Replace defunct solar thermal hot water system
Install a separate water meter/submeter for commercial café
COMMON AREA IMPROVEMENTS
Replace flooring
Install directional signage, floor plans and unit signage with braille
Expand or replace trash chute opening
Repair and paint ceilings and walls
LIVING UNIT IMPROVEMENTS
Paint unit interiors
Replace unit entry door hardware where required
Replace old flooring
Replace plumbing fixtures, faucets, showerheads and toilets with low flow fixtures
Replace old sinks and vanities
Refurbish or replace bathtubs, surrounds, tub traps, mixing valves and shower controls
Replace window coverings with vinyl blinds
Replace kitchen cabinets and counters
Remodel kitchens and bathrooms where necessary
Replace and enclose all range hood flues
Asbestos abatement if required (Lead abatement performed in 2013)

Level of Environmental Review Determination:

Categorically Excluded per 24 CFR 58.35(a), and subject to laws and authorities at §58.5. This proposal is determined to be categorically excluded according to:

24 CFR §58.35(a)(ii): Rehabilitation of multifamily residential buildings and improvements when the following conditions are met:

- A. Unit density is not changed more than 20 percent;
- B. The project does not involve changes in land use from residential to non-residential; and
- C. The estimated cost of rehabilitation is less than 75 percent of the total estimated cost of replacement after rehabilitation.

Additionally, those activities not related to acquisition and rehabilitation are exempt per 24 CFR 58.34(a)(1) Environmental and other studies, resource identification and the development of plans and strategies; (a)(5) Inspections and testing of properties for hazards or defects; (a)(8) Engineering or design costs.

Funding Information

Grant Number	HUD Program	Funding Amount
B-15-MC-06-0016	CDBG	2,735,000

Estimated Total HUD Funded Amount: \$2,735,000

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]:

Rehabilitation Costs:	\$8,700,000
Non-Construction Costs:	\$

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project does not lie within an Airport Clear Zone or Accident Potential Zone. Source Document: 1. City/County Association of Governments of San Mateo County, 2012 (November). Comprehensive Airport Land Use Compatibility Plan for the Environs of San Francisco International Airport. Available https://ccag.ca.gov/wp-content/uploads/2018/01/SFO-AIA-B.pdf Prepared by Jacobs Consultancy, and Clarion. 2. Google Earth Pro, Distance to SFO, August 16, 2021
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project is not located in a coastal barrier resource area. Source Document: 1. 16 USC §3501(a)(1) which defines the locations of coastal barrier resource areas. The Pacific Coast of the Continental United States is not included in that definition.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>The project involves the rehabilitation of a residential building. The project site is not located in a FEMA designated Special Flood Hazard Area.</p> <p>The project is located in an area of minimal flood hazard Zone X. See map Number 0602980116A, effective March 23, 2021. The project would not involve either direct or indirect support of development in a floodplain.</p> <p>Source Documents:</p> <ol style="list-style-type: none"> 1. City and County of San Francisco Interim Floodplain Map. Internet Web Site: https://sfgsa.org/san-francisco-floodplain-management-program Accessed on August 16, 2021. 2. United States Federal Emergency Management Administration. FEMA Issued Flood Maps, San Francisco County. Internet Web Site: https://msc.fema.gov/arcgis/rest/directories/arcgis/jobs/nfhl_print/mscprintb_gpserver/j759f16a5502a4cc0bda2e1ab26aa071b/scratch/FIRMETTE_41686db8-7c45-472e-b0f7-d51df93b63be.pdf <p>Accessed on August 16, 2021.</p>
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5		
Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Yes No <input checked="" type="checkbox"/> <input type="checkbox"/>	<p>The project does not involve acquisition of undeveloped land, a change in land use, major rehabilitation that would cost 75% or more of the property value, or new construction. The project does not meet thresholds for review by the Bay Area Air Quality Management District (BAAQMD) for air quality impacts, as it is minor in nature; thus, the project conforms to the State Implementation Plan (SIP).</p> <p>Air Pollutant Exposure Zone, San Francisco Health Code Article 38 - Site is located in an area with elevated pollutant concentrations. Sensitive use buildings, as defined in the Applicability section of the Ordinance, must comply with Health Code Article 38. However, the project is not a major rehabilitation project as defined by the San</p>

<p>Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6</p>	<p>Are formal compliance steps or mitigation required?</p>	<p>Compliance determinations</p>
		<p>Francisco Green Building Code and compliance with Health Code Article 38 is not required.</p> <p>The buildings were constructed in 1911, before the 1978 federal bans on friable asbestos-containing building materials and lead-containing paints became effective. Due to the age of the subject property building, there is a potential that asbestos-containing material (ACM) and/or lead-based paint (LBP) are present.</p> <p>Due to the probability of disturbances to surfaces it is highly likely that ACM would be disturbed. A preconstruction survey to identify asbestos containing materials should be conducted. The identified suspect ACMs would need to be sampled to confirm the presence or absence of asbestos prior to any renovation or demolition activities to prevent potential exposure to workers and/or building occupants.</p> <p>Removal of asbestos materials would comply with the National Emissions Standards for Hazardous Air Pollutants and the Bay Area Air Quality Management District Regulation 11, Rule 2.</p> <p>Operations and Maintenance (O&M) Programs should be implemented in order to safely manage the suspect ACMs and LBP located at the subject property.</p> <p>Source Documents:</p> <ol style="list-style-type: none"> 1. Bay Area Air Quality Management District Regulation 11, Rule 2, The Bay Area Air Quality Management District 2. U.S. Department of Housing and Urban Development, Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing, Office of Healthy Homes and Lead Hazard Control, Second Edition, July 2012 3. San Francisco Property Information Map, https://sfplanninggis.org/pim/, site accessed on August 18, 2021

<p>Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6</p>	<p>Are formal compliance steps or mitigation required?</p>	<p>Compliance determinations</p>
		<p>Mitigation Measures: Asbestos and Lead Survey - A preconstruction survey to identify asbestos containing materials and Lead Based paint should be conducted. The identified suspect ACMs and LBP would need to be sampled to confirm the presence or absence of such prior to any renovation or demolition activities to prevent potential exposure to workers and/or building occupants.</p>
<p>Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The San Francisco Bay Conservation and Development Commission (BCDC) has permit authority over San Francisco Bay and lands located within 100 feet of the Bay shoreline.</p> <p>BCDC's San Francisco Bay Plan is the Coastal Zone Management Program for the San Francisco Bay Segment of the California Coastal Zone Management Program, pursuant to the Federal Coastal Zone Management Act (CZMA).</p> <p>Under the CZMA, projects requiring federal approval or funding must, to the maximum extent practicable, be consistent with a state's coastal management program if the project would affect the coastal zone.</p> <p>The project site is located more than 100 feet from the San Francisco Bay shoreline; therefore, no formal finding of consistency with the San Francisco Bay Plan is required. The project activity does not involve activity within a Coastal Zone Management Area (CZM) area.</p> <p>Source Documents:</p> <ol style="list-style-type: none"> San Francisco Bay Conservation and Development Commission. San Francisco Bay Plan. Adopted 1973. Reprinted in February 2008. http://www.bcdc.ca.gov/laws_plans/plans/sfbay_plan.shtml United States National Oceanic and Atmospheric Administration. State Coastal Zone Boundaries, California. Internet Web Site: http://coastalmanagement.noaa.gov/mystate/docs/StateCZBoundaries.pdf

<p>Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6</p>	<p>Are formal compliance steps or mitigation required?</p>	<p>Compliance determinations</p>
		<p>3. San Francisco Property Information Map: https://sfplanninggis.org/pim/</p>
<p>Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)</p>	<p>Yes No <input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p>ACC performed a Phase I Environmental Site Assessment (ESA) in general conformance with the scope and limitations of ASTM practice E1527-13 and the All Appropriate Inquiry Final Rule 40 CFR Part 312 for the project Site. Property). This Phase I ESA was requested by Chinatown Community Development Center (Client). This purpose of this Phase I ESA was to assess the Subject Property for Recognized Environmental Conditions as defined by ASTM standard E 1527-13.</p> <p>The assessment revealed evidence of three Recognized Environmental Conditions (REC) at the project site:</p> <p>REC – On-site Heating Oil Underground Storage Tank: During the site reconnaissance, ACC observed an approximately three-inch diameter vertical pipe extending from the sidewalk along the southeastern exterior wall of the Subject Property building. The top of the pipe curves and appears open to the air, similar to a UST vent pipe. The steel pipe is located in the vicinity of a potential underground storage tank fill port in the sidewalk along Washington Street. Based on the age of the current and surrounding buildings, ACC cannot rule out the potential for an existing UST system. Further assessment was recommended.</p> <p>On August 5, 2020 a subsurface geophysical survey was conducted using ground penetrating radar and a magnetometer of the location of the approximately three-inch diameter vertical pipe extending from the sidewalk along the southeastern exterior wall of the Site building and suspect UST fill port within the sidewalk of Washington Street. The geophysical survey did not indicate the presence of an existing UST. The geophysics survey included the basement adjacent to the location of the vertical pipe and the adjacent municipal sidewalks and street along Washington</p>

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		<p>Street. No indications of USTs were identified during the geophysics survey.</p> <p>REC - On-Site Dry-Cleaning Facilities: The historical tenant of the northern commercial unit (1208 Mason Street) was occupied by a dry-cleaning facility from at least 1930 to 1940. Historical dry-cleaning operations are indicative of potential tetrachloroethene (PCE) storage and use. PCE is a highly volatile and environmentally mobile chemical compound. Prolonged PCE use may degrade sanitary sewer lines causing a subsurface release. ACC cannot rule out potential subsurface impacts associated with historical on-site dry-cleaning operations.</p> <p>REC - Off-Site Industrial Facilities: The west adjacent property (1201 Mason Street) has historically been occupied by the Cable Car Maintenance Garage since at least the 1930s, and was listed as generating hazardous waste including PCE. Based on the proximity and up-gradient location of the off-site historical maintenance facility, ACC cannot rule out potential subsurface impacts associated with this facility.</p> <p>The assessment revealed evidence of a Business Environmental Risk (BER) at the Subject Property:</p> <p>BER: San Francisco Maher Zone: The Subject Property may be subject to the San Francisco Health Code Article 22A (Maher Ordinance). If building permits are required and 50 or more cubic yards of soil are to be disturbed, subsurface sampling will be required by the San Francisco Department of Public Health due to the potential for subsurface contamination.</p> <p>In response to the findings of the Phase I ESA ACC Environmental Consultants, Inc. (ACC) prepared a Phase II Environmental Site Assessment Report (Phase II) for the project Site. The purpose of the Phase II was to address the vapor intrusion concerns associated with Recognized Environmental Conditions (RECs) identified in the Phase I ESA prepared for the Site by ACC and dated May 29, 2020.</p>

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		<p>On August 6, 2020, ACC collected soil vapor samples from three sub-slab soil vapor pin locations. Soil vapor sampling was conducted based on the document <i>Advisory – Active Soil Gas Investigations</i> prepared by the Department of Toxic Substances Control (July 2015).</p> <p>PCE was detected in soil vapor beneath the building at a concentration of 100 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$), which exceeds the corresponding Regional Water Quality Control Board (RWQCB) Human Health Risk Levels (HHRLs) for vapor intrusion at residential and commercial properties (RWQCB ESL Table SG-1, 2019 Rev2). Data indicate that the source of PCE in soil vapor is likely associated with an off-site source. Soil vapor analytical data indicate a potential for impacts to indoor air and additional assessment was recommended by ACC.</p> <p>ACC prepared an Indoor Air Sampling Report for the project Site to assess potential impacts to indoor air associated with subsurface impacts at the Site as detected by the Phase II ESA. The Phase II detected elevated concentrations of volatile organic compounds (VOCs) in soil vapor.</p> <p>PCE and Trichloroethene (TCE) were detected up to respective concentrations of $0.85 \mu\text{g}/\text{m}^3$ and $0.61 \mu\text{g}/\text{m}^3$, which exceed corresponding indoor air direct exposure HHRL for residential properties of $0.46 \mu\text{g}/\text{m}^3$ and $0.48 \mu\text{g}/\text{m}^3$. Concentrations of PCE and TCE do not exceed corresponding indoor air direct exposure HHRLs for commercial properties of $2 \mu\text{g}/\text{m}^3$ and $3 \mu\text{g}/\text{m}^3$.</p> <p>The basement and first floor at the Site are occupied by maintenance areas and commercial tenants, respectively. Indoor air analytical results from this sampling event indicate that VOC impacts to indoor air associated with subsurface PCE impacts do not present a health risk to maintenance personnel and commercial tenants. Analytical data from samples collected from the ground floor and second floor indicate that a</p>

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		<p>human health risk to residential tenants can be ruled out.</p> <p>The source of PCE impacts to soil vapor beneath the Site can be attributed to off-site sources. No additional sampling is recommended by ACC.</p> <p>Ae search of Envirostor returned one reported case within 2,000 feet of the project site. The site Dick Lee Pastry-Stanley Apartments was referred to the oversight agency for evaluation (San Francisco Regional Water Resource Control Board). No further information is available. Due to the nature of the project activities and the fact that the Pastry shop is down gradient from the project site no risk of harm to project participants is expected.</p> <p>A search of Geotracker returned two sites within a 2,000-foot radius. Both sites are down gradient from the project site and do not pose a risk of harm to project participants.</p> <p>Maher Ordinance Health Code Article 22A</p> <p>Projects that are located on sites with known or suspected soil and/or groundwater contamination are subject to the provisions of Health Code Article 22A, which is administered by the Department of Public Health (DPH). Submittal of the Maher Application to and coordination with DPH may be required. Applicants may contact DPH for assistance.</p> <p>Lead Based Paint</p> <p>The buildings at the Target Property have the coatings and materials that may contain measurable amounts of lead.</p> <p>Mitigations</p> <p>The Target Property is listed in the Maher Ordinance Area of San Francisco and subject to the requirements of Article 22A for construction activities. Should the proposed activities result in</p>

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		<p>the disturbance of 50 cubic yards or more of soil, compliance with the Ordinance is required.</p> <hr/> <p>Source Documents:</p> <ol style="list-style-type: none"> 1. California State Water Resources Control Board Geo Tracker Website: https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=1204+Mason+Street+San+Francisco+CA# Site accessed August 18, 2021. 2. California Department of Toxic Substance Control Envirostor website: https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=1204+Mason+Street+San+Francisco+CA+ Site accessed on August 16, 2021. 3. ACC Environmental Consultants, Phase I Environmental Site Assessment Report, 1204 Mason Street, San Francisco, California 94108 Acc Project Number 1628-031.01, May 29, 2021 4. ACC Environmental Consultants Phase II Environmental Site Assessment Report 1525-1529 Grant Avenue San Francisco, California 94133 ACC Project Number 1628-030.02 September 3, 2020 5. ACC Environmental Consultants, Indoor Air Sampling Report, 1204 Mason Street, San Francisco, California 94108 Acc Project Number 1628-031.03, September 17, 2020
<p>Endangered Species</p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project activity involves a previously developed urban property and thus would have no effect on any natural habitats or federally protected species. The project site is entirely developed and therefore does not support identified species' habitat requirements. There are no critical habitats at this location.</p> <p>Source Documents:</p> <ol style="list-style-type: none"> 1. U.S. Fish and Wildlife Services Information for Planning and Consultation Website (IPaC).

<p>Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6</p>	<p>Are formal compliance steps or mitigation required?</p>	<p>Compliance determinations</p>
		<p>https://ecos.fws.gov/ipac/location/EGWKOI4DVH7FJK2SZNFQFFIME/resources Accessed on August 18, 2021.</p>
<p>Explosive and Flammable Hazards</p> <p>24 CFR Part 51 Subpart C</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project will not result in an increased number of people being exposed to hazardous operations by increasing residential densities, converting the type of use of a building to habitation, or making a vacant building habitable. The project does not involve explosive or flammable materials or operations.</p> <p>No evidence of current or former ASTs or USTs was observed during the site reconnaissance</p> <p>Source Documents:</p> <ol style="list-style-type: none"> 1. United States Department of Housing and Urban Development. Environmental Criteria and Standards. 24 CFR Part 51 2. San Francisco Department of Public Health List of Above Ground Storage Tanks in San Francisco, 3. United States Department of Housing and Urban Development. Siting of HUD-Assisted Projects Near Hazardous Facilities: Acceptable Separation Distances from Explosive and Flammable Hazards. Office of Community Planning and Development, Office of Environment and Energy. Washington, CD September 1996. 4. ACC Environmental Consultants, Phase I Environmental Site Assessment Report, 1204 Mason Street, San Francisco, California 94108 Acc Project Number 1628-031.01, May 29, 2021
<p>Farmlands Protection</p> <p>Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site consists of urban land; therefore, the project would not affect farmlands. There are no protected farmlands in the City and County of San Francisco.</p> <p>Source Documents:</p>

<p>Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6</p>	<p>Are formal compliance steps or mitigation required?</p>	<p>Compliance determinations</p>
		<ol style="list-style-type: none"> 1. United States Department of Agriculture. 7 CFR Part 658.2(a) Farmland Protection Policy Act 2. United States Department of Agriculture, Natural Resources Conservation Services. Web Soil Survey. Internet Web Site: http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx. Accessed on August 16, 2021.
<p>Floodplain Management</p> <p>Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The Federal Emergency Management Agency [24 CFR 55, Executive Order 11988] (FEMA) prepares Flood Insurance Rate Maps (FIRMs) that identify areas subject to flood inundation, most often from a flood having a one percent chance of occurrence in a given year (also known as a “base flood” or “100-year flood”). FEMA refers to the portion of the floodplain or coastal area that is at risk from floods of this magnitude as a Special Flood Hazard Areas (SFHA).</p> <p>The project is not within a known FEMA floodplain nor within the preliminary Flood Insurance Rate Map prepared for the City and County of San Francisco in November 2015. The project is located in an area of minimal flood hazard Zone X. See map Number 0602980116A, effective march 23, 2021. The project would not involve either direct or indirect support of development in a floodplain.</p> <p>Source Documents:</p> <ol style="list-style-type: none"> 1. City and County of San Francisco Interim Floodplain Map. Internet Web Site: https://sfgsa.org/san-francisco-floodplain-management-program Accessed on August 16, 2021. 2. United States Federal Emergency Management Administration. FEMA Issued Flood Maps, San Francisco County. Internet Web Site: https://msc.fema.gov/arcgis/rest/directories/arcgis/jobs/nfhl_print/mscprintb_gpserver/j759f16a5502a4cc0bda2e1ab26aa071b/scratch/FIRMETTE_41686db8-7c45-472e-b0f7-d51df93b63be.pdf

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Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>The building was constructed in 1909. As such, it is a potential historic resources and subject to the Programmatic Agreement By And Among The City And County Of San Francisco, The California State Historic Preservation Officer, And The Advisory Council On Historic Preservation Regarding Historic Properties Affected By Use Of Revenue From The Department Of Housing And Urban Development Part 58 Programs (PA).</p> <p>The San Francisco Mayor’s Office of Housing and Community Development has reviewed the project under the PA and has determined that the undertaking is exempt from review by the SHPO or ACHP per Stipulations II.A and IV.A. The City and County of San Francisco Planning Department has determined that the Undertaking conforms to the Standards and the State Historic Building Code.</p> <p>No Historic Properties are Affected.</p> <p>Source Documents:</p> <ol style="list-style-type: none"> 1. City and County of San Francisco. Programmatic V Agreement by and among the City and County of Son Francisco, the California State Historic Preservation Officer, and the Advisory Council on Historic Preservation Regarding Historic Properties Affected by Use of Revenue from the Department of Housing and Urban Development Part 58 Programs. January 19, 2007; 2. City of San Francisco Planning Department Property Information Map, http://ec2-50-17-237-182.compute-1.amazonaws.com/PIM/?dept=planning, Site accessed on August 18, 2021 3. United States Advisory Council on Historic Preservation. 36 CFR Part 800 Protection of Historic Properties.
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>The project would not create new noise sources and would have no noise impacts under HUD guidelines.</p>

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		1. United States National Park Service. Designated Wild and Scenic Rivers by State. California. Internet Web Site: https://www.nps.gov/orgs/1912/plan-your-visit.htm Accessed on August 16, 2021.
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project would not result in disproportionately adverse environmental effects on minority or low-income populations as the project will not result in any significant impacts. The project does not involve displacement of residents. The rehabilitation activities would enhance the quality of life for low income residents of the complex. Source Documents: 1. EPA NEPAssist EJSCREEN tool: https://ejscreen.epa.gov/mapper/ Site accessed on August 16, 2021 2. HUD Guidance and Technical Advice, Environmental Justice. http://portal.hud.gov/hudportal/HUD?srrv/programmoffices/commplanning/environment/review/iusUce

Field Inspection (Date and completed by

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below 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
Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Due to the probability of disturbances to surfaces it is highly likely that ACM would be disturbed. A preconstruction survey to identify asbestos containing materials should be conducted.

Law, Authority, or Factor	Mitigation Measure
	<p>The identified suspect ACMs would need to be sampled to confirm the presence or absence of asbestos prior to any renovation or demolition activities to prevent potential exposure to workers and/or building occupants.</p> <p>Removal of asbestos materials would comply with the National Emissions Standards for Hazardous Air Pollutants and the Bay Area Air Quality Management District Regulation 11, Rule 2.</p> <p>Operations and Maintenance (O&M) Programs should be implemented in order to safely manage the suspect ACMs and LBP located at the subject property.</p>
<p>Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)</p>	<p>The buildings at the Target Property have the coatings and materials that may contain measurable amounts of lead.</p> <p>Recommendation: Representative samples of coatings should be collected to evaluate lead content, and samples of materials that frequently contain elevated levels of lead (e.g., vinyl flooring, etc.) should also be collected. Dust control procedures should be implemented for compliance with Cal/OSHA's Construction Lead Standard under 8 CCR 1532.1 during any renovations. In addition, waste profiling should be completed by the contractor to characterize waste prior to disposal.</p>
<p>Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)</p>	<p>The Target Property is listed in the Maher Ordinance Area of San Francisco and subject to the requirements of Article 22A for construction activities. If the project will result in the disturbance of 50 cubic yards or more of soil, compliance with the Ordinance is required.</p>

Determination:

- This categorically excluded activity/project converts to **EXEMPT** per Section 58.34(a)(12), because it does not require any mitigation for compliance with any listed statutes or authorities, nor requires any formal permit or license; **Funds may be committed and drawn down after certification of this part** for this (now) EXEMPT project; OR
- This categorically excluded activity/project cannot convert to Exempt status because one or more statutes or authorities listed at Section 58.5 requires formal consultation or mitigation. Complete consultation/mitigation protocol requirements, **publish NOI/RROF and obtain “Authority to Use Grant Funds”** (HUD 7015.16) per Section 58.70 and 58.71 before committing or drawing down any funds; OR
- This project is not categorically excluded OR, if originally categorically excluded, is now subject to a full Environmental Assessment according to Part 58 Subpart E due to extraordinary circumstances (Section 58.35(c)).

PREPARER SIGNATURE

August 31, 2021

PREPARER NAME, COMPANY

Eugene T. Flannery Mayor’s Office of Housing
and Community Development, City and County
of San Francisco

DATE

RESPONSIBLE ENTITY

AGENCY OFFICIAL /

SIGNATURE

NAME, TITLE:

Eric D. Shaw, Director, Mayor’s Office of
Housing and Community Development

DATE

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