

Mayor's Office of Housing and Community Development
City and County of San Francisco



Edwin M. Lee
Mayor

Olson Lee
Director

TO: Eugene Flannery
FROM: Olson Lee
DATE: March 21, 2014
RE: Special Environmental Clearance and Waiver of EIS for Upper Yard, San Francisco, CA

An Environmental Assessment (EA) has been prepared for the proposed Upper Yard Project. The EA includes a Noise Assessment per HUD guidelines for the construction of housing for extremely low income persons. Based upon this Assessment, the proposed site is impacted by external noise that has a rating of 73 Ldn which is "Normally Unacceptable" per HUD Guidelines.

Under authority granted to me by 24 CFR§51.104(b)(1) I am waiving the requirement to prepare an Environmental Impact Statement as the project does not include any noise-sensitive, outdoor uses such as picnic areas or balconies. Additionally, no other environmental issues have been identified. As a condition of this waiver and in order to provide a relatively noise free environment for the proposed projects residents, I am requiring the following noise mitigation measures be included in the final project:

Construction Noise Reduction. Future construction activity would be limited to the period between 7:00 A.M. and 6:00 P.M. on weekdays and to the period 7:00 A.M. to 5:00 P.M. on weekends. Construction outside of these hours would require a permit from the City. Furthermore, construction contractors for future development on the project site shall implement appropriate noise reduction measures, as determined by the City during the construction permit approval process. Required noise reduction measures may include:

- Maintaining proper mufflers on equipment;
- Relocating equipment away from noise-sensitive receptors where possible; and
- Shutting off idling equipment.

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.

Noise Reducing Building Design. Future on-site residential development shall use building façade materials, acoustic insulation in building walls and ceilings, acoustically rated windows, and similar measures to achieve sufficient reductions from outdoor Ldn levels that building interior Ldn noise levels will be 45 dBA or less in the residential portions of the project. All windows and doors at residences must be rated Sound Transmission Class (STC) 28 or higher.

Under my authority as Certifying Officer and Environmental Clearance Officer, per 24 CFR Section 51.104(b)(1), I am waiving the requirement to prepare an EIS for the project as it has been demonstrated to me that the noise exposure of the proposed living areas on site can be adequately mitigated, and no other issues or statutes were found to be of concern in the Environmental Assessment which would merit preparation of an EIS.

A handwritten signature in blue ink, appearing to read "Olson Lee".

Olson Lee, Director, Mayor's Office of Housing