U.S. Department of Housing and Urban Development
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Environmental Assessment
Determinations and Compliance Findings for HUD-assisted Projects
24 CFR Part 58

Project Information

Project Name: Midtown Park Apartments

Responsible Entity: San Francisco Mayor's Office of Housing and Community Development
One South Van Ness Avenue, Fifth Floor
San Francisco, CA 94103

Grant Recipient (if different than Responsible Entity):

State/Local Identifier:

Preparer: Matthew Long, Senior Environmental Scientist

Certifying Officer Name and Title: Kate Hartley, Director, MOHCD

Consultant (if applicable): Rincon Consultants, Inc.

Direct Comments to: Eugene Flannery, Environmental Compliance Manager, MOHCD

Project Location:

The approximately 99,951-square-foot (sf) project site (Assessor's Block 1099, Lot 031) is located at the following addresses: 2040 & 2060 O'Farrell Street, 1415 Scott Street, 1450 Divisadero Street, and 2121 - 2141 Geary Boulevard. The site is in the Western Addition neighborhood in San Francisco and is bounded by Divisadero Street to the west, Geary Boulevard to the north, Scott Street to the east, and O'Farrell Street to the south. Figure 1 shows the regional location of the site and Figure 2 shows the site's immediate location in the neighborhood.

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

The project site is currently developed with the Midtown Park Apartments complex, which was built in 1964 and comprises 139 affordable apartment units and one manager's unit within six buildings surrounding a courtyard. See Table 1 for a summary of the existing buildings and residential units. All buildings are four stories over a partially-underground concrete parking garage. The buildings include one, two and three bedroom units. The one-bedroom units are flats and the two and three bedroom units are two-story townhouses. The upper floors are accessible only by stairs and none of the units are accessible to persons with disabilities.

Table 1
Existing Buildings

Building #	Existing Units	
1	30	
2	22	
3	22	
4	22	
5	22	
6	22	
Total	140	

The proposed project involves the renovation of the existing buildings and construction of a 2,400 square-foot building containing a laundry room and community and office space between Building 1 and Building 6. Renovation activities would include but are not limited to seismic upgrades, accessibility enhancements, roof and window replacement, installation of new fixtures and appliances, elevator installation, upgraded landscaping and lighting, and exterior staircase repair.

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☆ Project Location

Regional Location Figure 1

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Project Site Location — Figure 2

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Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:
The City conducted a physical needs assessment of the Midtown Park Apartments in their present state. The assessment demonstrated that that the apartments are in poor condition and in need of a structural and physical upgrade. All the major systems, including electrical, plumbing, , roofs, kitchens, bathrooms and windows, need upgrading for both safety and livability reasons. In addition, Midtown Park Apartments do not have a comprehensive fire safety system.

The proposed project is designed to achieve the following:

1. Renovate units that are in need of upgrades based on physical needs assessment.
2. Create accessible family units and address accessibility across all the units including the existing units, which are not accessible.
3. Create common area space for management and for residents.

Existing Conditions and Trends [24 CFR 58.40(a)]:

The project site encompasses 99,951 square feet, or 2.29 acres, and is roughly rectangular in shape. It is currently owned by the City of San Francisco.

The site slopes gently upward from north to south along Divisadero Street. The project site is currently developed with six multi-family apartment buildings surrounding a courtyard. All buildings are four stories over a partially subterranean parking level. There are a total of 139 affordable one-, two- and three-bedroom rental units. One additional unit is used for a manager's office. All buildings, including those that abut the street, are surrounded by landscaping. As shown in Figure 3, the site is currently zoned RM-3.

The project site is bounded by Geary Street and commercial buildings to the north; Scott Street and a public school to the east; O'Farrell Street and residential and commercial development to the south; and Divisadero Street and commercial and residential development to the west. Along Geary Street, which is the largest arterial road abutting the site, land uses consist of residential, commercial, and an institutional use (a high school). Along Divisadero Street, the second largest arterial road, the land uses consist of commercial and residential. Buildings along both streets are typically three to four stories. Figures 4 and 5 illustrate the existing conditions of the project site and its surroundings.

The project site is well-served by public transit. The San Francisco Municipal Railway (MUNI) serves the area, including the bus lines 24-Bayview District Pacific Heights, 38-Downtown the Richmond District, 38R - Geary Rapid, and 92-North South. Bus stops are located on Geary Boulevard at the corners of Divisadero Street and Scott Street.

The project site is located within U.S. Census Tract 158.01, which is bounded by Geary Boulevard to the north, Steiner Street to the east, Turk Street and McAllister Street to the south, and St. Joseph's Avenue to the west. According to the 2017 American Community Survey, this area has a population of 4,129 with an average household size of 2.3 people. Relative to the County's average household size of 2.4, as of 2017, households in Census Tract 158.01 are about the same size as the County's average. The median annual income of Census Tract 158.01, based on a five-year estimate between 2013 and 2017, is $66,603,

which is approximately 60 percent of the median annual income of the County of San Francisco, which is $110,816.

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Environmental Assessment

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Project Site and Surrounding Properties: Zoning Designations — **Figure 3**

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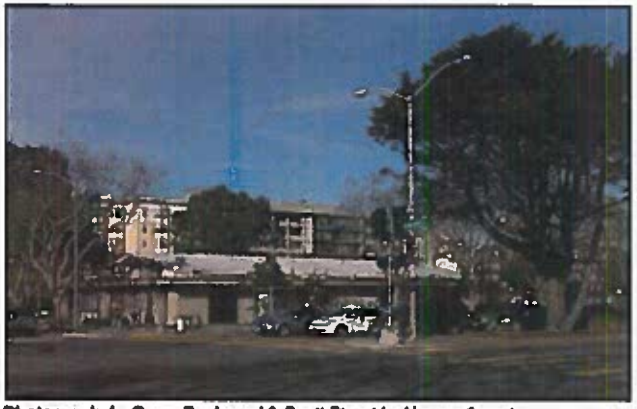
Photograph 1 - Geary Boulevard & Divisadero Street looking toward project site.

Photograph 2 - OFarrell Street & Divisadero Street looking northwest.

Photograph 3 - Geary Boulevard & Divisadero Street looking east.



Photograph 4 - Geary Boulevard & Scott Street looking northeast.

Site Photographs

Figure 4

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Photograph 1 - O'Farrell Street & Divisadero Street looking west.

Photograph 2 - O'Farrell Street looking south.

Photograph 3 - Scott Street & O'Farrell Street looking southeast

Photograph 4 - Scott Street looking southeast

Surrounding Area Photographs

Figure 5

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San Francisco is one of the nation's most expensive cities. According to a survey of San Francisco rental market trends reported by Rent Café, the average rent in San Francisco in June 2018 was $3,441, a three percent increase compared to the year prior, when the average rent was $3,355. As of June 2017, the median rent for a one-bedroom apartment in the Mission District was $3,200, according to Curbed San Francisco. The Paragon Real Estate Group reports that home prices in San Francisco are up 57 percent in the post-recession period since 2012, from $665,000 in 2012 to $1,450,000 in 2017.

Funding Information

HUD Program	Funding Amount
HOME	$2,000,000
CDBG	$2,000,000

Estimated Total HUD Funded Amount: $4,000,000

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

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 and 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes ☐ No ☒	The project site is not within a Federal Aviation Administration-designated civilian airport runway clear zone or within an airport potential zone. No military airfields are within San Francisco or the vicinity. The airport nearest to the project site is San Francisco International Airport, approximately 10.5 miles to the south. The proposed project would not result in a significant airport-related safety hazard. The project site is not within the airport-related building height referral area and is not within the Runway Clear Zone for the San Francisco International Airport. **Source List: 10**
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes ☐ No ☒	The Coastal Barrier Resources Act of the United States (CBRA, Public Law 97-348), enacted October 18, 1982, designated various undeveloped coastal barriers, depicted by a set of maps adopted by law, for inclusion in the John H. Chafee Coastal Barrier Resources System (CBRS). Areas so designated were made ineligible for direct or indirect federal funding except for limited uses such as national security, navigability, and energy exploration. The Coastal Barrier Improvement Act of 1990 expanded these areas and added a new category of land called "otherwise protected areas," the majority of which are publicly held for conservation or recreational purposes. CBRS areas extend along the coasts of the Atlantic Ocean and the Gulf of Mexico, Puerto Rico, the US Virgin Islands, and the Great Lakes and

		consist of 857 units. In 2000, the U.S. Fish and Wildlife Service reported to Congress on the inclusion of Pacific Coast coastal barriers in the CBRS. Coastal barriers include barrier islands, bars, splits, and tombolos, along with associated aquatic habitats, such as adjacent estuaries and wetlands. If some portion of a barrier landform is developed, the remaining undeveloped portion may be included in the CBRS. The Department of the Interior, through the United States Fish and Wildlife Service (USFWS), is the primary authority in the implementation of this act and may approve subsidies for such uses as emergency assistance. In 2000, the USFWS did not recommend inclusion of Pacific Coast coastal barriers within the CBRS, and Congress has not subsequently amended CBRA to include these barriers. The project site is not located in a designated coastal resource area. **Source List: 51**
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 ☒	The project does not involve property acquisition, land management, construction, or improvement within a Federal Emergency Management Agency (FEMA) designated 100-year floodplain or 500-year floodplain identified on the Preliminary Floodplain Map prepared for the southeast portion of San Francisco in November 2015. **Source List: 12, 48**
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 ☒	The Bay Area Air Quality Management District (BAAQMD) is the responsible regional air pollution control agency in the San Francisco Bay Area. The San Francisco Bay Area is designated as nonattainment for the federal 8-hour ozone standard and particulate matter less than 2.5 microns in diameter ($PM_{2.5}$). The San Francisco Bay Area is also a maintenance area for the federal carbon monoxide standards. The Bay Area is designated as attainment or unclassified for the other federal ambient air quality standards.

		The Clean Air Act de minimis emissions thresholds that are applicable to projects in the San Francisco Bay Area are 100 tons per year (tpy) of $PM_{2.5}$ and 100 tpy of ozone precursors (nitrogen oxides and reactive organic gases) (40 CFR §93.153). The BAAQMD has developed screening thresholds for nonattainment pollutants to determine whether projects would result in an exceedance of ambient air quality standards. The BAAQMD criteria pollutant screening threshold is 494 mid-rise apartment dwelling units for operational emissions and 240 mid-rise apartment dwelling units for construction-related emissions. The project involves the rehabilitation of 140 units, which is less than BAAQMD's criteria pollutant screening thresholds. Therefore, the project would not result in an exceedance of an ambient air quality standard for which the Basin is in nonattainment. **Source List: 1, 2, 3, 4, 5, 6,**
Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)	Yes ☐ No ☒	The project is not within a Coastal Zone Management (CZM) area and does not involve the acquisition of undeveloped land in a CZM area. **Source List: 18, 52**
Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)	Yes ☒ No ☐	***Hazardous Materials*** In February 2014, Rincon Consultants completed a Phase I Site Assessment (ESA) of the project site (Summary included as Attachment A). The Phase I ESA was performed in conformance with the scope and limitations of the American Society of Testing and Materials (ASTM) Standard Designation E1527-05, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. The scope of services included: 1. Perform visual reconnaissance of the site and vicinity to assess existing conditions, activities, and potential environmental concerns. 2. Perform an on-site reconnaissance to identify

		obvious indicators of the existence of hazardous materials. 3. Observe adjacent or nearby properties from public thoroughfares in an attempt to see if such properties are likely to use, store, generate, or dispose of hazardous materials. 4. Obtain and review an environmental records database search from Environmental Data Resources (EDR), Inc. to obtain information about the potential for hazardous materials to exist at the subject property or at properties located in the vicinity of the site. 5. Review files for the site and immediately adjacent properties as identified in the EDR report, as applicable. 6. Review the current U.S. Geological Survey (USGS) topographic map to obtain information about the site's topography and uses of the site and properties in the vicinity. 7. Review additional pertinent record sources (e.g., California Division of Oil and Gas records, online databases of hazardous substance release sites), as necessary, to identify the presence of RECs at the site. 8. Review reasonably ascertainable historical resources (e.g., aerial photographs, topographic maps, fire insurance maps, city directories) to assess the historical land use of the site and adjacent properties. 9. Provide a property owner interview questionnaire to the property owner or a designated site representative. 10. Provide a user interview questionnaire to a project representative, the user of the Phase I ESA. 11. Conduct interviews with other property representatives (e.g., key site manager, occupants), as applicable. 12. Review information (e.g., previous environmental reports, title documentation) provided by the project team, as applicable. Based on information gathered during the performance of the Phase I ESA, one Recognized Environmental Condition (REC) and 19 potential RECs were identified for the project site as listed below: *Recognized Environmental Condition* 1. Adjacent historical dry cleaners and

		documented release of tetrachloroethylene (PCE) to the west of the project site (Kaiser Permanente Garage property, 2130 O'Farrell Street) Based on Rincon's review of files maintained by the State Water Resource Control Board (SWRCB) on GeoTracker, PCE is present in groundwater monitoring wells located west, south and east of the subject property, indicating that the release from this adjacent site has affected groundwater beneath the subject property. *Potential Recognized Environmental Conditions* 1. Site listing on Historical Auto Station database (2141 Geary Street) 2. Historical dry cleaners at the site (1450 Divisadero Street) 3. Historical dry cleaners at the site (1401 Scott Street) 4. Historical dry cleaners at the site (2105 Geary Street/Boulevard) 5. Historical dry cleaners at the site (2159 Geary Street/Boulevard) 6. Historical dry cleaners at the site (2109 Geary Boulevard) 7. Historical dry cleaners at the site (2076-8 O'Farrell Street) 8. Historical cigar factory and storage yard at the site (1410-12 Divisadero Street) 9. Historical commercial facilities at the site (wallpaper, paint, printer and auto repair) (2135-37 Geary Boulevard) 10. Historical fuel storage facility at the site (2044 O'Farrell Street) 11. Historical fuel bin at the site (approximately 2054 O'Farrell Street) 12. Historical auto repair facility at the site (2056 O'Farrell Street) 13. Historical transfer warehouse and truck shed at the site (1430 Divisadero Street) 14. Adjacent historical Fire Department Company No. 39 to the north of the site (2136 Geary Street) 15. Adjacent historical dry cleaners and documented release of PCE to the west of the site (Kaiser Permanente Garage property, 2130 O'Farrell Street) 16. Adjacent historical dry cleaners to the west

		of the site (1409 Divisadero Street) 17. Adjacent historical dry cleaners to the west of the site (1441 Divisadero Street) 18. Adjacent historical gas station to the west of the site (2201 Geary Boulevard) 19. Site location within the Maher Ordinance area In 2019, the SWRCB GeoTracker database and the Department of Toxic Substances Control EnviroStor database were reviewed. No new sites within 1,000 feet of the project site were discovered. *Fill Material Hazards* As indicated by the San Francisco Department of Public Health, downtown San Francisco properties typically may contain fill materials containing elevated levels of petroleum hydrocarbons and metals, as well as heating oil tanks, often found beneath sidewalks. Evidence of onsite fill materials or heating oil tanks was not discovered during completion of the Phase I ESA. However, fill materials or heating oil tanks may be present. *Hazardous Building Components* For renovation activities, removal of asbestos-containing materials, lead-based paint materials, and any other hazardous materials during construction activities would be required to comply with the National Emissions Standards for Hazardous Air Pollutants and the BAAQMD Regulation 11, Rule 1 and Rule 2. These building materials and removal protocols are further discussed below. <u>Asbestos</u>. The current structures on the project site were constructed in approximately 1963. Based on the age of the building, there is the potential for asbestos-containing materials in the buildings on the site. Renovation activities at the site must comply with requirements of Title 17, Section 93105 of the California Code of Regulations ("Asbestos Airborne Toxic Control Measure for Construction"). In accordance with this regulation, an Asbestos Dust Mitigation Plan is required for construction on the site. Proponents of construction projects disturbing

		more than one acre must obtain BAAQMD approval for an asbestos dust mitigation plan. The plan must specify how construction will minimize emissions and must address specific emission sources. Regardless of the size of the disturbance, activities must not result in emissions that are visible crossing the property line. *Lead-Based Paint*. The Phase I ESA found that lead-based paint may also be present on the project site due to the construction year of the structures on site. Standard City of San Francisco conditions would apply to the project site requiring a hazardous building materials survey to be conducted prior to renovation activities occurring on the project site. Impacts related to lead-based paint would not be significant. ***Mitigation Measures*** 1. Records Review – a. To evaluate the potential project site impact associated with the reported historical fire station adjacent to the north of the subject property, records shall be reviewed, prior to building permit approval, at the RWQCB, the San Francisco Fire Department, and the San Francisco Department of Public Health to determine if USTs were present, if releases from the tanks were documented, and if associated contamination has migrated offsite. Depending on the results of the additional file review, a Phase II Environmental Site Assessment where ground disturbance associated with new construction would occur may be warranted to evaluate the nature and extent of releases, if any. b. To evaluate the potential project site impact associated with the reported historical gas station adjacent to the west of the subject property, records shall be reviewed, prior to building permit approval at the RWQCB, the San Francisco Fire Department, and the San Francisco Department of

		Public Health to determine whether the impacts to groundwater from the documented release have migrated offsite. Depending on the results of the additional file review, a Phase II Environmental Site Assessment may be warranted where ground disturbance associated with new construction would occur to evaluate whether soil, soil vapor, or groundwater at the subject property has been impacted by the release. If a Phase II Subsurface Investigation Report is completed, the project proponent shall be required to follow all recommendations of the Phase II Subsurface Investigation Report. 2. Soil Management Plan - A Soil Management Plan shall be prepared prior to issuance of a Building Permit. The purpose of the Soil Management Plan is to describe the steps to be followed should fill material, heating oil tanks or contaminated soil from hazardous materials releases due to past site uses be encountered during any excavation occurring at the site. **Source List: 6, 25, 58**
Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	Yes ☐ No ☒	The project site is a developed urban property; thus, the project would have no effect on natural habitats or federally protected species. The project site is surrounded by urban development. There is existing landscaping onsite with shrubs lining the perimeter of the existing buildings and a variety of trees and shrubs within the existing courtyard and building walkways. However, based on the surrounding urban environment, the existing vegetation would not support endangered species. **Source List: 24**
Explosive and Flammable Hazards 24 CFR Part 51 Subpart C	Yes ☐ No ☒	The proposed renovation and construction of a 2,400 square foot community services building would not involve explosive or flammable materials or operations and would not be located near sites known to contain toxic or radioactive materials, nor is the project site located near thermal source hazards.

		There are 17 Above Ground Storage Tanks (ASTs) located within one mile of the project site. Two of the ASTs are located within 0.25 miles of the project site while the remaining 15 ASTs are at distances greater than 0.5 miles with multiple city blocks and varying terrain providing a protective buffer from the project site. The closest AST is located at 2238 Geary Boulevard at the Kaiser Permanente Medical Clinic (Clinic). The closest point of the Clinic to the project site is approximately 300 feet away. The AST is within the Kaiser Permanente building at 2238 Geary Boulevard. The AST would not present a direct explosion hazard because it is enclosed, located over 300 feet away, is not directly confronting the project site, and has neighboring buildings to the east which provide a partial barrier to the project site. The second closest AST is located at 1200 Broderick Street at a PG&E substation. This AST is located approximately 600 feet west of the project site with two city blocks of existing residential and commercial buildings in between. Based on the distance and because there are a number of buildings located in between the project site and the PG&E substation, the AST would not present a direct explosion hazard. **Source List: 25, 45**
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	Yes ☐ No ☒	No protected farmlands are located within the City and County of San Francisco. The project site consists of urban land so the project would not affect farmland. **Source List: 41,42**
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes ☐ No ☒	The project does not involve property acquisition, land management, construction, or improvement within a Federal Emergency Management Agency (FEMA) designated 100-year floodplain or 500-year floodplain identified on the Preliminary Floodplain Map prepared for the southeast portion of San Francisco in November 2015 **Source List: 12, 48**
Historic Preservation National Historic Preservation	Yes ☒ No ☐	***Prehistoric Context*** Throughout prehistoric times the San Francisco Bay region was sparsely populated. The earliest

Act of 1966, particularly sections 106 and 110; 36 CFR Part 800		peoples currently known to have inhabited the San Francisco Bay Area were small hunter-gather groups whose subsistence was based on large game, seeds, and nuts, as evidenced by the presence of large projectile points and milling stones. These peoples lived in small nomadic bands that made less use of shoreline and wetlands resources than later prehistoric populations. The native people living around San Francisco Bay at the time that Europeans arrived spoke five distinct languages, including Costanoan (Ohlone). Costanoan, a member of the Utian language family, was spoken throughout the Santa Clara Valley and foothills and along much of the East Bay and on the San Francisco Peninsula. The Costanoan people, known as the Yelamu, occupied the northern end of the San Francisco Peninsula in the late eighteenth century. The Yelamu were divided into three semi sedentary village groups and were composed of at least five settlements (Chutchi, Sitlintac, Amuctac, Tubsinte, and Petlenuc) within present day San Francisco. Yelamu may have also been the name of an additional settlement within the vicinity of Mission Dolores. Sitlintac may have been located on the bay shore, near the large tidal wetlands of the Mission Creek estuary. Chutchi was located near the lake (Laguna de los Dolores) east of the current Mission Dolores, two to three miles inland. These two villages were probably the seasonal settlements of one band of the Yelamu who used them alternately. ***Historic Context*** *(Summarized from the Historic Resources Evaluation, which is included in its entirety in Attachment B.)* During the late-nineteenth and early twentieth centuries, San Francisco expanded west from downtown across Van Ness Avenue to create what is now known as the Western Addition neighborhood. Located in the area between Van Ness Avenue, Golden Gate Park, Upper and Lower Haight, and Pacific Heights, the Western Addition was developed as one of San Francisco's early street car suburbs with rows of

		Victorian houses. This neighborhood survived the 1906 earthquake and fire relatively intact and became the logical location for businesses to move after the fire based on its proximity to the downtown business district and Civic Center. In the late 1930s, Van Ness Avenue and the surrounding areas of the Western Addition became an important transportation thoroughfare due to the location of major transportation routes out of the City, which provided access to the Golden Gate Bridge and Highway 101. Ethnic demographics began to shift during the war years, including an influx of African-American war workers during the 1940s. After 1950, the racial transformation of much of the Western Addition continued as white war workers and longtime residents moved away and were replaced by African-American residents, some former war workers and others who were newly arrived from Texas, Louisiana, and other points of origin. Because African Americans were largely restricted to the Western Addition by racial covenants and prejudice, the neighborhood became overcrowded. Absentee landlords neglected the aging Victorian housing stock and banks redlined the area, preventing owners from borrowing money to fix up their properties. In the 1960s and 1970s, a large urban renewal campaign was waged in the Western Addition and many buildings were demolished to make way for newer buildings and wider roads. The Midtown Park apartment complex was designed as one of 31 new developments in the Western Addition A-1 redevelopment area. Prior to construction of the Midtown Park apartments, the block was composed primarily of narrow lots that contained residential and commercial buildings. Owners of the individual lots on Block 1099 faced eminent domain, and the lots were transferred to the Redevelopment Agency of the City and County of San Francisco one at a time between 26 February 1958 and 8 January 1962. The existing complex was designed by Skidmore Owings & Merrill (SOM) in 1962 as part of the Western Addition A-1 redevelopment area. ***Regulatory Context***

		National Historic Preservation Act and National Register of Historic Places: Section 106 of the National Historic Preservation Act (NHPA) requires federal agencies to take into account the effects of their undertakings on historic properties. The Section 106 process seeks to accommodate historic preservation concerns with the needs of federal undertakings through consultation among the agency officials and other interested parties, beginning at the early stages of planning of the undertaking. The goals of consultation are to identify historic properties potentially affected by the proposed project, to assess its effects, and to seek ways to avoid, minimize, or mitigate adverse effects on historic properties. The term "cultural resources" includes historic properties (buildings, structures, districts, landscapes, archaeological sites, Traditional Cultural Properties [TCPs], districts, and objects that are eligible for listing or that are listed on the National Register of Historic Places [NRHP]); cultural items, as defined in the Native American Graves Protection and Repatriation Act of 1990; Native American, Native Alaskan, or Native Hawaiian sites for which access is protected under the American Indian Religious Freedom Act of 1978; archaeological resources, as defined by the Archaeological Resources Protection Act of 1979 and the Antiquities Act of 1906, that are not eligible for listing or are unevaluated for listing on the NRHP; and archaeological artifact collections and associated records, as defined by 36 CFR Part 79. To be eligible for listing on the NRHP, a cultural resource must meet specific criteria identified in 36 CFR Part 60 and explained in guidelines published by the Keeper of the National Register.[1] The significance of effects on cultural resources is also determined by using the criteria set forth in the regulations implementing Section 106 of the NHPA. The NRHP criteria (36 CFR, 60.4) are as follows: A. Association with events that have made a significant contribution to the broad

[1]The most widely accepted guidelines are contained in the US Department of Interior, National Park Service, "Guidelines for Applying the National Register Criteria for Evaluation," *National Register Bulletin 15* (Washington DC: US Government Printing, 1991, revised 1995 through 2002).

		patterns of our history; B. Association with the lives of persons significant to our past; C. Resources that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or D. Resources that have yielded or may be likely to yield information important in prehistory or history. In addition to historic significance, a property must have integrity to be eligible for the NRHP. This is the property's ability to convey its demonstrated historical significance through location, design, setting, materials, workmanship, feeling, and association. Programmatic Agreement (PA) 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. The discussion of cultural resources is guided by an existing Programmatic Agreement (PA) between the City and County of San Francisco, California State Historic Preservation Officer (SHPO) and the Advisory Council on Historic Preservation (ACHP) pursuant to Section 106 of the National Historic Preservation Act (NHPA; 16 USC§470f) and its implementing regulations at 36 CFR Part 800.14.2. The PA (see Attachment B) establishes the City's Section 106 responsibilities for the administration of undertakings subject to regulation by 24 CFR Part 58, which may have an effect on historic properties. The City is required to comply with the stipulations set forth in the PA for all undertakings that (1) are assisted in whole or in part by revenues from HUD Programs subject to 24 CFR Part 58 and that (2) can result in changes in the character or use of any historic properties

		that are located in an undertaking's Area of Potential Effect (APE). The proposed project is the approval of the release of federal funds subject to Part 58 and thus is subject to the Stipulations of the PA. **AREA OF POTENTIAL EFFECTS (Stipulation VI of the PA)** Compliance with Section 106 requires the City to evaluate the effect of an Undertaking on historic properties within the Area of Potential Effect (APE) that are eligible for listing in the National Register of Historic Places. The City identified the area of potential effects for architectural resources, in accordance with 36 CFR §800.16(d), to include the project site itself. For this project and site, the APE encompasses the area in which the undertaking may directly cause change (i.e., the project site itself). **IDENTIFICATION AND EVALUATION OF HISTORIC PROPERTIES (Stipulation VII of the PA)** In accordance with Stipulation VII of the PA, the Planning Department of the City reviewed all existing information on the properties within the architectural APE for eligibility for listing in the National Register of Historic Properties and determined that no structures within the APE are eligible for listing in the National Register (see Attachment B). In accordance with Paragraph D.2 of Stipulation VII of the PA, no further action with regard to identification and evaluation is required. **TREATMENT OF HISTORIC PROPERTIES (STIPULATION VIII. TREATMENT OF HISTORIC PROPERTIES)** Paragraph F of Stipulation VIII of the PA (New Construction) requires the City to ensure that the design of any new construction is compatible with the historic qualities of the Historic Property, of any historic district or of adjacent historic buildings in terms of size, scale, massing, color, features, and materials and that the design is responsive to the recommended

		approaches for new construction set forth in the Standards. The project site is not within a known or potential historic district, and there are no individual historic structures located on the project site or within the APE. Therefore, the Planning Department has determined that the undertaking would have no adverse effect upon historic properties within the architectural APE. See Attachment B. **CONSIDERATION AND TREATMENT OF ARCHAEOLOGICAL RESOURCES (STIPULATION XI OF PA)** In accordance with Stipulation XI.B of the PA, the City requested that NWIC conduct a records search for the undertaking's APE. The records search, conducted on January 29, 2014, indicated the possibility of historic period archaeological resources within the APE (see Attachment B). In summary, the NWIC concluded that there is a low potential for identifying Native American archaeological resources, but a high potential for identifying historic-period archaeological resources during ground disturbing activities in the project area. The NWIC recommended that a qualified archaeologist conduct further archival and field study to identify cultural resources prior to any ground disturbance. In accordance with Stipulation XI.D, if the IC recommends such actions, the City must promptly furnish the SHPO with a copy of the IC's response and request the comments of the SHPO; the City requested SHPO's comments on April 23, 2014. The City and the SHPO executed a Memorandum of Agreement in June of 2014. This MOA calls for consultation with descendent communities on discovery of an archaeological site; the development of an Archaeological Testing Program; development of an Archaeological Monitoring Program; development of an Archaeological Data Recovery Program; compliance with applicable state and federal laws; and preparation of a Final Archaeological Resources Report. See Attachment B.

		An Archaeological Testing Plan (ATP) has been prepared by a qualified archaeologist from the rotational Department Qualified Archaeological Consultants List (QACL) maintained by the San Francisco Planning Department archaeologist. The ATP is a confidential document and is not intended for public distribution. A Memorandum of Agreement has been executed between the City and County and SHPO with regards to the ATP. ***Native American Resources*** NWIC records search results identified that Native American resources in this part of San Francisco County have been found on the banks and mid-slope terraces above seasonal and perennial waterways and generally along the margins of the San Francisco Bay. The project area contains a flat that is over one and one half miles from the San Francisco Bay. Given the dissimilarity of one or more of these environmental factors, there is a low potential of identifying unrecorded Native American resources in the project area. The Native American Heritage Commission was contacted on February 7, 2014, to request a record search of the sacred land file. The search failed to indicate the presence of Native American Cultural Resources in the project area. As recommended by the NAHP, MOHCD contacted representatives of Native American Tribes in the Bay Area and asked for them to provide any information they may have on the site. No representatives of Native American tribes responded to MOHCD. ***Impacts*** <u>*Archaeological Resources*</u> While the NWIC search did not identify archaeological sites within the APE it concluded that there is a high potential that soil-disturbing activities could affect previously unidentified historic-era archaeological resources. Based on a reasonably high potential that unrecorded historic-period archaeological resources may be present in the proposed Midtown Park

		Apartments project area the MOHCD adopted the mitigation measures recommended by the City's Environmental Review Officer and to which the SHPO concurred. These measures are to be undertaken to avoid any potentially significant adverse effect from the proposed project on buried or submerged historical resources. To avoid potentially substantial adverse effects, the project sponsor for future site development would implement the Conditions for Approval described above under the subheading "Historic Preservation." With these conditions, the undertaking would not have an adverse effect on archaeological resources. *Architectural Resources* The proposed undertaking would not result in adverse effects to historical architectural resources because the project site does not contain historic properties, is not within a known or potential historic district, and would not adversely affect properties considered to be historically significant or eligible to be considered historically significant. The structures located on site were determined in a Historic Resource Evaluation (Page & Turnbull, 2013), and confirmed by the City of San Francisco in a Section 106 determination (see Attachment B for both documents) to be not historically significant; therefore, renovation impacts would not be substantially adverse. Construction activities would be limited to the project site. **Mitigation Measure** **Memorandum of Agreement.** To avoid adverse impacts to archaeological resources, the Memorandum of Agreement between the City and County of San Francisco and State Historic Preservation Officer, as executed on June 3, 2014, shall be adhered to. **Source List: 14, 23, 24, 38, 57**
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24	Yes ☒ No ☐	***Community Noise*** No new residential units are proposed. The proposed project includes the renovation of existing buildings and construction of a 2,400 square foot community services building..

CFR Part 51 Subpart B		Renovation of existing units would reduce existing interior noise levels for on-site residents due to installation of new, modern windows. The project would not generate any traffic as there would be no new residents. There would be no adverse effect on community noise. **Source List: 17, 4, 54**
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes ☐ No ☒	The nearest sole source aquifer to the site is the Santa Margarita Aquifer. It is located over 45 miles southeast of the project site. The project site is not served by a United States Environmental Protection Agency (USEPA)-designated sole-source aquifer. Therefore, the project would have no effect on a sole-source aquifer subject to the HUD-USEPA Memorandum of Understanding (MOU). **Source List: 46**
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes ☐ No ☒	The project site is not within, nor would it impact, a wetland. The project site is in a highly urbanized area of San Francisco; there are no wetlands on or adjacent to the site. **Source List: 50**
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes ☐ No ☒	No wild and scenic rivers are located within the City and County of San Francisco. **Source List: 21**
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	Yes ☐ No ☒	The project site is within U.S. Census Tract 158.01 of the City and County of San Francisco. In 2016, approximately 58 percent of the total population within Tract 158.01 was white, 20 percent of the population was Asian, 9 percent was Hispanic or Latino, and 9 percent was Black or African American, and 4 percent were identified as two or more races. American Indian and Alaska Natives were reported at 0 percent, and Native Hawaiian and Other Pacific Islander were at approximately 0 percent. Overall, this represents a roughly similar percentage of total environmental justice populations that exist citywide with 41 percent of the population white, 34 percent of the population Asian, 15 percent Hispanic or Latino, 5 percent as Black or African American, and less than one percent 0 percent American Indian and Alaska Natives and Native Hawaiian and Other Pacific Islander, per the 2016 American Community Survey ..

		The proposed project would involve the rehabilitation of existing residential buildings and construction of a new 2,400 square foot building. Renovation of the existing buildings would improve the quality of life for the low-income and minority residents of the project in general by enhancing the aesthetic and safety environment on and adjacent to the project site through seismic retrofitting and amenity upgrades. Therefore, the proposed project would not have adverse long-term impacts on these populations. As no substantial adverse environmental effects would result from the proposed action, it would not result in disproportionately high and adverse effects on minority and low-income populations, and the proposed action is not expected to create any environmental justice concerns. **Source List: 39**

Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

Impact Codes: Use an impact code from the following list to make the determination of impact for each factor.
(1) Minor beneficial impact
(2) No impact anticipated
(3) Minor Adverse Impact – May require mitigation
(4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning	2	The project consists of rehabilitation activities which will not involve a change in land use, building height or density. No impact related to the general plan or zoning laws will occur. The

/ Scale and Urban Design		construction of a separate building which will house offices and community spaces is consistent with current zoning as these facilities will support the housing development. The project site is bounded by Geary Street and commercial buildings to the north; Scott Street and a public school to the east; O'Farrell Street, residential and commercial to the south; and Divisadero Street, commercial and residential to the west. Along Geary Street, which is the largest arterial road abutting the site, land uses consist of residential, commercial and public space (a high school). Along Divisadero Street, the second largest arterial road, the land uses consist of commercial and residential. The site is surrounded by mix of zoning classifications, including Public, Neighborhood Commercial Districts, and Mixed Residential Districts. The project site is currently zoned Residential, Mixed, and Medium Density (RM-3) with a 50-X height and bulk district classification under the San Francisco Zoning Code. According to Section 206.2 of the Planning Code, the RM-3 district is predominantly devoted to apartment buildings of six, eight, 10 or more units. Supporting nonresidential uses are often found in these areas. The project site is located within the ¼-mile buffer of the Fringe Financial Service RUD where no fringe financial services are allowed as a principal or accessary use (Section 249.35 of Municipal Code). The project does not involve any fringe financial services and is consistent with this requirement. Based on the above, the proposed project would generally be in conformance with applicable plans and would be compatible in terms of land use and zoning. **Source List: 15, 17**
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	2	The project site is entirely comprised of Urban land and Urban land-Sirdrak complex, 2 to 50 percent slopes, according to the Natural Resource Conservation Service's Web Soil Survey. The San Francisco Property Information Map states the project site is located in an area with a slope of 20% or greater. However, based field observation of existing conditions at the site the greatest slope is along Divisadero Street adjacent to the slight and appears to be less than 20%. The project site is currently developed with residential uses and a landscaped courtyard. The proposed project would not create any new or steeper slopes. The proposed project would involve the rehabilitation of existing buildings and the construction of office space and a community center.. The project would result in the addition of 2,400 square feet of impervious surface upon completion as currently exists at the project site.

		Construction on the project site would be subject to the permitting requirement of the San Francisco Department of Building Inspection (DBI) to ensure compliance with applicable laws and regulations. As part of this permitting process, DBI would review the final building plans and may require that a geotechnical investigation be conducted and a report prepared by a California-licensed geotechnical engineer before construction. The report would include design and structural requirements to address geologic hazards and soil suitability per San Francisco DBI regulations. Therefore, potential damage to structures from soil suitability would be addressed through the DBI permitting requirement and no impact is anticipated. During construction and operation of the proposed project, the project sponsor would be required to comply with all applicable federal and local water quality and wastewater discharge requirements that include compliance with Article 4.1 of the San Francisco Public Works Code, which incorporates and implements the City's National Pollutant Discharge Elimination System (NPDES) permit, and the nine minimum controls of the federal Combined Sewer Overflow Control Policy. The minimum controls are: 1. Proper operation and regular maintenance programs for the sewer system and the CSOs 2. Maximum use of the collection system for storage 3. Review and modification of pretreatment requirements to assure CSO impacts are minimized 4. Maximization of flow to the publicly owned treatment works for treatment 5. Prohibition of CSOs during dry weather 6. Control of solid and floatable materials in CSOs 7. Pollution prevention 8. Public notification to ensure that the public receives adequate notification of CSO occurrences and CSO impacts 9. Monitoring to effectively characterize CSO impacts and the efficacy of CSO controls Stormwater runoff is affected by topography, drainage, and surface cover. As stated above, the project site gently slopes along Divisadero Street. Stormwater runoff at the project site enters the combined sewer and wastewater system. Because the project involves the rehabilitation of existing residential buildings and construction of a community center, it is not expected to result in new sources of stormwater pollution, as impervious surfaces on the site would be only slightly increased with the proposed development as compared to existing site conditions. The project sponsor for development would be required to comply with all aspects of the federal CSO Control Policy, and appropriate pretreatment and pollution prevention programs, which would ensure consistency with existing water quality regulations protecting San Francisco Bay and ocean water quality.

		Source List: 14, 42
Hazards and Nuisances including Site Safety and Noise	3	**Hazards and Nuisances including Site Safety** The proposed project is the construction of a new community center and renovation of existing buildings. The renovation component of the project would include seismic strengthening. Treadwell & Rollo prepared a geotechnical report (Attachment C) for the proposed project. The report concludes that strong to very strong shaking is expected to occur that the project site, that the potential for liquefaction is low and that risk of lateral spreading is low. Because the renovation component of the project would include seismic strengthening, the project would have a beneficial impact related to seismic induced hazards. Further, a structural evaluation report prepared by Holmes Culley concluded that the buildings do not satisfy the minimum Life Safety standards of seismic performance for existing buildings, when evaluated against current code-level seismic demands (Attachment D). Additionally, construction would be required to comply with the requirements of the latest California Building Code, which includes compliance with earthquake standards and fire codes and regulations. Therefore, no impact is anticipated on site safety. Construction of a 2,400 square foot community services building and renovation of the existing residential buildings would not create a risk of natural hazards, explosion, release of hazardous substances, or other dangers to public health. **Source List: 17, 37** **Noise** *Community Noise* As detailed above under the heading HUD Environmental Standards Determination and Compliance Documentation, Noise Abatement and Control [24 CFR 51 B], no new residential units are proposed. The proposed project includes the renovation of existing buildings and construction of a 2,400 square foot community services building. Renovation of existing units would reduce existing interior noise levels for on-site residents due to installation of new, modern windows. The project would not generate any traffic as there would be no new residents. There would be no adverse effect on community noise. **Source List: 17, 41, 54** ***Odors*** Objectionable odors are typically associated with industrial uses such as agricultural facilities (e.g., farms and dairies), refineries, wastewater treatment facilities, and landfills. In urban areas, this

		may also include facilities with a high volume of diesel-fueled vehicles, such as bus depots. The project site is not located near a facility expected to result in nuisance odors, including diesel exhaust odors. The proposed project would involve residential and retail uses. These land use types would not be expected to generate objectionable odors that would affect a substantial number of people. Impacts associated with objectionable odors would not be significant. **Source List: 3**
Energy Consumption	2	Onsite development would be required to meet current state and local standards regarding energy consumption, including Title 24 of the California Code of Regulations enforced by the DBI. Therefore, the proposed project would not result in foreseeable energy inefficiencies, and no impact is anticipated on energy consumption. **Source List: 36**

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	**2**	Construction on the project site would provide short-term construction work, but no long-term impact is anticipated from the proposed project on employment and income within the project area. **Source List: 15, 24**
Demographic Character Changes, Displacement	**3**	No new residential units are proposed. The general population served by the project would continue to be low-income families and seniors; therefore, substantial demographic character changes would not occur. The proposed project would not result in physical barriers or reduced access or isolate a particular neighborhood or population group; no linear features that would cut off access are proposed, and the project would be contained on an existing parcel. Further, it would not result in inconvenient or difficult access to local services, facilities and institutions, or other parts of San Francisco. **Source List: 39** The project site is currently developed with multi-family residential dwelling units and occupied by residents. The proposed project is expected to result in direct temporary

		displacement of all current residents at some point during renovation activities. The project does not require the permanent relocation of any household. A preliminary relocation plan indicates that all residents should be able to be relocated onsite either into a temporary unrenovated unit or into their new permanent unit. Once a resident is moved into a new unit or a renovated unit, they would not be relocated again. There is an estimated budget of $1.3 million for relocation purposes. If no vacant units are available onsite, some households my need to be required to relocate offsite during rehabilitation. The preliminary relocation plan indicates that residents will only be displaced once during the rehabilitation process. In rare cases some households may need to be relocated twice prior to relocation into their permanent unit. The relocation process would be required to follow The Uniform Relocation Act and Real Property Acquisition Act of 1970 and all displacements would be temporary. Displacement of residents is considered a minor adverse impact and mitigation is required. There are no commercial uses currently on the project site. Therefore, implementation of the proposed project would not displace businesses. **Mitigation Measure** **Relocation Plan**. During the construction of the project, relocation of residences should occur in a manner to minimize the displacement of residents. A relocation plan shall be prepared and finalized 6 months prior to the start of construction. The relocation plan shall be consistent with the Uniform Relocation Act and Real Property Acquisition Act of 1970 and include the following: • To the extent feasible, residents shall only be relocated one time, with a maximum of two relocations, during the construction of the project. • General information meetings to outline the relocation process and respond to questions • Noticing consistent with the requirements of the Uniform Relocation Act and Real Property Acquisition Act of 1970 **Source List: 24, 43**

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and	2	The San Francisco Unified School District (SFUSD) provides

Cultural Facilities		public primary and secondary education in San Francisco. The district is composed of 88 elementary schools, 24 middle schools, and 18 high schools. Total enrollment in SFUSD schools, as of October 2013, was 53,270 students. no impact is anticipated from the project as current population will not change as no new residential units are proposed. The project site does not contain cultural facilities, and the project would not affect existing cultural facilities by its operation. Cultural facilities within the City are accessible from the project site via public transportation. For example, the Museum of Russian Culture is located approximately 0.2 mile northwest of the project site. A music venue called The Fillmore is located 0.3 mile east of the project site. Approximately one mile to the southeast is the San Francisco Symphony, the San Francisco Arts Commission, the War Memorial Opera House, the Herbst Theatre, and the Sydney Goldstein Theatre. **Source List: 35**
Commercial Facilities	2	The project site is well-served by transit for adequate and convenient access to retail services. The San Francisco Municipal Railway (MUNI) serves the area, including the bus lines 24-Bayview District Pacific Heights, 38-Downtown the Richmond District, 38L - 48th Avenue Transbay Terminal, and 92-North South. Bus stops are located on Geary Boulevard. at the corners of Divisadero Street and Scott Street. Existing commercial facilities that serve the project site include a Walgreens and a massage and spa health center diagonally across Divisadero Street. Pacific Food Mart is located 0.2 mile north of the project site, Safeway is located 0.3 mile east, and Trader Joe's is located 0.5 mile west. A shopping center is located within 0.2 mile to the east of the project site and includes a coffeeshop, bakery, post office, restaurant, and more. Therefore, adequate commercial facilities would be accessible to project residents. **Source List: 24**
Health Care and Social Services	2	The City and County of San Francisco Department of Public Health has 16 health care centers, 14 community clinic consortiums, and 5 medical homes. These facilities could be accessed from the project site via the public transit system. Transits stops are located along Geary Boulevard, at the corners of Scott Street and Divisadero Street. Additionally, the Kaiser Permanente San Francisco Medical Center and Medical Offices are located approximately 0.2 miles west of the project site. As no new residential units are proposed, the project would not substantially increase the population of the City of San

		Francisco, nor would it result in undue burdens on existing health care facilities or create substantial demand for new health care facilities. The project would not add any additional residents and thus would not result in substantial impacts on the existing social services serving the project area. **Source List: 40, 27**
Solid Waste Disposal / Recycling	2	The Sunset Scavenger Company provides residential and commercial garbage and recycling services for the City of San Francisco. Solid waste generated in San Francisco is disposed of at the Altamont Landfill in Alameda County. This landfill has a remaining capacity of 45,720,000 cubic yards. However, no new residential units are proposed, so the project would not generate substantial additional solid waste. Therefore, the project would not substantially increase the demand for solid waste removal service beyond what is already provided in this area. **Source List: 9, 17**
Waste Water / Sanitary Sewers	**2**	Wastewater generated at the project site would be treated by the San Francisco Public Utilities Commission (SFPUC), which provides wastewater collection and transfer service in the City. The SFPUC has a combined sewer and wastewater system, which collects sewage and stormwater in the same pipe network. The City's wastewater composition is estimated to be 47 percent residential, 47 percent commercial, and 6 percent industrial, on average over the entire citywide system. During dry weather, approximately 84 million gallons per day (mgd) of treated wastewater (effluent) is discharged from the combined sewer system (CSS) to the San Francisco Bay through the Southeast Water Pollution Control Plant (SEWPCP) and to the Pacific Ocean through the Oceanside Water Pollution Control Plant (OWPCP). The CSS is divided into the Bayside and Westside drainage basins, which collect wastewater and stormwater from the east and west sides of the City, respectively. During wet weather, with additional wet weather facilities and operation, the plants can treat approximately 465 mgd before discharge, and wet weather flows in excess of this treatment capacity receive the equivalent of primary treatment before being discharged to the bay and ocean through CSS structures located around the perimeter of the City. The City currently holds two NPDES permits that cover its wastewater treatment facilities. One permit adopted by the Regional Water Quality Control Board in June 2002 includes the SEWPCP and the CSS discharges to the Bay. Another permit adopted in August 2003 covers the OWPCP, Southwest Ocean Outfall, and Westside Wet Weather Facilities. The permits specify discharge prohibitions, dry-weather effluent limitations, wet-weather effluent performance criteria, receiving water

		limitations, sludge management practices, and monitoring and reporting requirements. The permits prohibit overflows from the CSS structures during dry weather and require wet-weather overflows to comply with the nine minimum controls specified in the federal CSS Control Policy. The proposed project would not result in any new residential units or a citywide increase in sanitary flows. **Source List: 33**
Water Supply	2	The proposed project would not substantially increase demand for water as no new residential units are proposed. Therefore, no impact is anticipated from implementation of the proposed project on water supply. **Source List: 33**
Public Safety - Police, Fire and Emergency Medical	2	The project area is served by the San Francisco Police Department. The proposed project would not add additional residents to the site as no new residential units are proposed. Therefore, no impact is anticipated on police facilities. The project site is served by the San Francisco Fire Department. The nearest fire station is Station 5 located at 1301 Turk Street Folsom Street at 19th Street, 0.42 miles southeast of the project site. The proposed project would not add additional residents to the site as no new residential units are proposed. Therefore, no impact is anticipated on fire protection services are expected. SFFD firefighters are also trained as emergency medical technicians (EMTs), and some firefighters are also paramedics. Emergency medical response and patient transport is provided by SFFD, which also coordinates with Advanced Life Support and Basic Life Support Ambulance Providers. Furthermore, San Francisco ensures fire safety and emergency accessibility within new and existing developments through provisions of its Building and Fire Codes. Rehabilitation of the project site would be required to conform to these standards. The proposed project would not require a significant change in emergency medical services already provided in the area. **Source List: 28, 29, 30**
Parks, Open Space and Recreation	2	No parks or open spaces would be directly affected by rehabilitation activities, and no new residential units would be added to the site and therefore no additional users of parks or open space would result from the project. Therefore, no impact is anticipated on open spaces or recreational facilities within the city. **Source List: 40, 34**
Transportation and	2	***Traffic***

Accessibility		No increase in vehicle trips to the site would result from the proposed project, as no new residential units are proposed. Therefore, no impact is anticipated on area roadways or intersection operations. **Source List: 16, 56** ***Transit*** The project site is served by transit. The San Francisco Municipal Railway (MUNI) serves the area, including the bus lines 24-Bayview District Pacific Heights, 38-Downtown the Richmond District, 38R - Geary Rapid, and 92-North South. Bus stops are located on Geary Boulevard. at the corners of Divisadero Street and Scott Street. The proposed project would not increase transit demand as no new residential units are proposed. Therefore, no impacts are anticipated from the proposed project on transit service. **Source List: 32** ***Pedestrian*** Pedestrian facilities include sidewalks, crosswalks, curb ramps, pedestrian call buttons at intersections, and mixed-use pathways. Next to the project site, the sidewalks are approximately 10 feet wide. Crosswalks are provided at the all adjacent intersections surrounding the site. Overall, the sidewalks and crosswalks in the area operate satisfactorily, with pedestrians moving at normal walking speeds and with freedom to pass other pedestrians. The proposed project would not result in an increase in pedestrian trips as the population would not change since no new residential units are proposed. Therefore, no impacts are anticipated on pedestrian facilities. **Source List: 24** ***Bicycles*** Bicycle facilities consist of bicycle lanes, trails, and paths, as well as bike parking, bike lockers, and showers for cyclists. On-street bicycle facilities are grouped into three categories: • Class I facilities consist of off-street bicycle paths and are generally shared with pedestrians. Class I facilities may be next to a roadway or may be entirely independent of existing vehicular facilities. • Class II facilities consist of striped bicycle lanes on roadways. These facilities reserve a minimum of five feet of space for bicycle traffic.

		• Class III facilities consist of designated and signed bicycle routes where bicyclists share the roadway with motor vehicles. The San Francisco Bicycle Map designates Post Street (north of the project site) a Class II bicycle lane, Steiner Street (east of the project site) and Presidio Boulevard as Class III bicycle lanes. Rehabilitation of the site would not generate new bicycle trips, and no new residential units are proposed. Therefore, the proposed project would not have an impact on bicycle facilities. **Source List: 17, 31** **Source List: 15, 17**

Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	**2**	The project site is currently developed with multi-family residential buildings and a landscaped courtyard. No unique features are on the site. The proposed rehabilitation and construction would not affect water resources, nor would it use groundwater resources. As noted above, water service at the project site would be provided by the SFPUC. Furthermore, neither renovation norconstruction on the project site would discharge effluent into surface water or groundwater. No surface waters (e.g., lakes, rivers, ponds) are located on or adjacent to the project site. The San Francisco Bay is 1.75 miles from the project site. Wastewater at the project site would be collected and treated by the combined sewage and stormwater system. **Source List: 24, 47**
Vegetation, Wildlife	**3**	The project site is currently developed with multi-family residential buildings. The site contains landscaping in an interior courtyard and at the perimeter of the property. There are numerous trees located throughout the landscaped areas. The existing trees could be suitable nesting habitat for a variety of migratory bird species, most likely birds adapted to urban areas, such as pigeon (*Patagioenas* spp.) and American crow (*Corvus brachyrhynchos*). These species are not listed as endangered or threatened; however, bird species are protected by both federal law (Migratory Bird Treaty Act of 1918) and state regulations (California Department of Fish and Game

		Code, Sections 3503 and 3513). Tree removal, if any, associated with the proposed project on the project site could result in "take," caused by the direct mortality of adult or young birds, nest destruction, or disturbance of nesting native bird species (including migratory birds and other special status species), resulting in nest abandonment or the loss of reproductive effort. Disruption of nesting birds, resulting in the abandonment of active nests or the loss of active nests through structure removal, could be a substantial adverse effect. However, no mature tree removal is proposed. **Mitigation Measure** To avoid adverse effects to birds protected by the Migratory Bird Treaty Act, the following mitigation measures are required: ***Bird Nest Preconstruction Survey*** The project sponsor for 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. 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, shall delay construction in the vicinity of active bird nests of a protected species 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 of a protected species are identified, a qualified biologist shall determine a buffer appropriate for the species of bird identified. Construction may not occur within the buffer area. A qualified biologist shall 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 shall be delineated by highly visible, temporary construction fencing. **Source List: 8, 22, 24**
Other Factors	2	*Greenhouse Gases/Climate Change* Construction and operation of the project also would involve the emission of greenhouse gases (GHGs). Of these gases, carbon dioxide (CO_2) and methane (CH_4) are emitted in the greatest quantities from human activities. Emissions of CO_2 are

		largely by-products of fossil fuel combustion, whereas CH_4 results from off-gassing associated with agricultural practices and landfills. Because GHGs absorb different amounts of heat, a common reference gas (CO_2) is used to relate the amount of heat absorbed to the amount of the gas emissions, referred to as "carbon dioxide equivalent" (CO_2E), and is the amount of a GHG emitted multiplied by its global warming potential. The project would not create any new residential units or generate any additional vehicle trips, and rehabilitation of the existing units (including window, roof, appliance, and system replacements) would likely result in increased energy efficiency and decreased GHG emissions relative to the existing buildings. The minor construction of a relatively low-energy use building would not result in substantial energy use, especially relative to the energy savings from the rehabilitated residential units. Therefore, the project would not have a substantial effect on global GHG emissions and climate change. Additionally, emissions associated with the project would occur in the jurisdiction of the City and County of San Francisco. San Francisco's Strategies to Address Greenhouse Gas Emissions identifies the City's actions to pursue cleaner energy, energy conservation, alternative transportation, and solid waste policies, and concludes that the City's policies have resulted in a reduction in greenhouse gas emissions below 1990 levels. The local air district (BAAQMD) reviewed San Francisco's Strategies to Address Greenhouse Gas Emissions and concluded that the strategy meets the criteria for a Qualified GHG Reduction Strategy. Requirements the project would need to comply with include things such as: • Provide Class 1 bicycle parking • Provide car share parking • Building energy efficiency 15% greater than Title 24 Because the proposed project would be required to comply with the San Francisco's Strategies to Address Greenhouse Gas Emissions, GHG emissions would be further reduced below those estimated in the tables. **Source List: 19**

Additional Studies Performed:

1. An archaeological resources report was prepared by an archaeological consultant from the rotational Department Qualified Archaeological Consultants List (QACL) maintained by the San Francisco Planning Department archaeologist. This report is confidential due to the cultural sensitivity of potential resources in the project site vicinity.
2. Rincon Consultants, Phase I Environmental Site Assessment. March 4, 2014
3. Treadwell & Rollo, Geotechnical Report, December 9, 2012

4. Holmes Culley, Structural Evaluation Report. December 10, 2012.

Field Inspection (Date and completed by): February 13, 2014. Completed by Jonathan Berlin, Associate Environmental Planner, Rincon Consultants.

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:

1. **Bay Area Air Quality Management District**. Staff Report, Particulate Matter Implementation Schedule. November 9, 2005. Internet Web Site: http://www.baaqmd.gov/~/media/Files/Planning%20and%20Research/Particulate%20Matter/sb656_staff_report.ashx. Accessed on January 15, 2014.
2. **Bay Area Air Quality Management District**. CEQA Air Quality Guidelines. Internet Web Site: http://www.baaqmd.gov/~/media/files/planning-and-research/ceqa/ceqa_guidelines_may2017-pdf.pdf?la=en. Accessed March 2019.
3. **Bay Area Air Quality Management District.** December 1999. BAAQMD CEQA Guidelines, Assessing the Air Quality Impacts of Projects and Plans. Internet Web Site: http://www.baaqmd.gov/~/media/Files/Planning%20and%20Research/Plans/CEQA%20Guide/ceqa_guide.ashx. Accessed on February 25, 2014.
4. **Bay Area Air Quality Management District, Metropolitan Transportation Commission and Association of Bay Area Governments**. Bay Area 2005 Ozone Strategy. Adopted January 4, 2006.
5. **California Air Resource Board**. Air Quality and Land Use Handbook: A Community Health Perspective. April 2005.
6. **California Department of Toxic Substances Control.** EnviroStor Database. Internet Web Site. https://www.envirostor.dtsc.ca.gov/public/ Accessed in March 2019.
7. **California Department of Fish and Game**. Natural Diversity Database Report, CNDDB Wide Tabular Report, Federally Listed Species for San Francisco County.
8. **California Department of Fish and Game Code** Sections 3503 and 3513
9. **California Integrated Waste Management Board**. Solid Waste Information System. http://www.calrecycle.ca.gov/SWFacilities/Directory/Search.aspx. Accessed March 25, 2014.
10. **City/County Association of Governments of San Mateo County.** Comprehensive Airport Land Use Compatibility Plan for the Environs of San Francisco International Airport. Adopted July 2012 http://www.ccag.ca.gov/pdf/plans-reports/2012/Consolidated_CCAG_ALUCP_10-29-12.pdf
11. **City and County of San Francisco.** Healthy San Francisco. The Care Network. Internet Web Site: http://www.healthysanfrancisco.org/medical_homes/The_Care_Network.aspx. January 16, 2014.
12. **City and County of San Francisco.** Interim Floodplain Map. Internet Web Site: http://sfgsa.org/index.aspx?page=828 . Accessed on March 21, 2014.
13. **City and County of San Francisco.** 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. January 19, 2007.
14. **City and County of San Francisco Planning Department.** Property Information Map. Accessed March 25, 2014. Available at: http://propertymap.sfplanning.org/
15. **City of San Francisco Planning Department**. San Francisco General Plan. Internet Web Site: http://www.sf-planning.org/ftp/General_Plan/index.htm. Accessed on March 24, 2014.
16. **City of San Francisco Planning Department**. Transportation Impact Analysis Guidelines. October 2002. Available at: http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=6753

17. **City and County of San Francisco.** Municipal Code. Internet Web Site: http://www.amlegal.com/library/ca/sfrancisco.shtml. Accessed on March 21, 2014.
18. **Coastal Zone Management Act,** Pub.L. 92–583, 86 Stat. 1280, enacted October 27, 1972, 16 U.S.C. §§1451–1464, Chapter 33).
19. **Council on Environmental Quality (CEQ).** Draft NEPA Guidance on Consideration of the Effects of
Climate Change and Greenhouse Gas Emissions, 2010.
20. **Federal Transit Administration. Transit Noise and Vibration Impact Assessment.** May 2006. Internet Web Site:
http://www.fta.dot.gov/documents/FTA_Noise_and_Vibration_Manual.pdf Accessed March 18, 2014.
21. **National Wild and Scenic Rivers.** Designated Wild and Scenic Rivers. Internet Web Site: http://www.rivers.gov/wildriverslist.html. Accessed on January 16, 2014.
22. Migratory Bird Treaty Act of 1918
23. **Northwest Information Center.** Rapid Response Record Search Results for the proposed project site at 1450 Divisadero St, San Francisco. January 29, 2014.
24. **Rincon Consultants Site Visit/Field Observation.** Project site visited February 13, 2014 by Jonathon Berlin, Planner for Rincon Consultants Inc.
25. **Rincon Consultants, Phase I Environmental Site Assessment.** March 4, 2014
26. **San Francisco Department of Public Health.** City-Wide Noise Map. Accessed March 21, 2014. Available at: http://www.sfdph.org/dph/EH/Noise/default.asp
27. **San Francisco Department of Public Health.** Our Services. Accessed March 25, 2014. Available at: http://www.sfdph.org/dph/default.asp
28. **San Francisco Police Department.** Internet Web Site: http://sf-police.org/index.aspx?page=819. Accessed February 18, 2014.
29. **San Francisco Fire Department.** Internet Web Site: http://www.sf-fire.org/. Accessed February 18, 2014.
30. **San Francisco Fire Department.** Captain Mickey Jones. Personal communications. February 20, 2014.
31. **San Francisco Municipal Transit Agency**. San Francisco Bikeway Network. https://sfgov.maps.arcgis.com/apps/webappviewer/index.html?id=b2ab90f2a52543b3b081abd791d90e41 (accessed March 2019).
32. **San Francisco Municipal Transit Agency**. San Francisco Municipal Transit Agency website. Accessed March 20, 2014. Available at: http://www.sfmta.com/cms/home/sfmta.php.
33. **San Francisco Public Utilities Commission.** *Summary Report, Draft.* December 2003. Prepared by SFPUC Water Pollution Control Division, San Francisco Department of Public Works, Bureau of Engineering, Hydraulic & Mechanical Sections, and the Water Infrastructure Partners.
34. **San Francisco Recreation and Parks Department.** Website. http://sfrecpark.org/
35. **San Francisco Unified School District.** San Francisco Public Schools. Internet Web Site: http://www.MOHCD.edu/en/. Accessed March 25, 2014.
36. **Title 24,** California Code of Regulations
37. **Treadwell & Rollo.** Geotechnical Consultation -Proposed Remodeling and Seismic Strengthening ,Midtown Park Apartments. December 16, 2012
38. **United States Advisory Council on Historic Preservation.** 36 CFR Part 800 Protection of Historic Properties.
39. **United States Census Bureau.** Census Reporter. Internet Web Site: https://censusreporter.org/profiles/14000US06075015801-census-tract-15801-san-francisco-ca/. Accessed March 2019.
40. United States Census Bureau. American Fact Finder. Profile of General Population and Housing Characteristics: 2010 Demographic Profile Data, Census Tract 158.01, San Francisco County, California. Internet Web site: http://FactFinder.census.gov/. Accessed March 21, 2014.

41. **United States Department of Agriculture**. 7 CFR Part 658.2(a) Farmland Protection Policy Act.
42. **United States Department of Agriculture**. Natural Resources Conservation Service. Web Soil Survey. Internet Web site: http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx. Accessed March 24, 2014.
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44. **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.
45. **United States Department of Housing and Urban Development**. The Noise Guidebook. Environmental Planning Division, Office of Environment and Energy. September 1991.
46. **United States Environmental Protection Agency**. Sole Source Aquifers in Region 9. Internet Website: https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b. Accessed March 2019.
47. **United States Environmental Protection Agency.** Sole Source Aquifers subject to HUD-EPA Memorandum of Understanding, dated April 30, 1990.
48. **United States Federal Emergency Management Administration**. Preliminary Flood Insurance Rate Map. SE San Francisco. November 12, 2015. Internet Web Site: https://sfgsa.org/sites/default/files/Document/SF_SE.pdf. Accessed March 2019.
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51. **United States Government.** The Coastal Barrier Resources Act of the United States. (CBRA, Public Law 97-348), enacted October 18, 1982.
52. **United States National Oceanic and Atmospheric Administration**. State Coastal Zone Boundaries, California. Internet Web Site: http://coastalmanagement.noaa.gov/mystate/docs/StateCZBoundaries.pdf. Accessed on March 24, 2014.
53. **United States National Park Service**. Designated Wild and Scenic Rivers by State. California. Internet Web Site: http://www.rivers.gov/wildriverslist.html#ca. Accessed March 24, 2014.
54. **United States Office of Housing and Development. Site DNL Calculator.** http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/environment/dnlcalculatortool. Accessed March 21, 2014.
55. **Wall Street Journal**. San Francisco Rushes to Ease Housing Pinch. January 27, 2014
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57. **Page & Turnbull.** Midtown Park Apartments Historic Resource Evaluation. January 16, 2013
58. **State Water Resources Control Board (SWRCB).** GeoTracker database. Internet Web Site: https://geotracker.waterboards.ca.gov/. Accessed March 2019.

ATTACHMENTS

A. Phase I Environmental Site Assessment, Rincon Consultants, March 2013
B. Cultural Resources Information:
   1. Northwest Information Center, Rapid Response Record Search Results, January 29, 2014

2. Programmatic Agreement between the City and County Of San Francisco, the California State Historic Preservation Officer, and the Advisory Council On Historic Preservation
3. Historic Resource Evaluation, Page & Turnbull, 2013
4. City of San Francisco Section 106 Determination Form
5. Memorandum of Agreement between City and County of San Francisco and California State Historic Preservation Officer
6. Native American Heritage Commission Letter dated February 6, 2014
7. Office of Historic Preservation Letter dated May 1, 2014
8. Determination of Ineligibility
9. Department of Parks and Recreation Primary Record

C. Geotechnical Report, Treadwell & Rollo, December 9, 2012
D. Structural Evaluation Report. Holmes Culley, December 10, 2012

List of Permits Obtained:

Public Outreach [24 CFR 50.23 & 58.43]:

Consistent with applicable regulations, MOHCD must prepare a FONSI notice and send it to individuals and groups known to be interested in the project; to the local news media; to the appropriate tribal, local, State, and Federal agencies; to the Regional Offices of the Environmental Protection Agency having jurisdiction; and to the HUD Field Office. If the notice is not published, it must also be prominently displayed in public buildings, such as the local Post Office and within the project area or in accordance with procedures established as part of the citizen participation process. MOHCD must consider public comments and respond with modifications, if appropriate, before completing its environmental certification. In addition, HUD shall inform the affected public about NEPA-related hearings, public meetings, and the availability of environmental documents. Where project actions result in a FONSI, the FONSI will be available in the project file. The local HUD field office may be contacted by persons who wish to review the FONSI.

Cumulative Impact Analysis [24 CFR 58.32]:

The proposed project is a stand-alone action on the Midtown Apartments 1415 Scott Street site and is not part of a series of activities. Furthermore, the environmental and social impacts of potential future development on-site have been evaluated as part of the project. Therefore, the project would not result in additional cumulative impacts from future related actions.

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]

Offsite Alternative:
Consideration of an offsite alternative is not warranted because no substantial adverse effects have been discovered and because the project involves the renovation of existing onsite buildings.

No Action Alternative [24 CFR 58.40(e)]:

If the proposed project were not implemented, the project site would continue to deteriorate and existing dilapidated conditions would be exacerbated. However, because there would be no construction and no operational changes under the No Action Alternative, it would have no adverse environmental effects.

Summary of Findings and Conclusions:

The proposed project involves the rehabilitation of existing buildings at the project site. A small community facility of 2,400 square feet would be constructed.

For several environmental issues, the project would result in minor adverse but mitigable impacts. No impacts are potentially significant to the extent that an Environmental Impact Statement would be required.

The project site also may have contaminated soil and/or groundwater based on historical uses associated with the site and surrounding areas including a historical drycleaners with a documented release of PCE that has been detected in groundwater. Construction could result in exposure to such contaminants. Therefore, a limited Phase II investigation and proper disposal of any soil-based contaminants is required as mitigation.

Similarly, there is a high potential for buried archaeological resources to be present on-site. Mitigation measures must be undertaken to avoid any potentially significant adverse effect from the proposed project on buried or submerged historical resources. This includes the implementation of the ATP that has been agreed upon by the City and County and SHPO.

For social impacts, the project would benefit local employment and income levels by generating short-term work during rehabilitation and construction.

Construction activities have the potential to disrupt nesting birds. Mitigation is required including a bird nest preconstruction survey and establishing a bird nest buffer zone.

For all remaining issue areas, the project is not expected to result in substantial impacts.

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
HISTORIC PRESERVATION	To avoid potentially significant impacts to subsurface cultural resources, the project sponsor would implement the following mitigation measures: • **Memorandum of Agreement.** To avoid adverse impacts to archaeological resources, the Memorandum of Agreement between the City and County of San Francisco and State Historic Preservation Officer, as executed on June 3, 2014, shall be adhered to.

TOXIC/HAZARDOUS/RADIOACTIVE MATERIALS, CONTAMINATION, CHEMICALS, OR GASES	*Records Review* a. To evaluate the potential project site impact associated with the reported historical fire station adjacent to the north of the subject property, records shall be reviewed, prior to building permit approval, at the RWQCB, the San Francisco Fire Department, and the San Francisco Department of Public Health to determine if USTs were present, if releases from the tanks were documented, and if associated contamination has migrated offsite. Depending on the results of the additional file review, a Phase II Environmental Site Assessment may be warranted to evaluate the nature and extent of releases, if any. b. To evaluate the potential project site impact associated with the reported historical gas station adjacent to the west of the subject property, records shall be reviewed, prior to building permit approval at the RWQCB, the San Francisco Fire Department, and the San Francisco Department of Public Health to determine whether the impacts to groundwater from the documented release have migrated offsite. Depending on the results of the additional file review, a Phase II Environmental Site Assessment may be warranted to evaluate whether soil, soil vapor, or groundwater at the subject property has been impacted by the release. If a Phase II Subsurface Investigation Report is completed, the project proponent shall be required to follow all recommendations of the Phase II Subsurface Investigation Report. *Soil Management Plan* - A Soil Management Plan shall be prepared prior to issuance of a Building Permit. The purpose of the Soil Management Plan is to describe the steps to be followed should fill material, heating oil tanks or contaminated soil from hazardous materials releases due to past site uses be encountered during any excavation occurring at the site.
VEGETATION AND WILDLIFE	To avoid adverse effects to birds protected by the Migratory Bird Treaty Act, the following mitigation measures are required:

	Bird Nest Preconstruction Survey. The project sponsor for 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 GameThe 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, shall delay construction in the vicinity of active bird nests of a protected species 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 of a protected species are identified, a qualified biologist shall determine a buffer appropriate for the species of bird identified. Construction may not occur within the buffer area. A qualified biologist shall 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 shall be delineated by highly visible, temporary construction fencing.

Determination:

☒ **Finding of No Significant Impact** [24 CFR 58.40(g)(1); 40 CFR 1508.27]
The project will not result in a significant impact on the quality of the human environment.

☐ **Finding of Significant Impact** [24 CFR 58.40(g)(2); 40 CFR 1508.27]
The project may significantly affect the quality of the human environment.

Preparer Signature: Matthew Long Date: 3/21/19

Name/Title/Organization: MATTHEW LONG, SENIOR ENVIRONMENTAL SCIENTIST, RINCON CONSULTANTS, INC.

Certifying Officer Signature: _____ Date: 4/15/19

Name/Title: Kate Hartley, Director

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).