



U.S. Department of Housing and Urban Development

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

Project Information

Project Name: The Tower Hotel

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

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

State/Local Identifier:

Preparer: Flannery Eugene

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

Consultant (if applicable):

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

Project Location: APN 0103/004, 1525-1529 Grant Avenue, San Francisco, CA 94133

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

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

Level of Environmental Review Determination:

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

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

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

Additionally, those activities not related to acquisition and rehabilitation are exempt per 24 CFR 58.34

(a)(1) Environmental and other studies, resource identification and the development of plans and strategies;

(a)(5) Inspections and testing of properties for hazards or defects;

(a)(8) Engineering or design costs.

Funding Information

Grant Number	HUD Program	Funding Amount

Estimated Total HUD Funded Amount: \$2,500,000

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

Rehabilitation Costs: \$7,500,000
Non-Construction Costs: \$

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

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

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project does not lie within an Airport Clear Zone or Accident Potential Zone. Source Document: 1. City/County Association of Governments of San Mateo County, 2012 (November). Comprehensive Airport Land Use Compatibility Plan for the Environs of San Francisco International Airport. Available https://ccag.ca.gov/wp-content/uploads/2018/01/SFO-AIA-B.pdf Prepared by Jacobs Consultancy, and Clarion. 2. Google Earth Pro, Distance to to SFO, May 21, 2021
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project is not located in a coastal barrier resource area. Source Document: 1. 16 USC §3501(a)(1) which defines the locations of coastal barrier resource areas. The Pacific Coast of the Continental United States is not included in that definition.

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<p>Flood Insurance</p> <p>Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project involves the rehabilitation of a residential building. The project site is not located in a FEMA designated Special Flood Hazard Area.</p> <p>FEMA has not completed a study to determine flood hazard for the selected location; therefore, a flood map has not been published at this time. The project is neither within a known FEMA floodplain nor within the preliminary Flood Insurance Rate Map prepared for the City and County of San Francisco in November 2015. The project would not involve either direct or indirect support of development in a floodplain.</p> <p>Source Documents:</p> <p>1. City and County of San Francisco Interim Floodplain Map. Internet Web Site: https://sfgsa.org/san-francisco-floodplain-management-program Accessed on May 21, 2021.</p> <p>2. United States Federal Emergency Management Administration. FEMA Issued Flood Maps, San Francisco County. Internet Web Site: https://msc.fema.gov/portal/search?AddressQuery=106%20South%20Park%20San%20Francisco%20CA#searchresultsanchor Accessed on May 21, 2021.</p>
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5		
<p>Clean Air</p> <p>Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<p>Yes No</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p>The project does not involve acquisition of undeveloped land, a change in land use, major rehabilitation that would cost 75% or more of the property value, or new construction. The project does not meet thresholds for review by the Bay Area Air Quality Management District (BAAQMD) for air quality impacts, as it is minor in nature; thus, the project conforms to the State Implementation Plan (SIP).</p> <p>The buildings were constructed in 1911, before the 1978 federal bans on friable asbestos-containing building materials and lead-containing paints became effective. Due to the age of the subject</p>

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		<p>property building, there is a potential that asbestos-containing material (ACM) and/or lead-based paint (LBP) are present.</p> <p>Due to the probability of disturbances to surfaces it is highly likely that ACM would be disturbed. A preconstruction survey to identify asbestos containing materials should be conducted. The identified suspect ACMs would need to be sampled to confirm the presence or absence of asbestos prior to any renovation or demolition activities to prevent potential exposure to workers and/or building occupants.</p> <p>Removal of asbestos materials would comply with the National Emissions Standards for Hazardous Air Pollutants and the Bay Area Air Quality Management District Regulation 11, Rule 2.</p> <p>Operations and Maintenance (O&M) Programs should be implemented in order to safely manage the suspect ACMs and LBP located at the subject property.</p> <p>Source Documents:</p> <ol style="list-style-type: none"> 1. Bay Area Air Quality Management District Regulation 11, Rule 2, The Bay Area Air Quality Management District 2. U.S. Department of Housing and Urban Development, Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing, Office of Healthy Homes and Lead Hazard Control, Second Edition, July 2012
Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>The San Francisco Bay Conservation and Development Commission (BCDC) has permit authority over San Francisco Bay and lands located within 100 feet of the Bay shoreline.</p> <p>BCDC's San Francisco Bay Plan is the Coastal Zone Management Program for the San Francisco Bay Segment of the California Coastal Zone Management Program, pursuant to the Federal Coastal Zone Management Act (CZMA).</p>

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		<p>Under the CZMA, projects requiring federal approval or funding must, to the maximum extent practicable, be consistent with a state's coastal management program if the project would affect the coastal zone.</p> <p>The project site is located more than 100 feet from the San Francisco Bay shoreline; therefore, no formal finding of consistency with the San Francisco Bay Plan is required. The project activity does not involve activity within a Coastal Zone Management Area (CZM) area.</p> <p>Source Documents:</p> <ol style="list-style-type: none"> San Francisco Bay Conservation and Development Commission. San Francisco Bay Plan. Adopted 1973. Reprinted in February 2008. http://www.bcdc.ca.gov/laws_plans/plans/sfbay_plan.shtml United States National Oceanic and Atmospheric Administration. State Coastal Zone Boundaries, California. Internet Web Site: http://coastalmanagement.noaa.gov/mystate/docs/StateCZBoundaries.pdf San Francisco Property Information Map: https://sfplanninggis.org/pim/
Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)	Yes No <input checked="" type="checkbox"/> <input type="checkbox"/>	<p>ACC performed a Phase I Environmental Site Assessment (ESA) in general conformance with the scope and limitations of ASTM practice E1527-13 and the All Appropriate Inquiry Final Rule 40 CFR Part 312 for the property identified as 1525-1529 Grant Avenue, San Francisco, California 94133 (Subject Property). This Phase I ESA was requested by Chinatown Community Development Center (Client). This purpose of this Phase I ESA was to assess the Subject Property for Recognized Environmental Conditions as defined by ASTM standard E 1527-13.</p> <p>The Phase I ESA has identified evidence of a Recognized Environmental Condition, as discussed in the Executive Summary and the report narrative</p>

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		<p>REC - Off-Site Dry-Cleaning Facilities: The north, south, and southeast adjoining properties have operated as dry-cleaning facilities from approximately 1925 to Present. Historical dry-cleaning operations are indicative of potential tetrachloroethene (PCE) storage and use. PCE is a highly volatile and environmentally mobile chemical compound. Prolonged PCE use may degrade sanitary sewer lines causing a subsurface release. Based on the proximity and cross gradient location of the off-site historical dry-cleaning facilities, ACC cannot rule out potential subsurface impacts associated with off-site dry-cleaning facilities. There is no documented evidence of subsurface impacts that presents a pVIC at the Subject Property. However, the use of adjoining properties as dry cleaning facilities is indicative of storing, using, and generating hazardous materials. It is ACC's opinion that a potential vapor intrusion condition at the Subject Property cannot be ruled out at this time.</p> <p>The assessment revealed evidence of a Business Environmental Risk (BER) at the Subject Property: BER: San Francisco Maher Zone: The Subject Property may be subject to the San Francisco Health Code Article 22A (Maher Ordinance). If building permits are required and 50 or more cubic yards of soil are to be disturbed, subsurface sampling will be required by the San Francisco Department of Public Health due to the potential for subsurface contamination.</p> <p>Phase II ESA</p> <p>ACC Environmental Consultants, Inc. (ACC) prepared a Phase II Environmental Site Assessment Report for the property identified as 1525-1529 Grant Avenue, San Francisco, California (Site) at the request of Chinatown Community Development Center (Client). The purpose of the investigation was to address vapor intrusion concerns associated with Recognized</p>

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		<p>Environmental Conditions (RECs) identified in the Phase I ESA prepared for the Site by ACC and dated May 29, 2020: The purpose of the assessment was to assess whether VOCs associated with off-site dry cleaners are present in soil vapor beneath the building at concentrations that indicate a potential human health risk. The dry cleaning solvent tetrachloroethene (PCE) was detected in soil vapor beneath the building at a concentration of 71 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$), which exceeds the corresponding Regional Water Quality Control Board (RWQCB) Human Health Risk Levels (HHRLs) for vapor intrusion at residential and commercial properties (RWQCB ESL Table SG-1, 2019 Rev2). . Soil vapor analytical data indicate a potential for impacts to indoor air and additional assessment is recommended by ACC.</p> <p>ACC Environmental Consulting prepared an Indoor Air Sampling Report for the site on September 17, 2020. Indoor air analytical results from this sampling event indicate that VOC impacts to indoor air associated with subsurface PCE impacts do not present a human health risk. No additional sampling is recommended by ACC.</p> <p>The search of GeoTracker returned one open inactive case LUST sites within 2,000 feet of the project site. The site does not pose a risk of harm to the project inhabitants as the project site is upstream from the groundwater flow affected by the inactive case.</p> <p>The search of Envirostor returned one reported cases within 2,000 feet of the project site. The site was formerly the General Engineering and Dry Dock Company. The lessee of the government-owned property was the Lyco Machine Works, Inc. Improvements to the site included oil tanks, steam plants, painting sheds, and a boiler house. On 25 September 1959, the 0.53 acre site was turned over to the General Services Administration. Current owner of the disposed area is Blue Jeans Equities West, and the site is currently part of the Levi Strauss, Inc. Corporate Headquarters complex known as Levis Plaza. The site does not pose as</p>

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		<p>risk of harm to the project site residents as it is down gradient from the project site..</p> <p>Mitigations The Target Property is listed in the Maher Ordinance Area of San Francisco and subject to the requirements of Article 22A for construction activities. Should the proposed activities result in the disturbance of 50 cubic yards or more of soil, compliance with the Ordinance is required.</p> <p>Source Documents:</p> <ol style="list-style-type: none"> 1. California State Water Resources Control Board Geo Tracker Website: https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=1525+Grant+Avenue+San+Francisco+CA Site accessed May 26, 2021. 2. California Department of Toxic Substance Control Envirostor website: https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=1525+Grant++Avenue+San+Francisco+ca+ Site accessed on May 26, 2021. 3. ACC Environmental Consultants, Phase I Environmental Site Assessment 1525-1529 Grant Avenue, San Francisco, California 94133 Project Number: 1628-030.01 4. ACC Environmental Consultants Phase II Environmental Site Assessment Report 1525-1529 Grant Avenue San Francisco, California 94133 ACC Project Number 1628-030.02 September 3, 2020 5. ACC Environmental Consulting, Indoor Air Sampling Report, 1525 Grant Avenue, San Francisco, CA , September 17, 2020
Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project activity involves a previously developed urban property and thus would have no effect on any natural habitats or federally protected species. The project site is entirely developed and

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		<p>therefore does not support these species' habitat requirements.</p> <p>Source Documents:</p> <ol style="list-style-type: none"> 1. City of San Francisco Planning Department Property Information Map, http://ec2-50-17-237-182.compute-1.amazonaws.com/PIM/?dept=planning Accessed on May 21, 2021. 2. City of San Francisco Planning Department. San Francisco General Plan. Internet Web Site: https://sfplanninggis.org/pim/ Accessed on May 21, 2021. 3. U.S. Fish and Wildlife Services Information for Planning and Consultation Website (IPaC). https://ecos.fws.gov/ipac/location/5HP5WJ62IBDNXP2CZGFYOSB4BQ/resources Accessed on May 21, 2021.
Explosive and Flammable Hazards 24 CFR Part 51 Subpart C	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>The project will not result in an increased number of people being exposed to hazardous operations by increasing residential densities, converting the type of use of a building to habitation, or making a vacant building habitable. The project does not involve explosive or flammable materials or operations.</p> <p>No evidence of current or former ASTs or USTs was observed during the site reconnaissance</p> <p>Source Documents:</p> <ol style="list-style-type: none"> 1. United States Department of Housing and Urban Development. Environmental Criteria and Standards. 24 CFR Part 51 2. San Francisco Department of Public Health List of Above Ground Storage Tanks in San Francisco, 3. United States Department of Housing and Urban Development. Siting of HUD-Assisted Projects Near Hazardous Facilities: Acceptable

<p>Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6</p>	<p>Are formal compliance steps or mitigation required?</p>	<p>Compliance determinations</p>
		<p>Separation Distances from Explosive and Flammable Hazards. Office of Community Planning and Development, Office of Environment and Energy. Washington, CD September 1996.</p> <p>4. ACC Environmental Consultants, Phase I Environmental Site Assessment 1525-1529 Grant Avenue, San Francisco, California 94133 Project Number: 1628-030.01</p>
<p>Farmlands Protection</p> <p>Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site consists of urban land; therefore, the project would not affect farmlands. There are no protected farmlands in the City and County of San Francisco.</p> <p>Source Documents:</p> <ol style="list-style-type: none"> 1. United States Department of Agriculture. 7 CFR Part 658.2(a) Farmland Protection Policy Act 2. United States Department of Agriculture, Natural Resources Conservation Services. Web Soil Survey. Internet Web Site: http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx. Accessed on May 21, 2021.
<p>Floodplain Management</p> <p>Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The Federal Emergency Management Agency [24 CFR 55, Executive Order 11988] (FEMA) prepares Flood Insurance Rate Maps (FIRMs) that identify areas subject to flood inundation, most often from a flood having a one percent chance of occurrence in a given year (also known as a “base flood” or “100-year flood”). FEMA refers to the portion of the floodplain or coastal area that is at risk from floods of this magnitude as a Special Flood Hazard Areas (SFHA). No finalized flood hazard zones have been mapped by the Federal Emergency Management Agency (FEMA) in San Francisco.</p> <p>FEMA has not completed a study to determine flood hazard for the selected location; therefore, a flood map has not been published at this time.</p>

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		<p>The project is neither within a known FEMA floodplain nor within the preliminary Flood Insurance Rate Map prepared for the City and County of San Francisco in November 2015. The project would not involve either direct or indirect support of development in a floodplain.</p> <p>Source Documents:</p> <p>1. City and County of San Francisco Interim Floodplain Map. Internet Web Site: https://sfgsa.org/san-francisco-floodplain-management-program</p> <p>Accessed on May 21, 2021.</p> <p>2. United States Federal Emergency Management Administration. FEMA Issued Flood Maps, San Francisco County. Internet Web Site: https://msc.fema.gov/portal/search?AddressQuery=401%20rose%20street%20San%20Francisco%20CA#searchresultsanchor</p> <p>Accessed on May 21, 2021.</p>
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>The building was constructed in 1911. As such, it is a potential historic resources and subject to the Programmatic Agreement By And Among The City And County Of San Francisco, The California State Historic Preservation Officer, And The Advisory Council On Historic Preservation Regarding Historic Properties Affected By Use Of Revenue From The Department Of Housing And Urban Development Part 58 Programs (PA).</p> <p>The San Francisco Mayor's Office of Housing and Community Development has reviewed the project under the 2007 Programmatic Agreement and determined that the undertaking is exempt from review by the SHPO or ACHP per Stipulations II.A and IV.A. The City has determined that the Undertaking conforms to the Standards and the State Historic Building Code.</p> <p>No Historic Properties are Affected.</p> <p>Source Documents:</p>

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
		<p>1. City and County of San Francisco. Programmatic V Agreement by and among the City and County of Son Francisco, the California State Historic Preservation Officer, and the Advisory Council on Historic Preservation Regarding Historic Properties Affected by Use of Revenue from the Department of Housing and Urban Development Part 58 Programs. January 19, 2007;</p> <p>2. City of San Francisco Planning Department Property Information Map, http://ec2-50-17-237-182.compute-1.amazonaws.com/PIM/?dept=planning</p> <p>3. United States Advisory Council on Historic Preservation. 36 CFR Part 800 Protection of Historic Properties.</p>
<p>Noise Abatement and Control</p> <p>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project would not create new noise sources and would have no noise impacts under HUD guidelines.</p> <p>Source Documents:</p> <p>1. United States Department of Housing and Urban Development: The Noise Guidebook Environmental Planning Division, Office of Environment and Energy. September 1900.</p> <p>2. United States Department of Housing and Urban Development Environmental Criteria and Standards. 24 CFR Part 51</p>
<p>Sole Source Aquifers</p> <p>Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project is not served by a US EPA designated sole-source aquifer, is not located within a sole source aquifer watershed, and would not affect a sole-source aquifer subject to the HUD EPA MOU.</p> <p>Source Documents:</p> <p>1. United States Environmental Protection Agency. Sole Source Aquifers subject to HUD-EPA Memorandum of Understanding, dated September 30, 1990.</p> <p>2. United States Environmental Protection Agency. Sole Source Aquifers in Region 9. Internet Websites:</p>

<p>Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6</p>	<p>Are formal compliance steps or mitigation required?</p>	<p>Compliance determinations</p>
		<p>https://19january2017snapshot.epa.gov/www3/region9/water/groundwater/ssa.html</p> <p>Accessed on May 21, 2021.</p>
<p>Wetlands Protection</p> <p>Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project activities are not located near any coastal, riparian or bayfront wetlands. Therefore, the Proposed Action would not affect wetland or riparian areas.</p> <p>Source Document:</p> <p>1. United States Fish and Wildlife Service, Division of Habitat and Resource Conservation. Wetlands Geodatabase. Internet Web Site: http://www.fws.gov/wetlands/Data/Mapper.html</p> <p>Accessed on May 21, 2021.</p>
<p>Wild and Scenic Rivers</p> <p>Wild and Scenic Rivers Act of 1973, particularly section 7(b) and (c)</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>No wild and scenic rivers are located within the City and County of San Francisco.</p> <p>Source Documents:</p> <p>1. United States National Park Service. Designated Wild and Scenic Rivers by State. California. Internet Web Site: https://www.nps.gov/orgs/1912/plan-your-visit.htm</p> <p>Accessed on May 21, 2021.</p>
<p>ENVIRONMENTAL JUSTICE</p>		
<p>Environmental Justice</p> <p>Executive Order 12898</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project would not result in disproportionately adverse environmental effects on minority or low-income populations as the project will not result in any significant impacts. The project does not involve displacement of residents. The rehabilitation activities would enhance the quality of life for low income residents of the complex.</p> <p>Source Documents:</p> <p>1. EPA NEPAssist EJSCREEN tool: https://ejscreen.epa.gov/mapper/</p> <p>Site accessed on May 21, 2021</p>

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		2. HUD Guidance and Technical Advice, Environmental Justice. http://portal.hud.gov/hudportal/HUD?srrv/programmoffices/commplanning/environment/review/iusUce

Field Inspection (Date and completed by

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

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

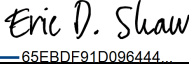
Law, Authority, or Factor	Mitigation Measure
Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	<p>Due to the probability of disturbances to surfaces it is highly likely that ACM would be disturbed. A preconstruction survey to identify asbestos containing materials should be conducted. The identified suspect ACMs would need to be sampled to confirm the presence or absence of asbestos prior to any renovation or demolition activities to prevent potential exposure to workers and/or building occupants.</p> <p>Removal of asbestos materials would comply with the National Emissions Standards for Hazardous Air Pollutants and the Bay Area Air Quality Management District Regulation 11, Rule 2.</p> <p>Operations and Maintenance (O&M) Programs should be implemented in order to safely manage the suspect ACMs and LBP located at the subject property.</p>
Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)	<p>The buildings at the Target Property have the coatings and materials that may contain measurable amounts of lead.</p> <p>Recommendation: Representative samples of coatings should be collected to evaluate lead content, and samples of materials that frequently contain elevated levels of lead (e.g., vinyl flooring, etc.) should also be collected. Dust control procedures should be implemented for compliance with Cal/OSHA's Construction Lead Standard under 8 CCR</p>

Law, Authority, or Factor	Mitigation Measure
	1532.1 during any renovations. In addition, waste profiling should be completed by the contractor to characterize waste prior to disposal.
Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)	The Target Property is listed in the Maher Ordinance Area of San Francisco and subject to the requirements of Article 22A for construction activities. If the project will result in the disturbance of 50 cubic yards or more of soil, compliance with the Ordinance is required.

Determination:

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

PREPARER SIGNATURE	<i>Eugene T. Flannery</i>	June 1, 2021
PREPARER NAME, COMPANY	Eugene T. Flannery Mayor’s Office of Housing and Community Development, City and County of San Francisco	DATE

RESPONSIBLE ENTITY AGENCY OFFICIAL / SIGNATURE	<small>DocuSigned by:</small>  <small>65EBDF91D096444</small>	June 1, 2021
NAME, TITLE:	Eric D. Shaw, Director, Mayor’s Office of Housing and Community Development	DATE

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

