

# SFMTA POTRERO YARD MODERNIZATION PROJECT 2500 MARIPOSA STREET DRAFT EIR

CASE NO. 2019-021884ENV

**Jennifer McKellar**

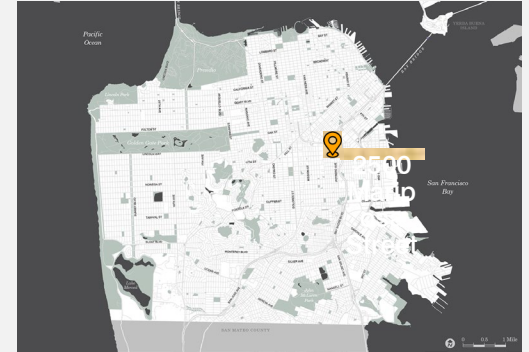
Senior Environmental Planner / August 26, 2021 / Planning Commission



**San Francisco**  
**Planning**

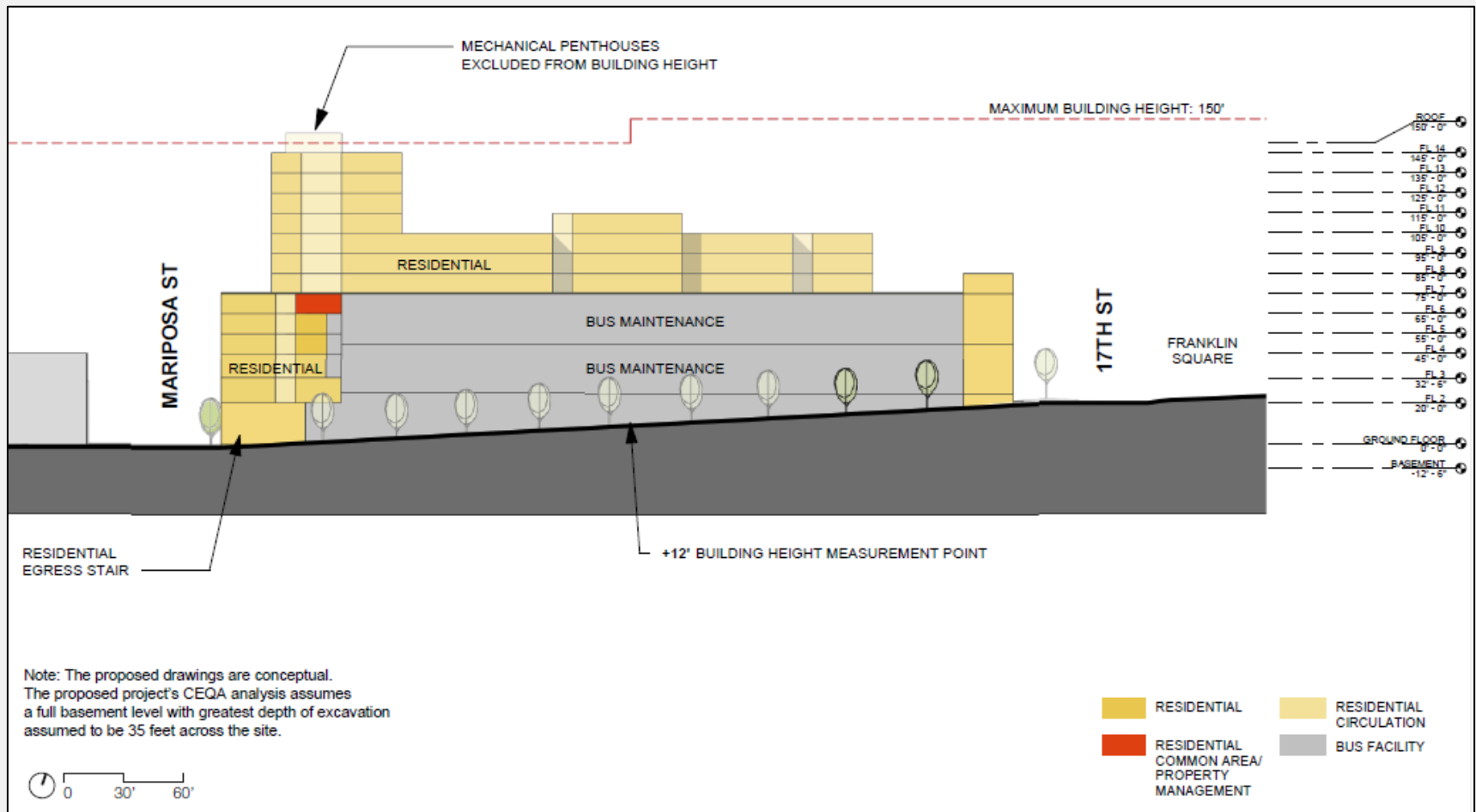
# PROJECT SITE: 2500 Mariposa Street

- Two-story (11 to 44 feet) transit facility building
- CEQA historic resource
- 221,450 square feet of transit facility uses
- 158 bus parking spaces (surface lot)
- 56 non-revenue vehicle parking spaces (surface)



# PROPOSED PROJECT: 2500 Mariposa Street

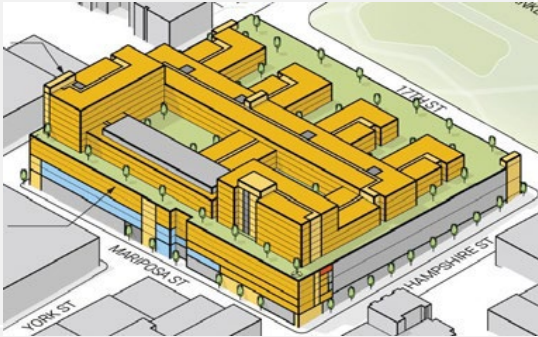

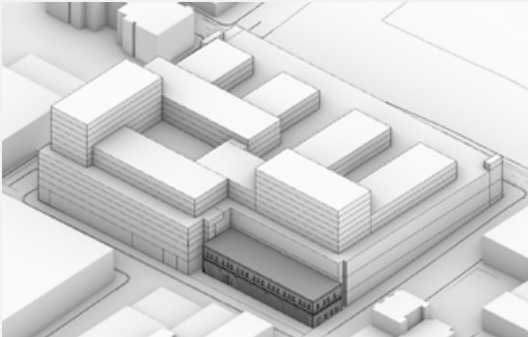
- New 3- to 13-story (75 – 150 feet) building
- 723,000 square feet of transit facility uses
- 310 SFMTA vehicle (213 bus/97 non-revenue) parking spaces (enclosed)
- 18 SFMTA maintenance bays
- Battery electric infrastructure
- 544,000 square feet of residential uses
- 575 dwelling units
- 33,000 square feet of commercial uses



# PROPOSED PROJECT/SIGNIFICANT IMPACTS

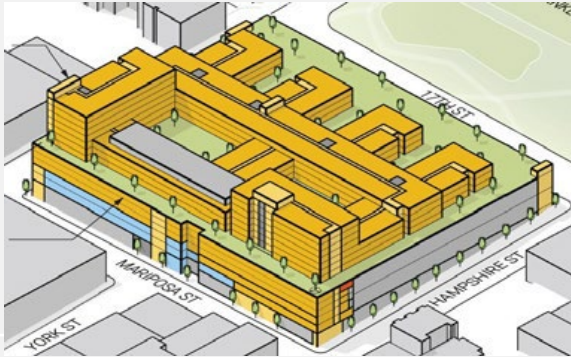
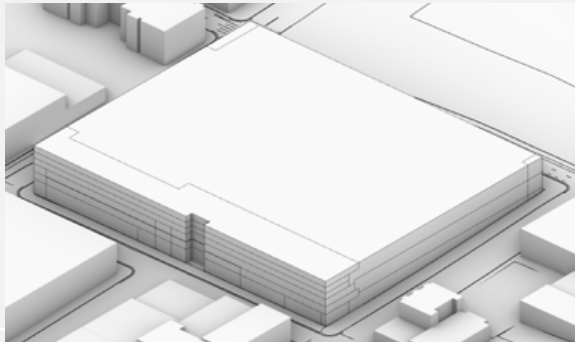
<b>Significant and Unavoidable Impacts</b> (project and variants)			
<b>Impact</b>	<b>Existing plus Project</b>	<b>Cumulative</b>	<b>Mitigation Measures</b>
<b>Historic Architectural Resources</b>	<b>Yes</b>	<b>No</b>	<ul style="list-style-type: none"> <li>• Documentation of historic resource</li> <li>• Salvage plan</li> <li>• Interpretive program</li> <li>• Oral histories</li> </ul>
<b>Air Quality</b> (Toxic Air Contaminants)	<b>Yes</b>	<b>Yes</b>	<ul style="list-style-type: none"> <li>• Off-road construction equipment emissions minimization plan</li> <li>• Emergency diesel generator health risk reduction plan</li> </ul>
<b>Less-than-Significant Impacts with Mitigation</b> (project and variants)			
<ul style="list-style-type: none"> <li>• <b>Tribal Cultural Resources</b></li> <li>• <b>Noise</b> (Construction)</li> <li>• <b>Vibration</b> (Construction)</li> <li>• <b>Noise</b> (Operations)</li> <li>• <b>Air Quality</b> (Criteria Air Pollutants)</li> <li>• <b>Geology and Soils</b> (Paleontological Resources)</li> <li>• <b>Wind</b></li> </ul>			

# PROPOSED PROJECT/PRESERVATION ALTERNATIVES

Proposed Project	Full Preservation Alternative	Partial Preservation Alternative
		
<ul style="list-style-type: none"> <li>• 3 to 13 stories (75-150 feet tall)</li> <li>• 723,000 sf of transit facility uses</li> <li>• 310 SFMTA vehicle spaces</li> <li>• 544,000 sf of residential uses</li> <li>• 575 dwelling units</li> <li>• 33,000 sf of commercial uses</li> </ul>	<ul style="list-style-type: none"> <li>• 3 to 13 stories (75-150 feet tall)</li> <li>• 578,000 sf of transit facility uses</li> <li>• 270 SFMTA vehicle spaces</li> <li>• 449,000 sf of residential uses</li> <li>• 477 dwelling units</li> <li>• 33,000 sf of commercial uses</li> </ul>	<ul style="list-style-type: none"> <li>• 3 to 13 stories (75-150 feet tall)</li> <li>• 597,000 sf of transit facility uses</li> <li>• 283 SFMTA vehicle spaces</li> <li>• 440,000 sf of residential uses</li> <li>• 459 dwelling units</li> <li>• 33,000 sf of commercial uses</li> </ul>
<h2>Significant Impacts?</h2>		
<h3>Historic Architectural Resources</h3>		
<p style="text-align: center;"><b>Yes</b></p>	<p style="text-align: center;"><b>No (LTS)</b></p>	<p style="text-align: center;"><b>Yes</b></p>
<h3>Air Quality (Toxic Air Contaminants)</h3>		
<p style="text-align: center;"><b>Yes</b></p>	<p style="text-align: center;"><b>No (LTSM)</b></p>	<p style="text-align: center;"><b>No (LTSM)</b></p>

Notes: LTS: Less Than Significant; LTSM: Less Than Significant with Mitigation

# PROPOSED PROJECT/**TRANSIT-COMMERCIAL ALTERNATIVE**

Proposed Project	Transit Facility Plus Commercial Only Alternative
 <ul style="list-style-type: none"> <li>• 3 to 13 stories (75-150 feet tall)</li> <li>• 723,000 sf of transit facility uses</li> <li>• 310 SFMTA vehicle spaces</li> <li>• 544,000 sf of residential uses</li> <li>• 575 dwelling units</li> <li>• 33,000 sf of commercial uses</li> </ul>	 <ul style="list-style-type: none"> <li>• 3 stories (75 feet tall)</li> <li>• 723,000 sf of transit facility uses</li> <li>• 310 SFMTA vehicle spaces</li> <li>• No residential units</li> <li>• 33,000 sf of commercial uses</li> </ul>
<h2>Significant Impacts</h2>	
<h3>Historic Architectural Resources</h3>	
<p style="text-align: center;"><b>Yes</b></p>	<p style="text-align: center;"><b>Yes</b></p>
<h3>Air Quality (Toxic Air Contaminants)</h3>	
<p style="text-align: center;"><b>Yes</b></p>	<p style="text-align: center;"><b>No (LTSM)</b></p>

Notes: LTSM: Less Than Significant with Mitigation

# ENVIRONMENTAL REVIEW/**PUBLIC OUTREACH**

Date	Action
<b>August 3, 2020</b>	Presented <b>CEQA overview/ DEIR review schedule</b> to SFMTA’s neighborhood working group
<b>August 19, 2020</b>	<p>Issued <b>Notice of Preparation (NoP) of an EIR</b> and <b>Notice of Public Scoping Meeting</b>; scoping comment period 8/19/2020 -9/18/2020</p> <ul style="list-style-type: none"><li>• NoP translated into <b>Spanish, Filipino, and Chinese</b></li><li>• NoP distribution: Planning Department web site; newspaper ad; decision-makers; state and regional agencies; property owners and occupants adjacent and within 300 feet of the project site; other interested parties, including neighborhood organizations; and others that requested notice.</li></ul> <p>Posted <b>informational video presentation</b> on Planning website and YouTube</p>
<b>September 2, 2020</b>	<p>Held (remote) <b>EIR Public Scoping meeting</b> from 6 pm to 8 pm</p> <ul style="list-style-type: none"><li>• Showed presentation video and took comments (language services available)</li></ul>
<b>February 1, 2021</b>	Sent <b>Tribal Cultural Resources Notification</b> to tribal representatives
<b>April 5, 2021</b>	Presented <b>shadow analysis</b> overview to SFMTA’s neighborhood working group
<b>June 30, 2021</b>	<p>Issued <b>Notice of Availability (NOA) of DEIR</b> and Draft EIR publication/distribution</p> <ul style="list-style-type: none"><li>• NOA/DEIR distribution: Same as NOP distribution; in addition, posted posters of the notice around the project site in <b>Spanish, Filipino, and Chinese</b></li></ul>

# PUBLIC COMMENT/**RESPONSES TO COMMENTS**

**Public review period:** July 1, 2021, to 5:00 p.m. on August 31, 2021

## **To request a hard copy of the Draft EIR:**

- Email [CPC.PotreroYardEIR@sfgov.org](mailto:CPC.PotreroYardEIR@sfgov.org) and include your name and mailing address  
OR
- Call 628.652.7563 and leave a message with your name, mailing address, and a contact phone number or email address

## **To submit written comments on the Draft EIR:**

- Email comments to [CPC.PotreroYardEIR@sfgov.org](mailto:CPC.PotreroYardEIR@sfgov.org)  
OR
- Mail comments to:  
Jennifer McKellar, EIR Coordinator  
SFMTA Potrero Yard Modernization Project (Case No. 2019-021884ENV)  
49 South Van Ness Avenue, Suite 1400  
San Francisco, CA 94103

**If you are providing verbal comments today and would like to receive a copy of the responses to comments, please provide your contact information to Jennifer McKellar at [CPC.PotreroYardEIR@sfgov.org](mailto:CPC.PotreroYardEIR@sfgov.org). Please note submitted personal contact information may be made available to the public for inspection and copying upon request.**