



BAY AREA
AIR QUALITY
MANAGEMENT
DISTRICT

January 7, 2015

Sarah Jones
Environmental Review Officer
San Francisco Planning Department
City and County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

Subject: Potrero HOPE SF Master Plan Project DEIS/DEIR

Dear Ms. Jones,

Bay Area Air Quality Management District (Air District) staff has reviewed your agency's Draft Environmental Impact Statement/Draft Environmental Impact Report (DEIR) prepared for the Potrero HOPE SF Master Plan Project (Project). The Project is located in the southeastern area of the Potrero Hill neighborhood bounded by Interstate 280 on the west, U.S. Highway 101 on the east, and Cesar Chavez Street to the north. The Project site comprises several parcels totaling approximately 39 acres.

The Project would replace current uses with approximately 1,700 residential units, up to 15,000 square feet of ground-floor, neighborhood-serving retail or flex space, a community center, public and private open space, a daycare and preschool facilities. Approximately 600 of the residential units would be affordable housing and the remaining 1,080 units would include a mix of affordable and market rate housing.

Air District staff has the following comments on the DEIR:

The DEIR concludes that there is a significant and unavoidable impact due to nitrogen oxides (NO_x) emissions during the construction phase, which is estimated to last ten years. To mitigate this impact, the DEIR identifies a number of measures to reduce construction emissions. However, there are additional measures that are feasible and would further reduce this project's significant NO_x impacts. Therefore, the Air District recommends that the City consider requiring the following additional measures as part of Mitigation Measures AQ-2a, 2b, and 4:

- Require that all on-road trucks that haul materials to and from the construction site meet 2010 on-road engine standards.
- Require that all off-road construction equipment meet Tier 4 Interim standards by 2015. Tier 4 Interim engines have been available since 2011 and therefore should be deployed for this Project from the beginning of construction activities. This would reduce NO_x emissions from all equipment, particularly from the larger engines needed for demolition that

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- produce more emissions during use, as compared to equipment with smaller engines.
- Require any diesel back-up generators, used when grid energy is not available on the construction site, meet Tier 4 Interim standards.

It should also be noted that there will be sensitive receptors (children and the elderly) living within the construction site during demolition and construction activities. The diesel particulate matter (DPM) emissions (classified as a toxic air contaminant by the California Air Resources Board) from demolition and construction activities can have acute and chronic adverse health impacts on these sensitive receptors. The mitigation measures recommended above will also serve to reduce DPM emissions, and therefore reduce the health risk to these sensitive receptors.

Air District staff is available to assist the City in addressing these comments. If you have any questions, please contact Alison Kirk, Senior Planner, at (415) 749-5169 or akirk@baaqmd.gov.

Sincerely,



Jean Roggenkamp
Deputy Air Pollution Control Officer

cc: BAAQMD Vice Chair Eric Mar
BAAQMD Director John Avalos
BAAQMD Director Edwin M. Lee