

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: 301 Mission Street, Millennium Tower Perimeter Pile Upgrade Project

Lead Agency: San Francisco Planning Department

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Project Location: San Francisco San Francisco
City *County*

Project Description (Proposed actions, location, and/or consequences).

The proposed project is associated with the 50,500-square-foot (sf) (1.16-acre) parcel (Assessor's Block 3719, Lots 020–440) at 301 Mission Street located on the south side of Mission Street between Fremont and Beale streets within San Francisco's Financial District. The existing high-rise on the 301 Mission Street parcel is called the Millennium Tower. The project site consists of portions of the public right-of-way on Fremont, Beale, and Mission streets adjacent to the 301 Mission Street parcel as well as limited portions of the 301 Mission Street parcel itself as described in more detail below. The project site and area of soils disturbance are located primarily in the public right-of-way on the block bounded by Mission Street to the north, Fremont Street to the west, Beale Street to the east, and the Transit Center to the south.

Assessor's Block 3719, Lots 020–440 is occupied by two buildings constructed as part of a single development project completed in 2009. The multiple lots on the parcel reflect that the dwelling units onsite are condominium units. The development project's environmental impacts were analyzed in an Environmental Impact Report (EIR), Planning Department Case No. 2001.0792E. As constructed, the parcel includes: (1) the 58-story, 645-foot-tall Millennium Tower (Tower building) on the western portion of the 301 Mission Street parcel; and (2) a 12-story, 125-foot-tall midrise structure and atrium (collectively called the Podium building) on the eastern portion of the site.

The Tower building covers a footprint of approximately 32,960 square feet, and its existing foundation system consists of a 10-foot-thick reinforced concrete mat foundation that is supported by 942, 14-inch-square precast pre-stressed concrete piles. The piles were driven through the two uppermost soil layers (artificial fill underlain by Young Bay Mud) and extend approximately 75 to 85 feet below ground surface (bgs) to the Colma Sands soil layer. The existing piles do not extend to the Franciscan Complex bedrock that underlies the site at varying depths ranging from approximately 220 to 250 feet bgs.

The project site, where construction activities and staging for the proposed improvements would occur, consists of an approximately 13,900-sf area within the existing Mission, Beale, and Fremont streets public right-of-way, including sidewalks and sub-sidewalks, vehicular lanes, and parking, adjacent to the Tower and Podium buildings. The proposed project consists of a structural upgrade of the Tower building foundation that includes installation of a structural extension of the existing mat foundation for the Tower building along its north and west sides, supported by 52 new cast-in-place reinforced concrete piles beneath the sidewalk areas extending to bedrock. The project sponsor refers to the new piles as "perimeter piles." In addition to preventing further settlement in the northwest corner of the Tower's existing foundation, the project sponsor's geotechnical engineer has stated that this effort may allow for gradual tilt correction of the Tower building over time. Each of the piles would have a diameter of 36

inches (outer casings) through the Young Bay Mud and Colma Sands to a depth of approximately 70 to 90 feet, a diameter of 24 inches (shaft liners) through the Old Bay Clay to the Franciscan Complex bedrock at approximately 220 to 250 feet bgs, and a diameter of 20 inches (rock sockets) extending 30 to 50 feet into the bedrock. Once pile placement is complete, an 8-foot-wide, 10-foot-thick reinforced concrete extension of the existing concrete mat foundation would be constructed outward in the direction of the new piles. The new piles would be connected to the extended mat via a jack system that would transfer a portion of the load from the existing foundation to the new piles.

Approximately 4,380 cubic yards of soil under the affected sidewalk areas would be excavated in order to perform the pile installation: 1,880 cubic yards would be excavated to depths of approximately 5 to 25 feet bgs for the extended mat foundation; and 2,500 cubic yards would be excavated to depths of 300 feet bgs for the outer casings, shaft liners, and rock sockets installation. Construction is anticipated to last for 22 months with six phases. Construction activities would be staged along Fremont, Mission, and Beale streets adjacent to the 301 Mission parcel, requiring the closure of one travel lane and sidewalks along Fremont and Mission streets and restricting pedestrian access on the sidewalk along Beale Street during portions of the construction period.

As specified in the design drawings, the geotechnical engineer of record has proposed a system of monitoring the mat settlement, pile forces, and building movement during jacking of the new piles and continuing for 10 years after completion of construction. In addition, a project-specific construction transportation management plan would be implemented as part of the project. The transportation management plan would address temporary, construction period changes to circulation in and around the project site.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Construction activities associated with the proposed project could result in potential impacts on unknown archeological resources, human remains, and tribal cultural resources. These impacts would be less than significant with implementation of Mitigation Measures M-CR-2, Archeological Testing and Monitoring, and M-TC-1, Tribal Cultural Resources Interpretive Program. Testing, monitoring, and subsequent treatment of discoveries under Mitigation Measure M-CR-2 would ensure that any prehistoric or historic archeological resources that are encountered by excavations and pile construction at the project site would be appropriately identified, documented and treated. Mitigation Measure M-TC-1 would require either preservation-in-place of the tribal cultural resources, if determined effective and feasible, or development of an interpretive program regarding the tribal cultural resources in consultation with affiliated Native American tribal representatives.

The proposed project would result in substantial temporary noise level increases in excess of established standards and groundborne vibration impacts on sensitive receptors at the 301 Mission Street. These significant noise and vibration impacts would be less than significant with implementation of Mitigation Measures M-NO-1a, General Construction Noise Control Measures, M-NO-1b, Noise Reduction Techniques for Equipment Used in Nighttime Delivery Activity, and M-NO-2, Limited Use of Vibratory Rollers. Mitigation Measure M-NO-1a would require the project sponsor to prepare a Construction Noise Management Plan and the general contractor to incorporate noise control measures on construction equipment and prepare weekly noise monitoring log reports. Mitigation Measure M-NO-1b would require the project sponsor to implement noise reduction techniques to reduce nighttime construction delivery noise during Stages 3 and 4 of the proposed project. Mitigation Measure M-NO-2 would require the contractor to use certain types of vibratory rollers to minimize vibration levels during repaving activities.

The proposed project would also result in potentially significant impacts related to criteria air pollutants and health risk. These impacts would be less than significant with implementation of Mitigation Measures M-AQ-1: Construction Air Quality, which would require that construction equipment meet certain emissions standards and be maintained properly to minimize emissions.

Construction activities associated with the proposed project could result in potentially significant impacts on paleontological resources. These impacts would be less than significant with implementation of Mitigation Measures M-GE-4a: Project Paleontologist; M-GE-4b: Worker Training; M-GE-4c: Paleontological Monitoring; and M-GE-4d: Significant Fossil Treatment. Mitigation Measures M-GE-4a through M-GE-4c would require the project sponsor or its contractor to retain a qualified paleontologist,

conduct worker training, and prepare and implement a monitoring plan during the installation of the outer casings. Mitigation Measure M-GE-4d would ensure that any potentially significant paleontological finds would be salvaged and prepared for permanent curation.

The proposed project would result in potentially significant impacts to nesting birds and their nests. These impacts would be less than significant with implementation of Mitigation Measure M-BI-1: Preconstruction Nesting Bird Surveys and Buffer Areas. Mitigation Measure M-BI-1 would require that the project sponsor conduct construction activities outside of the nesting seasons (January 15 through August 15) to the extent feasible, or otherwise require that a qualified wildlife biologist conduct pre-construction nesting surveys and take measures to protect active and inactive nests that may be present in the project area.

The project's environmental impacts would be less than significant with the implementation of the above mitigation measures.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Construction noise and air quality impacts; and impacts to Golden Gate Transit bus stops.

Provide a list of the responsible or trustee agencies for the project.

San Francisco Board of Supervisors
San Francisco Port Commission
San Francisco Public Works
San Francisco Municipal Transportation Agency
San Francisco Department of Building Inspection
San Francisco Public Utilities Commission
San Francisco Department of Public Health
State Lands Commission