

Decoding the Alphabet Soup: NOP, EIR & CEQA

1601 Mariposa is in the midst of the City's environmental review process. Last month we explained the current conditions of the property and our plans to safely remediate the current hazards in the soil. That topic is one of several studies to identify existing site conditions, identify any potential impacts our project may have on the surrounding environment and develop measures to "mitigate" any impacts. This environmental review process is standard procedure throughout California, but can be a very long and confusing process. We wanted to take the opportunity to decode and explain where in the process 1601 Mariposa is today.

DECODED:

CEQA – California Environmental Quality Act

Under CEQA, state and local agencies are required to analyze and disclose the potential environmental impacts of proposed area plans and projects, and identify feasible measures to mitigate any significant impacts, before an area plan or a particular project can be considered for approval.

Program EIR – Eastern Neighborhoods Environmental Impact Report

An EIR informs governmental agencies and the public of a plan or project's environmental impacts and proposes mitigations or alternatives to address those impacts. There are various topics that are studied, depending on the location of the site, from noise and air quality to traffic and shadows. The City prepared and certified a Program EIR for the Eastern Neighborhoods Plans in 2008. That Program EIR analyzed proposed development in the area, including at 1601 Mariposa, and identified many mitigation measures which 1601 Mariposa will implement to reduce potential impacts.

CPE – Community Plan Exemption

Under CEQA, a CPE can be issued for projects that are consistent with the development density of a plan already analyzed in a Program EIR. Even though 1601 Mariposa is consistent with the Eastern Neighborhoods Plan, we are NOT asking for an exemption from further review. Instead, our project will study the same topics already studied in the Program EIR to determine whether there are any peculiar impacts specific to our site. Technical reports, from noise and air quality to traffic and shadow, will be conducted again on a project specific basis.

Project EIR

The City has requested a project-level EIR to further examine the 1601 Mariposa project's potential impacts on transportation, shadows and hazardous soils specifically. Those analyses, as well as a summary of other studies and relevant mitigation measures from the Program EIR, will be published as a Project EIR in 2014.

NOP – Notice of Preparation

An NOP is a public notice that an EIR will be prepared. The NOP for 1601 Mariposa is scheduled to be published sometime in January. A copy of the NOP will be posted on our website at www.1601mariposa.com or can be found at www.sfgov.org/planning.

DEIR – Draft Project EIR

The City and its consultant are now preparing a draft of the Project EIR. Once the City has completed the Draft Project EIR, it will be made public and available for comments on its adequacy as an informational document.

FEIR – Final Project EIR

The City will publish an FEIR that responds to any comments on the DEIR and clarifies the DEIR analyses if necessary. The City cannot consider approving our project until the FEIR is certified as complete and accurate by the Planning Commission.

As you can see, we are in the early stages of the EIR process and will continue to provide updates as we progress. For more information and contact us, visit www.1601mariposa.com.

This is one in series of updates we will be providing to the community.

1601 Mariposa

