

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

<b>SCH #</b>
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**Project Title:** \_\_\_\_\_

Lead Agency: \_\_\_\_\_ Contact Person: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Phone: \_\_\_\_\_

City: \_\_\_\_\_ Zip: \_\_\_\_\_ County: \_\_\_\_\_

**Project Location:** County: \_\_\_\_\_ City/Nearest Community: \_\_\_\_\_

Cross Streets: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Longitude/Latitude (degrees, minutes and seconds): \_\_\_\_\_° \_\_\_\_\_' \_\_\_\_\_" N / \_\_\_\_\_° \_\_\_\_\_' \_\_\_\_\_" W Total Acres: \_\_\_\_\_

Assessor's Parcel No.: \_\_\_\_\_ Section: \_\_\_\_\_ Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: \_\_\_\_\_ Waterways: \_\_\_\_\_

Airports: \_\_\_\_\_ Railways: \_\_\_\_\_ Schools: \_\_\_\_\_

**Document Type:**

CEQA: <input type="checkbox"/> NOP	<input type="checkbox"/> Draft EIR	NEPA: <input type="checkbox"/> NOI	Other: <input type="checkbox"/> Joint Document
<input type="checkbox"/> Early Cons	<input type="checkbox"/> Supplement/Subsequent EIR	<input type="checkbox"/> EA	<input type="checkbox"/> Final Document
<input type="checkbox"/> Neg Dec	(Prior SCH No.) _____	<input type="checkbox"/> Draft EIS	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Mit Neg Dec	Other: _____	<input type="checkbox"/> FONSI	_____

**Local Action Type:**

<input type="checkbox"/> General Plan Update	<input type="checkbox"/> Specific Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Annexation
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Prezone	<input type="checkbox"/> Redevelopment
<input type="checkbox"/> General Plan Element	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Use Permit	<input type="checkbox"/> Coastal Permit
<input type="checkbox"/> Community Plan	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Land Division (Subdivision, etc.)	<input type="checkbox"/> Other: _____

**Development Type:**

<input type="checkbox"/> Residential: Units _____ Acres _____	<input type="checkbox"/> Transportation: Type _____
<input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Mining: Mineral _____
<input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Power: Type _____ MW _____
<input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Waste Treatment: Type _____ MGD _____
<input type="checkbox"/> Educational: _____	<input type="checkbox"/> Hazardous Waste: Type _____
<input type="checkbox"/> Recreational: _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Water Facilities: Type _____ MGD _____	

**Project Issues Discussed in Document:**

<input type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input type="checkbox"/> Recreation/Parks	<input type="checkbox"/> Vegetation
<input type="checkbox"/> Agricultural Land	<input type="checkbox"/> Flood Plain/Flooding	<input type="checkbox"/> Schools/Universities	<input type="checkbox"/> Water Quality
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Forest Land/Fire Hazard	<input type="checkbox"/> Septic Systems	<input type="checkbox"/> Water Supply/Groundwater
<input type="checkbox"/> Archeological/Historical	<input type="checkbox"/> Geologic/Seismic	<input type="checkbox"/> Sewer Capacity	<input type="checkbox"/> Wetland/Riparian
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Minerals	<input type="checkbox"/> Soil Erosion/Compaction/Grading	<input type="checkbox"/> Growth Inducement
<input type="checkbox"/> Coastal Zone	<input type="checkbox"/> Noise	<input type="checkbox"/> Solid Waste	<input type="checkbox"/> Land Use
<input type="checkbox"/> Drainage/Absorption	<input type="checkbox"/> Population/Housing Balance	<input type="checkbox"/> Toxic/Hazardous	<input type="checkbox"/> Cumulative Effects
<input type="checkbox"/> Economic/Jobs	<input type="checkbox"/> Public Services/Facilities	<input type="checkbox"/> Traffic/Circulation	<input type="checkbox"/> Other: _____

**Present Land Use/Zoning/General Plan Designation:**

RH-1, 40-X Height and Bulk District

**Project Description:** *(please use a separate page if necessary)*

The project sponsor, 140 Partners LP, proposes to redevelop a 2.2-acre rectangular site (770 Woolsey Street) bounded by Wayland, Hamilton, Woolsey, and Bowdoin streets in San Francisco's Portola neighborhood. The project proposes to demolish a majority of the existing structures on the project site (primarily greenhouses that have been unused since 1990) and construct 62 residential units composed of 31 duplexes, and 62 vehicle parking spaces accessed via 31 new curb cuts (i.e., one curb cut per duplex). The proposed residential units would be approximately 35 feet in height. Of the 62 total units, 12 would be affordable housing units. The project proposes to regrade the project site and improve the right-of-way along the block's street frontages, which would include four bulb-outs, adding a sidewalk along Wayland Street, filling an existing trench and adding a sidewalk and curb along Bowdoin Street, and adding 33 street trees and streetlights along the perimeter of the block. The proposed project would also include an approximately 0.39-acre (17,170-square-foot) publicly accessible open space (which would include two rebuilt greenhouse structures), approximately 11,210 square feet of common residential open space in the form of connected courtyards and passageways referred to as "the spine" and "mews" for residents only, and approximately 14,890 square feet of private open space (e.g., courtyards and rear yards).

*Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.*

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

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### Local Public Review Period (to be filled in by lead agency)

Starting Date \_\_\_\_\_ Ending Date \_\_\_\_\_

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### Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

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Signature of Lead Agency Representative: \_\_\_\_\_ Date: \_\_\_\_\_

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

# 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 #: 2020080459

Project Title: 770 Woolsey Street Project

Lead Agency: City and County of San Francisco

Contact Name: Jenny Delumo

Email: jenny.delumo@sfgov.org

Phone Number: (628) 652-7568

Project Location: San Francisco

San Francisco

*City*

*County*

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

The project sponsor, 140 Partners LP, proposes to redevelop a 2.2-acre rectangular site (770 Woolsey Street) bounded by Wayland, Hamilton, Woolsey, and Bowdoin streets in San Francisco's Portola neighborhood. The project proposes to demolish a majority of the existing structures on the project site (primarily greenhouses that have been unused since 1990) and construct 62 residential units composed of 31 duplexes, and 62 vehicle parking spaces accessed via 31 new curb cuts (i.e., one curb cut per duplex). The proposed residential units would be approximately 35 feet in height. Of the 62 total units, 12 would be affordable housing units. The project proposes to regrade the project site and improve the right-of-way along the block's street frontages, which would include four bulb-outs, adding a sidewalk along Wayland Street, filling an existing trench and adding a sidewalk and curb along Bowdoin Street, and adding 33 street trees and streetlights along the perimeter of the block. The proposed project would also include an approximately 0.39-acre (17,200-square-foot) publicly accessible open space (which would include two rebuilt greenhouse structures), approximately 11,200 square feet of common residential open space in the form of connected courtyards and passageways referred to as "the spine" and "mews" for residents only, and approximately 14,900 square feet of private open space (e.g., courtyards and rear yards).

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

Mitigation Measures M-CR-1a through M-CR-1d would document the historic architectural resources within the project site, require the preparation of a salvage plan, review of the reconstruction plan, creation of an interpretive program, and retention and relocation of rose plants. However, these mitigation measures would not reduce impacts to a less-than-significant level. The impact on historical resources would be significant and unavoidable with mitigation.

Potentially significant impacts were identified and mitigated to less than significant for the following resources:

- Archeological and Tribal Cultural Resources: These impacts would be less than significant with implementation of Mitigation Measures M-CR-2: Archeological Testing and M-TCR-1: Tribal Cultural Resources Archeological Resource Preservation Plan and/or Interpretive Program. These measures would ensure that any archeological resources, human remains, and tribal cultural resources that are encountered during construction are appropriately identified, documented, and treated.
- Noise: This impact would be less than significant with implementation of Mitigation Measure M-NO-3: Fixed Mechanical Equipment Noise Control for Building Operations.
- Air Quality: This impact would be less than significant with implementation of Mitigation Measure M-AQ-3: Construction Air Quality, which would require that construction equipment meet certain emissions standards and be maintained properly to minimize emissions.
- Paleontological Resources: These impacts would be less than significant with implementation of Mitigation Measure GE-5a: Worker Environmental Awareness Training During Ground Disturbing Construction Activities, and Mitigation Measure M-GE-5b: Discovery of Unanticipated Paleontological Resources during Ground Disturbing Construction Activities.
- Biological Resources: These impacts would be less than significant with implementation of Mitigation Measure M-BI-1a: Conduct Pre-construction Surveys for Nesting Migratory Birds and Buffer Areas and Mitigation Measure M-BI-1b: Avoidance and Minimization Measures for Bats.

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

Historic architectural resources, parking, open space, state special-status species including bat species and nesting birds, hazardous materials, and alternative uses of the site

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

San Francisco Planning Commission  
San Francisco Department of Building Inspection  
San Francisco Public Works  
San Francisco Municipal Transportation Agency  
San Francisco Public Utilities Commission  
San Francisco Department of Public Health

There are no other responsible or trustee agencies for the proposed project.

# ATTACHMENT B

## AGREEMENT TO IMPLEMENT MITIGATION MONITORING AND REPORTING PROGRAM

<i>Record No.:</i>	2017-012086ENV	<i>Block/Lot:</i>	6055/001
<i>Project Title:</i>	770 Woolsey Street	<i>Lot Size:</i>	2.2 acres
<i>BPA Nos:</i>	N/A	<i>Project Sponsor:</i>	140 Partners LP – 415.394.9012
<i>Zoning:</i>	RH-1 (Residential House, One Family) Use District	<i>Lead Agency:</i>	San Francisco Planning Department
	40-X Height and Bulk District	<i>Staff Contact:</i>	Jenny Delumo – 628.652.7568, <a href="mailto:jenny.delumo@sfgov.org">jenny.delumo@sfgov.org</a>

The table below indicates when compliance with each mitigation measure must occur. Some mitigation measures span multiple phases. Substantive descriptions of each mitigation measure’s requirements are provided on the following pages in the Mitigation Monitoring and Reporting Program.

Adopted Mitigation Measure	Period of Compliance			Compliance with MM Completed?
	Prior to the Start of Construction *	During Construction **	Post-construction or Operational	
Mitigation Measure M-CR-1a: Documentation of Historical Resources	X			
Mitigation Measure M-CR-1b: Salvage Plan	X	X	X	
Mitigation Measure M-CR-1c: Interpretive Program	X		X	
Mitigation Measure M-CR-1d: Retention of Rose Plants	X	X	X	
Mitigation Measure M-CR-2: Archeological Testing	X	X	X	
Mitigation Measure M-TCR-1: Tribal Cultural Resources Archeological Resource Preservation Plan and/or Interpretive Program		X		
Mitigation Measure M-NO-3, Fixed Mechanical Equipment Noise Control for Building Operations	X			
Mitigation Measure M-AQ-2: Construction Air Quality	X	X		
Mitigation Measure M-BI-1a: Conduct Pre-construction Surveys for Nesting Migratory Birds and Buffer Areas	X	X		

Adopted Mitigation Measure	Period of Compliance			Compliance with MM Completed?
	Prior to the Start of Construction*	During Construction**	Post-construction or Operational	
Mitigation Measure M-BI-1b: Avoidance and Minimization Measures for Bats	X	X		
Mitigation Measure M-GE-5a: Worker Environmental Awareness Training During Ground Disturbing Construction Activities	X	X	X	
Mitigation Measure M-GE-5b: Discovery of Unanticipated Paleontological Resources during Ground Disturbing Construction Activities		X	X	

\* Prior to any ground disturbing activities at the project site.

\*\* Construction is broadly defined to include any physical activities associated with construction of a development project including, but not limited to: site preparation, clearing, demolition, excavation, shoring, foundation installation, and building construction.

    X     I agree to implement the attached mitigation measure(s) as a condition of project approval.

  
 \_\_\_\_\_  
 Property Owner or Legal Agent Signature

June 23, 2021  
 \_\_\_\_\_  
 Date

Note to sponsor: Please contact [CPC.EnvironmentalMonitoring@sfgov.org](mailto:CPC.EnvironmentalMonitoring@sfgov.org) to begin the environmental monitoring process prior to the submittal of your building permits to the San Francisco Department Building Inspection.

## ATTACHMENT B

# MITIGATION MONITORING AND REPORTING PROGRAM

Adopted Mitigation Measures	MONITORING AND REPORTING PROGRAM <sup>a</sup>			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
MITIGATION MEASURES AGREED TO BY PROJECT SPONSOR				
CULTURAL RESOURCES/HISTORIC ARCHITECTURAL				
<p><b>Mitigation Measure M-CR-1a: Documentation of Historical Resources</b></p> <p>Prior to the issuance of any demolition permit, the project sponsor shall retain a professional who meets the Secretary of the Interior's Professional Qualification Standards for Architectural History to prepare written and photographic documentation of greenhouses 1-18, the boiler house, the garage/storage building, the mixing shed, water tank, pesticide tank, hand-dug wells, and site in general including circulation paths and spatial arrangements. The documentation shall be prepared based on the National Park Service's Historic American Buildings Survey (HABS) or the Historic American Landscape Survey (HALS). This type of documentation is based on the Secretary of the Interior's Standards and Guidelines for Architectural and Engineering Documentation and the National Park Service's policy for photographic documentation, as outlined in the National Register and National Historic Landmarks Survey Photo Policy Expansion. Documentation shall include:</p> <ul style="list-style-type: none"> <li>• <i>Accurate scaled mapping and architectural descriptions.</i> If available, any existing scaled architectural plans will also be included.</li> <li>• <i>Photographs in large-format (4"x5") black-and-white negatives and 8"x10" enlargements.</i> Digital photography may be substituted for large-format negative photography if archived locally.</li> <li>• <i>A report containing site-specific history and appropriate contextual information.</i> This information shall be gathered through site-specific and comparative archival research and oral history collection as appropriate.</li> <li>• <i>Print-on-Demand Book.</i> The Print-on-Demand book shall be made available to the public for distribution. The project sponsor shall make the content from the</li> </ul>	Project sponsor in consultation with a professional who meets the Secretary of the Interior's Professional Qualification Standards	Prior to issuance of the demolition permit	Planning Department Preservation Staff	Considered complete upon approval of the documentation and transmittal to repositories

Adopted Mitigation Measures	MONITORING AND REPORTING PROGRAM <sup>a</sup>			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<p>historical report, historical photographs, HABS photography, measured drawings, and field notes available to the public through a preexisting print-on-demand book service. This service will print and mail softcover books containing the aforementioned materials to members of the public who have paid a nominal fee. The sponsor shall not be required to pay ongoing printing fees once the book has been made available through the service.</p> <p>The project sponsor shall transmit such documentation to the planning department and to repositories including the History Room of the San Francisco Public Library, San Francisco Heritage, the California Historical Society, the Northwest Information Center of the California Historical Information Resource System, and local or neighborhood historical societies. The qualified consultant will determine the requested documentation type for each facility, and the project sponsor will conduct outreach to identify other interested repositories. All documentation shall first be scoped and then be reviewed and approved by the planning department's preservation staff prior to issuance of the demolition or site permit.</p> <p>Prior to the issuance of any demolition permit, the project sponsor shall retain a qualified professional to undertake video documentation of the affected historical resource and its setting. This mitigation measure would supplement the traditional HABS/HALS documentation, and would enhance the collection of reference materials that would be available to the public and inform future research.</p> <p>The documentation shall be conducted by a professional videographer with experience recording architectural resources. The professional videographer shall provide a storyboard of the proposed video recordation for review and approval by Planning Department preservation staff.</p> <p>The final video shall be reviewed and approved by the planning department preservation staff prior to issuance of a demolition permit or site permit or issuance of any Building Permits for the project. Archival copies of the video documentation shall be submitted to the planning department, and to repositories including: History Room at the San Francisco Public Library, San Francisco Heritage, Prelinger Archives, and the California Historical Society. This mitigation measure would supplement the traditional HABS documentation, and would enhance the collection of reference materials that would be available to the public and inform future research.</p>				



Adopted Mitigation Measures	MONITORING AND REPORTING PROGRAM <sup>a</sup>			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<b>Mitigation Measure M-CR-1b: Salvage Plan</b>  Prior to the issuance of any demolition permit that would remove character-defining features of, or demolish, contributing historic architectural resources on the project site, the project sponsor shall determine in consultation with planning staff whether any such features may be feasibly salvaged, in whole or in part, during demolition/reconstruction. The project sponsor shall make a good faith effort to salvage materials of historical interest to be utilized as part of the interpretative program and for reconstruction of the boiler house, greenhouses 1 and 2, and fencing. A Salvage Plan shall be prepared by a qualified architectural historian or historic architect who meets the Secretary of the Interior's Professional Qualification Standards and submitted to planning department staff. The salvage plan shall be approved by planning department staff prior to issuance of the demolition permit.	Project sponsor in consultation with planning staff and a qualified architectural historian or historic architect who meets the Secretary of the Interior's Professional Qualification Standards if a salvage plan is prepared	Prior to issuance of the demolition permit	Planning Department	Considered complete upon determination that no features are present that can be salvaged or after approval of the salvage plan
<b>Mitigation Measure M-CR-1c: Interpretive Program</b>  The project sponsor shall facilitate the development of an interpretive program focused on the history of the project site highlighting the retained rose plants and reconstructed greenhouses. The planning department shall review the proposed reconstruction plan for greenhouses 1 and 2 and boiler house to ensure the retention of character defining features as feasible, and the reuse of salvaged materials and replacement materials. The interpretive program should be developed and implemented by a qualified preservation professional with demonstrated experience in displaying information and graphics to the public in a visually interesting manner. As feasible, coordination with local artists should occur. The primary goal of the program is to educate visitors and future residents about the property's historical themes, associations, and lost contributing features within broader historical, social, and physical landscape contexts.  This program shall be initially outlined in a proposal for an Historic Resources Public Interpretive Plan subject to review and approval by planning department preservation staff prior to approval of the demolition permit. The plan will include the general parameters of the interpretive program including the substance, media, and other elements of the interpretative program, which shall include within publicly accessible areas of the project site a permanent display(s) of interpretive materials concerning the history and architectural features of the historic resource,	Project sponsor in coordination with an architectural historian or historian who meets the Secretary of the Interior's Professional Qualification Standards and an exhibit designer or landscape architect with historical interpretation design experience	Prior to approval of the demolition permit for the interpretive program proposal and prior to issuance of a Temporary Certificate of Occupancy for detailed interpretive program	Planning Department	Considered complete after approval of the detailed interpretive program

Adopted Mitigation Measures	MONITORING AND REPORTING PROGRAM <sup>a</sup>			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<p>including both the site as a whole and the individual contributing buildings and features. The interpretative plan should also explore contributing to digital platforms that are publicly accessible.</p> <p>The detailed content, media, and other characteristics of such an interpretive program, including a maintenance plan, shall be coordinated with the retention of the surviving rose plants (Mitigation Measure M-CR-1d) and approved by planning department staff prior to issuance of a Temporary Certificate of Occupancy.</p>				
<p><b>Mitigation Measure M-CR-1d: Retention of Rose Plants</b></p> <p>Prior to the issuance of any demolition permit, the project sponsor shall prepare a relocation and care plan for the surviving rose plants located within and around the greenhouses. This plan shall include specific locations for temporary relocation during construction, and permanent relocation to portions of the project site. In addition, the plan shall detail the care and maintenance protocols to ensure plant health both during the interim relocation and once in their final location. Final relocation sites of the rose plants shall include as many onsite locations as possible, including at least one location within the publicly accessible areas of the project site. This plan shall be prepared by a qualified horticultural expert or other landscape professional knowledgeable in the transplant and care of roses. The relocation plan shall be coordinated with the interpretive program (Mitigation Measure M-CR-1c) and approved by planning department staff prior to commencement of any demolition activities.</p>	Project sponsor and a qualified horticultural expert or other landscape professional knowledgeable in the transplant and care of roses	Prior to issuance of a demolition permit	Planning Department	Considered complete after relocation and care plan is approved
<p><b>Mitigation Measure M-CR-2: Archeological Testing</b></p> <p>Based on a reasonable presumption that archeological resources may be present within the project site, the following measures shall be undertaken to avoid any potentially significant adverse effect from the proposed project on buried or submerged historical resources. The project sponsor shall retain the services of an archeological consultant having expertise in California prehistoric and urban historical archeology. The archeological consultant shall undertake an archeological testing program as specified herein. In addition, the consultant shall be available to conduct an archeological monitoring and/or data recovery program if required pursuant to this measure. The archeological consultant's work shall be conducted in accordance with this measure at the direction of the Environmental Review Officer (ERO). All plans and reports prepared by the consultant as specified herein shall be</p>	Project sponsor's qualified archeological consultant and construction contractor.	Prior to issuance of construction permits and throughout the construction period.	Environmental Review Officer	Considered complete after Final Archeological Resources Report is approved.

Adopted Mitigation Measures	MONITORING AND REPORTING PROGRAM <sup>a</sup>			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<p>submitted first and directly to the ERO for review and comment and shall be considered draft reports subject to revision until final approval by the ERO. Archeological monitoring and/or data recovery programs required by this measure could suspend construction of the project for up to a maximum of four weeks. At the direction of the ERO, the suspension of construction can be extended beyond four weeks only if such a suspension is the only feasible means to reduce to a less than significant level potential effects on a significant archeological resource as defined in CEQA Guidelines section 15064.5(a)(c).</p> <p><b>Archeological Testing Program.</b> The archeological testing program shall be conducted in accordance with the approved Archeological Testing Plan (ATP). The purpose of the archeological testing program will be to determine to the extent possible the presence or absence of archeological resources and to identify and to evaluate whether any archeological resource encountered on the site constitutes an historical resource under CEQA.</p> <p>The archeological consultant and the ERO shall consult on the scope of the ATP reasonably prior to any project-related soils disturbing activities commencing. The archeological consultant shall prepare and submit to the ERO for review and approval an ATP. The ATP shall identify the property types of the expected archeological resource(s) that potentially could be adversely affected by the proposed project, lay out what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. The ATP shall also identify the testing method to be used, and the locations recommended for testing and shall identify archeological monitoring requirements for construction soil disturbance as warranted. The archeologist shall implement the approved testing as specified in the approved ATP prior to and/or during construction. The archeologist shall consult with the ERO at the conclusion of testing to report testing results, determine whether data recovery is needed, and provide construction monitoring recommendations and shall implement monitoring as determined in consultation with the ERO.</p> <p><b>Archeological Data Recovery Plan.</b> If testing results are positive and the ERO determines that an archeological data recovery program is warranted, the archeological data recovery program shall be conducted in accord with an archeological data recovery plan (ADRP). The archeological consultant, project</p>	<p>Project sponsor's qualified archeological consultant and construction contractor.</p>	<p>Prior to issuance of construction permits and throughout the construction period.</p>	<p>Environmental Review Officer</p>	<p>Considered complete after approval of Archeological Testing Plan.</p>
	<p>Project sponsor and archeological consultant and</p>	<p>In the event that an archeological site is uncovered during the</p>	<p>Planning Department</p>	<p>Considered complete upon approval of Final</p>

Adopted Mitigation Measures	MONITORING AND REPORTING PROGRAM <sup>a</sup>			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<p>sponsor, and ERO shall meet and consult on the scope of the ADRP prior to preparation of a draft ADRP. The archeological consultant shall submit a draft ADRP to the ERO. The ADRP shall identify how the proposed data recovery program will preserve the significant information the archeological resource is expected to contain. That is, the ADRP will identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. Data recovery, in general, should be limited to the portions of the historical property that could be adversely affected by the proposed project. Destructive data recovery methods shall not be applied to portions of the archeological resources if nondestructive methods are practical.</p> <p>The scope of the ADRP shall include the following elements:</p> <ul style="list-style-type: none"> <li>• <i>Field Methods and Procedures.</i> Descriptions of proposed field strategies, procedures, and operations.</li> <li>• <i>Cataloguing and Laboratory Analysis.</i> Description of selected cataloguing system and artifact analysis procedures.</li> <li>• <i>Discard and Deaccession Policy.</i> Description of and rationale for field and post-field discard and deaccession policies.</li> <li>• <i>Interpretive Program.</i> Consideration of an on-site/off-site public interpretive program during the course of the archeological data recovery program.</li> <li>• <i>Security Measures.</i> Recommended security measures to protect the archeological resource from vandalism, looting, and non-intentionally damaging activities.</li> <li>• <i>Final Report.</i> Description of proposed report format and distribution of results.</li> <li>• <i>Curation.</i> Description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities.</li> </ul> <p><b>Consultation with Descendant Communities.</b> On discovery of an archeological site associated with descendant Native Americans, the Overseas Chinese, or other potentially interested descendant group an appropriate representative of the descendant group and the ERO shall be contacted. The representative of the descendant group shall be given the opportunity to monitor archeological field</p>	<p>construction contractor.</p>	<p>construction period.</p>		<p>Archeological Results Report.</p>
	<p>The archeological consultant, project sponsor, and project contractor, at the direction of the</p>	<p>During testing and if applicable monitoring of soils disturbing activities.</p>	<p>Consultation with Environmental Review Officer on identified descendant group.</p>	<p>Descendant group provides recommendations and is given a copy of the final</p>

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<p>investigations of the site and to offer recommendations to the ERO regarding appropriate archeological treatment of the site, of recovered data from the site, and, if applicable, any interpretative treatment of the associated archeological site. A copy of the Final Archeological Resources Report (FARR) shall be provided to the representative of the descendant group.</p> <p><b>Human Remains and Funerary Objects.</b> The treatment of human remains and funerary objects discovered during any soils disturbing activity shall comply with applicable State and federal laws. This shall include immediate notification of the Medical Examiner of the City and County of San Francisco and, in the event of the Medical Examiner's determination that the human remains are Native American remains, notification of the California State Native American Heritage Commission, which will appoint a Most Likely Descendant (MLD). The MLD will complete his or her inspection of the remains and make recommendations or preferences for treatment within 48 hours of being granted access to the site (Public Resources Code section 5097.98). The ERO also shall be notified immediately upon the discovery of human remains.</p> <p>The project sponsor and ERO shall make all reasonable efforts to develop a Burial Agreement ("Agreement") with the MLD, as expeditiously as possible, for the treatment and disposition, with appropriate dignity, of human remains and associated or unassociated funerary objects (as detailed in CEQA Guidelines section 15064.5(d)). The Agreement shall take into consideration the appropriate excavation, removal, recordation, scientific analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects. If the MLD agrees to scientific analyses of the remains and/or associated or unassociated funerary objects, the archeological consultant shall retain possession of the remains and associated or unassociated funerary objects until completion of any such analyses, after which the remains and associated or unassociated funerary objects shall be reinterred or curated as specified in the Agreement.</p> <p>Nothing in existing State regulations or in this mitigation measure compels the project sponsor and the ERO to accept treatment recommendations of the MLD. However, if the ERO, project sponsor, and MLD are unable to reach an Agreement on scientific treatment of the remains and associated or unassociated funerary objects, the ERO, with cooperation of the project sponsor, shall ensure that the remains and associated or unassociated funerary objects are stored securely and respectfully</p>	<p>Environmental Review Officer.</p> <p>Project sponsor/ archeological consultant in consultation with the San Francisco Medical Examiner, California State Native American Heritage Commission, and most likely descendant.</p>	<p>In the event that human remains are uncovered during the construction period.</p>	<p>Planning Department</p>	<p>archeological resources report.</p> <p>Considered complete after approval of Final Archeological Results Report and disposition of human remains has occurred as specified in Agreement</p>

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<p>until they can be reinterred on the property, with appropriate dignity, in a location not subject to further or future subsurface disturbance.</p> <p>Treatment of historic-period human remains and of associated or unassociated funerary objects discovered during any soil-disturbing activity, additionally, shall follow protocols laid out in the project's archeological treatment documents, and in any related agreement established between the project sponsor, Medical Examiner, and the ERO.</p> <p><b>Archeological Public Interpretation Plan.</b> The project archeological consultant shall submit an Archeological Public Interpretation Plan (APIP) if a significant archeological resource is discovered during a project. If the resource to be interpreted is a tribal cultural resource, the APIP shall be prepared in consultation with and developed with the participation of Ohlone tribal representatives. The APIP shall describe the interpretive product(s), locations or distribution of interpretive materials or displays, the proposed content and materials, the producers or artists of the displays or installation, and a long-term maintenance program. The APIP shall be sent to the ERO for review and approval. The APIP shall be implemented prior to occupancy of the project.</p> <p><b>Final Archeological Resources Report.</b> Whether or not significant archeological resources are encountered, the archeological consultant shall submit a written report of the findings of the monitoring program to the ERO. The archeological consultant shall submit a draft Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describes the archeological, historical research methods employed in the archeological testing/monitoring/data recovery program(s) undertaken, and if applicable, discusses curation arrangements. Information that may put at risk any</p>	<p>Archeological consultant, at the direction of the Environmental Review Officer, will prepare Archeological Public Interpretation Plan. Measure laid out in Archeological Public Interpretation Plan are implemented by sponsor and consultant.</p> <p>Archeological consultant, at the direction of the Environmental Review Officer.</p>	<p>Following completion of treatment, analysis, and interpretation of by archeological consultant.</p> <p>At completion of archeological investigations.</p>	<p>Archeological consultant submits draft Archeological Public Interpretation Plan to Environmental Review Officer for review and approval.</p> <p>Planning Department</p>	<p>Archeological Public Interpretation Plan is complete on review and approval of Environmental Review Officer. Interpretive program is complete on certification to Environmental Review Officer that program has been implemented</p> <p>Considered complete after Final Archeological Resources Report is approved.</p>

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<p>archeological resource shall be provided in a separate removable insert within the final report.</p> <p>Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Environmental Planning division of the Planning Department shall receive one bound and one unlocked, searchable PDF copy on digital medium of the approved FARR along with GIS shapefiles of the site and feature locations and copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest in or the high interpretive value of the resource, the ERO may require a different final report content, format, and distribution than that presented above.</p>	Project sponsor in consultation with the Environmental Review Officer	In the event a significant archeological resource is discovered	Environmental Review Officer	Considered complete upon curation at an established curatorial facility
TRIBAL CULTURAL RESOURCES				
<p><b>Mitigation Measure M-TCR-1: Tribal Cultural Resources Archeological Resource Preservation Plan and/or Interpretive Program</b></p> <p><b>Preservation in place.</b> In the event of the discovery of an archeological resource of Native American origin, the Environmental Review Officer (ERO), the project sponsor, and the tribal representative, shall consult to determine whether preservation in place would be feasible and effective. If it is determined that preservation-in-place of the tribal cultural resource (TCR) would be both feasible and effective, then the archeological consultant shall prepare an archeological resource preservation plan (ARPP), which shall be implemented by the project sponsor during construction. The consultant shall submit a draft ARPP to Planning for review and approval.</p> <p><b>Interpretive Program.</b> If the Environmental Review Officer (ERO), in consultation with the affiliated Native American tribal representatives and the project sponsor, determines that preservation-in-place of the tribal cultural resources is not a sufficient or feasible option, the project sponsor shall implement an interpretive program of the tribal cultural resource in consultation with affiliated tribal representatives. A Tribal Cultural Resources Interpretation Plan (TCRIP) produced in consultation with the ERO and affiliated tribal representatives, at a minimum, and approved by the ERO would be required to guide the interpretive program. The plan</p>	<p>Project sponsor, archeological consultant, and Environmental Review Officer, in consultation with the affiliated Native American tribal representatives</p> <p>Project sponsor in consultation with the tribal representative</p>	<p>If significant archeological resource is present, during implementation of the project</p> <p>After determination that preservation in place is not feasible, and subsequent to Archeological data recovery</p>	<p>Planning Department</p> <p>Sponsor or archeological consultant shall submit the TCRIP to the Environmental Review Officer for</p>	<p>Considered complete upon project redesign, completion of archeological resource preservation plan</p> <p>Complete upon sponsor verification to Environmental Review Officer that interpretive</p>



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shall identify, as appropriate, proposed locations for installations or displays, the proposed content and materials of those displays or installation, the producers or artists of the displays or installation, and a long-term maintenance program. The interpretive program may include artist installations, preferably by local Native American artists, oral histories with local Native Americans, artifacts displays and interpretation, and educational panels or other informational displays.			review and approval	program was implemented
<b>NOISE</b>				
<b>Mitigation Measure M-NO-3: Fixed Mechanical Equipment Noise Control for Building Operations</b>  Prior to approval of a building permit, the project sponsor shall submit documentation to the Environmental Review Officer (ERO) or the officer's designee, demonstrating with reasonable certainty that the building's fixed mechanical equipment (such as heating, ventilation and air conditioning [HVAC] equipment) meets the noise limits specified in section 2909 of the noise ordinance (i.e., a 5 dB increase above the ambient noise level at the property plane for residential properties; and interior noise limits of 55 dBA and 45 dBA for daytime and nighttime hours inside any sleeping or living room in a nearby dwelling unit on a residential property assuming windows open, respectively). Acoustical treatments required to meet the noise ordinance may include, but are not limited to: <ul style="list-style-type: none"> <li>• Enclosing noise-generating mechanical equipment;</li> <li>• Installing relatively quiet models of air handlers, condenser units, exhaust fans, and other mechanical equipment;</li> <li>• Using mufflers or silencers on equipment exhaust fans;</li> <li>• Orienting or shielding equipment to protect noise sensitive receptors (residences, hospitals, convalescent homes, schools, churches, hotels and motels, and sensitive wildlife habitat) to the greatest extent feasible;</li> <li>• Increasing the distance between noise-generating equipment and noise-sensitive receptors; and/or</li> <li>• Placing barriers around the equipment to facilitate the attenuation of noise.</li> </ul>	Project sponsor	Prior to issuance of a building permit to permit construction of the proposed buildings	Planning Department	Considered complete upon installation of fixed mechanical equipment that have been demonstrated to meet these requirements



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<b>AIR QUALITY</b>				
<b>Mitigation Measure M-AQ-3: Construction Air Quality</b> The project sponsor or the project sponsor's contractor shall comply with the following: A. <i>Engine Requirements.</i> <ol style="list-style-type: none"> <li>All off-road equipment greater than 25 hp and operating for more than 20 total hours over the entire duration of construction activities shall have engines that meet or exceed either U.S. Environmental Protection Agency (USEPA) or California Air Resources Board (CARB) Tier 4 Interim or Tier 4 Final off-road emission standards.</li> <li>Where access to alternative sources of power are available, portable diesel engines shall be prohibited.</li> <li>Diesel engines, whether for off-road or on-road equipment, shall not be left idling for more than two minutes, at any location, except as provided in exceptions to the applicable state regulations regarding idling for off-road and on-road equipment (e.g., traffic conditions, safe operating conditions). The contractor shall post legible and visible signs in English, Spanish, and Chinese, in designated queuing areas and at the construction site to remind operators of the two-minute idling limit.</li> <li>The contractor shall instruct construction workers and equipment operators on the maintenance and tuning of construction equipment, and require that such workers and operators properly maintain and tune equipment in accordance with manufacturer specifications.</li> </ol> B. <i>Waivers.</i> <ol style="list-style-type: none"> <li>The Environmental Review Officer (ERO) or designee may waive the alternative source of power requirement of Subsection (A)(2) if an alternative source of power is limited or infeasible at the project site. If the ERO grants the waiver, the contractor must submit documentation that the equipment used for onsite power generation meets the requirements of Subsection (A)(1).</li> <li>The ERO may waive the equipment requirements of Subsection (A)(1) if: a particular piece of Tier 4 interim or Tier 4 final off-road equipment is</li> </ol>	Project sponsor and contractor	Prior to issuance of construction permits project sponsor to submit: <ol style="list-style-type: none"> <li>Construction emissions minimization plan for review and approval, and</li> <li>Signed certification statement</li> </ol>	Planning Department	Considered complete upon planning department review and acceptance of construction emissions minimization plan, implementation of the plan, and submittal of final report summarizing use of construction equipment pursuant to the plan.
	Project sponsor/contractor and Environmental Review Officer or designee	If a waiver is requested	Environmental Review Officer	Considered complete upon granting of the waiver

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<p>technically not feasible; the equipment would not produce desired emissions reduction due to expected operating modes; installation of the equipment would create a safety hazard or impaired visibility for the operator; or, there is a compelling emergency need to use off-road equipment that is not Tier 4 compliant. If the ERO grants the waiver, the contractor must use the next cleanest piece of off-road equipment, according to table below. Emerging technologies with verifiable emissions reductions supported by substantial evidence may also be employed in lieu of the step-down schedule below.</p> <p><b>Table M-AQ-3-1 Off-Road Equipment Compliance Step-down Schedule</b></p> <table><tr><th>Compliance Alternative</th><th>Engine Emission Standard</th><th>Emissions Control</th></tr><tr><td>1</td><td>Tier 2</td><td>ARB Level 3 VDECS*</td></tr><tr><td>2</td><td>Tier 2</td><td>ARB Level 2 VDECS</td></tr><tr><td>3</td><td>Tier 2</td><td>ARB Level 1 VDECS</td></tr></table> <p>How to use the table: If the ERO determines that the equipment requirements cannot be met, then the project sponsor would need to meet Compliance Alternative 1. If the ERO determines that the Contractor cannot supply off-road equipment meeting Compliance Alternative 1, then the Contractor must meet Compliance Alternative 2. If the ERO determines that the Contractor cannot supply off-road equipment meeting Compliance Alternative 2, then the Contractor must meet Compliance Alternative 3.</p> <p>* ARB = air resources board VDECS = verified diesel emissions control strategy</p> <p>C. <i>Construction Emissions Minimization Plan.</i> Before starting on-site construction activities, the contractor shall submit a Construction Emissions Minimization Plan (Plan) to the ERO for review and approval. The Plan shall state, in reasonable detail, how the contractor will meet the requirements of section A.</p> <p>1. The Plan shall include estimates of the construction timeline by phase, with a description of each piece of off-road equipment required for every construction phase. The description may include, but is not limited to: equipment type, equipment manufacturer, equipment identification number, engine model year, engine certification (Tier rating), horsepower, engine serial number, and expected fuel use and hours of operation. For VDECS installed, the description may include: technology type, serial number, make, model, manufacturer, ARB verification number level, and</p>	Compliance Alternative	Engine Emission Standard	Emissions Control	1	Tier 2	ARB Level 3 VDECS*	2	Tier 2	ARB Level 2 VDECS	3	Tier 2	ARB Level 1 VDECS	Project sponsor/ contractor(s)	Prior to construction activities	Project sponsor and contractor(s) to prepare and submit a Construction Emissions Minimization Plan to the Environmental Review Officer	Considered complete on findings by Environmental Review Officer that Construction Emissions Minimization Plan is complete
Compliance Alternative	Engine Emission Standard	Emissions Control														
1	Tier 2	ARB Level 3 VDECS*														
2	Tier 2	ARB Level 2 VDECS														
3	Tier 2	ARB Level 1 VDECS														

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<p>installation date and hour meter reading on installation date. For off-road equipment using alternative fuels, the description shall also specify the type of alternative fuel being used.</p> <p>2. The project sponsor shall ensure that all applicable requirements of the Plan have been incorporated into the contractor's contract specifications. The Plan shall include a certification statement that the contractor agrees to comply fully with the Plan.</p> <p>3. The contractor shall make the Plan available to the public for review on-site during working hours. The contractor shall post at the construction site a legible and visible sign summarizing the Plan. The sign shall also state that the public may ask to inspect the Plan for the project at any time during working hours and shall explain how to request to inspect the Plan. The contractor shall post at least one copy of the sign in a visible location on each side of the construction site facing a public right-of-way.</p> <p>D. <i>Monitoring.</i></p> <p>After start of construction activities, the contractor shall submit quarterly reports to the ERO documenting compliance with the Plan. After completion of construction activities and prior to receiving a final certificate of occupancy, the project sponsor shall submit to the ERO a final report summarizing construction activities, including the start and end dates and duration of each construction phase, and the specific information required in the Plan.</p>	Project sponsor/ contractor(s)	Quarterly	Project sponsor and contractor(s) to submit quarterly reports to the Environmental Review Officer	Considered complete upon findings by the Environmental Review Officer that the Plan is being/has been implemented

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<b>BIOLOGICAL RESOURCES</b>				
<p><b>Mitigation Measure M-BI-1a: Conduct Pre-construction Surveys for Nesting Migratory Birds and Buffer Areas</b></p> <p>Nesting birds and their nests shall be protected during construction by implementation of the following measures for each construction phase:</p> <ol style="list-style-type: none"> <li>To the extent feasible, the project sponsor shall conduct initial activities including, but not limited to, vegetation removal, tree trimming or removal, ground disturbance, building demolition, site grading, and other construction activities that may compromise breeding birds or the success of their nests outside of the nesting season (January 15 through August 15).</li> <li>If construction during the bird nesting season cannot be fully avoided, a qualified wildlife biologist shall conduct pre-construction nesting surveys within 14 days prior to the start of construction or demolition at areas that have not been previously disturbed by project activities or after any construction breaks of 14 days or more. Typical experience requirements for a “qualified biologist” include a minimum of four years of academic training and professional experience in biological sciences and related resource management activities and a minimum of two years of experience in biological monitoring or surveying for nesting birds. Surveys shall be performed in publicly accessible areas within 100 feet of common bird species and within 250 feet of the project site in order to locate any active raptor (birds of prey) nests.</li> <li>If active nests are located during the preconstruction nesting bird surveys, a qualified biologist shall evaluate if the schedule of construction activities could affect the active nests; if so, the following measures shall apply, as determined by the biologist: <ol style="list-style-type: none"> <li>If construction is not likely to affect the active nest, construction may proceed without restriction; however, a qualified biologist shall regularly monitor the nest at a frequency determined appropriate for the surrounding construction activity to confirm there is no adverse effect. Spot-check monitoring frequency would be determined on a nest-by-nest basis considering the particular construction activity, duration, proximity to the nest, and physical barriers which may screen activity from the nest. The</li> </ol> </li> </ol>	Project sponsor, qualified biologist, CDFW	Pre-construction surveys during the bird nesting season would occur within 14 days prior to the start of construction. Implementation ongoing during construction if active nests are observed.	Qualified biologist in coordination with planning department staff and CDFW if active nests are observed.	Ongoing during construction if active nests are observed.

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<p>qualified biologist may revise their determination at any time during the nesting season in coordination with the planning department.</p> <p>ii. If it is determined that construction may affect the active nest, the qualified biologist shall establish a no-disturbance buffer around the nest(s) and all project work shall halt within the buffer until a qualified biologist determines the nest is no longer in use. These buffer distances shall be equivalent to survey distances (100 feet for passerines and 250 feet for raptors); however, the buffers may be adjusted if an obstruction, such as a building, is within line-of-sight between the nest and construction.</p> <p>iii. Modifying nest buffer distances, allowing certain construction activities within the buffer, and/or modifying construction methods in proximity to active nests shall be done at the discretion of the qualified biologist and in coordination with the planning department, who would notify California Department of Fish and Wildlife (CDFW). Necessary actions to remove or relocate an active nest(s) shall be coordinated with the planning department and approved by CDFW.</p> <p>iv. Any work that must occur within established no-disturbance buffers around active nests shall be monitored by a qualified biologist. If adverse effects in response to project work within the buffer are observed and could compromise the nest, work within the no-disturbance buffer(s) shall halt until the nest occupants have fledged.</p> <p>v. Any birds that begin nesting within the project area and survey buffers amid construction activities are assumed to be habituated to construction-related or similar noise and disturbance levels, so exclusion zones around nests may be reduced or eliminated in these cases as determined by the qualified biologist in coordination with the planning department, who would notify CDFW. Work may proceed around these active nests as long as the nests and their occupants are not directly affected.</p> <p>d. In the event inactive nests are observed within or adjacent to the project site at any time throughout the year, any removal or relocation of the inactive nests shall be at the discretion of the qualified biologist in coordination with the planning department, who would notify and seek approval from the CDFW, as appropriate. Work may proceed around these inactive nests.</p>				

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<p><b>Mitigation Measure M-BI-1b: Avoidance and Minimization Measures for Bats</b></p> <p>A qualified biologist who is experienced with bat surveying techniques shall conduct a pre-construction habitat assessment of the project site to characterize potential bat habitat and identify potentially active roost sites. Typical experience requirements for a “qualified biologist” include a minimum of four years of academic training and professional experience in biological sciences and related resource management activities, and a minimum of two years of experience monitoring or surveying for bats. No further action is required should the pre-construction habitat assessment not identify bat habitat or signs of potentially active bat roosts within the project site (e.g., guano, urine staining, dead bats, etc.).</p> <p>The following measures shall be implemented should potential roosting habitat or potentially active bat roosts be identified during the habitat assessment in trees to be removed or buildings to be demolished under the proposed project:</p> <ol style="list-style-type: none"> <li>Building demolition shall occur when bats are active, approximately between the periods of March 1 to April 15 and August 15 to October 15, to the extent feasible. These dates avoid the bat maternity roosting season and period of winter <i>torpor</i>.<sup>1</sup></li> <li>Depending on temporal guidance as defined below, the qualified biologist shall conduct pre-construction surveys of potential bat roost sites identified during the initial habitat assessment no more than 14 days prior to tree trimming/removal or building demolition.</li> <li>If active bat roosts or evidence of roosting is identified during pre-construction surveys, the qualified biologist shall determine, if possible, the type of roost and species. A no-disturbance buffer shall be established around roost sites until the qualified biologist determines they are no longer active. The size of the no-disturbance buffer would be determined by the qualified biologist and would depend on the species present, roost type, existing screening around the roost site (such as dense vegetation or a building), as well as the type of construction activity that would occur around the roost site.</li> <li>If special-status bat species or maternity or hibernation roosts are detected during these surveys, appropriate species- and roost-specific avoidance and</li> </ol>	<p>Project sponsor and a qualified biologist</p>          <p>Project sponsor/ contractor(s) and a qualified biologist</p>	<p>Prior to issuance of demolition permits</p>          <p>If potential roosting habitat or potentially active bat roosts are identified</p>	<p>Qualified biologist in coordination with planning department staff and CDFW if active roost site are observed.</p>          <p>Qualified biologist in coordination with planning department staff and CDFW if active roost site are observed</p>	<p>Considered complete at completion of construction</p>          <p>Considered complete at completion of construction</p>

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<p>protection measures shall be developed by the qualified biologist in coordination with the California Department of Fish and Wildlife. Such measures may include postponing the removal of buildings, establishing exclusionary work buffers while the roost is active (e.g., 100-foot no-disturbance buffer), or other avoidance measures.</p> <p>5. The qualified biologist shall be present during building demolition if potential bat roosting habitat or active bat roosts are present. Buildings with active roosts shall be disturbed only under clear weather conditions when precipitation is not forecast for three days and when daytime temperatures are at least 50 degrees Fahrenheit.</p> <p>6. The demolition of buildings containing or suspected to contain bat roosting habitat or active bat roosts shall be done under the supervision of the qualified biologist. When appropriate, buildings shall be partially dismantled to significantly change the roost conditions, causing bats to abandon and not return to the roost, likely in the evening and after bats have emerged from the roost to forage. Under no circumstances shall active maternity roosts be disturbed until the roost disbands at the completion of the maternity roosting season or otherwise becomes inactive, as determined by the qualified biologist.</p>				
<b>GEOLOGY AND SOILS</b>				
<p><b>Mitigation Measure GE-5a: Worker Environmental Awareness Training During Ground Disturbing Construction Activities</b></p> <p>Prior to commencing construction, and ongoing throughout ground disturbing activities (e.g., excavation, utility installation, the project sponsor or their designee (herein referred as project sponsor) shall ensure that all project construction workers are trained on the contents of the Paleontological Resources Alert Sheet (Draft for Review provided), as provided by the Environmental Review Officer (ERO). The Paleontological Resources Alert Sheet shall be prominently displayed at the construction site, during ground disturbing activities, to provide pre-construction worker environmental awareness training regarding potential paleontological resources.</p> <p>In addition, the project sponsor shall inform construction personnel of the immediate stop work procedures and other procedures to be followed if bones or other potential fossils are unearthed at the project site. As new workers that will be</p>	Project sponsor/contractor(s)	Prior to and during ground disturbing activities	Project sponsor and contractor(s) shall distribute an alert sheet and submit a confirmation letter to the Environmental Review Officer each time a training session is held. The letter	Considered complete upon end of ground disturbing activities

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	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
involved in ground disturbing activities arrive at the project site, the construction supervisor shall train them. The project sponsor shall submit in writing (email, letter, memo) confirming the timing of the worker training) to the ERO. The letter shall confirm the project's location, the date of training, the location of the informational handout display, and the number of participants. The letter shall be transmitted to the ERO within five (5) business days of conducting the training.			shall be submitted within five (5) business days of conducting a training session.	
<b>Mitigation Measure M-GE-5b: Discovery of Unanticipated Paleontological Resources during Ground Disturbing Construction Activities</b>  In the event of the discovery of an unanticipated paleontological resource during construction, the project sponsor or their designee (herein referred as project sponsor) shall ensure ground disturbing activities shall temporarily be halted within 20 feet of the find until the discovery is examined by a qualified paleontologist as recommended by the Society of Vertebrate Paleontology standards (SVP 2010) and Best Practices in Mitigation Paleontology (Murphey et al. 2019). Work within the sensitive area shall resume only when deemed appropriate by the qualified paleontologist in consultation with the Environmental Review Officer (ERO). The qualified paleontologist shall determine: (1) if the discovery is scientifically significant; (2) the necessity for involving other responsible or resource agencies and stakeholders, if required or determined applicable; and (3) methods for resource recovery. If a paleontological resource assessment results in a determination that the resource is not scientifically important, this conclusion shall be documented in a Paleontological Evaluation Letter to demonstrate compliance with applicable statutory requirements (e.g., Federal Antiquities Act of 1906, CEQA Guidelines section 15064.5, California Public Resources Code chapter 17, section 5097.5, Paleontological Resources Preservation Act 2009). The Paleontological Evaluation Letter shall be submitted to the ERO for review within 30 days of the discovery. If the qualified paleontologist determines that a paleontological resource is of scientific importance, and there are no feasible measures to avoid disturbing this paleontological resource, the qualified paleontologist shall prepare a Paleontological Impact Reduction Program (impact reduction program). The impact reduction program shall include measures to fully document and recover the resource of scientific importance. The qualified paleontologist shall submit the	Project sponsor, qualified paleontologist, and construction contractor, at the direction of the Environmental Review Officer	In the event of the discovery of an unanticipated paleontological resource during construction	If necessary, the project sponsor and a qualified paleontologist shall submit a Paleontological Evaluation Letter or Paleontological Resources Report to the Environmental Review Officer	Considered complete upon end of ground disturbing activities or, if necessary, approval of a Paleontological Evaluation Letter or Paleontological Resources Report by the Environmental Review Officer



Adopted Mitigation Measures	MONITORING AND REPORTING PROGRAM <sup>a</sup>			
	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/Completion Criteria
<p>impact reduction program to the ERO for review and approval. The impact reduction program shall be submitted to the ERO for review within 10 business days of the discovery. Upon approval by the ERO, ground disturbing activities in the project area shall resume and be monitored as determined by the qualified paleontologist for the duration of such activities.</p> <p>The impact reduction program shall include: (1) procedures for construction monitoring at the project site; (2) fossil preparation and identification procedures; (3) curation of paleontological resources of scientific importance into an appropriate repository; and (4) preparation of a Paleontological Resources Report (report or paleontology report) at the conclusion of ground disturbing activities. The report shall include dates of field work, results of monitoring, fossil identifications to the lowest possible taxonomic level, analysis of the fossil collection, a discussion of the scientific significance of the fossil collection, conclusions, locality forms, an itemized list of specimens, and a repository receipt from the curation facility. The project sponsor shall be responsible for the preparation and implementation of the impact reduction program, in addition to any costs necessary to prepare and identify collected fossils, and for any curation fees charged by the paleontological repository. The paleontology report shall be submitted to the ERO for review within 30 business days from conclusion of ground disturbing activities, or as negotiated following consultation with the ERO.</p>				

NOTES:

<sup>a</sup> Definitions of MMRP Column Headings:

- *Adopted Mitigation Measures*: Full text of the mitigation measure(s) copied verbatim from the final CEQA document.
- *Implementation Responsibility*: Entity who is responsible for implementing the mitigation measure. In most cases this is the project sponsor and/or project's sponsor's contractor/consultant and at times under the direction of the planning department.
- *Mitigation Schedule*: Identifies milestones for when the actions in the mitigation measure need to be implemented.
- *Monitoring/Reporting Responsibility*: Identifies who is responsible for monitoring compliance with the mitigation measure and any reporting responsibilities. In most cases it is the Planning Department who is responsible for monitoring compliance with the mitigation measure. If a department or agency other than the planning department is identified as responsible for monitoring, there should be an expressed agreement between the planning department and that other department/agency. In most cases the project sponsor, their contractor, or consultant are responsible for any reporting requirements.
- *Monitoring Actions/Completion Criteria*: Identifies the milestone at which the mitigation measure is considered complete. This may also identify requirements for verifying compliance.

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DRAFT EIR

RESPONSES TO COMMENTS

RTC

# 770 Woolsey Street Project

San Francisco Planning  
Case No. **2017-012086ENV**  
State Clearinghouse No. 2020080459

*Draft EIR Publication Date:* June 23, 2021

*Draft EIR Public Hearing Date:* July 29, 2021

*Draft EIR Public Comment Period:* June 24, 2021–August 9, 2021

*Final EIR Certification Hearing Date:* November 18, 2021



**San Francisco**  
**Planning**





## MEMORANDUM

*Date:* November 5, 2021  
*Case No.:* **2017-012086ENV**  
*Project Title:* **770 Woolsey Street Project**  
*To:* Members of the Planning Commission and Interested Parties  
*From:* Lisa Gibson, Environmental Review Officer  
*Re:* Attached Responses to Comments on Draft Environmental Impact Report for the 770 Woolsey Street Project (Planning Department File No. 2017-012086ENV)

Attached for your review please find a copy of the responses to comments document for the draft environmental impact report (EIR) for the above-referenced project. This document, along with the draft EIR, will be before the planning commission for final EIR certification on November 18, 2021. The planning commission will receive public testimony on the final EIR certification at the November 18, 2021 hearing. Please note that the public review period for the draft EIR ended on August 9, 2021. Comments received after the close of the public review period or at the final EIR certification hearing, will not be responded to in writing. The agenda for the November 18, 2021, planning commission hearing showing the start time and order of items at the hearing will become available at <https://sfplanning.org/hearings-cpc-grid>, by close of business Friday November 12, 2021.

The planning commission does not conduct a hearing to receive comments on the responses to comments document, and no such hearing is required by the California Environmental Quality Act. Interested parties, however, may always write to commission members or to the president of the commission at [commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org) (preferred) or 49 South Van Ness Avenue, Suite 1400, and express an opinion on the responses to comments document, or the commission's decision to certify the final EIR for this project.

This document, along with the draft EIR, constitute the final EIR. The draft EIR may be downloaded from: <https://sfplanning.org/environmental-review-documents>. If you have any questions concerning the responses to comments document or the environmental review process, please contact Jenny Delumo, EIR Coordinator, at [jenny.delumo@sfgov.org](mailto:jenny.delumo@sfgov.org) or 628.652.7568.

Thank you for your interest in this project and your consideration of this matter.

NOTE: Because of the COVID-19 shelter-in-place order, the planning commission may have to hold the certification hearing remotely. Members of the public are encouraged to participate. Additional information may be found on the department's website at [www.sfplanning.org](http://www.sfplanning.org).





DRAFT EIR

RESPONSES TO COMMENTS

RTC

# 770 Woolsey Street Project

San Francisco Planning  
Case No. **2017-012086ENV**  
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**San Francisco**  
**Planning**





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- Attachment 1 Draft EIR Public Hearing Transcript
- Attachment 2 Draft EIR Comment Letters and Emails

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# CHAPTER 1

## INTRODUCTION

### 1.A Purpose of the Responses to Comments Document

The purpose of this responses to comments (RTC) document is to present comments on the draft environmental impact report (draft EIR) for the proposed 770 Woolsey Street Project, to respond in writing to comments on environmental issues, and to revise the draft EIR as necessary to provide additional clarity. Pursuant to the California Environmental Quality Act (CEQA) section 21091(d)(2)(A) and (B), the San Francisco Planning Department (planning department) has considered the comments received on the draft EIR, evaluated the issues raised, and is providing written responses that address each substantive environmental issue that has been raised by the commenters. In accordance with CEQA, the responses to comments focus on addressing physical environmental effects associated with the proposed project. Such effects include physical impacts or changes attributable to the proposed project.

None of the comments received provide new information that warrants recirculation of the draft EIR. The comments do not identify new significant impacts or a substantial increase in the severity of previously identified impacts. Furthermore, they do not identify any feasible project alternatives or mitigation measures that are considerably different from those analyzed in the draft EIR and/or that the project sponsor has not agreed to implement.

The draft EIR together with this RTC document constitutes the final EIR for the proposed project in fulfillment of CEQA requirements and consistent with CEQA Guidelines section 15132. The final EIR has been prepared in compliance with CEQA, including the CEQA Guidelines and San Francisco Administrative Code chapter 31. It is an informational document for use by (1) governmental agencies (such as the City and County of San Francisco) and the public to aid in the planning and decision-making process by disclosing the physical environmental effects of the project and identifying possible ways of reducing or avoiding the potentially significant impacts and (2) the San Francisco Planning Commission (planning commission) and other City entities (such as the San Francisco Board of Supervisors), where applicable, prior to their decisions to approve, disapprove, or modify the proposed project. If the planning commission and other City entities approve the proposed project, they would be required to adopt CEQA findings and a mitigation monitoring and reporting program (MMRP) to ensure that mitigation measures identified in the final EIR are implemented.

### 1.B Environmental Review Process

#### Notice of Preparation

The planning department, as lead agency responsible for administering the environmental review of projects within the City and County of San Francisco under CEQA, published a notice of preparation (NOP) of an EIR on August 26, 2020, to inform agencies and the general public that the draft EIR would be prepared based upon the criteria of CEQA Guidelines sections 15064 (Determining Significant Effects) and 15065 (Mandatory Findings of Significance). A notice of availability of the NOP and/or the NOP was sent to the State

## **1. Introduction**

### **1.B. Environmental Review Process**

Clearinghouse, responsible agencies, interested individuals, and organizations, occupants of the project site and adjacent properties, and owners of property within a 300-foot radius of the project site.

## **Draft EIR**

The planning department prepared the draft EIR for the 770 Woolsey Street Project in accordance with CEQA, the CEQA Guidelines, and San Francisco Administrative Code chapter 31. The draft EIR was published on June 23, 2021. An initial study was attached to the draft EIR. The draft EIR was circulated for a 45-day public review and comment period, starting on June 24, 2021 and ending on August 9, 2021.

A remote public hearing regarding the draft EIR was held on July 29, 2021, to solicit additional comments. The hearing was held remotely due to the shelter-in-place order for the City and County of San Francisco as a result of the COVID-19 pandemic. The planning department sent hard copies of the draft EIR and appendices to those who requested hard copies throughout the duration of the public comment and review period. Electronic copies of the draft EIR were made available for review or download on the planning department's "Environmental Review Documents" web page: <https://sfplanning.org/environmental-review-documents>

The planning department distributed paper copies of the notice of public hearing and availability of the draft EIR through the U.S. Postal Service to relevant state and regional agencies, owners and occupants of property within 300 feet of the project site, and other potentially interested parties, including neighborhood organizations that requested such notice. The planning department also distributed the notice electronically, using email, to recipients who had provided email addresses; published notification of its availability in a newspaper of general circulation in San Francisco; and posted the Notice of Public Hearing and Availability of the EIR at the County Clerk's office and multiple locations on the project site.

During the draft EIR public review period, the planning department received written comments from five individuals and one organization. As there is a historic resource on the project site, a public hearing was held before the Historic Preservation Commission (HPC) on July 7, 2021, in order for the HPC to provide comments on the draft EIR for consideration by the planning commission. Due to the COVID-19 emergency, this hearing was held remotely. Subsequent to that hearing, the HPC submitted a comment letter to the planning department.

During the public review period, the planning commission conducted a public hearing to receive oral comments on the draft EIR on July 29, 2021. Due the COVID-19 emergency, this hearing also was held remotely. A court reporter attended the remote public hearing to transcribe the oral comments verbatim and provide a written transcript (Attachment 1).

Attachment 2 of this RTC document includes copies of the comment letters or emails submitted to the planning department on the draft EIR.

## **Responses to Comments Document and Final EIR**

The comments received during the public review period are the subject of this RTC document, which addresses all substantive written and oral comments on the draft EIR. Under CEQA Guidelines section 15201, members of the public may comment on any aspect of the project. Furthermore, CEQA Guidelines section 15204(a) states that the focus of public review should be on "the sufficiency of the [draft EIR] in identifying and analyzing the possible impacts on the environment and ways in which the significant effects

of the project might be avoided or mitigated.” In addition, “when responding to comments, lead agencies need only respond to significant environmental issues and do not need to provide all information requested by reviewers, as long as a good faith effort at full disclosure is made in the EIR.” As discussed above, CEQA Guidelines section 15088 specifies that the lead agency is required to respond to comments that raise significant environmental issues during the public review period. Therefore, this RTC document is focused on the sufficiency and adequacy of the draft EIR with respect to disclosing the significance of the physical environmental impacts of the proposed project evaluated in the draft EIR.

The planning department distributed this RTC document for review to the planning commission, as well as to persons who commented on the draft EIR. The planning commission will consider the adequacy of the final EIR, consisting of the draft EIR and the RTC document, with respect to complying with the requirements of CEQA, the CEQA Guidelines, and San Francisco Administrative Code chapter 31. If the San Francisco Planning Commission finds that the final EIR is adequate, accurate, complete and in compliance with CEQA requirements, it will certify the final EIR and then consider the associated MMRP as well as the requested approvals for the proposed project.

Consistent with CEQA Guidelines section 15097, the MMRP is designed to ensure implementation of the mitigation measures identified in the final EIR and adopted by decision makers to mitigate or avoid the proposed project’s significant environmental effects. CEQA also requires the adoption of findings prior to approval of a project for which an EIR has been certified. Because the draft EIR identified one significant adverse impact that cannot be mitigated to a less-than-significant level, the planning commission must adopt findings that include a statement of overriding considerations for that significant and unavoidable impact, should it approve the proposed project (CEQA Guidelines section 15093(b)). The project sponsor is required to implement the MMRP as a condition of project approval.

## 1.C Document Organization

This RTC document consists of the following sections and attachments, as described below:

- **Chapter 1, Introduction**, discusses the purpose of the RTC document, the environmental review process for the EIR, and the organization of the RTC document.
- **Chapter 2, List of Persons Commenting**, presents the names of persons who provided comments on the draft EIR during the public comment period. The list is organized into the following groups: public agencies and commissions, organizations, and individuals.
- **Chapter 3, Comments and Responses**, presents substantive comments, excerpted verbatim from a transcript of the remote planning commission public hearing and written correspondence. The complete transcript as well as the letters and emails with the comments are provided in Attachments 1 and 2 of this RTC document. The comments and responses in this section are organized by topic and, where appropriate, by subtopic, including the same environmental topics addressed in Chapter 4 of the draft EIR and Section E of the initial study. Following each comment or group of comments on a topic are the planning department’s responses. The responses generally clarify the text in the draft EIR. In some instances, the responses may result in revisions or additions to the draft EIR. Text changes are shown as indented text, with deleted material shown as ~~striketrough~~ text and new text double underlined.
- **Chapter 4, Draft EIR Revisions**, presents staff-initiated text changes to the draft EIR that were made by the planning department to update, correct, or clarify the text of the draft EIR. These changes do not

## **1. Introduction**

### **1.C. Document Organization**

result in significant new information with respect to the proposed project, including the level of significance of project impacts or any new significant impacts. Therefore, recirculation of the draft EIR, pursuant to CEQA Guidelines section 15088.5, is not required.

- **Attachments**

- Attachment 1, Draft EIR Public Hearing Transcript
- Attachment 2, Draft EIR Comment Letters and Emails

## CHAPTER 2

# LIST OF PERSONS COMMENTING

### 2.A Public Agencies and Commissions, Organizations, and Individuals Commenting on the Draft EIR

This RTC document includes responses to all comments received on the draft EIR, including written comments submitted by letter or email, as well as oral comments presented at the public hearing that was held on July 29, 2021. This section lists all public agencies and commissions, organizations, and individuals who submitted comments on the draft EIR. As described in Chapter 1, Introduction, comments are categorized by individuals as members of the public; individuals representing a governmental agency; and individuals representing non-governmental organizations. **RTC Table 2-1, Persons Commenting on the Draft EIR**, lists the commenters' names, along with the corresponding commenter codes used in Chapter 3, Comments and Responses, to denote each set of comments received by category and date received by the planning department. Oral comments given at the planning commission hearing are included in Attachment 1, Draft EIR Hearing Transcript. All written comments have been reproduced in Attachment 2, Draft EIR Comment Letters.

- Comments from public agencies and commissions are designated by "A-" and the agency's name or acronym.
- Comments from organizations are designated by "O-" and the organization's name or acronym.
- Comments from individuals are designated by "I-" and the commenter's last name.

**RTC Table 2-1 Persons Commenting on the Draft EIR**

Comment Code	Name and Title of Commenter	Agency/Organization	Comment Format	Comment Date
<b>PUBLIC AGENCIES AND COMMISSIONS</b>				
A-HPC	Diane Matsuda, President	San Francisco Historic Preservation Commission	Letter	July 13, 2021
A-CPC	Kathrin Moore, Commissioner	San Francisco Planning Commission	Public Hearing Transcript	July 29, 2021
<b>ORGANIZATIONS</b>				
O-FO770	Friends of 770 Woolsey Street	Friends of 770 Woolsey Street	Letter	July 27, 2021
<b>INDIVIDUALS</b>				
I-WANG	Simon Wang	—	Email	June 24, 2021
I-BRIDGES	Bonnie Bridges	—	Email	June 30, 2021
I-LOPEZ	Jose Lopez	—	Email	July 14, 2021
I-MILLER	Carol Miller	—	Public Hearing Transcript	July 29, 2021
I-ROWLAND	Ray Rowland	—	Public Hearing Transcript	July 29, 2021

## **2. Introduction**

### **2.A. Public Agencies and Commissions, Organizations, and Individuals Commenting on the Draft EIR**

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# CHAPTER 3

## COMMENTS AND RESPONSES

### 3.A Introduction

This chapter presents the comments received on the draft EIR and initial study and responses to those comments. The comments and responses are organized by subject and are generally in the same order as presented in the draft EIR and initial study, with general comments on the EIR, including comments on the merits of the proposed project, grouped together at the end of the section. The order of the comments and responses in this section is shown in **RTC Table 3-1, Comment Organization**, along with the prefix to the topic codes (indicated in square brackets).

**RTC Table 3-1 Comment Organization**

Section	Topic Code	Topic Code Prefix
3.B	Project Description	PD
3.C	Alternatives	ALT
3.D	General Comments	GC

Within each topic, similar comments are grouped together under subheadings, designated by a topic code and sequential number. For example, the comments in Section 3.C, General Comments, coded as “GC,” are organized under headings GC-1 through GC-7.

Each comment is presented verbatim and concludes with the commenter’s name and, if applicable, title and affiliation; the comment source (i.e., public hearing transcript, letter, email); the comment date; and the comment code, as described in Chapter 2, List of Persons Commenting. Following each comment or group of comments, a comprehensive response is provided to address physical environmental issues raised in the comments and clarify or augment information in the draft EIR, as appropriate. Response numbers correspond to the topic code; for example, the response to comment PD-1 is presented under Response PD-1. The responses may clarify the draft EIR text or revise or add text to the final EIR. New or revised text, including text changes initiated by planning department staff, is double underlined; deleted material is shown in ~~strike through~~ (also see Chapter 4, Draft EIR Revisions).

### 3.B Project Description

#### 3.B.1 Comment PD-1: Parking

“You know, and all of these are plans of one-car parking. I mean, I know it’s a joke that only one car is going to be there.” (*Ray Rowland, Planning Commission Oral Comment, July 29, 2021 [I-ROWLAND-2, PD-1]*)

## **RESPONSE PD-1: PARKING**

The comment expresses an opinion on the number of parking spaces proposed. As described on draft EIR pp. 2-14 and 2-15, the “proposed project would provide 62 parking spaces at a ratio of one space per unit. Each duplex residential unit would include one vehicle parking space located in a shared two-car garage ... The proposed project would also provide approximately 28 on-street vehicle parking spaces surrounding the project site, as well as two on-street car share spaces proposed on Hamilton Street near the proposed publicly accessible open space.” As described on draft EIR Appendix B, Initial Study, p. 8, the proposed project meets the CEQA section 21099(d) criteria as a residential project on an infill site in a transit priority area; therefore, parking is not considered a significant impact on the environment pursuant to CEQA.

This comment does not pertain to the adequacy, accuracy, or completeness of the draft EIR’s analysis of the proposed project’s physical environmental impacts. No further response to this comment is required pursuant to CEQA Guidelines section 15088.

## **3.C General Comments**

The comments and corresponding responses in this section relate to general comments on the draft EIR. The general comments are grouped according to the following issues they raise:

- GC-1, Project Merits
- GC-2, Non-CEQA
- GC-3, General Environmental Comment
- GC-4, Noticing
- GC-5, EIR Adequacy
- GC-6, Alternatives
- GC-7, Project Description and Alternatives

### **3.C.1 Comment GC-1: Project Merits**

“As you know, for the past several years, we have worked hard to advance a community-driven vision for 770 Woolsey. That vision is to develop the full 2.2 acre site at 770 Woolsey as a community asset which preserves the Portola’s unique urban agricultural history and creates a thriving and sustainable community hub grounded in urban agriculture, education and community. We envision this as a place where the community comes together and that strengthens our bonds, where young and older people are invited to learn and to get their hands dirty, and a working agricultural operation rooted in values of financial and environmental sustainability.

We are pleased to report that we have reached an agreement with the current owners of the 770 Woolsey site (“the Owners”). In keeping with said agreement, we are writing to you now to express our general support for the Modified Project detailed in the attached Exhibit C, and the Owner’s associated Modified Planning Application.

We believe that by creating a community owned, publicly accessible parcel of greater than one third of an acre, and by restoring several historic structures including the Boiler House and Greenhouses 1 and 2 to Secretary of the Interior's Standards for the Treatment of Historic Properties, and by including the addition of a new ADA bathroom in the Boiler Room and other ancillary benefits, the Modified Project achieves several important community goals in its own right. Even more importantly, the Modified Project is part of and supports the larger agreement by and between FO770 and the Owners, wherein FO770, and through them the wider Portola community, has secured from the Owners two options to purchase the 770 Woolsey site. It is these options to purchase that form the bedrock for our general support for the Modified Project.” (*Friends of 770 Woolsey, Letter, No Date [received via email on June 27, 2021], [O-FO770-1, GC-1]*)

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“This neighborhood is a single house zone. If the plan builds too many duplex houses, it will bring too much traffic and too many crimes. If I could vote, I would object to it.” (*Simon Wang, Email, June 24, 2021, [I-WANG-1, GC-1]*)

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“I want to echo comments that we are not opposed to new housing and the need for it. There are many developments planned and currently underway in our neighborhood, as well as in surrounding communities. We just don’t want this site developed but would rather have it preserved into an agricultural community asset.

What this developer document shows is non-affordable housing. It is 62 units of high-end luxury condos and 13 units that are below market rate. The real estate speculators are bragging that the affordable units are these condos -- for these condos is -- are affordable to many. This may be true to a rich real estate speculator, but these units will be unaffordable to the average teacher, firefighter, working-class member in this city. Plus, it is a lottery to get one of those 13 units with hundreds participating.

These developers don’t care about actually providing affordable housing. They’re only providing the bare minimum they have to and trying to make themselves sound like they are solving the city’s housing crisis. This proposed development won’t make a dent.

But destroying this piece of Portola history will cause permanent damage to the city. The developers want to make a ton of cash in the Portola and then leave us with the problems their luxury condos development will create. The Portola is tired of being the city’s place to dump and run for things like pollution, gentrification, traffic, and congestion. They are making empty promises to try to appease the neighborhood. And the little corner of green —” (*Carol Miller, Planning Commission Oral Comment, July 29, 2021 [I-MILLER-1, GC-1]*)

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“Well, you know, I know it’s about money, I get it. I know it’s about the tax base. But I mean, it’s just for the working-class neighborhoods that we have, just there’s no historic preservation. This is a great place. And this is a working-class farm, historic.

And I know my remarks really won’t change your minds but I kind of want to ask ya, if you lived where I live in the Portola, would you rather have 40 units that’s really not going to make much of a dent in housing, or would you have a beautiful, working, interact farm -- interactive farm that the neighborhood can really be proud of and use it for generations after generations?

### 3. Introduction

#### 3.C. General Comments

So you know, we're talking about the Environment Impact Report. Now that would be good environment.”  
(Ray Rowland, Planning Commission Oral Comment, July 29, 2021 [I-ROWLAND-4, GC-1])

#### **RESPONSE GC-1: PROJECT MERITS**

The comments pertain to the general merits of the proposed project. Two comments state that the proposed units would not make a dent in the City's housing needs and express a preference for the site to be developed for agricultural uses. With regard to housing, as described under Impact C-PH-1 on draft EIR Appendix B, Initial Study, p. 14, the housing growth need of San Francisco in the Association of Bay Area Governments (ABAG) *Regional Housing Need Plan for the San Francisco Bay Area: 2015–2023* is 28,869 dwelling units. The proposed project's 62 dwelling units (of which 12 would be affordable) would contribute to the housing supply in the city.

One comment states that the neighborhood is a single house zone and construction of duplex homes would increase traffic and crime. As discussed on draft EIR Appendix B, Initial Study, p 3, the “Planning code section 304 permits a PUD as a conditional use in all residential districts for properties that are larger than 0.5 acre in size. Planning code section 304(d)(4) allows for dwelling unit density less than what would be allowed for a district permitting a greater density. A conditional use authorization for a PUD is required for the dwelling unit density proposed for the site, which would exceed the conditionally permitted density of 1 unit per 3,000 square feet of lot area under planning code section 209.1. Additional dwelling unit density may be permitted by the planning commission as a PUD if the proposed dwelling unit density would be less than the density allowed in the next higher residential district. For the proposed project, the next higher level residential district would be RH-2. In the RH-2 zoning district, 1 dwelling unit per 1,500 square feet of lot area is principally permitted under planning code section 209.1. Accordingly, up to 63 dwelling units may be allowed on the site under a PUD based on a lot area of 95,997 square feet, which is 1 unit fewer than the RH-2 zoning district.”

The initial study determined that while the proposed project would increase vehicular traffic in the project vicinity, the project would have a less-than-significant impact related to transportation and circulation (draft EIR Appendix B, Initial Study, Section E.15, Transportation and Circulation, pp. 22 to 33).

With regard to crime, the comment does not present any evidence that the proposed project would result in increased crime levels. CEQA requires the review of project effects related to a physical change in the environment, and the identification of significant impacts must be based on substantial evidence. Police protection services are discussed in draft EIR Appendix B, Initial Study, Section E.13, Public Services. As described on p. 68, “[t]he proposed project would add 146 residents on the project site. This increased population resulting from the proposed project would likely increase demand for police protection services. The police department conducts ongoing assessments of its staffing and facility needs as part of the city's annual operating and capital budget process. This increase in demand would not be substantial given the overall demand for such services on a citywide basis and the approximately 146 additional residents added to the area. As such, the proposed project would not require the construction of new or altered of police protection facilities, the construction of which could result in significant environmental impacts. Therefore, this impact would be less than significant.

Although the comments in support or opposition to the proposed project do not raise specific issues concerning the adequacy or accuracy of the draft EIR under CEQA, it may be considered and weighed by the decision makers prior to rendering a final decision to approve, modify, or disapprove the proposed project.

This consideration is carried out independent of the environmental review process. Therefore, no further analysis or response to these comment are required pursuant to CEQA Guidelines section 15088.

### 3.C.2 Comment GC-2: Non-CEQA

“My question is about if there is a form to fill out for this future project of new apartments at Portola?” (*Jose Lopez, Email, July 13, 2021 [I-LOPEZ-1, GC-2]*)

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“I just want to let you know that we have a lot of projects going on in the neighborhood. We have two large projects to the east of us, two blocks. San Bruno has a couple projects very poorly supervised. We’ve got Lodge (phonetic). We’ve got Bayview and Hunters Point, you know, a lot of projects there, and they all look the same. I mean, I could drive from Sunnyvale-Mountain View on El Camino all the way to South San Francisco and they all look the same. That’s what -- that’s what the plans look here. I mean, we’re losing San Francisco, the uniqueness.” (*Ray Rowland, Planning Commission Oral Comment, July 29, 2021 [I-ROWLAND-1, GC-2]*)

#### RESPONSE GC-2: NON-CEQA

One comment expresses interest in the future residential units at the project site, and another expresses an opinion on the project design. These comments do not pertain to the adequacy, accuracy, or completeness of the draft EIR’s analysis of the project’s physical environmental impacts. No further response to these comments is required pursuant to CEQA Guidelines section 15088.

### 3.C.3 Comment GC-3: General Environmental Comment

“I mean, this global warming, we’re supposed to alleviate the energy consumption and water.” (*Ray Rowland, Planning Commission Oral Comment, July 29, 2021 [I-ROWLAND-3, GC-3]*)

#### RESPONSE GC-3: GENERAL ENVIRONMENTAL COMMENT

The comment is a general statement regarding energy and water consumption. As described in draft EIR Appendix B, Initial Study, Section E.19, Energy, the proposed project would be subject to the energy conservation standards included in the San Francisco Green Building Ordinance. Documentation showing compliance with the ordinance would be required to be submitted with the building permit applications, and compliance would be enforced by the building department. In addition, as described in draft EIR Appendix B, Initial Study, Section E.8, Greenhouse Gas Emissions, compliance with the applicable provisions of the city’s GHG Reduction Strategy demonstrates that the proposed project would not result in wasteful or inefficient consumption of energy resources. With regard to water, while the proposed project would incrementally increase the demand for water in San Francisco, the proposed project would not make a considerable contribution to a cumulative impact on water supply, and the impact would be less than significant. While potable water use would increase, the proposed project would be designed to incorporate water-conserving measures, such as low-flush toilets and urinals, as required by the San Francisco Green Building Ordinance and the City’s Non-potable Water Ordinance (draft EIR Appendix B, Initial Study, Section E.12, Utilities and Services Systems).

### 3. Introduction

#### 3.C. General Comments

This comment does not pertain to the adequacy, accuracy, or completeness of the draft EIR's analysis of the project's physical environmental impacts. No further response to this comment is required pursuant to CEQA Guidelines section 15088.

#### 3.C.4 Comment GC-4: Noticing

"I am requesting that additional notices get posted on all four sides of the property to increase the awareness in the neighborhood. There are only two signs and the one on Bowdoin may not be seen by many folks as it is not a well travelled street." (*Bonnie Bridges, Email, June 30, 2021, [I-BRIDGES-1, GC-4]*)

#### RESPONSE GC-4: NOTICING

The comment requested additional notices be posted at the project site. Contrary to the comment, there were a total of seven posters at the site, which were installed on June 23, 2021, following the planning department guidelines. The planning department guidelines require the posting of one or more larger poster-size (approximately 24 by 36 inches) notice and at least several smaller (11-by-17-inch) notices. Two poster-size notices were installed: one at the corner of Bowdoin and Wayland streets and one at Hamilton and Woolsey streets. Five 11-by-17-inch posters were also posted: three along Hamilton Street and two on the Woolsey Street fence. Three additional 11-by-17-inch posters were posted on the Wayland Street fence on July 2, 2021, to address the commenters concern.

This comment does not pertain to the adequacy, accuracy, or completeness of the draft EIR's analysis of the project's physical environmental impacts. No further response to this comment is required pursuant to CEQA Guidelines section 15088.

#### 3.C.5 Comment GC-5: EIR Adequacy

"The HPC found the analysis of historic resources in DEIR to be adequate and accurate. The HPC concurs with the finding that the proposed project would result in a significant, unavoidable impact to the identified historic resource.

The HPC did not have any comment on the Mitigation Measures and found them to be adequate.

The HPC agreed that the DEIR analyzed a reasonable and appropriate range of preservation alternatives to address historic resource impacts." (*Diane Matsuda, President, San Francisco Historic Preservation Commission, Letter, July 13, 2021 [A-HPC-1, GC-5]*)

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"I think it is a very well put together, comprehensive assessment of the site. I'm very comfortable with seeing thoughtfully elaborated alternatives. And I found the background description, the historic overview, fascinating to read. We do forget what a long history this part of town has. And the description is spellbinding and I read it from beginning to end, actually, twice. Thank you. And I'm very comfortable with where you are and commend you for the thoroughness of your reporting." (*Kathrin Moore, Vice President, San Francisco Planning Commission, Planning Commission Oral Comment, July 29, 2021 [A-CPC-1, GC-5]*)

## RESPONSE GC-5: EIR

The comments agree with the draft EIR analysis, mitigation measures, and range of alternatives. Draft EIR Section 3.A, Historic Architectural Resources, pp. 3.A-20 to 3.A-26, analyzes the proposed project's impacts on historic resources. Impact CR-1 on draft EIR pp. 3.A-22 to 3.A-25 presents Mitigation Measures M-CR-1a through M-CR-1d, which would document the historic architectural resources within the project site and require the preparation of a salvage plan, review of the reconstruction plan, creation of an interpretive program, and retention and relocation of the rose plants. These mitigation measures reduce but not avoid the significant impact on a historic resource with implementation of the proposed project. The comments are noted and no further response is necessary pursuant to CEQA Guidelines section 15088.

### 3.C.6 Comment GC-6: Alternatives

“Commission President Matsuda requested clarification on the number of affordable housing units that would be in the full preservation alternative. She pointed to a discrepancy between the narrative on p. 5-12, which states there would be 5 affordable units and the figure in table 5-1 on p. 5-5 that shows 3 affordable units under this alternative.” (*Diane Matsuda, President, San Francisco Historic Preservation Commission, Letter, July 13, 2021 [A-HPC-2, GC-6]*)

## RESPONSE GC-6: ALTERNATIVES

The comment notes an inconsistency in the number of affordable housing units under the full preservation alternative. The following text change has been made to correct the number of affordable units for Alternative B on draft EIR p. S-39:

Alternative B would construct 24 dwelling units on the northwest portion of the site while the majority of the character-defining features on the remainder of the project site, including 11 greenhouses, would be retained. The character-defining features specific to the greenhouses and individual buildings and structures and more than half of the greenhouses would be retained. Under Alternative B, the 24 dwelling units would feature the same architecture and massing as the proposed project, and approximately 1.45 acres of publicly accessible open space would be provided. The homes would be approximately 35 feet in height, same as the proposed project. Of the 24 total units, ~~five~~<sup>three</sup> would be affordable units. Under this alternative, greenhouses 12–18 would be demolished and the dwelling units would be constructed in their place. Most of the existing greenhouses (1–11), the boiler house, garage/storage building, pesticide mixing tank, water pressure tank, water storage tank, two hand-dug wells, and other small-scale features would be rehabilitated following the Secretary of the Interior's Standards. Similar to the proposed project, the surviving rose plants on the site would be preserved and replanted on the project site. The portion of the property that would be retained and rehabilitated, including the 11 retained greenhouses and other ancillary structures, would be part of the publicly accessible open space. Similar to the proposed project, potential programming for the publicly accessible open space could include event space,<sup>4</sup> open lawn with flex space, seating areas, and areas for community members to grow and cultivate plants.

For the same reason, the following staff-initiated text change has been made to correct the number of affordable units for Alternative B on draft EIR p. 5-12:

Under this alternative, greenhouses 12–18 would be demolished and 24 dwelling units would be constructed in their place. The dwelling units would be developed on the west side of the project site

### 3. Introduction

#### 3.C. General Comments

fronting Bowdoin and Wayland streets and would feature the same architecture and massing as the proposed project. The homes would be approximately 35 feet in height, same as the proposed project. The duplexes facing Bowdoin Street would be arranged in tandem (with front and rear unit) in parallel rows. The duplexes fronting Wayland Street would be slightly taller with denser massing than those fronting Bowdoin Street. Of the 24 total units, ~~five~~ three would be affordable units. The 24 residential units and 24 vehicle parking spaces would be accessed via 12 new curb cuts (nine on Bowdoin Street and three on Wayland Street). Alternative B would provide 24 class 1 and 2 class 2 bicycle parking spaces. Similar to the proposed project, class 1 bicycle parking would be provided within the residential unit garages, while class 2 bicycle parking spaces would be provided within the sidewalk area adjacent to the project site.

As noted in Table S-4 (draft EIR p. S-42) and Table 5-1 (draft EIR p. 5-5), under planning code section 415.6(a)(1), projects that propose 10 or more and less than 25 units are required to only provide 12 percent affordable housing. The revisions to the number of affordable units on draft EIR pp. S-39 and 5-15 do not change the analysis or conclusions presented in the draft EIR.

#### 3.C.7 Comment GC-7: Project Description and Alternatives

“Commission President Matsuda asked for clarification that the alternatives presented accounts for the most recent project (plan set updated 5/28/2021) that includes reconstruction of two of the greenhouses and the boiler house is supported by the community group Friends of Woolsey.” (*Diane Matsuda, President, San Francisco Historic Preservation Commission, Letter, July 13, 2021 [A-HPC-3, GC-7]*)

#### RESPONSE GC-7: PROJECT DESCRIPTION AND ALTERNATIVES

The comment requests clarification that the reconstruction of the two greenhouses and boiler house is reflected in the most recent project plan. Changes made to the project after the notice of preparation are described on draft EIR p. 1-5, “[t]he project analyzed in this EIR proposes a 0.38-acre (16,390-square-foot) publicly accessible open space and 62 dwelling units. The increase in publicly accessible open space at the corner of Woolsey and Hamilton streets is due to the project sponsor proposing to rebuild greenhouse numbers 1 and 2 to their original size and location as part of the publicly accessible open space. Potential programming for the publicly accessible open space could include event space, open lawn with flex space, seating areas, and areas for community members to grow and cultivate plants. The boiler house would be rebuilt, as proposed under the NOP.” The rebuilt greenhouses and boiler house are shown on Figure 2-3, draft EIR p. 2-7, and are based on the May 28, 2021, plan set referenced in the comment.

The alternatives in draft EIR Chapter 5 also account for the retention of character-defining features on the project site. As described on draft EIR p. 5-12, Alternative B (Full Preservation Alternative) would rehabilitate “most of the existing greenhouses (1–11), the boiler house, garage/storage building, pesticide mixing tank, water pressure tank, water storage tank, two hand-dug wells, and other small-scale features would be rehabilitated following the Secretary of the Interior’s Standards.” As described on draft EIR p. 5-16 for Alternative C (Partial Preservation Alternative), “Some of the existing greenhouses (1–3 and 11–13), the boiler house, garage/storage building, mixing tank, water pressure tank, water storage tank, two hand-dug wells, and other small-scale features would be rehabilitated following the Secretary of the Interior’s Standards.” Therefore, the rehabilitation of the greenhouses and the boiler house have been considered in the proposed project and alternatives analysis presented in the draft EIR.



## CHAPTER 4

# DRAFT EIR REVISIONS

This section presents text changes to the 770 Woolsey Street Project draft EIR initiated by planning department staff. The text revisions clarify, expand, correct, or update the information presented in the draft EIR. The revised text does not provide new information that would result in any new significant impact not already identified in the draft EIR and initial study or a substantial increase in the severity of an impact identified in the draft EIR and initial study that cannot be mitigated to less than significant with implementation of mitigation measures agreed to by the project sponsor. Thus, none of the text revisions would require recirculation pursuant to CEQA Guidelines section 15088.5. The draft EIR and this Response to Comments document together constitute the final EIR for the proposed project. In the revisions shown below, deleted text is shown in ~~strike-through~~ and new text is double-underlined.

### 4.A Revisions to Summary Chapter

The second paragraph under draft EIR Section S.2, Project Summary, p. S-1, has been revised as follows to reflect the latest residential and open space square footages:

The proposed project would also include an approximately 0.39-acre (~~17,170~~17,200-square-foot) publicly accessible open space (which would include two rebuilt greenhouses), approximately ~~11,210~~11,200 square feet of common open space in the form of connected courtyards and passageways referred to as “the spine” and “mews” for residents only, and approximately ~~14,890~~14,900 square feet of private open space (e.g., courtyards and rear yards).

The “Open Space” rows in draft EIR Table S-2, p. S-2, have been revised to reflect the latest open space square footages:

OPEN SPACE	AREA (SQUARE FEET)
Publicly accessible open space	<del>17,170</del> <u>17,200</u>
Common residential open space (the “spine” and “mews”)	<del>11,210</del> <u>11,200<sup>b</sup></u>
Private residential open space	<del>14,890</del> <u>14,900</u>
<b>Total open space</b>	<b><del>43,270</del><u>43,300</u></b>

#### 4. Introduction

##### 4.A. Revisions to Summary Chapter

Impact BI-1 in Table S-3 on draft EIR p. S-27 has been corrected to reflect the need for a mitigation measure to reduce impacts to a less-than-significant level:

**Impact BI-1: The proposed project ~~would not~~ could have a substantial adverse effect, either directly or indirectly through habitat modifications, on any special-status species and ~~would not~~ could interfere with the movement of native resident or wildlife species or with established native resident or migratory wildlife corridor, or impede the use of native wildlife nursery site. (Less than Significant with Mitigation)**

Impact GE-5 in Table S-3 draft EIR pp. S-31 to S-32 has been corrected to reflect the need for a mitigation measure to reduce impacts to a less-than-significant level:

**Impact GE-5: The proposed project ~~would not~~ could directly or indirectly destroy a unique paleontological resource or site or geologic feature. (Less than Significant with Mitigation)**

Draft EIR Table S-4, p. S-42, has been revised as follows to correct a typographical error for the number of bicycle parking spaces provided under the proposed project and update the residential square footage:

**Table S-4 Comparison of the Proposed Project and Alternatives**

Project Characteristics	Proposed Project	Alternative A: No Project	Alternative B: Full Preservation	Alternative C: Partial Preservation
DESCRIPTION	NUMBER			
Building/structure heights	35 feet	15 feet	35 feet	35 feet
Total dwelling units	62	0	24	40
Affordable units	12	0	3 <sup>a</sup>	8
Building square feet	<del>118,100</del> 118,600	0	46,700	77,800
Vehicle parking spaces	62	0	24	40
Bicycle parking class 1	<del>62</del> 93	0	24	40
Bicycle parking class 2	<del>4</del> 12	0	2	3
Publicly accessible open space	<del>0.38</del> 0.39 acre	0	1.45 acres	0.9 acre
Number of Greenhouses Retained	2	18	11	6
Compliance with Secretary of the Interior's Standards	No	N/A	Yes	Partially
...				

The following text change has been made to correct the number of affordable units for Alternative B on p. S-39. The revision to the number of affordable units in the narrative does not change the analysis or conclusions presented in the draft EIR as the correct number was shown in Table S-4, p. S-42, and Table 5-1, p. 5-5:

Alternative B would construct 24 dwelling units on the northwest portion of the site while the majority of the character-defining features on the remainder of the project site, including 11 greenhouses, would be retained. The character-defining features specific to the greenhouses and individual buildings and

structures and more than half of the greenhouses would be retained. Under Alternative B, the 24 dwelling units would feature the same architecture and massing as the proposed project, and approximately 1.45 acres of publicly accessible open space would be provided. The homes would be approximately 35 feet in height, same as the proposed project. Of the 24 total units, ~~five~~ three would be affordable units. Under this alternative, greenhouses 12–18 would be demolished and the dwelling units would be constructed in their place. Most of the existing greenhouses (1–11), the boiler house, garage/storage building, pesticide mixing tank, water pressure tank, water storage tank, two hand-dug wells, and other small-scale features would be rehabilitated following the Secretary of the Interior’s Standards. Similar to the proposed project, the surviving rose plants on the site would be preserved and replanted on the project site. The portion of the property that would be retained and rehabilitated, including the 11 retained greenhouses and other ancillary structures, would be part of the publicly accessible open space. Similar to the proposed project, potential programming for the publicly accessible open space could include event space,<sup>4</sup> open lawn with flex space, seating areas, and areas for community members to grow and cultivate plants.

As noted in draft EIR Table S-4, p. S-42, and Table 5-2, p. 5-5, under planning code section 415.6(a)(1), projects that propose 10 or more and less than 25 units are required to only provide 12 percent affordable housing. The revisions to the number of affordable units do not change the analysis or conclusions presented in the draft EIR.

## 4.B Revisions to Introduction Chapter

The first paragraph on page 1-1 has been revised to reflect the latest open space square footages:

The proposed project would also include an approximately 0.39-acre (~~17,170~~ 17,200-square-foot) publicly accessible open space (which would include two rebuilt greenhouse structures), approximately ~~11,210~~ 11,200 square feet of common open space in the form of connected shared courtyards and passageways referred to as “the spine” and “mews” for residents only, and approximately ~~14,890~~ 14,900 square feet of private open space (e.g., private rear yards and courtyards) for residents.

The text under draft EIR Section 1.D.3, Project Changes after the Notice of Preparation, p. 1-5, has been revised to reflect the latest open space square footage:

The project analyzed in this EIR proposes a ~~0.380~~ 0.39-acre (~~16,390~~ 17,200-square-foot) publicly accessible open space and 62 dwelling units.

## 4.C Revisions to Project Description Chapter

The first paragraph on page 2-1 has been revised as follows to reflect the latest open space square footage:

The proposed project would also include an approximately 0.39-acre (~~17,170~~ 17,200-square-foot) publicly accessible open space (which would include two rebuilt greenhouse structures), approximately ~~11,210~~ 11,200 square feet of common open space in the form of connected shared courtyards and passageways referred to as “the spine” and “mews” for residents only, and

#### 4. Introduction

##### 4.C. Revisions to Project Description Chapter

approximately ~~14,890~~14,900 square feet of private open space (e.g., private rear yards and courtyards) for residents.

To correct a typographical error in the project objectives, the following text change has been made on page 2-1:

- Develop a mixed-income residential development consistent with and ~~maximize~~maximizing housing density pursuant to the planning code within project site constraints and incorporating on-site affordable units.

The first sentence under 2.E.1, Residential Units on page 2-6 has been revised as follows to reflect the latest residential square footage:

The project proposes to demolish the existing structures on the project site and construct 62 dwelling units, comprised of 31 duplexes, totaling approximately ~~118,100~~118,600 square feet (see **Figure 2-3**).

The first sentence under draft EIR Section 2.E.2, Open Space, p. 2-6, has been revised as follows to reflect the latest open space square footage:

The proposed project would provide an approximately 0.39-acre (~~17,170~~17,200-square-foot) publicly accessible open space at the corner of Woolsey and Hamilton streets (see Figure 2-3). The project sponsor proposes to rebuild the boiler house and greenhouse numbers 1 and 2 in the original size and location as part of the publicly accessible open space.

The first paragraph on page 2-12 has been revised as follows to reflect the latest open space square footages:

The proposed project would also include approximately 26,100 square feet of private open space in the form of rear yards, courtyards, and shared gathering and interior circulation spaces accessible only to residential occupants. Approximately ~~11,210~~11,200 square feet of common space for the residents would be provided along the center of the site on a north-south alignment, as well as in east-west open space walkways and connected courtyard spaces. The north-south residential common open space is also referred to as “the spine” and would range between 20 to 35 feet wide, while the east-west open space walkways and connected courtyard spaces are also referred to as “mews” and would range between 15 to 20 feet in width (see Figure 2-3, p. 2-7, and Figure 2-4, p. 2-8). Approximately ~~14,890~~14,900 square feet of open space would be private rear yard and courtyard open spaces. The parallel rows of duplexes fronting Bowdoin and Hamilton streets on north-south alignment would be separated by 20-foot-wide private courtyards. The north-south alignment duplexes adjacent to the spine would have private rear yards approximately 15 feet in depth. As with the publicly accessible open space, fencing for the residential common space would use reclaimed wood from the greenhouses as feasible. Individual dwelling units may include additional open space in the form of balconies and roof decks.

The “Open Space” rows in Table 2-1 (page 2-14) have been revised to reflect the latest open space square footages:

OPEN SPACE	AREA (SQUARE FEET)
Publicly accessible open space	<del>17,170</del> 17,200
Common residential open space (the “spine” and “mews”)	<del>11,210</del> 11,200 <sup>b</sup>
Private residential open space	<del>14,890</del> 14,900
<b>Total open space</b>	<b><del>43,270</del>43,300</b>

The following revisions have been made on page 2-18 to correct the subdivision approval:

**San Francisco Public Works**

- Subdivision approval to create 31 residential lots, one lot for publicly accessible open space lot, and ~~one lot(s)~~ for common open space (e.g., for the “spine” and “mews”)

## 4.D Revisions to Alternatives Chapter

To correct a typographical error in the project objectives, the following text change has been made on page 5-2:

- Develop a mixed-income residential development consistent with and ~~maximize~~ maximizing housing density pursuant to the planning code within project site constraints and incorporating on-site affordable units.

Draft EIR Table 5-1, p. 5-5, has been revised as follows to correct a typographical error for the number of bicycle parking spaces provided under the proposed project, and update the residential and open space square footages:

**Table 5-1 Comparison of the Proposed Project and Alternatives**

Project Characteristics	Proposed Project	Alternative A: No Project	Alternative B: Full Preservation	Alternative C: Partial Preservation
DESCRIPTION	NUMBER			
Building/structure heights	35 feet	15 feet	35 feet	35 feet
Total dwelling units	62	0	24	40
Affordable units	12	0	3 <sup>a</sup>	8
Building square feet	<del>118,100</del> 118,600	0	46,700	77,800
Vehicle parking spaces	62	0	24	40
Bicycle parking class 1	<del>62</del> 93	0	24	40
Bicycle parking class 2	<del>4</del> 12	0	2	3
Publicly accessible open space	<del>0.38</del> 0.39 acre	0	1.45 acres	0.9 acre
Number of Greenhouses Retained	2	18	11	6
Compliance with Secretary of the Interior's Standards	No	N/A	Yes	Partially
...				

The following text change has been made to correct the number of affordable units for Alternative B on draft EIR p. 5-12:

Under this alternative, greenhouses 12–18 would be demolished and 24 dwelling units would be constructed in their place. The dwelling units would be developed on the west side of the project site fronting Bowdoin and Wayland streets and would feature the same architecture and massing as the proposed project. The homes would be approximately 35 feet in height, same as the proposed project. The duplexes facing Bowdoin Street would be arranged in tandem (with front and rear unit) in parallel rows. The duplexes fronting Wayland Street would be slightly taller with denser massing than those fronting Bowdoin Street. Of the 24 total units, ~~five~~ three would be affordable units. The 24 residential units and 24 vehicle parking spaces would be accessed via 12 new curb cuts (nine on Bowdoin Street and three on Wayland Street). Alternative B would provide 24 class 1 and 2 class 2 bicycle parking spaces. Similar to the proposed project, class 1 bicycle parking would be provided within the residential unit garages, while class 2 bicycle parking spaces would be provided within the sidewalk area adjacent to the project site.

The first sentence in the last paragraph on draft EIR p. 5-14 has been revised as follows to reflect the latest proposed project residential square footage:

Alternative B would develop the site with 24 dwelling units and would have a less intensive land use development program (~~118,100~~ 118,600 square feet of development under the proposed project and 46,700 square feet under this alternative).

The first sentence in the second paragraph on draft EIR p. 5-18 has been revised as follows to reflect the latest proposed project residential square footage:

Alternative C would develop the site with 40 dwelling units and would have a less intensive land use development program (~~118,100~~118,600 square feet of development under the proposed project and 77,800 square feet under this alternative).

## 4.E Revisions to Appendix B, Initial Study

The paragraph under “Open Space Requirements” on draft EIR p. 4 has been revised as follows to reflect the latest open space square footages:

Planning code section 135 requires either 300 square feet of private open space for each dwelling unit, or shared, common open space in the amount of 400 square feet per dwelling unit. The proposed project would be required to provide 18,600 square feet of private open space, or 24,800 square feet of common open space, or a combination thereof. The proposed project would exceed the open space requirements by providing a combination of approximately ~~14,890~~14,900 square feet of private open spaces (e.g., courtyards and rear yards) for 34 dwelling units and, for the remaining 28 dwelling units, private shared open space totaling approximately ~~11,210~~11,200 square feet (the “spine” and “mews”), where 11,200 square feet would be required. Although not required by the planning code, the proposed project would also provide an approximately 0.39-acre (~~17,170~~17,200-square-foot) publicly accessible open space at the corner of Woolsey and Hamilton streets.

The last paragraph under Impact RE-1 on draft EIR p. 59 has been revised as follows to reflect the latest open space square footages:

In accordance with the San Francisco Planning Code, the proposed project would provide approximately ~~14,890~~14,900 square feet of private open space in the form of rear yards and courtyards and approximately ~~11,210~~11,200 square feet of private shared open space referred to as “the spine” and intersecting “mews” for residents only. In addition, the proposed project would also provide an approximately ~~17,170~~17,200-square-foot publicly accessible open space at the corner of Woolsey and Hamilton streets.

The first sentence under Impact RE-2 on draft EIR p. 59 has been corrected as follows and to reflect the latest open space square footages:

As described above, the proposed project would provide approximately ~~23,640~~14,900 square feet of private open space, approximately ~~7,510~~11,200 square feet of common open space for residents, and a ~~16,390~~17,200-square-foot publicly accessible open space.

#### 4. Introduction

##### 4.E. Revisions to Appendix B, Initial Study

Impact BI-1 on draft EIR p. 71 has been corrected to reflect the need for a mitigation measure to reduce impacts to a less-than-significant level:

**Impact BI-1: The proposed project ~~would not~~ could have a substantial adverse effect, either directly or indirectly through habitat modifications, on any special-status species and ~~would not~~ could interfere with the movement of native resident or wildlife species or with established native resident or migratory wildlife corridor, or impede the use of native wildlife nursery site. (*Less than Significant with Mitigation*)**

Impact GE-5 on draft EIR p. 83 has been corrected to reflect the need for a mitigation measure to reduce impacts to a less-than-significant level:

**Impact GE-5: The proposed project ~~would not~~ could directly or indirectly destroy a unique paleontological resource or site or geologic feature. (*Less than Significant with Mitigation*)**



## **ATTACHMENT 1**

Draft EIR Public Hearing Transcript



BEFORE THE

In the matter of: )  
 )  
770 Woolsey Street )  
\_\_\_\_\_ )

## REGULAR MEETING

## ITEM 10

PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT

REMOTE VIA WEBEX

THURSDAY, JULY 29, 2021

1:00 P.M.

Reported by:

Martha Nelson

## APPEARANCES

### Commissioners

Joel Koppel, President

Kathrin Moore, Vice President

Sue Diamond

Theresa Imperial

Rachel Tanner

Frank Fung

### Staff

Jonas Ionin, Secretary

Jenny Delumo, Environmental Coordinator

### Public Comment

Carol Miller

Ray Rowland

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P R O C E E D I N G S

3:26 P.M.

THURSDAY, JULY 29, 2021

(Item 10 begins.)

MR. IONIN: Commissioners, that will place us on item ten for Case Number 2017-012086ENV for the property at 770 Woolsey Street. This is a Draft Environmental Impact Report. And it is for your review and comment.

Staff, are you prepared to make your presentation? Ms. Delumo, are you with us? Ms. Delumo?

MS. DELUMO: Hi. Thanks for un-muting me. Yes, I'm ready. Can you --

MR. IONIN: Okay.

MS. DELUMO: -- give me access --

MR. IONIN: The floor is yours.

MS. DELUMO: -- to share my screen? Thank you.

MR. IONIN: Yes.

MS. DELUMO: Thanks. Good afternoon, again, President Koppel and Members of the Commission. I'm Jenny Delumo, Planning Department Staff, Environmental Coordinator for the 770 Woolsey Street project -- or the proposed

1 project. Joining me remotely today is Devyani  
2 Jain, Deputy Environmental Review Officer, and  
3 Chelsea Fordham, Principal Planner, both with the  
4 Planning Department.

5           The item before you is review and comment  
6 on the Draft Environmental Impact Report, or  
7 Draft EIR, prepared for the proposed project.  
8 The purpose of today's hearing is to take public  
9 comments on the adequacy, accuracy, and  
10 completeness of the Draft EIR, pursuant to  
11 California Environmental Quality Act, or CEQA,  
12 and San Francisco's local procedures to implement  
13 the CEQA. No further action on this document is  
14 requested at this time.

15           The project site is an approximately 2.2-  
16 acre lot in the Portola Neighborhood and is  
17 bordered by Wayland Street to the north, Hamilton  
18 Street to the east, Woolsey Street to the South,  
19 and Bowdoin Street to the west.

20           Until 1990, the project site was used for  
21 agricultural purposes. Eighteen unused  
22 greenhouses and associated agricultural  
23 structures are still located on the site. The  
24 proposed project would demolish most of the  
25 existing structures on the site and construct 62

1 residential dwelling units comprised of 31  
2 duplexes approximately 35 feet in height. The  
3 proposed project would include 62 vehicle parking  
4 spaces, bicycle parking, and streetscape  
5 improvements, and 12 onsite affordable housing  
6 units.

7           The proposed project would also include  
8 approximately 11,210 square feet of private  
9 common open space, and 17,170 square feet of  
10 publicly-accessible open space. For the proposed  
11 publicly-accessible open space, the project  
12 sponsor proposes to rebuild 2 of the 18  
13 greenhouses with materials salvaged from the  
14 existing greenhouses, as feasible. Potential  
15 programming for the publicly-accessible open  
16 space could include event space, an open lawn,  
17 scenic areas, and areas for growing plants.

18           Now I'd like to provide you with a brief  
19 summary of the findings of the Draft EIR.

20           The Draft EIR concluded that the project  
21 site is individually eligibly for listing in the  
22 California Register of Historic Places under  
23 Criterion 1, or association with agricultural  
24 sediment in the Portola Neighborhood of the  
25 Italian American community. The site is also



1 eligible under Criterion 3 as a rare vernacular  
2 small-scale, family-operated nursery. The Draft  
3 EIR found that 770 Woolsey retains sufficient  
4 integrity such that it is able to communicate its  
5 significance as a small-scale, family-owned  
6 greenhouse nursery.

7           For these reasons, 770 Woolsey is a  
8 historic resource under CEQA.

9           The Draft EIR concluded that the  
10 demolition of all the greenhouses and associated  
11 structures on the site and the proposed new  
12 construction would result in a substantial  
13 adverse change to the significance of the  
14 historic resources on the project site and  
15 impacts would be significant.

16           The Draft EIR identified the following  
17 four mitigation measures to reduce this  
18 complaint: first, documentation of the historical  
19 resources; second, implementation of a salvage  
20 plan; third, permanent display of interpreted  
21 materials; and fourth, retention of the existing  
22 rose plants on the site. While these mitigation  
23 measures would reduce the project's impacts on  
24 historic resources, those impacts would remain  
25 significant and unavoidable.

1           The initial study for the project  
2 concluded that impacts to cultural resources,  
3 tribal cultural resources, noise, air quality,  
4 biological resources, and paleontological  
5 resources would be significant but could be  
6 mitigated to a less than significant level. All  
7 other impacts from the proposed project were  
8 found to be less than significant or would result  
9 in no impacts.

10           The Draft EIR analyzed three project  
11 alternatives, including the no-project  
12 alternative, which is required by CEQA, and we  
13 made no changes to the project site and, thus, no  
14 impacts.

15           Under the full preservation alternative,  
16 the project site would be developed with  
17 approximately 24 dwelling units, 24 vehicle  
18 parking spaces, and 1.45 acres of publicly-  
19 accessible open space. Eleven of the 18  
20 greenhouses would be retained on the project site  
21 under this alternative compared to two under the  
22 proposed project. The publicly-accessible open  
23 space under the full preservation alternative  
24 would be potentially programmed in a manner  
25 similar to that of the proposed project.

1           Although this alternative would  
2 physically alter the historic resources overall  
3 layout and replace some of the character-defining  
4 features with new construction, the character of  
5 the historic resources would remain evidence,  
6 thus the full preservation alternative would not  
7 result in a significant impact to historic  
8 resources, and no historic resource mitigation  
9 measures would be required. All of the other  
10 mitigation measures identified to reduce impacts  
11 to less than significant levels for the proposed  
12 project would apply to this alternative.

13           The partial preservation alternative  
14 would result in 40 dwelling units, 40 vehicle  
15 parking spaces, and 0.9 acres of publicly-  
16 accessible open space. Six of the eighteen  
17 greenhouses would be retained under this  
18 alternative compared to two under the proposed  
19 project. The partial preservation alternative  
20 would result in an adverse impact to the historic  
21 resources on the site and, like the proposed  
22 project, would result in significant impacts.  
23 The same historic resource mitigation measures  
24 apply to this alternative. But, like the  
25 proposed project, impacts would remain

1 significant and unavoidable.

2           In addition, the partial preservation  
3 alternative would require the same mitigation  
4 measures as the proposed project to reduce other  
5 impacts to less than significant levels. The  
6 publicly-accessible open space under the partial  
7 preservation alternative would be potentially  
8 programmed in a manner similar to that under the  
9 proposed project.

10           The Historic Preservation Commission  
11 reviewed and commented on the Draft EIR at a  
12 hearing on July 7, 2021. They prepared a comment  
13 letter which was transmitted to the Planning  
14 Commission. In summary, the Historic  
15 Preservation Commission found the analysis of  
16 historic resources in the Draft EIR, including  
17 the proposed mitigation measures, to be adequate  
18 and accurate and agree that the Draft EIR  
19 analyzed a reasonable and appropriate range of  
20 preservation alternatives.

21           Today, the Planning Department is seeking  
22 comments on the adequacy and accuracy of the  
23 information contained in the Draft EIR. For  
24 members of the public who wish to provide verbal  
25 comments, please state your name for the record,

1 please speak slowly and clearly so that the court  
2 reporter can make an accurate transcript of  
3 today's proceedings.

4           Staff is not here to respond to comments  
5 today. Comments will be transcribed and  
6 responded to in writing in a Responses to  
7 Comments document which will respond to all  
8 relevant verbal and written comments received  
9 during the public comment period and make  
10 revisions to the Draft EIR as appropriate.

11           The Draft EIR for the proposed project  
12 was published on June 23rd, 2020. And the public  
13 review period began on June 24th, 2021 -- sorry,  
14 June 23rd, 2021. And the public review period  
15 began on June 24, 2021. Those who are interested  
16 in commenting on the Draft EIR in writing may  
17 submit their comments to me, Jenny Delumo, EIR  
18 Coordinator, at [jenny.delumo@sfgov.org](mailto:jenny.delumo@sfgov.org), or mail  
19 them to 49 South Van Ness Avenue, Suite 1400, San  
20 Francisco, California 94103 by 5:00 p.m. on  
21 August 9th, 2021 when the public comment period  
22 closes.

23           If you wish to receive a hardcopy of the  
24 Draft EIR or a copy of the written responses to  
25 your comments, please provide your contact

1 information, either email or mailing address, to  
2 jenny.delumo@sfgov.org, or call (628) 652-7568  
3 and leave a message with that information.

4 Thank you.

5 MR. IONIN: Thank you. That concludes  
6 Staff's presentation. We should open up public  
7 comment.

8 Members of the public, this is your  
9 opportunity to submit your comments related to  
10 the Draft EIR by pressing star three. When you  
11 hear that your line has been un-muted, that's  
12 your indication to begin speaking. You have two  
13 minutes.

14 MS. MILLER: Hi. I'm Carol Miller, a  
15 long-time Portola community member, speaking to  
16 oppose the 770 Woolsey Project and the Draft EIR.

17 I want to echo comments that we are not  
18 opposed to new housing and the need for it.  
19 There are many developments planned and currently  
20 underway in our neighborhood, as well as in  
21 surrounding communities. We just don't want this  
22 site developed but would rather have it preserved  
23 into an agricultural community asset.

24 What this developer document shows is  
25 non-affordable housing. It is 62 units of high-

I-Miller-1  
(GC-1)

1 end luxury condos and 13 units that are below  
 2 market rate. The real estate speculators are  
 3 bragging that the affordable units are these  
 4 condos -- for these condos is -- are affordable  
 5 to many. This may be true to a rich real estate  
 6 speculator, but these units will be unaffordable  
 7 to the average teacher, firefighter, working-  
 8 class member in this city. Plus, it is a lottery  
 9 to get one of those 13 units with hundreds  
 10 participating.

11           These developers don't care about  
 12 actually providing affordable housing. They're  
 13 only providing the bare minimum they have to and  
 14 trying to make themselves sound like they are  
 15 solving the city's housing crisis. This proposed  
 16 development won't make a dent.

17           But destroying this piece of Portola  
 18 history will cause permanent damage to the city.  
 19 The developers want to make a ton of cash in the  
 20 Portola and then leave us with the problems their  
 21 luxury condos development will create. The  
 22 Portola is tired of being the city's place to  
 23 dump and run for things like pollution,  
 24 gentrification, traffic, and congestion. They  
 25 are making empty promises to try to appease the

1 neighborhood. And the little corner of green --

↑ I-Miller-1  
(cont.)

2 MR. IONIN: You've ended your time.

3 MS. MILLER: -- they are talking about is  
4 introducing --

5 MR. IONIN: Thank you, ma'am. That's  
6 your time.

7 MR. ROWLAND: Hi. I'm Ray Rowland  
8 (phonetic). I live up on the top of Hanson,  
9 looking down at the project.

10 I just want to let you know that we have  
11 a lot of projects going on in the neighborhood.  
12 We have two large projects to the east of us, two  
13 blocks. San Bruno has a couple projects very  
14 poorly supervised. We've got Lodge (phonetic).  
15 We've got Bayview and Hunters Point, you know, a  
16 lot of projects there, and they all look the  
17 same. I mean, I could drive from Sunnyvale-  
18 Mountain View on El Camino all the way to South  
19 San Francisco and they all look the same. That's  
20 what -- that's what the plans look here. I mean,  
21 we're losing San Francisco, the uniqueness.

I-Rowland-1  
(GC-2)

22 You know, and all of these are plans of  
23 one-car parking. I mean, I know it's a joke that  
24 only one car is going to be there. You know,  
25 it's a joke. Contractor knows it's a joke.

I-Rowland-2  
(PD-1)



1 I mean, this global warming, we're  
2 supposed to alleviate the energy consumption and  
3 water. It's like we're planning for the Ice Age.

4 Well, you know, I know it's about money,  
5 I get it. I know it's about the tax base. But I  
6 mean, it's just for the working-class  
7 neighborhoods that we have, just there's no  
8 historic preservation. This is a great place.  
9 And this is a working-class farm, historic.

10 And I know my remarks really won't change  
11 your minds but I kind of want to ask ya, if you  
12 lived where I live in the Portola, would you  
13 rather have 40 units that's really not going to  
14 make much of a dent in housing, or would you have  
15 a beautiful, working, interact farm --  
16 interactive farm that the neighborhood can really  
17 be proud of and use it for generations after  
18 generations?

19 So you know, we're talking about the  
20 Environment Impact Report. Now that would be  
21 good environment.

22 Thanks a lot.

23 MR. IONIN: Okay. Members of the public,  
24 last call for public comment on the Draft EIR.  
25 You need to press star, then three.

I-Rowland-3  
(GC-3)

I-Rowland-4  
(GC-1)

1           Seeing no additional requests to speak  
2 from members of the public, public comment on the  
3 Draft EIR is closed.

4           Commissioners, it is now before you.

5           PRESIDENT KOPPEL: So I do not have too  
6 many comments to add.

7           Let's call on Commissioner Moore.

8           VICE PRESIDENT MOORE: I think it is a  
9 very well put together, comprehensive assessment  
10 of the site. I'm very comfortable with seeing  
11 thoughtfully elaborated alternatives. And I  
12 found the background description, the historic  
13 overview, fascinating to read. We do forget what  
14 a long history this part of town has. And the  
15 description is spellbinding and I read it from  
16 beginning to end, actually, twice. Thank you.  
17 And I'm very comfortable with where you are and  
18 commend you for the thoroughness of your  
19 reporting.

20           Thank you.

21           MR. IONIN: Okay, Commissioners, if  
22 there's no other requests to speak from Members  
23 of the Commission on the Draft Environmental  
24 Impact Report, there is no action for you today,  
25 and you can certainly submit your comments in

A-CPC-1  
(GC-4)

1 writing.

2 (Item 10 concludes at 3:42 p.m.)

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CERTIFICATE OF REPORTER

I do hereby certify that the testimony in the foregoing hearing was taken at the time and place therein stated; that the testimony of said witnesses were reported by me, a certified electronic court reporter and a disinterested person, and was under my supervision thereafter transcribed into typewriting.

And I further certify that I am not of counsel or attorney for either or any of the parties to said hearing nor in any way interested in the outcome of the cause named in said caption.

IN WITNESS WHEREOF, I have hereunto set my hand this 18th day of August, 2021.



---

MARTHA L. NELSON, CERT\*\*367

CERTIFICATE OF TRANSCRIBER

I do hereby certify that the testimony in the foregoing hearing was taken at the time and place therein stated; that the testimony of said witnesses were transcribed by me, a certified transcriber and a disinterested person, and was under my supervision thereafter transcribed into typewriting.

And I further certify that I am not of counsel or attorney for either or any of the parties to said hearing nor in any way interested in the outcome of the cause named in said caption.

I certify that the foregoing is a correct transcript, to the best of my ability, from the electronic sound recording of the proceedings in the above-entitled matter.



---

MARTHA L. NELSON, CERT\*\*367

August 18, 2021



## **ATTACHMENT 2**

Draft EIR Comment Letters and Emails







July 13, 2021

Ms. Lisa Gibson  
Environmental Review Officer  
San Francisco Planning Department  
49 South Van Ness Avenue, Suite 1400  
San Francisco, CA 94103

Dear Ms. Gibson,

On July 7, 2021, the Historic Preservation Commission (HPC) held a public hearing in order for the commissioners to provide comments to the San Francisco Planning Department on the Draft Environmental Impact Report (DEIR) for the proposed 770 Woolsey Street Project (2017-012086ENV). As noted at the hearing, public comment provided at the July 7, 2021 hearing, will not be responded to in the Responses to Comments document. After discussion, the HPC arrived at the comments below on the DEIR:

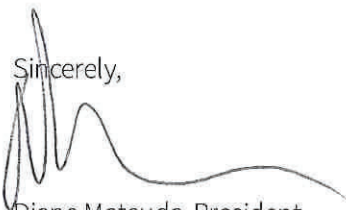
- The HPC found the analysis of historic resources in DEIR to be adequate and accurate. The HPC concurs with the finding that the proposed project would result in a significant, unavoidable impact to the identified historic resource.
- The HPC did not have any comments on the Mitigation Measures and found them to be adequate.
- The HPC agreed that the DEIR analyzed a reasonable and appropriate range of preservation alternatives to address historic resource impacts.
- Commission President Matsuda requested clarification on the number of affordable housing units that would be in the full preservation alternative. She pointed to a discrepancy between the narrative on p. 5-12 which states there would be 5 affordable units and the figure in table 5-1 on p.5-5 that shows 3 affordable units under this alternative.
- Commission President Matsuda asked for clarification that the alternatives presented accounts for the most recent project (plan set updated 5/28/2021) that includes reconstruction of two of the greenhouses and the boiler house is supported by the community group Friends of Woolsey.

A-HPC-1  
(GC-5)

A-HPC-2  
(GC-6)

A-HPC-3  
(GC-7)

The HPC appreciates the opportunity to participate in review of this environmental document.

Sincerely,  


Diane Matsuda, President  
Historic Preservation Commission



Supervisor Hillary Ronen  
District 9 Supervisor  
City Hall, 1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

Dear Supervisor Ronen,

The Friends of 770 Woolsey (FO770) is a California unincorporated nonprofit association comprised of Portola residents committed to engaging our neighbors and the larger San Francisco community to develop a community asset at the Portola's last historic nursery site at 770 Woolsey.

As you know, for the past several years, we have worked hard to advance a community-driven vision for 770 Woolsey. That vision is to develop the full 2.2 acre site at 770 Woolsey as a community asset which preserves the Portola's unique urban agricultural history and creates a thriving and sustainable community hub grounded in urban agriculture, education and community. We envision this as a place where the community comes together and that strengthens our bonds, where young and older people are invited to learn and to get their hands dirty, and a working agricultural operation rooted in values of financial and environmental sustainability.

We are pleased to report that we have reached an agreement with the current owners of the 770 Woolsey site ("the Owners"). In keeping with said agreement, we are writing to you now to express our general support for the Modified Project detailed in the attached Exhibit C, and the Owner's associated Modified Planning Application.

We believe that by creating a community owned, publicly accessible parcel of greater than one third of an acre, and by restoring several historic structures including the Boiler House and Greenhouses 1 and 2 to Secretary of the Interior's Standards for the Treatment of Historic Properties, and by including the addition of a new ADA bathroom in the Boiler Room and other ancillary benefits, the Modified Project achieves several important community goals in its own right. Even more importantly, the Modified Project is part of and supports the larger agreement by and between FO770 and the Owners, wherein FO770, and through them the wider Portola community, has secured from the Owners two options to purchase the 770 Woolsey site. It is these options to purchase that form the bedrock for our general support for the Modified Project.

Sincerely,  
Friends of 770 Woolsey Street

O-FO770-1  
(GC-1)

## Exhibit C

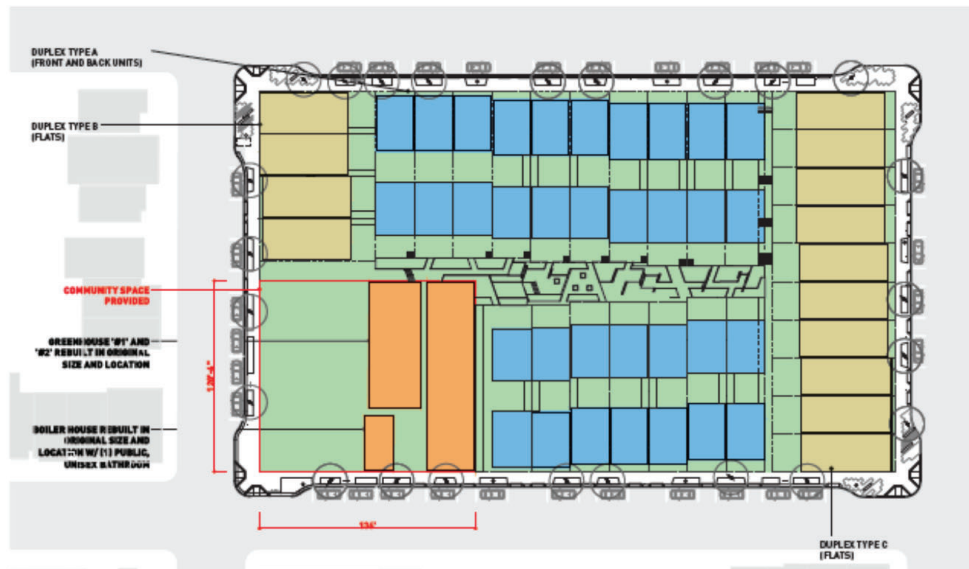
### Modified Project

The 62-Unit Project under review by the San Francisco Planning Department for the Property as of the date of this Agreement and including the following specific agreements pertaining to Owner's duties to perform Site Delivery Work for the Community Parcel and to construct vertical improvements for the Modified Project:

Subsequent to performance of Site Delivery Work for the Community Parcel, Owner shall restore the Boiler Room, Greenhouse #1 and Greenhouse #2 according to the Secretary of the Interior's Standards for the Treatment of Historic Properties, and this work shall be done by a firm or team of persons who meet the Secretary of the Interior's Professional Qualification Standards for Historic Architecture and will include appropriate conservation specialists. This restoration work will include the addition of a new ADA bathroom in the Boiler House.

Owner shall further construct a mid-block passage that extends north-south at least between the north building edge of Greenhouse #2 (the more northern greenhouse) to the Woolsey Street property line and said passage will be 12' minimum clear width. Owner will provide FOW an easement along this midblock passage from Woolsey Street to the north building edge of Greenhouse #2.

Finally, Owner shall construct the streetscape improvements within the public right of way extending all the way to the corner of Woolsey and Hamilton, including a curb cut at the mid-block passage on Woolsey street approximately halfway between Hamilton and Bowdoin, and on Hamilton between the south edge of the Boiler House and the corner of Woolsey, wide enough that FOW will have a ready means of entering the site with a vehicle to support future programmatic uses at the Community Parcel.



The "Community Parcel" as depicted above and referenced as "Community Space Provided" is the rectilinear area running 120' 6" along Woolsey Street and 136' along Hamilton Street consisting of approximately 16,388 square feet.

---

**From:** Delumo, Jenny (CPC)  
**Sent:** <jenny.delumo@sfgov.org> Thursday, June 24,  
**To:** 2021 3:08 PM  
**Cc:** Susan Yogi  
**Subject:** Fordham, Chelsea (CPC)  
**:** FW: 770 Woolsey Street

**Jenny Delumo, AICP (she/  
Senior Planner and Transportation Review Team  
Environmental Planning**

**San Francisco**  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA  
Direct: 628.652.7568 |  
[San Francisco Property Information](#)

Due to COVID-19, San Francisco Planning is operating remotely, and the City's Permit Center is open on a limited basis. Our staff are available by e-mail, and the Planning and Historic Preservation Commissions are convening remotely. The public is encouraged to participate. Find more information on our services here.

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**From:** Simon Wang <swang639@gmail.com> **Sent:**  
Thursday, June 24, 2021 3:05 PM  
**To:** Delumo, Jenny (CPC)  
<jenny.delumo@sfgov.org> **Subject:** 770 Woolsey  
Street

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hi Jenny,

This neighborhood is a single house zone. If the plan builds too many duplex houses, it will bring too much traffic and too many crimes. If I could vote, I would object to it.

Thanks,

Simon Z Wang, CPA  
10 Rollins Road, #111  
Millbrae, CA 94030  
Tel: 650.692.6749  
Fax: 650.230.1058  
[swang639@gmail.com](mailto:swang639@gmail.com)

I-Wang-1  
(GC-1)

PLEASE NOTE: This message, including any attachments, may include privileged, confidential, and/or inside information. Any distribution or use of this communication by anyone other than the intended recipient is strictly prohibited and may be unlawful. If you are not the intended recipient, please notify the sender by replying to this.

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**From:** Delumo, Jenny (CPC) <jenny.delumo@sfgov.org>  
**Sent:** Wednesday, June 30, 2021 4:20 PM  
**To:** Bonnie Bridges  
**Cc:** Fordham, Chelsea (CPC)  
**Subject:** RE: 770 Woolsey Street Project Draft Environmental Impact Report (Planning Department File No. 2017-012086ENV)

Hello Bonnie,

Thank you for following up. I also left you a voicemail.

There is supposed to be 1 poster at the corner of Bowdoin and Wayland, 4 posters on Hamilton, and 2 posters on Woolsey. The project sponsor will check and rehang any posters that may have fallen down or been removed.

Please let me know if you have additional questions or comments about the project.

Kind regards,

**Jenny Delumo, AICP (she/hers)**  
**Senior Planner and Transportation Review Team Lead**  
**Environmental Planning Division**

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7568 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

Due to COVID-19, San Francisco Planning is operating remotely, and the City's Permit Center is open on a limited basis. Our staff are [available by e-mail](#), and the Planning and Historic Preservation Commissions are convening remotely. The public is [encouraged to participate](#). Find more information on our services [here](#).

---

**From:** Bonnie Bridges <bonnie.bridges8@gmail.com>  
**Sent:** Wednesday, June 30, 2021 3:54 PM  
**To:** Delumo, Jenny (CPC) <jenny.delumo@sfgov.org>  
**Subject:** Re: 770 Woolsey Street Project Draft Environmental Impact Report (Planning Department File No. 2017-012086ENV)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hi Jenny:

I left a VM yesterday about the EIR posting. I am requesting that additional notices get posted on all four sides of the property to increase the awareness in the neighborhood.

There are only two signs and the one on Bowdoin may not be seen by many folks as it is not a well travelled street.

Thanks

Bonnie

I-Bridges1  
(GC-4)

On Wed, Jun 23, 2021 at 9:47 PM Delumo, Jenny (CPC) <[jenny.delumo@sfgov.org](mailto:jenny.delumo@sfgov.org)> wrote:

To all interested parties:

The San Francisco Planning Department published a Draft Environmental Impact Report (EIR) for the [770 Woolsey Street](#) project today. The notice of availability is attached and may also be found at <https://sfplanning.org/environmental-review-documents>.

The public comment period for the draft EIR is June 24, 2021 through 5:00 p.m. on August 9, 2021. During this period, you can submit comments on the adequacy of the Draft EIR:

- orally or in writing at the Planning Commission public hearing on the Draft EIR for the proposed project on Thursday, July 29, 2021 via <https://sfgovtv.org/planning>, beginning at 1 p.m.;
- via email to [jenny.delumo@sfgov.org](mailto:jenny.delumo@sfgov.org); or
- mailed or delivered to Jenny Delumo, Environmental Coordinator, San Francisco Planning Department, [49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103](#).

During the public comment period, Planning Department staff will not respond to comments on the content of the Draft EIR, but we will answer questions concerning the overall environmental review process.

Following the public comment period, Planning Department staff will review the comments and prepare written responses to the comments received in a separate document called Response to Comments. The Draft EIR and the Responses to Comments document will be the Final EIR.

At a later date, the Planning Commission will hold a hearing to certify the adequacy of the Final EIR. The Planning Department will notify the public, including commenters on the Draft EIR, when the department publishes the Responses to Comments document and has scheduled the Final EIR certification hearing.

Please refer to the notice of availability and Draft EIR (via the link above) for more details.

Thank you for your interest in this project and your consideration of this matter.

**Jenny Delumo, AICP (she/hers)**

**Senior Planner and Transportation Review Team Lead**

**Environmental Planning Division**

San Francisco Planning

[49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103](#)

Direct: 628.652.7568 | [www.sfplanning.org](http://www.sfplanning.org)

[San Francisco Property Information Map](#)

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--

Bonnie Bridges

SF CA

[bonnie.bridges8@gmail.com](mailto:bonnie.bridges8@gmail.com)

415-819-2181



---

**From:** Delumo, Jenny (CPC) <jenny.delumo@sfgov.org>  
**Sent:** Wednesday, July 14, 2021 7:39 AM  
**To:** Jose Lopez  
**Cc:** Maya Theuer  
**Subject:** RE: the project planner ,information about the project in 770 Woolsey Street, Potola

Hello Mr. Lopez,

I am copying Maya Theuer, a member of the 770 Woolsey Street project sponsor team. I believe she can help with your question about how to apply for the residential units proposed on this site, after the project is approved.

Kind regards,  
Jenny

**Jenny Delumo, AICP (she/hers)**  
**Senior Planner and Transportation Review Team Lead**  
**Environmental Planning Division**  
San Francisco Planning  
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[San Francisco Property Information Map](#)

Due to COVID-19, San Francisco Planning is operating remotely, and the City's Permit Center is open on a limited basis. Our staff are available by e-mail, and the Planning and Historic Preservation Commissions are convening remotely. The public is encouraged to participate. Find more information on our services [here](#).

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**From:** Jose Lopez <joseglopez01@yahoo.com>  
**Sent:** Tuesday, July 13, 2021 9:16 PM  
**To:** Delumo, Jenny (CPC) <jenny.delumo@sfgov.org>  
**Subject:** Re: the project planner ,information about the project in 770 Woolsey Street, Potola

Good, evening Jenny.

My question is about if there is a form to fill out for this future project of new apartments at Portola? I-Lopez-1  
(GC-2)

[Enviado desde Yahoo Mail para iPhone](#)

El martes, julio 13, 2021, 9:06 p. m., Delumo, Jenny (CPC) <jenny.delumo@sfgov.org> escribió:

Hello Mr. Lopez,

Thank you for your message. Please let me know if you have specific questions about the draft environmental impact report project or you have other questions about the project I can assist with.

Kind regards,

Jenny

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**From:** Jose Lopez <[joseglopez01@yahoo.com](mailto:joseglopez01@yahoo.com)>

**Sent:** Monday, July 12, 2021 6:50 PM

**To:** Delumo, Jenny (CPC) <[jenny.delumo@sfgov.org](mailto:jenny.delumo@sfgov.org)>

**Subject:** the project planner ,information about the project in 770 Woolsey Street, Potola

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello, Jenny, my name is Jose Gerardo Lopez, I have been living in portola for a couple of years, i saw the poster about this project and i love to live in this neighborhood and i need a better place to live. My phone number is 415-871-1236, thank you and i would like to be part of this project.