

APPENDIX A

Notice of Preparation and Comments
Received



PUBLIC NOTICE

NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT

Date: August 26, 2020
Case No.: **2017-012086ENV**
Project Title: **770 Woolsey Street Project**
Zoning: RH-1 (Residential House, One Family) Use District
40-X Height and Bulk District
Block/Lot: Assessor's Block 6055/001
Lot Size: 2.2 acres (approximately 96,000 square feet)
Project Sponsor: Maya Theuer, 140 Partners LP – 415.394.9012
maya@L37partners.com
Lead Agency: San Francisco Planning Department
Staff Contact: Alana Callagy – 628.652.7540
alana.callagy@sfgov.org

Introduction

The San Francisco Planning Department has prepared this Notice of Preparation (NOP) of an Environmental Impact Report (EIR) in connection with the project listed above. The purpose of the EIR is to provide information about the potential significant physical environmental effects of the proposed project, to identify possible ways to minimize the project's significant adverse effects, and to describe and analyze possible alternatives to the proposed project. The San Francisco Planning Department is issuing this NOP to inform the public and responsible and interested agencies about the proposed project and the intent to prepare an EIR. This NOP is also available online at: <http://www.sf-planning.org/sfceqadocs>.

Project Summary

The project sponsor (140 Partners LP) proposes to demolish the existing structures at 770 Woolsey Street and construct 63 residential units, comprised of 31 duplexes and one single-family home, and 64 vehicle parking spaces accessed via 32 new curb cuts. The proposed residential buildings would range in height from approximately 30 to 40 feet in height. Of the 63 total units, 13 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 as well as adding a sidewalk and curb along Bowdoin Street, and adding street trees along the perimeter of the block.

The proposed project would also include an approximately 0.36-acre (15,500-square-foot) public park/community garden and approximately 19,700 square feet of private common open space for residents.

Project Location and Site Characteristics

The project site is a 2.2-acre site in the Portola neighborhood bounded by Wayland Street to the north, Hamilton Street to the east, Woolsey Street to the south, and Bowdoin Street to the west (see **Figure 1, Project Location**). The site contains existing structures related to the site's previous agricultural use, including two long rows of 18 greenhouses (three of which have collapsed) arranged along a central, north-south pathway, and associated agricultural accessory structures. The short ends of the greenhouses parallel Bowdoin and Hamilton streets, while the long ends parallel Woolsey and Wayland streets. The eastern row contains 10 greenhouses lining the west side of Hamilton Street and the western row contains eight greenhouses (three of which have collapsed) lining the east side of Bowdoin Street.

Agricultural operations on the project site were discontinued in the early 1990s and the site is currently not in use. The southern end of the project site contains accessory buildings and structures, including a garage/storage building, mixing shed, water storage and pressure tanks, boiler house, pesticide mixing tank, and hand-dug wells. The site contains a series of pipes that were used to convey water, steam, and pesticides to the greenhouses. There are several rose plants located within the greenhouses, which are presumed to have survived from the nursery business.¹ The site is enclosed by a combination of the greenhouse or accessory structure façades along Woolsey and Hamilton streets and a wooden fence along the perimeter.

The project site is served by the city's transit network and is located adjacent to the 54-Felton line. Other Muni bus lines that operate within 0.5 miles of the project include the 8-Bayshore, 9-San Bruno, 9R-San Bruno Rapid, 29-Sunset, and 44-O'Shaughnessy.

The project site slopes from an elevation of approximately 145 feet above sea level at the northwest corner at Bowdoin and Wayland streets to an elevation of approximately 100 feet above sea level at the southeast corner of Woolsey and Hamilton streets.

Site History

The project site and the adjacent block to the east were purchased by the Garibaldi brothers in 1921.² The University Mount Nursery was established across both blocks in 1922. The eastern block bounded by Wayland Street to the north, Holyoke Street to the east, Woolsey Street to the south, and Bowdoin Street to the west, was subsequently subdivided and developed with single-family residences between 1925 and 1962. The Garibaldis continued operation of the nursery on the project site until it closed in the early 1990s. In 2017, the family sold the property to the project sponsor.

¹ Architectural Resource Group, *Historic Resource Evaluation: 770 Woolsey Street, San Francisco*, March 2019, p. 6.

² Ibid. Unless otherwise noted, the site history description is based on this report.



SOURCE: ESRI, 2020; ESA, 2020

770 Woolsey Street Project

Figure 1
Project Location Map

The greenhouses on-site were constructed at various times between 1921 and 1951. The Garibaldis added the following structures to support the nursery operations, which remain at the site (see **Figure 2, Existing Site**):

- A one-story boiler house abutting the eastern property line (built 1925). This one-story wood frame building measures approximately 35 feet long by 19 feet wide, and has a tall, circular metal chimney that extends through the roof ridge at the west end of the building;
- A one-story wood frame garage/storage building abutting the property line on Woolsey Street (built 1958). The building measures approximately 58 feet long by 33 feet wide;
- A pesticide mixing tank (built between 1938 and 1941);
- A 16-foot-diameter cylindrical water storage tank south of the pesticide mixing tank, set on a steel cradle on a 20-foot-square concrete pad (built 1953);
- A 51-inch-diameter water pressure tank north of the water storage tank and east of the mixing shed, resting on an approximately 42-inch-tall concrete cradle (built. 1960s or later);
- A one-story pesticide mixing shed measuring approximately 17 feet wide by 21 feet long abutting the eastern façade of the garage/storage building (built between 1963 and 1965);
- A one-story garage/storage building facing Woolsey Street (built 1958);
- Two hand dug wells (built in 1925 and 1938); and
- A wood fence around the perimeter of the site (built 1958).

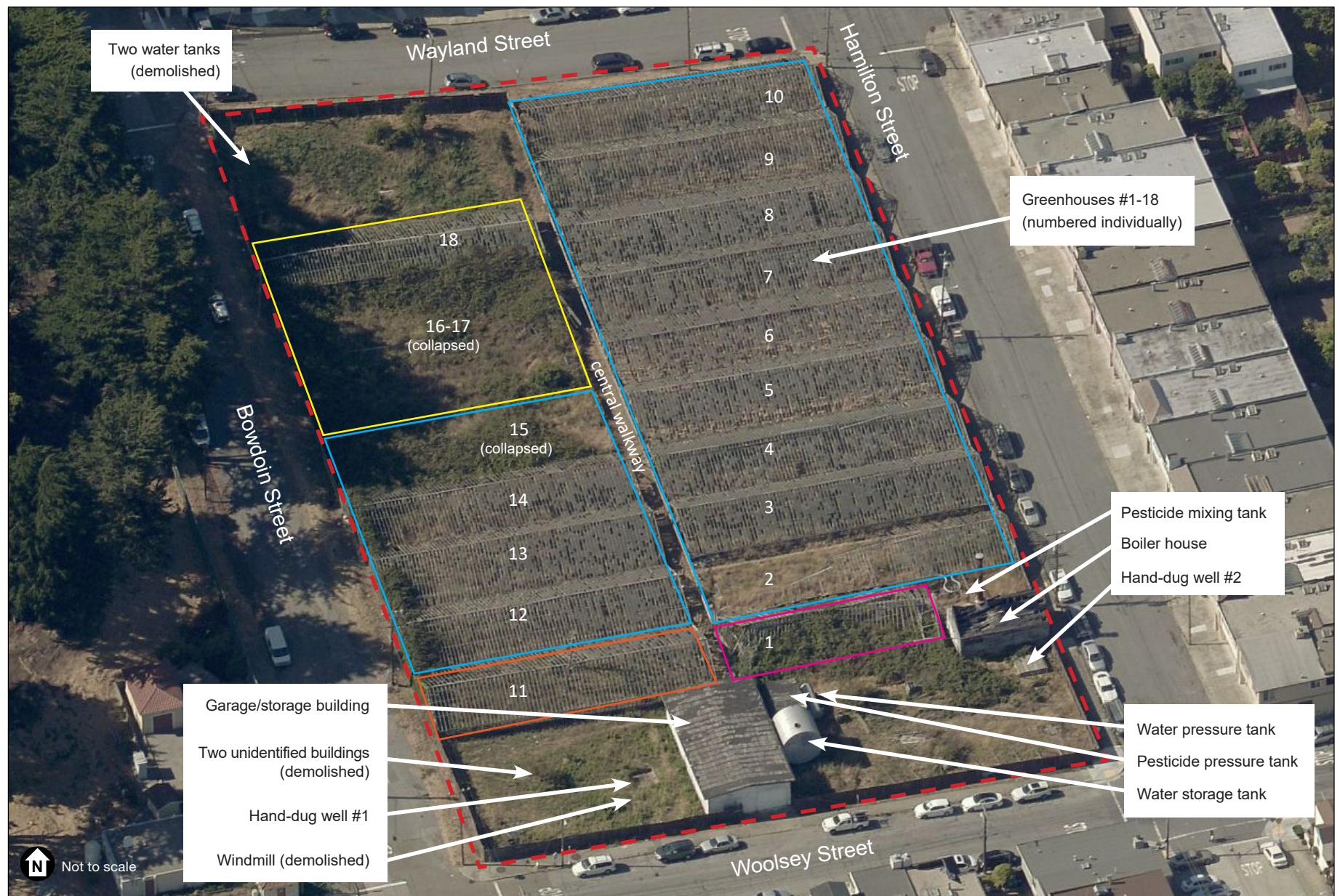
Current Historic Status

The property at 770 Woolsey Street is eligible for the California Register of Historical Resources under Criterion 1 (association with significant events), and Criterion 3 (architectural significance) as a significant cultural landscape.³ The University Mount Nursery at 770 Woolsey Street is determined to be eligible under Criterion 1 as a significant cultural landscape associated with the agricultural settlement of the Portola neighborhood by the Italian American community in the early twentieth century. The property is recommended eligible under Criterion 3 as a rare vernacular cultural landscape in San Francisco. The small-scale, family-operated commercial nursery is a rare property type, both in the city and the larger San Francisco Bay Area, with the majority of other nurseries demolished and redeveloped for other uses.⁴

The character-defining features of the property include those pertaining to the overall site, including but not limited to the spatial organization of the site as well as the site circulation. Other character-defining features include the plan, orientation, and vernacular architectural details of the greenhouses, the boiler house, the garage/storage building, and the mixing shed.

³ San Francisco Planning Department, *Historic Resources Evaluation Response*, May 5, 2020.

⁴ Ibid.



SOURCE: Architectural Resources Group, 2020

770 Woolsey Street Project

Figure 2
Existing Site

Zoning and General Plan Land Use Designations

The project site is located within the RH-1 (Residential House, One Family) zoning district, and is within the 40-X height and bulk district.

Project Description

Residential Units

The project proposes to demolish the existing structures on the project site and construct 63 dwelling units, comprised of 31 duplexes and one single-family home, totaling approximately 124,900 square feet (see **Figure 3, Site Plan**). The block would be subdivided into 32 lots ranging in area from approximately 2,200 to 2,750 square feet. Thirteen of the units would be affordable housing units. The homes would be three to four stories and approximately 30 to 40 feet in height. The ground level of each duplex would contain garage and/or storage space. Levels 2 through 3 would contain the dwelling units consisting of two- and three-bedroom units. The single family home at the corner of Bowdoin and Wayland streets would be a four-bedroom unit.

Each duplex residential unit would include one vehicle parking space, and the single-family dwelling unit would include two vehicle parking spaces (64 total) that would access the site through 32 new curb cuts on the project site (nine on both Bowdoin and Hamilton streets and seven on both Wayland and Woolsey streets).

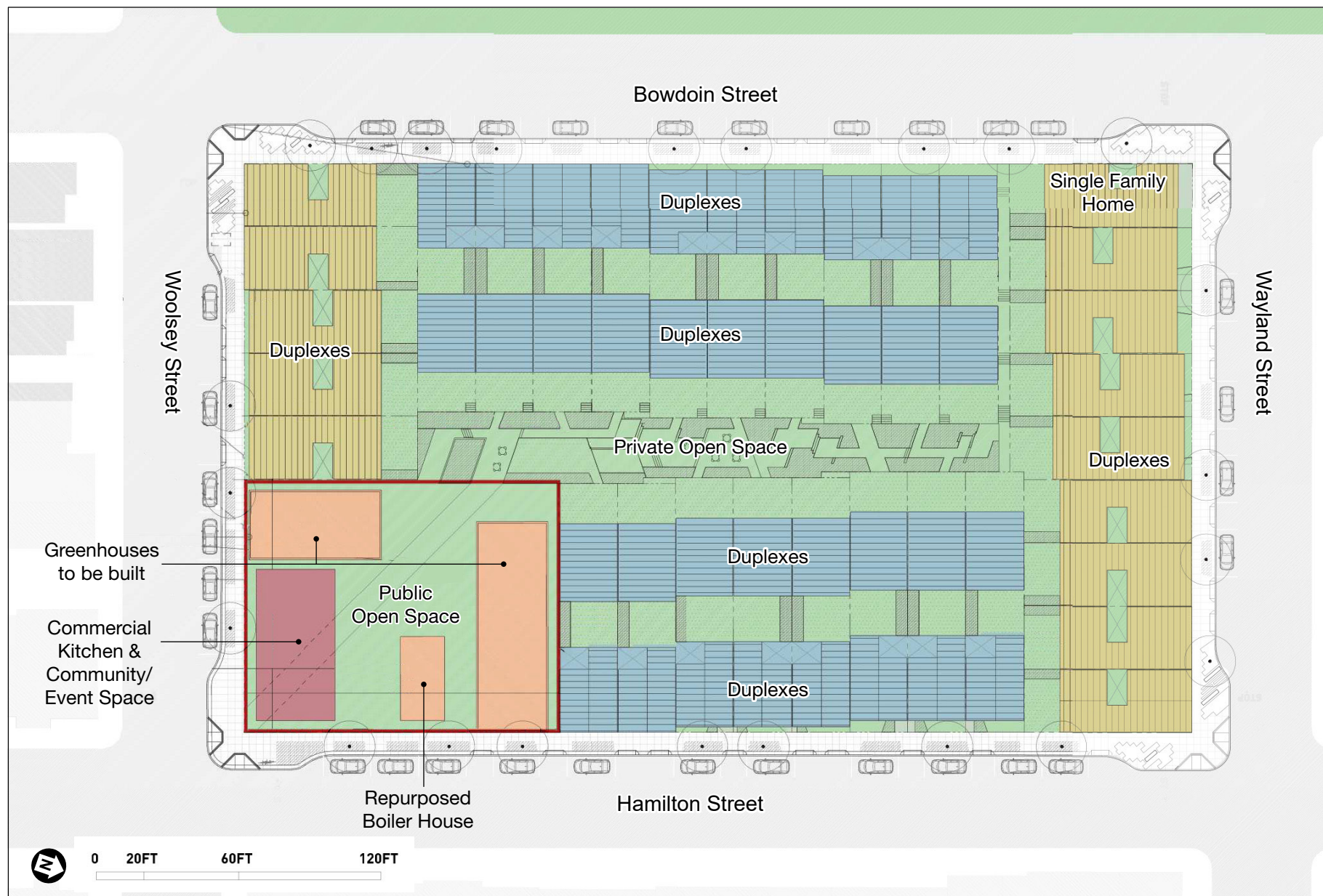
Open Space

The proposed project would provide an approximately 0.36-acre (15,500-square-foot) public park/community garden at the corner of Woolsey and Hamilton streets. Within this space, the project sponsor proposes to repurpose the 16-foot-diameter water tank and boiler house and incorporate them as part of the public park/community garden as well as build two greenhouses at the west and north end. To the extent feasible, efforts would be made to reclaim the wood from the existing greenhouses for use in the construction of new greenhouses and fencing around the public park/community garden space. The south end of the public park/community garden would also include an area to allow the development of a community event space.

In addition, the proposed project would include approximately 19,700 square feet of private common open space for the residents. Common space for the residents would be provided along the center of the site on a north-south alignment. As with the public park, reclaimed wood from the greenhouses would be used as fencing for the residential common space.

Streetscape and Sidewalk Improvements

The proposed project would provide streetscape and sidewalk improvements along the block's street frontages in accordance with the San Francisco Better Streets Plan. The improvements would include four bulb-outs, adding a sidewalk along Wayland Street, filling the trench and adding a sidewalk and curb along Bowdoin Street, landscaping, and planting approximately 26 street trees along the perimeter of the block.



SOURCE: Iwamotoscott Architecture, 2020

770 Woolsey Street Project

Figure 3
Site Plan

Project Construction

Construction of the proposed project is anticipated to occur over an 18-month period and begin in early 2022. Construction would begin with mobilization and staging, followed by demolition and site preparation, structural and large utility work, and architectural and site work. Construction would occur in a single phase, with no occupancy of the residential units until construction is complete. The site preparation and grading would require approximately 10,800 cubic yards of excavation to a maximum depth of 5 feet. Approximately 6,000 cubic yards of soil would be hauled offsite and 6,000 cubic yards of clean soil would be imported.

Required Project Approvals

San Francisco Planning Commission

- Certification of the EIR and adoption of findings under the California Environmental Quality Act (CEQA)
- Conditional Use Authorization for the Planned Unit Development

San Francisco Department of Building Inspection

- Issue demolition, grading, and site construction permits
- Issue night noise permit for nighttime construction

San Francisco Public Works

- Subdivision approval
- If sidewalk(s) are used for construction staging and pedestrian walkways are constructed in the curb lane(s), approval of a street space permit from the Bureau of Street Use and Mapping
- Street and sidewalk permits for modifications to public streets, sidewalks, or curbcuts

San Francisco Public Utilities Commission

- Review and approval of any changes to sewer laterals, existing publicly owned fire hydrants, water service laterals, water meters, and/or water mains
- Review and approval of the size and location of new fire, standard, and/or irrigation water service laterals
- Review and approval of stormwater design features, including a stormwater control plan, in accordance with city's 2016 Stormwater Management Requirements and Design Guidelines
- Review and approval of the project's landscape and irrigation plans per the Water Efficient Irrigation Ordinance and the SFPUC Rules and Regulations Regarding Water Service to Customers

San Francisco Department of Public Health

- Review and approval of a site mitigation plan, in accordance with San Francisco Health Code article 22A (Maher Ordinance)
- Review and approval of a construction dust control plan, in accordance with San Francisco Health Code article 22B (Construction Dust Control Ordinance)

Summary of Potential Environmental Issues

The proposed project could result in potentially significant environmental effects. As such, the San Francisco Planning Department will prepare an initial study and an EIR to evaluate the physical environmental effects of the proposed project. As required by CEQA, the EIR will further examine those issues identified in the initial study to have potentially significant effects, identify mitigation measures, and analyze whether the proposed mitigation measures would reduce the environmental effects to less-than-significant levels. The initial study will be published as an appendix to the draft EIR and will be considered part of the EIR.

The initial study and EIR will be prepared in compliance with CEQA (California Public Resources Code sections 21000 et seq.), the CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code, and will address project-specific construction and operational impacts. The initial study and EIR are informational documents for use by governmental agencies and the public to aid in the planning and decision-making process. The initial study and EIR will disclose any physical environmental effects of the proposed project and identify possible ways of reducing or avoiding their potentially significant impacts.

The initial study and EIR will evaluate the environmental impacts of the proposed project resulting from construction and operation activities, and will propose mitigation measures for impacts determined to be significant. The initial study and EIR will also identify potential cumulative impacts that consider impacts of the proposed project in combination with impacts of other past, present, and reasonably foreseeable future projects. The initial study and EIR will address all environmental topics in the San Francisco Planning Department's CEQA environmental checklist, including the following environmental topics:

- Land Use and Planning
- Population and Housing
- Cultural Resources
- Tribal Cultural Resources
- Transportation and Circulation
- Noise
- Air Quality
- Greenhouse Gas Emissions
- Wind
- Shadow
- Recreation
- Utilities and Service Systems
- Public Services
- Biological Resources
- Geology and Soils
- Hydrology and Water Quality
- Hazards and Hazardous Materials
- Mineral Resources
- Energy
- Agriculture and Forestry Resources
- Wildfire

In addition, the EIR will include an analysis of the comparative environmental impacts of feasible alternatives to the proposed project that would reduce or avoid one or more of the significant impacts of the project while still meeting most of the project objectives. Alternatives to be considered include a no project alternative, which considers reasonably foreseeable conditions at the project site if the proposed project is not implemented, as well as partial and full historic preservation alternatives, which consider alternative project scenarios that would partially and/or fully preserve the historic resource that would be demolished under the proposed project. Other alternatives will be evaluated as necessary, depending on the results of the impact analyses of the various environmental topics listed above. The EIR will also include a discussion of topics required by CEQA, including the project's growth-inducing impacts, significant unavoidable impacts, significant irreversible impacts, any known controversy associated with the project and its environmental effects, and issues to be resolved by decision-makers.

Finding

This project may have a significant effect on the environment and an EIR is required. This finding is based upon the criteria of CEQA Guidelines sections 15064 (Determining Significant Effect) and 15065 (Mandatory Findings of Significance). The purpose of the EIR is to provide information about potential significant physical environmental effects of the proposed project, to identify possible ways to minimize the significant effects, and to describe and analyze possible alternatives to the proposed project. Preparation of an NOP or EIR does not indicate a decision by the City to approve or disapprove the project. However, prior to making any such decision, the decision makers must review and consider the information contained in the EIR.

Public Scoping Process

Written comments will be accepted until 5 p.m. on September 25, 2020. Written comments should be sent or emailed to Alana Callagy, San Francisco Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103, or alana.callagy@sfgov.org and should reference the project title and case number on the front of this notice.

State Agencies: If you work for an agency that is a Responsible or a Trustee Agency, we need to know the views of your agency regarding the scope and content of the environmental information that is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR when considering a permit or other approval for this project. Please include the name of a contact person in your agency. If you have questions concerning environmental review of the proposed project, please contact **Alana Callagy** at 628.652.7540.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

August 26, 2020

Date



Lisa Gibson

Environmental Review Officer



NATIVE AMERICAN HERITAGE COMMISSION

August 27, 2020

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Re: 2020080459, 770 Woolsey Street Project, San Francisco County

Dear Ms. Callagy:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, § 15064.5 (b) (CEQA Guidelines § 15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines § 15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

- 1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project:** Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:

 - a. A brief description of the project.
 - b. The lead agency contact information.
 - c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
 - d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).
- 2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report:** A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1(b)).

 - a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).
- 3. Mandatory Topics of Consultation If Requested by a Tribe:** The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:

 - a. Alternatives to the project.
 - b. Recommended mitigation measures.
 - c. Significant effects. (Pub. Resources Code §21080.3.2 (a)).
- 4. Discretionary Topics of Consultation:** The following topics are discretionary topics of consultation:

 - a. Type of environmental review necessary.
 - b. Significance of the tribal cultural resources.
 - c. Significance of the project's impacts on tribal cultural resources.
 - d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).
- 5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process:** With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).
- 6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document:** If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:

 - a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
 - b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

7. Conclusion of Consultation: Consultation with a tribe shall be considered concluded when either of the following occurs:

- a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
- b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).

8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document: Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).

9. Required Consideration of Feasible Mitigation: If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).

10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:

- a. Avoidance and preservation of the resources in place, including, but not limited to:
 - i. Planning and construction to avoid the resources and protect the cultural and natural context.
 - ii. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
- b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - i. Protecting the cultural character and integrity of the resource.
 - ii. Protecting the traditional use of the resource.
 - iii. Protecting the confidentiality of the resource.
- c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
- d. Protecting the resource. (Pub. Resource Code §21084.3 (b)).
- e. Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).
- f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).

11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource: An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:

- a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
- b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
- c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at:

https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf.

Some of SB 18's provisions include:

1. **Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation.** There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation:** Consultation should be concluded at the point in which:
 - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>.

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (http://ohp.parks.ca.gov/?page_id=1068) for an archaeological records search. The records search will determine:
 - a. If part or all of the APE has been previously surveyed for cultural resources.
 - b. If any known cultural resources have already been recorded on or adjacent to the APE.
 - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
 - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
 - b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:

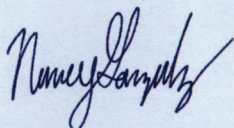
- a.** A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
- b.** A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.

4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.

- a.** Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, § 15064.5(f) (CEQA Guidelines § 15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
- b.** Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
- c.** Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code § 7050.5, Public Resources Code § 5097.98, and Cal. Code Regs., tit. 14, § 15064.5, subdivisions (d) and (e) (CEQA Guidelines § 15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address: Nancy.Gonzalez-Lopez@nahc.ca.gov.

Sincerely,



Nancy Gonzalez-Lopez
Cultural Resources Analyst

cc: State Clearinghouse

Voicemail from Mayra de Leon [phonetic] to Alana Callagy

August 31, 2020

Summary of comments:

- Opposed to housing on the project site
- The project is located in an area known as the garden neighborhood/district of San Francisco
- Concerned with demolishing the last remaining greenhouses in San Francisco
- Greenhouses should become a garden/community space for low-income schools/students
- Neighborhood only has two parks, and a small garden near a freeway, so additional park/community space is needed
- Even though the greenhouses are currently rundown, they should be restored for beneficial community use

Susan Yogi

From: Bonnie Bridges <bonnie.bridges8@gmail.com>
Sent: Tuesday, September 1, 2020 8:16 AM
To: alana.callagy@sfgov.org
Subject: Eir 770 Woolsey

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

Hi
I would like a printed copy of the EIR case 2017-012086ENV. For 770 Woolsey.
Please mail to
Bonnie Bridges
738 Wayland Street
SF CA 94134

Thanks
Bonnie

--
Bonnie Bridges
SF CA
bonnie.bridges8@gmail.com
415-819-2181

Susan Yogi

From: Ed Wong <EWong@herrero.com>
Sent: Tuesday, September 1, 2020 11:20 AM
To: Callagy, Alana (CPC)
Subject: RE: 770 Woolsey Street Project (2017-012086ENV) **Request for Document**

Good Morning

Thank you very much,

From: Callagy, Alana (CPC) <alana.callagy@sfgov.org>
Sent: Tuesday, September 01, 2020 11:18 AM
To: Ed Wong <EWong@herrero.com>
Subject: Re: 770 Woolsey Street Project (2017-012086ENV) **Request for Document**

Hi Edward,

A staff member will burn a CD, make a hard copy of the NOP and NOA, and put those in the mail tomorrow.

I also want to direct you to the department's website where you can download an electronic version of the NOA and NOP. If you access: <https://sfplanning.org/environmental-review-documents> and scroll down to the 770 Woolsey entry you'll be able to access electronic versions.

Kind regards,
Alana

alana.callagy@sfgov.org (Callagy, Alana (CPC))

PLEASE NOTE MY NEW ADDRESS AND PHONE NUMBER AS OF AUGUST 17, 2020:

49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103

Direct: 628.652.7540 | www.sfplanning.org

[San Francisco Property Information Map](#)

Due to COVID-19, San Francisco Planning is not providing any in-person services, but we are operating remotely. 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: Ed Wong <EWong@herrero.com>
Date: Tuesday, September 1, 2020 at 10:15 AM
To: "Callagy, Alana (CPC)" <alana.callagy@sfgov.org>
Subject: 770 Woolsey Street Project (2017-012086ENV) **Request for Document**

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

Good Morning Alana:

I (Edward) like to request for a CD.

Christine likes to request for a hard paper copy.

Case No: 2017-012086ENV

Project Title: 770 Woolsey Street Project

Please mail them to the same address below.

We are extremely not happy about this and we are hoping your documentation will help us understand the reasons for this dramatic change in the longtime quiet neighborhood.

Thank you very much for all of your help,

Edward Wong

Christine Wu

732 Wayland Street

San Francisco, CA. 94134

Susan Yogi

From: Simon Wang <swang639@gmail.com>
Sent: Tuesday, September 8, 2020 1:03 PM
To: alana.callagy@sfgov.org
Subject: Notice of Preparation of an EIR

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

Hi Alana,

I received a letter of Notice of EIR regarding the project of 770 Woolsey Street. The developer will build 31 duplexes and one single-family home with 64 vehicle parking spaces. The 64 parking spaces are lower because this neighborhood already has the parking problem now. Each unit should have two vehicle parking spaces, then they should build 126 parking spaces with 63 units.

If the project does not provide enough parking space, it will give a big environmental impact on the community.

Thanks,

Simon Z Wang,

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.



State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Bay Delta Region
2825 Cordelia Road, Suite 100
Fairfield, CA 94534
(707) 428-2002
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director



September 11, 2020

Ms. Alana Callagy
San Francisco Planning Department
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
Alana.Callagy@sfgov.org

Subject: 770 Woolsey Street Project, Notice of Preparation, SCH No. 2020080459,
City and County of San Francisco

Dear Ms. Callagy:

The California Department of Fish and Wildlife (CDFW) has reviewed the Notice of Preparation (NOP) prepared by the City and County of San Francisco for the 770 Woolsey Street Project (Project) located in the City and County of San Francisco. CDFW is submitting comments on the NOP regarding potentially significant impacts to biological resources associated with the Project.

CDFW ROLE

CDFW is a Trustee Agency with responsibility under the California Environmental Quality Act (CEQA; Pub. Resources Code, § 21000 et seq.) pursuant to CEQA Guidelines section 15386 for commenting on projects that could impact fish, plant, and wildlife resources (e.g., biological resources). CDFW is also considered a Responsible Agency if a project would require discretionary approval, such as permits issued under the California Endangered Species Act (CESA), the Native Plant Protection Act, the Lake and Streambed Alteration (LSA) Program, and other provisions of the Fish and Game Code that afford protection to the state's fish and wildlife trust resources.

PROJECT LOCATION

The Project is located at 770 Woolsey Street in the City and County of San Francisco. The Project site is a 2.2-acre site in the Portola neighborhood, bounded by Wayland Street to the north, Hamilton Street to the east, Woolsey Street to the south, and Bowdoin Street to the west.

PROJECT DESCRIPTION SUMMARY

The Project includes demolition of existing structures, regrading of the site, and construction of 63 residential units, including duplexes and single-family homes, and 64 vehicle parking spots. Sidewalks and 26 street trees will also be added to the site, as well as an approximately 0.36-acre (15,500-square-foot) public park/community garden

Ms. Alana Callagy
San Francisco Planning Department
September 11, 2020
Page 2 of 5

and approximately 19,700 square feet of private common open space for residents. The site currently contains existing buildings relating to the site's previous agricultural use, including two long rows of 18 greenhouses and accessory structures. Construction is expected to occur for 18 months beginning in early 2022.

ENVIRONMENTAL SETTING

The state special-status species that have the potential to occur in or near the Project site, include, but are not limited to:

- Bat species
- Nesting birds

COMMENTS AND RECOMMENDATIONS

CDFW offers the following comments and recommendations to assist the San Francisco Planning Department in adequately identifying and/or mitigating the Project's significant, or potentially significant, direct and indirect impacts on biological resources.

COMMENT 1: Full Project description of Project features

The CEQA Guidelines (§§15124 and 15378) require that the draft Environmental Impact Report (EIR) incorporate a full project description, including reasonably foreseeable future phases of the Project, and require that it contain sufficient information to evaluate and review the project's environmental impact.

To fully address the Project's impacts to fish and wildlife resources. Please include complete descriptions of the following features within the draft EIR, if applicable:

- Residential and commercial building heights and widths;
- Introduction of sources of light and glare into habitat areas;
- Stormwater or effluent drainage outlet systems
- Detailed description of proposed work (e.g., crossing improvements, repairs, etc.) at and within stream crossings; and
- Location, type, and height of all fencing.

COMMENT 2: Nesting Birds

CDFW encourages that Project implementation occur during the bird non-nesting season; however, if ground-disturbing or vegetation-disturbing activities must occur during the breeding season (February through early-September), the Project applicant is responsible for ensuring that implementation of the Project does not result in violation of the Migratory Bird Treaty Act or Fish and Game Codes.

Ms. Alana Callagy
San Francisco Planning Department
September 11, 2020
Page 3 of 5

To evaluate and avoid for potential impacts to nesting bird species, CDFW recommends incorporating the following mitigation measures into the Project's draft EIR, and that these measures be made conditions of approval for the Project.

Recommended Mitigation Measure 1: Nesting Bird Surveys

CDFW recommends that a qualified avian biologist conduct pre-activity surveys for active nests no more than seven (7) days prior to the start of ground or vegetation disturbance and every fourteen (14) days during Project activities to maximize the probability that nests that could potentially be impacted are detected. CDFW also recommends that surveys cover a sufficient area around the Project site to identify nests and determine their status. A sufficient area means any area potentially affected by the Project. Prior to initiation of ground or vegetation disturbance, CDFW recommends that a qualified biologist conduct a survey to establish a behavioral baseline of all identified nests. Once Project activities begins, CDFW recommends having the qualified biologist continuously monitor nests to detect behavioral changes resulting from the Project. If behavioral changes occur, CDFW recommends halting the work causing that change and consulting with CDFW for additional avoidance and minimization measures.

Recommended Mitigation Measure 2: Nesting Bird Buffers

If continuous monitoring of identified nests by a qualified avian biologist is not feasible, CDFW recommends a minimum no-disturbance buffer of 250 feet around active nests of non-listed bird species and a 500-foot no-disturbance buffer around active nests of non-listed raptors. These buffers are advised to remain in place until the breeding season has ended or until a qualified biologist has determined that the birds have fledged and are no longer reliant upon the nest or on-site parental care for survival. Variance from these no-disturbance buffers is possible when there is compelling biological or ecological reason to do so, such as when the Project site would be concealed from a nest site by topography. CDFW recommends that a qualified avian biologist advise and support any variance from these buffers.

COMMENT 3: Bats

Bat species may occur within and surrounding the Project site, including in abandoned buildings. To evaluate and avoid potential impacts to bat species, CDFW recommends incorporating the following mitigation measures into the Project's draft EIR, and that these measures be made conditions of approval for the Project.

Recommended Mitigation Measure 3: Bat Habitat Assessment

To evaluate Project impacts to bats, a qualified bat biologist should conduct a habitat assessment for bats at work sites seven (7) days prior to the start of Project

Ms. Alana Callagy
San Francisco Planning Department
September 11, 2020
Page 4 of 5

activities and every 14 days during Project activities. The habitat assessment shall include a visual inspection of features within 50 feet of the work area for potential roosting features (bats need not be present). Habitat features found during the survey shall be flagged or marked.

Recommended Mitigation Measure 4: Bat Habitat Monitoring

If any habitat features identified in the habitat assessment will be altered or disturbed by Project construction, the qualified bat biologist should monitor the feature daily to ensure bats are not disturbed, impacted, or fatalities are caused by the Project.

Recommended Mitigation Measure 5: Bat Project Avoidance

If bat colonies are observed at the Project site, at any time, all Project activities should stop until the qualified bat biologist develops a bat avoidance plan to be implemented at the Project site. Once the plan is implemented, Project activities may recommence.

REGULATORY REQUIREMENTS

California Endangered Species Act

Please be advised that a CESA Permit must be obtained if the Project has the potential to result in “take” of plants or animals listed under CESA, either during construction or over the life of the Project. Issuance of a CESA Permit is subject to CEQA documentation; the CEQA document must specify impacts, mitigation measures, and a mitigation monitoring and reporting program. If the Project will impact CESA listed species, early consultation is encouraged, as significant modification to the Project and mitigation measures may be required in order to obtain a CESA Permit.

CEQA requires a Mandatory Finding of Significance if a project is likely to substantially impact threatened or endangered species [CEQA section 21001(c), 21083, and CEQA Guidelines section 15380, 15064, 15065]. Impacts must be avoided or mitigated to less-than-significant levels unless the CEQA Lead Agency makes and supports Findings of Overriding Consideration (FOC). The CEQA Lead Agency’s FOC does not eliminate the Project proponent’s obligation to comply with Fish and Game Code, section 2080.

Lake and Streambed Alteration Program

Notification is required, pursuant to CDFW’s Lake and Streambed Alteration Program (Fish and Game Code, section 1600 et. seq.) for any Project-related activities that will substantially divert or obstruct the natural flow; change or use material from the bed, channel, or bank including associated riparian or wetland resources; or deposit or dispose of material where it may pass into a river, lake or stream. Work within

Ms. Alana Callagy
San Francisco Planning Department
September 11, 2020
Page 5 of 5

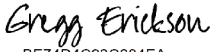
ephemeral streams, washes, watercourses with a subsurface flow, and floodplains are subject to notification requirements. CDFW, as a Responsible Agency under CEQA, will consider the CEQA document for the Project. CDFW may not execute the final LSA Agreement until it has complied with CEQA (Public Resources Code section 21000 et seq.) as the responsible agency.

FILING FEES

CDFW anticipates that the Project will have an impact on fish and/or wildlife, and assessment of filing fees is necessary (Fish and Game Code, section 711.4; Pub. Resources Code, section 21089). Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW.

Thank you for the opportunity to comment on the Project's NOP. If you have any questions regarding this letter or for further coordination with CDFW, please contact Ms. Stephanie Holstege, Environmental Scientist at (707) 210-5104 or Stephanie.Holstege@wildlife.ca.gov; or Ms. Randi Adair, Senior Environmental Scientist (Supervisory), at Randi.Adair@wildlife.ca.gov.

Sincerely,

DocuSigned by:

BE74D4C93C604EA...
Gregg Erickson
Regional Manager
Bay Delta Region

cc: State Clearinghouse No. 2020080459

Susan Yogi

From: Jean <bigmomajean@aol.com>
Sent: Friday, September 11, 2020 6:20 PM
To: alana.callagy@sfgov.org
Subject: 770 Woolsey Street Project

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

September 11, 2020

Project 770 Woolsey Street San Francisco, California
San Francisco Planning Dept.

Dear Alana Callagy,

I am reaching out to you in regards to the EIR report concerning the property of 770 Woolsey Street, San Francisco, California. This location is marked as an RH-1 (Residential House, One Family) District 40-X Height and Bulk District.

I am begging you to refuse to build multi-family units where our greenhouses and the urban farm is located. This is a residential neighborhood. Instead of building multi-family structures in place of a community asset, I suggest space be used for single-family homes, a greenhouse environment for our city youth, or a nursery for plants.

I was born and raised in San Francisco, and our family has been located on Woolsey Street since 1947. There are very few open spaces, such as 770 Woolsey Street, left that can be used for a better purpose. Crowding more people into a small area is not environmentally friendly, especially when the planned building space is used for greenhouses.

Please keep this Historic Site to compliment the neighborhood. Please do not give in to more money-hungry developers that take our land, leaving it with no beauty, nature, and harmony to our community neighborhood.

Our Zoning was put in place for a purpose, and that is now being discarded. Please stay with the original plan intended for this property and be a true San Francisco Neighbor.

Best Regards
Jean Tiscornia
Trustee
Victor Zappettini
845 Woolsey St
San Francisco, CA.

Susan Yogi

From: Elisa Laird <elisa.laird.metke@gmail.com>
Sent: Friday, September 25, 2020 4:30 PM
To: alana.callagy@sfgov.org
Subject: Comments on Case No.: 2017-012086ENV (770 Woolsey St.)

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

To: Alana Callagy
Date: September 25, 2020
Case No.: 2017-012086ENV
Project Title: 770 Woolsey Street Project

The Friends of 770 Woolsey Street ("the Friends") is an unincorporated nonprofit association of Portola residents and allies who have come together to preserve and promote the neighborhood's agricultural history at 770 Woolsey Street, the site of its last remaining, historic nursery. On behalf of the Friends, I respectfully submit the following comments concerning the potential environmental effects of this project.

During 2019, our group worked with the District 9 Supervisor to introduce a resolution to consider designation of the site as a San Francisco City landmark. Since introduction of that resolution, we have engaged directly with the current owners of the site ("the Owners") including to work together towards a Modified Project that more fully protects and honors the important history at this site. Earlier this week, we reached a non-binding agreement regarding such a Modified Project, which the Owners have now indicated they intend to finalize and ultimately submit to Planning as a substitute to the project as currently proposed. We write today to briefly describe the nature of this Modified Project specifically as it relates to the community's interest in, and future uses on, the site to preserve its historic character.

As currently proposed, the project includes an approximately 0.36-acre (15,500-square-foot) public park/community garden. The aforementioned, more recently agreed upon Modified Project includes a slightly enlarged community parcel that extends approximately 120.5 feet west and approximately 136 feet north from the corner of Hamilton and Woolsey, forming a slightly rectangular parcel totaling approximately 0.38-acres or 16,400 square feet.

The Owners have further agreed as part of the Modified Project to clear and prepare the site for public access, to include historic restoration of the boiler room and the two adjacent, southeast most greenhouses, as well as the addition of a unisex bathroom within the boiler room to serve the community site. The intent of the community is to use these greenhouses as growing spaces and to use the greenhouses and full community parcel to share and promote Portola's agricultural history. The restoration of these three historic buildings will preserve the greenhouses and boiler room in their current locations and dimensions.

For the community, it is crucial that the physical characteristics and locations of these buildings as they existed during the property's historic period be retained. Although there are seven aspects of historic integrity, in our opinion, the most relevant aspects here include location, meaning retain the buildings in their original footprint; setting, meaning preserve to the greatest extent possible the current organization of the physical environment of historic elements to be preserved; and feeling, meaning retain elements that convey the property's material/spatial expression of its historically significant period. As an example, and to make this more concrete, every greenhouse on the property (and from what we understand, every or virtually every greenhouse in the neighborhood) was very intentionally oriented on an east-west axis to optimize sunlight, so it's important this aspect be retained for any rebuilt greenhouse structures.

Reorienting the footprint of historic buildings and/or resizing any of the historic buildings, as currently proposed in the NOP, would severely diminish the site's ability to convey its historic location, setting, and feeling. Given the extent of the housing development and its impacts on the ability of the entire site to convey its history, the Friends have communicated to the Owners that stricter preservation in the community parcel takes on increased importance for the community. We are pleased the Owners have agreed to retain the original size and siting of the three historic structures to be restored and delivered to the community in the Modified Project, which they have indicated they plan to submit to Planning within roughly the next month.

We are optimistic and excited about our ongoing discussions with the Owners, and submit this update to Planning in hopes that it may support the Department's ongoing environmental analysis.

Sincerely,
Elisa Laird

Susan Yogi

From: rhondas540@gmail.com
Sent: Friday, September 25, 2020 12:43 PM
To: alana.callagy@sfgov.org
Subject: 770 Woolsey Project - EIR (Citizen Response)

Importance: High

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

Mary P. Rochon
731 Woolsey Street
San Francisco, CA 94134

September 25, 2020

Alana Callagy
San Francisco Planning Department
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103

Case No. – 2017-012086 ENV

Project Title – 770 Woolsey Street Project

Dear Ms. Callagy,

I am writing to request meticulous, careful examination of the 770 Woolsey Street Project. I have been a resident at 731 Woolsey Street since 1971 (49 years). I am 94-year-old resident who has had a center stage view of 770 Woolsey Street. I have witnessed it in it's many stages: robust rose and floral greenhouse business, transitioning to a business on a slow decline, the death of the owner, and the unwatchful care and down turn of the property into what it is today, an eye sore, filled with weeds, graffiti and broken windows.

In preparation of the Environmental Impact Report, I would like the following to be considered with deep intention:

- 1) **Excavation Concern** – What will the impact be for the people and environment once soil begins to be moved at that property? The use of pesticides and other chemicals were used when this business was in its full season. What now lays dormant in the soil needs to be appropriately examined and processed according to current industry standards.
- 2) **Pests** – I want to ensure that pest control and management are covered. I have been a victim of pest infestation from previous activities at that property. This property has been vacant for years allowing, I am sure, pests to nest and find domain. I insist on pest protection and control.
- 3) **Parking** - The prescribed parking slots described do not appear to take into account guests or multi automobiles in a home. I want to avoid illegal parking and access to my personal property.

Although, I am sure there are other concerns I may be overlooking, I ask that you and the Department of Planning take into serious consideration that this proposed project is not one that should be looked upon as an economic benefit to the City. It should be seen as a project that will impact long-time, tax paying residents that desire the highest level of consideration.

Thank you for your time and prompt attention to my concerns above. I can be reached via email at rhondas540@gmail.com or US mail at 731 Woolsey Street, San Francisco, CA 94134. If you would like to reach me by phone please contact my daughter Rhonda Rochon Smith at 707-753-0772 and she will set an appointment time to speak with me.

Sincerely,

Mary P. Rochon

Concerned Resident

Sent from [Mail](#) for Windows 10