

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2020 OCT 20 PM 2:11

BY 

September 17, 2020

President Norman Yee and members of the Board of Supervisors
c/o Angela Cavillo, Clerk of the Board of Supervisors
San Francisco City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
bos@sfgov.org

Re: 1776 Green Street, San Francisco, CA 94123
File No. 200908, Support for Appeal of CEQA Determination of Exemption from
Environmental Review

Honorable Members of the Board of Supervisors:

We ask that you support the Appeal noted above. The environmental hazards at the street and below grade are well documented and demand an independent CEQA examination, mitigation plan and full cleanup/containment of the site.

The following facts are indisputable:

- Developers, Local Capital Group, are planning to convert 1776 Green Street into five luxury residential units requiring a 2-story addition plus expanded underground parking. Until 8 years ago, this property operated, for a century, as an auto repair shop. The grandfathered permit for this auto body business in this RH-2 neighborhood expired 5 years ago. Nearby residents are pleased with the prospect of additional housing on this site. However, these plans involve considerable alterations to the current support structure and extensive underground excavation resulting in increased disturbance of existing contaminated soil and groundwater. Plans were filed with the SF Planning Department in August 2018.
- The SF DPH report, filed in August 2019, states that the current cleanup levels are adequate to protect human health **only** if the site retains its' current, historic land use, which is commercial. However, the developer's own consultants have identified toxin levels exceeding those allowable for commercial occupancy.
- 1776 Green Street is listed as an open Underground Storage Tank (UST) case with the San Francisco Department of Public Health and is in the SWRCB GeoTracker database as well as on both the City's Maher Ordinance Map and the State of California's Cortese List (Hazardous Waste and Substances Sites List) because it is an active leaking underground storage tank cleanup site. Given the past use of the property, testing has identified predictable, copious amounts of highly toxic, cancer-causing soil contamination such as fill from the 1906 earthquake debris, bi products of gas and diesel, lead, mercury, among others. Most concerning is cancer causing Benzene with a level exceeding 900 times above residential safety standards. Note that these toxins may have been leaking under adjacent properties for decades especially downhill, north, into the back of Union Street residential/business sites. Currently there are pediatric and dental clinics, personal care, restaurant and bar establishments, downhill, adjacent to 1776 Green.

1776 Green Street, File No. 200908

- 1776 Green Street shares property lines with seven (7) buildings containing 69 living units and three restaurants with additional living/office space above. There are six (6) more residential units within 75 feet on the north side of Green and 19 more on the south side of Green. The heavily used Allyn Park is 75 feet to the east and the Golden Gate Valley Library, which hosts several programs a week for more than 40 infants, toddlers and their caregivers, is across the street to the west. Pedestrian traffic in front of 1776 Green is considerable due to the proximity of the Sherman Elementary School, a block to the east, the four other nearby schools and the three neighborhood churches. Add the many tourists, including walking historic tours, commuters to the Union and Van Ness bus lines and local employees, business and service customers.
- This block of Green Street is the best example of the neighborhood environment the City's administration claims to promote. Single occupied, duplex, 3 and 4 unit 1890 to 1930 era homes plus a 22 unit building successfully coexist with the Union Street and Octavia Street commercial corridors. In addition to the amenities noted above, there is a grocery on the east corner and the Octagon House American history museum adjacent to the Allyn Park.
- The developers own environmental experts proved that 1776 Green Street is heavily contaminated, as acknowledged by San Francisco Departments of Public Health, Public Works and the Planning Department, posing potential health risks to pedestrians, our many neighborhood visitors, nearby residents and businesses, the occupants of the new condos and the construction personnel working on the building. Yet, these City agencies, paid to protect public safety and the quality of our neighborhoods, have applied various methods, three times over the past year, to exempt this property from a thorough CEQA environmental review and public participation in the process. The SF Chronicle's Front Page articles by Cynthia Dizikes on June 7, 2020, and again on August 13, 2020 outline the tools used by these agencies to block concerned residents' requests for a CEQA examination of 1776 Green Street.
- Recent mitigation procedures of the 4 tanks under the sidewalk in front of 1776 Green Street resulted in little or no improvement in soil contamination levels and minor improvement of groundwater contamination. Both tested far above safe Environmental Significant Levels (ESLs) for residential and commercial occupancy. To date, there is no evidence of exploration or a released report concerning suspected contamination of the soil and masonry/concrete structure inside the building where the repair work occurred for 100 years and, in the large storage/parking area under the building, as required in the DPH, Environmental Health document, dated August 8, 2019

A thorough cleanup of this toxic site to residential standards is critical to the health and safety of our community. Please, do not consider or approve measures that compromise a complete CEQA investigation by independent experts, not those hired and paid by the Developers.

Sincerely,

Kyla Puccinelli Moore
3150 - Steiner St.
S.F. Ca. 94123

From: [Board of Supervisors, \(BOS\)](#)
To: [BOS-Supervisors](#)
Cc: [BOS Legislation, \(BOS\)](#)
Subject: FW: 1776 Green Street File#200908
Date: Monday, October 19, 2020 8:23:46 AM

From: Margo Rudd <mlrinfo@earthlink.net>
Sent: Friday, October 16, 2020 9:33 PM
To: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Cc: ceqagreen@gmail.com
Subject: 1776 Green Street File#200908

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

October 16, 2020

President Norman Yee and members of the Board of Supervisors

c/o Angela Cavillo, Clerk of the Board of Supervisors

San Francisco City Hall

1 Dr Carlton B Goodlett Place, Room 244

San Francisco, CA 94102

bos@sfgov.org

Re: 1776 Green Street, San Francisco, CA 94123

File No 200908, Support for Appeal of CEQA Determination of Exemption from

Environmental Review

Honorable Members of the Board of Supervisors:

We ask that you support the Appeal noted above. The environmental hazards at the street and below grade are well

documented and demand an independent CEQA examination, mitigation plan and full cleanup/containment of the site.

The following facts are indisputable:

Developers, Local Capital Group, are planning to convert 1776 Green Street into five luxury residential units requiring a 2-story addition plus expanded underground parking. Until 8 years ago, this property operated, for a century, as an auto repair shop. The grandfathered permit for this auto body business in this RH-2 neighborhood expired 5 years ago. Nearby residents are pleased with the prospect of additional housing on this site. However, these plans involve considerable alterations to the current support structure and extensive underground excavation resulting in increased disturbance of existing contaminated soil and groundwater. Plans were filed with the SF Planning Department in August 2018.

The SF DPH report, filed in August 2019, states that the current cleanup levels are adequate to protect human health **only** if the site retains its' current, historic land use, which is commercial. However, the developer's own consultants have identified toxin levels exceeding those allowable for commercial occupancy.

1776 Green Street is listed as an open Underground Storage Tank (UST) case with the San Francisco Department of Public Health and is in the SWRCB GeoTracker database as well as on both the City's Maher Ordinance Map and the State of California's Cortese List (Hazardous Waste and Substances Sites List) because it is an active leaking underground storage tank cleanup site. Given the past use of the property, testing has identified predictable, copious amounts of highly toxic, cancer-causing soil contamination such as fill from the 1906 earthquake debris, by products of gas and diesel, lead, mercury, among others. Most concerning is cancer causing Benzene with a level exceeding 900 times above residential safety standards. Note that these toxins may have been leaking under adjacent properties for decades especially downhill, north, into the back of Union Street residential/business sites. Currently there are pediatric and dental clinics, personal care, restaurant and bar establishments, downhill, adjacent to 1776 Green.

1776 Green Street, File No. 200908

Page 2 of 2

1776 Green Street shares property lines with seven (7) buildings containing 69 living units and three restaurants with additional living/office space above. There are six (6) more residential units within 75 feet on the north side of Green and 19 more on the south side of Green. The heavily used Allyn Park is 75 feet to the east and the Golden Gate Valley Library, which hosts several programs a week for more than 40 infants, toddlers and their caregivers, is across the street to the west. Pedestrian traffic in front of 1776 Green is considerable due to the proximity of the Sherman Elementary School, a block to the east, the four other nearby schools and the three neighborhood churches. Add the many tourists, including walking historic tours, commuters to the Union and Van Ness bus lines and local employees, business and service customers.

This block of Green Street is the best example of the neighborhood environment the City's administration claims to promote. Single occupied, duplex, 3 and 4 unit 1890 to 1930 era homes plus a 22 unit building successfully coexist with the Union Street and Octavia Street commercial corridors. In addition to the amenities noted above, there is a grocery on the east corner and the Octagon House American history museum adjacent to the Allyn Park.

The developers own environmental experts proved that 1776 Green Street is heavily contaminated, as acknowledged by San Francisco Departments of Public Health, Public Works and the Planning Department, posing potential health risks to pedestrians, our many neighborhood visitors, nearby residents and businesses, the occupants of the new condos and the construction personnel working on the building. Yet, these City agencies, paid to protect public safety and the quality of our neighborhoods, have applied various methods, **three** times over the past year, to exempt this property from a thorough CEQA environmental review and public participation in the process. The SF Chronicle's Front Page articles by Cynthia Dizikes on June 7, 2020, and again on August 13, 2020 outline the tools used by these agencies to block concerned residents' requests for a CEQA examination of 1776 Green Street.

Recent mitigation procedures of the 4 tanks under the sidewalk in front of 1776 Green Street resulted in little or no improvement in

soil contamination levels and minor improvement of groundwater contamination. Both tested far above safe Environmental Significant Levels (ESLs) for residential **and** commercial occupancy. To date, there is no evidence of exploration or a released report concerning suspected contamination of the soil and masonry/concrete structure inside the building where the repair work occurred for 100 years and, in the large storage/parking area under the building, as required in the DPH, Environmental Health document, dated August 8, 2019.

A thorough cleanup of this toxic site to residential standards is critical to the health and safety of our community. Please, do not consider or approve measures that compromise a complete CEQA investigation by independent experts, not those hired and paid by the Developers.

Sincerely, Martha Rudd

1654 Filbert Street 94123

From: [Board of Supervisors, \(BOS\)](#)
To: [BOS-Supervisors](#)
Cc: [BOS Legislation, \(BOS\)](#)
Subject: FW: 1776 Green Street, File No. 200908 - SUPPORT of Appeal of CEQA Determination of Exemption from Environmental Review
Date: Friday, October 16, 2020 11:26:24 AM

From: Rachel Shay <theshays@gmail.com>
Sent: Thursday, October 15, 2020 2:32 PM
To: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Subject: RE: 1776 Green Street, File No. 200908 - SUPPORT of Appeal of CEQA Determination of Exemption from Environmental Review

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

President Norman Yee and Members of the Board of Supervisors
c/o Angela Cavillo, Clerk of the Board of Supervisors
San Francisco City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
bos@sfgov.org

Honorable Members of the Board of Supervisors:

I'm writing to support the appeal of a CEQA exemption for the proposed project at 1776 Green Street. The developer intends to construct five luxury condos on a heavily contaminated site, which was used as an automobile repair shop for over 100 years. The site is contaminated with benzene, a known carcinogen that causes leukemia, at levels over 900 times in excess of state residential standards. CEQA review is required to ensure that this contamination is adequately cleaned-up in a manner that safeguards nearby residents, community members, construction workers, and future residents.

Furthermore, 1776 Green Street is located within a one-block radius of three important public resources for the community: Sherman Elementary School (a public school with over 375 students), Allyn Park, and Golden Gate Valley Library, which offers highly popular programming for children and seniors. Children and the elderly have a higher risk of negative health outcomes due to exposure to toxic materials. As a result, there should be *heightened* environmental review of this project rather than an exemption.

I'm also concerned that according to a recent San Francisco Chronicle article, the City appears to have exempted many other projects on contaminated sites from CEQA review. CEQA section 21084c requires public environmental review before projects are approved on heavily contaminated sites such as 1776 Green Street. The City must comply with this state law to protect the health and safety of its residents both near this project and throughout San Francisco.

Thank you,

Rachel Shay
2521 Octavia St. San Francisco, CA 94123