



City and County of San Francisco
DEPARTMENT OF PUBLIC HEALTH
ENVIRONMENTAL HEALTH

Edwin M. Lee, Mayor
Barbara A. Garcia, MPA, Director of Health
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Director of Environmental Health

November 10, 2017

Ms. Rebecca Becker Equity Residential
Two N. Riverside Plaza Suite 400
Chicago IL 60606

Subject: SFHC Article 22A Compliance
MOH Cap Amendment
801 Brannan Street, San Francisco
EHB-SAM Case Number: 985

Dear Ms. Becker:

In accordance with Article 22A of the San Francisco Health Code and Section 106.3.2.4 of the Building Code, the San Francisco Department of Public Health, Environmental Health Branch-Site Assessment and Mitigation (EHB-SAM) has reviewed the following documents:

- Phase VII Environmental Site Assessment, 801 Brannan Street, San Francisco CA, Stellar Environmental Inc., October 2011
- Soil Gas Investigation Report, 801 Brannan Street, San Francisco CA, Langan Treadwell and Rollo (LTR), November 2013
- Site Mitigation Plan, 801 Brannan Street, San Francisco CA, LTR, March 2014
- Dust Monitoring Plan, 801 Brannan Street, San Francisco CA, LTR, March 2014
- Temporary Cap at MOH Parcel 801 Brannan Street, San Francisco, prepared by LTR, May 2015;
- Methane Mitigation System, 801 Brannan Street, San Francisco CA, LTR, September 2014
- MOH Parcel Temporary Cap Amendment, prepared by LTR, September 2107

Site Description

The subject property is a 5.21 acre rectangular lot on the south of Brannan Street between 7th and 8th Streets. The property is identified as San Francisco Block 3783 Lot 001. Current site use consists of an exhibition hall and parking lot surrounding land uses include auto repair, office building, parking, apartment building and other commercial and retail uses.

The proposed project includes the demolition of the existing building and construction of a new six story residential building with ground floor parking, retail and public space. The planned

depth of excavation or grading for foundation elements and planned elevator pits is 5 feet below the current ground surface.

Archstone developed 4.34 acres of the 5.21 acres. The remaining 37,000 square foot parcel is to be developed by the Mayor's Office of Housing.

Remaining contaminated soils would be mitigated by capping. The cap will consist of the building, paved walkways, or two feet of soil and permeable pavers in landscaped areas. Operations and maintenance (O&M) of the MMS and capping systems will continue long term. Maintenance work plans and records will be kept onsite.

In May 2015, LTR submitted a report for a temporary cap on property indicated as the Mayor's Office of Housing (MOH). Approximately 4.34 acres of the Site will be developed by Equity with a 6-story residential structure with commercial spaces, residential units, and parking garages on the ground floor, as well as publically accessible open space. The remaining approximately 0.87 acres of land at the northeast corner of the Site will be dedicated to the Mayor's Office of Housing (MOH) of the City and County of San Francisco.

As part of these development activities and prior to dedicating the MOH Parcel to the MOH, Equity has agreed to remove the top 2 feet of fill soils at the MOH Parcel and cap it with a temporary cap until such time the MOH has the opportunity and funds to develop it. Equity desires to utilize crushed foundation grindings from the recently demolished on-site building as a temporary cap for the MOH parcel. Per our email correspondence with EHB-SAM on October 6, 2015, it is LTR's understanding that the crushed foundation grindings, the end product of which would be a Class II aggregate base (AB) material, would be suitable for use as a temporary cap as long as elevated metals and asbestos were not detected in the concrete.

Fill soil removed from the MOH Parcel will be retained on remaining portions of the Site to be developed by Equity and capped in accordance with the March 26, 2014 Site Mitigation Plan (SMP) for the Site. All soil management measures described in the SMP will be followed during the Site activities.

LTR stated that the crushed foundation grindings would be suitable for use as a temporary cap at the MOH parcel until such time it is developed. A demarcation layer, such as a non-woven geotextile fabric, will be placed prior to the temporary cap to provide a clear visual boundary between Site soils and the temporary cap. The 2-foot thick temporary cap will be placed with the understanding that any future planned development on the Site by the MOH will include capping the Site with either concrete building foundations, concrete paved walkways, or a cap of 2 feet of clean soil underneath landscaped areas and areas covered with permeable pavers.

In April 2015, the MOH demolition and grading was completed. In May 2015, the two foot temporary cap was installed without the demarcation indicator barrier. Two asphalt parking lots were constructed above the temporary cap. LTR indicated that there is a distinct color and material grade change between the underlying fill and the temporary cap. LTR's observations indicated that there is a color change from brown to light gray and a change in grade from

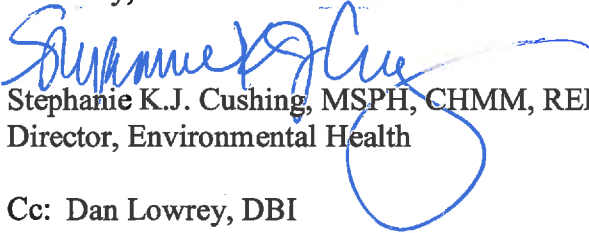
earthquake debris with sand, clay, gravel, brick, concrete and wood fragments to crushed concrete.

To mitigate the risk of direct contact with the underlying soils, the MOH will remove the temporary cap and construct a permanent cap that may include the concrete foundations, concrete paved walkways and/or a cap of two feet of cleaned soil underneath landscaping and areas covered with permeable pavers. The work will be done In compliance with the approved site mitigation plan

EHB-SAM accepts the amended MOH temporary cap.

Should you have any questions, please contact me at (415) 252-3926.

Sincerely,



Stephanie K.J. Cushing, MSPH, CHMM, REHS
Director, Environmental Health

Cc: Dan Lowrey, DBI
Mark Walls, CBI
Jeanie Poling, Planning
Dustyne Sutherland, LTR

