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August 28, 2013

Board President David Chiu  
and Members of the Board of Supervisors  
c/o Ms. Angela Calvillo,  
Clerk of the Board of Supervisors  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102

**BY HAND DELIVERY**

Re: Appeal of Mitigated Negative Declaration  
480 Potrero Avenue  
Case No. 2011.0430E

Dear President Chiu and Supervisors:

Notice is hereby given of appeal to the Board of Supervisors from the following Mitigated Negative Declaration 2011.0430E taken by action of the City Planning Commission on August 8, 2013 for a Large Project to be located at 480 Potrero Avenue.

The City Planning Commission adopted the so-called "Mitigated" Negative Declaration twenty days ago and according to the interim rules for CEQA appeals, this appeal is timely filed.

I understand that another CEQA appeal of 480 Potrero Avenue has already been filed with the Board of Supervisors by the Mariposa Utah Neighborhood Association [MUNA]. Please note that my concerns are *in addition to* and *independent of* those being appealed by MUNA.

Two separate appeals of the underlying Large Project Authorization 2011.0430X were filed with the Board of Appeals and the project is currently suspended until after the BOA's hearing on the matter calendared for October 23, 2013.

There have been numerous procedural and substantive violations of the California Environmental Quality Act by the Planning Department. In light of the "*Fair Arguments*" presented, the Commission should have mandated an Environmental Impact Report be prepared.

Evidence of this project's adverse environmental impacts will be submitted to the Board detailing the *potential* for significant and cumulative effects on aesthetics, views, shadows, noise, traffic, greenhouse gas emissions, and toxic hazards, after the matter has been calendared for hearing by the Clerk, but with sufficient time for your review.

I look forward to explaining why a full Environmental Impact Report and Health Impact Assessment must be prepared.

Respectfully,

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MICA I. RINGEL