

■ Letter 112: San Francisco Chamber of Commerce (1/5/10)

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Letter 112



SAN FRANCISCO
CHAMBER OF COMMERCE *Where smart business starts.*

January 5, 2010

Mr. Rick Swig
President
San Francisco Redevelopment Agency
One South Van Ness Avenue 5th Floor
San Francisco, CA 94103



Re: Adequacy of the Draft Environmental Impact Report for the
Candlestick Point – Hunters Point Shipyard Phase II Development Plan Project;
Bayview Hunters Point and Hunters Point Shipyard Redevelopment Project Areas

Dear President Swig:

The San Francisco Chamber of Commerce urges no further delays in the comment period for the above noted DEIR. The document adequately discusses the impacts of the development project, and it's important to move forward with the response to comments as soon as possible.

The Draft Environmental Impact Report (DEIR) prepared for the City and County of San Francisco and released on November 12, 2009 concludes that the proposed development of Candlestick Point-Hunters Point Shipyard will create new neighborhoods, improve degraded urban areas and implement a range of environmental protections and improvements. We believe the document is adequate and no further delays for public comment are necessary.

The 702 acre project area of underutilized land will revitalize the Bayview-Hunters Point community by providing increased business and employment opportunities; housing options at a range of affordability levels; improved public recreation and open space amenities; an integrated transportation, transit and infrastructure plan; and other economic public benefits, all of which would collectively have no net negative impact on the City's General Fund.

Potential environmental effects by the development and methods of mitigation are analyzed in the document. Further it confirms the project land use and design elements will protect and enhance natural resources, ensure consistency with the relevant resources policies of the *San Francisco General Plan*. Sustainability practices will be incorporated into the design of these features. The project is designed to protect and enhance the City's natural resources (including wildlife habitat and open space), and ensures the incorporation of high environmental standards consistent with City policies, regulations and laws.

112-1

235 Montgomery St., 12th Flr., San Francisco, CA 94104 • tel 415 392 4520 / fax 415 392 0485

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The DEIR includes consideration of alternatives to the development as authorized by San Francisco voters, including additional locations for a proposed football stadium, alternative transit routes and varying housing densities. These alternatives were rejected for "one or more factors, including (1) they did not reduce significant environmental effects; (2) they did not achieve most of the basic Project objectives; and/or (3) they were not capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors."

The Chamber urges the City agencies to proceed with the review and comment period and move swiftly on the entitlements of this historic project.

Sincerely,


Jim Lazarus
Sr. Vice President
San Francisco Chamber of Commerce

CC: Darshan Singh, Vice President
London Breed
Miguel Bustos
Francee Covington
Leroy King

↑
112-1
cont'd.

■ Letter 112: San Francisco Chamber of Commerce (1/5/10)

Response to Comment 112-1

This comment letter describes the benefits and key features of the Project, briefly describes the alternatives addressed in the Draft EIR, states that the Draft EIR is adequate, and urges that there be no further delay in the comment period for the Draft EIR. Refer to Response to Comment 1-1 for a discussion of the Draft EIR public review period. The letter does not contain direct comments on environmental issues. No further response is required.

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■ Letter 113: San Francisco Housing Action Coalition (1/5/10)

1 of 2



Rec'd 1/5/10
Conn. by
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415 541 9001 tel
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www.sfhac.org

Letter 113

January 5, 2010

Mr. Rick Swig, President
San Francisco Redevelopment Agency Commission
One South Van Ness Avenue, 5th Floor
San Francisco, CA 94103

Re: Adequacy of the DEIR for the Candlestick Point/Hunters Point Shipyard Phase II Development Plan Project

Dear President Swig and Members of the Commission:

The San Francisco Housing Action Coalition (SFHAC) is a 10-year-old non-profit that has become a centrist voice for smart growth, transit-oriented development and more solutions to housing affordability.

The SFHAC has for years been a strong supporter of the Candlestick Point/Hunters Point Shipyard Development Project. The opportunity to put this valuable land to higher use for the benefit of the entire City must not be treated lightly. The SFHAC urges no further delays for the Candlestick Point/Hunters Point Shipyard project. The draft environmental review document (DEIR) adequately discusses the impacts of the development project. It is vitally important that we move forward with the response to comments as soon as possible.

The DEIR released on November 12, 2009 concluded that the proposed development of Candlestick Point/Hunters Point Shipyard would create new neighborhoods, improve degraded urban areas and implement a range of environmental protections and improvements. We concur entirely.

The 702-acre project will revitalize the Bay View-Hunters Point community by converting underutilized land into increased housing options at a range of affordability levels; improved public recreation and open space amenities and other important public benefits.

Key features and benefits of the this project include:

- The replacement of the Alice Griffith public housing development without displacing any current residents.

113-1

The San Francisco Housing Action Coalition advocates for the creation of well-designed, well-located housing, at ALL levels of affordability, to meet the needs of San Franciscans, present and future.

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Mr. Rick Swig
January 5, 2010
Page Two

- The creation of 10,500 new homes with 32 percent priced below market rate. Affordability of this level is highly unusual in San Francisco.
- The creation of more than 300 acres of new parks and open space, including major improvements and funding for the Candlestick Point State Recreation Area.

The DEIR has considered various alternatives to the proposed development. These alternatives have been rejected because they did not reduce significant environmental effects; they did not achieve most of the basic Project objectives; and they were not capable of being accomplished within a reasonable period of time, taking into account economic, environmental, social, and technological factors.

The SFHAC would like to note that this project has been thoroughly vetted by the voters of San Francisco and their views on the merits of this project are clear.

The SFHAC supports this important project and urges its speedy approval so real improvements can be made to our housing stock, open space and to revitalizing a deserving community.

Sincerely,



Tim Colen, Executive Director

Cc: Darshan Singh, Vice President
London Breed
Miguel Bustos
Francee Covington
Leroy King

113-1
cont'd.

■ Letter 113: San Francisco Housing Action Coalition (1/5/10)

Response to Comment 113-1

This letter is in support of the Project and makes no specific comment on environmental issues or the content or adequacy of the Draft EIR.

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■ Letter 114: Hamman, Michael (1/5/10)

1 of 1

Letter 114

From: Michael Hamman <mhamman@igc.org>
To: Stanley Muraoka <Stanley_Muraoka@ci.sf.ca.us>, Stanley Muraoka
<Stanley.Muraoka@SFGOV.ORG>
Date: 01/05/2010 06:20 PM
Subject: Shipyard EIR

Stan:

I have been going over Section Q as regards water, and I am unable to find any analysis of the possible impacts on the local domestic water pressure. The separate high pressure fire supply system, AWSS is analyzed and mitigations for the adverse effect are recommended. But I can not find a discussion of the local domestic delivery system, i.e. the pipes that serve India Basin. As you know the water pressure is very very low out here (Even the water department considers it marginal but for some residents the delivered pressure is actually BELOW the allowed minimum). Since the shipyard plans to use the existing distribution system, i.e. pipes won't that further lower the pressure? Did anyone look at this question? let me be clear I am not talking about the supply of water, there was plenty of discussion as to how the PUC has sufficient capacity, but I question the ability of the existing pipes to "deliver" the necessary pressure. Please let me know if I missed this somewhere. Thanks,

--

Michael Hamman
mhamman@igc.org

114-1

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■ **Letter 114: Hamman, Michael (1/5/10)**

Response to Comment 114-1

Refer to Responses to Comments 35-5 and 96-9 for a discussion of the water distribution and delivery system, including impacts on local domestic water pressure.

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■ Letter 115: Da Costa, Francisco (1/10/10)

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Letter 115



Linda Avery/CTYPLN/SFGOV

01/11/2010 10:34 AM

To Joy Navarrete/CTYPLN/SFGOV@SFGOV

cc

Subject Fw: Muwekma Ohlone and Patrimonial Jurisdiction - the
Draft-EIR linked to the Hunters Point Shipyard and
Candlestick Point.

for inclusion in the comments of the DEIR

Linda D. Avery-Herbert

Director of Commission Affairs
SAN FRANCISCO PLANNING COMMISSION &
SAN FRANCISCO HISTORIC PRESERVATION COMMISSION
1650 MISSION STREET - SUITE 400
SAN FRANCISCO, CA 94103-2414
TEL: 415.558.6407 - FAX: 415.558.6409
WEBSITE: www.sfgov.org/planning

----- Forwarded by Linda Avery/CTYPLN/SFGOV on 01/11/2010 10:33 AM -----



Francisco Da Costa
<fdc1947@gmail.com>

01/10/2010 08:20 AM

To Francisco Da Costa <fdc1947@gmail.com>

cc

Subject Muwekma Ohlone and Patrimonial Jurisdiction - the
Draft-EIR linked to the Hunters Point Shipyard and
Candlestick Point.

**The Muwekma Ohlone and Patrimonial Jurisdiction - the fake Draft, EIR linked to the
Hunters Point Shipyard and Candlestick Point:**

<http://www.indybay.org/newsitems/2010/01/10/18634866.php>

Francisco Da Costa

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SF Planning Department has no clue about the Muwekma Ohlone and Patrimonial Jurisdiction. : Indyb... Page 1 of 4

<http://www.indybay.org/newsitems/2010/01/10/18634866.php>

San Francisco | Health, Housing, and Public Services

SF Planning Department has no clue about the Muwekma Ohlone and Patrimonial Jurisdiction.

by Francisco Da Costa

Sunday Jan 10th, 2010 7:58 AM

The San Francisco Planning Department are in denial that the First People of San Francisco really do exists. When, the Tribal Chair of the Muwekma Ohlone, Rosemary Cambra appeared before the SF Planning Department and Espanola Jackson requested that she address the SF Planning Department. Chair, Ron Miguel was polite enough to accommodate the Muwekma Tribal Chief. Her short address was to the point - the Muwekma Ohlone are here and the City and County of San Francisco must address pertinent issues relevant to the Draft, EIR and the Muwekma Ohlone presence today and participation in all matter pertinent - now and in the future.

115-2



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original image (3264x2448)

GREED knows no bounds and those that want to exploit every single inch in San Francisco to build homes and facilities - think nothing of Open Space and healing.

The Concrete Jungle they have created where once lay - pristine rivers, lakes, hills, wet-lands and animals, birds, fish, and other living beings - all healthy and what is more bountiful has been compromised. The look at what surrounds them and in their ignorance want to pollute more.

The Ohlone have lived in what we call the Bay Area for over 10,000. We have carbon dated artifacts that reveal this

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SF Planning Department has no clue about the Muwekma Ohlone and Patrimonial Jurisdiction. : Indyb... Page 2 of 4

fact. Further the Shellmounds stand today - intact in some places - and point to a people happy and prosperous - until the strangers came with their diseases and evilness.

The "stranger" that looks for any and every opportunity to steal, rape, and make money at any cost. Remember is was legal to kill a Native American up until 1924 and for a measly five dollars fetch money for a scalp. That was not too far long ago - but, today many forget these barbaric deeds and atrocities that cry to heaven for justice.

Edicts were sent by California Governors to kill Native Americans and steal their land. These facts are recorded of those that committed these EVIL deeds and their off-spring want to hear little of these facts - today. Today, the least the San Francisco Planning Department, the SF Board of Supervisor, the Mayor, Gavin Newsom can do is outreach to the Muwekma Ohlone and afford them to tell them the truth - about a history that is replete with atrocities of the worst order.

Imagine being a stranger in your own land. Now, imagine those that stole the land - insulting you to your face while trying to diplomatic. An EIR is there to address adverse impacts but of paramount importance is who owns the land on whose terms and what do some strangers think of Patrimonial Jurisdiction?

The recently Draft, EIR that was released fails to acknowledge the Muwekma Ohlone who were Federally Recognized until 1927. At that time they were illegally removed by one L.A. Dorrington - a Bureau of Indian Affairs Agent. This case is at the Supreme Court and should be adjudicated as and when the Department of Interior - stops stalling and answers the questions - posed by the Supreme Court Judge.

One can read the brief to this case at: <http://www.muwekma.org/>

Here is San Francisco John Rahaim the Director of SF Planning, the Zoning Administrator, Lawrence Badiner, the majority of the SF Planning Commissioners are nonchalant and care less about the issues of the First People.

One Commissioner is particular could not care less - SF Planning Commissioner Michael J. Antonini.

Another Commissioner purports that all of Hunters Point Naval Shipyard is solid ground. Little does he know that nine-five percent of Hunters Point Shipyard is land-fill. Still less about Shellmounds the Sacred Burial Grounds of the Ohlone.

Once at Hunters Point Shipyard stood two hills. These hills contained Sacred Remains of the Ohlone. The United States Navy demolished the hills and spread the remains of the Ohlone all over the Shipyard. The same was done at Candlestick Stadium. When part of the Bayview Hill was demolished - remains and the earth from the side of the hill - were spread all over Candlestick Stadium.

The area around Executive Park, Candlestick Cove, Hunters Point, the end of the street on Thomas not far from Alice Griffith Public Housing, other sites in the vicinity - have been marked and designated as Shellmound Sites. But, the inept, ignorant, arrogant San Francisco Planning has decided to - look the other way and for this they will suffer the consequences.

It is pathetic when any entity refuses to acknowledge the First People and gives excuses that the First People did not attend some meetings when they and other known entities were not informed.

As I have said - a thousand times - " no good will ever come at Hunters Point Shipyard".

No one can desecrate the remains of the First People and for a moment think everything is going to be fine. The jerks that did it will suffer and have been suffering. The SF Planing Department, the SF Redevelopment Agency and its fake consultants - better pay attention.

There was silence when the Tribal Chair of the Muwekma Ohlone was addressing the San Francisco Planning Commission. The silence was mostly because the fools did not expect the Tribal Chair to exist, less address time and focus in a few minutes on issues that the SF Planning Department - has failed to address.

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SF Planning Department has no clue about the Muwekma Ohlone and Patrimonial Jurisdiction. : Indyb... Page 3 of 4

Present at this meeting were Chair, Ron Miguel, Commissioners Christine Olague, Gwyneth Borden, Kathrin Moore, Hisashi Sugaya. Missing in Action - Commissioner William L. Lee. The SF Planning took place on January 7, 2010 at 1:30 pm in Room 400 at City Hall.

The Muwekma Ohlone Federal Recognition was established and then an illegal action caused them to be removed in 1927. In this case - the SF Planning Department must extend the comment period to accommodate the Muwekma Ohlone because the SF Planning Department did not follow due process. If they do not - they will suffer the consequences.

In the Draft, Environmental Impact Report Appendix C1 mentions a little and most of it are just guide-lines. The issue of Indian Trust Assets (ITAs) is of importance and pertains to the Muwekma Ohlone but the SF Planning Department - in their ignorance have failed to do due diligence.

The above facts must be reviewed and the Draft, EIR must go back to the drawing board.

In Chapter III-J other drab, general statements, mostly vague to not do justice to the Cultural Facts linked to the history of the First People and the Muwekma Ohlone in particular. Detail information lie in our Universities and particularly - University of Berkeley, California.

The Ohlone lived in the Bay Area for over 10,000 years. Carbon dating of artifacts have verified this fact. 10,000 human remains, all Ohlone, are found in the vaults at U.C. Berkeley. The sheer amount of human remain - signifies that there was a thriving community. That is until the greedy, vicious, immoral stranger set foot and started dictating terms.

In 1991 the Muwekma Ohlone exercised their Right of First Refusal on Hunters Point Naval Shipyard and other Department of Defense military bases. This as part of Base Closures. No other tribes or entities did that - so it surprising that the SF Planning Department did not focus on this fact.

The United States Navy better incorporate the First People and the Muwekma Ohlone as part of their Environmental Impact Study. Shedding better light and shaming the SF Planning Department and the SF Redevelopment Agency for their shoddy work.

As facts stand today Parcels B, C, D, E, F, G, UC 1 and the other parcels being carved out all come under the jurisdiction of the United States Navy that took the entire area under Eminent Domain and for the World Effort.

There are many private parcels and other land designated as Public Trust Land. The details of these parcel have not been noted by the SF Planning Department but they have chosen to jump on the band wagon - and initiate a Draft-EIR on jurisdiction that does not come under their administration - where they have no real authority.

The same at Alice Griffith Public Housing the land is Federal Land that cannot be sold but leased. In this case the jurisdiction is that of the Housing and Urban Development. The 23 acres of State Land acquired under Senate Bill 792 has yet to be negotiated. As on now the land is still State Land - the transfer of land - pending.

In the above areas are Shellmounds that the SF Planning has failed to pin point precisely preferring to copy quotes from some documents and referencing to others in a general manner. This smacks of poor judgments and proves once again that as far as the Cultural Section of the fake, Draft, EIR linked to Hunters Point Shipyard and Candlestick Point is concerned - it is totally inadequate. It should go back to the drawing board.

<http://www.sfgov.org/planning>

Francisco Da Costa
Director

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SF Planning Department has no clue about the Muwekma Ohlone and Patrimonial Jurisdiction. : Indyb... Page 4 of 4

Environmental Justice Advocacy

<http://www.sfgov.org/planning>

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■ Letter 115: Da Costa, Francisco (1/10/10)

Response to Comment 115-1

This e-mail provides a link to <http://www.indybay.org/newsitems/2010/01/10/18634866.php>, which is an article dated Sunday January 10, 2010, written by the commenter.

Response to Comment 115-2

The comment contains opinion and is not a direct comment on the adequacy of the Draft EIR. No further response is required.

Response to Comment 115-3

The comment contains opinion and is not a direct comment on the adequacy of the Draft EIR. Refer to Master Response 1 (SB 18) for a discussion of consultation with the Native American community under Senate Bill 18 (SB 18). Refer also to Responses to Comments 107-1 through 107-3.

Response to Comment 115-4

Refer to Master Response 1 (SB 18) for a discussion of consultation with the Native American community under Senate Bill 18 (SB 18). Refer also to Responses to Comments 107-1 through 107-3.

Response to Comment 115-5

Refer to Master Response 2 (Potential Native American Burial Sites) for a discussion of burial sites in the Project area. Refer also to Responses to Comments 107-1 through 107-3.

Response to Comment 115-6

The comment contains opinion and is not a direct comment on the adequacy of the Draft EIR. Refer to Master Response 1 (SB 18) for a discussion of consultation with the Native American community under Senate Bill 18 (SB 18). Refer also to Responses to Comments 107-1 through 107-3.

Response to Comment 115-7

The purpose of Appendix C1 (Environmental Justice) of the Draft EIR was to provide an analysis of environmental justice issues as they may apply to the entire Bayview neighborhood, and included many different groups of people, including the Ohlone people. The issue of Public Trust Lands is discussed in the Draft EIR in Section III.B (Land Use and Planning), and again in Section III.J (Cultural Resources and Paleontological Resources), the latter of which contains an extensive discussion of the Muwekma Ohlone people. Refer also to Responses to Comments 93-4 and 93-5. A comprehensive Historic Context Statement was prepared by CIRCA Historic Property (July 2009) and is contained in Draft EIR Appendix J1 (CIRCA, Historic Context Statement, July 2009). This report contains extensive information concerning the Muwekma Ohlone people (refer to pages 23 through 25). In addition, the Draft EIR contains 20 pages of historic context, including identification of known shellmound sites. Refer also to Responses to Comments 107-1 through 107-3.

Response to Comment 115-8

The majority of this comment is directed at the Navy's Environmental Impact Statement preparation and does not pertain to the Draft EIR. The remainder of this comment contains information about Alice Griffith Public Housing land and other Public Trust Land. Refer to Section III.B (Land Use and Plans), Draft EIR pages III.B-8 and -9 for a discussion of Public Trust lands. Refer also to Responses to Comments 107-1 through 107-3, 93-4, and 93-5, which discuss lands in the Public Trust.

Response to Comment 115-9

Refer to Responses to Comments 115-5 and 115-7.

■ Letter 116: Bay Access (1/11/10)

1 of 3

Letter 116

From: Paul Nixon <pnixonsf@yahoo.com>
To: "Stanley.Muraoka@sfgov.org" <Stanley.Muraoka@sfgov.org>
Date: 01/11/2010 10:24 AM
Subject: Comments on draft EIR HP

Please find attached comments from Bay Access on the Candlestick, Hunters Point draft EIR

Paul Nixon
Bay Access
San Francisco Group



ltr to SF Redevel 1 10 10.rtf

2 of 3



BAY ACCESS

dedicated to creating a water trail on San Francisco Bay

163 Fair Oaks Street
San Francisco, CA 94110
January 10, 2010

Stanley Moraoka
Environmental Review Officer
San Francisco Redevelopment Agency
One South van Ness Avenue, Fifth Floor
San Francisco, CA 94103

The Bay Area Water Trail promotes access for small non-motorized boats. Since these boats are more dependent on limited human power and cannot rely on motorized power to get them out of difficult situations caused by rough water or difficult climate changes, it is necessary to take year round weather factors into consideration when planning dock and beach access. The current EIR document fails to take some of these factors into consideration.

In the area under consideration there are three sites which are extremely important to the development of an adequate water trail in the project area. In the State Recreation Area there is the beach in the Last Port and the Neck section and the beach which joins the Heart of the Park and the Wind Meadow. On the India Basin side of the project area there is the beach, usually called Buck's Beach, located on the sea side of Northside Park.

The main problems for small boat access in this area are wind, mud and the southern surge. The summer afternoon winds make the Last Port and the Neck an excellent site for windsurfing, but create difficult and dangerous situations for other small boats. Traditionally paddle and rowed boats use the beach between Wind Meadow and Heart of the Park. This beach has been so popular for so many years that it will undoubtedly become an access site for the Water Trail, but it is not mentioned as a boating site at all in the draft. It is protected from the summer winds and relatively free of mud in low tides. In the draft Water Trail plan and in the Blue Greenway Roadmap both of these sites are

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recognized for the Water Trail.

The area of Northside Park next to the India Basin Open Space is planned as a park. None of the active recreation uses mentioned in the draft refer to it as a waterfront park. However it is a waterfront park and therefore comes under the policies of BCDC's Bay Plan/Recreation. The current controversy about how best to remediate the beach area and whether or not it will have rip-rap should not change the situation that this area is on the waterfront and needs plans for access to the water from the beach or from a dock. The beach is well sheltered from the southern surge which means that a dock and float constructed here would be protected from the major storm events of the area. (The Navy reference to a 5 foot swell at this beach is based on faulty analysis which neighborhood groups have pointed out.) In addition to its protected location the beach is not mudded in during most low tides. Being near the eastern edge of the peninsula it is ideally suited as a water trail access site for boats on the course of Oyster Point, Sierra Point to San Francisco's Pier 52 Public Ramp.

Additionally it is necessary to recognize that the Bay Area Water Trail and the Bay Trail are closely related. The Bay Trail should be completed as soon as possible even if certain sections have to be temporary. The timeline for completion of the areas in yellow on Figure II-17 essentially prevent a through connection for the Bay Trail for an additional 8 years after completion of the trail in areas shown in brown. As a continuous alignment is of paramount importance to the Bay Trail, we urge the developer to construct and maintain an interim Bay Trail path along the edge of the completed sections of the project. It is not possible to overstate the importance of an interim path to ABAG's San Francisco Bay Trail Project.

The Bay Trail and the future Bay Area Water Trail have been reviewed many times by neighborhoods along the southern waterfront in the context of the Blue Greenway. There is no doubt that the people who live in this area support the prompt and adequate completion of these projects within the conceptual design of the Blue Greenway.

Sincerely,

Paul Nixon
Bay Access
San Francisco Group

116-1
cont'd.

116-2

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■ Letter 116: Bay Access (1/11/10)

Response to Comment 116-1

Boat access in the CPSRA is described in Section III.P (Recreation) of the Draft EIR. In fact, on Draft EIR page III.P-17, it is stated that the portion of the CPSRA that is currently undeveloped or used for Candlestick Park stadium parking would be substantially improved to enhance overall park aesthetics and landscape ecology; reconnect visitors to the bay shoreline; and provide direct access to the bay for swimming, fishing, kayaking, and windsurfing. This comment contains information concerning non-motorized boat access and difficulty with rough water, wind, mud, and the southern surge. The commenter states that the beach between Wind Meadow and Heart of the Park has not been mentioned as a boating site in the Draft EIR. However, the fact that both of these areas contain a sandy beach with access to the water is described on Draft EIR page III.P-25. Specific areas of improvements in the CPSRA are discussed below. The discussion in the Draft EIR is presented to provide an overview of the conceptual design that is currently proposed for CPSRA improvements. However, the ultimate configuration of each of these areas would be at the discretion of the California Department of Parks and Recreation through the ongoing planning process for the CPSRA. It is assumed that the Blue Greenway Roadmap vision and the Bay Water Trail proposals would be taken into consideration during that process. The goals of the Project for shoreline improvements would not conflict with the vision of the Blue Greenway Roadmap with regard to providing access to the shoreline and creating a waterfront inviting to all.

For the Heart of the Park, the Project proposes changes to the CPSRA boundary in this area to add approximately 1.5 acres of additional land. The Project would retain and enhance much of the existing landscape structure. Planting and overall aesthetics would be improved, pedestrian pathways would be renovated and added, and program areas would be developed for greater use. Improvements are proposed to existing restrooms, picnic areas, and trails. Additionally, new overlooks, an interpretive amphitheater, and reconfigured park entrance and parking facilities are proposed. For Wind Meadow, proposed features would include new trails, restrooms, picnic areas, restored natural landscape areas, waterfront overlooks, and access to the water. It is not anticipated that boating activities would be precluded in and between these areas; rather, the intent of the improvements is to facilitate enjoyment and use of the shoreline for pedestrians, picnickers, boaters, and windsurfers.

Figure III.B-3 (Existing San Francisco Bay Trail Plan Route), Draft EIR page III.B-18, has been revised to include Bay Area Water Trail access points in the Project vicinity and to show the Bay Trail in the preferred alignment along the Yosemite Slough shoreline (refer to Section F [Draft EIR Revisions] of this document). Refer also to Responses to Comments 31-9 and 44-1, which both address non-motorized boat launch sites, illustrated by revised Figure III.B-3.

Response to Comment 116-2

As indicated in Response to Comment 31-9, Figure III.B-3 (Existing San Francisco Bay Trail Plan Route) has been revised to include Bay Area Water Trail access points in the Project vicinity. While the precise location of access points within the Project area would be determined through future public processes, including the CPSRA General Plan Amendment process, the Project would provide access for small non-

motorized recreational watercraft and, therefore, would advance the purposes of the Bay Area Water Trail. It is further acknowledged that BCDC has jurisdiction over the first 100 feet of shoreline on the Project site. Refer to Response to Comment 47-58 for a discussion of the project's consistency with the BCDC San Francisco Bay Plan. Refer also to pages III.B-13 through -15 for a discussion of consistency with BCDC policies related to fill. Project consistency with the Bay Trail Plan is analyzed on Draft EIR pages III.B-16 through -19 of Section III.B (Land Use and Plans). Refer also to Responses to Comments 31-9 and 44-1 and Figure III.B-3.

Response to Comment 116-3

Refer to Response to Comment 31-13 for a discussion of access to the Bay Trail during Project construction. Outside the CPSRA, the City, Agency, and Lennar Urban are committed to working with Bay Trail planners and stakeholders to develop plans for the specific Bay Trail alignment and to seek safe, feasible interim alignments.

■ Letter 117: India Basin Neighborhood Association (1/12/10)

1 of 5

Letter 117

From: Kristine Enea <kristine@indiabasin.org>
To: Muraoka Stanley <Stanley.Muraoka@sfgov.org>
Date: 01/12/2010 04:39 PM
Subject: DEIR comments from IBNA

Hi Stanley,

Attached please find comments to the DEIR from IBNA.

Thanks,
Kristine



Shipyard Draft EIR comments 2010 01-12.pdf

2 of 5



India Basin Neighborhood Association
PO Box 880953, San Francisco, CA 94188

I B N A

January 12, 2010

Mr. Stanley Muraoka
Environmental Review Officer
San Francisco Redevelopment Agency
One South Van Ness Avenue, 5th Floor
San Francisco, CA 94103

Mr. Bill Wycko
Environmental Review Officer
San Francisco Planning Department
1650 Mission Street
San Francisco, CA 94103

Re: Candlestick Point – Hunters Point Shipyard Phase II Development Plan DEIR

Dear Mr. Muraoka and Mr. Wycko,

I am writing on behalf of the India Basin Neighborhood Association to comment on several aspects of the Draft Environmental Impact Report for the Candlestick Point – Hunters Point Shipyard Phase II Development (the "Development"). Please see our specific comments on the pages to follow.

Our overarching comment is that the transportation impacts of the Development are inadequately addressed. The San Francisco Planning Department's "Guidelines for Environmental Review: Transportation Impacts" state that, "Individual transportation study scopes of work are required to provide a level of detail tailored to fit the size and complexity of transportation issues associated with particular project." The DEIR does not provide a level of detail sufficient to address the largest and most complex transportation issues in San Francisco history.

IBNA has proposed several mitigations to the impacts we are able to identify. However, because the comment period was so brief in relation to the enormous impact this Development would have on our community, we did not have enough time to consult with experts to come up with additional mitigations. Therefore, we ask that you propose additional mitigations in your response to our comments. We also ask for an ample public comment period to respond to your proposed mitigations.

Best regards,

Kristine Enea
Chair, India Basin Neighborhood Association

117-1

3 of 5



India Basin Neighborhood Association

PO Box 880953, San Francisco, CA 94188

I B N A

Comments from the India Basin Neighborhood Association
to the DEIR for the Candlestick Point – Hunters Point Shipyard Phase II Development

Transportation

1. IBNA objects to piecemealing the transportation analysis by analyzing separately the transportation impacts of Redevelopment Survey Area C, Area C and the Development projects are connected. It is impossible to analyze the full impacts of one without including the other.

117-2

2. The DEIR improperly excludes any analysis of Hudson Avenue. But for the Development, there would be no need for Hudson Avenue. Specifically, we would not need a bike route along Hudson Avenue but for the enormous increase in traffic along Innes Avenue that the Development will generate, eliminating the possibility of safely installing bike lanes on Innes Avenue. The costs and impacts of building out Hudson Avenue for bikes and otherwise needs to be analyzed.

117-3

3. There is no plan for distributing Development-generated traffic equitably between the south side of our community and the north side. The DEIR needs to consider other routing to avoid funneling all traffic through the north side of the community. Specifically, there needs to be a way for residents from the southern end of the Development to access 280 North without driving over the Hunters Point Hill and through our community. The DEIR is faulty because it doesn't provide a southern route for cars.

117-4

4. The DEIR does not identify the number of vehicles trips per day along Innes Avenue, despite the community's clear and repeated request for this information. The absolute volume of traffic along Innes Avenue affects our community in a number of ways, including generating an unhealthy volume of particulate matter and noise, and funneling increased traffic through the dangerous "s-curve" intersection of Innes Avenue and Hunters Point Blvd. The City of San Francisco has studied this s-curve intersection and documented an average speed of ten miles faster than the posted speed limit. Cars and motorcycles have crashed into the homes along Innes Avenue. Cars have collided with each other and with pedestrians. The statistical likelihood and therefore frequency of these accidents will increase at least ten-fold because of the Development. No further Development in the Shipyard should occur until this risk to human life is mitigated by reconfiguring this intersection and implementing other traffic-calming measures along Innes Avenue. Further, we request mitigation for the damage to our health caused by the substantial increase in particulate matter. We also request an analysis of the additional noise created by the increase in traffic volume, especially the noise impacts from congestion and from the proposed express busses. We note that the DEIR proposes mitigation for noise caused by periodic stadium events, yet proposes no mitigation or even any discussion of the constant increased decibel level for those residents who will be living on the side of a de facto freeway. We request that the buildout of Hudson Avenue be analyzed in this DEIR as a mitigation to all of these risks and impacts.

117-5

4 of 5



India Basin Neighborhood Association

PO Box 880953, San Francisco, CA 94188

I B N A

5. The transit mode splits analyzed in the DEIR come from a document that was not in the DEIR appendices. That means the community could not analyze it, which makes the DEIR deficient. Even for those of us who did have special access to the document you reference, it was a moving target. We were told that there was no deadline for commenting on it. We are not even sure which version is the final version.

117-6

6. The DEIR provides no mitigation for the removal of parking along Innes Avenue. The unique nature of Innes Avenue – given the lack of any parallel streets, it is in essence a bridge – requires unique analysis. The effect of removing parking along Innes Avenue is a perfect case of when an analysis of traffic impacts needs to be tailored to fit the complexity of transportation issues associated with particular project. Analysis-as-usual per “City standards” simply does not apply in this case where there are no side streets to park on, and residents along Innes Avenue do not all have garages to park in. The removal of parking in this case has unique impacts that must be mitigated in unique ways.

117-7

7. It is faulty to assuming only one car per household in an area that is far more suburban than urban. Even in North Beach, there is more than one car per household. Clearly, we are not North Beach. None of our daily needs can be met within walking distance of our homes. Existing and future residents will be relying on cars for the majority of our traffic trips for decades to come. The DEIR analysis needs to take this into account.

117-8

8. The DEIR is faulty for assuming that the daily needs of existing and future residents can be met within the Shipyard because the commercial services won't arrive until the end of the build out. So, for at least twenty years, everyone will have to drive. All the plans are based on conditions in the year 2030. What about the mitigations in the interim twenty years?

117-9

9. The DEIR fails to address emergency access to and from the Shipyard in the case of an accident or other blockage of Innes Avenue – there is no analysis of an alternate emergency route to or from the Shipyard.

117-10

10. The DEIR fails to assess the safety impacts of removing parking along Innes Avenue. It similarly fails to assess the safety impacts of narrowing sidewalks along Innes Avenue, and it fails to assess the joint safety impacts of both of these actions, in combination with the absolute increase in traffic volume. Under the conditions proposed by the Development, a resident of Innes Avenue could open her front door, let her dog out on a six-foot leash, and watch it get decapitated by a speeding truck. Innes Avenue is a residential street. Children ride their bikes on this street and play on the sidewalks. The safety impact to all of these residents needs to be analyzed and mitigated.

117-11

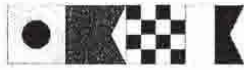
11. Removing the median along Evans Avenue unwinds the greening efforts of the India Basin Industrial Park Redevelopment Plan and destroys the tranquil approach to the community. Median removal does not comply with San Francisco's Better Streets plan.

117-12

12. Removing bulbouts only recently installed with taxpayer money does not comply with San Francisco's Better Streets Plan.

117-13

5 of 5



India Basin Neighborhood Association

PO Box 880953, San Francisco, CA 94188

I B N A

13. The Development results in a general taking of streets and property through the cumulative effect of health, noise and safety impacts. The Development takes away our free and fair use of our own backyards for recreation or to grow food, our ability to access our homes, and our capacity to get air ventilation by opening our windows. Please identify the compensation for this general taking.

117-14

Utilities

IBNA endorses the comments submitted separately by Michael Hamman.

IBNA requests clarity on how the Development would provide high-speed Internet access. The proposed cable and DSL distribution system as far as we understand it would create a bandwidth issue, impairing our equal access to the Internet. The Development should mitigate this effect to insure that Internet access is provided equally to existing and new residents.

117-15

We also request that you address the safety issues presented by allowing high-voltage power lines to remain above ground. Those lines serve only the Development, yet it is our community that is exposed to the risks they pose. We request that this safety risk be mitigated by undergrounding the utility lines along Innes Avenue. If undergrounding is proposed as a mitigation, please elaborate on the amount and duration of trenching, related dust control issues, and access for residents to and from our homes during the trenching.

117-16

Historic Preservation

IBNA endorses the comments submitted separately by Michael Hamman. IBNA also endorses the comments submitted by San Francisco Architectural Heritage. The Development should enhance, not diminish, our community's rich waterfront heritage.

117-17

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■ Letter 117: India Basin Neighborhood Association (1/12/10)

Response to Comment 117-1

This comment states the Draft EIR fails to contain sufficient detail to address the transportation issues associated with the Project. The Traffic Impact Analysis, Draft EIR Appendix D and the foundation for the EIR section, consisted of 406 pages of text and tables and two volumes of substantiating data. The commenter states they are proposing several mitigations, described in the detailed comments that follow the cover page. These comments are addressed below in responses to comments. The remainder of the comment contains opinion or is not a direct comment on the adequacy or content of the Draft EIR.

Response to Comment 117-2

The transportation impact analysis presented in Impact TR-1 through Impact TR-58 specifically addresses potential impacts of the Candlestick Point–Hunters Point Shipyard Phase II Development Plan and identifies appropriate mitigation measures. Impacts resulting from development within India Basin/Area C are being analyzed as part of a separate environmental review process. However, as indicated on Draft EIR page III.D-40, the preliminary estimates of development potential within India Basin/Area C was included as a background project for the 2030 Cumulative No Project condition. Therefore, the analysis for Cumulative No Project includes the travel demand that would be generated by India Basin/Area C development.

Response to Comment 117-3

The Project includes the provision of a bicycle lane in both directions on Innes Avenue. The impact assessment did not identify any safety issues related to bicycle use of these lanes that would necessitate providing off-street bicycle facilities, such as the referenced potential multi-modal bridge over India Basin, parallel to Innes Avenue along the Hudson Avenue right-of-way.

A Class II bicycle lane, as proposed for Innes Avenue, is consistent with the bicycle lanes for Innes Avenue included in the San Francisco Bicycle Plan, which was cleared in its own environmental review process. Further, the proposed roadway design would meet City and County of San Francisco design standards. These standards were developed to safely accommodate all roadway users, including transit, bicycles, trucks, pedestrians, and private automobiles.

Response to Comment 117-4

Draft EIR Table III.D-4 (Project Person and Vehicle Trips by Mode), page III.D-58, presents a summary of the travel demand generated by the Hunters Point Shipyard and Candlestick Point components of the Project. As indicated in the table, the majority of the Project trips would be generated by the Candlestick Point component, rather than the Hunters Point Shipyard component. During the AM peak hour, about 55 percent of total trips would be generated by the Candlestick Point component and 45 percent by Hunters Point Shipyard component. During the PM peak hour, 69 percent of the total trips would be generated by the Candlestick Point component and 31 percent by the Hunters Point Shipyard component.

The Project includes improvements to numerous roadways to the south of Hunters Point Shipyard for access to US-101. Residents and visitors to development within Candlestick Point would be able to use Harney Way and US-101 to access I-280 directly, and would not need to drive over the Hunters Point Hill.

Vehicle trips generated by development within Hunters Point Shipyard would be able to access Hunters Point Shipyard via Innes Avenue to the north and Crisp Avenue to the south. Based on the directional distribution of trips, approximately 49 percent of the AM peak hour, and 46 percent of the PM peak hour, vehicle trips generated by the Hunters Point Shipyard component of the Project would travel to and from Hunters Point Shipyard via Innes Avenue; the remaining 51 percent of the AM peak hour, and 54 percent of the PM peak hour vehicle trips would use Crisp Avenue.

Response to Comment 117-5

The number of vehicle trips at the study intersections is included in the Transportation Study, included as Draft EIR Appendix D. Refer to Figures 31A through 31D of Appendix D.

The very low existing traffic volumes on Innes Avenue and Hunters Point Boulevard (about 154 vehicles per hour during the AM peak hour and 170 vehicles per hour during the PM peak hour), wide right-of-way, and limited street-level uses along the majority of Hunters Point Boulevard between Innes Avenue and Evans Avenue facilitate speeding at this location. Along Innes Avenue and Hunters Point Boulevard the Project would provide two 10-foot-wide travel lanes, two 11-foot-wide travel lanes, a 5-foot-wide bicycle lane on the south side of the street, a 6-foot-wide bicycle lane on the north side of the street, and on-street parking on the north side of the street. The restriping to accommodate the multiple lanes would define the right-of-way for vehicles, bicycles, and parked-vehicles. The narrowing and delineation of travel lanes would provide the potential for reducing travel speeds. In addition, the increase in traffic volumes associated with development at Hunters Point Shipyard would also serve to reduce the potential for speeding. No additional mitigation measures are required.

Refer to Master Response 19 (Proposed BAAQMD Guidelines) for an updated analysis of cumulative impacts associated with TAC and PM_{2.5} based on the most recent guidance from the BAAQMD

As noted on Draft EIR page III.I-31, the increase in traffic resulting from implementation of the Project and ambient growth over the next 20 years would increase the ambient noise levels at noise-sensitive locations along the major vehicular access routes to the Project site. As further noted on Draft EIR pages III.I-42 through -44, the greatest Project-related traffic noise increase (5.7 dBA L_{dn}) would occur along Jamestown Avenue, north of Harney Way. Additionally, two other roadway segments would experience substantial cumulative traffic noise level increases: Carroll Avenue, east of 3rd Street (4.3 dBA L_{dn}), and Gilman Avenue, east of 3rd Street (4.0 dBA L_{dn}). As shown in Table III.I-14 (Modeled Traffic Noise Levels along Major Project Site Access Roads), Draft EIR page III.I-42, these increments are large enough to exceed the adopted threshold for a substantial permanent increase in traffic noise in residential areas. Figure III.I-6 (Project-Related Roadway Noise Level Increases), Draft EIR page III.I-43, illustrates the roadways where noise levels would exceed the adopted threshold for a permanent increase in traffic noise. There would be no Project-related increase in traffic noise along Innes, as noted in Table III.I-14.

The Draft EIR, beginning on page III.J-42, discusses potential mitigation for these noise impacts and states why they would be infeasible.

The impact analyses contained in the Draft EIR Section III.H (Air Quality), Section III.I (Noise), and Section III.D (Transportation and Circulation) do not identify any significant impacts that would warrant the provision of the referenced potential multi-modal bridge over India Basin along the Hudson Avenue right-of-way. Project improvements for Innes Avenue would alleviate existing potential traffic-related hazards along Innes Avenue–Hunters Point Boulevard, and no additional street improvements would be required.

Response to Comment 117-6

It is unclear what document containing transit mode split the commenter is referring to. The travel demand methodology is presented on Draft EIR pages III.D-56 to -59 and is further detailed in the Transportation Study (included as Appendix D of the EIR). As indicated, the 4D method was used to estimate the travel demand by mode. Information from the San Francisco County Transportation Authority's SF-CHAMP travel demand model was used as inputs into the 4D analysis to yield the trip generation by mode presented on Table III.D-4 (Project Person and Vehicle Trips by Mode), Draft EIR page III.D-58.

Response to Comment 117-7

The removal of parking spaces on the south side of Innes Avenue would not result in significant impacts, and, therefore, mitigation measures would not be required. Refer also to Response to Comment 35-4 regarding loss of parking on Innes Avenue.

Response to Comment 117-8

The impact analysis does not assume one car per household. It is unclear what assumption the commenter is referring to with respect to "one car per household." The travel demand model did not restrict auto ownership. The commenter may be referring to the D4D residential parking standards, which would allow for up to one parking space per residential unit. The D4D would not restrict auto ownership.

Response to Comment 117-9

Refer to Response to Comment 35-1 regarding phasing of development, including neighborhood serving retail.

Response to Comment 117-10

Impact TR-58 presents a discussion of emergency access issues, and Project impacts on emergency access were determined to be less than significant. Innes Avenue is expected to be more than 60 feet wide. In case of an accident or other blockage, it is unlikely that the entire width of the street would be blocked such that emergency vehicle access to the Hunters Point Shipyard area via Innes Avenue would be blocked. However, if such an event were to occur, there are multiple routes through which vehicles

and emergency vehicles could reach the Hunters Point Shipyard, including Crisp Avenue and Palou Avenue, and Arelious Walker Avenue via the Yosemite Slough bridge.

Response to Comment 117-11

It is not anticipated that there would be any safety impacts associated with removing parking on the south side of Innes Avenue. The proposed cross-section of Innes Avenue for the north side includes a 10-foot-wide sidewalk, a 9-foot-wide parking lane, and a 6-foot-wide bicycle lane, while on the south side there would be an 8-foot-wide sidewalk and a 5-foot-wide bicycle lane, prior to the travel lanes. Therefore, there would be between 13 and 25 feet between the edge of the property line and the travel lanes (which is sufficient distance for a dog on a 6-foot leash to not get decapitated). Children riding their bicycles on Innes Avenue would benefit from the provision of bicycle lanes.

Response to Comment 117-12

The Project does not propose to remove the medians on Evans Avenue.

Response to Comment 117-13

It is unclear which recently installed bulbouts the commenter is referring to. The Project does not propose to remove any existing bulbouts.

Response to Comment 117-14

The Project would not restrict the use of people's backyards, their ability to access their homes, or capacity to open their windows. The Project would not represent a general "taking" of streets and property as the commenter asserts. This comment represents opinion and is not a direct comment on the content or adequacy of the Draft EIR. With respect to eminent domain, refer to Response to Comment 43-4 for a discussion of potential property acquisitions associated with roadway improvements identified for the Project.

Response to Comment 117-15

The reliability of telecommunications services (including internet access) is outside the scope of the CEQA process and neither the City nor CEQA has established thresholds of significance for telecommunications services. These types of services are demand-based, i.e., service providers respond to increased demand by upgrading and adding their systems. As noted on Draft EIR page III.Q-59, telephone, television, and internet services could be provided by any one of a number of service providers in the City of San Francisco. The service providers would provide any needed upgrades to their distribution systems, including new switching and routing equipment, to accommodate the demand of the Project. There are no known capacity issues associated with existing telecommunications service in the City. Further, no evidence is provided by the commenter to substantiate that there are problems associated with existing telecommunications service in the City, and there is no reason to believe that there would be any accessibility concerns arising as a result of the Project. The subdivision process would include submittal of detailed infrastructure plans to the Department of Public Works identifying how they would meet the infrastructure needs of the Project. Implementation of these plans would be a

condition of subdivision approval. The subdivision process would ensure that adequate infrastructure is provided to accommodate the demands of the Project such that the capacity of the service providers to provide such utilities would not be exceeded.

Response to Comment 117-16

Refer to Response to Comment 35-6 for a discussion of safety issues with regard to high-voltage overhead power lines. All utilities for the Project would be undergrounded. The aboveground utility poles along Innes would not be undergrounded as a result of this Project. Refer also to Response to Comment 96-6.

Response to Comment 117-17

Refer to Responses to Comments 35-5 and 96-9 for a discussion of the water distribution system. Also refer to Responses to Comments 28-1, 35-1 through 35-8, and 41-1 through 41-3. Refer to Response to Comments 34-1 through 34-7 with regard to comments by San Francisco Architectural Heritage.

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■ Responses to Oral Comments

Following are oral comments, followed by their responses, received at three public meetings: the Agency meeting on December 17, 2009; the San Francisco Planning Commission meeting on December 17, 2009; and the Agency meeting on January 5, 2010.

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■ Transcript SFRA1: San Francisco Redevelopment Agency (12/17/09)

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Letter SFRA1

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24 REPORTED BY: VEENA M. PUCCINELLI

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A P P E A R A N C E S

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COMMISSIONERS:

4

Commissioner Rick Swig, President

5

Commissioner London Breed

6

Commissioner Miguel M. Bustos

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7 Commissioner Francee Covington
8 Commissioner Leroy King
9 Commissioner Darshan Singh, Vice President

10

11 Others Present:

12 Fred Blackwell, Executive Director
13 Gina E. Solis, Commission Secretary
14 James Morales, General Counsel
15 Stan Muraoka, Environmental Review Officer
16 Tiffany Bohee, Project Manager

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1 P R O C E E D I N G S

2 PRESIDENT SWIG: Good afternoon. It is now
3 4:00 o'clock, and this is the regular meeting of the
4 San Francisco Redevelopment Agency for Tuesday,
5 December 15, 2009.

6 I would like to welcome the public and the
7 radio listening audience.

8 We have a few housekeeping chores before we
9 move forward with what seems to be a very long agenda
10 this evening.

11 With regard to electronic devices, I would

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12 ask you all, please, to -- including myself -- to turn
13 off all pagers, cellular telephone, and other sound
14 emitting devices during the meeting.

15 If you wish to speak tonight, and I see that
16 there are many who wish to speak tonight, please fill
17 out speaker cards before you sign any lists. Please
18 state your name for the record before you make your
19 statements.

20 I'm going to ask tonight that you limit your
21 remarks to two minutes, given the fact that I have
22 already been advised that we have over 40 cards just
23 simply for one item.

24 Regarding that item, which happens to be Item
25 4(f), which relates to the Draft EIR for the Hunters

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1 Point Shipyard, for those who would be frustrated by
2 the fact that you will be granted only two minutes
3 instead of three, I would like you to remind you, at
4 this point that this is only a hearing on this item;
5 there will be no final resolution of this item
6 tonight. And then on December 17th, the Planning
7 Commission will take on a discussion of the Draft EIR,
8 as well.

9 And also, should you have any comments that
10 you do not get to make tonight on this item, that you
11 may write a letter to the agency with your comments
12 regarding the Draft EIR.

13 And, once again, I realize that it's
14 sometimes very frustrating when we cut to two minutes
15 versus three minutes; but in this case, I think there
16 will be other opportunities for the public to have
17 further dialogue on this item before resolution.

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18 Thank you for your cooperation on that.
19 (Whereupon, matters unrelated to the Hunters
20 Point Draft EIR were discussed.)
21 PRESIDENT SWIG: Madame Secretary, would you
22 please call the first item?
23 THE SECRETARY: Thank you, Mr. President.
24 Commissioners, good afternoon.
25 The first order of business is Item 1:

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□ 1 Recognition of a Quorum. There is a quorum present.
2 The next order of business is Item 2: Report
3 on actions taken as a previous Closed Session meeting,
4 if any. There are no reportable items.
5 The next order of business is Item 3:
6 Matters of Unfinished Business. We have no items.
7 The next order of business is Item 4:
8 Matters of New Business, consisting of the Consent and
9 the regular Agenda; first, the Consent Agenda.
10 (Whereupon, discussion was had re the Consent
11 Agenda and other matters unrelated to Hunters Point.)
12 (Election of officers.)
13 PRESIDENT SWIG: Okay. Madame Secretary, the
14 next item, please?
15 THE SECRETARY: The next order of business is
16 Item 4(f): A public hearing to hear all persons
17 interested in the adequacy of the Draft Environmental
18 Impact Report for the Candlestick Point-Hunters Point
19 Shipyard Phase II Redevelopment Project, Bayview
20 Hunters Point, and Hunters Point Redevelopment Project
21 Areas.
22 Mr. Director?

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23 DIRECTOR BLACKWELL: Thank you, Madame
24 Secretary.
25 The presentation of Item 4(f) will be made by

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□ 1 Stan Muraoka, who is the Agency's Environmental Review
2 officer; and he will be preceded by Tiffany Bohee, who
3 is from the Office Of Economic and Workforce
4 Development.

5 MS. TIFFANY BOHEE: Thank you, Director
6 Blackwell.

7 Good afternoon, President Swig, Vice-Chair,
8 Singh. welcome, Commissioner Bustos and Agency
9 Commissioners. Tiffany Bohee, Project Manager with
10 the Mayor's Office of Economic and Workforce
11 Development.

12 I would like to provide you with some
13 background and a brief overview of the Candlestick
14 Point-Hunters Point Shipyard Phase II Project before
15 turning the presentation over to Stan Muraoka,
16 Environmental Review Officer for the Redevelopment
17 Agency, who will describe the environmental review
18 process for the project as required under the
19 California Environmental Quality Act.

20 The Candlestick Point-Hunters Point Shipyard
21 Project covers approximately 700 acres along the
22 southeastern waterfront of San Francisco. This
23 diagram, Attachment 1, is in your packet as part of
24 the EIR, as well.

25 This project is one of the most important

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□ 1 development projects in the City's modern history,
2 because of the scope and scale of the public benefits
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3 that it will deliver to a grossly under served and
4 isolated Bayview-Hunters Point Community.

5 After more than a decade of planning efforts
6 related to these two sites, in May 2007, the Mayor,
7 the Board of Supervisors, the Agency Commission, the
8 Hunters Point Shipyard CAC, and the Bayview-Hunters
9 Point PAC, endorsed a conceptual framework for the
10 integrated redevelopment of Candlestick Point and
11 Hunters Point Shipyard.

12 The conceptual framework outlines the key
13 elements for the Mixed-Use Development of these sites,
14 including landuses, financing, and public benefits.

15 In June 2008, San Francisco voters in each
16 and every district in San Francisco overwhelmingly
17 approved Proposition G, the Bayview Jobs, Parks and
18 Housing initiative, which further set forth guiding
19 principles, and a development program and plan for the
20 integrated development of these two sites, consistent
21 with that conceptual framework.

22 Again, consistent with Proposition G and the
23 conceptional framework, the proposed development
24 project includes the following elements:

25 10,500 residential homes spread across the

7

□ 1 two sites, with 32 percent of those units set aside
2 for below market rate housing.

3 Included in that is the critical rebuilding
4 of the Alice Griffith Public Housing Development, with
5 units replaced on a one-per-one basis, and
6 construction phased to ensure that residents can move
7 directly to their units, new units, prior to the

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8 replacement of their existing units.

9 2,500,000 square feet of research and
10 development usage on the shipyard.

11 Important job generated uses, including
12 office and light industrial uses, focused on
13 attracting emerging technology, like Green Tech. In
14 addition, 150,000 square feet of office uses on
15 Candlestick Point.

16 Importantly, the project provides for more
17 than 300 acres of new and restored open space and
18 active recreation areas on these sites. This includes
19 new parks on Candlestick and the shipyard, active
20 sports and recreational fields, new waterfront parks
21 around the entire perimeter of the shipyard,
22 connecting to the region's Bay Trail, where there is a
23 current gap.

24 And a major renovation of the Candlestick
25 Point State Recreation Area and vastly improved public

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□ 1 access to the water.

2 These parks and open space areas cover over
3 half the site's acreage.

4 Other job-generating uses and important uses
5 for the Bayview include 635,000 square feet of
6 regional serving retail on Candlestick Point; 125,000
7 square feet of neighborhood serving uses, both on
8 shipyard and again on Candlestick Point; permanent new
9 and renovated space for the existing artists'
10 community, as well as space for an Art Center and
11 community serving space, spread across the two sites.

12 There is a 300-slip marina that is proposed
13 on the shipyard, a 10,000-seat performance venue on
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14 Candlestick Point, and a new 60,000-seat world class
15 football stadium for the San Francisco 49ers on the
16 shipyard.

17 The project also includes structured and
18 on-street parking, and new transportation and utility
19 infrastructure, including a bridge across Yosemite
20 Slough.

21 This project is expected to generate
22 thousands of permanent and construction jobs over the
23 life of the project. These jobs will be targeted at
24 Bayview residents through the City Workforce
25 Development programs, such as CityBuild.

9

1 Time does matter for this project. The
2 things which matter most to the community have been
3 vetted exhaustively over the last three years, over
4 the course of 177 public meetings we have had to date
5 on the project.

6 we believe that the fundamental issues that
7 people care about have been discussed and will
8 continue to be discussed over the course of the next
9 few months.

10 The EIR is a technical document that analyzes
11 what might happen to the physical environment if the
12 project is built; but it does not get at these core
13 issues, fundamental issues, that people care about.

14 There are consequences to delaying this
15 project. The Bayview community has waited over three
16 years for change, and a delay means there is only
17 more waiting.

18 One of the consequences of delay is that it

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19 precludes the City's ability to get ahead of the Santa
20 Clara election in June 2010.
21 (Technical difficulty; feedback on the audio
22 system.)
23 MS. BOHEE: I'll continue on.
24 Again, one of the consequences of delay is
25 that it precluded the City's ability to get ahead of

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1 the Santa Clara election in June 2010.
2 Our ability to provide for a world class
3 stadium site for the 49ers.
4 PRESIDENT SWIG: Excuse me.
5 I think it's fair, both to the public and the
6 Commissioners, that we let the technician fix the
7 system.
8 MS. BOHEE: Okay.
9 PRESIDENT SWIG: I would like to take a brief
10 recess until we get this system fixed.
11 Thank you, very much.
12 (A 15-minute recess was taken to correct the
13 electronic audio problem.)
14 PRESIDENT SWIG: Okay. We are going to
15 reconvene. And may we please continue the
16 presentation on the item?
17 MS. BOHEE: Tiffany Bohee, the mayor's
18 office.
19 Time does matter for this project. The
20 things that matter most to the Bayview Community have
21 been vetted exhaustively over the last three years,
22 over the course of 177 public meetings to date.
23 we believe that the fundamental issues that
24 people care about have been discussed and will

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25 continue to be discussed over the next few months.

11

□ 1 The EIR is a technical document that analyzes
2 what might happen to the physical environment if this
3 project is built, but it does not get at the core
4 issues and fundamental issues that people care about.

5 There are consequences to delaying this
6 project. The Bayview Community has waited too long.
7 They have waited over 30 years, and a delay only means
8 there is more waiting.

9 One of the consequences of delay is that it
10 precludes the City's ability to get ahead of the Santa
11 Clara election in June 2010.

12 Our ability to provide for a world class
13 stadium site for the 49ers may be potentially lost due
14 to delays.

15 At this time, I would like to ask Stan
16 Muraoka of Agency staff to describe the environmental
17 review process for the project, as required under
18 C-1.

19 MR. STAN MURAOKA: Good evening, Agency
20 Commissioners. I am Stan Muraoka, the Agency's
21 Environmental Review Officer.

22 The item before you is a Public Hearing to
23 hear testimony on the adequacy of the Draft
24 Environmental Impact Report for the proposed
25 Candlestick Point-Hunters Point Shipyard Phase II

12

□ 1 Development Plan Project.

2 The hearing is solely to hear public
3 testimony on the adequacy of the Draft EIR in

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4 evaluating the likely adverse environmental effects of
5 the proposed project.

6 No commission action is scheduled.

7 The Planning Commission will also hold a
8 Public Hearing on the Draft EIR on Thursday, December
9 17th.

10 With me today are Joy Navarrete and Lisa
11 Gibson of the Planning Department.

12 The public comment period for Draft EIR began
13 on Thursday, November 12th, 2009, and ends on Monday,
14 December 28, 2009.

15 Following the public hearings, Agency and
16 Planning Department staff will prepare and publish a
17 Comments and Responses document of the public comments
18 from the hearings and written comments received during
19 the public comment period on the Draft EIR, along with
20 staff responses to the comments.

21 At this time, I respectfully ask that you
22 open the Public Hearing on the adequacy of the Draft
23 EIR.

24 PRESIDENT SWIG: Madame Secretary, how many
25 speaker cards do we have this evening?

13

□ 1 THE SECRETARY: I think there is about fifty
2 cards.

3 PRESIDENT SWIG: Oh, okay. Thank you.

4 As I mentioned in the beginning, for those
5 who were not here, those who were not here at that
6 time, I would like to allow only two minutes of public
7 comment on this subject.

8 And once again, I would like to reiterate
9 that this is a hearing. There will be no resolution
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10 on the EIR this evening, as we have said, the comment
11 period is open until December 28th, and there will be
12 a Planning Commission Hearing on December 17th to hear
13 the same.

14 If you are not heard tonight fully, or you
15 are not heard on the 17th during the Planning
16 Commission, then you still have the opportunity to
17 write the Agency with any comments that you have by
18 the December 28th, so I very much appreciate your
19 patience with limiting comments to two minutes this
20 evening.

21 And thank you again for your cooperation.

22 Madame Secretary, would you please go through
23 the speaker cards?

24 THE SECRETARY: The first speaker is Jim
25 Lazerus, followed by Conny Ford, then Treatha

14

1 Strouglers, the Sedrick Jackson.

2 First speaker, please come forward.

3 PRESIDENT SWIG: Thank you. And please line
4 up. If you could please line up when you hear your
5 name called, and the second speaker called, and the
6 third, if you would please line up so that we could
7 make this move as efficiently as possible. Thank you,
8 very much.

9 MS. CONNY FORD: Good evening. Good
10 afternoon, Commissioners.

11 I'm obviously not Mr. Lazerus, but I am Conny
12 Ford. And I am a Vice-President of the San Francisco
13 Labor Council, and Secretary Treasurer of a Union,
14 OPEIU Local 3.

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15 And I rise to tell you that we in the labor
16 movement support strongly this project. We have
17 approximately -- We do it for a couple of reasons.
18 We have approximately 8000 members to live in
19 94124. And they look forward to the day when the much
20 needed resources and support that their community so
21 much richly deserves will be coming this way.
22 And this particular project will grant 32
23 percent affordable housing, \$27,000,000 in support for
24 first-time homeowners, \$8.5 million in workforce
25 development. It includes that kind of support for

1 folks in the community.

2 The other part of this project that is so
3 vital to all of us is the work that is going to be
4 provided. As you know, in the building trades, 25, 30
5 percent of the workers are on the bench today. We
6 have retail clerks on the bench. We have hospital
7 workers who are being laid off.

8 This much needed project will give the
9 support to the folks who live in that area, the much
10 needed jobs that they so richly deserve.

11 We urge you to consider the importance of
12 this project, and we wanted to move that forward.
13 Thank you.

14 PRESIDENT SWIG: Thank you.

15 THE SECRETARY: Next speaker, Treatha.

16 PRESIDENT SWIG: Could you call the next two
17 speakers after that, please?

18 THE SECRETARY: Sedrick Jackson, and Matt
19 Reagan.

20 Next speaker, Matt Reagan. Treatha

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cont'd.

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21 Stroughters. Christina Sandoval.

22 TREATHA STROUGHTERS: Oh, sorry.

23 Hi. Hi, everyone. I'm Treatha Stroughters,
24 and I'm just-- I'm here to say that I support the
25 shipyard redevelopment.

16

1 Living in the Bayview Community and living in
2 the surrounding areas all my life, seeing the
3 shipyard, being there for a long time, a lot of people
4 was ill. And some of my family, my grandma, people
5 that I know, we all lived there, and people were
6 getting sick.

7 And now it's an opportunity for us to turn
8 into something good for us, and our kids, and create
9 more jobs. Opportunities to purchase homes at a lower
10 rate. I feel that we all deserve that, because we
11 have been waiting for so long to -- to get something
12 from just living in San Francisco, and being born
13 here.

14 And seeing a lot of other people come and
15 getting opportunities that are not from here. I'm an
16 original person from San Francisco and the Bayview
17 area. And I feel like -- from my grandmother living
18 here my mother, this is what I deserve, and what I
19 feel like my whole community is entitled to. So just
20 don't let the environmentalists and people who aren't
21 from here come in and say that they need delays.

22 The people who are here and live here, where
23 they are every day, we say move forward, no more
24 delays. Thank you.

25 THE SECRETARY: Next speaker, Christina

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17

□ 1 Sandoval. Lashawanda Collins. Sinte Pasay.

2 PRESIDENT SWIG: I guess somebody could make
3 sure that we let the people waiting in the ante room
4 know that their cards are being read.

5 MS. CHRISTINA SANDOVAL: Sorry. I was in the
6 hallway. Couldn't hear nobody's name out there.

7 Good evening. My name is Christina Sandoval,
8 and I'm a resident of Bayview. And I'm here to
9 basically say, who are these people that are stopping
10 the delay?

11 These are the people that own homes, that
12 have jobs, their kids are in good schools, and not
13 giving us the opportunity in Bayview. So, no delay.
14 Thank you.

15 MS. LASHAWANDA COLLINS: I'm Lashawanda
16 Collins. I'm a resident of San Francisco for 35
17 years.

18 And I feel this is our perfect opportunity to
19 do something for San Francisco and the residents that
20 are in San Francisco. So I say, no delays.

21 THE SECRETARY: Sinte Pasay. Stormy Henry.
22 Derek Green. Kenya Ellison.

23 MS. STORMY HENRY: Good evening,
24 Commissioners.

25 My name is Stormy Henry. And I'm a resident

SFRA1-3

SFRA1-4

18

SFRA1-5

□ 1 of Alice Griffith. And I am a former resident of the
2 Fillmore, which was placed there through the
3 displacement and regentrification of our community.

4 I am here to speak tonight against the delay.

5 The delay means that we have to live in inhabitable
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6 living circumstances for another six months to a
7 year. And it puts us all in a bad position, our
8 children, our health.

9 And for the people who are stopping it, all
10 they need to do is take time to read those, the little
11 fine print, over the Holiday Season, since they care
12 so much, they can take that time and use their time
13 instead of setting us back for the, um, for at least
14 six months to a year.

15 We really don't appreciate it, and it's
16 really messing with our ways of living, our wages. We
17 are promised jobs through a Community Benefits
18 Agreement that we all as residents in the 94124 have
19 come together as an agreement with.

20 It was hard to do that, and we feel as though
21 if you take another delay, it would make us all fall
22 apart. So I'm here to say, no delay.

23 THE SECRETARY: Derek Green. Kenya Ellison.
24 Lottie Titus. Ronae Kent.

25 MR. DEREK GREEN: How you doing? My name is

1 Derek Green. I been coming to a dozen of these
2 meetings about this project.

3 In my community, we are suffering poor
4 housing, crime, and no jobs. We can't wait another
5 day to get this keep going on. Thank you.

6 THE SECRETARY: Kenya Ellison. Lottie
7 Titus. Ronae Kent.

8 MS. KENYA ELLISON: Hi. My name is Kenya
9 Ellison. I live in the community. We don't need or
10 we don't want time. We need jobs, so no delay. Thank

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SFRA1-5
cont'd.

19

SFRA1-6



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11 you.

12 MS. RONAE KENT: Hi. My name is Ronae. And
13 what I believe in my heart is that -- is if this
14 project was going to benefit other communities, it
15 wouldn't be the option. I just want to say no
16 delays.

17 THE SECRETARY: Next speaker, Jenelle King.
18 Victoria Vandercourt. Tim Paulson. Setu Pataia.

19 SPEAKER: I just want to say, no delay.

20 MR. SULULAGI PALEGA: Good evening,
21 Commissioners. And congratulations to the newly
22 elected officers.

23 My name is Sululagi Palega. And I have lived
24 in San Francisco all my life. I started off in the --
25 on Guerreo at 729 in 1957, being new to the area, that

1 seemed to be where we were housed at. It was good,
2 because I got to meet a lot of people, got to interact
3 with a lot of people from the residence and
4 community.

5 Currently, I'm serving on the Board of the
6 Samoan Community Development. And I'm also a member
7 of the CAC. And I'm looking forward to this project
8 moving forward.

9 About a month ago, we had a meeting, and I
10 thought everything was squared away. So then we come
11 back last night, and I couldn't make the meeting, but
12 then I hear there is a possible delay in it. I don't
13 want to see this delay. I know that there was some
14 concern about the Samoan brothers on the hill, and the
15 sisters.

16 well, if this project don't go through, you
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20

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17 won't have to worry about it, because they ain't gonna
18 be nothing. You know, I'm here today to tell you, no
19 delay, and we need to get moving. Because -- I don't
20 know if everybody is seeing what I'm seeing -- money
21 is shrinking; people are not wanting to invest in
22 large projects.

23 And I'm afraid we are going to get caught up
24 in this thing about the rocks being moved from one
25 point to another and miss the golden opportunity to

21

0 1 get this project built.

2 I have attended over a hundred and some
3 meetings. I have been going to meetings since 1995
4 about this project.

5 So I -- I'm just real concerned, because at
6 one point, we got the votes, and everything was moving
7 forward. And then I come back, and again there is a
8 delay.

9 I would like to see the redevelopment take a
10 stand on this and support your community groups that
11 you have established out in the community, who are
12 kind of the liaison to the community for you, and hear
13 what the people are saying. We are trying to address
14 them, we can't give everybody money for their pockets,
15 I will just say that.

16 we are looking at jobs, and that is what the
17 most important thing is, affordable housing, and long
18 term jobs. So these are -- to me, living after all
19 these years, are some of the most important things.

20 So I would like to see us move forward.
21 Thank you.

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cont'd.

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22 THE SECRETARY: Next speaker, Reverend
23 walker. Dedria Smith. Dr. Veronica Hunnicutt. Chris
24 Wagner.
25 REVEREND ARELIUS WALKER: Honorable

22

1 Commissioners, I am Arelius Walker, Pastor of True
2 Hope Church of God in Christ at Hunters Point.

3 This afternoon I'm representing the African
4 American Revival Mission Consortium, the Tabernacle
5 Community Development Cooperation

6 Two apparent points that I would like to make
7 in my comments. One is we are concerned that the
8 Hunters Point Shipyard Candlestick Point plan will be
9 the economical engine that will drive that particular
10 community to positiveness.

SFRA1-10

11 we are definitely concerned about the
12 contamination and the waste. I have lived in Bayview
13 for the last 40 years, and in San Francisco about
14 fifty-some years.

15 And I'm definitely disturbed about the toxic
16 waste that for years -- not just recently but for
17 years -- have created cancer, asthma, and all kind
18 various negatives on environmental impact.

19 But the good news that I see with this
20 project, we are responding to it. It's going to be
21 cleaned up with the Superfunds. As you know, the
22 money is appropriated by the Navy to clean up that
23 project.

24 Along with the thousands and thousands of
25 jobs, the low rental housing. The housing

23

1 affordability at 32 percent, as you heard, technically
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2 about 31.86 percent, come out to be 32 -- and with the
3 jobs and the various activities, and various things
4 that are going to happen.

5 I agree with all of the previous speakers
6 that we can't afford -- and I believe you understand
7 it better than we understand it, to delay this
8 project.

9 So I'm definitely encouraging all of you, at
10 least the majority, I hope you will agree with the
11 community, because the supervisor of that district,
12 and all of the various committees, that the project
13 that had to do with that, all agree with that point.

14 Thank you, very much for listening.

15 DR. VERONICA HUNNICUTT: Good afternoon,
16 Commissioners. My name is Dr. Veronica Hunnicutt, and
17 I am both the Chair of the Hunters Point Shipyard
18 Citizens Advisory Committee, and I am the Dean of the
19 Southeastern Campus of the City College of San
20 Francisco.

21 As the Chair of the CAC, I understand
22 firsthand the immense challenges that the
23 Bayview-Hunters Point Community currently faces;
24 including unemployment, disparity in educational
25 attainment and job skills, lack of access to adequate

26 open space and recreational facilities, poor access to
27 public transportation, affordable housing and economic
28 opportunities.

29 This project proposes to invest hundreds of
30 millions of dollars in the Bayview-Hunters Point
31 Community. You should know that the community, and

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cont'd.

SFRA1-11

24

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7 the PAC and the CAC and the City have been working
8 together for nearly a decade to plan the
9 revitalization and redevelopment of the Hunters Point
10 Shipyard, and ensure that the development delivers
11 much needed affordable housing, park, and open space,
12 and economical opportunities to the existing residents
13 as soon as possible.

14 The City has hosted nearly 200 workshops and
15 meetings and discussed and presented a number of
16 components of this project to both, both the PAC and
17 the CAC, over the past two years; including the Urban
18 Design Plan, the Transportation Plan, sustainability
19 and Infrastructure Plan, the Workforce Development
20 Strategy, and Affordable Housing Plan.

21 And the PAC, and the CAC and the community
22 have had extensive input on these critical components
23 of the project.

24 Now last night, the CAC heard an
25 informational presentation from the Agency on the

SFRA1-11
cont'd.

25

□ 1 Draft Environmental Impact Report.

2 And although the CAC did not take any formal
3 action on the document, there were a range of opinions
4 presented by the members present including some who
5 advocated for an extension of the public comment
6 period.

7 However, in my personal opinion, as a
8 community leader, educator, and someone who has been
9 working on this project for a number of years, it is
10 of utmost importance that this project move forward.

11 PRESIDENT SWIG: Thank you.

12 DR. HUNNICUTT: Thank you.

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13 THE SECRETARY: Next speaker, Chris Wagner.

14 Ashley Rhodes. Gary Banks. Al Norman.

15 MR. CHRISTOPHER WAGNER: Hello. My name is
16 Christopher Wagner, and I'm a resident of Bayview and
17 a member of the Shipyard Citizen Advisory Committee.

18 The CAC has been holding meetings and giving
19 comment on a number of aspects of this project;
20 including the Transportation Plan, Open Space Plan,
21 Sustainability Plan, Housing Plan, and Workforce
22 Development Plan.

23 The redevelopment of the Hunter Point
24 Shipyard is one of the most important development
25 projects in this City's history, not only because it

26

SFRA1-12

1 provides immensely needed affordable housing, jobs,
2 and parks, but also because it enables the City to
3 transform the Hunters Point Shipyard from a Superfund
4 site and environmental blight on the Bayview-Hunters
5 Point Community into a beacon of environmental
6 stewardship.

7 We need reliable transportation, and this is
8 a challenge in the community that it currently faces.
9 This project proposes to invest hundreds of millions
10 of dollars in creating new transportation
11 infrastructure that will serve not only the new
12 development, but also the surrounding communities.

13 A key point of this Transportation Plan is
14 the proposed bridge over Yosemite Slough; and this
15 would help ensure that the new transit is efficient.

16 Asking for an extension of the public comment
17 period of this EIR is another tactic the opposition is

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18 using to delay the progress in our neighborhood. And
19 the same people who are asking here for the extension
20 today are people who have already said that they will
21 be funding a lawsuit against this project.

22 I strongly support this project, and I'm
23 asking you to please support our Community by not
24 extending the public comment period for the EIR.

25 As a CAC member, I have reviewed this

SFRA1-12
cont'd.

27

1 document and feel that we need to begin to move this
2 project forward, so that is the residents of this
3 community can finally again to see tangible benefits
4 from this project that has not been talked about for
5 so long. Thank you.

6 MR. GARY BANKS: Good evening, Members. My
7 name is Gary Banks, and I'm speaking on support of not
8 delaying this particular process for the EIR.

9 I believe we have done a lot of work and a
10 lot of research on this, as it pertains to -- as me
11 being a member of the PAC, that we have brought it --
12 we have had several meetings of discussion on this;
13 transportation, different areas of EIR.

SFRA1-13

14 And I believe we have gotten a lot of
15 professional information and professional feedback,
16 and I feel we need to move forward with the project,
17 as it relates to employment.

18 And so many people need jobs. We are trying
19 to stop the flight of African American families. And
20 if we continue to delay this process, this is really
21 going to be a wringer in what we are trying to see
22 come forward in progress.

23 And so we want to see Alice Griffith built.
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24 Families are ready to move forward and get their lives
25 on, and so I stand in support of moving the project

□ 1 forward. Thank you.

2 MR. AL NORMAN: Mr. Chairman, Commissioners,
3 Executive Director and Counsel.

4 Al Norman, Bayview merchants, Bayview
5 business owner, Bayview homeowner. Been in the
6 community 63 years. I know I don't look my age. But
7 at the same time, we want to try to move --

8 PRESIDENT SWIG: Could you speak up, please?

9 MR. AL NORMAN: We want to move to this
10 project forward. I'm hoping that from just listening
11 to go what we have to say, that you are looking out
12 here in the audience, seeing the these young people,
13 especially these young mothers, and different people
14 who are waiting to go forward in Alice Griffith with
15 their new housing, to get out of that housing that
16 they are in.

17 And to delay this process any longer than we
18 have already just delays them from being able to move
19 forward in a better quality of life.

20 And preventing a bunch of businesses and a
21 bunch of other things to go on to delay this
22 EIR process. And all it is, is you just looking over
23 a bunch of stuff that we already had a bunch of
24 meetings on that they put in print.

25 So I don't know what the big deal is. The

□ 1 whole thing is a tactic to delay the progress of the
2 developer. so if they want to hate the developer,

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cont'd.

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3 fine. But don't hold this project up for the people
4 at Alice Griffith, who need that replacement housing
5 yesterday.

6 We would ask that you move this project
7 forward with no more delays. If they want to give you
8 something and talk about what is in the EIR, let them
9 give it to you in writing or whatever.

10 But don't delay the progress of this
11 particular development because of -- for the 45 days,
12 or whatever, because we have got too many families and
13 everybody else out there waiting for this thing to
14 move forward. And it's way too far behind right now.
15 Thank you.

16 MS. TERA GRAY: Hi. My name is Tera Gray,
17 and I'm a resident of Alice Griffith Community, and
18 I'm basically here tonight to say no against delays.
19 Basically, I think we waited long enough.

20 The people who want delays are people who do
21 not live in our community and not going through what
22 we are going through. I'm tired of seeing people in
23 my community suffering. And I'm just asking, please,
24 no delay.

25 THE SECRETARY: Next speaker, Wing Lee.

30

1 Shane Holman. Leora Gilworth. And Derek Tolliver.

2 MR. WING LEE: Good evening, Commissioners.

3 Thank you for your time.

4 And my name is Wing Lee, and I am a member of
5 the Hunters Point Shipyard Citizens; once a week, a
6 weekly member.

7 I'm also a local resident.

8 And I'm also a local small business owner in

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SFRA1-14
cont'd.

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9 the Bayview area.

10 The Community and the City has been working
11 on this plan for the longest time. Relatively
12 speaking, I'm a new member, but we have reviewed a lot
13 of documents, drawings, and some of them are technical
14 some of them are finance, you know, and related
15 information.

16 But I personally reviewed most of the
17 documents. And on environmental housing,
18 recreational, sustainable, commercial, transportation,
19 finance; and all those different categories.

20 Is it a perfect plan? No.

21 Do we need a per plan at this point? Maybe
22 not.

23 What we need? I think actually we need more
24 discussion after this, this EIR approval process. And
25 there is always opportunity.

31

1 And what I'm hoping is, for the local
2 residents, and just continue the dialogue and be a
3 participant, in all of these meetings and workshops,
4 and just voice your opinions, and come up with a
5 better plan, maybe, eventually, a perfect plan.

6 So I strongly recommend all of you to support
7 this project, and asking you to please support our
8 community by not extending the public comment period.
9 Thank you.

10 MS. VICTORIA VANDERCOURT: Hello. My name is
11 Victoria Vandercourt, and I'm a resident of Alice
12 Griffith.

13 I was coming up to say I think we should go

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cont'd.

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14 forward with this project and have no delay, because

15 someone asking for the delay doesn't have to go
16 through what we go through the stuff that we go
17 through day in and day and night.

18 They don't have their kids with them in
19 conditions to where one morning when they wake up,
20 can't take a bath or go to school, or don't have
21 heat.

22 I think that we need to move forward with
23 this project, so that our kids can move on and have a
24 better life.

25 DR. AHIMSA PORTER SUMCHAI: Thank you for the

SFRA1-17
cont'd.

32

1 privilege at the podium. My name is Dr. Ahimsa Porter
2 SUMCHAI. In addition to being the Health &
3 Environmental Science Editor of the SF Bayview
4 Newspaper, I am also a former member of the
5 Recreational Advisory Board of the Hunters Point
6 Shipyard.

7 And for ten seasons, I started as a Stanford
8 Fellowship trained, Board Certified Emergency
9 Physician for the San Francisco Giants at Candlestick
10 Park Stadium.

11 Additionally, I am probably one of the only
12 people in this room who has read this EIR; not in
13 entirety, but I have read it in great detail.

14 And I want to show you this document, it is
15 from the proposed landuse. And one thing it is
16 missing is a fire station. There is no fire station
17 in this project. There are five fire stations in
18 Southeast San Francisco, and none of them can get to
19 Hunters Point Shipyard Phase II in under 4.5 minutes;
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20 that is the current mandate for a Code 3 emergency in
21 the City and County of San Francisco.

22 Additionally, there are multiple,
23 significant, unmitigated transportation impacts,
24 impacts at major intersections and freeways.

25 There are seventeen schools and day care

□ 1 centers that the Navy identifies as sensitive
2 receptors in its remediation document. This EIR does
3 not even identify that.

4 There are biological resources that are at
5 risk. There is an endangered peregrine falcon that is
6 on Parcel B, where you are going to blow up,
7 deconstruct, and build a stadium; and that is a
8 violation of the Endangered Species Act.

9 There are air quality violations that this
10 EIR has underestimated. This EIR has the nerve to say
11 that the hazardous materials impact at the shipyard
12 are not significant.

13 It does not identify that there is methane
14 gas coming out of the landfill, volatile organic
15 compounds, radio nuclides in the soil.

16 This is a -- This is a flawed document --
17 (Time limit chime is sounded.)

18 DR. PORTER: -- and I will legally challenge
19 you.

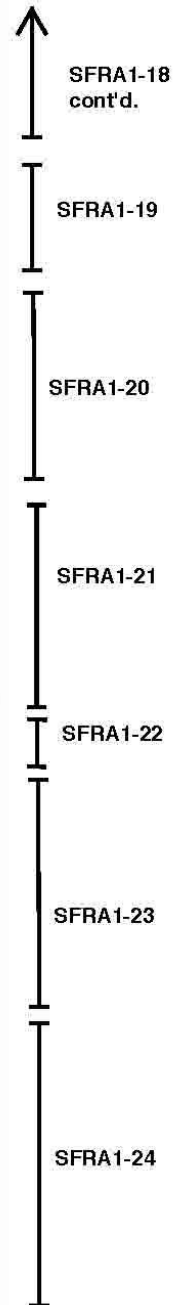
20 And you can bus in everybody that you want
21 from the project. And I will still hold it up all by
22 my little self if I have to, with a legal challenge.

23 PRESIDENT SWIG: Thank you, very much.

24 THE SECRETARY: Shane Holman. Leora

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25 Gilworth. Derek Tolliver. Reverend Albert Townsend.

1 MR. MANNIE FLORES: Good evening,
2 Commissioners.
3 My name is Mannie Flores. I'm a proud member
4 of the Carpenters Union Local 22, here in
5 San Francisco. I have quite a few members of my local
6 that live out in that area.

7 You know, I don't know how many years, but
8 this project, it's been long, long overdue. And I
9 really don't know how many more hearings we can have
10 on this EIR; how much more time we can drag this out.

11 But I think that the Community, the
12 developer, the Union, the building trades, City Hall,
13 everybody has worked hard and diligently to come
14 together, to put this together, to get moving.

15 I think everybody has busted their behinds to
16 try to make this work. All we got to do now is just
17 get it off the ground and get going. And with that,
18 I'll look for your support to approve the this EIR, so
19 we can start building, and let's see some hammers out
20 there the first part of the quarter of 2010.

21 Thank you.

22 MR. DEREK TOLLIVER: Good evening,
23 Commissioners.

24 My name is Derek Tolliver. I'm a lifelong
25 resident of San Francisco and current resident of

1 Bayview-Hunters Point, and I'm currently serving as
2 the Executive Director of Young Community Developers.

3 I wanted to say, first of all, that we have
4 been the beneficiary of numerous grants from the
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5 Lennar Corporation, so I have to preface whatever I
6 say with that statement, as a sign of transparency.

7 One of the things that I wanted to say is
8 that we do not stand in opposition to this project.
9 However, what we do stand for is the Community's right
10 to have a fair and adequate time frame to review the
11 documents.

12 And that is all that we ask, is that the
13 Commissioners, that as you deliberate, that you take
14 into consideration that there are 4000 -- over 4000
15 pages contained within this document.

16 And the other thing is that having also
17 served as vice-chair of the CAC for a number of years,
18 I have got kind of intimate knowledge of some of the
19 things that are in there; but I cannot honestly tell
20 you that I have done my due diligence and would feel
21 confident enough to say -- to move forward without
22 adequate time frame.

23 Because there are not a lot of people that
24 can read 130 words -- 130 pages, per day. And that is
25 what it would take in order to consume all of these

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1 documents, in a very short period of time.

2 So again, my recommendation is that the
3 Commissioners utilize all of the knowledge and
4 information that you have, and really provide adequate
5 time for the community, not only to review it, but to
6 even entertain different and opposing views on the
7 subject. Thank you.

8 THE SECRETARY: Next four speakers: Linda
9 Richardson, Erika Katske, Andrea Manta, and Sue

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cont'd.

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10 England.

11 MR. LONELL HOWARD: I'm not Sue, or any one
12 of those.

13 THE SECRETARY: That is okay.

14 MR. LONELL HOWARD: But my name is Lonell
15 Howard. And I'm a resident of Alice Griffith, and I
16 am standing in for Lavelle Shaw, who is the president
17 of our development.

18 Dear Mr. Swig and all Redevelopment
19 Commissioners:

20 As a resident of the Alice -- as the
21 president of the Alice Griffith Tenants Association
22 representing 1112 public housing residents, we
23 formally and wholeheartedly support Candlestick
24 Redevelopment Project, and are requesting that
25 absolutely no delays of the comment period of the

SFRA1-27

37

□ 1 EIR.

2 In November 2008, the citizens of
3 San Francisco stood with us in support of
4 Proposition G. Within the Alice Griffith Housing
5 Development, this project -- this proposition was
6 overwhelmingly approved by more than 77 percent of the
7 current residents.

8 The primary reason for this support is
9 simple. Currently, our residents live in an
10 unacceptable condition, drastically impacting our
11 quality of life and limiting the ability of our
12 children to experience a decent, healthy living
13 environment.

14 We cannot bear to live in these conditions
15 even one day longer than is absolutely necessary. The
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16 temporary housing built by the Navy in 1962 is now 32
17 years behind its intended usable period.

18 Poorly constructed originally, residents
19 contend daily with a wide arrange of health and safety
20 issues.

21 These issues include: Massive indoor and
22 outdoor sewage backups that are a result of faulty
23 plumbing systems underneath all units.

24 Rampant mold and mildew problems triggering
25 chronic asthma and other health issues for our

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□ 1 children and seniors.

2 Rodents and insects are a constant concern.

3 And the general development layout isolates
4 us from the rest of the Bayview Community.

5 For the past year, the SF Housing Authority
6 and Mayor's Office has held over dozens of resident
7 meetings to explain the project in great detail, and
8 gather community input by those of us who will be
9 impacted the most.

10 We clearly understand the opportunity and
11 challenges of the project, as it relates to traffic,
12 public housing, affordable housing, jobs, education,
13 parks, and environment.

14 Furthermore, we need -- we acknowledge,
15 accept and agree with the Plan as presented by the
16 City to ensure access to opportunity and address all
17 of the challenges.

18 This is a sincere request from those who have
19 the lease --

20 (Time limit chime is sounded.)

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cont'd.

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21 MR. LONELL HOWARD: -- "Don't delay this long-
22 awaited progress.
23 PRESIDENT SWIG: Thank you, very much.
24 MR. LONELL HOWARD: You are welcome.
25 THE SECRETARY: Next four speakers: Reverend

↑ SFRA1-27
cont'd.

39

1 Alexander, Chris Jackson, Michael Theriault, Ronald
2 Lewis.
3 MR. CARDELL COLEMAN: Good evening. My name
4 is Cardell Coleman. I'm a resident of Bayview. We as
5 tenants of Alice Griffith want very much for this
6 redevelopment to begin, as soon as possible.
7 Our living conditions is worsening, so we
8 plead with you, stop delaying and start acting. Thank
9 you.

SFRA1-28

10 MR. TIM COLEN: Good afternoon,
11 Commissioners.
12 I'm Tim Colen, Executive Director of the
13 San Francisco Housing Action Coalition. And on behalf
14 of our 80-some members, we have been tracking this
15 project for years.
16 And this project broadly takes the City in a
17 direction it very much needs to go; much more
18 intelligent use of land and its resources. And some
19 of the time I had, I looked through the section on
20 population employment and housing. And the analysis
21 of it is adequate. It covers it. It covers the
22 topics. It identifies no significant adverse
23 impacts.

SFRA1-29

24 what we have seen is that San Francisco is
25 very good at planning and analysis and study, but not

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1 as good at taking action, at pulling the trigger and
2 getting a project moving.

3 we think that there are probably not many
4 projects in San Francisco of this scope, of this
5 magnitude, that have better review and scrutiny and
6 subjected to the will of the voters. It's time to
7 move on this. We like in particular the high level of
8 affordable housing that is in this project. You don't
9 see that many other places.

10 This is not saying that you can delay or turn
11 down lightly, and I would urge you to move forward as
12 quickly as possible. Thank you.

13 PRESIDENT SWIG: Madame Secretary, I
14 understand that many of the people that you are
15 calling cannot hear in the hallway, and then the
16 people have been advised to line up.

17 I would like Mr. Theriault to speak, because
18 I heard his name called, and I don't want to leave him
19 hanging and standing.

20 MR. THERIAULT: Mr. Jackson is here, too.

21 PRESIDENT SWIG: And Mr. Jackson. And then
22 we will just start with that line. I'm sorry. It's
23 hard for everybody to hear, but everybody will have
24 the opportunity to speak.

25 So Mr. Jackson, followed by Mr. Theriault,

1 and then we will go to that line. Thank you.

2 MR. CHRIS JACKSON: Hi. My name is Chris
3 Jackson. I'm representing San Francisco Labor
4 Council. And I'm with the San Francisco Labor
5 Council, and SFO Acorn, we represent AD10, Alliance

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cont'd.

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6 for District 10.

7 And I'm here to say that we strongly support
8 the Community Benefits Agreement. This is a historic
9 agreement; 32 percent affordable housing, \$27,000,000
10 in down payment assistance for residents, for, and
11 exclusively, District 10 Bayview-Hunters Point
12 residents. This is historic. There has never been a
13 Community Benefits Agreement like this, and we
14 strongly feel with a benefits package like this, that
15 this will make this redevelopment even stronger.
16 Thank you, so much.

17 MR. MICHAEL THERIAULT: Commissioners, I will
18 not ask for more than the two minutes allotted this
19 time. Thank you.

20 Michael Theriault, San Francisco Building and
21 Construction Trades Council. I confess to not having
22 reviewed the 4000 pages of the Environmental Impact
23 Report. I did take Sunday and review the 120 pages
24 of the Tables -- the 121 pages of Tables of the
25 Executive Summary.

□ 1 And from that, I drew a couple of things:
2 One is the thoroughness that that Executive Summary
3 represents as being present in the Environmental
4 Impact Report; and second, that any group with a
5 serious intent to examine that Environmental
6 Impact Report can take that Executive Summary and use
7 it as a guide to a simple division of labor that will
8 allow that Environmental Impact Report to be examined
9 quickly.

10 So that those who, for example, they are
11 interested in eelgrass beds, or in raptor nesting, or
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cont'd.

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12 in peregrine falcons -- because, yes, peregrine
13 falcons are dealt with in the report -- will have a
14 ready way to do so.

15 Those who are interested in transportation
16 will have a ready guide as to where in the report to
17 look; those who are interested in toxics will have a
18 ready guide as to where in the report to look, so that
19 there is no -- essentially, no real reason to delay
20 this any farther than it already promises to be.

21 One thing that I will remark, also, although
22 it is not in the purview of the Environmental Impact
23 Report, it is certainly in the purview of this
24 Commission.

25 After state building fades, last week,

0 1 numbers were distributed for construction dollar value
2 in San Francisco. In the first ten months of this
3 year, it is down well over a billion dollars; 54
4 percent relative to the first ten months of last
5 year.

6 And the kind of contentiousness that we hear
7 about the allotment of jobs in San Francisco would
8 have much less heat, it seems to me, if there actually
9 were work, and this project will give them to us.
10 Thank you.

11 PRESIDENT SWIG: I think Mr. Paulson's name
12 was called, too so I would like to ask him to step up,
13 and then the line. And I apologize.

14 MR. TIM PAULSON: Thank you, Commissioners.

15 Tim Paulson. I'm the Executive Director of
16 the San Francisco Labor Council. And I am speaking

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cont'd.

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17 here on behalf of moving this wonderful project

18 forward.

19 There has been -- this -- this shipyard has
20 been closed for many, many years. And we are very
21 proud of where this -- where this is right now, with
22 the 35 percent affordable housing, just millions of
23 dollars in workforce development.

24 we know there have been hundreds of meetings
25 across the City over the last years, and we really

□ 1 urge that this thing move forward.

2 This is a real opportunity for community, for
3 labor, for the faith groups, for everybody in the
4 Hunters Point area, 94- -- in the zip codes in that
5 area, set to move forward.

6 We have thousands of members in that area who
7 are going to have access to health care, and to good
8 jobs, and to affordable housing, and we really urge
9 this to move forward.

10 So thank you, very much.

11 REVERAND ALEXANDER: Good evening,
12 Commissioners. My name is Reverand Alexander, and I'm
13 a volunteer and member of the True Hope Church Of God
14 and Christ, as well as a servant in Bayview for the
15 past 27 years, and also a leader with the
16 San Francisco Organizing Project.

17 As many of you know, SFOP is a faith-based
18 grassroots organization that works in over 30
19 congregations and schools representing 40,000
20 San Franciscans, to develop community leaders in
21 grassroots campaigns.

22 SFOP has been a broad based contingency of
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cont'd.

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23 leaders, which influence public officials to make
24 better decisions about important issues that affect us
25 all: Health care, affordable housing, neighborhood

45

□ 1 safety, workforce development, and education.

2 In addition, SFOP's long term Bayview
3 members, which is True Hope Church of God and Christ,
4 which I represent, and Providence Baptist Church, in
5 addition to the several affiliate congregations and
6 schools in the district, have organized and won many
7 initiatives for safer streets, youth programs,
8 employment opportunities, and affordable housing over
9 the last 25 years.

10 As you know, SFOP is a member of the Alliance
11 for the District 10, made up of SFOP, SF ACORN, and SF
12 Labor Council.

13 In May 2008, we signed a historical Community
14 Benefits Agreement, with Lennar Corporation, to ensure
15 that families in our congregations and schools, in
16 Bayview and this valley, will really benefit from the
17 exciting development that is in the works.

18 we are supportive of the project, because
19 working with the City, and with Lennar, we would be
20 able to bring roughly 3500 units of affordable
21 rentals, and home ownership housing, and \$17,000,000,
22 in funding for jobs and job training for local
23 residents.

24 From the Agreement, we have more than doubled
25 the required amount of affordable housing to be built

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□ 1 in the development.

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cont'd.

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2 In addition, the workforce contribution of
3 \$8.5 million from Lennar will be matched by \$8.5
4 million of the City funds, which is unprecedented.
5 Thank you for supporting the project, and
6 your approval will help you bring these much needed
7 resources to our community. Thank you.
8 PRESIDENT SWIG: Thank you. Next in line,
9 please?
10 THE SECRETARY: Next speaker.
11 MR. LLOYD A. GILLER: How you doing today?
12 My name is Lloyd Giller, and I'm presently working at
13 the shipyard (inaudible).
14 PRESIDENT SWIG: would you speak up, please?
15 Thank you.
16 MR. LLOYD A. GILLER: I am Lloyd A. Giller,
17 and I am working at the shipyard right now at the
18 present time.
19 And I would like to say, we need to keep this
20 project working on. Right now, I'm working for Lennar
21 as general laborer. And I live in Bayview District
22 10. And we just need to keep the job moving on.
23 Thank you.
24 PRESIDENT SWIG: Thank you.
25 MS. NYESE JOSHUA: Thank you.

47
1 My name is Nyese. And I have lived in
2 Bayview since 1978.
3 I'm looking at some alarming statistics. In
4 1966, you had over 90,000 black people living in
5 San Francisco. By the time redevelopment got through
6 with Fillmore, there were 60,000 people living in
7 San Francisco.

SFRA1-33
cont'd.

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8 That is publicly documented from the

9 San Francisco Library Census.

10 I am terrified that the remaining 25 percent
11 of black people in San Francisco are basically housed
12 in Hunters Point.

13 I'm concerned that last night's CAC PAC
14 meeting, which was questionable at best, that a vote
15 went forward that that -- that quite a few of those
16 people had not actually had an opportunity to go
17 through the EIR, which I have had and have been -- and
18 we have about 300 questions, or more, with our
19 concerns.

20 Speaking on eminent domain. Speaking on what
21 is going to happen with Palou Avenue. Speaking on
22 what is going to happen with people's private homes,
23 because it's mentioned in the EIR.

24 There are pictures, when we talk about jobs,
25 Bayshore -- right now -- site. The old Sunset

SFRA1-35
cont'd.

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1 Scavenger site. Those have been cleared off for jobs.
2 Why aren't there jobs right now?

3 If the entities that aren't getting people at
4 the current job sites, right now, right here today,
5 what makes people think that they are going to get
6 jobs that are ten or fifteen years down the line.

7 The workers are not wearing proper safety
8 gear. When the EAC came to Diablo, wherever they
9 went, they had on all kinds of helmets and boots, and
10 all kind of stuff around on the asbestos.

11 You have young people around all of that
12 stuff who wanted to be 60, 70, 80 years old from the

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13 money they made.

14 I support change, but I support legally

15 benefited change --

16 (Time limit chime is sounded.)

17 MS. JOSHUA: -- some best health practices.

18 PRESIDENT SWIG: Thank you.

19 MS. JOSHUA: And the last point I want to

20 make is, the income in the actual documents that

21 Lennar is handing out, as well. \$100,000 for one

22 person is considered affordable housing in

23 San Francisco. We need time and an extension. Thank

24 you.

25 And that is actually from the CAC and the

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cont'd.

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1 PAC, really.

2 MR. ALEX TOEAINA: Good evening. My name is

3 Alex Toeaina. I would like to come alongside my

4 Samoan people and say a few words, in regards to

5 delaying the process.

6 What is 45 days? We really need to look into

7 this thing. I have taken a look at our Samoan

8 community, and over 60 percent of our people have

9 already been moved out of the community, and with no

10 placement.

11 You know, and so just this past Thursday of

12 last week, you know, I lost a -- you know, a colleague

13 of a friend of mine, you know, who was also Samoan, in

14 the 50-52 age range. And then just this past

15 Saturday, another one of my baby boomer friends, same

16 age 50, 52.

17 And us Samoan people, we are sort of like, we

18 just get along with the program. And that is why you

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19 see spots of us, you know, coming to meetings, but we
20 don't come, because sometimes we are just destroyed
21 for the lack of knowledge.

22 But it's not common, it's not the norm, that
23 people are dying by the wayside at the age 40, 45,
24 50.

25 But then I know that there is some toxic that

50

1 is causing all of these health issues. And why not,
2 let's rest for 45 days, and you guys need to take a
3 look at the situation.

4 We can't sell ourselves out to just jobs, you
5 know. We are going to build it. We will get the
6 jobs. We will build this thing, and then I guarantee
7 you, we are not going to be living in this
8 redevelopment.

9 I am for redevelopment. I just want to know
10 how are we going to redevelop this place? Is it
11 safe? You know, we are in bed with a rogue company,
12 you know, that has been fined many times and it seems
13 like, you know, we are just ignoring the situation.

14 So on behalf of my people, I'm asking
15 everybody to please reconsider, let's look into this
16 thing, and take 45 more days, and come up with a
17 situation benefiting for everybody.

18 Thank you for your time. Merry Christmas.

19 PASTOR DAN SOLBERG: Commissioners, I'm Dan
20 Solberg, Pastor of Saint Paulus Lutheran Church.

21 The naval shipyard is a Superfund site,
22 unless anybody would like to not remember that. It is
23 a Superfund site, and has been declared by the

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24 environmental community and by legal entities as being
25 something that is dangerous to human health.

↑ SFRA1-37
cont'd.

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□ 1 You can put all of the jobs you want and
2 develop all sorts of economic well-being, and yet this
3 is a Superfund site that needs to be cleaned up.

4 The EIR is not adequately directed in the
5 direction of cleanup. It proposes potential capping.
6 And yet, there is no -- no effort in the EIR to
7 demonstrate or to seek out ways in which the whole
8 place could be remediated to adequate standards.

SFRA1-38

9 The City of San Francisco by over 87 percent
10 agreed that the shipyards need to be cleaned to
11 residential standards before being transferred.

12 That 87 percent of endorsement certainly has
13 not played a very big part in this EIR. It is an
14 inadequate EIR, in as much as it does not recognize
15 that this is not only a potential but it is a
16 consistent danger to human health and the people of
17 Bayview-Hunters Point.

18 And, in matters of speculation in terms of
19 when the big one comes, that is an earthquake, you are
20 going to see an awful lot of dangerous toxins and
21 Superfund materials being emanated, not only in the
22 Bayview but also throughout San Francisco.

SFRA1-39

23 This is not a matter of simple economics.
24 This is a matter of human health.

25 PRESIDENT SWIG: Thank you, very much.

52

□ 1 MR. FRANCISCO Da Costa: Commissioners, my
2 name is Francisco Da Costa, and I'm the Director of
3 Environment Justice Advocacy, and I'm asking you
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4 commissioners only one thing: Listen to the truth.

5 People have been bussed here, so that they
6 can speak on behalf of a rogue developer called
7 Lennar.

8 The issue here is very simple, the Draft
9 Environmental Impact Report. I have read the 4000
10 pages, and I have read many EIR's when I worked for
11 the Presidio of San Francisco, and other EIR's on
12 projects that I have reviewed as the Director of
13 Environmental Justice Advocacy.

14 I do not know how anyone can look at this EIR
15 and say that it is worth it. There are state laws
16 that state, right now, that you commissioners should
17 know, that any big developer has to factor in 20
18 percent conservation on energy, for example, on water;
19 not mentioned in this EIR.

20 But what you have here is a rogue developer
21 who has brought in people, giving them some chips and
22 some hamburgers maybe, so that they can come here and
23 say, "Oh, do not delay this project, and we want
24 jobs."

25 This is not about delaying, and this is not

53

□ 1 about jobs. This is about an EIR that does not meet
2 the requirements, nor standards, does not address
3 quality of life issues, and if anything is developed
4 on this land that has not been cleaned by the Navy,
5 people are going to die, as our children and our
6 elders are dying.

7 Thank you, very much.

8 PRESIDENT SWIG: Thank you.

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9 JARON BROWNE: SFRA_12-15-09 transcript.txt
Commissioners, my name is

10 Jaron Brown, and I am with Power, People Organized
11 with Employment Rights.

12 The EIR that is being reviewed right now is
13 about one of the most significant and critical
14 environmental projects that this Commission will ever
15 review.

16 It's our only Superfund site in
17 San Francisco; one of the most toxic sites in the
18 country, as we know, radiologically contaminated.
19 They found radiation on every single parcel in
20 addition to E-2, where there was 9-month bio only in
21 the year 2000.

22 So this is an incredibly critical issue that
23 needs to be looked at deeply. We are going to be
24 submitting comments that deal with the issue of
25 capping versus cleaning, and what toxins are being

□ 1 left in the ground, that deal with liquefaction, sea
2 water rise, the Transportation Plan, the fact that the
3 Transportation Plan has not been released, and a
4 number of issues.

5 In terms of public comment today, I want to
6 also preface by saying that all of this is being done
7 for a project that is not neighborhood serving. It's
8 a stadium and a 10,000-unit luxury condominium
9 complex.

10 when they say 32 percent affordable housing,
11 we all know that is not true, because 15 to 17 percent
12 of that is at the level of 150 percent area median
13 income. That is one individual making a hundred
14 thousand dollars a year. That is not neighborhood

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15 serving in this neighborhood of Bayview at this point.

16 But the issue I want to focus on, in terms of
17 the inadequacy of the EIR, is the issue of
18 liquefaction. The EIR dismisses liquefaction saying
19 that it's not considered a serious impact.

20 I just want to note that on December 5th of
21 2008, the Bay Area -- the Hunters Point Project Area
22 Committee invited Thomas Holzer of the Geological
23 Survey in Menlo Park, to give a presentation, where he
24 described how when sand becomes liquid, capable of
25 flowing in the event of an earthquake.

□ 1 Holzer noted in his presentation that
2 according to the National Geological Survey, a 6.7
3 percent earthquake -- a 6.7 earthquake had a 6.2
4 percent chance of hitting the region in the next 30
5 years.

6 If it is close enough to Hunters Point, he
7 says, and I quote, "Then it is probable enough to
8 trigger liquefaction if susceptible (inaudible)."

9 (Time limit chime is sounded.)

10 Holzer stated that liquefaction in such cases
11 as a cap toxic site could cause serious problems. The
12 soil liquefies, the ground becomes slush, because of
13 uniform movement -- movement is not uniform, it will
14 crack.

15 PRESIDENT SWIG: Thank you, very much.

16 JARON BROWNE: The last note, and then I'll
17 stop, Holzer is quoted as saying, Different people and
18 different entities will see different levels of risk;
19 for some, everything has to do with profitability.

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cont'd.

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20 So San Francisco has been soul searching to
21 do --
22 PRESIDENT SWIG: Thank you.
23 JARON BROWNE: -- this is from David Holzer.
24 PRESIDENT SWIG: Thank you, very much.
25 JARON BROWNE: -- or protecting the city as a

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□ 1 whole.

2 PRESIDENT SWIG: May I have the next speaker,
3 please? Thank you.

4 MR. CHRISTIAN PRADIA: Ladies and gentlemen,
5 Christian Pradia, representative of Local 648. On
6 behalf of USEW Local 648 and our president, we support
7 the project. Thank you.

8 PRESIDENT SWIG: Thank you.

9 MR. MICA ALLEN: Yes. My name is Mica Allen,
10 and I'm a member of the CAC.

11 And I do not support the extension of -- the
12 45-day extension of the EIR for review. I believe
13 that this EIR was processed and put together under the
14 correct circumstances. And I believe that this
15 project can and should move forward for the benefit
16 of the betterment of the Bayview-Hunters Point
17 Community. Thank you.

18 MR. DENNIS KELLEY: Good evening, ladies and
19 gentlemen. Thank you very much for having us here.

20 My name is Dennis Kelly, I'm president of the
21 United Educators of San Francisco. That is a teachers
22 union for the San Francisco Unified School District.
23 We represent the teachers and paraprofessionals
24 throughout the city.

25 we are here to support the project and
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1 support the project going forward. There is land in
2 this, there is money in this for education; and that
3 is critical to us.

4 If there are going to be new schools in
5 San Francisco, this is one of the places where they
6 are going to be. If we are going to be able to start
7 community schools, which both the District and the
8 union are invested in, this is the place we are going
9 to be able to start them.

10 We believe that with the project and with the
11 money that is set aside for education, with the land
12 that will be available, that this is a place to start
13 changing the face of the District, and the face of the
14 schools in the Bayview.

15 We urge you to go ahead with the project.
16 Thank you, very much.

17 MR. RONALD LEWIS: Commissioners, Mr. King.
18 My name is Ronald Lewis, and I'm with IBEW 6, an
19 electrician here in San Francisco.

20 A little history. My mother and father came
21 here from Louisiana; my father chasing the work of the
22 shipyards.

23 I and my son were born and raised on what is
24 now called Parcel A and Parcel B. As it turns out
25 again, I'm now a union electrician, and I'm actually

1 looking forward to being a part of the upgrades in the
2 neighborhood that has long been neglected.

3 I look forward to moving this project. I
4 realize that, of course, 4000 pages is a hefty

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5 document, but in my mind it speaks to the diligent
6 effort to address all concerns.
7 There is still the question of the neighbor's
8 responsibility regarding the cleanup. The
9 San Francisco Health Department, City Supervisors, and
10 the Planning Department have all been pretty
11 consistent in their approach to toxicity and the
12 standards of the area cleanup.
13 There is also, of course, a long history of
14 mistrust in my community for big government, City
15 government. But this project has gone on for years,
16 and it is time to move forward. I urge you to move
17 forward with this project without delay. Thank you.
18 PRESIDENT SWIG: Thank you.
19 MS. RHONDA WINTER: Hello. Thank you for the
20 opportunity to speak. My name is Rhonda Winter, and
21 I'm a resident of Bayview. I'm a member of the
22 Southeast Food Access Group, as well as the
23 San Francisco Bicycle Coalition, and also one of the
24 caretakers of the Latona Community Garden, on
25 Thornton.

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□ 1 I have a few specific issues about the EIR,
2 because I actually read the whole thing, and it made
3 my eyes bleed. And I think it unrealistic to expect
4 most of my neighbors and people in my economic bracket
5 to be able to read a 4000-page document that was
6 released just before Thanksgiving, and the public
7 commentary and the (inaudible). I think that is
8 really disingenuous. If you want public comment, I
9 would really urge that you give it at least 45 more
10 days, because this is a very complex problem.

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11 And the bridge over Yosemite Slough is a
12 travesty that cannot happen, that is an environmental
13 nightmare.

14 And also in the EIR, bicycles are very rarely
15 mentioned. There is talk of infrastructure, but I
16 would like more specific bicycle infrastructure
17 incorporated into that. It talks about autos and
18 pedestrians, but bicycles are very, very rarely
19 mentioned.

20 And I think that is something that if you
21 are going to add 10,500 more units, you need to
22 mitigate for transportation. Bayview already has some
23 of the highest rates of asthma. Our children are
24 dying from cancer, and people are getting sick already
25 from all the pollution in the neighborhood. And this

1 is not being mitigated for.

2 I was diagnosed with ovarian cancer a couple
3 of months ago, and my mother lives by a freeway
4 on-ramp, and she died on Friday from emphysema; so if
5 these issues aren't dealt with, you're going to be
6 killing people. Thank you.

7 MS. KARISSA COU: My name is Karissa, and I'm
8 with Power, People Organized with Unemployment
9 Rights.

10 Lennar's EIR is inadequate for a few
11 reasons. It does not sufficiently outline a possible
12 plan for fully cleaning the shipyard. As we know, in
13 November 7, 2000, the City voted, 87 percent of the
14 voters passed the Proposition P, that requires the
15 shipyard be cleaned to unrestricted use. The EIR does

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16 not plan to clean it to unrestricted use.

17 Also, the toxins on the shipyard that are
18 going to be left are numerous; it's over twenty. Some
19 includes PCB's. PCB's are a form of hazardous waste
20 that people can get by eating contaminated fish, by
21 breathing PCB's that are in the air, or by drinking
22 PCB-contaminated well water.

23 If you breathe this air, it can enter into
24 your lungs and bypass into your bloodstream. PCB's
25 have been associated with certain types of cancer,

1 such as cancer of the liver, as well as rashes and
2 skin conditions.

3 This is something that is not going to go
4 away with a cap. This will resurface due to
5 liquefaction. 45 days is a given. There have been
6 90-day comment periods granted for projects way
7 smaller than this. This is a Superfund site. We need
8 to remember that, and folks need adequate time.

9 FALLA SATALE: Good afternoon. My name is
10 Falla Satale. I'm from Alice Griffith, and this is my
11 mother that lives in Alice Griffith. And she wants to
12 talk about what is going on right now, and support the
13 project, please.

14 THE MOTHER: Hello. I'm a Samoan, I speak
15 little, little bit. And she, too, for me.

16 I am Samoan. I live Alice Griffith, a long
17 time. I'm old over there. I'm 85 years old.

18 FALLA SATALE: Meaning she lives in Alice
19 Griffith for a long time, and she is very old. And
20 she supports the project. And she needs a new house.

21 THE MOTHER: I come over here for talking
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22 about the meeting, to say, please, (speaking other
23 language).

24 FALLA SATALE: Begging you guys, humble

25 herself to support the rebuild of Alice Griffith. And

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1 she has been living there for a long time, and she
2 have a problem of her knee.

3 And the reason why I'm here, is because she
4 lives in Alice Griffith, and I'm speaking for the
5 Samoan community and Alice Griffith. And that is why
6 I step up in the place, and become the voice of the
7 mother right here, because she need a place.

8 And when we development Alice Griffith, she
9 wants to be the first one to fix her house, because
10 she don't have a heater. It's been two years that her
11 light is not working. And, you know, every time they
12 come fix, it went out.

13 You know, it's a lot of problems. So she got
14 tired of calling them, and so that is why she is here,
15 to let you guys know, please, I'm begging you, if
16 there is support of Alice Griffith, she -- she wants
17 to be a part of it.

18 PRESIDENT SWIG: Thank you, very much.

19 FALLA SATALE: And thank you, very much.

20 THE MOTHER: (Speaking foreign language.)

21 FALLA SATALE: And thank you very much.

22 THE MOTHER: (Speaking foreign language.)

23 FALLA SATALE: She say thank you so much.

24 And Merry Christmas.

25 THE MOTHER: (Speaking foreign language.)

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1 FALLA SATALE: Many -- she wants to see this
2 project before she die.
3 And thank you so much. God bless, you guys.
4 PRESIDENT SWIG: Thank you, very much.
5 MS. JUANA TELLO: Good evening. My name is
6 Juana Tello, and I'm a member of POWER, and a resident
7 of Bayview-Hunters Point.
8 The EIR being reviewed today, or in the last
9 couple of weeks, is inadequate because it does not
10 outline a possible plan for fully cleaning up the
11 shipyard.
12 With that said, the EIR also does not
13 consider the option of doing onsite biological
14 remediation to fully clean the shipyard, which in turn
15 would create thousands of long term jobs for Bayview
16 residents.
17 I want to add that the EIR does not outline
18 to what extent many of the toxins will be removed.
19 Through extensive Community EIR meeting sessions, we
20 have compiled a heavy list of toxics and contaminants,
21 parcel by parcel, that include arsenic, chromium,
22 lead, benzene, radium, et cetera, because the list
23 goes on and on.
24 As a community member, I am very concerned.
25 I assume that you guys have all read the EIR as well,
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1 and you guys should also be concerned.
2 I want to also remind you that it is your
3 responsibility to demand that the Navy fully clean up
4 the shipyard, as it is reflected in the 87 percent of
5 the San Francisco citywide voters that passed
6 Proposition P in 2000.

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7 You are all accountable to uphold
8 Proposition P. And I also -- I just want to add that
9 I think that it's unfortunate that Bayview residents,
10 the needs of Bayview as a community are being used
11 against us, and our needs for jobs and our needs for
12 housing are being used to push this development
13 forward, when what we really need is to be healthy
14 and to be safe. Thank you.

15 PRESIDENT SWIG: Thank you.

16 MS. DIANE WESLEY SMITH: Good afternoon,
17 Commissioner. My name is Diane Wesley Smith, and I am
18 a resident -- I grew up in the housing project at 45
19 West Point Road, which is now called Hunters View. I
20 went to school with over half the kids -- over half of
21 the kids I went to school with lived in Alice
22 Griffith, which is now -- we used to call it Double
23 Rock.

24 I am the founder of the Bayview Hunters Point
25 Real Estate Professionals, and I'm a small business

owner, and I'm a new homeowner in my community. I can
see Double Rock from my home.

3 Also, my family home, one of our family homes
4 that my beloved mother and father left us, is on Palou
5 Avenue.

6 We are very concerned. What I want to really
7 addressed today is the situation with Alice Griffith,
8 or Double Rock, and Phase II are two separate issues.
9 And I resent that my people seem to be held hostage;
10 that is what they appear to be, held hostage.

11 To live in these horrendous conditions that

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12 exist is absolutely unacceptable. We could take care
13 of that problem right now. We could send workers over
14 there, and we could do one for one. For each person
15 that is preparing there could be a resident there
16 working. People should not be held hostage.

17 I see so many of my people begging for Phase
18 II. I think I am for Phase II. I believe there is a
19 lot more work to be done, and I would be negligent in
20 my duty if I did not ask for another 45 days, because
21 if the 45 days meant that my people were going to
22 starve for the 45 days, then I would say, We don't
23 have time, let's move forward.

24 This is the future. And we can't fast track
25 in future planning. I think that is totally wrong.

□ 1 From the 28th, I would respectfully ask for extension
2 as of the 28th.

3 Also, to cap in an earthquake zone is not
4 acceptable. We have got to put money -- people before
5 money, and our people come first. Let's set an
6 example of leadership. We have got people starving.
7 Let's help them understand what is going on.

8 And they don't have to get Phase II in order
9 to live in decent conditions. Let's bring them up
10 to -- they are our citizens, let's take care of their
11 quality of life.

12 PRESIDENT SWIG: Thank you.

13 NEW SPEAKER: Hello, Commissioner. I'm from
14 Alice Griffith. My name is (inaudible). And I speak
15 before -- from the Commissioner (inaudible). And I
16 thought Alice Griffith trying to build a new house.
17 But the point is, we are not getting involved in some

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18 kind of thing that the Housing Authority said, they
19 get involved, some money, but they don't help. But,
20 they don't have no money. So supervisors have the
21 money, so that means you only be chance that
22 (inaudible) I don't know who will be at Alice
23 Griffith, Lennar or whoever? And we want some answers
24 today, and tell us who going to build it? Or, you not
25 going to build it? Or, you don't have no money to

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1 build it? And to tell us exactly where we coming
2 from.

3 Because, we going to fight for the building
4 that we need now; that we are not going to move until
5 we see the poor 300 units built up there on the
6 parking lot.

7 If I you, you go up there and look at it,
8 what the Housing Authority talking about this parking
9 lot, where you park the car, where they have 49ers,
10 and that is where they are planning to park.

11 But the point is, I didn't see anything.
12 They said 2010. Now, it's 2010, 2011, 2012, 2013,
13 2014, 2015, how long?

14 Now, we don't want to be getting involved
15 that is not right and is not true. We want to be
16 honest, honest all of you.

17 As like I say, we went to the Commissioner of
18 the Housing Authority, and we come up and now we come
19 here, now they got three parks.

20 (Time limit chime is sounded.)

21 CONTINUING SPEAKER: Can I speak one more?

22 PRESIDENT SWIG: I have to ask you to

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23 conclude, please.

24 SISTER STEPHANIE HUGHES: Thank you.

25 My name is Sister Stephanie Hughes, and I'm a

□ 1 resident of Alice Griffith. And I just recently got
2 the report myself. I have not had time to read the
3 report; however, I have lived for that report.

4 The report does not speak to environmental
5 that have been in our community forever. Our children
6 have been dying, yes, they have. It's not speaking
7 anything new to us. We have been knowing that these
8 things have been existing for a very long time.

9 I have not been a very good fan of the
10 redevelopment whole process, because I'm totally not
11 into agreement with the Community Benefit Agreement;
12 and I think we all know that I have been very verbal
13 to say that.

14 However, after speaking to my family, this is
15 not about me, okay? Let's make this very clear, and
16 it isn't about you. It isn't about people who do not
17 live in Alice Griffith. It's not about people that
18 comes to meetings, and stuff.

19 It is about the people that actually live in
20 Alice Griffith. It is about the families who live in
21 these condition, who are saying, please, help me. And
22 if this opportunity is what brings hope to a people,
23 because I disagree with a whole lot of stuff, but when
24 I see people coming to me, and they are shining,
25 because they believe, I cannot take that away from

□ 1 them.

2 And I believe that if we ask for more time
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3 for this process, when folks are beginning to step up
4 and really move processes along the way, where they
5 are learning to be community advocates and say and
6 speak up for what it is that they want, and what it is
7 that they believe it, and to say -- and I'm going to
8 say it out of my own mouth -- Outsiders -- to say,
9 you don't know what you want, let us read this for
10 however many more days. I mean, to me is demeaning to
11 the people who -- the very people who are saying what
12 it is that they want.

13 You know, as a resident, I feel a
14 responsibility and an obligation to help teach, to
15 help teach. And if you really want to help the
16 families, come down there to the community and help
17 teach them the process.

18 Thank you.

19 PRESIDENT SWIG: Thank you, very much.

20 MR. DOUG PARRISH: Good evening. My name is
21 Doug Parrish, and I'm the president of Red Dipper, a
22 company I founded earlier this year.

23 I am here to voice my support of the project
24 in general, and specifically to express my desire to
25 see the EIR public comment period remain unchanged.

1 Red Dipper provides photovoltaic equipment
2 design and installation services for both residential
3 and commercial buildings.

4 We are utilizing a few of the many community
5 benefit programs already in place, for the first phase
6 of the project and are under -- are further counting
7 on these programs being available for the much larger

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8 Phase II portion of the redevelopment.

9 we have every intention on -- of training and

10 utilizing labor from the Bayview to execute our

11 projects. And an additional goal of the company is to

12 provide a manufacturing facility, that is a

13 manufacturing facility to be located in the Bayview,

14 and hopefully, if our business is fully realized

15 within the bounds of the redevelopment project area.

16 I realize these are lofty goals. But without

17 thinking big, we cannot become big; without thinking

18 successfully, we can not be successful.

19 Any more delays over and above those already

20 experienced will simply further delay my ability to

21 bring those jobs to Bayview, as I mentioned

22 previously.

23 I am guessing that there are other persons

24 and small business owners here tonight of a similar

25 mindset. Times are tough, as you know. Jobs are

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1 needed. Redevelopment needs to happen here, and it

2 needs to happen now.

3 And in closing, I want to reiterate the need

4 to move forward without further delays to this

5 project.

6 (Time limit chime sounds.)

7 MR. PARRISH: Thank you for your time and

8 consideration.

9 PRESIDENT SWIG: Thank you.

10 MS. JOCELYN: Hi. My name is Jocelyn

11 (inaudible). I live in Alice Griffith, for about

12 thirteen years.

13 If you guys keep delaying this process, the

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14 more you delay it, is the more problems we have in our
15 houses. So I mean, if you keep delaying it, delaying
16 it, delaying there is just going for more problems
17 going to the Housing Authority office.

18 And I mean, for you guys to keep doing this
19 process, it's causing problems to us, the way we live,
20 how we live, because it's delaying us going to work
21 and everything, worrying about kids and everything,
22 how they are going to get to school being under the
23 conditions that we are living under.

24 So if you guys, please, can you guys speed up
25 the process and stop delaying our -- our process.

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1 Thank you.

2 MR. ANGELO KING: Hello. Angelo King, PAC
3 Chair.

4 First off, I wanted to state that yesterday
5 our PAC did take a vote for the 45-day delay. I think
6 as Chair of the PAC, I think I need to state that, as
7 people, I have to state that now.

8 I want to give credit to some of the work
9 that has been done. We have done about 177 meetings,
10 talking about the various elements of Phase II
11 Candlestick Shipyard Development. Of those meetings,
12 the shipyard won over 50 percent of them.

13 In the past, we have received the planning
14 documents, the transportation documents. We have had
15 meetings on geology and liquefaction. We have had
16 meetings on the financial framework. We have got
17 documents to that effect, over this time. And we have
18 been on most of those things. We talked about bridges

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19 and state parks and many of us have gone from here to
20 Sacramento to talk about those things.

21 So, you know, these -- all of these items are
22 elements that end up in the EIR, and the comments and
23 so forth.

24 So I do want to do the duty of actually
25 commenting to the EIR, real quick. I want to say that

□ 1 if there is no stadium, I want to make sure that we
2 reevaluate the traffic conditions on Army Way and
3 Innis, if there is no stadium, because there are
4 considerations about traffic being made because of the
5 stadium, and I want those to be reconsidered.

6 And last but not least here, I just want to
7 say that, um, you know, if we are going to read it, if
8 somebody in here goes and decides that, you now, that
9 is what we are going to do, I don't want to beat
10 around the bush. This is a billion dollar project,
11 and let's get to reading, like now, okay? Thank you.

12 MR. GABRIEL METCALF: Good evening,
13 Commissioners. Gabriel Metcalf, Executive Director of
14 SPUR.

15 I'm here to speak in favor of moving forward
16 with the EIR. Commissioners, we have seen this dozens
17 and probably hundreds of times, where the EIR becomes
18 a proxy war about the project itself. Those that are
19 in are favor the project want to move forward; those
20 who opposed projects, look for opportunities to
21 delay. That is understandable. That is the process
22 we have created.

23 That is not the question before you today.
24 The question is whether the EIR adequately discloses
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25 the impacts of the project. I believe it does.

1 This is a project of citywide and regional
2 significance. It's a very big deal; not just for the
3 Bayview, but for the entire city, the entire Bay
4 Area. I urge you to move forward.

5 Thank you, very much.

6 PRESIDENT SWIG: Thank you.

7 MR. DANIEL LANDRY: Good evening,
8 Commissioners.

9 Daniel Landry, for the record. As I stand
10 before you, I can say that 4400 -- or 4400 pages is
11 quite much. And I think if we are honest, nobody,
12 including you probably, have read that much in this
13 short period of time.

14 Now let's be clear. This is an EIR, and we
15 are talking about the impacts. This is not about
16 jobs. This is not about taking something from the
17 people. We have been going to meetings for ten
18 years. So what?

19 What we are talking about is long term. And
20 if anyone have lived in San Francisco or know the
21 history of San Francisco, one of the problems we even
22 having with the 1906 earthquake is that we have not --
23 we have did a poor job planning long term.

24 So if you want to put bricks on Jello, if
25 you want to build out there anyway and move forward

1 without getting a comprehensive understanding on what
2 is going to happen here, shame on you. And by proxy,
3 shame on San Francisco and every district and every

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4 person come before you to say, do not delay.

5 why not delay? why not? We delay everything

6 else. The Fillmore business, we still waiting in the

7 Fillmore. So what is so big about delay, all of a

8 sudden?

9 we can't wait, though, for anybody to

10 misrepresentative us. And this is why we are

11 recalling Supervisor Sophie Maxwell, because it's

12 obvious that if you put people in positions and they

13 misrepresent the facts, and they don't even take time

14 out to read that which is going to impact us for the

15 future, they don't care.

16 So I don't want a job and to be sick. What I

17 want is for us to be given fair treatment like any

18 other neighborhood would have as we close out 2009.

19 Thank you.

20 PRESIDENT SWIG: Thank you.

21 MS. CHRISTINE JOHNSON: Good evening,

22 everyone. My name is Christine Johnson, and I'm

23 secretary of the CAC.

24 I just wanted to take a couple of minutes

25 here just to talk a little bit about the comments on

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1 the EIR. For one, the CAC has received multiple

2 presentations and has had hundreds of hours of

3 discussion on various impacts of the EIR. No part of

4 that document is a surprise to any one of us.

5 We have spoken ad nauseam about the

6 Transportation Plan, the Affordable Housing Plan, the

7 Community Benefits, et cetera. So, really the EIR is

8 sufficient in its review of all of those aspects; not

9 only for the project that is being proposed, but for

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10 the variants and alternatives that are included in the
11 volume.

12 I know a lot of people have spoken about the
13 length of the document and whether or not there is
14 adequate time for the community to review it.

15 Personally, I can say that I have actually
16 read all four volumes, including the appendices. I
17 got it on November 19th, just like everyone else. And
18 I have been able to review it. If it's important
19 enough, people will put in the hours and put in the
20 effort.

21 I just finally want to say that the CAC is
22 doing its due diligence to review the document and to
23 pool our comments. We plan to have a meeting before
24 the end of the comment period to pool our comments and
25 submit them to the Redevelopment Agency and the

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□ 1 Planning Commission.

2 Finally I just want to say that I am in
3 support of the project. And, although the CAC in
4 total, did recommend to increase the comment period, I
5 am not personally in support of extending the comment
6 period beyond the end of the year. Thank you.

7 MS. DEDRIA SMITH: Commissioners,
8 Dedria Smith from Alice Griffith, a resident.

9 I come forward today on behalf of Alice
10 Griffith residents asking redevelopment for your
11 support to move forward.

12 Let me tell you how we the residents are
13 living currently in Alice Griffith: with brownish or
14 yellowish water daily. Sewage backup that comes up in

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15 our sinks. Roaches. Mices. And cold water
16 (inaudible) a week at times.
17 Because HUD and other developers has not been
18 able to take care of Alice Griffith, because of the
19 cost. We have a developer who has supported
20 (inaudible) Alice Griffith, and has been sticking by
21 us.
22 We deserve better. We want better. We want
23 no more roaches, no more rats.
24 We ask for your support to move forward. San
25 Francisco Housing Authority Commission has

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1 (inaudible). We don't need the extension at this
2 time.
3 We need the movement for jobs, home
4 ownerships, store fronts, new homes. More
5 importantly, safety for Alice Griffith residents. We
6 currently have blackouts in the area. And the police
7 have told us that they can't even get out of their
8 cars or go behind the building.
9 But guess what? We live in it. So what does
10 that say? We are asking for your support.
11 MR. RANDALL EVANS: My name is Randall Evans,
12 and I can't help but to feel shocked and amazed,
13 because Alice Griffith is the Housing Authority, San
14 Francisco Housing Authority project. Point blank from
15 the word say go.
16 The San Francisco housing projects. Now
17 watch this. When Willie Brown was mayor, he went and
18 put Art Agnos in charge of HUD, and they went through
19 and did what they had to do throughout the San
20 Francisco Housing Authority Project.

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21 My son got shot at Portrero Hill. And I'm
22 shocked that all black folks that sit in this room and
23 think that you can say Double Rock is any different
24 than Fillmore or Bayview. There is only one
25 San Francisco Commission, one San Francisco Police

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0 1 Department, one San Francisco General Hospital, there
2 is only one San Francisco black community. That is
3 first and foremost, without a question of a doubt.

4 And when you talk about one black community,
5 then you got to talk about what is best for black
6 folks. If you don't start with roaches and rats, we
7 not gonna be standing up here talking about no roaches
8 and rats. Okay?

9 Go kick Housing Authority in the butt at
10 their commission hearing. And don't come out of
11 there. They are all black men setting there, five of
12 them.

13 My problem, though, is bothering me the most
14 is that is what the problem is, you look at the
15 Redevelopment Agency, they started off in a little
16 bitty ole' classroom. Now they got over a \$5 million
17 budget.

18 And some of their people here at the
19 redevelopment agency, as they retire, they still get
20 paid for doing right or wrong in our community.

21 Right now, we are not -- they calling the
22 Western Addition the formal Western Addition. That
23 mean they going to disown anything else that they get
24 through with.

25 But here is my -- here is my deepest concern.

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□ 1 why aren't we talking about getting that Redevelopment
2 Agency, and making sure that we stand together as
3 black folks first. Getting in the room and handling
4 your business.

5 Right now it's not about Lennar, it's not
6 about the construction site. And just to be clear,
7 tax instruments, dollars, eminent domain,
8 gentrification, due process; that is what black folks
9 is being denied of.

10 There is a double standard jumping off here,
11 in that --

12 (Warning chime sounds.)

13 MR. RANDALL EVANS: I'm going to finish off,
14 sir. There is a double standard starting off here.
15 when you gonna build anything else, you don't hear
16 people talking about districts.

17 And in closing, we have problems in our black
18 leadership. It's not just with Sophie. It starts
19 from the top end of our -- there is no black
20 leadership. And don't forget, we got a black
21 president.

22 PRESIDENT SWIG: Thank you, very much.

23 MR. ACE SCHWARTZ: Let me just -- My name is
24 Ace Schwartz, (PHONETIC), and I think I just take my
25 picture myself (taking a photo of himself).

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cont'd.

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□ 1 Let me just -- I was going to speak later, I
2 wanted to echo and add, Congratulation, Miguel, you
3 gonna give the Redevelopment Agency a fresh face, and
4 hopefully got some new blood in you. They don't know
5 I know you from the Mayor's Office, but welcome.

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6 Let me just say -- piggyback on this whole,
7 whole parade, this demonstration, and all of these
8 hours -- I didn't bring my video camera tonight,
9 because I didn't need to, because I just wanted to get
10 out of here, because the people here can see what is
11 coming up here.

12 I'm like random. I am the only black press
13 person that was in the African-American Out-Migration
14 Report that Dwayne -- I mean Dwayne is part of, and
15 Fred Blackwell.

16 The Mayor had his two Black, finest minded
17 people part of that. And so I've got the
18 Out-Migration Report. I mean, that is where we got
19 the crutch of what -- the future of our African-
20 American for the next 10 or 15 years.

21 Because we don't even know if we are going to
22 be populated in this City, by the time Bayview gets
23 together. And yet we got these people up here, "Oh, I
24 want a job. I want this."

25 I'm like, look, if you got problems with

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1 Housing Authority on which you've got five black
2 commissioners on. And one of them is a reverend,
3 Reverend Brown.

4 But I'm saying, if you all got problems with
5 Housing Authority, go up to the Housing Authority.
6 Twenty years ago, I led the march down about public
7 housing. The reason they got the housing now is
8 because of my activism 20 years ago.

9 But they ain't going to tell you that; all
10 they going to tell you is that I have been summoned

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11 with stay-away orders by Commissioner Brown; he has
12 been summoned by Commissioner London? So what is
13 going on in our black community?

14 Right now, I am going to put together a
15 report on the profile of our black commissioners, of
16 our black department heads.

17 PRESIDENT SWIG: Could you please stay with
18 the subject matter?

19 MR. SCHWARTZ: Oh, I've got 15 minutes, man,
20 you stop me. Come on now, Commissioner.

21 PRESIDENT SWIG: Stay with the subject
22 matter.

23 MR. SCHWARTZ: If I wanted to get up here and
24 sing, did you stop that white man down at City Hall
25 from singing? So why you going to stop me from

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01 bringing a message to my community?

2 I'm appalled. And I don't want to get upset,
3 because I didn't come here to get upset. I just came
4 up here to give a message.

5 If our African American community has
6 problems about our housing, you need to go to Housing
7 Authority, because this is all a game here that the
8 Mayor is doing.

9 PRESIDENT SWIG: Thank you. I appreciate it.

10 MR. SCHWARTZ: You gonna stop me? I'm the
11 only one you gonna stop here.

12 MR. RICHARD MCREE: Go, 49ers. The program
13 is over.

14 My name is Richard McRee. I have been living
15 in the City here for about four years.

16 And I went over very carefully the EIR,
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17 certain sections as it related to energy. But I am
18 most impressed by hearing so much testimony here
19 tonight about all the agony of Alice Griffith
20 housing.

21 I really believe that Alice Griffith housing
22 should be the first thing replaced if anything is done
23 out there; and I don't think that the housing belongs
24 as part of this, because you are using those people as
25 pawns to get somebody's bigger agenda.

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1 Now what we are witnessing here in this
2 Thanksgiving Christmas crush, is the stealth planning
3 that started 30 years ago when Willie Brown did the
4 same thing this for the City of Paris.

5 We are at a historical point in time, folks.
6 This project is already 20 years old, and the thinking
7 is a lot different. Today we need to conserve energy;
8 we don't need to spend energy. We need to create
9 jobs, not destroy housing.

10 And it's up to you, this body, to help get
11 that to happen. I looked very carefully at the energy
12 issues, and the EIR is inadequate. It does not make a
13 fair comparison between saving Candlestick Park and
14 building a new stadium, a major outlook.

15 I'm an architect. I have done a lot of site
16 planning. I know exactly how these things can be
17 manipulated to look like it's very essential that we
18 get rid of the park.

19 I'm saying, I'm in favor of the 49ers. I
20 think that the 49ers ought to become the greenest team
21 in the NFL. And tell the rest of the world, the

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22 United States, we don't need a new stadium, we have an
23 earthquake-proof tested stadium that could make
24 Hunters Point very nice.
25 Replace Alice Griffith as soon as you can.

□ 1 Get those people into good housing down there where
2 their home is. Don't make this project dependent on
3 that.

4 And let's take a careful look at whether we
5 really need the Candlestick Park.

6 The biggest thing today in energy is, as you
7 probably are aware, is that we are switching over to
8 energy conservation.

9 (Sound warning chime is heard.)

10 MR. MCREE: Pardon me. There is much more
11 that could be said.

12 PRESIDENT SWIG: Thank you, very much.

13 MR. MCREE: Thank you.

14 MS. CECILLE CATERSON: My name is Celia
15 Caterson, and I'm the Program Manager for the Yosemite
16 Slough Project at Candlestick State Recreation Area,
17 for the California State Parks Foundation.

18 CSPF is concerned over several aspects of the
19 Draft EIR. We would like to highlight for you the
20 most important issues.

21 First, the Yosemite Slough area of
22 Candlestick State Recreation Area was excluded from
23 the Draft EIR's project boundaries. We are puzzled as
24 to why this portion of the State Park would be carved
25 out and given disparate treatment, especially

□ 1 considering that the Yosemite Bridge, a major element
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2 of the project, runs immediately adjacent to and over
3 the slough.

4 Second, the Yosemite Slough Recreation Plan
5 is a project that is well-known and is quite far along
6 in its planning process is almost completely
7 disregarded in the Draft EIR.

8 100 percent construction drives have been
9 completed and all permitting has also been
10 accomplished. We have raised over \$13,000,000 for
11 this project. \$5,000,000 of that for mitigation
12 (inaudible).

13 The Draft EIR should fully consider impacts
14 to plan improvements, under the Yosemite Slough
15 Restoration Plan, as well as fully consider the plan
16 in its cumulative impact analysis.

17 Third, we do not feel that the project
18 impacts to CSPRA generally, and particularly as they
19 relate to the proposed Yosemite Bridge, have been
20 adequately addressed in the Draft EIR.

21 For example, the impact on the view shed, as
22 well as impacts related to noise have not been
23 adequately addressed. Lastly, biological impacts have
24 also not been addressed adequately. Issues related to
25 the view sheds -- (Time limit chime is sounded) -- are

□ 1 particularly lacking, and numerous other biological
2 impacts are underestimated and/or insufficiently
3 mitigated.

4 PRESIDENT SWIG: Thank you, very much.

5 MS. CECILLE CATERSON: We will be addressing
6 all of these issues and others in detail in our

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7 comment letter on the Draft EIR. Thank you.
8 PRESIDENT SWIG: Thank you.
9 MS. CECILLE CATERSON: Good evening. Cecille
10 Caterson, with Green Action Health & Environmental
11 Justice.
12 And I'm also here to address the inadequate
13 EIR. The process for me has been very flawed from the
14 beginning. And just a quick review of some of the
15 items there.
16 I have not seen anything that tells me
17 anything about what is going to happen about all of
18 the additional transportation that comes through. You
19 have not successfully done anything along those
20 lines.
21 You haven't successfully agreed to a lot of
22 things that need to happen with this EIR process.
23 Capping seems to be a very serious problem in my mind;
24 you have not addressed that adequately.
25 what is underneath the ground? How far is it
□ 1 underneath the ground? when is it coming back? And
2 as you know, Mother Nature is very good at bringing
3 back to you what you bury and store in her.
4 There are so many things, and rushing here
5 through the Central Valley to get here on time, I feel
6 like I am not giving you justice, because I have not
7 had an ample amount of time in driving to review all
8 of my notes. And that alone should tell that the
9 document is a very large document, and is deserving of
10 a lot of consideration on your behalf, towards those
11 people.
12 so I think that you need to give everyday
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13 people and the Bayview-Hunters Point as well the
14 opportunity to fully review this, with adequate
15 staffing of scientists, geologists, folks who truly
16 will come to work and do their job on behalf of the
17 people, and their well-being; then address housing,
18 and then address jobs, and then address all of these
19 other things.

20 we are destroying a land that was left in a
21 terrible state by building on it without removing what
22 was in it.

23 And the Navy itself looked at it and they
24 don't know what is in Parcel A themselves. They don't
25 know. They didn't know when the fire occurred, they

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□ 1 don't know today exactly what is there.

2 So I'm telling you to push this thing at the
3 pace you are pushing it, without addressing these
4 issues is morally wrong. Thank you.

5 PRESIDENT SWIG: Thank you, very much.

6 MR. LEON MUHAMMAD: Brother Leon Muhammad,
7 Educational Chair of the Project Area Committee, who
8 did vote for the 45-day extension, as well as with the
9 CAC.

10 My thing is this. If we are talking about
11 sustainability, and ensuring them safety and longevity
12 of our future, our children. The decision that we
13 make today will determine that. So then that is why
14 we have to make it a very intelligent decision. We
15 have to thoroughly vent this thing out.

16 If as they are having a meeting in Denmark
17 dealing with climate, we are having our meeting right

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18 here in San Francisco.

19 This is how serious this is. We need to
20 bring in independent scientists, assessors,
21 evaluators.

22 We need to have public town hall meetings on
23 this, so that when we make a decision, this decision
24 that we make will be for the future of our children
25 and our children's children, so that we can live with

□ 1 that decision.

2 And what is 45 days? As if your house is
3 going to get fixed? As if you are going to have a job
4 within those 45 days?

5 Let us make an intelligent, moral decision on
6 that matter so that we can make sure that the future
7 San Franciscans are safe, and that they live healthy.
8 That is all we are saying. Extend it, vet it out,
9 bring in people who are experts, who are scientists in
10 this field, that can give us a modified approach to
11 this situation, so that when we make this decision as
12 San Franciscans, we make a right decision for the
13 future of our children. Thank you.

14 PRESIDENT SWIG: Thank you.

15 MR. ERIC BROOKS: Good evening. My name is
16 Eric Brooks, and I'm here representing the
17 San Francisco Green Party as the Chair of the
18 Sustainability Working Group for that party. And also
19 here representing Our City, which is a grassroots
20 organization in San Francisco.

21 First of all, it's absolutely vital that we
22 get an extension for the response period on the EIR.
23 The amount of time that has been given in the middle
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24 of the holiday period, with so many other
25 environmental and environmental justice and planning

□ 1 issues, given at the last minute to the Board of
2 Supervisors and other bodies, there is no possible way
3 that either side of this issue could address that
4 document properly. We must have 45 more days.

5 As to the document itself, I'm afraid to say,
6 launching off of what the last speaker said, that it
7 can't possibly be adequate. It is profoundly
8 inadequate; and one of the reasons is sea level rise
9 accountability. It does not account for the new data
10 coming in on sea level rise.

11 At the beginning of the EIR process, NASA's
12 James Hampton and a team of 23 scientists released a
13 report in December of 2007 that said that the previous
14 estimates of how much lower CO2 needs to be in the
15 atmosphere were inadequate, and as a result, we need
16 to actually lower the amount of CO2 in the atmosphere,
17 not just hold it at where it is now. That means we
18 are going to get more sea level rise.

19 At the end of the EIR period, after it was
20 written, it was discovered by NASA scientists and NOVA
21 scientists, that the east Antarctic ice mass, which
22 was previously believed not to be undergoing melting,
23 is now undergoing massive widespread melting. That
24 means that there is guaranteed to be more sea level
25 rise than what predicted when this EIR was prepared.

□ 1 That sea level rise is going to get into that
2 area and profoundly affect every aspect, economic and

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3 environmental of the EIR. The EIR will need to be
4 redone, because the sea level rising is not adequate.
5 (Time limit chime is sounded.)
6 PRESIDENT SWIG: Thank you, very much for
7 your comment.
8 MR. SAUL BLOOM: Commissioners, good
9 evening. My name is Saul Bloom. I'm the Executive
10 Director of Arc Ecology, and I'm appearing here today
11 on behalf of the Sierra Club, the Audubon Society, the
12 (inaudible) for Environmental Justice, and the
13 (inaudible) Democratic Club, the (inaudible)
14 Neighborhood Society, and about 30 other
15 organizations. You'll be seeing some of those in the
16 material that we have distributed.
17 I'm also the author of Proposition P, which
18 received about 100,000 local -- well, about 50,000
19 more votes than did Proposition G.
20 An Environmental Impact Report is an
21 administrative document. The DEI is part of the
22 approval process where ideas become concrete plans to
23 be approved in a lawful process.
24 The Shipyard Candlestick Project cannot be
25 approved without this EIR. No prior discussion that

□ 1 has been discussed with you tonight has precedence
2 over this lawful process.
3 with all due respect, none of the hundreds of
4 conceptual conversation presentations meetings by PAC
5 or CAC carry more legal weight than does this
6 Environmental Impact Report.
7 The PAC voted to ask for an extension of this
8 comment period. The Citizens Advisory Committee voted
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9 by a margin of 12 to 4 to ask you to extend this
10 public comment period.

11 We are spending tens of thousands of dollars
12 evaluating this document through our consultants. We
13 have consultants in Los Angeles. And we have
14 consultants here, reading this Environmental Impact
15 Report.

16 The extra time will be extremely helpful for
17 them to review the document, for us to review the
18 document, and for having a public dialogue about the
19 content of this document. That is what has been
20 missing. That is what is needed.

21 And your support in this moment, will not
22 materially change anything for Alice Griffith or any
23 of the other deep concerns that we have. We are the
24 longest standing environmental impact -- environmental
25 organization in Bayview-Hunters Point.

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□ 1 we also have a job program, and have thus far
2 put more people to work in Bayview than has Lennar on
3 a much smaller area. I would say to you tonight, you
4 have a choice.

5 (Time limit chime is sounded.)

6 MR. BLOOM: Please extend that comment
7 period. Thank you.

8 PRESIDENT SWIG: I see nobody else in the
9 line, but I want to make sure that everybody is heard
10 on this very important subject.

11 So if you would step up, and if there is
12 anybody else who would like to speak on this item,
13 please stand up and stand over to the side.

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14 MS. TARA HUI: Thank you. My name is Tara
15 Hui, and I'm a resident of District 10. I really do
16 understand some of the people's concern. People are
17 desperate for jobs and housing. But what we need is
18 housing, adequate housing that is not hazardous to the
19 residents.

20 what we need are gainful employment, not
21 dead-end jobs. And so given that this particular
22 project have still a lot of unknown, having providing
23 an extension to have adequate review process, is not
24 going to affect -- or is not really actually going to
25 delay the project itself.

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□ 1 So asking for the extension is really, our
2 intention is not to stop the project but rather to
3 provide enough time for adequate public review and
4 comment.

5 And I can tell you I participated in the
6 planning process, and there are some of the community
7 concerns that are not reflected in this document, and
8 those are very important issues to address, and I
9 respectfully ask you to grant an extension. Thank
10 you.

11 PRESIDENT SWIG: Is there anybody else in the
12 audience who would wish to comment at this time to the
13 Commission on this subject.

14 (No response from the audience.)

15 PRESIDENT SWIG: Okay. Hearing no further
16 requests to speak on this item, I will close public
17 comment now and turn to my fellow commissioners,
18 beginning with Commissioner King.

19 COMMISSIONER KING: Well, I think, boy, we
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20 have been on this Lennar thing now for maybe months.
21 How many years or months? I think we have gone over
22 this thing, the EIR. We have gone over every aspect
23 of this thing. I don't think we can continue to get
24 delayed today.

25 This delay seems like it wants to defeat the

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1 project altogether, you know, to give another 45-day.
2 We have got so many delays. So I would like to make a
3 motion that we give a 15-day delay, and let them have
4 that. I think they can handle it in 15 days and then
5 move forward.

6 Otherwise we -- you know, Lennar, everybody
7 else, will be out of business and everything else, if
8 we have delays. It's a tactic of trying to defeat of
9 project altogether. And that has been a question of
10 these delays, so I think maybe we could give a 15-day
11 delay.

12 PRESIDENT SWIG: Thank you, Commissioner
13 King.

14 Any other Commissioners wish to comment at
15 this time?

16 Commissioner Singh?

17 COMMISSIONER SINGH: Yes. I think it's a
18 reasonable time, 15 days, so I second that.

19 PRESIDENT SWIG: Any other Commissioners?

20 Commissioner Breed?

21 COMMISSIONER BREED: I just wanted an
22 explanation on the relationship between Alice Griffith
23 and the EIR, and how these two relate to one another.

24 MS. TIFFANY BOHEE: Through the Chair,

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25 Tiffany Bohee with the Mayor's Office.

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1 The project proposes a maximum of 10,500
2 units. Of those 10,500 units, it is proposed that 256
3 units, that is all of the units at Alice Griffith
4 would be rebuilt as part of the integrated project, so
5 the EIR analyzes the environmental effects with that
6 proposal.

7 COMMISSIONER BREED: And what about the
8 additional -- I mean, I want you to -- well, really, I
9 understand the details around the project and the
10 mixed use and everything else.

11 Can you give an overview explanation of how
12 this relates to the future of Alice Griffith?

13 MS. TIFFANY BOHEE: Yes, thank you
14 Commissioner.

15 The environmental document and the project
16 itself talks about the rebuild of Alice Griffith as
17 part of the broader development project. That is
18 consistent with a conceptional framework, which the
19 City and Agency endorsed PAC and CAC, Proposition G.
20 Those two elements are tied together as part of this
21 project.

22 Lennar has committed, through its endorsement
23 of the financing plan, to providing additional
24 subsidies for the Alice Griffith development, as well
25 as Agency housing. There is a gap that exists

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1 considering all of the sources that are available.

2 Any delays to this project, that is delays
3 moving through the process. The action before you is
4 simply a Public Hearing.

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5 COMMISSIONER BREED: I understand that.

6 MS. TIFFANY BOHEE: No action, no City
7 decision will happen until the spring, should we
8 complete this process that we are undergoing now.

9 COMMISSIONER BREED: The point I wanted you
10 to clarify is what a delay -- the impact of a delay to
11 Alice Griffith specifically.

12 MS. TIFFANY BOHEE: A delay from this project
13 will further --

14 COMMISSIONER BREED: A delay by extending the
15 EIR --

16 MS. TIFFANY BOHEE: Yes.

17 COMMISSIONER BREED: -- by anywhere from 15 to
18 45 days?

19 MS. TIFFANY BOHEE: A 45-day delay will
20 jeopardize our ability to get any City decision on
21 this project by mid-June. It is a delay to the
22 overall project, and specifically a delay to the
23 conditions that -- to ameliorate and to fix the
24 conditions at Alice Griffith. You cannot move forward
25 with any particular project approvals. This is the

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1 first step.

2 COMMISSIONER BREED: I do understand that,
3 so what I'm saying is, if there is a delay, then if we
4 waited to approve this EIR, I understand that what
5 that means is any other projects that we want to move
6 forward on with regards to this, will not -- we will
7 not be able to proceed until we pass an EIR.

8 MS. BOHEE: That is correct.

9 COMMISSIONER BREED: I understand that. But

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10 what I'm trying to understand clearly is what the
11 impacts are? what is the time plan? what are you
12 trying -- when are the nuts and bolts going to happen
13 of the project? when are we going to get to Alice
14 Griffith? when is this going to stop? where are the
15 jobs? where is the training taking place?
16 Is this stuff simultaneous to what is
17 happening right now with this EIR? I'm trying to just
18 understand the time lines here. And I'm trying to
19 understand what is happening separately to prepare
20 residents for jobs? And what is happening separately
21 to make sure that there is a transition And no one is
22 displaced? what is happening as we speak that would
23 create a problem if this were delayed, is what I'm
24 trying to get at here.
25 MS. BOHEE: As a result of a specific delay

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1 on this project, the delays to Alice Griffith could be
2 indefinite. We need to answer those questions.
3 The first step is answering the issues that
4 are presented in the Environmental Impact Document,
5 depending on when that comment period closes. If that
6 comment period closes in a year, that delays the
7 project by at least a year or two. If the comment
8 period closes in six months, that again delays the
9 project.
10 So the first step is answering the
11 environmental issues that are required by law, and
12 then you can move forward with the project. And we
13 can't move forward with any of the job training
14 programs, any of the financial commitments in advance
15 of any (inaudible) approvals that Lennar has made.
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16 Those subsidies and commitments that Lennar has made
17 through endorsements and financing of the plan,
18 through Prop G, through, private benefits, those
19 cannot move forward. Everything stops until this
20 process is complete.

21 PRESIDENT SWIG: I think the Director has a
22 supplemental question, or answer.

23 DIRECTOR BLACKWELL: Well, so if I understand
24 your question, Commissioner Breed, I think you are
25 asking if the project overall would be delayed or

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1 forgone, what would be the impact on the rebuild of
2 Alice Griffith. Is that kind of the question?

3 COMMISSIONER BREED: Yes.

4 DIRETOR BLACKWELL: So let me try to answer
5 that.

6 If the -- a big part of the way that the
7 Alice Griffith rebuild would be financed is through
8 the constellation of agreements that are embedded in
9 the agreements that are associated with this.

10 Just to give you an example, kind of the
11 amount of work and the challenges associated with the
12 public housing rebuild in general, we are struggling
13 to really put together all of the financing necessary
14 to complete Hunters View, which is the first Hope SF
15 site.

16 And there would be an even larger struggle to
17 get the financing together for Portrero Hill, for
18 Sunnyvale, and the west side ports, which is are the
19 other hope SF sites and Alice Griffith.

20 If Alice Griffith were not included in the

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21 overall plan that is included -- in which you are in
22 the EIR right now, it would be a substantial amount of
23 time before Alice Griffith would be able to go
24 forward.

25 As it I stands right now, Alice Griffith

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1 COMMISSIONER BREED: Which is why it would be
2 delayed indefinitely?

3 DIRECTOR BLACKWELL: Right. Because the
4 financing would be in jeopardy. And just the approval
5 process would have to start all over from scratch.

6 But the other thing I want to point out is
7 that because of the importance of Alice in the overall
8 framework here, Alice Griffith is a part of the first
9 phase of development of this overall project.

10 So what was laid out in terms of 10,000 units
11 of housing, in terms of the hundreds of acres of open
12 space, in terms of the 2.5 million square feet of
13 commercial space, Alice Griffith is going to be among
14 the first things to happen in all of that. And so
15 approval of this actually fast tracks the development
16 of Alice Griffith.

17 And to not have it included, as I said,
18 results in indefinite delay in terms of rebuilding.

19 COMMISSIONER BREED: Okay. Thank you. So I
20 guess my concern is, are we ready to take on the
21 responsibility of what this project entails as a
22 whole, as it relates to the commitments that we are
23 making to this community; that is what I would like to
24 know, in terms of the job readiness and training.

25 And also, I was under the impression that

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1 none of the residents would be completely displaced
2 out of the area. They would be moved from one side to
3 another, once the development was done, and they would
4 stay within the context of the area.

5 So I just want to know what is being done by
6 the Agency, because if we are being asked to fast
7 track this process, to follow the process and to not
8 extend the deadline, and to move forward, so what are
9 we ready for?

10 Are we ready to follow through with the
11 commitment that we are making in terms of the job, the
12 training and placement of the residents? Are we ready
13 to move forward with making sure that they are ready
14 to purchase homes; that we are setting up whatever is
15 necessary to establish credit, to give them home buyer
16 workshops and things of that nature?

17 Are we ready for what we are in the
18 process -- what we are about to undertake.

19 DIRECTOR BLACKWELL: Just a couple of answers
20 to that. One is we have, in addition to the
21 presentations that have been made on the EIR itself
22 and other stuff, we have also been making
23 presentations to the PAC and CAC about the various
24 elements of the plan and the community benefits
25 associated with it.

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1 One of those presentations, which was held
2 about two months ago, focused specifically on
3 workforce development. And there were actually two
4 presentations that were made:

5 One is kind of a picture of the overall

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6 workforce development system strategies that are in
7 play citywide; and the second presentation focused
8 specifically on the shipyard and the things that will
9 be in place in order to make sure that the job
10 opportunities that are being created will actually be
11 realized.

12 Are we ready today? No. We are working on
13 the development of the infrastructure to do that, but
14 later on, you will hear our recommendation with regard
15 to the job readiness initiative, which is an integral
16 part of being ready, making sure that we have
17 community based organizations on the ground that are
18 doing the outreach, that are doing the assessment,
19 that are doing the intake and doing the training and
20 referring to CityBuild.

21 Embedded in the Community Benefits Agreement,
22 some of the folks talked about it this evening, are
23 investments in -- additional investments in workforce
24 development, additional investments in housing,
25 counseling and home buying assistance, and things of

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□ 1 that sort.

2 so we won't completely be ready until we are
3 through the approval process and have all the
4 resources in play to provide the kind of
5 infrastructure that that you are talking about, but we
6 are actively working towards being ready.

7 COMMISSIONER BREED: So we can't guarantee
8 anyone, especially not the residents of the Bayview
9 that they are guaranteed to have access to these
10 housing opportunities, because we can't give them
11 preferential treatment over anyone else?

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12 DIRECTOR BLACKWELL: So, yes; according to
13 the Fair Housing Law, you cannot discriminate in terms
14 of housing based on any kind of protective class,
15 including race, age, or gender.

16 And the reading that we have --

17 COMMISSIONER BREED: What about residence?

18 DIRECTOR BLACKWELL: Right; this is what I
19 need to explain. If you set geographic preferences
20 for affordable housing, and the demographics of the
21 neighborhood where you set that preference are not
22 equal to that of the City or reflective of that of the
23 City, the result of that is discrimination based on
24 race.

25 In other words, unless you have demographics

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1 in the neighborhood that allows you to set
2 neighborhood preferences. And by implementing those
3 neighborhood preferences, there is not an adverse
4 racial or other kind of impact, you can't really set
5 those neighborhood preferences.

6 COMMISSIONER BREED: I just have some
7 concerns about the information that is being
8 communicated from both sides. I think that there were
9 a lot of inaccuracies and public comment from both
10 sides; and that was really upsetting to me.

11 And it made me want to delay more so, so that
12 the public has a chance in order to really vet this
13 EIR and give adequate comment; and the comment should
14 be reflective of the EIR and not misinformation.

15 And so I'm just very concerned about this
16 process, and I want to make sure.

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17 Ms. Bohee, could you just really -- I don't
18 know if you have those numbers ready, but I know you
19 said in your presentation, the number of meetings, the
20 public meetings, and so on and so forth, that took
21 place.

22 There have been hundreds of meetings to
23 discuss this matter to prepare the public for what is
24 to come. There has been tons of outreach. There has
25 been aggressive outreach, because we knew that this

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1 I was coming down the line. And we also knew that we
2 were not going to be able to satisfy each and every
3 person that had an opinion about this matter.

4 My biggest concern here is the fact that
5 people who, many of them that came to speak today, I
6 know personally; and I know they live there; I know
7 that they have concerns; I know that they don't want
8 to see delays; I know that they want to move this
9 project forward; but I also have some serious concerns
10 about the fact, as I said before, the fact that there
11 is a lot of misinformation out there.

12 And I think that it's important for me to
13 receive, to allow the public time to review this
14 document, so that I have public comment that helps me
15 to make the best decision as a commissioner that I can
16 make.

17 And I don't feel like the public comments
18 that I received today was public comment that would
19 allow me to move forward comfortably with this
20 process. And so, you know, I'm -- I'm definitely in
21 support of meeting a delay halfway.

22 And if we -- at least I know that
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23 Commissioner King had made the recommendation that we
24 do 15 days. I know that the CAC and the PAC, so I
25 know that the CAC and the PAC don't want it to extend

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□ 1 this for 45 days.

2 And I think that it's reasonable to meet them
3 halfway on this, and I'm at least willing to go the
4 extra mile to come to some sort of mutual agreement
5 here, understanding that there has to be a middle
6 ground here, and we have to be reasonable here. And
7 we need to give the public adequate time to read this
8 document and provide public comment, so that we can
9 make the best decision in moving forward with this
10 project.

11 So that is what I would like to see happen,
12 so that is what I would like to support. Thank you.

13 PRESIDENT SWIG: Commissioner Covington?

14 COMMISSIONER COVINGTON: Thank you,
15 Mr. President.

16 First of all, I want to thank everyone who
17 came out this evening. We all live very, very hectic
18 and stressful lives. And for you to carve out time
19 out of your very busy schedules, and your family
20 obligations to come and speak with us directly is
21 greatly appreciated.

22 There were 60 speakers on this item. And
23 while some of the comments were not targeted or
24 emphasized the Draft EIR, all of the comments were
25 very passionate and thoughtful.

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□ 1 And I certainly want to also express my

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2 appreciation of the demeanor and the manner in which
3 people conducted themselves this evening, because
4 often things can get out of hand when people are so
5 passionate about things. So I want you to know that
6 this was duly noted by this Commissioner, and continue
7 in that vein.

8 The extension of the 15 days, I think is very
9 good, and I certainly support that. There have been
10 hundreds of meetings, as people have said. I have
11 attended some of these meetings as a member of the
12 Public Housing task force, and as a member of the
13 Workforce Development task force.

14 People have been given ample opportunity to
15 speak, to review documents, to speak with experts, and
16 still people say they need more time. But the clock
17 is ticking, you know.

18 Time is a quantity like anything else. You
19 can't go on, and on, and on, and on. You have to make
20 a decision. You have to move forward or say, you
21 know, this is not something that we can DO.

22 So two weeks is appropriate. I think it's an
23 appropriate extension. It is not 45 days, but if you
24 know you have two additional weeks, then it is time to
25 carve up the 4000-page document just as we did you

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□ 1 know, in (inaudible) against the Vietnam War, you
2 know, you take pages 1 through 108 and take this group
3 of people and talk about it, whatever.

4 I mean, these are not new, new challenges, to
5 our community. These are not new ways of digesting a
6 huge amount of information. And it can be done. It
7 may mean that your holiday break is not as restful as
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8 you had anticipated. But we all agree, this is very
9 important. So if you front burner it, it will
10 happen. You will be able to say, you know, page by
11 page, these are the concerns that we have as an
12 organization, we have as an ad hoc group, that I have
13 as an individual.

14 So I really encourage everyone, you know, to
15 grapple with it. It is a huge document. But it was
16 produced by human beings who are bright and capable,
17 and now it will be read by human beings who are bright
18 and capable; and those folks are you.

19 I want to either ask Mr. Muraoka, Stan
20 Muraoka to answer a couple of questions, or Ms. Bohee
21 can handle them. I was a bit distressed by some of
22 the things that we have talked about that people still
23 don't seem to know about, particularly, eminent
24 domain.

25 Can somebody please tell us how eminent

1 domain in Bayview-Hunters Point differs from the way
2 that domain has been utilized in the past by this
3 agency?

4 MR. STAN MURAOKA: Stan Muraoka of the SFRA
5 staff.

6 In response to your question, Commissioner
7 Covington, the project, as it is put forth and
8 evaluated in the EIR proposes no eminent domain. In
9 that sense, the power of eminent domain, is already
10 included in the existing Bayview-Hunters Point Plan,
11 and in the Hunters Point Shipyard Plan.

12 And specifically, in our redevelopment plan

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13 and in our most recent one here, the Bayview Plan,

14 there is a restriction on the use of eminent domain
15 for any residential property. And so whether --

16 COMMISSIONER COVINGTON: Could you say that
17 again, please?

18 MR. MURAOKA: Yes. There is a restriction in
19 our redevelopment plan on the use of eminent domain on
20 any residential property; that cannot be done.

21 And the other point about eminent domain is
22 that under state law, there is a time limit when it
23 can be used; so it can only be used within the first
24 12 years of a redevelop project.

25 And then the final point on eminent domain is

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□ 1 that the purpose for which it can be used under state
2 law, that the redevelopment can proceed forward is to
3 eliminate blight. And so if the property is not
4 blighted, and it's not residential, then we can't use
5 it for that purpose, either.

6 To recap going back into the EIR, most of the
7 property is under public ownership. The plan, as it
8 has been formulated and presented in the document and
9 to the public, the majority development occurs on
10 essentially reusing property that has ever been within
11 the ownership of the City and County of San Francisco
12 or the U.S. Navy, in the Phase II Development Plan.

13 There are some pieces of the project that may
14 or may not involve private property, and that is
15 disclosed the environmental document, as well.

16 COMMISSIONER COVINGTON: Thank you.

17 I think that the whole point about eminent
18 domain is very, very important; and sometimes people
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19 feel that we have learned nothing from the Western
20 Addition.

21 The new way that eminent domain will be
22 utilized in the Bayview is in stark contrast to the
23 way it was used when it was used in the Western
24 Addition. And I think there are wonderful safe guards
25 in place for people who own private residences.

1 I also wanted to know about the fire
2 station. Is there a plan for the fire station and
3 where would that be?

4 MR. MURAOKA: As discussed in the
5 environmental document, there is space reserved within
6 the project site for a fire station. And it, you
7 know, isn't specifically identified as a site that is
8 carved out, if you will, or set aside solely for a
9 fire station.

10 But within the project there are -- there is
11 room for what we call the community facility parcel.
12 This is different from the set aside in the Phase I
13 DDA for the community parcel.

14 This is -- and that was something that you
15 have had discussions here from other agency staff
16 related to the Phase I DDA and the QPE about the
17 community parcels. This is a parcel of land within
18 the project that can be used for future community
19 facilities.

20 And, an analogy to this would be what about
21 we set up in the Mission Bay South Redevelopment
22 Project, where in that project, we have identified
23 that there possibility could be a site that would be

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24 used for community facilities. And that EIR, in that
25 project, it could be either a police facility or a

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1 fire station, or some other type of community
2 facility.

3 And so, similar to that, what has been built
4 into this project and included in the EIR is the
5 potential to build a fire station, as the need arises,
6 as this project is built out. So I would refer you to
7 the utilities -- or to actually the Public Services
8 section, the environmental document, and there is a
9 discussion about the future need for a new fire
10 station and how that would be accommodated.

11 COMMISSIONER COVINGTON: Is there room for
12 both --

13 MR. STAN MURAOKA: Yes.

14 COMMISSIONER COVINGTON: -- a fire station
15 and police station?

16 MR. STAN MURAOKA: Yes. Yes. There is
17 discussion on police services, (inaudible) new police
18 facilities.

19 COMMISSIONER COVINGTON: Yes. Because with
20 almost 11,000 new homes, people do need rapid response
21 to their requests for help, whether it be police or
22 fire.

23 MR. STAN MURAOKA: Yes.

24 COMMISSIONER COVINGTON: Okay. So I'm glad
25 that you reviewed that for us.

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1 Peregrine falcon.

2 MR. STAN MURAOKA: Now there has been
3 identified and documented that there is a pair of
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4 nesting Peregrine falcons; their habitat is the
5 Regunning Crane, the large crane that is on Hunters
6 Point Shipyard and it's on one of the piers.

7 That is not slated for any development. And
8 so, in fact, the Regunning Crane in the proposed plan
9 would be retained.

10 What has been evaluated in the biology
11 section of the EIR is particular impacts of the
12 proposed development; not only on the peregrine
13 falcon, but on other sensitive species.

14 And, you know, for the most part the impacts
15 are either not there; or that there are mitigation
16 measures that are notes in the environmental
17 document. If this project were to move forward, the
18 mitigation measures would be imposed the development
19 in the form of a mitigation monitoring program, so
20 that they become mandatory elements of the project as
21 it proceeds.

22 So back to the peregrine falcons, there are
23 are measures in place to not disturb their habitat,
24 and to retain them to the extent that they so desire
25 to continue to nest there.

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1 COMMISSIONER COVINGTON: Thank you.

2 How many -- I don't have the numbers directly
3 in front of me -- but how many Certificate of
4 Preference holders come from the Bayview area?

5 MR. STAN MURAOKA: I would have to refer to
6 Agency housing staff, who work on the Agency's
7 certificate program.

8 COMMISSIONER COVINGTON: Okay. Thank you. I

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9 see Deputy Director Olson Lee approaching the
10 microphone.
11 DEPUTY DIRECTOR OLSON LEE: Olson Lee, Deputy
12 Executive Director.
13 There are approximately 2000 Certificate of
14 Preference holders -- or original Certificate of
15 Preference holders for the Bayview-Hunters Point.
16 COMMISSIONER COVINGTON: Okay, thank you.
17 And so those certificate holders would be, if
18 they qualified, they would be first in line for the
19 affordable housing?
20 DEPUTY DIRECTOR OLSON LEE: Absolutely. The
21 rules that the Commission adopted related to the
22 Certificate of Preference program would be
23 incorporated into the regional -- in the plan for this
24 particular project.
25 The only exception, perhaps the only

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□ 1 exception, would be the replacement housing units
2 which would be for the residents of Alice Griffith,
3 and that is the whole purpose of providing those
4 replacement units.

5 COMMISSIONER COVINGTON: Thank you, very
6 much.

7 And as I said at the beginning of my
8 comments, I agree with the 15-day extension.

9 PRESIDENT SWIG: Thank you, Commissioner
10 Covington.

11 Commissioner Breed, do you have another
12 comment?

13 COMMISSIONER BREED: Yes. Since it appears
14 we are only going to be able to get a two-week
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15 extension, I would propose that we have another
16 hearing or another meeting prior to the vote on this
17 EIR in a time frame that is sufficient to allow
18 members of the public to review the EIR, so -- the
19 Draft EIR, so that prior to our decision, we get a
20 better sense of -- well, I personally as a
21 Commissioner get a better sense of what people
22 actually think of the EIR, and less of the delays and
23 so on and so forth.
24 So I would like us to hold another hearing or
25 another meeting prior to the vote, within a sufficient

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1 time frame between now and the deadline, or the
2 extended deadline.

3 I think we had originally anticipated
4 bringing this EIR before the Commission on the January
5 5th meeting, Mr. Blackwell, was that the case? Or
6 with the extension, what will it be now?

7 DIRECTOR BLACKWELL: So the comment period
8 was scheduled to close on December 28th. The two-week
9 extension would have the comment period closing on
10 January the 12th. Fifteen days would be the 12th; two
11 weeks would be the 14th.

12 If you wanted to have another hearing before
13 the closing of the commentary, the only opportunity
14 would be the January the 5th meeting, which is the
15 next meeting.

16 The next step, just to be clear, is that
17 after the comment period closes, staff then works
18 on -- Planning staff and Redevelopment Agency staff
19 will be working on a Response to Comments document.

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20 So everything that happens in this hearing and the
21 Planning Commission hearing, the written comments that
22 come in, will all be processed, and there will be a
23 Response to Comments document.

24 And if there needs to be a changes to the
25 Draft EIR before it becomes a final EIR, that is --

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1 that is all that happens. The approval before the
2 final EIR --

3 Stan, remind me when that was. I think it
4 was in April 8th

5 MR. STAN MURAOKA: Stan Muraoka again, of
6 Agency staff.

7 Director Blackwell, what we have projected
8 out as a possible time line, based on the public
9 hearing -- or the public comment period closing on the
10 28th was that we would publish the Comments and
11 Responses document on April 8th and bring it forward
12 to the Commission at the next meeting in April, which
13 I believe would be the week of April 20th.

14 And at this point, I'm not sure -- I'm not
15 clear on whether it would be a regular meeting at this
16 Commission or a special meeting of the Commission.

17 COMMISSIONER BREED: So we won't approve this
18 until April, with the -- along with public comments.

19 will each of the comments made here today be
20 responded to in the EIR, as well?

21 DIRECTOR BLACKWELL: In the Response to
22 Comments document is the one that captures everything
23 that has been said in response to it.

24 COMMISSIONER BREED: Okay, right.

25 I would -- I would still, I would want to
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1 I have another meeting or to allow further via public
2 hearing at our January 5th meeting. Hopefully, I can
3 get the support of the Commission to do that, and that
4 would be really helpful to me in making my decision to
5 move forward with the EIR. Thank you.

6 PRESIDENT SWIG: Any other Commissioners wish
7 to make a comment? Okay. I'll just wrap quickly.

8 I would like to echo Commissioner Covington.
9 I appreciate the commentary today. Certainly both
10 sides are very passionate on the subject. And as we
11 move forward on this for the next several years, if
12 not decade, I'm sure the commentary will continue to
13 be just as passionate.

14 We have heard -- I agree with Commissioner
15 Covington in that we have heard some fact, and we have
16 heard some fiction, and we have heard some fact from
17 both sides, and we have heard some fiction from both
18 sides.

19 Because I have read document, and I have
20 scratched my head on some of the comments. And then I
21 found some of them accurate.

22 We heard that the area is grossly
23 underserved, there is no doubt about that. The voters
24 did approve, through Prop G, this, this development.
25 And we owe it to the voters, to -- as we did two weeks

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1 ago in our commentary on the high speed rail issue.
2 When the voters speak, we have to pay attention to
3 that. And we just can't be arbitrary by going in
4 another direction.

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5 I would think that it would be abhorrent to
6 hold Alice Griffith -- or hold this process hostage
7 because of Alice Griffith, or even bring up the
8 subject.

9 I don't know how many people in the audience
10 have actually been through Alice Griffith, and walked
11 through Alice Griffith, and who haven't. If you
12 haven't -- if you haven't walked through it and you
13 are making comments about it, go take a walk.

14 And then it may make your commentary
15 different, because there is an extreme sense of
16 urgency about Alice Griffith, and I'm pleased to hear
17 that this will be one of the first areas -- or the
18 first area addressed.

19 Now, there have been over 170 public meetings
20 on this subject, and I'm sure there will be will be
21 170 more.

22 At the same time, we have heard commentary on
23 the fear that there are serious contaminant issues,
24 that there are impacts on flora and fauna, and rising
25 ocean levels.

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□ 1 I want to make it clear to everybody in the
2 audience, you have been heard very, very clearly, and
3 nobody on this commission has any ear plugs in their
4 ears, and we listen indiscriminately.

5 The EIR process is a 45-day -- sorry -- is a
6 process in this term which is schedule in on December
7 28th. It is difficult for many projects to stay
8 within the period. And I would like to see it
9 continue on 12-28.

10 However, I also listen to people, and I
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11 believe in compromise. And I agree that what Mr. King has
12 proposed is a fair compromise. And I have heard from a
13 fellow commissioners, that they agree that that is a fair
14 compromise. So I would like to support Mr. King and Mr.
15 Singh with a 14-day extension.

16 And I agree with Commissioner Covington, it will
17 cause some people to work a little harder, and spend a
18 few more nights reading in a shorter period of time.

19 And we heard from Mr. Theriault earlier -- he has
20 left the building, but he actually prescribed the best way
21 to read his document; because if you take the Summary, and
22 then you look at the areas that most concern you, the
23 Summary document is a great way to navigate the entire
24 EIR. It's very thorough and will provide that opportunity.

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1 So we have a motion, and we have a second, so
2 I would like to put it to a vote. All those in
3 favor please say, "Aye."

4 COMMISSIONER COVINGTON: Aye.

5 COMMISSIONER BREED: Aye.

6 COMMISSIONER SINGH: Aye.

7 COMMISSIONER BUSTOS: Aye

8 COMMISSIONER KING: Aye.

9 PRESIDENT SWIG: Any opposition or extension?

10 (No response.)

11 PRESIDENT SWIG: Hearing none, the item is adopted
12 unanimously. And the extension, the motion to extend
13 for 14 days of the period from December 28th until --
14 or 15 days, sorry.

15 DIRECTOR BLACKWELL: I just wanted to

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16 clarify. I think that the motion that Commissioner
17 King put on the floor was for 15 days --
18 PRESIDENT SWIG: 15 days. I apologize.
19 DIRECTOR BLACKWELL: -- which would be
20 January 12th, Tuesday.
21 PRESIDENT SWIG: All right. So an extension
22 to January 12th, is that acceptable to you? That is
23 what was voted on, and we will go with that.
24 And with regard to Commissioner Breed's
25 commentary at having further meetings, I will work

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1 with the Commissioners and get a sense of their --
2 their issue with that, and we will put that on the
3 January 5th Agenda, if appropriate.
4 MR. MORALES: Mr. President?
5 PRESIDENT SWIG: Yes, sir.
6 MR. MORALES: I believe, if you are going
7 to hold an hearing on the EIR on January 5th, you have
8 to continue this Public Hearing, because this has been
9 noticed, especially under the CEQA statute; and I
10 think you have to continue it to a date certain in
11 order to preserve that notice, if that is your intent.
12 PRESIDENT SWIG: So we have actually --
13 COMMISSIONER SINGH: 15 days.
14 PRESIDENT SWIG: So the first item is a
15 separate item, and we passed that item, so now we have
16 a recommendation that we need to have a second item.
17 I would like to recognize Commissioner Breed, please.
18 COMMISSIONER BREED: I would like to make a
19 motion, to move that we continue the hearing to the
20 January 5th meeting, 2010, of the Commission.
21 COMMISSIONER COVINGTON: Second.
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22 PRESIDENT SWIG: Commission Covington

23 seconds.

24 Commissioner King?

25 COMMISSIONER KING: I don't know what this is

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1 doing. Continuing this on? I don't get it, the
2 motion.

3 PRESIDENT SWIG: Can I see if I can get some
4 clarification from counsel.

5 COMMISSIONER KING: We just passed it, and
6 then she makes another motion.

7 MR. MORALES: Mr. President, you actually
8 closed the Public Hearing in your comments. And that
9 is the traditional or standard practice for a Public
10 Hearing on a Draft Environmental Impact Report. And
11 because this was especially noticed to this date and
12 time, in order to hold another hearing, you have to
13 continue it, or in effect reopen that hearing to
14 another date.

15 So that is why you need this special motion,
16 if that is you what want to do. You can't just do it
17 separately through agenda review. You have to do it
18 by motion here.

19 PRESIDENT SWIG: Okay. Will reopening or
20 continuing have any impact on the previous motion?

21 MR. MORALES: No.

22 PRESIDENT SWIG: All right. So we can have
23 another -- we can continue the hearing without
24 jeopardizing that date which we have just voted on for
25 closing the overall comment period; correct:

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1 MR. MORALES: Correct.
2 PRESIDENT SWIG: All right. So Commissioner
3 King, I believe what Commissioner Breed would like to
4 hear more commentary on the subject, but it will not
5 impact your motion in any way, shape, or form; simply
6 she wants to hear more commentary, and that would be
7 the continuance. Correct?
8 MR. MORALES: Correct. In case the extension
9 of time which you have already granted is essentially
10 for written comments, and what you are now considering
11 is the additional opportunity for oral comments at a
12 Public Hearing.
13 PRESIDENT SWIG: So we have a motion on the
14 floor. Do we have any further comment from my fellow
15 commissioners?
16 MR. SINGH: I don't understand. I want
17 somebody to explain it again.
18 COMMISSIONER COVINGTON: Do you mind? Do you
19 mind?
20 COMMISSIONER KING: It's over, everything we
21 voted on?
22 COMMISSIONER COVINGTON: No. The motion to
23 add an additional 15 days to the comment period passed
24 unanimously; all of the Commissioners voted for that.
25 Commissioner Breed was thinking that it would

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1 be a good idea to have another opportunity for people
2 to come before us, you know, after they have had that
3 two-week period to read the document as much as they
4 can, to give us feedback.
5 And so our counsel has said that, because
6 this particular meeting was noticed as the time that
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7 we would be discussing the EIR, we need to legally
8 continue the item, so that we will be in compliance
9 with having people continue to talk about this.

10 COMMISSIONER KING: I'm opposed to that.
11 That just opens up the whole thing again, that is what
12 the motion does. We voted to make it 15 days, and now
13 we are talking about giving her another meeting so she
14 can vote on that.

15 No, I'm opposed to that.

16 COMMISSIONER COVINGTON: No. The meeting
17 that Commissioner Breed was proposing is the January
18 5th meeting. The end of the two-week period is not
19 until January 12th, so it does not extend the time any
20 more. It comes within the middle of that two-week
21 period that you proposed.

22 COMMISSIONER SINGH: Is two weeks ending
23 January 12th?

24 COMMISSIONER COVINGTON: Yes. And our
25 meeting

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1 COMMISSIONER SINGH: Why is that?

2 COMMISSIONER COVINGTON: -- for additional
3 comments is the 5th.

4 COMMISSIONER SINGH: Why not have it the end
5 of December through the 15?

6 COMMISSIONER BREED: Let me be clear. I'm
7 asking for an opportunity to hear public comment on
8 the EIR at the January 5th meeting. I'm -- that is
9 all. I'm not asking for an extension. I'm asking to
10 hear public -- additional public comment on January
11 5th, so that is what I'm asking.

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12 COMMISSIONER KING: I'm opposed to that.

13 PRESIDENT SWIG: And my comment on that is
14 that the proper hearing was even though we are on a
15 continuance, my feeling is that is that the meeting
16 was noticed, the document was out; clearly there was
17 commentary that people had an opportunity to read the
18 whole thing.

19 And there is the opportunity for persons who
20 have felt that they have not read the whole thing, we
21 give them a two-week extension to do so, and they can
22 supply a written comment, which we can read at a later
23 point; because we get another shot at the EIR, because
24 this is only the draft, and we are soliciting comment
25 now.

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□ 1 So it's not entirely necessary to have it at
2 an open hearing, but I acknowledge your point of view.

3 COMMISSIONER COVINGTON: May I say one more
4 thing? The advantage to having an additional
5 opportunity for people who address us orally is that a
6 lot of people have intentions to write their comments
7 down and to get back to us, but that doesn't happen.

8 So even if you have the two minutes to speak
9 to us in a public forum about peregrine falcon, or
10 whatever is near and dear to your heart, I think that
11 we would all be better served by hearing these
12 comments. I don't see how we could loose. It's still
13 within the two-week period; we are not -- we are not
14 adding time on. And I -- I think that we are blessed
15 to have such an involved citizenry, and I would like
16 to hear what they have to say.

17 PRESIDENT SWIG: Commissioner Breed?
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18 COMMISSIONER BREED: Thank you. What this
19 does is add more time that we as commissioners would
20 need to listen to the public. So as far as I'm
21 concerned, I can't -- I don't feel comfortable making
22 a decision about something so important without giving
23 an additional opportunity for the public to address
24 the Commission.
25 This does not extend anything. It just

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1 requires that on January 5th, in addition to the rest
2 of the things that we are going to be listening to or
3 dealing with, in terms of our policy, we are just
4 adding time to address this item one more time.

5 And I don't think that there is anything
6 wrong with that. I think that it's a welcome
7 opportunity. And I think that with all of the issues
8 that we face with redevelopment, I mean, we are never
9 going to be popular, ever, because of the decisions
10 that we make regarding land use, regarding people's
11 communities.

12 I mean, we go into communities and we change
13 lives every single day. And as far as I'm concerned
14 as a commissioner, I want to be able to make sure that
15 whatever decisions I make on this commission, that I
16 have vetted the process appropriately before I go
17 forward. I'm not choosing sides here. I'm choosing,
18 as a commissioner, to make sure that I get the right
19 information to make the best decision.

20 So I don't think that it's going to hurt
21 other than probably an extra hour or two, maybe three
22 hours out of our time, to add an additional time frame

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23 to hear public comments.

24 It's not going to create problem. It's not

25 going to create a delay. It is going to require that

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□ 1 staff act more diligently in making sure that they

2 address those comments so that we can continue to meet

3 our deadlines. It's not going to create a problem

4 with our deadlines, and so I don't think that it's

5 problematic,

6 And I just think that it's something that, as

7 a commissioner, I would like to see happen, because it

8 would help me make the best decision I can for this

9 process?

10 PRESIDENT SWIG: Any other commissioner

11 comment?

12 COMMISSIONER KING: well, I'm opposed to

13 that. I think we have had -- tonight, we have had the

14 question of giving the 15 days, and that is kind of

15 opening it up again, and giving them another

16 opportunity. I'm opposed to it.

17 I think we made our final decision here,

18 adding the 15 days, and that's what it should be. And

19 opening it up again, I'm opposed. And I think that is

20 what the motion does. And I'm opposed.

21 COMMISSIONER SINGH: I would like to ask the

22 Agency director, what do you think about this?

23 DIRECTOR BLACKWELL: Thank you. So a couple

24 of thoughts. One is the -- one thing I wanted to say

25 about this that I didn't get a chance to say earlier

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□ 1 is that the approval process on this is very

2 aggressive, and we are working under a very aggressive

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3 time line.

4 And the approval process is one, unlike some
5 of the other processes, that is sequential. In other
6 words, you can't get to the redevelopment plan, or the
7 transportation or infrastructure plan until you deal
8 with the EIR. So there is a domino effect associated
9 with the delays.

10 I am a proponent of hearing what people have
11 to say, in general, in this process. And so this is a
12 motion that I don't think necessarily delays. I would
13 be concerned if we were to entertain something that
14 delayed or pushed beyond where we are today, at the
15 January 12th time frame.

16 Because I think, once we get beyond there, we
17 are really jeopardizing the time frame for the project
18 overall. I don't think that it will be harmful to the
19 time frame to have another commission hearing on
20 this.

21 I do want to remind folks, however, that two
22 days from now, there is a Planning Commission hearing
23 on this. So this is not the first -- the only bite at
24 the apple for an oral kind of response to the Draft
25 EIR; and so I just wanted to make that point, as

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□ 1 well.

2 COMMISSIONER KING: The report we get the
3 tonight, will that go to the Planning Commission?

4 DIRECTOR BLACKWELL: Say that again?

5 COMMISSIONER KING: The decision we made
6 tonight, the 15 days, will we notify Planning?

7 DIRECTOR BLACKWELL: Yes. We will notify

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8 Planning of that. We will notify Planning of that.
9 They will still have their hearing, because it's been
10 noticed on the 17th.
11 Hopefully, what the Planning Commission would
12 do is honor the decision that was made today and also
13 grant extension, as well.
14 PRESIDENT SWIG: Any other commissioner
15 comments?
16 COMMISSIONER SINGH: I have another question
17 for Mr. Morales.
18 We made a motion, a unanimous decision. So
19 this is making another motion? Is it not nullifying
20 the motion we made?
21 MR. MORALES: Commissioner Singh, I believe
22 you are asking, is it necessary to make this motion,
23 this one?
24 COMMISSIONER SINGH: Yes.
25 MR. MORALES: Well, as I tried to state

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1 before, this is necessary because it continues the
2 Public Hearing portion of the comments on the Draft
3 EIR.
4 What you did before was continue the
5 opportunity to write comments on the EIR to staff, so
6 that then staff has to respond. So this -- and so if
7 you just want extension of the time to provide written
8 comments; you have already done that.
9 What is before you now is the motion to have
10 another Public Hearing like you had tonight.
11 PRESIDENT SWIG: With no resolution of
12 anything, just a hearing.
13 MR. MORALES: It's just a hearing. It's
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14 just a hearing.

15 COMMISSIONER KING: All right. Let's put it
16 on.

17 PRESIDENT SWIG: May I ask a question,
18 Mr. Morales? The persons that we heard from tonight
19 have been heard from; and therefore, as this is a
20 continuation of the hearing, those 40 plus people who
21 have spoken this evening, will they have the
22 opportunity of speak themselves again?

23 MR. MORALES: Yes.

24 PRESIDENT SWIG: So it's a brand new
25 hearing?

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1 MR. MORALES: Well, I don't believe we can
2 preclude anybody from testifying before the Commission
3 on the matter. They will have another opportunity.

4 PRESIDENT SWIG: Okay. So we could hear the
5 exact same people stand up here, again and give the
6 exact responses

7 (Loud voice from the audience.)

8 PRESIDENT SWIG: Could I ask order in the
9 chambers, please? Thank you.

10 MR. MORALES: The EIR hearing is supposed
11 to be focused on the environmental analysis, as
12 proposed. It does not usually include a discussion of
13 the project itself and I would just note there was a
14 lot of discussion tonight about the project.

15 COMMISSIONER BREED: -- about the project,
16 yes.

17 MR. MORALES: But that is not what this
18 hearing is for.

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19 PRESIDENT SWIG: Okay. We have a motion on
20 the floor; we have a second.
21 Could I have a roll call vote, please?
22 THE SECRETARY: Commissioner King?
23 COMMISSIONER KING: What is the motion?
24 PRESIDENT SWIG: The motion is to have
25 another hearing, to continue this hearing, on January

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□ 1 5th.
2 MR. MORALES: Correct.
3 COMMISSIONER KING: Let me ask the question,
4 if I could. What our decision made here tonight, to
5 give the 15 days, what effect did that have on that?
6 MR. MORALES: It does not affect it. This
7 motion is separate from the previous motion.
8 COMMISSIONER KING: What effect does that
9 have on that?
10 MR. MORALES: The effect would be that it
11 gave the public additional 15 days to submit written
12 comments on the Draft EIR; that is what you voted
13 unanimously to do, to provide additional time to
14 submit written comments.
15 PRESIDENT SWIG: And this motion has no
16 impact on that motion?
17 MR. MORALES: Correct.
18 PRESIDENT SWIG: And your vote, sir?
19 Commissioner Singh, your vote?
20 THE SECRETARY: Commissioner King?
21 PRESIDENT SWIG: Your vote, aye or no?
22 COMMISSIONER KING: Aye. I don't care. It's
23 crazy.
24 THE SECRETARY: Commissioner Singh?
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25 COMMISSIONER SINGH: Yes.

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1 THE SECRETARY: Commissioner Bustos?

2 COMMISSIONER BUSTOS: Yes.

3 THE SECRETARY: Commissioner Swig?

4 PRESIDENT SWIG: Yes.

5 THE SECRETARY: Commissioner Breed?

6 COMMISSIONER BREED: Yes.

7 THE SECRETARY: Commissioner Covington?

8 COMMISSIONER COVINGTON: Yes.

9 THE SECRETARY: It's unanimous.

10 PRESIDENT SWIG: Could we have a five-minute
11 break to give us a chance -- and we will reconvene.

12 (Whereupon, this concluded the discussion on
13 the Hunters Point matter.)

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1 CERTIFICATE OF REPORTER

2 I, Veena Marie Puccinelli, a Certified

3 Shorthand Reporter, hereby certify that the foregoing

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4 proceedings were taken in shorthand by me at the time
5 and place therein stated, and that the said
6 proceedings were thereafter reduced to typewriting, by
7 computer, under my direction and supervision;

8 I further certify that I am not of counsel or
9 attorney for either or any of the parties to the said
10 proceedings, nor in any way interested in the event of
11 this cause, and that I am not related to any of the
12 parties thereto.

13

14 DATED: _____

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VEENA MARIE PUCCINELLI, CSR 7652

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■ Transcript SFRA1: San Francisco Redevelopment Agency (12/15/09)

Response to Comment SFRA1-1

This comment contains opinion, anecdotal, or general information and is not a direct comment on environmental issues or the content or adequacy of the Draft EIR.

Response to Comment SFRA1-2

This comment contains opinion, anecdotal, or general information and is not a direct comment on environmental issues or the content or adequacy of the Draft EIR.

Response to Comment SFRA1-3

This comment contains opinion, anecdotal, or general information and is not a direct comment on environmental issues or the content or adequacy of the Draft EIR.

Response to Comment SFRA1-4

The comment is acknowledged. No response is required.

Response to Comment SFRA1-5

This comment contains opinion, anecdotal, or general information and is not a direct comment on environmental issues or the content or adequacy of the Draft EIR.

Response to Comment SFRA1-6

This comment contains opinion, anecdotal, or general information and is not a direct comment on environmental issues or the content or adequacy of the Draft EIR.

Response to Comment SFRA1-7

This comment contains opinion, anecdotal, or general information and is not a direct comment on environmental issues or the content or adequacy of the Draft EIR.

Response to Comment SFRA1-8

This comment contains opinion, anecdotal, or general information and is not a direct comment on environmental issues or the content or adequacy of the Draft EIR.

Response to Comment SFRA1-9

This comment contains opinion, anecdotal, or general information and is not a direct comment on environmental issues or the content or adequacy of the Draft EIR.

Response to Comment SFRA1-10

This comment contains opinion, anecdotal, or general information and is not a direct comment on environmental issues or the content or adequacy of the Draft EIR.

Response to Comment SFRA1-11

This comment contains opinion, anecdotal, or general information and is not a direct comment on environmental issues or the content or adequacy of the Draft EIR.

Response to Comment SFRA1-12

This comment contains opinion, anecdotal, or general information and is not a direct comment on environmental issues or the content or adequacy of the Draft EIR.

Response to Comment SFRA1-13

This comment contains opinion, anecdotal, or general information and is not a direct comment on environmental issues or the content or adequacy of the Draft EIR.

Response to Comment SFRA1-14

This comment contains opinion, anecdotal, or general information and is not a direct comment on environmental issues or the content or adequacy of the Draft EIR.

Response to Comment SFRA1-15

This comment contains opinion, anecdotal, or general information and is not a direct comment on environmental issues or the content or adequacy of the Draft EIR.

Response to Comment SFRA1-16

This comment contains opinion, anecdotal, or general information and is not a direct comment on environmental issues or the content or adequacy of the Draft EIR.

Response to Comment SFRA1-17

This comment contains opinion, anecdotal, or general information and is not a direct comment on environmental issues or the content or adequacy of the Draft EIR.

Response to Comment SFRA1-18

Chapter II (Project Description), page II-14, identifies “Community Services: Community serving uses are proposed at sites on both Candlestick Point (50,000 gsf) and HPS Phase II (50,000 gsf). Proposed uses include a fire station on 0.5 acre at HPS Phase II and 6,000 square feet for police facilities. In addition, uses may include, but are not necessarily limited to, healthcare, day-care, senior centers, library, recreation centers, and community centers. Facilities may be provided that cumulatively exceed 100,000 square feet. If so, the Project contemplates an equal reduction in retail and/or research and development

and/or office use.” Thus, land earmarked for a new fire station would be located within the Project site. Also as identified in Section III.O Public Services, “construction of a new SFFD facility on land designated for community-serving uses on the Project site would allow the SFFD to maintain acceptable response times for fire protection and emergency medical services. Construction of 100,000 gsf of community facilities, which could include a new SFFD facility, has been included as a component of the Project” (Draft EIR page III.O-22).

Response to Comment SFRA1-19

With specific regard to transportation impacts, Draft EIR pages III.D-67 through III.D-154 presents the transportation impacts associated with the Project and identifies mitigation measures to reduce or eliminate significant impacts; however, in some cases there will be significant and unavoidable traffic impacts. Master Response 18 (Transit Mitigation Measures) provides a detailed discussion of mitigation measures intended to reduce transit delays and the extent to which these mitigation measures would reduce the Project’s transit impacts to less than significant levels.

While this commenter specifically addresses traffic impacts, comments have been made expressing concern as to how the Project can be approved with significant impacts that cannot be mitigated to a less-than-significant level. The purpose of CEQA is to disclose to decision-makers the environmental effects of a project before a decision is made whether to approve the project. In order to approve the Project, CEQA requires decision-makers to make certain findings. When a project EIR identifies significant impacts that cannot be mitigated, the findings must include a statement of overriding considerations, which must be based on substantial evidence, and must explain why the decision-makers conclude that the benefits of the Project outweigh the significant impacts of the project. Section 15093(a) and (b) of the CEQA Guidelines provide as follows:

CEQA requires the decision-making agency to balance, as applicable, the economic, legal, social, technological, or other benefits of a proposed project against its unavoidable risks when determining whether to approve the project. If the specific economic, legal, social, technological, or other benefits of a proposed project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered acceptable.

When the lead agency approves a project which will result in the occurrence of significant effects that are identified in the Final EIR but are not avoided or substantially lessened, the agency shall state in writing the specific reasons to support its action based on the final EIR and/or other information in the record. The statement of overriding considerations shall be supported by substantial evidence in the record.

The Lead Agencies have made a good faith effort to disclose all significant and unavoidable as well as potentially significant impacts as a result of the proposed Project. These impacts include those that would occur intermittently, as with stadium and arena events, those that would occur only during construction, and those that would occur during operation of the Project. As required by CEQA, this EIR is intended to present a concise analysis of impacts in sufficient detail to allow the decision-makers to recognize and understand the nature of the significant impacts. All significant impacts of the proposed Project, including those on air quality, cultural resources, noise, and traffic, have been disclosed in the Draft EIR.

In addition to adopting a statement of overriding considerations if the EIR identified unavoidable significant impacts, CEQA also requires the adoption of other findings, including a requirement to adopt all feasible mitigation measures and alternatives that will reduce or avoid significant effects and a mitigation monitoring program to ensure the implementation and enforcement of mitigation measures. Subsection 21081.6(b) specifically requires that the findings demonstrate that mitigation measures are fully enforceable through permit conditions, agreements, or other measures. Conditions of project approval may be set forth in referenced documents that address required mitigation measures or by incorporating the mitigation measures into the plan, policy, regulation, or project design.

Response to Comment SFRA1-20

As summarized on Draft EIR pages III.H-20 to -22 and documented in the Air Quality Analysis in Appendix H of the Draft EIR, potential off-site sensitive populations were identified for evaluation in this Human Health Risk Assessment (HHRA) based on guidance from the District (BAAQMD 2005) and Cal/EPA (2003). Off-site sensitive receptors identified for the HHRA included K–12 schools within one kilometer of the Project. For each of these sensitive receptors, potential exposure to a schoolchild was evaluated.

The identified sensitive receptors were crosschecked with the seventeen schools and day care centers identified by the Navy (as included in Comment 88-1 [Porter Sumchai]) in their Historical Radiological Assessment as being located within a 1-mile radius of Hunters Point Shipyard. Based on this comparison, an additional two schools and a daycare center were identified as not explicitly evaluated using schoolchild exposure assumptions. These locations were, however, evaluated using more conservative residential exposure assumptions and were all well below the thresholds of significance.

Response to Comment SFRA1-21

The commenter suggests that peregrine falcons will be impacted by the Project in violation of the endangered species act. Refer to Section III.N (Biological Resources), Impact BI-6b, as well as accompanying mitigation measure MM BI-6b. The crane on which peregrine falcons nest at HPS will not be removed by the Project, and implementation of MM BI-6b will avoid Project impacts to these birds.

Response to Comment SFRA1-22

The comment does not identify air quality violations that are claimed to be underestimated. Therefore, the comment is noted, but no response can be formulated. The Draft EIR identifies all potential air quality violations.

Response to Comment SFRA1-23

Section III.K.2 (Setting) on pages III.K-8 through III.K-28 of the Draft EIR addresses HPS contaminants, including those listed in this comment. Refer also to Master Response 9 (Status of the CERCLA Process), Master Response 11 (Parcel E-2 Landfill), and Master Response 13 (Post-Transfer Shipyard Cleanup).

Response to Comment SFRA1-24

This comment contains introductory, closing, or general background information and is not a direct comment on environmental issues or the content or adequacy of the Draft EIR. No response is required.

Response to Comment SFRA1-25

This comment contains opinion, anecdotal, or general information and is not a direct comment on environmental issues or the content or adequacy of the Draft EIR.

Response to Comment SFRA1-26

This comment contains opinion, anecdotal, or general information and is not a direct comment on environmental issues or the content or adequacy of the Draft EIR.

Refer to Responses to Comments 1-1 and 85-5 and Response to Comment 85-5 for a discussion of the adequacy of the public comment period, including the many opportunities for providing comments on the Draft EIR.

Response to Comment SFRA1-27

This comment contains opinion, anecdotal, or general information and is not a direct comment on environmental issues or the content or adequacy of the Draft EIR.

Response to Comment SFRA1-28

This comment contains opinion, anecdotal, or general information and is not a direct comment on environmental issues or the content or adequacy of the Draft EIR.

Response to Comment SFRA1-29

This comment contains opinion, anecdotal, or general information and is not a direct comment on environmental issues or the content or adequacy of the Draft EIR.

Response to Comment SFRA1-30

This comment contains opinion, anecdotal, or general information and is not a direct comment on environmental issues or the content or adequacy of the Draft EIR.

Response to Comment SFRA1-31

This comment contains opinion, anecdotal, or general information and is not a direct comment on environmental issues or the content or adequacy of the Draft EIR.

Response to Comment SFRA1-32

This comment contains opinion, anecdotal, or general information and is not a direct comment on environmental issues or the content or adequacy of the Draft EIR.

Response to Comment SFRA1-33

This comment contains opinion, anecdotal, or general information and is not a direct comment on environmental issues or the content or adequacy of the Draft EIR.

Response to Comment SFRA1-34

This comment contains opinion, anecdotal, or general information and is not a direct comment on environmental issues or the content or adequacy of the Draft EIR.

Response to Comment SFRA1-35

This comment contains opinion, anecdotal, or general information and is not a direct comment on environmental issues or the content or adequacy of the Draft EIR. However, with respect to eminent domain, refer to Response to Comment 43-4 for a discussion of potential property acquisitions associated with roadway improvements identified for the Project.

Refer to Responses to Comments 1-1 and 85-5 and Response to Comment 85-5 for a discussion of the adequacy of the public comment period, including the many opportunities for providing comments on the Draft EIR.

Response to Comment SFRA1-36

This comment contains opinion, anecdotal, or general information and is not a direct comment on environmental issues or the content or adequacy of the Draft EIR.

Refer to Responses to Comments 1-1 and 85-5 and Response to Comment 85-5 for a discussion of the adequacy of the public comment period, including the many opportunities for providing comments on the Draft EIR.

Response to Comment SFRA1-37

It is acknowledged that the Shipyard is a Superfund site. Refer to Master Response 5 (Health of Bayview Hunters Point Community) for a discussion of the Shipyard and the factors that contribute to health disparities in the community.

Response to Comment SFRA1-38

As noted on pages III.K-9 through III.K-26 of Section III.K (Hazards and Hazardous Materials) in the Draft EIR, remediation of hazardous materials releases identified in HPS Phase II is taking place through a regulatory process that the Navy is required to implement under CERCLA irrespective of whether or not the HPS Phase II component of the Project is implemented. These ongoing remediation activities are not part of the Project. Thus, the goal of the Draft EIR is not to assess the adequacy or impacts of the Navy's remediation actions and the Draft EIR does not propose capping the Shipyard. The relevant environmental regulatory agencies would require performance of these remedial activities regardless of whether this Project or any other development proposals were proceeding. Refer to Master Response 9 (Status of the CERCLA Process), Master Response 11 (Parcel E-2 Landfill), Master Response 13 (Post-

Transfer Shipyard Cleanup), and Master Response 15 (Proposition P and the Precautionary Principle) regarding site cleanup.

Response to Comment SFRA1-39

Refer to Master Response 6 (Seismic Hazards) for a discussion of how the site may be affected by earthquakes.

Response to Comment SFRA1-40

With respect to energy conservation measures, as stated on pages II-49 through II-50 of the Draft EIR:

The Project would comply with all applicable provisions of the City's Green Building Ordinance, which is contained in Chapter 13c of the San Francisco Building Code, and would provide recycling, composting, and trash facilities as required by the City's specifications. The Project has set an energy efficiency performance target of 15 percent below the energy efficiency standards articulated in Title 24, Part 6 of the 2008 *California Code of Regulations* (CCR). Lennar Urban would include measures such as high performance glazing, efficient lighting, daylighting, shading, envelope optimization, reflective roofs, and natural ventilation in the Project design. ENERGY STAR appliances are proposed for all new residential units. In addition, Lennar Urban could also implement renewable energy strategies, such as the use of photovoltaic cells to provide electricity; the use of solar thermal energy to provide space cooling with the use of absorption systems; and/or water for space heating and domestic water systems.

Lennar Urban has also voluntarily committed to constructing all Project buildings to the LEED® for Neighborhood Development Gold standard based on the Pilot Version of the rating system released in June 2007.²⁹ Following the 2007 LEED® ND Pilot Program rating system, preliminary analysis indicates the Project could achieve approximately 63 points, which is in the LEED® ND Gold range, through strategies including but not limited to the following:

- Compact, infill development (including 90 percent of the new buildings fronting on public streets or open space)
- Enhanced habitat values
- Brownfield remediation and urban reuse
- Close proximity to transit and bicycle networks (75 percent of all development would be within ¼-mile walk to a transit stop and Class I, II, and III bikeways provide connections throughout the site and to the greater Bayview community)
- Urban design that promotes walking and discourages driving
- Diversity of land uses and housing types
- Affordable housing that supports a community of mixed ages and income
- Community participation in the community planning and design
- Compliance with the San Francisco Green Building Ordinance
- ENERGY STAR compliance to be documented by a Home Energy Rating System (HERS)
- Unbundled parking
- Drought tolerant plant species and the use of efficient irrigation systems such as drip irrigation, moisture sensors, and weather data-based controllers
- Tree-lined streets throughout the development and streetscape improvements extending from the Project Site to Third Avenue along Gilman and Palou
- Access to public space and recreational amenities through the creation of parks and playfields

- Efficient use of water and the potential use of recycled water for non-potable water uses such as irrigation, toilets, vehicle washing
- Progressive stormwater management to retain and treat stormwater on site and/or in adjacent areas

In addition, and as stated on page III.Q-16 of the Draft EIR:

Implementation of the Project would generate a total demand of approximately 1.67 mgd (per Table III.Q 4). This demand is based on an estimate of a historical benchmark demand, adjusted to account for current California Building Codes and the requirements of the San Francisco Green Building Ordinance, which would require the installation of ultra-low flow fixtures, use of high-efficiency building equipment, efficient landscape irrigation techniques, and provision of water-efficient plant materials.

The Project would meet the requirements of the City's Green Building Ordinance, which would result in a decrease by 20 percent of the Project's total water demand compared to a similar sized project that would not meet the requirements of the City's Green Building Ordinance.

Response to Comment SFRA1-41

It is acknowledged that the Shipyard is a Superfund site. Refer to Master Response 9 (Status of the CERCLA Process), Master Response 13 (Post-Transfer Shipyard Cleanup), and Master Response 15 (Proposition P and the Precautionary Principle) regarding site cleanup. Refer to Master Response 7 (Liquefaction) for a discussion of how the Project may be affected by liquefaction.

Response to Comment SFRA1-42

Refer to Response to Comment 22-3 for a discussion of the affordable housing being provided in the Project.

Response to Comment SFRA1-43

Refer to Master Response 6 (Seismic Hazards) for a discussion of how the Project may be affected by earthquakes. Refer to Master Response 7 (Liquefaction) for a discussion of how the Project may be affected by liquefaction.

Response to Comment SFRA1-44

This comment contains opinion, anecdotal, or general information and is not a direct comment on environmental issues or the content or adequacy of the Draft EIR.

Response to Comment SFRA1-45

This comment contains opinion, anecdotal, or general information and is not a direct comment on environmental issues or the content or adequacy of the Draft EIR.

Response to Comment SFRA1-46

This comment contains opinion, anecdotal, or general information and is not a direct comment on environmental issues or the content or adequacy of the Draft EIR.

Response to Comment SFRA1-47

This comment contains opinion, anecdotal, or general information and is not a direct comment on environmental issues or the content or adequacy of the Draft EIR.

Response to Comment SFRA1-48

This comment contains introductory or general background information and is not a direct comment on environmental issues or the content or adequacy of the Draft EIR. No response is required.

Refer to Responses to Comments 1-1 and 85-5 and Response to Comment 85-5 for a discussion of the adequacy of the public comment period, including the many opportunities for providing comments on the Draft EIR.

Response to Comment SFRA1-49

This comment contains opinion, anecdotal, or general information and is not a direct comment on environmental issues or the content or adequacy of the Draft EIR.

Response to Comment SFRA1-50

The Draft EIR includes discussion of the Project's proposed improvements to bicycle circulation on page III.D-50. The Draft EIR also includes discussion of the Project's impacts to bicycle circulation (refer to Impacts TR-31, TR-32, TR-40, TR-48, and TR-53).

Response to Comment SFRA1-51

Refer to Master Response 5 (Health of the Bayview Hunters Point Community) for a discussion of health outcomes in the Bayview community.

Response to Comment SFRA1-52

Refer to Master Response 14 (Unrestricted Use Alternative) for a discussion of the relationship between the remediation program and the project and Master Response 15 (Proposition P and the Precautionary Principle) for a discussion of how Proposition P and the Precautionary Principle relate to the remediation program and the Project.

Response to Comment SFRA1-53

Regarding the concern that toxins may remain beneath a cap at HPS, note that a cover or cap is a physical barrier that eliminates the pathway between these chemicals and exposure to humans. Long-term monitoring and controls are in-place to ensure that the cap remains an effective barrier in the future. Refer to Master Response 13 (Post-Transfer Shipyard Cleanup) for a discussion of toxics that will remain at HPS and the protective mitigation measures in place to address these. The closing comments stating possible health effects of PCBs are acknowledged.

Response to Comment SFRA1-54

Refer to Master Response 7 (Liquefaction) and Master Response 11 (Parcel E-2 Landfill) for discussion about hazardous waste and cap and cover concerns.

Response to Comment SFRA1-55

Refer to Responses to Comments 1-1 and 85-5 and Response to Comment 85-5 for a discussion of the adequacy of the public comment period, including the many opportunities for providing comments on the Draft EIR.

Response to Comment SFRA1-56

This comment contains opinion, anecdotal, or general information and is not a direct comment on environmental issues or the content or adequacy of the Draft EIR.

Response to Comment SFRA1-57

Refer to Master Response 14 (Unrestricted Use Alternative) for a discussion of the relationship between the remediation program and the project and Master Response 15 (Proposition P and the Precautionary Principle) for a discussion of how Proposition P and the Precautionary Principle relate to the remediation program and the project.

Response to Comment SFRA1-58

This comment regarding the methods used by the Navy or the Agency for remediation activities on HPS Phase II is not a direct comment on the content or adequacy of the Draft EIR. The comment will be forwarded to the decision makers for their consideration prior to approval or denial of the Project.

With respect to the generation of local jobs, economic issues are not considered by CEQA to be environmental impacts; therefore the EIR is not required to, and does not address, economic issues. Economic issues are important to City, the community and the Project Applicant, and those issues will be considered by the City decision makers through the Project review and approval process, outside of the EIR and CEQA process.

Response to Comment SFRA1-59

Refer to Master Response 9 (Status of the CERCLA Process), Master Response 11 (Parcel E-2 Landfill), and Master Response 13 (Post-Transfer Shipyard Cleanup) regarding site cleanup.

Response to Comment SFRA1-60

Refer to Master Response 15 (Proposition P and the Precautionary Principle) for a discussion of the issues surrounding Proposition P and its role at the site. This comment contains opinion that is not a direct comment on the environmental issues or the content or adequacy of the Draft EIR. No response is required.

Response to Comment SFRA1-61

This comment primarily contains opinion, anecdotal, or general information and is not a direct comment on environmental issues or the content or adequacy of the Draft EIR. The comment will be forwarded to the decision makers for their consideration prior to approval or denial of the Project. However, with respect to an extension of the public comment period, refer to Responses to Comments 80-1, 84-11, and 96-1 for a discussion of the adequacy of the public comment period, including the many opportunities for providing comments on the Draft EIR. Also, refer to Master Response 11 (Parcel E-2 Landfill) and Section III.K (Hazards and Hazardous Materials) for a discussion of the various ways to address the landfill on the Hunters Point portion of the Project site.

Response to Comment SFRA1-62

The comment is acknowledged. No response is required.

Response to Comment SFRA1-63

This comment contains opinion, anecdotal, or general information and is not a direct comment on environmental issues or the content or adequacy of the Draft EIR.

Refer to Responses to Comments 1-1 and 85-5 and Response to Comment 85-5 for a discussion of the adequacy of the public comment period, including the many opportunities for providing comments on the Draft EIR.

Response to Comment SFRA1-64

This comment contains opinion, anecdotal, or general information and is not a direct comment on environmental issues or the content or adequacy of the Draft EIR.

Response to Comment SFRA1-65

This comment contains opinion, anecdotal, or general information and is not a direct comment on environmental issues or the content or adequacy of the Draft EIR.

Response to Comment SFRA1-66

This comment contains introductory, closing, or general background information and is not a direct comment on environmental issues or the content or adequacy of the Draft EIR. No response is required.

Response to Comment SFRA1-67

The Draft EIR includes a discussion of transportation-related impacts that would occur if no stadium were provided. Further, refer to the Project's Transportation Plan (attached), which describes how proposed roadway cross sections would change if no stadium were provided.

Response to Comment SFRA1-68

This comment contains introductory, closing, or general background information and is not a direct comment on environmental issues or the content or adequacy of the Draft EIR. No response is required.

Response to Comment SFRA1-69

This comment contains opinion, anecdotal, or general information and is not a direct comment on environmental issues or the content or adequacy of the Draft EIR.

Response to Comment SFRA1-70

This comment contains opinion, anecdotal, or general information and is not a direct comment on environmental issues or the content or adequacy of the Draft EIR. Refer to Responses to Comments 1-1 and 85-5 and Response to Comment 85-5 for a discussion of the adequacy of the public comment period, including the many opportunities for providing comments on the Draft EIR.

Response to Comment SFRA1-71

This comment contains opinion, anecdotal, or general information and is not a direct comment on environmental issues or the content or adequacy of the Draft EIR. Refer to Responses to Comments 1-1 and 85-5 and Response to Comment 85-5 for a discussion of the adequacy of the public comment period, including the many opportunities for providing comments on the Draft EIR.

Response to Comment SFRA1-72

This comment contains opinion, anecdotal, or general information and is not a direct comment on environmental issues or the content or adequacy of the Draft EIR. Refer to Responses to Comments 1-1 and 85-5 and Response to Comment 85-5 for a discussion of the adequacy of the public comment period, including the many opportunities for providing comments on the Draft EIR.

Response to Comment SFRA1-73

This comment contains opinion, anecdotal, or general information and is not a direct comment on environmental issues or the content or adequacy of the Draft EIR.

Response to Comment SFRA1-74

This comment contains opinion, anecdotal, or general information and is not a direct comment on environmental issues or the content or adequacy of the Draft EIR.

Response to Comment SFRA1-75

This comment contains introductory or general background information and is not a direct comment on environmental issues or the content or adequacy of the Draft EIR. No response is required.

Response to Comment SFRA1-76

As shown in Section III.R (Energy) in Table III.R-2 (Existing Project Site Electricity Demand) on page III.R-4 of the Draft EIR, the existing stadium consumes approximately 5,100 MWh of electricity annually. Development of the new stadium for the Project would be required to comply with Title 24, the *City of San Francisco General Plan*, and the City's Green Building Ordinance. Therefore, the new stadium would be more efficient than the existing stadium, as shown in Table III.R-8 (Project Electricity Demand from Building Envelopes [MWh]) on page III.R-19 of the Draft EIR, the new stadium is anticipated to consume approximately 4,080 MWh annually. The new stadium would be required to meet the criteria set forth in the Green Building Ordinance and, therefore, would use less energy than the existing stadium and impacts would be less than significant with regard to wasteful or inefficient energy usage.

Response to Comment SFRA1-77

This comment contains opinion, anecdotal, or general information and is not a direct comment on environmental issues or the content or adequacy of the Draft EIR.

Response to Comment SFRA1-78

The Yosemite Slough portion of CPSRA was not included in the formal Project area because it is not in the Agency's Redevelopment Plan area. Moreover, other than the proposed bridge, the Project does not propose any actions within the slough itself. The Draft EIR does, however, consider impacts to the slough's resources. For example, refer to Master Response 3 (Impacts of the Project on Yosemite Slough [Biological Resources]); Responses to Comments 31-14, 47-34, 47-36, 47-58, 47-75; and Responses to Comments 47-5, 47-20, and 47-26 through 47-30 for discussions of the impacts to Yosemite Slough biology, aesthetics, and recreation, respectively.

Response to Comment SFRA1-79

Refer to Master Response 3 (Impacts of the Project on Yosemite Slough [Biological Resources]). Refer also to Response to Comments 47-39 through 47-41 for greater detail regarding potential noise impacts within the CPSRA with construction and operation of the project.

Response to Comment SFRA1-80

The commenter's opinion that the Draft EIR's assessment of impacts to biological resources and mitigation measures are inadequate is noted.

Response to Comment SFRA1-81

This comment contains introductory, closing, or general background information and is not a direct comment on environmental issues or the content or adequacy of the Draft EIR. No response is required.

Response to Comment SFRA1-82

Section III.D (Transportation and Circulation) of the Draft EIR describes the transportation-related impacts associated with the Project, including improvements proposed by the Project and the impacts

associated with Project-generated vehicle traffic. For a detailed discussion of mitigation measures intended to reduce transit impacts by implementing specific physical changes to the roadway network, refer to Master Response 18 (Transit Mitigation Measures).

Response to Comment SFRA1-83

Refer to Section III.K.2 (Setting) of the Draft EIR and Master Response 6 (Seismic Hazards), Master Response 7 (Liquefaction), Master Response 9 (Status of the CERCLA Process), Master Response 11 (Parcel E-2 Landfill), and Master Response 13 (Post-Transfer Shipyard Cleanup) for a discussion of how caps and covers may be affected by liquefaction and the extent that toxins will be removed.

Response to Comment SFRA1-84

This comment contains opinion, anecdotal, or general information and is not a direct comment on environmental issues or the content or adequacy of the Draft EIR.

Refer to Responses to Comments 1-1 and 85-5 and Response to Comment 85-5 for a discussion of the adequacy of the public comment period, including the many opportunities for providing comments on the Draft EIR.

Response to Comment SFRA1-85

This comment contains opinion, anecdotal, or general information and is not a direct comment on environmental issues or the content or adequacy of the Draft EIR.

Refer to Responses to Comments 1-1 and 85-5 for a discussion of the adequacy of the public comment period, including the many opportunities for providing comments on the Draft EIR.

Response to Comment SFRA1-86

This comment contains opinion, anecdotal, or general information and is not a direct comment on environmental issues or the content or adequacy of the Draft EIR.

Refer to Responses to Comments 1-1 and 85-5 for a discussion of the adequacy of the public comment period, including the many opportunities for providing comments on the Draft EIR.

Response to Comment SFRA1-87

Refer to Master Response 8 (Sea Level Rise) and Responses to Comments 36-2, 57-1, and 58-3 for a comprehensive discussion of the sea level rise documents reviewed, the levels of sea level rise taken into account for various Project components, and the plan to provide flood protection if higher levels of sea level rise occur.

Response to Comment SFRA1-88

This comment contains opinion, anecdotal, or general information and is not a direct comment on environmental issues or the content or adequacy of the Draft EIR.

Refer to Responses to Comments 1-1 and 85-5 for a discussion of the adequacy of the public comment period, including the many opportunities for providing comments on the Draft EIR.

Response to Comment SFRA1-89

As stated in Table II-2 on page II-8 of the Draft EIR, the Project will include 10,500 residential units. In addition, as stated on page II-84 of the Draft EIR (as revised in this document, refer to Section F [Draft EIR Revisions]):

The Project would bring economic benefits to the City including an expanded economic base and additional sources of employment, as well as needed housing for all income levels. The Project would generate up to 10,730 employment positions. Approximately 3,476 new employees would be associated with Candlestick Point, and primarily with the regional retail uses. Approximately 7,254 new employees would be associated with HPS Phase II, and primarily with the R&D uses. The 350 jobs associated with the new 49ers stadium are mostly relocated from Candlestick Point to HPS Phase II.

In addition, construction employees would also be needed to construct the Project. The number of construction employees would vary depending upon the phase of construction, but would range from ~~6083~~ workers at the commencement of construction activities to approximately ~~5006~~17 workers during ~~2016~~2015, the most labor-intensive phases of construction. ...

Refer to Responses to Comments 1-1 and 85-5 for a discussion of the adequacy of the public comment period, including the many opportunities for providing comments on the Draft EIR.

Response to Comment SFRA1-90

The rebuilding of Alice Griffith Public Housing would take place in the first phase of development of the Project. The Draft EIR analyzes the environmental effects of replacement of 256 housing units at Alice Griffith.

Response to Comment SFRA1-91

The reconstruction of Alice Griffith Public Housing is part of the Project analyzed in the Draft EIR. It is an integral element of the Project. The rebuilding of the Alice Griffith Public Housing can proceed once the EIR process is final and decision-makers elect to approve the Project.

Response to Comment SFRA1-92

The EIR must be certified before any other component of the Project can proceed. Job training and other programs related to occupancy of the Project would necessarily occur after EIR certification and decision-makers elect to approve the Project. As noted on page III.C-21 of the EIR, redevelopment of the Alice Griffith site would proceed in phases and would not displace existing residents. The initial phases would develop currently vacant portions of the Alice Griffith site, and existing residents would then occupy replacement public housing units before existing structures would be demolished in subsequent phases.

Response to Comment SFRA1-93

Refer to Response to Comment 43-4 regarding transportation improvements and property acquisition. Most of the transportation improvements required for the Project would occur in the public right-of-way; however, there are streets both within and outside of the Project site that would require additional right-of-way. In order to complete the recommended transportation improvements, additional right-of-way would need to be acquired along several identified roadways. The power of eminent domain is contained in the existing Bayview-Hunters Point (BVHP) Redevelopment Plan and in the Hunters Point Shipyard Redevelopment Plan. There is an existing prohibition on the use of eminent domain for residential property in the BVHP Redevelopment Plan. Under state law, eminent domain for residential properties can proceed only to eliminate blight. Most of the Project site is under public ownership. There are five blocks with privately owned parcels in Candlestick Point that are disclosed in the EIR. If the developer is unable to acquire these properties, they would be allowed to participate in the Project via an Owner Participation Agreement or continue their existing, nonconforming use.

Response to Comment SFRA1-94

Chapter II (Project Description), page II-14, identifies “Community Services: Community serving uses are proposed at sites on both Candlestick Point (50,000 gsf) and HPS Phase II (50,000 gsf). Proposed uses include a fire station on 0.5 acre at HPS Phase II and 6,000 square feet for police facilities. In addition, uses may include, but are not necessarily limited to, healthcare, day-care, senior centers, library, recreation centers, and community centers. Facilities may be provided that cumulatively exceed 100,000 square feet. If so, the Project contemplates an equal reduction in retail and/or research and development and/or office use.” Thus, land earmarked for a new fire station would be located within the Project site. Also as identified in Section III.O Public Services, “construction of a new SFFD facility on land designated for community-serving uses on the Project site would allow the SFFD to maintain acceptable response times for fire protection and emergency medical services. Construction of 100,000 gsf of community facilities, which could include a new SFFD facility, has been included as a component of the Project” (Draft EIR page III.O-22).

Response to Comment SFRA1-95

There would be room for both a police station and a fire station in the community facilities designation, as the need arises.

Response to Comment SFRA1-96

The nesting peregrine falcons identified on the site are located in the Regunning Crane, which would be untouched by the Project. Refer to Section III.N (Biological Resources) for a full discussion of the Project’s impacts on the peregrine falcons, as well as on other sensitive species on and near the Project site.

■ Transcript SFPC: San Francisco Planning Commission (12/17/09)

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Letter SFPC

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2 PUBLIC MEETING OF THE
3 SAN FRANCISCO
4 PLANNING COMMISSION
5 AGENDA ITEM 20
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12 SAN FRANCISCO CITY HALL
13 1 DR. CARLTON B. GOODLETT PLACE, ROOM 400
14 DECEMBER 17TH, 2009
15 (7:18 P.M. - 11:21 P.M.)
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23 REPORTED BY: VEENA PUCCINELLI
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1 A P P E A R A N C E S
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3 COMMISSIONERS:
4 Commissioner Ron Miguel, President
5 Commissioner Christina Olague, Vice-President
6 Commissioner Michael J. Antonini
7 Commissioner Gwyneth Borden
8 Commissioner William L. Lee
9 Commissioner Kathrin Moore
10 Commissioner Hisashi Sugaya
11
12 Others Present:
13 Linda D. Avery, Commission Secretary
14 Veena M. Puccinelli, Court Reporter
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1 PROCEEDINGS
2 SECRETARY OF COMMISSION: Okay. If I can
3 just make one more announcement.
4 Of course, pictures are allowed to be taken;
5 but we do ask that you don't use flash, because it is
6 a little disruptive for the commissioners; but other
7 than flash, you can take all the pictures you want.
8 Okay. The Planning Commission is back in
9 session
10 Commissioners, you are now on Item No. 20,
11 Case No. 2007.0946E, the Candlestick Point Hunters
12 Point Shipyard Phase II Development Plan. And this is
13 a Public Hearing on the Draft Environmental Impact
14 Report.
15 If I can just remind everyone to turn off
16 your cell phones, your pagers, any electronic devices
17 that may sound off during the proceedings.
18 And I would also ask that, as you speak
19 before the Commission, that you speak directly into
20 the microphone and state and spell your last name for
21 the record and for the benefit of the court reporter.
22 And with that...
23 MS. JOY NAVARRETE: Good afternoon -- or good
24 evening, President Miguel and the Commission.
25 I'm Joy Navarrete of Planning staff. I'm

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1 joined by Lisa Gibson from MEA Planning staff, and
2 Stanley Muraoka, of the Redevelopment Agency, who was
3 the co-lead agency to planning for this site.
4 And we also have Michael Rice and others
5 representing PBS&J, the environmental consultant for
6 the project; and Tifanny Bohee from the Mayor's Office
7 of Economic and Workforce Development.
8 Staff did come before you with an
9 informational presentation on the Candlestick Point
10 Hunters Point Shipyard Phase II Project, on
11 November 4th, 2009, and will be returning for
12 initiation of the project around February 2010.
13 Right now I'm going to introduce Tiffany
14 Bohee from the Mayor's Office to give you a brief
15 summary of the project description.

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16 MS. TIFFANY BOHEE: Good evening,
17 Commissioners and President Miguel. Thank you.
18 And as Joy indicated, you did have an
19 extensive informational presentation in November; and
20 in light of the late hour, I'll keep my remarks very
21 brief. We have had over 180 public meetings on this
22 project, and we are surely to have more.
23 The Candlestick Point Hunters Point Shipyard
24 project covers about 700 acres in the southeastern
25 sector of San Francisco.

5

1 This project is one of the most important
2 development projects in the City's modern history
3 because of the scope and scale of public benefits that
4 it will deliver to a grossly under served and isolated
5 Bayview Hunters Point Community.
6 After more than a decade of planning efforts
7 for these two sites, in May of 2007, the Mayor, the
8 Board of Supervisors, the Redevelopment Agency
9 Commission, the Hunters Point Shipyard CAC, the
10 Bayview Hunters Point Project Area Committee, the two
11 citizens groups with jurisdiction over this area,
12 endorsed a conceptual framework for the integrated
13 redevelopment of Candlestick Point and Hunters Point
14 Shipyard.
15 That conceptual framework outlined key
16 elements for the mixed use development of the site,
17 including land use, financing, and public benefits.
18 In June of 2008, San Francisco voters in each
19 and every district, overwhelmingly endorsed
20 Proposition G, the Bayview Jobs, Parks and Housing
21 Initiative, which further set forth guiding principles
22 and a development program and plan for the development
23 of these sites.
24 In furtherance of Prop G and that conceptual
25 framework, the proposed project analyzed in the EIR,

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1 includes approximately 10,500 units across the two
2 sites, including 32 percent of those units, set aside
3 at below market rates.
4 As part of those housing units, the complete
5 rebuild of the Alice Griffith public housing site is
6 included. These units will be replaced on a one-for-
7 one basis and phased to ensure that the residents can
8 move directly to their new homes without being

4 of 108

9 displaced from their existing homes.
10 It also includes important job generating
11 uses, including over 2-and-a-half square feet of
12 research and development uses on the shipyard. We are
13 focusing on attracting emerging technologies, like
14 Green Tech.
15 There are over 300 acres of new parks and
16 restored open space, across the two sites, as well as
17 important regional and neighborhood serving retail; of
18 course, completely new infrastructure; utility
19 infrastructure and transportation infrastructure.
20 I have additional information about the
21 project, and I'm happy to come back and answer any
22 other additional questions.
23 With that, I would like to turn it back to
24 Joy.
25 COMMISSION PRESIDENT MIGUEL: Thank you.

7

1 MS. JOY NAVARRETE: Thank you, Tiffany.
2 So the item before you today is a Public
3 Hearing on the Draft Environmental Impact Report, or
4 Draft EIR, for Case No. 2007.0946E.
5 The Redevelopment Agency Commission held a
6 Public Hearing on the Draft EIR on Tuesday, December
7 15th. After receiving public comment and discussing
8 the comments on the Draft EIR, the Commission voted to
9 extend the written comment period an additional 15
10 days to January 12th, 2010 and to continue the public
11 comments to another Public Hearing on January 5th,
12 2010.
13 The Historic Preservation Commission held a
14 hearing yesterday to formulate their comments on the
15 Draft EIR. After receiving public testimony and
16 discussing their comments, they voted to continue
17 their hearing to January 6th, 2010.
18 In addition, the commissioners decided to
19 send one of the commissioners to today's Planning
20 Commission Hearing to present their preliminary
21 comments for your information.
22 Today's action is a Public Hearing on the
23 adequacy and accuracy of the information contained in
24 the Draft EIR, and we ask that comments be focused on
25 this.

8

1 There will be no decision today to approve or

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2 disapprove the proposed project; that will follow the
3 final EIR hearing.

4 We are here today to receive comments from
5 the public and the commissioners regarding the Draft
6 EIR, as part of the environmental process required by
7 the California Environmental Quality Act, or CEQA.

8 The public and commissioners should note that
9 staff is not here to answer comments today. Comments
10 will be just transcribed and responded to in writing
11 in the Comments and Responses document, which responds
12 to all comments received and makes revisions to the
13 Draft EIR as appropriate.

14 Staff will submit this, the Comments and
15 Responses, in return around the spring of 2010 for
16 certification of a final EIR.

17 And there is a court reporter here today. We
18 ask that all commenters speak slowly and clearly; also
19 we ask that you state your name and address, so that a
20 copy of the Comments and Responses document can be
21 mailed to you when it's completed.

22 After comments from the public, we will take
23 any comments from the Planning Commission on the Draft
24 EIR. The written comment period began on November
25 12th, 2009, and continues until 5:00 p.m., Tuesday,

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1 January 12th, 2010.

2 And letters should be send to either the
3 Environmental Review Officer for the Planning
4 Department or the Redevelopment Agency.

5 This concludes my presentation, and I ask
6 that the Public Hearing on the draft be opened.

7 COMMISSION PRESIDENT MIGUEL: Thank you.

8 Before we start, is there anything that the
9 Redevelopment Agency would like to add preliminarily?
10 No, all right.

11 I would like to start with Commissioner
12 Buckley, from the Historic Preservation Commission.

13 JIM BUCKLEY: Thank you, Commissioner.

14 Jim Buckley from the Historic Preservation
15 Commission.

16 We bring your greetings, and I have been
17 deputized to come over and tell you a little bit about
18 our initial deliberations on this very important
19 item.

20 We are going through our very much smaller
21 review. You have many things to think about, but
22 Ms. Avery will confirm that we were quite discouraged
23 at the initial look at the cultural heritage section
24 and what was happening with the treatment of the
25 history of the site.

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1 I can mention a few things. We will be
2 writing a letter to you that will be adopting at our
3 next meeting on January 6th; but among them are the
4 fact that this is a nationally significant site, and
5 there are very few resources identified and associated
6 with the site history in this document.
7 There should be a preservation alternative
8 that does not talk about other issues, that winds up
9 with other issues; it should just be about what
10 preservation alternatives there are. And we want to
11 really focus on retaining, celebrating, and promoting
12 the history of the site.
13 So when you are perusing all of the different
14 sections, I would call your attention to section 3(J).
15 3(J), on the Cultural Heritage.
16 And if you will just spend a couple of extra
17 minutes on the content statement, I hope you'll get as
18 excited as we are about the incredible history of this
19 site; from Native Americans to the early shipyards,
20 through World War II, and the amazing migration of
21 African-Americans to this area where they could get
22 wartime jobs to the connections to the nuclear testing
23 program and the Bikini Program that were located on
24 this site.
25 We are all for this project. We want it to

SFPC-1
cont'd.

11

1 move ahead. But we want to try and incorporate these
2 cultural heritage items as much as possible, because
3 this is a real celebration of who San Francisco is.
4 I appreciated yesterday when the Mayor's
5 Office introduced this item to us and said, This is
6 one of the most important projects in the City's
7 modern history.
8 And I replied that that is very true.
9 And one of the reasons is, this has been of
10 one the most important sites historically for this
11 building. And we want to try and see what we can do
12 in terms of interpretation; perhaps additional
13 preservation of buildings where that is feasible, and
14 making this part of the future, the heritage, part of
15 the future of this site as well as just what's there
16 now.
17 And we would like to do that through things
18 like, you may be familiar with the Rosie the Riveter
19 program, over in the Richmond shipyards. Perhaps we

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20 can bring that kind of historical context in and make
21 that work with this development.
22 But we will be coming to you with additional
23 statements. We just wanted to let you know, it's so
24 important to us, you have so many things going on with
25 this important project, we will be coming back and

SFPC-1
cont'd.

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1 letting you know about that.
2 So thank you very much for taking the time to
3 listen. Section 3(G), read it carefully.
4 COMMISSION PRESIDENT MIGUEL: Thank you,
5 Commissioner.
6 JIM BUCKLEY: Thank you.
7 COMMISSION PRESIDENT MIGUEL: I appreciate
8 the cooperation, and we will work together on the
9 issue.
10 JIM BUCKLEY: Thanks a lot. That's a great
11 help.
12 UNIDENTIFIED SPEAKER: 3(G)?
13 JIM BUCKLEY: 3(J) -- J. There will be a
14 quiz after this.
15 Thank you.
16 COMMISSION PRESIDENT MIGUEL: All right.
17 Just so that you understand, the comments basically
18 are on the completeness and the adequacy of the
19 document itself, not as to any particular projects
20 that would come before this Commission at a possible
21 later date.
22 I have -- you will have your three minutes;
23 you don't have to use it all. Those who are in the
24 overflow room, if you are listening to me, as I call
25 your name, if you will come up to the fourth floor, as

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1 you come in the door, we will have you speak.
2 Those of you who do speak, who are seated in
3 the room, I would appreciate, after you have spoken,
4 if you would leave the room and allow others to come
5 in here. It would facilitate things greatly.
6 There is an overflow room downstairs in the
7 North Light Court. And you can follow the proceedings
8 down there on the screen and through the speakers.
9 With that, Mike Theriault. Gabe Metcalf.
10 Ron Lewis.
11 MR. THERIAULT: I'm never first. What
12 happened?

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13 Commissioners, Michael Theriault,
14 San Francisco Building and Construction Trades
15 Council.
16 I am thrilled that we have gotten to this
17 point finally, where the document for Phase II of the
18 shipyard is before you after 177 public meetings, some
19 of which dealt at great length and in great detail
20 with some of the very items that are in this EIR.
21 I will confess, I have not read the 4000-plus
22 pages of the EIR. I have, however, reviewed the 121
23 pages, I think it is, of the Executive Summary. And
24 if they are any indication, this document really is a
25 very thorough document. I saw everything treated from

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14

1 eelgrass beds; to raptor nesting; to liquefaction; to
2 toxins, of course; and landslides, et cetera:
3 And I think, in fact, that those -- that that
4 Executive Summary provides a sort of source document
5 for those who are genuinely interested -- genuinely
6 interested -- in a serious examination of the EIR.
7 Any group that really has an intent to do so
8 can accomplish a division of labor that allows those
9 who have an expertise, for example, in the biological
10 issues on the site to look at them; those who have an
11 interest and expertise in the toxic toxins issues to
12 look at them; and those with an interest in the
13 geological issues, to look at them.
14 And a couple of other things I will note,
15 from our own experience with you in our own recent
16 appeal, I see that Lennar has gone farther in its
17 discussion of the handling of toxins than the project
18 sponsor of the project we appealed before you did.
19 I note specifically that they have discussed
20 the possibility of monitoring devices, which was not
21 discussed. And I note also the faith that you and the
22 Board of Supervisors both showed with regard to the
23 Department of Public Health's ability to handle these
24 toxin issues in close collaboration with the other
25 departments of the City and the developer.

15

1 And I will, at the end, stress the urgency of
2 this project for us, for reasons that I don't think I
3 need to explain to you.
4 Thank you.
5 COMMISSION PRESIDENT MIGUEL: Thank you.

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6 GABRIEL METCALF: Good evening,
7 Commissioners. Gabriel Metcalf, Executive Director of
8 SPUR.

9 This project has been in the works for a very
10 long time. And tonight you have the opportunity to
11 take one more step in the conversion of this unused
12 military base to its next set of uses.

13 What you will hear tonight is a proxy war,
14 where those opposed the project will ask for delay,
15 those who support the project will ask for it to move
16 forward.

17 That is understandable. That is the system
18 we have created; however, on the question of whether
19 the EIR adequately discloses the impact of the
20 project, I believe it does.

21 I believe the suggestion that the
22 Redevelopment Agency -- following the lead of the
23 Redevelopment Agency to extend the comment period for
24 a couple of weeks is a reasonable compromise.

25 This project is very important, both for the

SFPC-3

16

1 Bayview and for the whole city. I would hope for you
2 to move forward with it.

3 Thank you.

4 COMMISSION PRESIDENT MIGUEL: Thank you.

5 Ron Lewis. Tim Colen. Linda Richardson.

6 Tim Paulson.

7 LINDA RICHARDSON: Good evening,
8 Commissioners and the Director of the Planning
9 Department.

10 My name is Linda Richardson, and I'm
11 representing today myself, a member of Bayview Hunters
12 Point. But I need to also let you know I am also the
13 Chair of the Landuse Planning and Transportation of
14 the Project Area Committee.

15 As the previous speakers have alluded to, we
16 have been planning for over a decade; so what you are
17 seeing tonight, the EIR report, is a culmination of
18 all of the thousands and thousands of hours of
19 community meetings to deal with transportation.

20 I think, as all of you already know, and we
21 say that, and we are going to say that tonight, that
22 Bayview Hunters Point and southeast sector continues
23 to be adversely served by a network of transportation.
24 Well, this EIR deals with that.

25 I don't think we can continue to have a

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17

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1 segment of San Francisco that continues to be
2 segregated. Economic development is based on adequate
3 transportation.

4 So I am going to implore you, Commissioners,
5 to really look at, to us, two segments of this EIR
6 that really are very relevant, you look at the housing
7 elements. We are actually pushing the rebuilding of
8 the of Alice Griffith project; and the rest of the
9 housing elements are not going to have adverse impact
10 on the Bayview Hunters Point community of the
11 southeast sector; and in fact, they would enhance.

12 Because your reports, for over a decade, has
13 constantly showed that San Francisco, even up to
14 today, needs almost 30- or 40,000 units of housing in
15 San Francisco; so the rebuilding and the
16 revitalization of the shipyard and the Candlestick
17 will satisfy that.

18 I also looked, as you know, I was a former
19 planning commissioner, and I have read many
20 environmental reports from the City; this one was no
21 exception. I'm particularly impressed with the
22 biological resources; I think this EIR has dealt in
23 detail with all of the biological species that were
24 respected, documented, and analyzed, a wealth of
25 information for all of you to really look at.

SFPC-4
cont'd.

18

1 So, in retrospect, I think that we have a
2 environmental report that actually has tied all of the
3 feasibility studies that we have conducted over the
4 last, you know, decade; all of the environmental needs
5 and the transportation of the entire southeast sector.

6 We are looking at all these developments to
7 be the engine that is going to connect us instead of
8 the further isolation.

9 And at some point, I actually need to
10 underscore, even though today emphasis is on EIR, but
11 there is a message that I have been saying all along
12 and I need to underscore tonight is that for the
13 workforce development, there is a strong liberal
14 partnership. And we are going to be working very
15 hard -- (Federal Court chime is sounded) -- with the
16 liberal community to help the youth of the community
17 to be able to realize their dreams, so --

18 COMMISSION PRESIDENT MIGUEL: Thank you.

19 LINDA RICHARDSON: -- thank you very much for
20 your time on this important document.

21 COMMISSION PRESIDENT MIGUEL: Thank you.

22 CONNY FORD: Good evening, Commissioners.

23 I am not Tim Paulson, but my name is Conny
24 Ford, and I am the Vice-President of the San Francisco

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25 Labor Council. Brother Paulson could not be in

19

1 attendance, so I'm speaking on behalf of the Labor
2 Council.

3 And I'm also speaking on behalf of a
4 coalition of organizations that comprise the groups
5 that put together a very meaningful, legalistic
6 document called the Community Benefit Agreement.

7 So I'm representing the AD-10 Coalition,
8 which is comprised of ACORN; the faith-based
9 community, SFOP; and the Labor community.

10 And we are here to urge you to continue on
11 with this project. This project is something that we
12 support. We support the project for many different
13 reasons, but one of them is that the Community Benefit
14 Agreement that we have worked out with the developer
15 will ensure that affordable housing is in this
16 neighborhood. It will ensure that workforce
17 development moneys will go to this neighborhood.

18 Since the Navy left over 40 years ago, there
19 has been little if no monies put towards the help and
20 support of the Bayview Hunters Point. This community
21 suffers from extraordinarily high unemployment rates,
22 grave disparities in education and health care that
23 are not provided, gross neglect of necessary
24 infrastructure, and not even things like a grocery
25 store in the neighborhood.

SFPC-5
cont'd.

20

1 This is despicable; this needs to change; and
2 the economy engine that will help to change that is
3 this project. Things must change in the Bayview; we
4 all know that, we all understand it, and we are all
5 working together.

6 Labor, Community, faith-based, and City have
7 been working over ten years to ensure that this
8 project goes forward and this project benefits the
9 members of the Bayview, the residents of the Bayview,
10 the current people and also the people who have been
11 forced to leave.

12 San Francisco Labor Council and our 10,363
13 members who live in the residing zip codes around this
14 project strongly favor this agreement.

15 We will continue to work with our neighbors,
16 with the community, with faith-based organizations,
17 with members of Alice Griffith, to help ensure that

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18 all of these benefits of our Agreement, and the
19 benefits that are so needed in the Bayview for the
20 economic revitalization that is long overdue are
21 targeted for the current Bayview residents, and for
22 those residents who have left who want to come home.
23 We urge you to move forward with this
24 project. Thank you.
25 COMMISSION PRESIDENT MIGUEL: Thank you.

SFPC-5
cont'd.

21

1 Reverend Walker. Espanola Jackson. Matthew
2 Silva.
3 PERSON IN AUDIENCE: Are you being fair with
4 time? The office is being unfair. That woman spoke
5 way over her time, way over her time.
6 COMMISSION PRESIDENT MIGUEL: There is a
7 clock on the podium that is three minutes, sir.
8 PERSON IN AUDIENCE: Way over her time, sir.
9 REVEREND ARELIOUS WALKER: Mr. Chairman,
10 Honorable Commissioners, I am Reverend Aurelious
11 Walker.
12 Tonight I'm representing the Tabernacle
13 Community Development Corporation, which is a citywide
14 group for development of affordable housing; and also
15 I represent the African-American Revitalization
16 Consortium.
17 I would like to take your mind back just a
18 few minutes in my time frame. Several years ago, my
19 grandfather came to work in the shipyard. We were
20 sharecroppers. I was raised up as a sharecropper.
21 He came, worked in the shipyard, and become
22 very successful. Now, at that time, he did not know
23 about the toxins and the various things that was
24 happening that was impacting his body. But the point
25 I wanted to make, he was very successful.

SFPC-6

22

1 And he came back to East Texas, and we -- he
2 brought nine acres of land and built brand new houses
3 on that land that he bought.
4 As a young -- as his grandson, I made a
5 decision I was coming to San Francisco. Approximately
6 about 15 to 20 years ago, Mr. Alex Pitcher, and myself
7 and several more people, some people here tonight, we
8 looked at Bayview Hunters Point and all of these
9 newspaper articles, this poor African-American
10 neighborhood; there was not a lot of progressiveness

13 of 108

11 or positiveness going on in that area.
12 We made the decision that the Redevelopment
13 Agency is the only agency in the City that we could
14 look at that we could bring back to Bayview Hunters
15 Point to become the economical engine with all of the
16 various things that would drive that community to
17 positiveness and positiveness.
18 I thought I would run back there for just a
19 few minutes. While our economy is in crisis, and
20 development projects across the region are being
21 cancelled or curtailed, the economic framework, a
22 finished plan represented a strong commitment, and the
23 next step is the rebuilding of the long abandoned
24 Hunters Point Shipyard.
25 It outlined the economical investment

SFPC-6
cont'd.

23

1 required to implement the conceptual framework for the
2 project approval by the San Francisco board of
3 Supervisors, Proposition G, and the San Francisco
4 voters in 2008, upon the economic framework that I
5 talked about.
6 Bayview Hunters Point neighborhood is home to
7 approximately 40,000 persons in that area. About 500
8 life way jobs, and businesses there who produce jobs
9 and all of the activity.
10 One of the things that I'm seriously
11 concerned about, and the EIR I hope will address
12 strongly, is the contamination of that community many
13 people in my congregation, I'm a pastor of church, are
14 cancer survivors, and asthma, and those various type
15 of illnesses, from the toxins that have been going on
16 there for years.
17 And one of the things that I'm grateful now,
18 through this project, this poison and environmental
19 impact is being cleaned up by this project. Thank
20 you.
21 COMMISSION PRESIDENT MIGUEL: Thank you.
22 ESPANOLA JACKSON: Good afternoon. This is a
23 sad day for me to be here.
24 My name is Espanola Jackson, and I have lived
25 in San Francisco for over 66 years.

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24

1 This Draft EIR covers a huge area, over 1200
2 acres, and is the last frontier of San Francisco. I
3 have seen too many changes, and this one really

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4 bothers me.
5 This is not the time to fast track any EIR,
6 as was done with Phase I and Parcel A at the
7 shipyard. The consequences of this action haunt all
8 of us today, because many of my people, children and
9 elderlies, have been ill and have died.
10 You Planning Commissioners have to provide
11 about thousand lives that will be lost if you do not
12 do anything. If air aspect is evaluated again,
13 perhaps we can come to some agreement that takes
14 time. And time will lead to qualified progress;
15 quality of life, issues that are critical to the
16 future of our children.
17 And aspects, (inaudible), such as flooding,
18 the impending big one that has not been taken into
19 full consideration in this hastily prepared Draft
20 EIR. After all the entire site is too close to the
21 fault that will trigger an earthquake very soon.
22 Over 25,000 extra people will make their
23 homes in this area; and there has been no mention of
24 this factor in the transportation document.
25 In short, send this EIR back for further

SFPC-7
cont'd.

SFPC-8

SFPC-9

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SFPC-10

1 review and qualified action. Do this so that lives
2 may be saved.
3 You know, I'm breaking up now because, in
4 fact, I don't like to read; I'm glad I got a minute.
5 I want to say, already, I have heard errors, errors
6 have been stated to you in the beginning.
7 Who was and who had jurisdiction over that
8 shipyard in the beginning? It was the RAP board, not
9 the CAC, not the PAC. The RAP board members came to
10 you all -- not all of you that is sitting there
11 today -- came and told you that this was not right;
12 that it was being forced down your throats.
13 But you met anyway. You vote anyway. And
14 what happened? When the work started in my community
15 over there, all of the dust. The Health Department
16 have lied, will continue to lie.
17 How are you going to sit there and say, it's
18 all right?
19 Thank you very much.
20 COMMISSION PRESIDENT MIGUEL: Edward McRee.
21 Jim Lazarus. Karissa Cov.
22 RICHARD MCREE: Hello, Commissioners. My
23 name is Richard McRee. Have we got an Edward here?
24 Maybe it's a relative.
25 COMMISSION PRESIDENT MIGUEL: Excuse me,

15 of 108

26

1 Richard.

2 RICHARD MCREE: I have lived in the city here
3 for 40 years. I'm an architect. And I have really
4 enjoyed having the inspiration of this Commission on
5 projects that I have worked on in the past, where this
6 Commission has made a real difference in how the
7 project ending up.

8 Years ago, I was part -- proud to be part of
9 the design firm, Levi Plaza. And your urging the
10 contractor to work with the city and developer made
11 all of the difference in the world. We had a much
12 better project.

13 I am here today, because I have gone over the
14 EIR, and I would really like to see San Francisco use
15 this opportunity. This is an incredible part of
16 history. We can't do business as usual, as we used
17 to.

18 We need to look at a new way, evaluate other
19 built environments and how we are going to deal with
20 it. The jobs in the future are going to come out of
21 being responsible for what's already built.

22 Now my point is that this EIR does not make a
23 fair comparison between Alternative 3 and the project
24 itself. Alternative 3, even in the EIR, it says it
25 was rejected entirely on the basis that it has got

SFPC-11

SFPC-12

27

1 less units.

2 But if you look at the site plan -- and
3 I have worked on a lot of site plans, I know how easy
4 it is to manipulat them and make them look they all
5 work -- Alternative 3 does not really account for the
6 greenhouse gases that would be conserved if
7 Candlestick were saved.

8 And I'm saying, why can't we encourage the
9 49ers to really join the rest of the world today, and
10 really lead this country, be the greenest team in the
11 NFL by reusing Candlestick.

12 Keep the tickets prices down.

13 We have an historic stadium, one of the few
14 in the world to survive the earthquake. And I see
15 this EIR as an attempt to push through a new stadium
16 regardless, claiming a mandate which they did not
17 have, to try to --

18 And I can see elements, like in the Arc
19 Ecology alternative; they have a wonderful plan for
20 the stadium area for housing. And they totally forget
21 that there is housing available next to Alice
22 Griffith.

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23 I think it's great. I think that Alice
24 Griffith should be taken out of this. I think we
25 should move ahead on that, and those people deserve --

SFPC-12
cont'd.

28

1 we need to improve that community, but there -- that
2 should not be a driver for deciding whether to a
3 stadium or an illogical allocations of spaces.
4 Alternative A says that you are not going to
5 have enough houses. But it totally ignores the fact
6 that east of Alice Griffith, there is good soil; it's
7 not due to liquefaction.

8 You could build 45,000 housing units in
9 there. And where the stadium was, you can put 5000
10 more on that side. You can have 10,000 residential
11 spaces and Candlestick Park; and you eliminate -- you
12 eliminate 2 miles of extra driving to go from the
13 freeway.

14 If you want to do something good, you
15 would design Candlestick, which is right next to the
16 freeway, so 40,000 people --

17 (Federal Court chime is sounded.)

18 COMMISSION PRESIDENT MIGUEL: Thank you.

19 RICHARD MCREE: Okay, thank you.

20 JIM LAZARUS: Commissioners, Jim Lazarus,
21 San Francisco Chamber of Commerce.

22 You know the history; many of you have been
23 here for decades, and you know that this neighborhood
24 and the southeast part of the city deserves finally
25 some swift action to move a project forward that has

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29

1 had voter approval, that has been looked at every
2 which way, whether it was the Federal government, the
3 State government, the City government, on
4 environmental issues, on the planning that is
5 occurring -- that has occurred for the last 15 or 16
6 years on this property, when the base was transferred
7 in principal, for planning purposes to the City.

8 When that shipyard closed in 1974, the
9 economic heart of the southeast part of the city
10 closed with it; and the Navy unfortunately kept that
11 property in reserve. We thought maybe it was going to
12 be reopened as a home porting base in the late 1980's;
13 that ended up not happening even though the voters of
14 the city approved it.

15 And now we come another 15 years, from that

17 of 108

16 era, from that time in the early 1990's, to where we
17 are today with a chance to finally get this project
18 moving.

19 I urge you, within the parameters of the law,
20 to take no more time than is necessary to get this
21 project approved, to get it to the point where we can
22 get this developer to begin working.

23 I had the privilege of working in the Mayor's
24 Office for both Mayor Feinstein, and for Mayor
25 Jordan. And in the Jordan administration was when

SFPC-13
cont'd.

30

1 that transfer was first -- first occurred.

2 Parcel A on the top of the hill, which is
3 under construction today, was to be under construction
4 in 1995, and it's finally being built today. That
5 same thing could happen to the rest of this plan, year
6 after year, decade after decade, if we don't grab this
7 opportunity to get this project approved for the
8 neighbors, for the residents of the southeast part of
9 the city, and for the entire residents and the economy
10 of San Francisco that needs this type of economic
11 engine, especially in this recessionary period, to get
12 moving and get this project on track.

13 So the chamber urges you to, obviously, use
14 your deliberate skills, but this project has been
15 studied, studied, and studied in one form or another
16 for 25 years. Let's move forward.

17 Thank you very much.

18 KARISSA COV: Hello. My name is Karissa.
19 I'm with POWER, People Organized to Win Employment
20 Rights.

21 I would like to show you this map. There you
22 go. So this is one of the largest and most
23 controversial EIR's to ever come before this
24 Commission.

25 This EIR is inadequate for a few reasons. I

SFPC-14

1 would like to point out this map that is inaccurately
2 marked. Anyone who has ever been to the Bayview would
3 know that the streets that are labeled as commercial
4 are really residential, and the streets that are
5 marked as residential are really commercial; this did
6 come out of the EIR, and is figure 3B1, so I just
7 wanted to see that for the record.

8 In 2000, Proposition P was passed by 87

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9 percent of the voters. I heard someone earlier speak
10 about Proposition G, and he failed to speak of
11 Proposition P, which called for the shipyard to be
12 completely -- the entire shipyard to be cleaned for
13 unrestricted use. The EIR is inadequate, because it
14 never addresses or considers the alternative of fully
15 cleaning the shipyard.

16 To not allow the full 90 days, as you have
17 granted to much smaller projects, recently one on
18 Pacific Avenue, would just not be sufficient.
19 Clearly, folks have not read this EIR, and so we need
20 to make sure that it has a chance to be vetted and
21 that everybody can fully read it.

22 Folks will be coming up to you to speak to
23 the fact that the EIR is inadequate; and speaking to
24 liquefaction, sea level rise, capping versus cleaning,
25 as well as the trouble sites that are on the

SFPC-15
cont'd.

SFPC-16

32

1 shipyard.

2 Thank you.

3 COMMISSION PRESIDENT MIGUEL: Thank you.

4 TREATHA STOUGHTER: Hello. Hi. My name is
5 Treatha, and I'm a resident of the Bayview Hunters
6 Point Community.

7 And basically, I'm coming in today to say no
8 delay. And I also wanted to just have you guys pay
9 attention to the people that are here, wearing fancy
10 stickers, saying they are in -- they don't want to
11 support what's going on, and they want to make a
12 delay.

13 But I feel like, if you delay it, we leave.
14 Original people that are there are forced out. We
15 don't have the money. The market is designed for
16 upper class people, but we are the original residents
17 that are here.

18 Most of the people that here don't live
19 here. They are not directly affected or impacted with
20 what's going on. We don't need a delay. We need
21 better housing, more jobs. We need nice parks and
22 schools for our kids. We need a waterfront pond like
23 all of the other communities have.

24 So I'm here to say, we don't want a delay.
25 We want to move forward with this like it's been

SFPC-17

33

1 planned. We have been fighting for over ten years; my

19 of 108

2 mother, my grandmother. This is something that we
3 deserve. This is something that we want.
4 And I don't want a delay; then my community
5 and me can stay. Thank you.
6 COMMISSIONER OLAGUE: Thank you.
7 And I would like to ask people to avoid the
8 clapping, because what it does is it slows the hearing
9 down.
10 So instead, if we could avoid it and sort of
11 quietly clap in our own -- to ourselves, I guess.
12 So Karissa Luv, I think, spoke.
13 Matthew Silva, Ron Lewis, Tim Colen have all
14 been called. Minister Christopher Muhammad. Essence
15 Stacil. I apologize. Jessie Tello. Daniel Landry.
16 And of course, some people are downstairs in
17 the overflow room, so when you do come, you know, if
18 you could just stand off to the side in the order that
19 we called you.
20 ESSENCE STACIL: I would like to say --
21 COMMISSIONER OLAGUE: And, ma'am, if I could
22 ask you to speak into the mic --
23 ESSENCE STACIL: Okay.
24 COMMISSIONER OLAGUE: -- so we make sure we
25 capture all your comments.

SFPC-17
cont'd.

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1 ESSENCE STACIL: Okay.
2 My name is Essence Stacil. I would like to
3 say good afternoon to all of you that are here, or
4 good evening.
5 I'm here to speak on transportation about the
6 area. I have lived in the Bayview district since the
7 fifties. And I know all about the shipyard, because I
8 live on the street where the transportation was
9 vicious, and it still is.
10 And I would like to say that the EIR that has
11 been printed has completely ignored transportation.
12 They are not saying anything about transportation in
13 these books. I have all three. I brought the small
14 one, because the others were like this, so I'm using
15 that.
16 But I would like to say this; that the
17 transportation, if they are going to work, the way
18 they want it -- and the stadium, which I doubt very
19 seriously if they are going to get, and also, the
20 housing that are in that neighborhood that they want
21 to put in, I would like to know from you, what effects
22 will it have on us?
23 What about the fumes that is goin' to affect
24 our neighborhood, because how the neighborhood is in
25 the area, where I have been hearing people talk, no

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35

1 one has mentioned that, and no one has said anything
2 about it. You really need to pay attention. We have
3 enough fumes in San Francisco, as is.
4 One another thing I would like to mention is
5 that we do have a high risk of illness, asthma,
6 cancer, and other respiratory illness in the
7 neighborhood because of all of the things that have
8 been placed in our neighborhood.
9 We do. And we are hoping that you will
10 consider to delay this a bit until transportation has
11 been worked out the way it should be. Because I live
12 on one of the main drags, that this will really affect
13 the area that we live in.
14 Please take under consideration before they
15 make a move too fast. They have not even mentioned
16 it. Look at the map. They haven't even mentioned
17 anything about the transportation in this map.
18 All they mention is about building the 750
19 housing, on up to where they going to put all of this
20 on Candlestick -- and completely ignore
21 transportation, which will affect all of us in the
22 Bayview district.
23 Please take under consideration what we are
24 saying. If you need any information -- (Federal Court
25 chime is sounded) --

SFPC-19
cont'd.

SFPC-20

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1 COMMISSIONER OLAGUE: Thank you.
2 ESSENCE STACIL: -- I have it.
3 COMMISSIONER OLAGUE: Thank you.
4 JESSIE TELLO: Good afternoon,
5 Commissioners. I want to wish you a Merry Christmas
6 and Happy New Year, for all your families and so on.
7 And I just hope that the right decision is
8 made. I came here, even though I am sick, because I
9 have to speak what I feel, and what I see.
10 The thing about it is, so many kids have
11 gotten sick in our neighborhood, and a lot of people
12 have died -- I don't know if you are aware of that --
13 because of the toxics.
14 Having worked in construction and in the
15 concrete, itself, they want to cap the soil out
16 there. The soil is no good, it's rotted. Sooner or
17 later, it will collapse, like it did in Pacifica, and
18 like right here in City All. When I went to the
19 restroom, I saw the cracks on the floor. When the

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20 soil is no good, it's not strong, and sooner or later
21 it will collapse.
22 I am concerned about the children in those
23 schools. They are all Black. And I'm very proud of
24 them, because they are trying. Let's give them a
25 chance and an opportunity to grow up healthy and in a

SFPC-21
cont'd.

37

1 good environment.
2 This man Lennar has done bad in the
3 community, because he never cleaned up behind him,
4 whatever he spilt. And I want to tell you a couple of
5 my kids are very sick because of those toxics. Just
6 investigate that.
7 We want housing, we want businesses; but good
8 businesses, and good housing. We don't want just -- I
9 don't know how to say the words. I'm kind of bad in
10 my mind right now. But please make the right
11 decision, we need your help. And the community is
12 suffering a lot. Please come out and see us.
13 Thank you.
14 COMMISSIONER OLAGUE: Thank you.
15 I'm just going to call everyone's name once.
16 Jaron Browne.
17 JESSIE TELLO: I'm sorry. My name is Jessie
18 Tello. I live at 1778 (inaudible). My mind isn't
19 right.
20 COMMISSIONER OLAGUE: That's all right.
21 Thank you, sir.
22 Jaron Browne. Leborea Smoore. Mishwa Lee.
23 and Albert Symon.
24 And I apologize if I mispronounce your name.
25 Again, I'll be calling your name once, and then if you

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1 come in, if you will stand off to the side.
2 JARON BROWNE: My name is Jaron Browne, and I
3 am here with POWER, People Organized to Win Employment
4 Rights.
5 And I would echo what has been said; that
6 this hearing today, and this EIR is one of the most
7 important EIR's to ever come before the Planning
8 Commission.
9 This is dealing with San Francisco's only
10 SuperFund site. So the toxins and level of complexity
11 involved require a really high level of attention, and
12 we are happy you are holding a hearing. We hope you

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13 might continue it if not all comments are made
14 tonight.
15 I want to give two documents to the members
16 of the Planning Commission that really focus on the
17 issue of capping versus cleaning, and the inadequacy
18 in the EIR of dealing with the level of toxicity in
19 the shipyard.
20 And I want to put up one map that looks at
21 the parcels because, again, you are going to hear a
22 lot about Parcel E-2, which is a critical parcel.
23 That is the parcel that, for nine months, burned in a
24 chemical fire that the Navy was either unable or
25 unwilling to put out.

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cont'd.

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1 And we don't even know, to this day, what was
2 released into the community as a result of that. But
3 this is a radiologically contaminated site. And so
4 that is why we want to say -- we want to take extra
5 care; that radiation has still not come up.
6 But in addition to radiation, there are a
7 number of toxins that you find in all parcels, not
8 just Parcel E or E-2. And specifically if you look at
9 Parcel B, C, D, D-1, D-2, UC-1, F, G, E, E-2, or the
10 52 subparcels that the Navy has now created of
11 Parcel E, in an effort to try to find some little
12 piece of it that they can consider clean up to sell
13 off for development.
14 If you look even in the EIR where they
15 mention capping, and they mention the chemicals that
16 are being left in the ground, and I want to note how
17 many of them are known carcinogens:
18 We talk about total petroleum hydrocarbons,
19 TPH's, which are carcinogenic to humans.
20 Beryllium, which is a probable human
21 carcinogen.
22 Vinyl chloride, which is a known carcinogen.
23 Arsenic, which has been recognized as a human
24 poison since ancient times. Swallowing arsenic is
25 reported to increase cancer in the liver, the bladder

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1 and the lungs.
2 PCB's, which are associated with cancer in
3 humans, such as cancer of the liver and the binary
4 tract.
5 Cesium, which if you were to breathe, drink,

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6 touch, or even come close to it, even if you never
7 would actually touch it, can harm your body because
8 the radiation will penetrate your body.
9 Chromium-4, which is a know carcinogen.
10 Carbon tetrachloride, which may be
11 anticipated to be a carcinogen.
12 And these are all -- this is -- I want to
13 just state that everything comes from the ATSDR, the
14 Association of Toxic Substances and Disease Registry.
15 Methionine chloride, which is probable cancer
16 causing agent in humans.
17 And benzene, which is a carcinogen in
18 humans.
19 Radium which is a know carcinogen.
20 And cobalt, which is a possible carcinogen in
21 humans.
22 So these are the toxins that are not just in
23 E and E-2, but are in all of the parcels. And this
24 map, what's important about it is that it shows the
25 hot spots. And we see on Parcel C, alone, you have

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1 all of those volatile organic compounds in Parcel C.
2 (Federal Court chime is sounded.)
3 JARON BROWNE: So I would just --
4 COMMISSIONER OLAGUE: Thank you.
5 JARON BROWNE: -- close to say the EIR does
6 not address the impact of leaving these underground
7 with sea level rise and liquefaction.
8 Thank you
9 COMMISSIONER OLAGUE: Thank you.
10 LEBOREA PEACE MOORE: Hello, Commissioners.
11 I'm so glad to see you here today, and I'm so glad to
12 be here today.
13 COMMISSIONER OLAGUE: I keep forgetting to --
14 LEBOREA PEACE MOORE: My name is --
15 COMMISSIONER OLAGUE: Thank you, ma'am.
16 LEBOREA PEACE SMOORE: Thank you.
17 Okay. My name is Leborea Peace Smoore. I'm
18 an activist. And I have been an activist for a long
19 time.
20 My health is bad now. I have asthma so bad
21 sometimes I can't breathe. And I had to stop coming
22 to City Hall, because the things that happens here
23 cuts my breath real bad.
24 So... but why I'm here today, I'm here that
25 Alice Griffith -- I'm a member of Alice Griffith

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1 housing development. And I'm not in good standing,
2 because I speak out. You know, when you tell the
3 truth, people don't want to hear you. So I speak out,
4 and I tell the truth about what's happening to our
5 community.
6 And I'm speaking out today, what's happening
7 in Bayview Hunters Point, how so many people are
8 coming up with these illnesses that's in the ground.
9 And I have children, I'll say, that call and
10 say, I'm gonna clean up. And I compare Lennar like
11 that, too. clean up and, my goodness, they leave so
12 much filth. And I say, Oh, my goodness, that's not
13 clean. So what they are going to have to do is clean
14 the ground up, get the toxins out, so that we can
15 survive.
16 And I come here to say, "We the people of the
17 United States, in order to form a more perfect union,
18 establish justice, ensure domestic tranquility, and
19 provide for the common defense."
20 So what I'm saying is our constitution give
21 us the right to stand up for our human rights. Please
22 stop this from happening to us. We need your help
23 today.
24 Thank you.
25 DANIEL LANDRY: Good evening, Commissioners.

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cont'd.

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1 Daniel Landry, for the record.
2 I just want to note offhand that this EIR is
3 inadequate and it should be rejected. Not only by
4 this well-informed Planning Commission, but it should
5 be rejected by any person in the United States with
6 common sense, and not to try to redefine logic.
7 Now, a lot of people have come before you,
8 but the main thing that needs to be stated is -- not
9 if but when -- the big one hits, we will see this
10 toxic soup, you can call it the toxic soup bowl that
11 happened in Bayview Hunters Point Shipyard.
12 It has to be well noted that no matter what
13 environmental impact study or report that has been
14 done and is scheduled to be done, that we can never
15 redefine the logic in the act of God. And in any
16 agreement, as you know, the act of God is serious.
17 So I want to make it clear, not if, but when
18 the big one hits, everyone will be responsible from
19 the Planning Department on up and on down to every
20 committee that what happens out there, and the effect
21 that happens out there.
22 Now God sent us a message in 1989, because he
23 gave us an earthquake when the San Francisco giants
24 was playing the Oakland A's. And in the middle of the

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25 game, he sent a signal. And he also gave us a wise

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cont'd.

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1 hint that what happened in Pacific Heights -- and when
2 you seen that Marina Green crumble and turn upside-
3 down, again I will say here like I said at the
4 Redevelopment Agency a night ago, it's like trying to
5 put bricks on Jello.

6 Now, since I said that, let me get into this
7 real quickly with this minute left. We are talking
8 about building on an area, in an --

9 This environmental area is a Superfund site.
10 A Superfund site cannot be approached like any other
11 area of the city. This has to be approached slowly,
12 with extreme caution, with extreme scientists not
13 being paid off, but scientists who have a heart of
14 God, who understand that decisions you make today will
15 affect the future and families' families' families,
16 down the line.

17 Sometimes you have to look beyond what your
18 eyes is looking at today. You have to ask the
19 question. Do the 49ers even want to be here? No.

20 Do the Mayor want to put his family out there
21 in Bayview Hunters Point? No.

22 So clearly, most people who said that this
23 EIR is sufficient don't stay in Bayview Hunters
24 Point. I have lost cousins out there in Bayview
25 Hunters Point to cancer. And it would be unworthy of

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1 us to move forward and to ask as if things is not
2 occurring out there who is poisoning children, who is
3 poisoning families -- (Federal Court chime is
4 sounded). This needs to be rejected.

5 Thank you.

6 COMMISSION PRESIDENT MIGUEL: Thank you.

7 MATT REGAN: Good evening, Commissioners.

8 Matt Regan with the Bay Area Council, here to
9 urge you to move forward with this proposal as quickly
10 and as urgently as possible.

11 The November statistics from the Department
12 of Labor showed that the national unemployment rate is
13 currently 10 percent. The unemployment rate in
14 California is 12.3. We are about 25 percent higher
15 than the national average. California's unemployment
16 population is larger than the populations of 12
17 states.

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18 We need this economic engine to start revving
19 as quickly as possible. I don't think it's in the
20 EIR, but maybe it should be it, that we look at what's
21 the economic or the environmental impacts of
22 unemployment.
23 We at the Bay Area Council urge you to move
24 this forward as quickly as possible for the benefits
25 of the community and the region.

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cont'd.

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1 Thank you very much.
2 COMMISSION PRESIDENT MIGUEL: Thank you .
3 TIM COLEN: Good evening, Commissioners. Tim
4 Colen with the San Francisco Housing Action
5 Coalition.
6 And on behalf of our membership, we think
7 that the proposal that this plan represents takes
8 San Francisco broadly in the direction it very badly
9 needs to go.
10 We have been looking at it and watching it
11 move along at a glacial pace for years. And there are
12 very projects in the history of San Francisco that
13 have gotten more scrutiny or as much scrutiny as this
14 project has.
15 For years, and hundreds, and hundreds of
16 meetings. It has been before the voters three times,
17 and the voters of San Francisco have spoken loudly and
18 conclusively about the merits of this project.
19 I have had the opportunity to review the
20 section on Employment, Population and Housing; it's
21 adequate, it covers the topic, it's common sense.
22 Delays have real consequences, and we would
23 urge you to move ahead with adopting this EIR. There
24 is no good public policy served by delaying it
25 further. This has been reviewed, and reviewed, and

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1 reviewed.
2 What we see is San Francisco is very good at
3 studying and analyzing; not so good sometimes at
4 taking action. This one has been reviewed a lot. I
5 think it's ready to go, and I hope you'll adopt it.
6 Thank you.
7 COMMISSION PRESIDENT MIGUEL: Thank you.
8 MISHWA LEE: So good evening, Commissioners
9 and everybody here in the room and in the overflow
10 room that has come to speak about this issue.

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11 I'm going to address the Cultural Resources
12 section, which is section 3(J). And I'm also going to
13 address section -- the Water Resources, which is
14 section 3(M); I believe they are connected.

15 Oh. My name is Mishwa Lee, and I'm a 20-year
16 resident of Bayview Hunters Point. And I live at 3
17 Ardath Court, 94124.

18 First of all, I want to speak about the
19 original inhabitants of Bayview Hunters Point. These
20 are the Ohlone people. And they are still with us
21 today.

22 And the EIR states that there are four, at
23 least four, sites within the project area where Ohlone
24 people lived. Those sites need to be protected, and
25 they may be as old as 8- to 10,000 years old. This is

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1 our heritage, as well.

2 And I would like to know, and I would hope
3 that within the remaining time of the EIR, that Ohlone
4 people will be consulted. So this information is all
5 within the EIR. And it has says that there are
6 sixteen sites, either within or within a quarter-mile
7 of the project area.

8 Another issue that I want to address that I
9 believe is connected is the Yosemite Slough area. The
10 Ohlone people lived along fresh water near the Bay,
11 and Yosemite Slough is one such area. It is a very
12 important wetlands area. Wetlands are the nurseries
13 for fish.

14 Our Bay, the fisheries, have collapsed. We
15 need to protect as many -- the last remaining
16 fisheries as we can, to try and rebuild the
17 fisheries. There is jobs in that, possibly fish
18 hatcheries. There is jobs protecting that area. Fish
19 is one of the most economical sources of protein. We
20 need to be thinking about this.

21 I want you to take a look at this map. This
22 is, I believe it's in section 3(M), number 5(f.) The
23 blue area, this addresses the increase in sea level
24 rise. The blue area that you see, which pretty much
25 takes up the majority of the site, will be under

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1 water.

2 We will be under water by 2050 to -75; these
3 are conservative estimates. Since this was made,

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4 there are new -- there is new information suggesting
5 that the sea level rise may be more significant.
6 This means that if this area is going to be
7 developed, tremendous amounts of soil need to be moved
8 into here. Where is that soil going to come from?
9 (Federal Court chime is sounded.)
10 So I suggest that you really take a very
11 careful look at the EIR --
12 COMMISSION PRESIDENT MIGUEL: Thank you.
13 MISHWA LEE: -- and look at the alternatives.
14 And particularly protect the Ohlone sites.
15 COMMISSION PRESIDENT MIGUEL: Thank you.
16 CEDRIC JACKSON: Commissioners, Chair, Cedric
17 Jackson. I'm on the PAC of the Bayview Hunters
18 Point. I'm also a Bayview Hunters Point resident; and
19 have been in the Bayview Hunters Point for over 40
20 years.
21 When I first came to the Bayview Hunters
22 Point in 1960, we had a bustling Navy yard. And
23 everybody wanted to try to get into that Navy yard and
24 work. And it fed a very vibrant black community,
25 because there was economic viability in that

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cont'd.

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1 community.
2 Now I sit up here and I hear people saying,
3 Oh, this is killing us, and there is nobody on that
4 base anymore. And they are saying, We can't inhabit
5 that base, because it's going to kill, us when the
6 base was inhabited for many, many years and served as
7 a vital, economic engine.
8 One of the things I would like to understand
9 in this opposition is who is the opposition trying to
10 protect?
11 One of the things that we have to understand,
12 is that when we started this process over ten years
13 ago, the Bayview Hunters Point had 70 percent African-
14 American as far as its demographics are concerned.
15 Ten years later, we are below 50 percent. So if one
16 of the biggest threats to the African-American
17 community out-migration is economics, and we are
18 stopping the economic process from going on, who are
19 we stopping it for?
20 The longer you delay, the longer we cannot
21 stay. Please pass this EIR. We don't need any more
22 delays.
23 Thank you.
24 COMMISSION PRESIDENT MIGUEL: Thank you
25 (Up roar from audience.)